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February 1, 2024

VIA HAND DELIVERY

Office of the City Clerk
Planning and Land Use Management Committee
200 North Spring Street, Room 395
Los Angeles, CA 90012

Re: Hardship Exemption Application (Ordinance No. 187552)
1701-1731 Pacific Coast Highway, Los Angeles, CA 90744

Please see the enclosed hardship exemption application and supporting materials for the above-referenced submittal:

- Exhibit "A": Hardship Exemption Justification
- Exhibit "B": Plot Plan and Related Materials
- Exhibit "C": Photographs of Site/Surrounding Properties

If you have any questions, please contact C.J. Laffer, the Applicant's representative at laffer@hlkklaw.com or 310-656-4330.

AGENDA POSTED
CITY CLERK'S OFFICE
24 FEB - 1 AM 9:52



CITY OF LOS ANGELES

INTERIM CONTROL ORDINANCE HARDSHIP EXEMPTION APPLICATION

Form Created - 9/3/2015

INSTRUCTIONS

Hardship Exemption Applications are available at the following locations:

Department of City Planning

***Development Services Center
(Public Counter)***
201 N. Figueroa, 4th Floor Los
Angeles, CA 90012
(213) 482-7077

Valley Planning Counter
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Office of the City Clerk

Planning and Land Use Management Committee
Room 395, City Hall 200 North Spring Street Los Angeles, CA 90012
(213) 978-1133

Department of Building and Safety

Construction Service Centers

***Hours: Monday, Tuesday, Thursday, and Friday – 7:30 a.m. -4:30 p.m.
Wednesday – 9:00 a.m. – 4:30 p.m.***

Van Nuys
6262 Van Nuys Boulevard
2nd Floor, Room 251
Van Nuys, CA 91401

Downtown
201/221 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

West Los Angeles
1828 Sawtelle Boulevard, 2nd Floor
West Los Angeles, CA 90025

San Pedro
S. Beacon Street, Room 276
San Pedro, CA 90731
*(The San Pedro and South Los Angeles
offices are closed between 12:00 p.m. to
1:00 p.m. daily.)*

South Los Angeles* 8475 S. Vermont
Avenue, 2nd Floor
Los Angeles, CA 90044

1. **Complete the enclosed Hardship Exemption Application Form and include all required attachments** (refer to the application for a complete list of attachments).
2. **File the application with the Office of the City Clerk.** There is no filing fee.

Office of the City Clerk

Planning and Land Use Management Committee
Room 395, City Hall
200 North Spring Street Los Angeles, CA 90012
(213) 978-1133

APPLICATION PROCESS

1. The Office of the City Clerk accepts the application materials and notifies both the relevant Council Office and the Chair of the Planning and Land Use Management Committee (PLUM) of the City Council that the application has been filed. *There is no deadline in which City Council must act.*
2. The Office of the City Clerk waits for the Council Office to schedule the applications for consideration by PLUM. PLUM meets on Tuesdays at 2:30 p.m. in Room 350 (3rd Floor) of City Hall, 200 N. Spring Street, Los Angeles, CA 90012. The agenda can be found on the City's website at www.lacity.org under *Council Calendar*.
3. The request for a Hardship Exemption from the Interim Control Ordinance (ICO) is scheduled for PLUM.
4. PLUM makes a recommendation and the matter is scheduled for full City Council.
5. The City Council acts on the request. City Council meets at 10:00 a.m. on Tuesdays, Wednesdays, and Fridays in the John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

AFTER A HARDSHIP EXEMPTION IS GRANTED

Once a Hardship Exemption is granted from the Interim Control Ordinance, the applicant must pursue Building and Safety permits and other City Department approvals, as necessary, to complete the project.

HARDSHIP EXEMPTION APPLICATION

ICO Area: Wilmington-Harbor City	Council File No.: 22-0231
Interim Control Ordinance No.: 187552	Additional Interim Control Ordinance No.:
Effective Date: 07/06/2022	

Applicant (Record Owner): Long Beach EV Holdings II, LLC	Telephone:
Applicant Mailing Address: c/o Voltera Power, LLC 4040 Wilson Blvd., Suite 420, Arlington, VA 22203	Email Address: astreeter@volterpower.com
Applicant's Representative: C.J. Laffer	Telephone: 310-656-4330
Representative's Mailing Address: Harding Larmore Kutcher & Kozal, LLP 1250 6th St., Suite 200, Santa Monica, CA 90401	Email Address: laffer@hlkklaw.com

Property Address: 1701 - 1731 E. Pacific Coast Highway Los Angeles, CA 90744	Lot Area (sq. ft.): 36,885 sf (approx.)
Legal Description: Tract No. 1513, Lots 1 to 15	Structure/Building Construction Date: <u>1707-1709 E. Pacific Coast Hwy:</u> 1949, 1966 <u>1711-1717 E. Pacific Coast Hwy:</u> 1973
Existing Zone (ZIMAS): [Q]MR2-1VL-CUGU	Permit History (Include Permit Numbers): <u>1707-1709 E. Pacific Coast Hwy:</u> -Permit Nos. 1949SP01944, 1949SP01949, 1966SP35804, 1991SP08019, 1991SP08403 <u>1711-1717 E. Pacific Coast Hwy:</u> - Permit No. 1973SP49963
Existing Land Use Designation (From City Planning Department): Light Manufacturing	

Note: The Department of City Planning Master Land Use Application is not required.

Describe Current Use (Include size in square feet, height, ancillary structures such as garages, etc.):
See Exhibit "A"

Describe Proposed Project <u>and</u> Use (Include size in square feet, height, etc.):
See Exhibit "A"

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)
See Exhibit "A"

Note: The Department of City Planning Master Land Use Application is not required.

Do you have any ownership interest in any other parcels within 300 feet of this property?

☐ Yes ☒ No

(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested. **Exhibit "B"**
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc. **Exhibit "B"**
- c. Attach an **Elevation Plan**, which includes dimensions for all views. **N/A**
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan **N/A**
Check No. _____ and Submittal Date _____.
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc. **Exhibit "A"**
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion. **Exhibit "C"**
- g. Attach any **additional information** as needed.

NOTICE OF PUBLIC HEARING

The City Council may hold a public hearing on a hardship exemption application. Upon notification that a public hearing has been scheduled, the applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days before the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days before the date of the hearing. The applicant shall provide proof of such notice at the time of the hearing in the form of a sworn declaration or affidavit. Failure to provide such proof shall be grounds to deny the hardship exemption application.

THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DocuSigned by:

E37B81CCC3C44AF
Applicant (Record Owner) * January 30, 2024
Date
Long Beach EV Holdings II, LLC, a Delaware limited liability company

Representative (C.J. Laffer, Esq.) January 31, 2024
Date

* Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.

EXHIBIT A

HARDSHIP EXEMPTION JUSTIFICATION

A. INTRODUCTION

Long Beach EV Holdings II, LLC, an affiliate of Voltera Power (together, the Applicant) is the owner of the approximately 0.85-acre property located at 1701-1731 E. Pacific Coast Highway (Property) in the City of Los Angeles.¹ Voltera Power sites, builds, owns, and operates strategically located, fit-for-purpose electric vehicle (EV) charging facilities – to enable EV deployment and operation at scale, and to make zero-emission transportation at scale a reality.

The Applicant respectfully requests a hardship exemption from certain provisions set forth in the Wilmington-Harbor City Interim Control Ordinance (the ICO) for Trucking-Related Uses established per Ordinance No. 187552, which regulates the use and development of certain industrially zoned properties within the Wilmington-Harbor City Community Plan (Community Plan) area, including the Property.² The requested hardship exemption would allow the construction and operation of an electric charging facility for twenty (20) drayage trucks (the Project), thereby facilitating the transition to zero emission vehicles (ZEV), consistent with the ICO's intent to minimize air quality and other environmental impacts for residents throughout the Community Plan area. Without the requested hardship exemption, this essential development of EV infrastructure will be delayed, thereby prolonging both the reliance on diesel trucks and the associated adverse air quality and health impacts.

Initially effective for 45 days, the ICO was subsequently extended by the City Council on August 5, 2022 and May 23, 2023 so that it now expires on June 11, 2024, or when the Community Plan Update or other appropriate land use regulatory controls have been adopted by the City Council and become effective, whichever occurs first.

As further explained below, there are compelling policy reasons for the City to grant a hardship exemption here, including without limitation, implementation of Statewide and City environmental mandates and objectives under:

- Govt. Code Sections 65850.7 and 65850.71 (per A.B. 1236 and A.B. 970).
- Advanced Clean Trucks (ACT) Regulation (as approved by the Federal Environmental Protection Agency).
- Advanced Clean Fleet (ACF) Regulation (as approved by the California Air Resources Board).
- *San Pedro Bay Port Clean Air Action Plan* (2017);
- *City of Los Angeles Green New Deal/Sustainable City pLAn* (2019);

¹ The Property is also identified by Los Angeles County Assessor Parcel Nos. 7426-033-002, -003, -004, -005, -006, -010, -011, -012, -013, -028, -032.

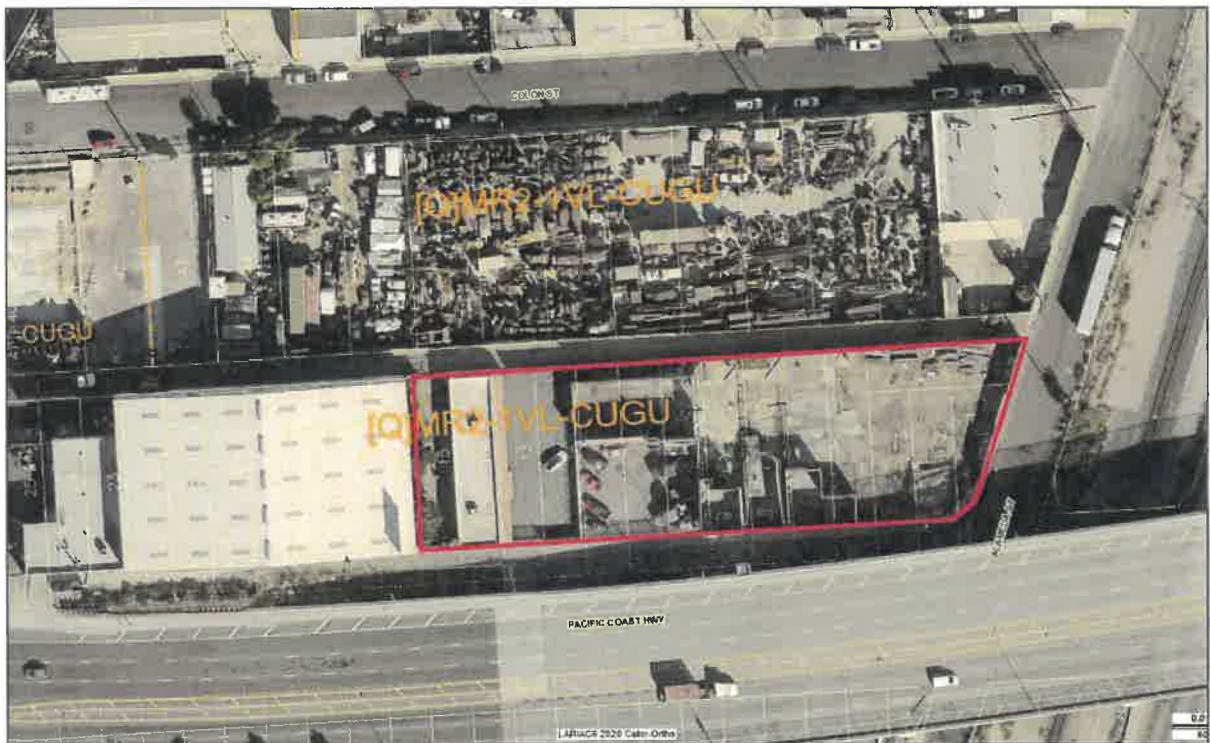
² City Council authorization to grant hardship exemptions from any or all of the ICO's provisions is set forth in ICO Sec. 5.

- The Transportation Electrification Partnership's *Zero Emissions 2028 Roadmap*; and
- The South Coast Air Quality Management District's Joint Electric Truck Scaling Initiative; and
- The Environmental Protection Agency's Clean Heavy-Duty Vehicle Program and Clean Ports Program.

Over the last twelve months, the Applicant and its representatives have met with and discussed the Property and the Project with Council District 15, the Mayor's Office of Energy & Sustainability, the Department of City Planning and the Department of Building and Safety.

B. EXISTING CONDITIONS AND USE

1. Land Use and Zoning. The approximately 0.85-acre (36,885 sf) Site is located at the northwest corner of Alameda Street and Pacific Coast Highway. The Property is outlined in red on the aerial image below:



Under the Community Plan, the Property has a *Light Manufacturing* land use designation under the Community Plan, and the Property is zoned [Q]MR2-1VL-CUGU (*Restricted Light Industrial*).

The Property is located in the eastern portion of the Wilmington community, in a primarily industrial area that is in close proximity and has easy access to both the Port

of Los Angeles and the Port of Long Beach. As relevant to the requested hardship exemption, the Property is at the far eastern edge of the area covered by the ICO, such that properties on the east side of Alameda Street – immediately east of the Property - are not subject to the ICO and any of its restrictions on Trucking-Related Uses.

2. Existing Conditions. The Property is currently improved with two vacant buildings, originally constructed in 1949 and 1973, within which a variety of commercial uses have operated, including a restaurant and office (1707-1709 E. Pacific Coast Hwy.) and a liquor store (1711-1717 E. Pacific Coast Hwy.). (See below.)



1707-1709 E. Pacific Coast Highway: Former Restaurant & Office (Paramount Forge)



1711-1717 E. Pacific Coast Highway: Former Liquor Store

Prior buildings on the Property that have since been demolished included a restaurant (1719 E. Pacific Coast Hwy.), store (1721 E. Pacific Coast Hwy), machine shop (1723-1729 E. Pacific Coast Hwy.) and a small office (1731 E. Pacific Coast Hwy.).³

The Property abuts Alameda Street to the east, which provides access to the surrounding street network, and an alley to the north. (See below.)



NE Corner of 1719-1731 E. Pacific Coast Highway (Alameda Frontage): Looking Southwest

To the south, the property is bounded by and also has street access to Pacific Coast Highway (CA-1), although on this block, Pacific Coast Highway is grade-separated and dead-ends near the western edge of the Property. (See below.)

³ See LADBS Permit Nos. 20019-40000-01397, 20019-40000-01399, 20019-40000-01400 and 02019-40000-01386.



**1719-1731 E. Pacific Coast Highway Frontage: Looking West
(NW Corner of E. Pacific Coast Highway & Alameda Street)**



1701-1717 E. Pacific Coast Highway Frontage: Looking West

The primary route to the Port of Los Angeles and the Port of Long Beach is via Alameda Street (CA-47), which is accessed from O Street via a northbound ramp from Pacific Coast Highway approximately one thousand (1,000) west of the Property.

The Property is surrounded by industrially zoned sites and industrial uses, with the nearest residential zone located more than five hundred (500) feet to the west. The Property is not located within five hundred (500) feet of any schools or park zones.

C. PROPOSED PROJECT AND USE

It is anticipated that the Project will include twenty (20) medium- and heavy-duty electric vehicle (MHDEV) chargers onsite (the Project). The proposed charging facility would be used for drayage truck fleet operations only and would not be open to the general public for passenger vehicles or otherwise.

Development of the Project will require the demolition of the Property's existing vacant and obsolete buildings and the ground-up construction of the chargers and related on-site electrical infrastructure. The Project will likely include a small operations building with restrooms and spaces for drivers to wait during charging, as well as a guard shack for monitoring and facilitating safe entry and exiting of the Property. The Property will be enclosed with perimeter fencing to ensure security, but the Applicant anticipates planning and maintaining landscaping along the street frontages. Ingress and egress to the Project are expected to be provided from Pacific Coast Hwy., as shown on Exhibit B.

Given its proximity to surrounding industrial uses and the adjoining elevated roadway, the Property is best suited for industrial and commercial development, rather than any residential or other sensitive use. The Applicant acquired the Property in May 2023, at which time the site and buildings were vacant and in a general state of disrepair. The Project will represent a significant physical improvement of the Property and will remedy its current substandard condition.

As indicated above, the street segment adjoining the Property to the south dead-ends mid-block at approximately 1707 Pacific Coast Highway. The Applicant will coordinate with City officials, City Staff, and local stakeholders to determine the most appropriate truck routes to avoid any of the fleet MHDEV drayage trucks charging at the Project traveling through residential areas to the west of the Property as they travel to and from the Port of Los Angeles and the Port of Long Beach.

D. HARDSHIP JUSTIFICATION

The proposed Project's development of charging infrastructure for MHDEV drayage trucks is essential to meeting Federal, State, and local air quality and sustainability mandates requiring the short-term and medium-term transition to zero emission vehicles in the logistics sector. As explained below, this supports the key objectives of the ICO.

1. Interim Control Ordinance. Located at the eastern boundary of the ICO area at Alameda Street, the Property is subject to the ICO, which prohibits the issuance of all permits and certificates of occupancy associated with the establishment or expansion of all "Trucking-Related Uses" on industrial lands in the Community Plan area, except for the area east of Alameda Street and the Wilmington Industrial Park area located south of G Street and east of Broad Ave.

The ICO broadly defines “Trucking-Related Uses” to include the following uses:

- a. *Truck Parking (Parking of Trucks)*. A building, structure, or principal use of land used to park freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks.
- b. *Truck Storage (Commercial Vehicle Storage)*. A building, structure, or principal use of land used to store freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks.
- c. *Trucking Terminal*. A building, structure, or principal use of land used where freight trucks dock to unload/load and transport goods and may include the storage of freight trucks or truck trailers or associated equipment/accessories, including, but not limited to, chassis, container stackers, cranes, and forklift truck.
- d. *Trucking Yard*. A building, structure or principal use of land used to store freight trucks, freight truck trailers or associated equipment/accessories including but not limited to chassis, container stackers, cranes, and forklift trucks.

Importantly, the ICO is silent with respect to EV charging facilities, which are not expressly identified as a prohibited use under the ICO.

2. The Project Is Consistent with the Purposes of the ICO. The stated purposes of the ICO include:

- avoiding further impacts to the quality of life for community residents in the ICO area, including impacts from the disproportionate exposure to pollutants (e.g. diesel emissions);
- reducing adverse impacts created by trucking-related uses, including truck idling, truck intrusion into residential areas, unpermitted container storage/stacking onsite, the substandard maintenance of various industrial sites; and
- protecting residential areas from adverse impacts such as noise, dust, visual and air quality impacts, and increased truck traffic through residential streets caused by the establishment of trucking-related uses near residential neighborhoods.

As noted above, the Property has a General Plan land use designation of *Light Manufacturing* under the Community Plan and is zoned [Q]MR2-1 VL-CUGU. The Property is not located adjacent to a residential zone or a residential use.

Under the Zoning Code (LAMC Sec. 12.18-A), the stated purposes of the MR2 zone include:

- protecting industrial land for industrial uses, prohibiting unrelated commercial and non-residential uses;

- upgrading industrial development standards so that industry will be a better neighbor to residences; and
- preserving industrial land for light industrial uses and non-retail businesses, which will enhance the City's employment base.

Accordingly, in the absence of the ICO, the following uses would generally be permitted under the Zoning Code (LAMC Secs. 12.18-B.1, 12.17.5-B.5) within the MR2 zone:

- Draying, freighting, or trucking yard or terminal.
- Parking of trucks or buses.

The Property is located at the eastern edge of the ICO area. The industrial character of this area has largely been shaped by the strategic advantages of its proximity and access to the Port of Los Angeles and the Port of Long Beach. As explained in the Community Plan, this area's logistics sector has long been a regional economic driver and represents an important source of City tax revenues, facilities for the production, handling and distribution of cargo, and labor-intensive industries providing employment for skilled and semi-skilled workers throughout the region.

Under California law, implementing the timely and cost-effective installation of EV charging stations and hydrogen-fueling stations is "a matter of statewide concern" and there is a mandate that cities avoid unreasonable barriers to the installation of ZEV infrastructure and not "unreasonably restrict the ability of homeowners and agricultural and business concerns to install electric vehicle charging and hydrogen fueling stations." (Govt. Code Sec. 65850.7 (a).)

Moreover, there are specific regulatory mandates requiring the rapid transition of California's drayage truck fleets away from diesel-emission vehicles. The U.S. Environmental Protection Agency recently approved the State of California's Clean Air Act Waiver to implement the Advanced Clean Trucks Rule, requiring the transition of MHDEV to zero emissions, and the California Air Resources Board approved its Advanced Clean Fleets Regulation under which drayage trucks will be required to begin transitioning to zero-emissions beginning January 1, 2024. In addition, both the 2017 *San Pedro Bay Port Clean Air Action Plan* and the City's 2019 *Green New Deal Sustainable City pLAn* (Green New Deal) provide for the transition to 100% zero emissions on-road drayage trucks by 2035.

These ambitious air quality goals cannot be satisfied without the rapid rollout of EV infrastructure and the development of adequate EV charging facilities for MHDEV drayage trucks in locations, such as the Property, with convenient access to the Port of Los Angeles and the Port of Long Beach. Delaying the development of this infrastructure will therefore result in a hardship, both in terms of prolonging the adverse impacts associated with diesel truck emissions and impeding compliance with policy objectives and regulatory requirements related to the transition to zero-emission trucking.

In this case, the Project is squarely consistent with the ICO, as it will not:

- adversely impact quality of life;
- cause any new exposure to pollutants, including particulate matter from diesel truck emissions during travel or idling;
- result in truck traffic or other intrusion into residential areas, unpermitted container storage/stacking onsite; or
- cause noise, dust, visual and air quality impacts.

Thus, the proposed MHDEV drayage truck charging Project is distinct from those Trucking-Related Uses that the ICO is intended to regulate. Instead, the Project's site design, planning and landscaping will minimize impacts to neighborhoods and neighboring uses and will result in a significant improvement in the physical condition and safety of the Property, which drayage trucks can access without traveling into or through residential areas. Delay in implementation of this MHDEV charging Project will cause a hardship to local stakeholders, the Applicant and the City.

E. CONCLUSION

As set forth above, an EV charging facility for drayage trucks is an appropriate and environmentally beneficial use for the Property, which is located in a predominantly industrial area, and which can be accessed without routing truck traffic through residential areas. Accordingly, the Project is consistent with the intent of the ICO and qualifies for a hardship exemption.

EXHIBIT B

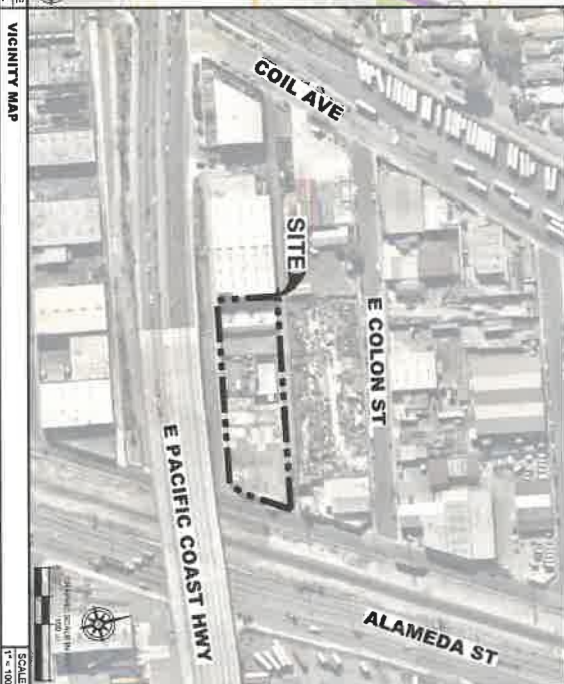
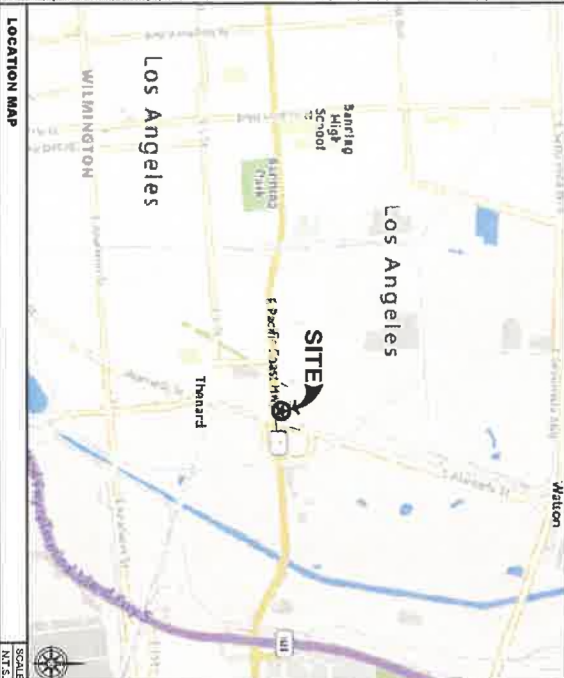



VOLTERA EV FLEET CHARGING FACILITY

APPLICANTS: CONTACT: JUDITH KATZ CONTACT: PETER THAKUR PHONE: (813) 486-1000 FAX: (813) 486-1001 E-MAIL: JUDITH@TTPPOWER.COM	PROPERTY OWNER: CONTACT: TTP POWER, INC. CONTACT: TTP POWER, INC. PHONE: (813) 486-1000 FAX: (813) 486-1001 E-MAIL: JUDITH@TTPPOWER.COM	CIVIL ENGINEER: CONTACT: TTP POWER, INC. CONTACT: TTP POWER, INC. PHONE: (813) 486-1000 FAX: (813) 486-1001 E-MAIL: JUDITH@TTPPOWER.COM	SOILWORK: CONTACT: TTP POWER, INC. CONTACT: PETER THAKUR PHONE: (813) 486-1000
PROJECT: DEAN APOSTOLAKIS AND DAVID APOSTOLAKIS E-MAIL: DEAN.APOSTOLAKIS@DIA-ITR-CHS.COM	ELECTRICAL ENGINEER: CONTACT: TTP POWER, INC. CONTACT: TTP POWER, INC. PHONE: (813) 486-1000 FAX: (813) 486-1001 E-MAIL: JUDITH@TTPPOWER.COM	GEOTECHNICAL ENGINEER: CONTACT: TTP POWER, INC. CONTACT: TTP POWER, INC. PHONE: (813) 486-1000 FAX: (813) 486-1001 E-MAIL: JUDITH@TTPPOWER.COM	ENVIRONMENTAL: CONTACT: TTP POWER, INC. CONTACT: TTP POWER, INC. PHONE: (813) 486-1000

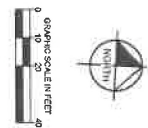
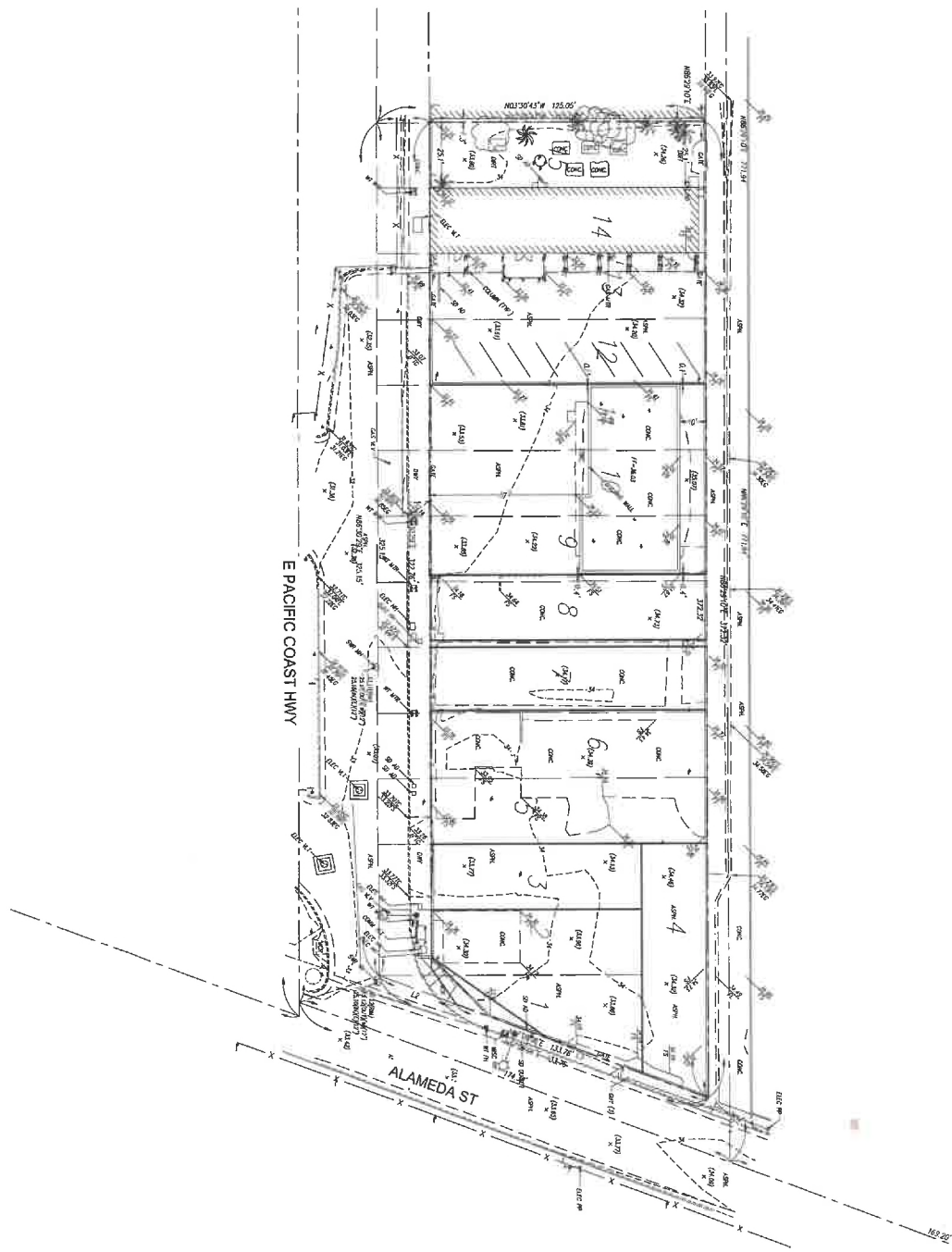
Watson

PROJECT NARRATIVE



SHEET INDEX	
	<p>Know what's BELOW CALL before you dig.</p>
<p>DIG ALERT</p>	<p>CALL AT LEAST THREE WORKING DAYS BEFORE YOU DIG</p>
<p>CONTRACTOR SHALL VERIFY ALL PIPES & BORING LOCATIONS, CONDITIONS ON THE JOB SITE & RECORD ANY CHANGES TO THE RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO ANY WORK.</p>	

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EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
2. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
3. EXISTING LANDSCAPE PLANTING SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
4. EXISTING BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
5. EXISTING DRIVEWAYS AND PAVEMENT SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
6. EXISTING FENCES AND WALLS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
7. EXISTING SIGNAGE SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
8. EXISTING LIGHTING FIXTURES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
9. EXISTING TREES AND SHRUBS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
10. EXISTING SOIL CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.

EXISTING CONDITIONS LEGEND	
	WATER METER
	WATER VALVE
	WATER FIRE HYDRANT
	STORM DRAIN MANHOLE
	STORM DRAIN DROP INLET
	SEWER MANHOLE
	TELECOMMUNICATION MANHOLE
	TELECOMMUNICATION RISER
	TELECOMMUNICATION PULL BOX
	SIGN
	BOLLARD
	POST
	TREE
	PALM
	BUILDING FOOTPRINT
	STREET LIGHT

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

1. SIFT, SODER, AND THERMISTOR LOG-AMPLIFIERS TO BE INCORPORATED IN LOCALIZATION SYSTEM.
2. ALL THERMISTORS, SYNTHETICALLY AND DOSE-DEPENDENTLY SIGNIFICANT TO BE INCORPORATED IN LOCALIZATION SYSTEM.
3. METALLIZED WITH CONCRETE MASS, SET SHEETS LEAD FOR SET ELECTRICAL EQUIPMENT WITH.
4. LOCALIZATION AND SET OF SIFT, SODER, AND THERMISTOR LOG-AMPLIFIERS TO BE INCORPORATED IN LOCALIZATION SYSTEM.
5. THERMISTOR, THERMISTOR, AND THERMISTOR LOG-AMPLIFIERS TO BE INCORPORATED IN LOCALIZATION SYSTEM.
6. THERMISTOR, THERMISTOR, AND THERMISTOR LOG-AMPLIFIERS TO BE INCORPORATED IN LOCALIZATION SYSTEM.

1. PARKING IS PROVIDED AS FOLLOWS:
 - 1.1. STANDARD (8' x 18') = 16 STALLS
 - 1.2. STANDARD ANGLED (8' x 20') = 3 STALLS
 - 1.3. ADA ACCESSIBLE (12' x 18') = 1 STALL
 - 1.4. TRUCK CHARGING (12' x 26') = 20 STALLS

[illegible]

Kimley»Horn
© 2021 KIMLEY-HORN ENGINEERING AND
LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-366-8200
WWW.KIMLEY-HORN.COM

volterra

KARIN NELSON
CA Accredited Engineer
No. 90839

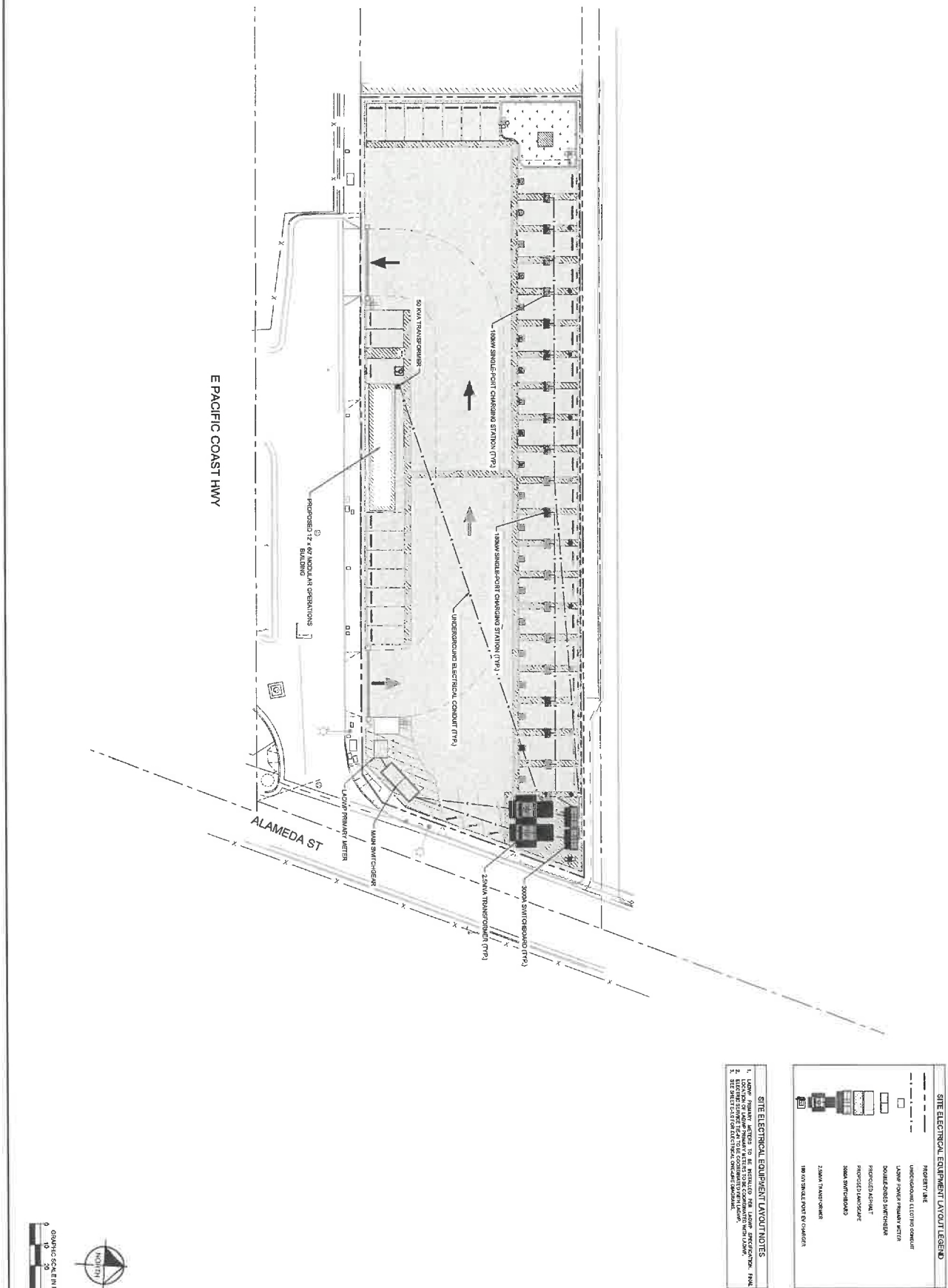
| | |
|--------------|----------|
| RHA PROJECT | |
| 112720095 | |
| DATE | |
| 05-02-2023 | |
| SCALE: | AS SHOWN |
| DESIGNED BY: | MO |
| DRAWN BY: | MO |

CIVIL LAYOUT PLAN

**VOLTERA EV FLEET
CHARGING FACILITY**
1707 E PACIFIC HWY
WILMINGTON, CA 90744

SHEET NUMBER
C-2.0

A graphic scale in feet, ranging from 0 to 40 feet, with major markings every 10 feet and minor markings every 2 feet. Below the scale is a north arrow pointing towards the top of the page, with the word "NORTH" written inside the circle.



| SITE ELECTRICAL EQUIPMENT LAYOUT LEGEND | |
|---|---|
| PROPERTY LINE | 1000VA SINGLE-PHASE CHARGING STATION (TYP.) |
| UNDERGROUND ELECTRICAL CONDUIT | 2500VA TRANSFORMER |
| 1000VA SINGLE-PHASE PRIMARY STATION | 3000VA SWITCHBOARD |
| DOUBLE-ENDED SWITCHBOARD | |
| PROPOSED ASSISTANT | |
| PROPOSED LANDSCAPE | |
| 3000VA SWITCHBOARDS | |
| 2500VA TRANSFORMERS | |
| 1000VA SINGLE-PHASE CHARGING STATIONS | |

SITE ELECTRICAL EQUIPMENT LAYOUT NOTES

1. LOWER PRIMARY STATIONS TO BE INSTALLED PER LOWER RECEPTION AREA.
2. ELECTRICAL EQUIPMENT SHALL BE INSTALLED PER LOWER RECEPTION AREA.
3. SEE SHEET E-1.1 FOR ELECTRICAL CONDUIT LAYOUT.

| | | | | | | | | |
|-------------------------------|---|----------------------------------|---|--------------------------------------|----------|---|----------------------|--------------------|
| SHEET NUMBER
ES-1.0 | VOLTERA EV FLEET CHARGING FACILITY
1707 E PACIFIC HWY
WILMINGTON, CA 90744
TOWN OF WILMINGTON CALIFORNIA | SITE ELECTRICAL EQUIPMENT LAYOUT | RIA PROJECT
11/27/2025
DATE
11/27/2025
SCALE: AS SHOWN
DESIGNED BY: MD
DRAWN BY: MD
CHECKED BY: MD | KARI NELSON
CHAIRMAN
2025-2026 | volterra | Kimley-Horn
1000 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020-1099
PHONE: 212-691-1000
WWW.KIMLEY-HORN.COM | NOT FOR CONSTRUCTION | NO. REVISIONS DATE |
| | | | | | | | | |

EXHIBIT C

Site Context Photos



**1719-1731 E. Pacific Coast Highway Frontage: Looking West
(NW Corner of E. Pacific Coast Highway & Alameda Street)**



**1719-1731 E. Pacific Coast Highway Frontage: Looking Northwest
(NW Corner of E. Pacific Coast Highway & Alameda Street)**



NE Corner of 1719-1731 E. Pacific Coast Highway (Alameda Frontage): Looking Southwest



1701-1717 E. Pacific Coast Highway Frontage: Looking West



1707-1709 E. Pacific Coast Highway: Former Restaurant & Office (Paramount Forge)



1711-1717 E. Pacific Coast Highway: Former Liquor Store

This page is part of your document - DO NOT DISCARD



20230306708



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/11/23 AT 08:00AM

Pages:
0006

FEES: 34.00

TAXES: 19,832.40

OTHER: 0.00

PAID: 19,866.40



LEADSHEET



202305110110035

00023430005



014064285

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1160183

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO &
MAIL TAX STATEMENTS TO:

Long Beach EV Holdings II, LLC
c/o Voltera Power, LLC
2201 Cooperative Way, #400
Herndon, VA 20171
Attn: Tyler Sentman

APN: 7426-033-032; 7426-033-003; 7426-033-006; 7426-033-028; 7426-033-010; 7426-033-011; 7426-033-012; and 7426-033-013.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Escrow Order No. NCS-1160183

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS
COUNTY TRANSFER TAX \$ 3,895.65; CITY TRANSFER TAX \$ 15,936.75.

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ unincorporated area ☒ City of Los Angeles, AND

FOR VALUE RECEIVED, Joanne F. M. Titow, Trustee of The Survivor's Trust under The Ferguson Family Trust ("Grantor"), hereby GRANTS to LONG BEACH EV HOLDINGS II, LLC, a Delaware limited liability company, all that certain real property situated in the City of Los Angeles, County of Los Angeles, State of California, described on Schedule 1 attached hereto and by this reference incorporated herein together with all of Grantor's right, title and interest in and to the improvements and structures thereon and all privileges, easements, appurtenances, rights-of-way and hereditaments appertaining to the same, subject to all matters of record and all matters that would be reflected on an accurate survey as of the time of recordation of this deed.

[END OF TEXT; SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned hereby execute(s) this instrument effective as of the 14 day of March 2023.

GRANTOR:

Joanne F M Titow, Trustee

Joanne F. M. Titow,

Trustee of The Survivor's Trust under The Ferguson Family Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ ARIZONA)
County of ~~Los Angeles~~ MARICOPA)

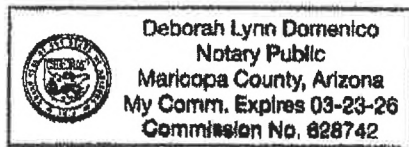
On March 14, 2023, before me, Deborah Lynn Domenico, Notary Public, personally appeared Joanne F.M. Titon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Deborah Lynn Domenico



SCHEDULE 1

Legal Description

PARCEL A:

LOTS 1 AND 2 OF TRACT NO. 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 25 FEET OF THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 17 DEGREES 09 MINUTES 05 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 31.38 FEET TO A POINT; THENCE SOUTH 51, DEGREES 40 MINUTES 22 SECONDS WEST A DISTANCE OF 16.45 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 20 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 22.54 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OILS, GAS AND OTHER HYDRO-CARBON SUBSTANCES AND MINERALS IN AND UNDER OR THAT MAY BE PRODUCED AND SAVED FROM SAID LAND AS RESERVED IN THE DEED FROM ALMA G. LEISTER, FILED FOR RECORD MARCH 22, 1939 AS INSTRUMENT NO. 224.

PARCEL C:

LOT 4 OF TRACT NO. FIFTEEN HUNDRED THIRTEEN, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 20 PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL F:

LOT 8 AND THE EASTERLY 2.5 FEET OF LOT 9 OF TRACT 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

ALSO EXCEPT THE EASTERLY 2.5 FEET OF SAID LOT 8.

PARCEL H:

LOTS 10 AND 11 AND THE WESTERLY 22.5 FEET OF LOT 9 OF TRACT NO. 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET OF LOTS 9 TO 11 INCLUSIVE.

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT ANY USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE THEREOF TO DEPTH OF 500 FEET THEREFROM, AS RESERVED BY ARTHUR I. BYERLEE AND ALICE M. BYERLEE, HUSBAND AND WIFE, IN A DEED RECORDED APRIL 8, 1971 AS INSTRUMENT NO. 251, OFFICIAL RECORDS.

PARCEL I:

LOTS 12, 13, 14 AND 15 OF TRACT 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 20 FEET AS GRANTED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES IN DEED RECORDED IN BOOK 19517 PAGE 311 OF AFFECTING LOT 12 AND IN BOOK 14721 PAGE 82 OFFICIAL RECORDS AFFECTING LOTS 13 AND 14 AND IN BOOK 14404 PAGE 265, OFFICIAL RECORDS AFFECTING LOT 15. EXCEPTING ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBONS SUBSTANCES IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS OF THE HEREINABOVE DESCRIBED LANDS LOCATED FIVE HUNDRED (500) FEET, OR MORE, BELOW THE SURFACE THEREOF, TOGETHER WITH ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP, TAKE, REMOVE AND SEWER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS, PROVIDED THAT GRANTOR SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION LESS THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE, IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN DEED RECORDED JANUARY 22, 1980 AS INSTRUMENT NO. 80-78193, OFFICIAL RECORDS.

For conveyancing purposes only:

APN 7426-033-003 (Affects: Parcel C)

APN 7426-033-006 (Affects: Parcel F)

APN 7426-033-010 (Affects: Lot 12 of Parcel I)

APN 7426-033-011 (Affects: Lot 13 of Parcel I)

APN 7426-033-012 (Affects: Lot 14 of Parcel I)

APN 7426-033-013 (Affects: Lot 15 of Parcel I)

APN 7426-033-028 (Affects: Parcel H)

APN 7426-033-032 (Affects: Parcel A)

This page is part of your document - DO NOT DISCARD



20230306709



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/11/23 AT 08:00AM

Pages:
0004

FEES: 28.00

TAXES: 7,546.00

OTHER: 0.00

PAID: 7,574.00



LEADSHEET



202305110110035

00023430006



014064285

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1160183

RECORDING REQUESTED BY:

First American Title Insurance Company National
Commercial Services

MAIL TAX STATEMENT**AND WHEN RECORDED MAIL DOCUMENT TO:**

Long Beach EV Holdings II, LLC
2201 Cooperative Way #400
Herndon, VA 20171

Space Above This Line for Recorder's Use Only

A.P.N.: 7426-033-002 and 7426-033-004
and 7426-033-005

File No.: NCS-1160183X-SA1 (RH)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,482.25; CITY TRANSFER TAX \$6,063.75;

☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☐ unincorporated area; ☒ City of Los Angeles, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Paramount Forge, Inc., a California corporation, as to Parcels B and D and Paramount Forge, Inc., a California corporation, who erroneously acquired title as Paramount Forge Inc., as to Parcels E and G**

hereby GRANTS to **Long Beach EV Holdings II, LLC, a Delaware limited liability company**

the following described property in the City of **Los Angeles**, County of **Los Angeles**, State of **California**:

PARCEL B:

LOT 3 OF TRACT 1513, AS PER MAP RECORDED IN BOOK 20, PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

PARCEL D:

LOTS 5 AND 6 AND THE EASTERLY 9 INCHES OF LOT 7 OF TRACT 1513 AS PER MAP RECORDED IN BOOK 20, PAGE 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

PARCEL E:

LOT 7 OF TRACT 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

ALSO EXCEPT THE EASTERLY 9 INCHES THEREOF.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: **05/08/2023**

PARCEL G:

THE EASTERLY 2 1/2 FEET OF LOT 8 OF TRACT 1513, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

Grant Deed - continued

Date: **05/08/2023**

A.P.N.: 7426-033-002 and 7426-033-004
and 7426-033-005

File No.: NCS-1160183X-SA1 (RH)

Dated: May 08, 2023

Paramount Forge, Inc., a California corporation

By: *Donald D. Ferguson*

Name: Donald D. Ferguson

Title: President

By: *Donald B. Ferguson*

Name: Donald B. Ferguson

Title: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA)SS

COUNTY OF Los Angeles)

On May 9, 2023 before me, Anthony Richard Velasquez, Notary Public, personally appeared

Donald D. Ferguson and Donald B. Ferguson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

[Signature]
Notary Signature

