

FIGURE 2: SITE LAYOUT PLAN



nicol thomas

Client:	Franklin Land Ltd
Site:	10000 Serrano Blvd, Los Angeles, CA 90048
Drawing Title:	Site Plan
Drawing Number:	BES00 SIK 00
Date:	1.23.2017
Scale:	1:1000
Drawn by:	Franklin Land Ltd



Subject to:
 • Utilities searches
 • LA comments

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Rev	Date	Detail
001	11/21/16	Final site plan for the proposed development, including the proposed site plan, landscape plan, and site plan for the proposed development.
002	11/21/16	Final site plan for the proposed development, including the proposed site plan, landscape plan, and site plan for the proposed development.
003	11/21/16	Final site plan for the proposed development, including the proposed site plan, landscape plan, and site plan for the proposed development.
004	11/21/16	Final site plan for the proposed development, including the proposed site plan, landscape plan, and site plan for the proposed development.
005	11/21/16	Final site plan for the proposed development, including the proposed site plan, landscape plan, and site plan for the proposed development.

APPENDIX A: REPORT CONDITIONS

This report is produced solely for the benefit of **Providence Land Ltd.** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a visual site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Mayer Brown Ltd. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report and provides an opinion on surrounding sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off site intrusive investigations and monitoring.

APPENDIX B: ENVIROCHECK REPORT EXTRACTS

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Stamfordham	1:2,500	1880	2
Sturfordshale	1:2,500	1890	3
Sturfordshale	1:2,500	1924	4
Sturfordshale	1:2,500	1937	5
Ordnance Survey Plan	1:2,500	1957	6
Ordnance Survey Plan	1:2,500	1970 - 1978	7
Supply of Unpublished Survey Information	1:2,500	1973 - 1974	8
Supply of Unpublished Survey Information	1:2,500	1974	9
Additional Data	1:2,500	1979	10
Ordnance Survey Plan	1:2,500	1988	11
Large-Scale National Grid Data	1:2,500	1994	12
Large-Scale National Grid Data	1:2,500	1995	13
Large-Scale National Grid Data	1:2,500	1995	14
Large-Scale National Grid Data	1:2,500	1995	15

Large-Scale National Grid Data 1:2,500 and 1:1,250

Historical Map - Segment A13

Order Details
 Order Number: 44975491_1_1
 Customer Ref: 13052
 National Grid References: 401800, 342840
 Slice: A
 Site Area (H-A): 2.05
 Search Buffer (m): 100

Site Details
 80 Thornley Drive, Chesolle, Cheadle Common, STOKE-ON-TRENT, ST10 1SA

Landmark
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 Tel: 0845 344 2262
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 Web: www.landmark.co.uk

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

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