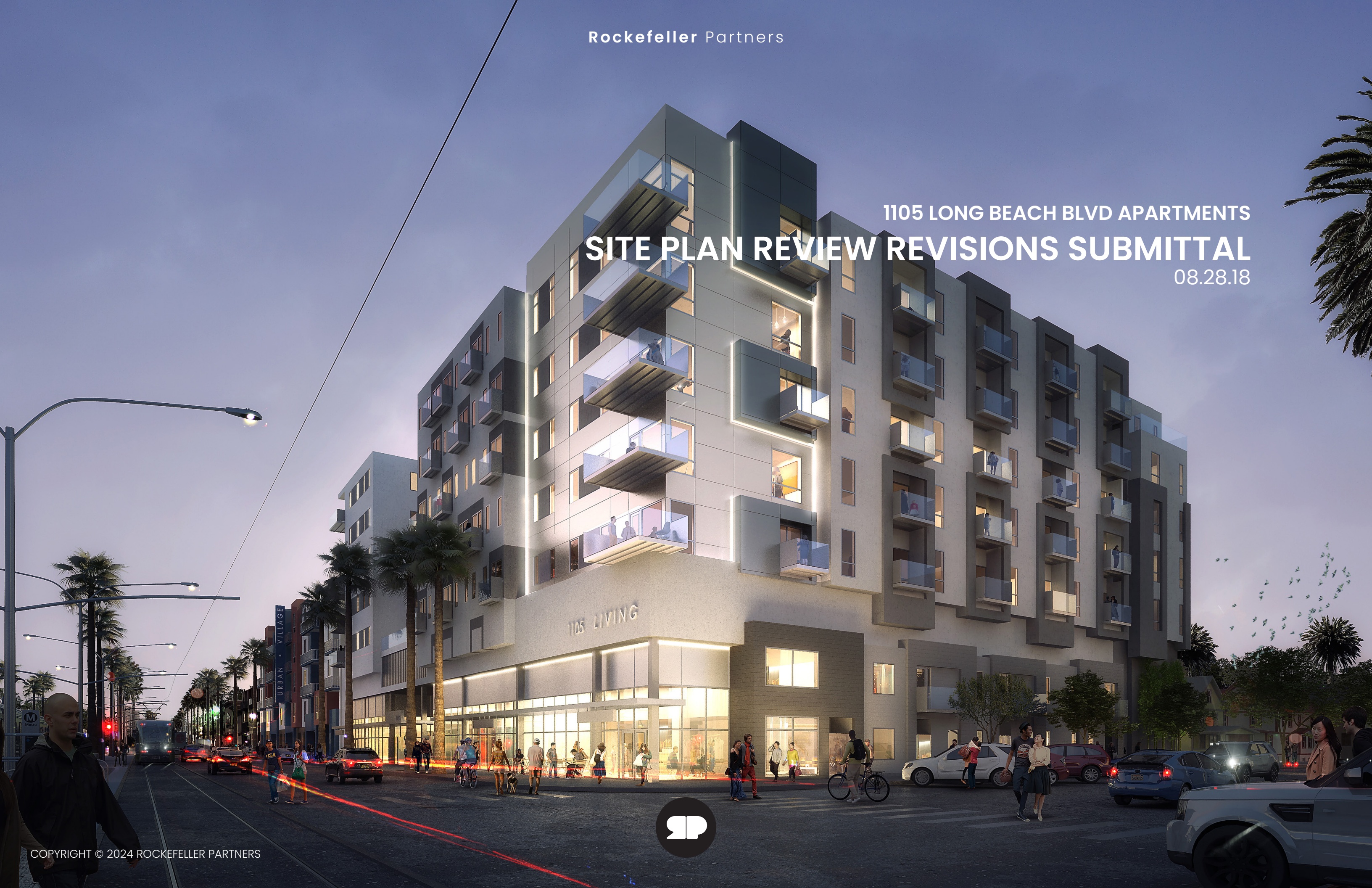


Rockefeller Partners

1105 LONG BEACH BLVD APARTMENTS
SITE PLAN REVIEW REVISIONS SUBMITTAL
08.28.18



SIXTH LEVEL (Level 3 - Type III)	+50' - 6"	
GROSS AREA	21,993 SF	
Residential Unit Area - 24 units	18,113 SF	
(16) studios - (5) 1 bedrooms - (3) 2 bedrooms		
OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds		
Common Area (Circulation, Stairs, Elev)	2,744 SF	
Private Balconies	752 SF	
Vertical Shafts	384 SF	

SEVENTH LEVEL (Level 4 - Type III)	+61' - 0"	
GROSS AREA	22,191 SF	
Residential Unit Area - 24 units	18,131 SF	
(16) studios - (5) 1 bedrooms - (3) 2 bedrooms		
OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds		
Common Area (Circulation, Stairs, Elev)	2,744 SF	
Private Balconies	932 SF	
Vertical Shafts	384 SF	

EIGHTH LEVEL (Level 5 - Type III)	+71' - 6"		Building Height: 87'-0"
GROSS AREA	22,149 SF		
Residential Unit Area - 23 units	18,133 SF		
(14) studios - (5) 1 bedrooms - (4) 2 bedrooms			
OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds			
Common Area (Circulation, Stairs, Elev)	2,744 SF		
Private Balconies	890 SF		
Vertical Shafts	382 SF		

RECAP

UNIT TYPE	UNIT FLOOR AREA	AVERAGE UNIT	UNIT #	% OF TOTAL
2+1 bedroom	1,226 SF		28	23%
1-bedroom	805 SF		25	20.8%
studio	653 SF		67	55.8%
NUMBER OF RESIDENTIAL UNITS			120	100%
AVERAGE UNIT			767 SF	
TOTAL REQUIRED CARS PARKED ON SITE			150	
parking breakdown				
standard (accessible parking included)			76	50.7%
compact			75	49.7%
GUEST PARKING SPACES			30	
FUTURE EV SPACES (EV CAPABLE)			128	
EVCS SPACES PROVIDED (INSTALLED)			2	
CIRCULATION % PER FLOOR			11.69%	
TOTAL CARS PARKED REQUIRED			150	
TOTAL CARS PARKED PROVIDED			151	
BIKE PARKING REQUIRED / PROVIDED			(1 PER 5 UNITS) 24 / 45	
COMMON OUTDOOR OPEN SPACE			4,276 SF	
AVERAGE AREA PER CAR			352.9 SF	
TOTAL STORAGE UNITS REQUIRED (5' X 5')			120	
TOTAL STORAGE UNITS PROVIDED			157	
storage breakdown				
in-unit storage			94	
not in-unit storage			63	

PODIUM AREA	76,531 SF
TYPE III-A	115,444 SF
Residential Area	92,294 SF

GROSS BUILDING AREA	TOTAL	191,975 SF
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AREA SUMMARY

PODIUM	GROUND LEVEL (Level G - Type I)		+0' - 0"
GROSS AREA	26,520 SF		
Parking Area - 36 required spaces (6 HC + 26 C + 4 S)	13,272 SF		
Common Area (Circulation, Stairs, Elev, Trash, Leasing, Equip, Storage)	4,054 SF		
Drive Ramp (Up/Down)	1,150 SF		
Vertical Shafts	21 SF		
Residential Unit Area			
(1) studio	504 SF		
(2) 2 bedrooms	1,196 SF		
Private Patios	137 SF		
Retail A Area	3,153 SF		
Retail B Area	1,844 SF		
Open Space / Courtyard	1,190 SF		

SECOND LEVEL (P-2; Above Grade - Type I)	+10' - 6"	
GROSS AREA	23,696 SF	
Parking Area - 45 required spaces(30 S + 15 C)	18,969 SF	
Common Area (Circulation, Stairs, Elev)	1,416 SF	
Drive Ramp (Up/Down)	1,875 SF	
Retail A Area Mezzanine	0 SF	
Retail B Area Mezzanine	0 SF	
Residential Unit Area		
(2) 2 bedrooms	1,301 SF	
Private Patios/ Balcoies	85 SF	
Vertical Shafts	50 SF	

THIRD LEVEL (P-3; Above Grade - Type I)	+20' - 0"	
GROSS AREA	26,315 SF	
Parking Area - 70 required spaces (36 S + 34 C)	21,049 SF	
Common Area (Circulation, Stairs, Elev, Mech, Elect, Bike, Pool Equipment)	3,555 SF	
Drive Ramp (Up/Down)	1,681 SF	
Vertical Shafts	29 SF	

PODIUM AREA	TOTAL	76,531 SF
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RESIDENTIAL

FOURTH LEVEL (Level 1 - Type III)	+29' - 6"	
GROSS AREA	27,118 SF	
Residential Unit Area - 22 units	16,803 SF	
(14) studios - (5) 1 bedrooms - (3) 2 bedrooms		
OR (12) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds		
Common Area (Circulation, Stairs, Elev)	2,435 SF	
Community Room	1,346 SF	
Common Outdoor Open Space (Pool Deck and Living Room)	4,276 SF	
Private Balconies & Patios	1,906 SF	
Vertical Shafts	352 SF	

FIFTH LEVEL (Level 2 - Type III)	+40' - 0"	
GROSS AREA	21,993 SF	
Residential Unit Area - 24 units	18,113 SF	
(16) studios - (5) 1 bedrooms - (3) 2 bedrooms		
OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds		
Common Area (Circulation, Stairs, Elev)	2,744 SF	
Private Balconies	752 SF	
Vertical Shafts	384 SF	

LOCATION MAP



VICINITY MAP



PROJECT INFO

Demolition of existing single-story buildings (4) and two-story building (1) totaling roughly 20,522 sq ft total at property on southwest corner of Long Beach Blvd and 12th St.

Proposed construction of a new eight-story (three (3) level concrete podium [71,879 sq ft] with five(5) levels wood-framed [113,399 sq ft]) mixed use building (119 unit multi-family apartment building and 6,000 sq ft retail space), totaling roughly 185,278 sq ft, with all construction above ground.

For complete breakdown of unit sizes, residential, retail and open space locations, car and bike parking and unit storage provided, please refer to "AREA SUMMARY".



ALTA/NSPS LAND TITLE SURVEY

1101-1105, 1107, 1111, 1145 & 1157 LONG BEACH BOULEVARD
LONG BEACH, CA 90813

STATEMENT OF POSSIBLE ENCROACHMENTS:

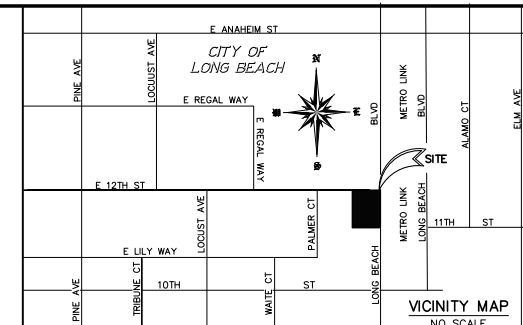
NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) WROUGHT IRON GATE LIES UP TO 0.4' NORTH OF THE PROPERTY LINE.
- (B) BUILDING OVERHANG LIES UP TO 1.7' NORTH AND UP TO 0.8' EAST OF THE PROPERTY LINE.
- (C) BUILDINGS LIE UP TO 0.2' NORTH AND UP TO 0.4' EAST OF THE PROPERTY LINE.

BENCHMARK:

CITY OF LONG BEACH BENCHMARK NO: 567/NE
DESCRIPTION: BRASS DISC FLUSH WITH PAVEMENT STAMPED "CLB BM 567, 1990" 20.5' E/ CURB 1.1' N/CURB.
ELEVATION: 38.029
DATUM: NGVD29

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	NONE STRIPED
HANDICAP	NONE STRIPED
GARAGE	4



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: TIGOR TITLE COMPANY TITLE NO: 00429624-989-BLA
1500 GUAL STREET, 3RD FLOOR NEWPORT BEACH, CA 92660 TITLE OFFICER: BOB TAYLOR
DATED: OCTOBER 26, 2016 (714) 289-3390

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORD, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CANNOT BE DETERMINED BY EXAMINATION OF THE TITLE REPORT AND SUPPORTIVE DOCUMENTS REFERENCED THEREIN.
8. PROVISIONS IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND RECORDED FEBRUARY 27, 1886 IN BOOK 171, PAGE 480 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
9. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 28, 1902 AS INSTRUMENT NO. 57 IN BOOK 1578, PAGE 29 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
10. AN OIL AND GAS LEASE RECORDED APRIL 8, 1959 AS INSTRUMENT NO. 3747 IN BOOK M-255, PAGE 620 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
11. A LAUNDRY ROOM LEASE RECORDED MARCH 6, 1980 AS INSTRUMENT NO. 80-231346 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. AN OIL AND GAS LEASE RECORDED MARCH 20, 1959 AS INSTRUMENT NO. 3790 IN BOOK M-244, PAGE 517 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
13. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE CITY OF LONG BEACH REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT RECORDED JUNE 8, 2007 AS INSTRUMENT NO. 2007-1567323 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
14. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 18, 1978 AS INSTRUMENT NO. 1978-1401715 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
15. MATTERS CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 6, 1990 AS INSTRUMENT NO. 1990-183067 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

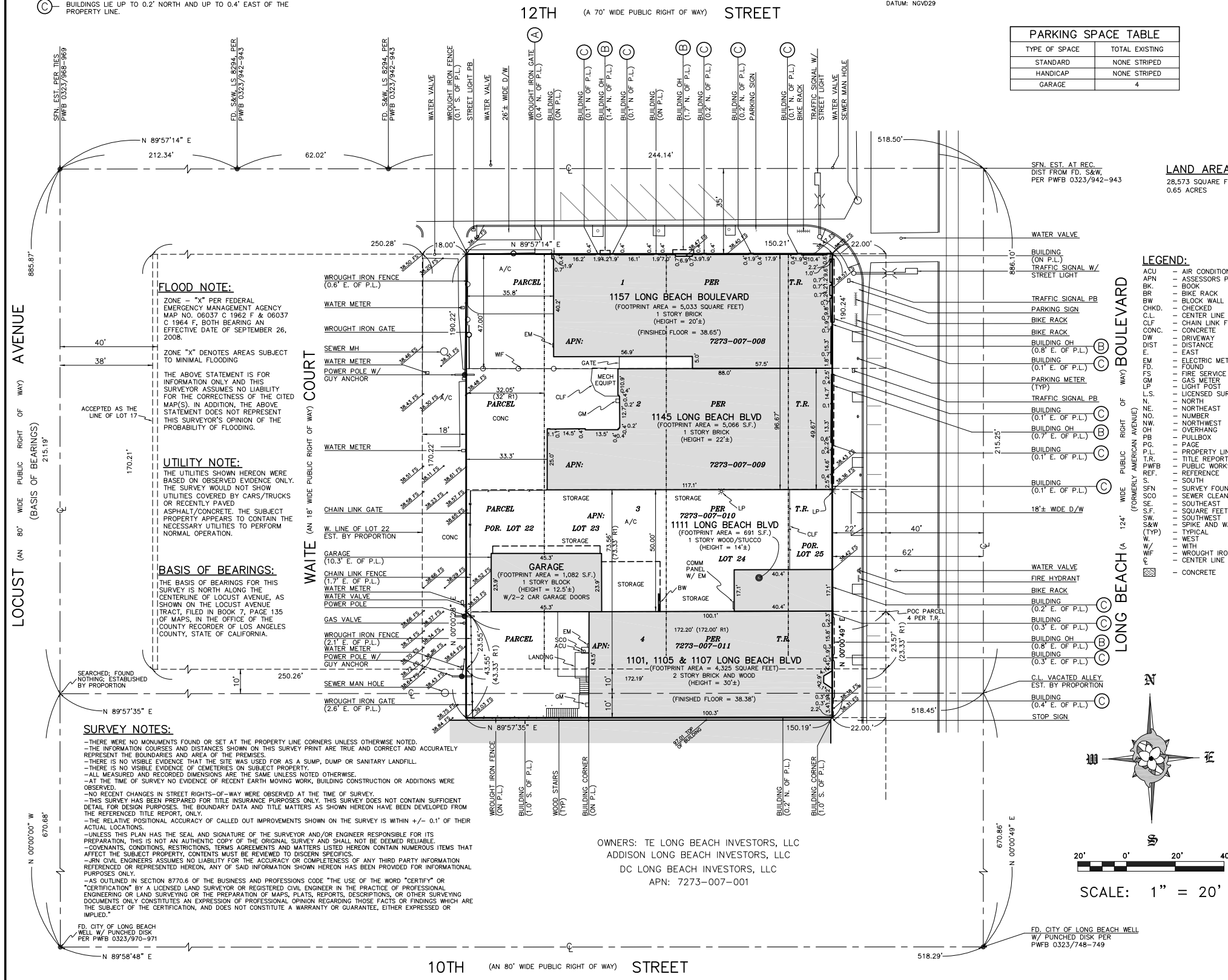
LEGAL DESCRIPTION:

PARCEL 1: 7273-007-008
THE EAST 32 FEET OF THE NORTH 47 FEET OF LOT 22, AND THE NORTH 47 FEET OF LOTS 23, 24 AND 25 OF BLOCK "C" OF STANWOOD AND NASH'S SUBDIVISION OF FARM LOT 182, OF THE AMERICAN COLONY TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 78 OF MISCELLANEOUS RECORDS.
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE EAST 22 FEET OF SAID LOT 25.
PARCEL 2: 7273-007-009
THE SOUTH 49.67 FEET OF THE NORTH 96.67 FEET OF LOTS 22, 23, 24 AND 25 IN BLOCK "C" OF STANWOOD AND NASH'S SUBDIVISION, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 76 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE WEST 18 FEET OF SAID LOT 22 AND THE EAST 22 FEET OF SAID LOT 25.
PARCEL 3: 7273-007-010
THE NORTH 50' OF THE SOUTH 73.33 FEET OF LOTS 23, 24 AND 25 AND THE NORTH 50 FEET OF THE SOUTH 73.33 FEET OF LOT 22 IN BLOCK "C" OF STANWOOD AND NASH'S SUBDIVISION OF FARM LOT 182 IN THE AMERICAN COLONY TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE EAST 22 FEET OF SAID LOT 25.
PARCEL 4: 7273-007-011
ALL THAT PART OF LOTS 22, 23, 24 AND 25 AND THE FORMERLY ALLEY ADJOINING IN BLOCK "C" OF STANWOOD AND NASH'S SUBDIVISION OF FARM LOT 182 IN THE AMERICAN COLONY TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 76 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST LINE OF SAID LOT 2 ON THE WEST LINE OF AMERICAN AVENUE AS SHOWN ON SAID PLAT, 23-1/3 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, RUNNING THENCE WEST PARALLEL WITH THE THENCE SOUTH PARALLEL WITH THE VACATED ALLEY; THENCE EAST ALONG SAID SOUTH LINE, 172 FEET TO THE WEST LINE OF AMERICAN AVENUE, AS SHOWN ON SAID PLAT; THENCE NORTH 43-1/3 FEET TO THE PLACE OF BEGINNING.
EXCEPT THEREFROM THE EAST 22 FEET, MORE OR LESS, TAKEN FOR WIDENING AMERICAN AVENUE.
APN: 7273-007-008, 7273-007-009, 7273-007-010, 7273-007-011

SURVEYOR'S CERTIFICATE:

TO: PACIFIC PROPERTY PARTNERS, LEeward CAPITAL OF LONG BEACH, LLC AND TIGOR TITLE AND CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.A. AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2016.
DATE OF PLAT OR MAP: DECEMBER 20, 2016.

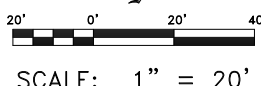
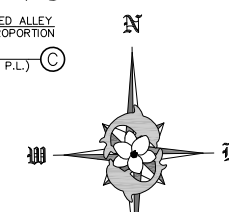
JEFFERY L. MAYS L.S. NO. 6379



LAND AREA:
28,573 SQUARE FEET
0.65 ACRES

LEGEND:

- ACU - AIR CONDITIONING UNIT
- APN - ASSESSORS' PARCEL NUMBER
- BK - BOOK
- BR - BRICK RACK
- BW - BLOCK WALL
- CHKD. - CHECKED
- C.L. - CENTER LINE
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- DW - DRIVEWAY
- DIST. - DISTANCE
- E - EAST
- EM - ELECTRIC METER
- FD. - FOUND
- FS - FIRE SERVICE
- GM - GAS METER
- LP - LIGHT POST
- L.S. - LICENSED SURVEYOR
- N - NORTH
- NE - NORTHEAST
- NO. - NUMBER
- NW - NORTHWEST
- OH - OVERHANG
- PB - PULLBOX
- PG. - PAGE
- P.L. - PROPERTY LINE
- T.R. - TITLE REPORT
- P.W.F.B. - PUBLIC WORKS FIELD BOOK
- REF. - REFERENCE
- S. - SOUTH
- SFN - SURVEY FOUND NOTHING
- SCO - SEWER CLEAN OUT
- SE - SOUTHWEST
- S.F. - SQUARE FEET
- S.W. - SOUTHWEST
- S&W (TYP) - SOCKET AND WASHER
- W. - TYPICAL
- W. - WEST
- W/F - WROUGHT IRON FENCE
- © - CENTER LINE
- CONC. - CONCRETE



OWNERS: TE LONG BEACH INVESTORS, LLC
ADDISON LONG BEACH INVESTORS, LLC
DC LONG BEACH INVESTORS, LLC
APN: 7273-007-001

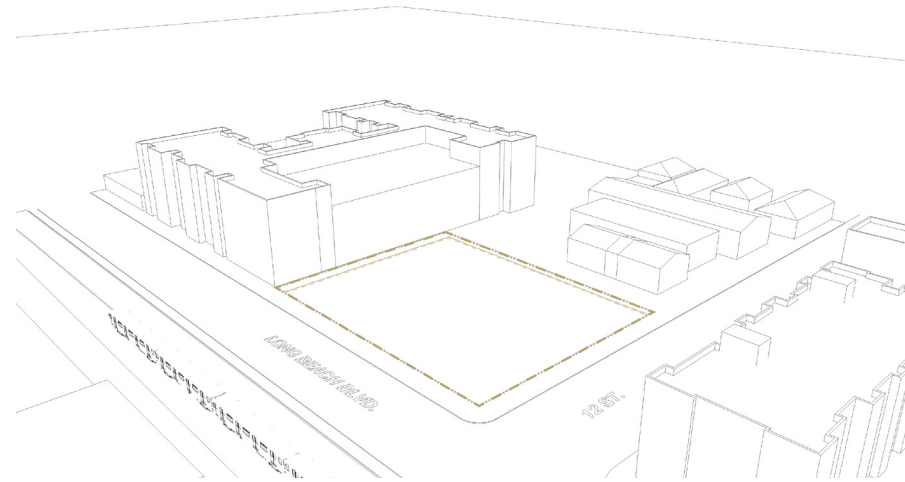
SURVEY NOTES:
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD 'CERTIFY' OR 'CERTIFICATION' BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

SHEET	1	SCALE: 1" = 20'	DATE: 9/11/2017	DRAWN BY: BK	CHKD. BY: JRN
	OF				
FILE NO.	16756	CLIENT: PACIFIC PROPERTY PARTNERS			
ADDRESS: 1101-1105, 1107, 1111, 1145 & 1157 LONG BEACH BOULEVARD, LONG BEACH, CA 90813					
REVISIONS					
JRN CIVIL ENGINEERS					
232 AVENIDA FABRICANTE, SUITE 107					
SAN CLEMENTE, CALIFORNIA 92672					
(949) 248-4685 FAX (949) 248-4687					

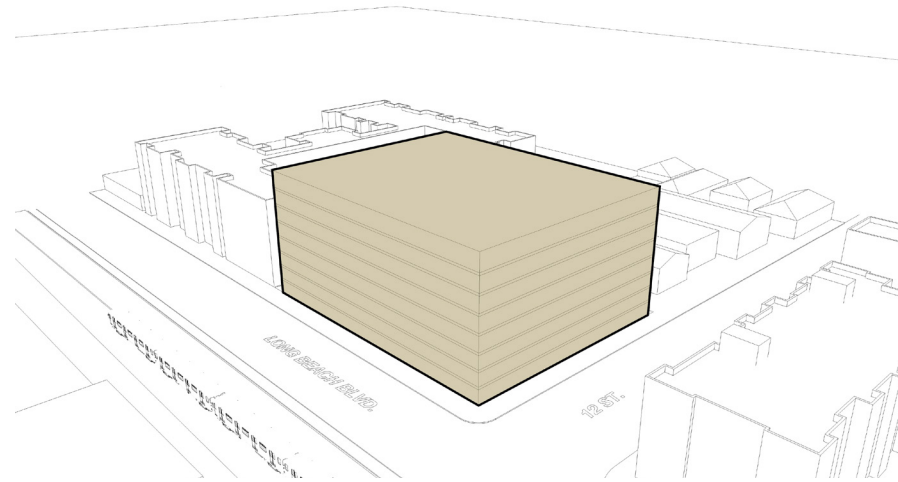
Long Beach Blvd Apartments
1105 Long Beach Blvd, Long Beach, CA 90813
October 30, 2018

SURVEY

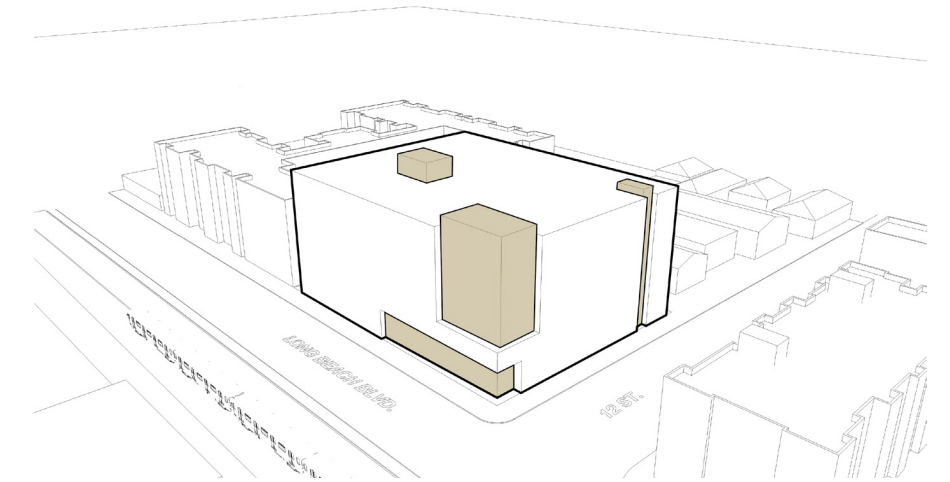
Rockefeller Partners



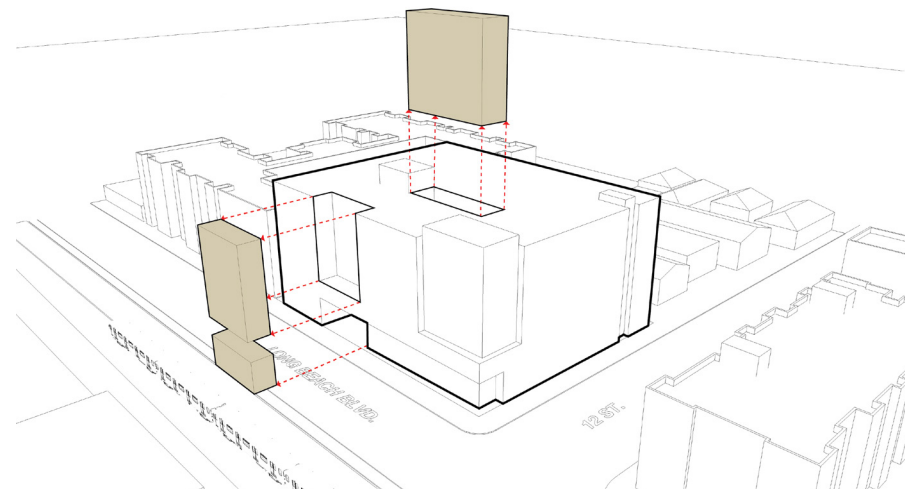
PROPERTY BOUNDARY
ESTABLISH PROPERTY LINE AND SETBACKS



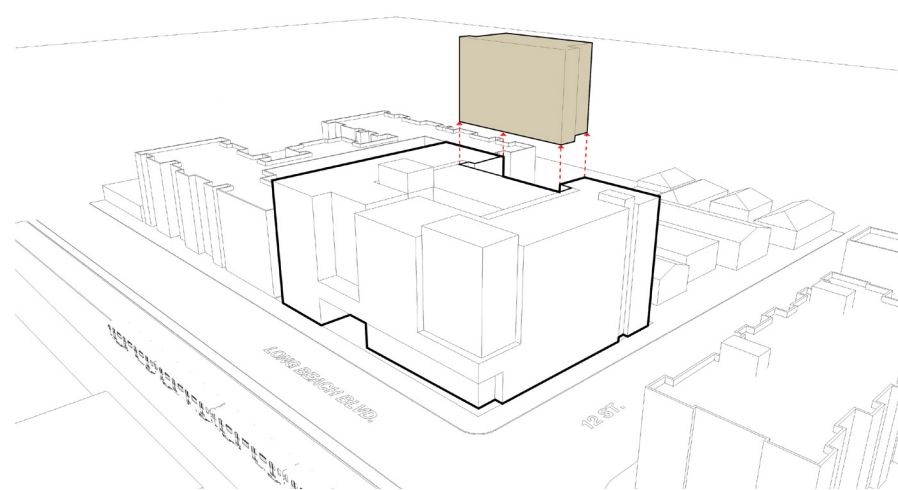
MAX BUILDING ENVELOPE
MAXIMIZE BUILD-TO LINES + HEIGHTS (NOT HIGH-RISE)



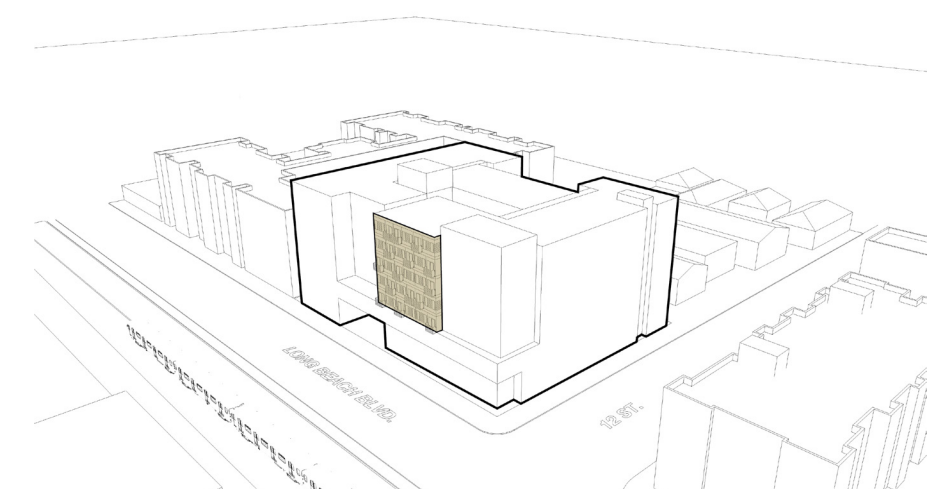
VERTICAL CIRCULATION + CORNER
EXPRESS STAIR MASSES + PROMINENT CORNER WITH ANGLE + ADDED HEIGHT



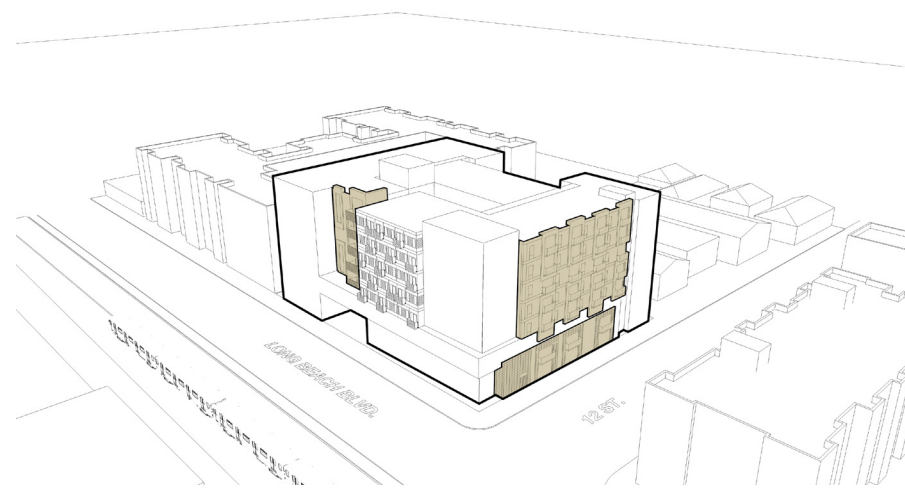
COMMUNAL AREAS
CREATE PUBLIC PLAZA + LIGHT WELL



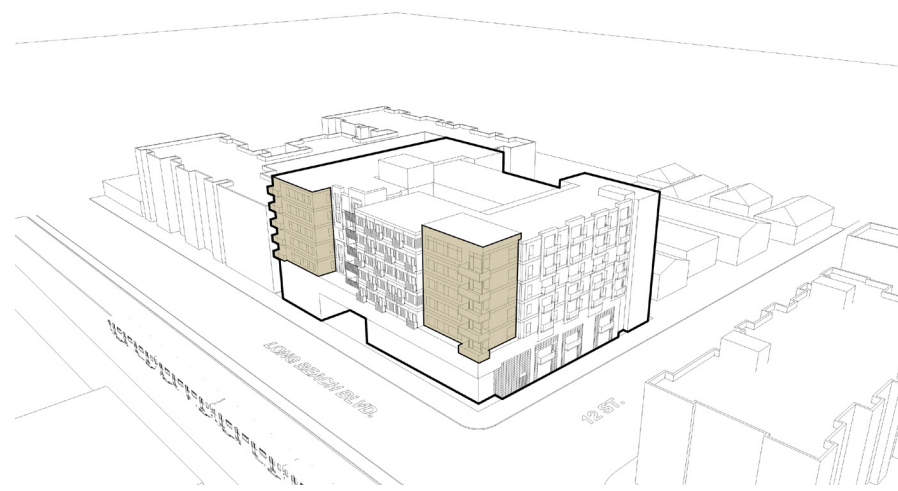
NEIGHBORHOOD RESPONSE
REDUCE SCALE OF BUILDING ADJACENT TO NEIGHBORHOOD



FACADE DESIGN
FORM FOLLOWS FUNCTION - STUDIO UNITS (GRAPHIC DESIGN)



FACADE DESIGN
FORM FOLLOWS FUNCTION - 1 BEDROOM UNITS (SECTIONAL FRAMES)



FACADE DESIGN
FORM FOLLOWS FUNCTION - 2 BEDROOM UNITS (HORIZONTAL ELEVATIONS)



FACADE DESIGN
ARTICULATE GLASS + PUBLIC RETAIL WITH CANOPY



Rockefeller Partners



SUN STUDY: WINTER SOLSTICE @ 1:30 PM



SUN STUDY: SUMMER SOLSTICE @ 1:30 PM



SUN STUDY: FALL EQUINOX @ 1:30 PM



SUN STUDY: SPRING EQUINOX @ 1:30 PM

POOL NOT IN SHADOW ALL YEAR ROUND AT 1:30 PM

