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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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June 2, 2016

VIA EMAIL AND HAND DELIVERY

The Honorable Planning and Land Use Management
Committee of the Los Angeles City Council
Room 395 City Hall
200 N. Spring Street
Los Angeles, California 90012

Attn: Etta.armstrong@lacity.org
Sharon.dickinson@lacity.org

Re: Palisades Village Project; Council File 16-0627
Case Nos. CPC-2015-1714-VZC-SP-SPP-DRB and
ENV-2015-1715-MND

Dear Honorable Councilmembers,

We represent Palisades Village Co, LLC (“Applicant”) for the redevelopment of approximately 3.11 acres of land in the Commercial Village area of Pacific Palisades. Following the City Planning Commission hearing on April 26, 2016 and in response to community feedback, the Applicant proposes minor improvements to the Project and submits the following additional items for your consideration:

Revised Project Plans: The Applicant requests that the City Council approve revised project plans submitted with this letter dated May 24, 2016 that reflect the following minor changes to the Project. Each of these minor improvements have been reviewed in the City prepared Addendum to the adopted March 2016 Final Mitigated Declaration (“Addendum”) submitted for your approval. As set forth in the Addendum, these minor changes do not result in new significant impacts. The minor changes fall within the envelope of impacts analyzed in the March 2016 Final Mitigated Negative Declaration (“March 2016 MND”) adopted by the City Planning Commission. In fact, all impact levels remain the same as identified in the adopted March 2016 MND. Therefore, a subsequent MND is not required according to the California Environmental Quality Act (CEQA) Guidelines Section 15162 (14 CCR 15162).

- The addition of a third level of subterranean parking, resulting in a combined total of at least 560 parking spaces. With the third level addition, the subterranean parking has been

Honorable Planning and Land Use Management Committee

June 2, 2016

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revised to maximum efficiency of the design and layout with the two lowest levels smaller than the first level.

- The addition of a 1,250 square foot Community Room on the second floor of Building F. The proposed addition is accommodated within the existing building envelope and elevations by infilling two areas of the second floor that were previously two-story high retail spaces at the ground floor. The elevations on Sheets A4.2, A4.7 and A5.3 remain the same and are not impacted by the Community Room addition. The additional square footage for the Community Room has been reviewed by LADOT and is within the scope of the approved traffic study for the Project.
- Additional residential floor area within the proposed eight units. Because the residential unit count does not increase, there is no increase in Code required parking nor does the increase floor area change the traffic analysis for the Project which is based on the number of residential units. Furthermore, the additional residential floor area is within the allowed FAR.

Proposed modified conditions of approval: The Applicant proposes modification of certain recommended (Q) Qualified conditions of approval as set forth in Exhibit "A" to implement the revised plans.

We respectfully ask the PLUM Committee to approve the proposed minor revisions to the project plans and conditions of approval.

Sincerely,



Matt Dzurec

Cc: Lakisha Hull, City Planning
Faisel Roble, City Planning
Tricia Keane, Council District 11

Exhibit "A"
Proposed Changes to Recommended (Q) Qualified Conditions
Council File 16-0627

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked **Exhibit B**, dated ~~April 28~~ **May 24, 2016**, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the City Planning Department for review.

2. **Use.** Use of the subject property shall be limited to 8 residential units at ~~40,000~~ 17,500 square feet and 107,465 square feet of non-residential uses, including a community room at approximately 1,250 square feet, for a total project of ~~116,215~~ 124,965 square feet.

4. **Floor Area Ratio (FAR).** The Pacific Palisades Commercial Village and Neighborhoods Specific Plan allows 2:1 FAR for C2 zoning. The total floor area of the eight buildings (Buildings A – H) on the property shall not exceed ~~0.9:1~~ 1:1 FAR or ~~116,215~~ 124,965 square feet.

PALISADES VILLAGE

1029 -1049 NORTH SWARTHMORE AVENUE; 15229 - 15281 WEST SUNSET BOULEVARD; 1012 - 1032 NORTH MONUMENT STREET, LOS ANGELES, CA



CITY OF LOS ANGELES PLANNING AND LAND USE MANAGEMENT COMMITTEE

Case Number: **CPC-2015-2714-VZC-SP-DRB-SPP**
 CEQA Number: **ENV-2015-2715-MND**

May 24, 2016

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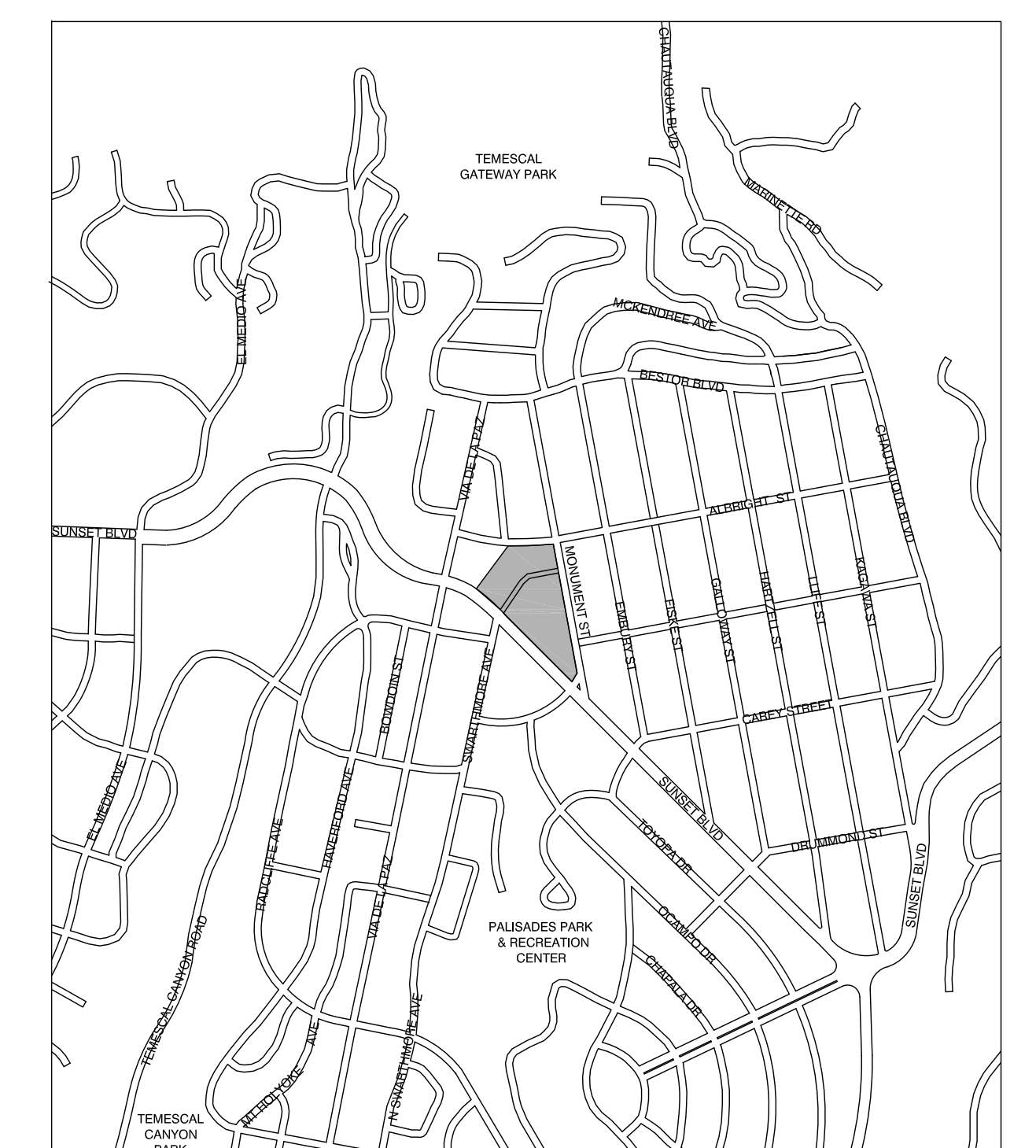
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VICINITY MAP

PROJECT DATA

Table with columns for existing gross floor area, existing 1st floor, existing 2nd floor, total, existing vehicular parking spaces, surface lot spaces, street spaces, proposed gross floor area, 1st floor, 2nd floor, below grade level, and proposed vehicular parking spaces.

FAR CALCULATIONS

Table showing FAR calculations for buildings A, B, C, D, E, F, G, and H, including 1st floor, 2nd floor, total, and allowable FAR.

VEHICULAR PARKING

Table detailing code required, commercial, residential, total demand, provided, and electric vehicle stalls for vehicular parking.

BICYCLE PARKING

Table detailing short-term, long-term, and total bicycle parking spaces.

AS DEFINED IN THE CITY OF LOS ANGELES MUNICIPAL CODE SECTION 12.21.A.16

OPEN SPACE CALCULATIONS

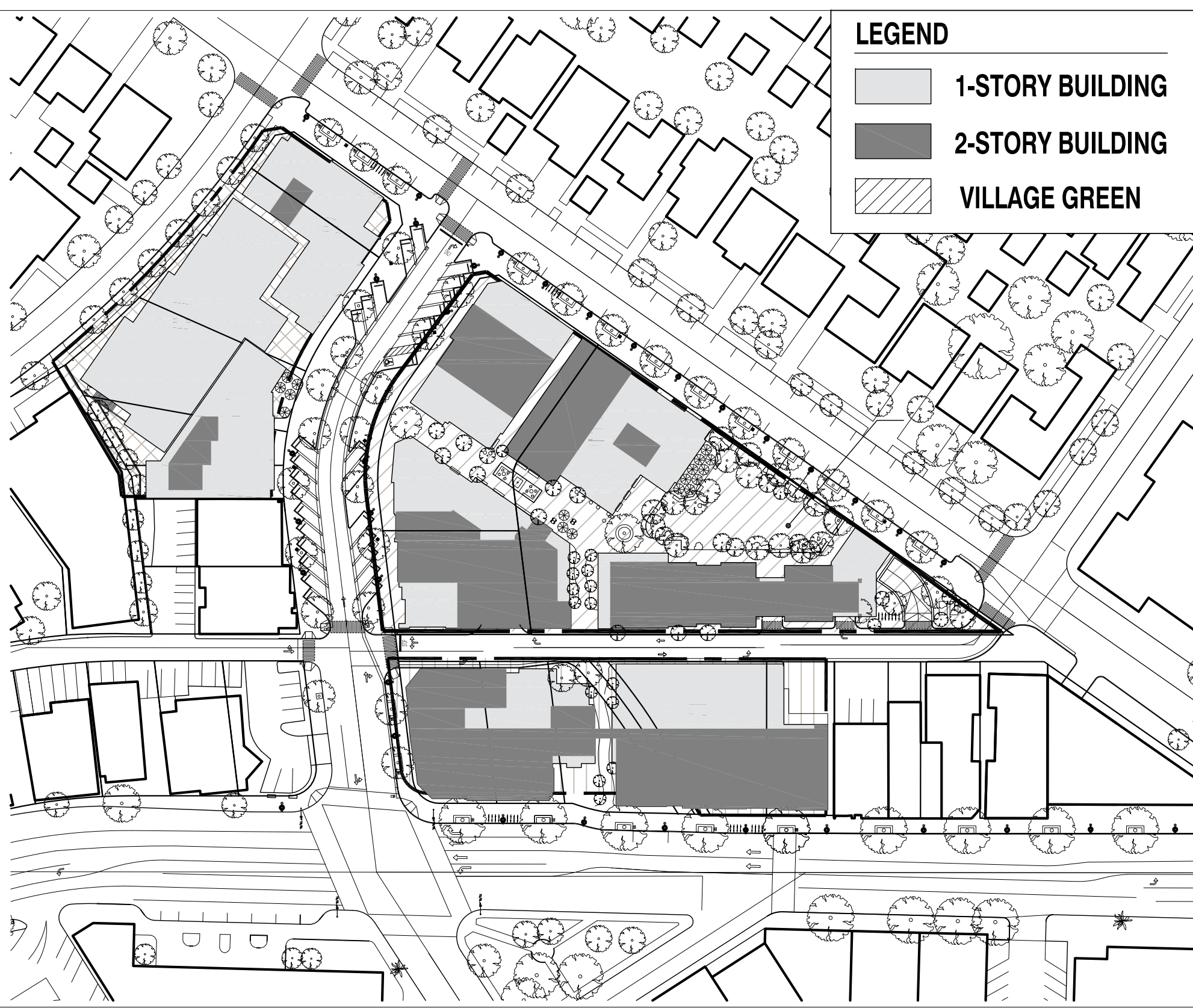
Table showing required open space (per zoning code) and provided open space (private balconies, public open space, total provided open space).

** PUBLIC OPEN SPACE INCLUDES THE PARK AREA AND PEDESTRIAN PROMENADES ADJACENT TO PARK

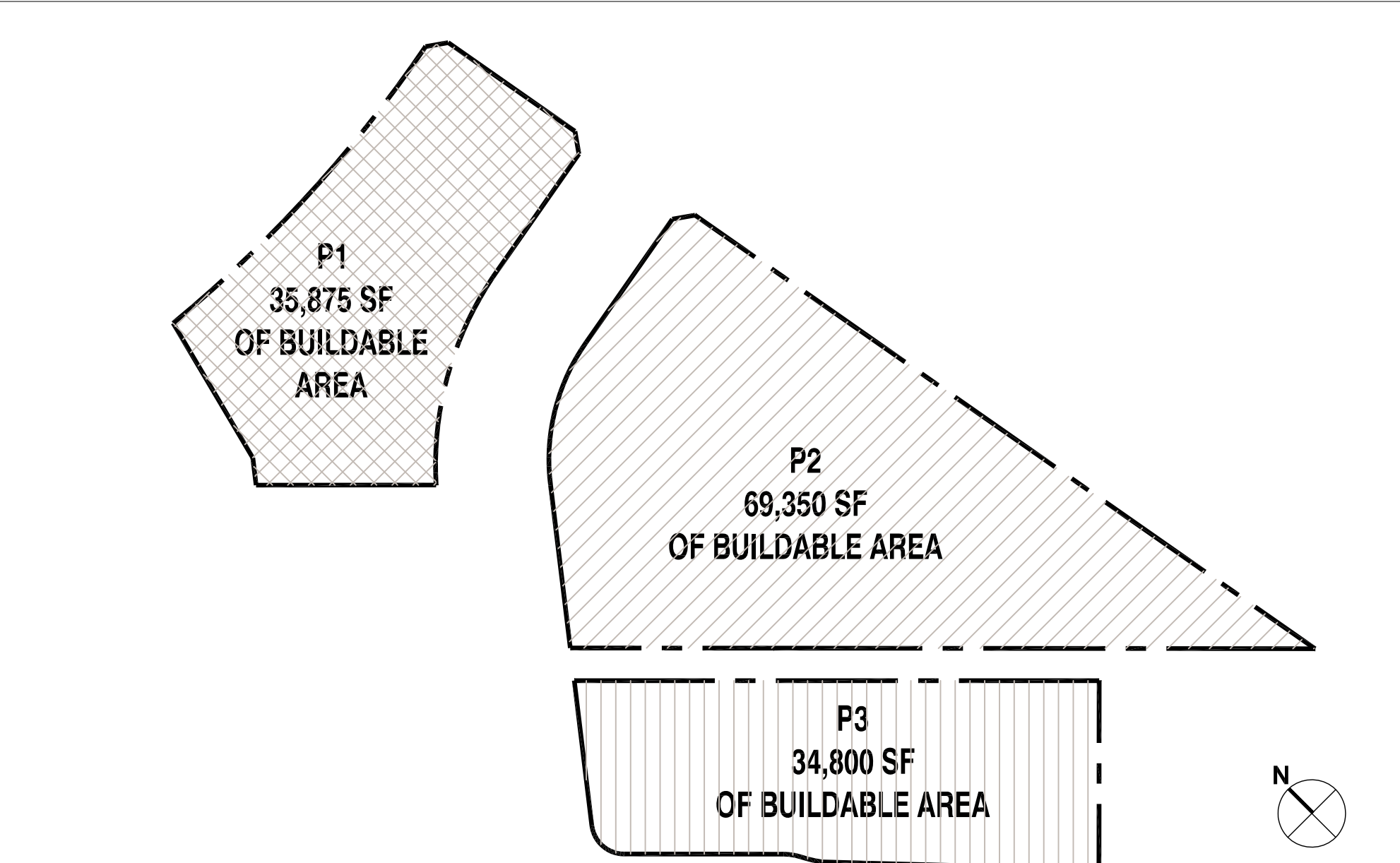
LEGAL DESCRIPTION

PARCEL 1: LOT 1 OF TRACT NO. 16987, IN THE CITY OF LOS ANGELES... PARCEL 2: LOT 2 OF TRACT NO. 16987, IN THE CITY OF LOS ANGELES... PARCEL 3: THAT PORTION OF LOT "A" OF TRACT NO. 9300, IN THE CITY OF LOS ANGELES... BEGINNING AT A POINT IN THE NORTHEASTERLY SIDE LINE OF SUNSET BOULEVARD...

PROJECT KEY MAP



PROJECT PARCEL AREAS



TOTAL BUILDABLE AREA = 140,025 SF

PROJECT INFORMATION

PROJECT NAME: PALISADES VILLAGE ADDRESS: 1029 -1049 NORTH SWARTHMORE AVENUE OWNER: PALISADES VILLAGE CO., LLC PROJECT CONTACT: MICHAEL GAZZANO PROJECT DESCRIPTION: THE PROJECT PROPOSES REDEVELOPMENT OF VARIOUS PROPERTIES IN THE PACIFIC PALISADES COMMERCIAL VILLAGE... ZONING: R3P-1VL; C2-1VL SETBACKS: FRONT YARD: 2' REAR YARD: 2' SIDE YARD: 2' GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL OCCUPANCY TYPES: A-1, A-2, A-3, B, M, R-2, S-2 CONSTRUCTION TYPES: BUILDING A: TYPE 5-B BUILDING B: TYPE 5-A BUILDING C: TYPE 5-B BUILDING D: TYPE 5-B BUILDING E: TYPE 5-B BUILDING F: TYPE 5-B BUILDING G: TYPE 5-B BUILDING H: TYPE 5-B BUILDING P: TYPE 1 FR BUILDING HEIGHTS: THE HEIGHT OF ALL FAÇADES OF ALL BUILDINGS IS LIMITED TO 30'-0" OR LESS...

APPLICABLE BUILDING CODES

- 2013 CALIFORNIA BUILDING CODE (CBC) PAR T2, TITLE 24 C.C.R. & AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE (CBC) PAR T3, TITLE 24 C.C.R. & AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE (CBC) PART 4, TITLE 24 C.C.R. & AMENDMENTS
2013 CALIFORNIA PLUMBING CODE (CBC) PART 5, TITLE 24 C.C.R. & AMENDMENTS
2013 CALIFORNIA FIRE CODE (CBC) PART 9, TITLE 24 C.C.R. & AMENDMENTS
2013 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
2013 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

DRAWING LIST

- A0.0 COVER SHEET
A0.1 PROJECT INFORMATION
A0.2 EXISTING SITE AERIAL PHOTOGRAPHS
A0.3 EXISTING SITE PHOTOGRAPHS
A0.4 EXISTING SITE PHOTOGRAPHS
A0.5 EXISTING SITE PHOTOGRAPHS
A0.6 EXISTING SITE PHOTOGRAPHS
A0.7 TOPOGRAPHIC SURVEY
A0.8 TOPOGRAPHIC SURVEY
A0.9 PRESENTATION SURVEY
A0.10 EXISTING SITE PLAN
A0.11 DEMOLITION PLAN
A1.1 SITE PLAN
A1.2 RENDERED SITE PLAN
A1.3 SITE AREAS & SETBACKS
A1.4 SITE SIDEWALKS
A1.4A SITE SETBACK PLAN
A1.5 BELOW GRADE LEVEL 1 PLAN
A1.6 BELOW GRADE LEVEL 2 PLAN
A1.6A BELOW GRADE LEVEL 3 PLAN
A1.7 FIRST FLOOR PLAN
A1.8 SECOND FLOOR PLAN
A1.9 ROOF PLAN
A2.1 DIMENSIONED BUILDING PLANS - SITE PLAN
A2.2 DIMENSIONED BUILDING PLANS - BUILDING A - FIRST FLOOR
A2.3 DIMENSIONED BUILDING PLANS - BUILDING B - FIRST FLOOR
A2.4 DIMENSIONED BUILDING PLANS - BUILDING C - FIRST FLOOR
A2.5 DIMENSIONED BUILDING PLANS - BUILDING C - SECOND FLOOR
A2.6 DIMENSIONED BUILDING PLANS - BUILDING DE - FIRST FLOOR
A2.7 DIMENSIONED BUILDING PLANS - BUILDING DE - SECOND FLOOR
A2.8 DIMENSIONED BUILDING PLANS - BUILDING F - FIRST FLOOR
A2.9 DIMENSIONED BUILDING PLANS - BUILDING F - SECOND FLOOR
A2.10 DIMENSIONED BUILDING PLANS - BUILDING G - FIRST FLOOR
A2.11 DIMENSIONED BUILDING PLANS - BUILDING G - SECOND FLOOR
A2.12 DIMENSIONED BUILDING PLANS - BUILDING H - FIRST FLOOR
A2.13 DIMENSIONED BUILDING PLANS - BUILDING H - SECOND FLOOR
A3.1 SITE SECTIONS
A3.2 SITE SECTIONS
A4.1 EXTERIOR ELEVATIONS - STREET ELEVATIONS
A4.2 EXTERIOR ELEVATIONS - STREET ELEVATIONS
A4.3 EXTERIOR ELEVATIONS - BUILDING A ELEVATIONS
A4.4 EXTERIOR ELEVATIONS - BUILDING B ELEVATIONS
A4.5 EXTERIOR ELEVATIONS - BUILDING C ELEVATIONS
A4.6 EXTERIOR ELEVATIONS - BUILDING DE ELEVATIONS
A4.7 EXTERIOR ELEVATIONS - BUILDING F ELEVATIONS
A4.8 EXTERIOR ELEVATIONS - BUILDING G ELEVATIONS
A5.1 EXTERIOR RENDERED ELEVATIONS - BUILDINGS A B & C
A5.2 EXTERIOR RENDERED ELEVATIONS - BUILDINGS D & E
A5.3 EXTERIOR RENDERED ELEVATIONS - BUILDING F
A5.4 EXTERIOR RENDERED ELEVATIONS - BUILDING G
A5.5 EXTERIOR RENDERED ELEVATIONS - BUILDING H
A6.1 MATERIALS & COLORS - BUILDINGS A, B & C
A6.2 MATERIALS & COLORS - BUILDING D
A6.3 MATERIALS & COLORS - BUILDING E
A6.4 MATERIALS & COLORS - BUILDING F
A6.5 MATERIALS & COLORS - BUILDING F, G & H
A6.6 MATERIALS & COLORS - BUILDING H
A6.7 BUILDING MATERIALS & COLOR PALETTE
A7.1 PERSPECTIVE RENDERING
A7.2 PERSPECTIVE RENDERING
A7.3 PERSPECTIVE RENDERING
A7.4 PERSPECTIVE RENDERING
A8.1 SHADOW ANALYSIS
A8.2 SHADOW ANALYSIS
A8.3 SHADOW ANALYSIS
A8.4 SHADOW ANALYSIS
A9.1 SIGNAGE CRITERIA
A9.2 SIGNAGE CRITERIA
A10.1 BUILDING USAGE PLAN - SERVICE
A10.2 BICYCLE CIRCULATION PLAN
C1.1 GRADING & DRAINAGE PLAN
C1.2 EXISTING UTILITY PLAN
C1.3 SIDEWALK EASEMENT PLAN
L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE PLANTING LIST
L1.3 ENLARGED PARTIAL LANDSCAPE PLAN
L1.4 ENLARGED PARTIAL LANDSCAPE PLAN
L1.5 ENLARGED PARTIAL LANDSCAPE PLAN
L1.6 ENLARGED PARTIAL LANDSCAPE PLAN



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PROJECT NUMBER: 13149.00

DATE: May 24, 2016

REVISIONS:

SCALE: AS NOTED

DRAWING NAME:

PROJECT INFORMATION

DRAWING NUMBER:

A0.1



PROJECT NUMBER: 13149.00

DATE: May 24, 2016

REVISIONS:

SCALE: 1" = 20'-0"

DRAWING NAME:
SITE PLAN

DRAWING NUMBER:

A1.1



Existing Development

PROGRAM	EXISTING AREA	FLOOR AREA BY USE
RESTAURANT	14,154 sf	12,000 sf
RETAIL *	22,527 sf	53,415 sf
GROCERY	N/A	11,000 SF
CINEMA **	N/A	13,100 sf
OFFICE	14,257 sf	7,200sf
RESIDENTIAL ***	N/A	17,500 sf
WALK-IN BANK	N/A	2,500 sf
STORAGE (MINI-WAREHOUSE)	N/A	7,000 sf
GAS STATION	912 sf	N/A
COMMUNITY ROOM	N/A	1,250 sf
TOTALS	51,850sf	124,965sf

* INCLUDE 1,415 SF OF PUBLIC RESTROOMS

** MAXIMUM OF 300 SEATS

*** MAXIMUM OF 8 APARTMENT UNITS



Proposed Development

OPEN SPACE	EXISTING	PROPOSED
RESIDENTIAL BALCONIES	N/A	1,000 sf
PARK SPACES	N/A	9,000 sf
TOTALS	N/A	10,000 sf

PARKING	EXISTING	PROPOSED
STREET PARKING (VEHICLE)	21 spaces	29 spaces
OFF-STREET PARKING (VEHICLE)	118 spaces	560 spaces***
TOTAL - VEHICLES	139 spaces	589 spaces
BICYCLE PARKING (SHORT-TERM)	2 spaces	50 spaces
BICYCLE PARKING (LONG-TERM)	N/A	56 spaces
TOTAL - BICYCLES	2 spaces	106 spaces

***NOTE: ELECTRIC VEHICLE STALLS PROVIDED = TOTAL OF 25 EV CHARGING STATIONS

PROJECT NUMBER: 13149.00

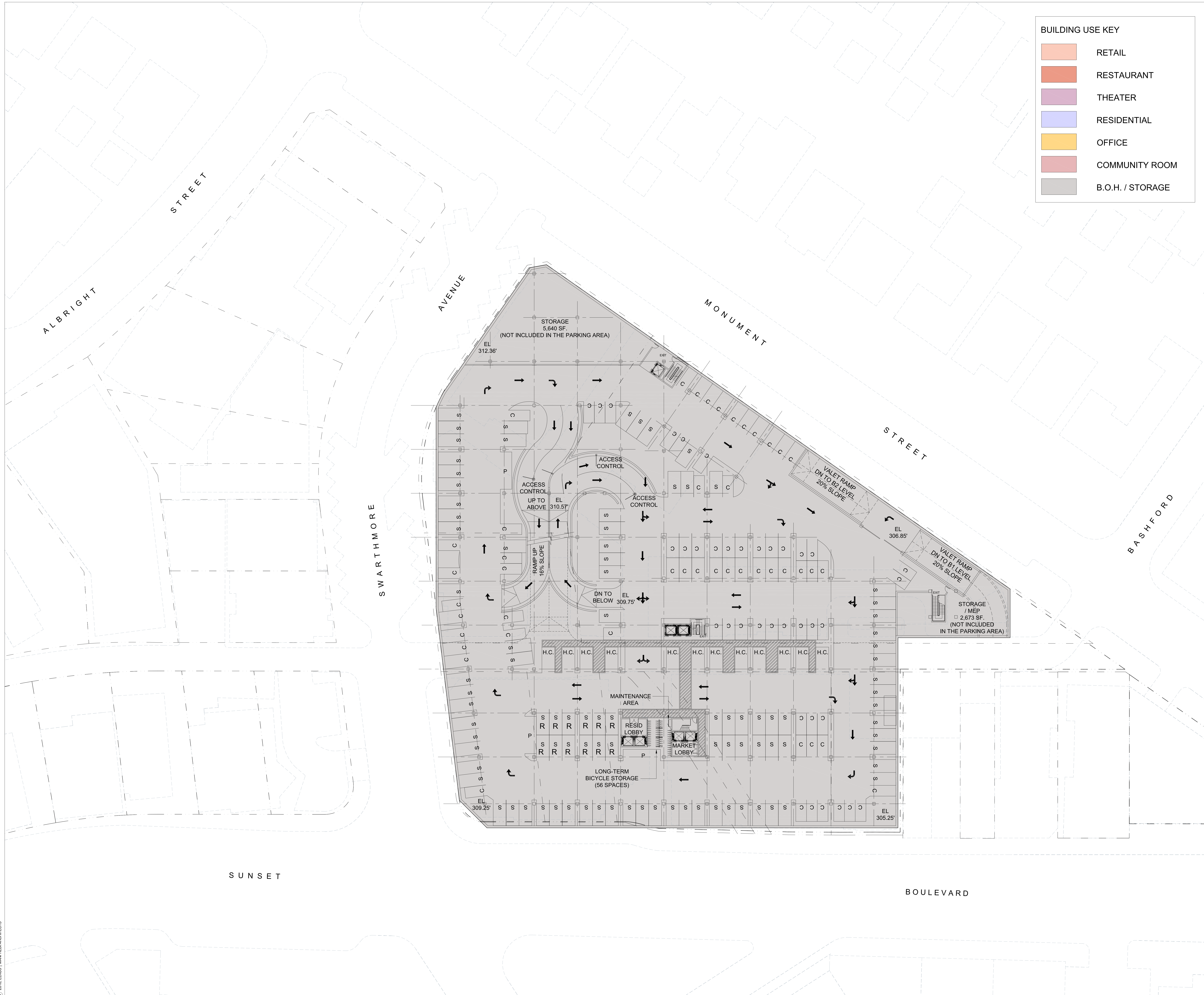
DATE: May 24, 2016

REVISIONS:

SCALE: N.T.S.

DRAWING NAME:
SITE AREAS &
SETBACKS

DRAWING NUMBER:



BUILDING USE KEY

[Light Orange Box]	RETAIL
[Orange Box]	RESTAURANT
[Purple Box]	THEATER
[Light Blue Box]	RESIDENTIAL
[Yellow Box]	OFFICE
[Red Box]	COMMUNITY ROOM
[Grey Box]	B.O.H. / STORAGE

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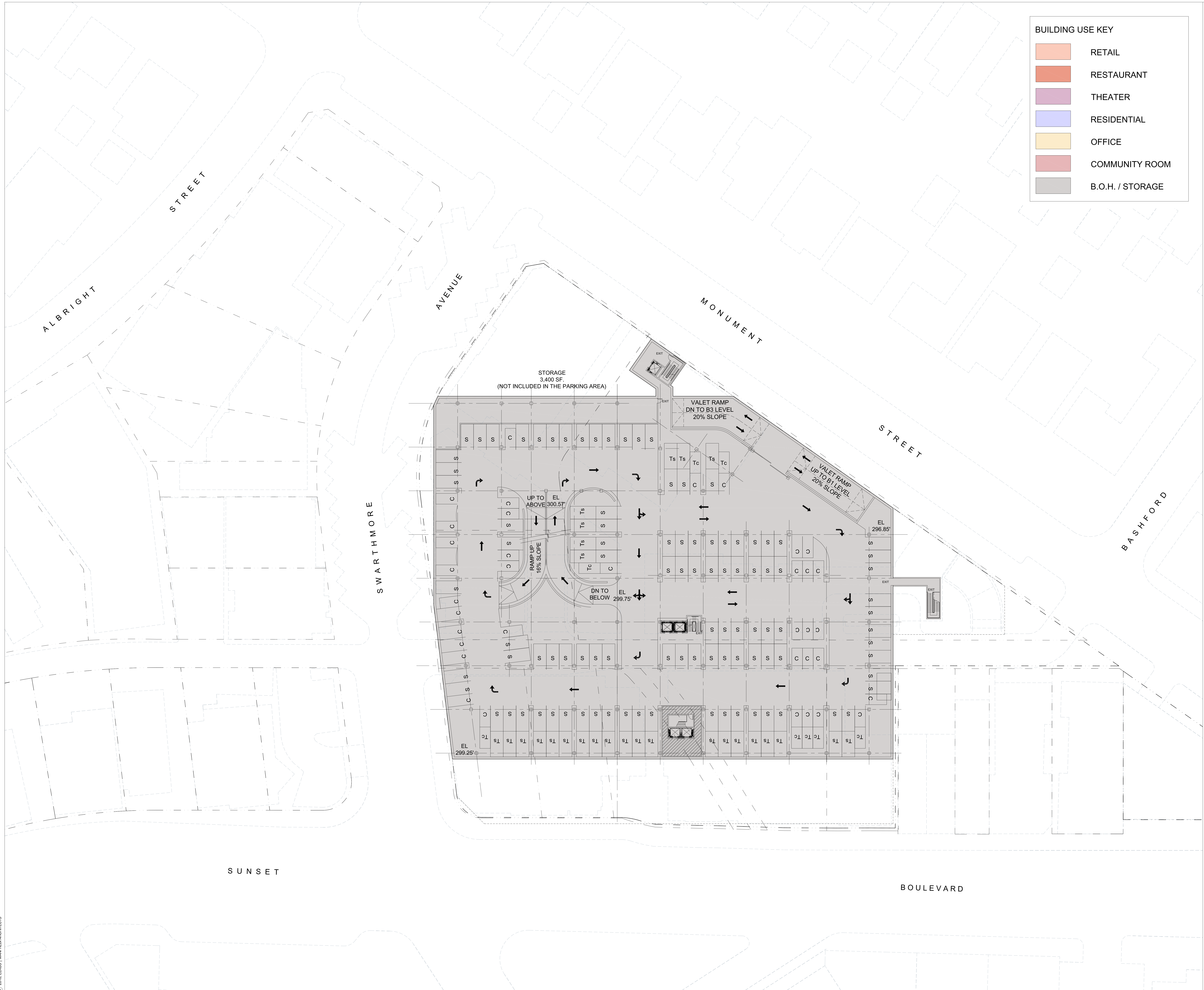
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DRAWING NAME:
**BELOW GRADE
LEVEL 1 PLAN**

DRAWING NUMBER:

A1.5



BUILDING USE KEY

[Light Orange Box]	RETAIL
[Orange Box]	RESTAURANT
[Purple Box]	THEATER
[Blue Box]	RESIDENTIAL
[Yellow Box]	OFFICE
[Red Box]	COMMUNITY ROOM
[Grey Box]	B.O.H. / STORAGE

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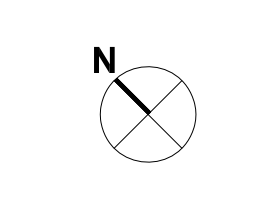
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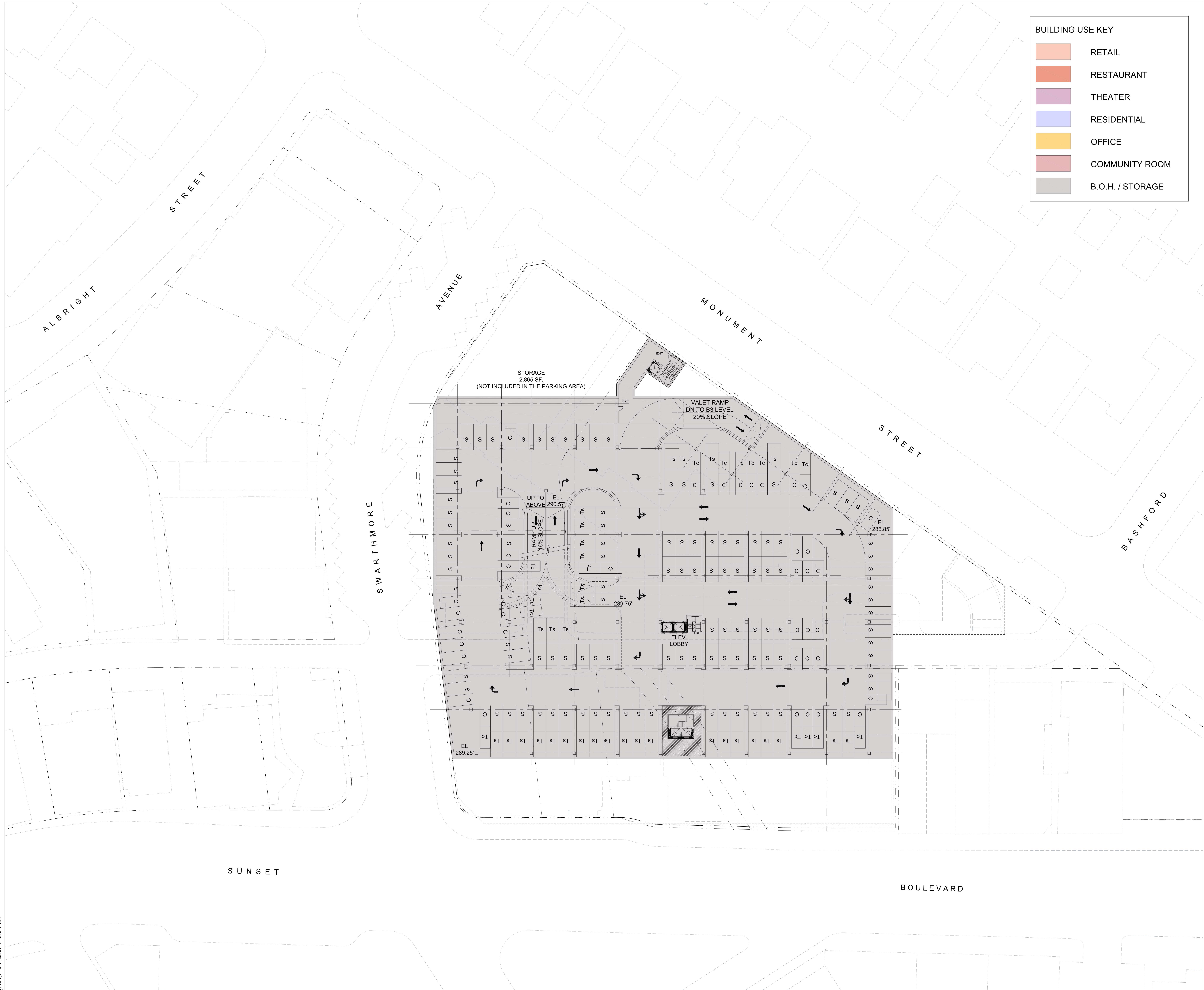
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BELOW GRADE LEVEL 2 PLAN

DRAWING NUMBER:

A1.6



BUILDING USE KEY

	RETAIL
	RESTAURANT
	THEATER
	RESIDENTIAL
	OFFICE
	COMMUNITY ROOM
	B.O.H. / STORAGE

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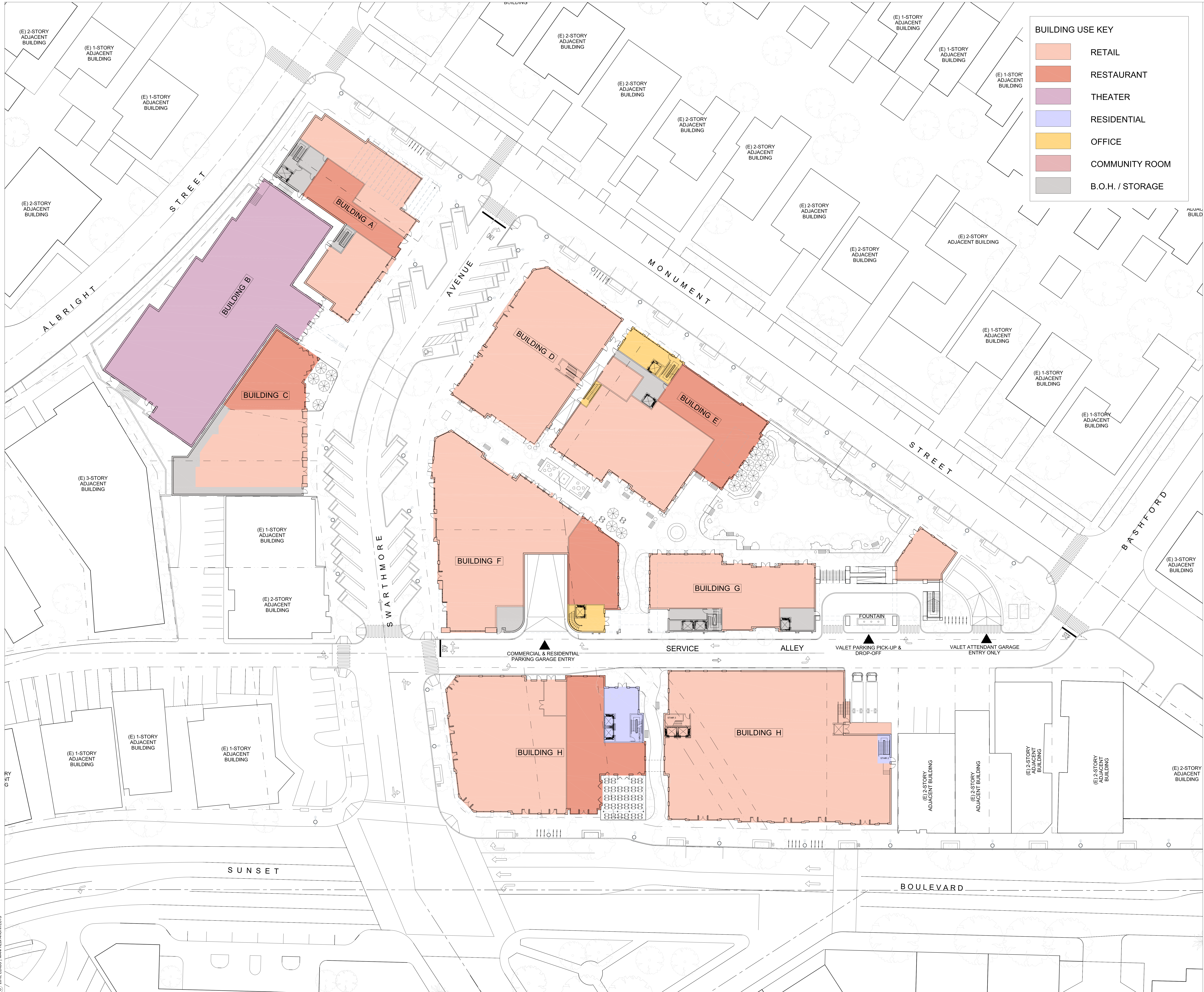
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**BELOW GRADE
LEVEL 3 PLAN**

DRAWING NUMBER:

A1.6A



BUILDING USE KEY

- RETAIL
- RESTAURANT
- THEATER
- RESIDENTIAL
- OFFICE
- COMMUNITY ROOM
- B.O.H. / STORAGE

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DATE: May 18, 2016

REVISIONS:

NO.	DATE	DESCRIPTION

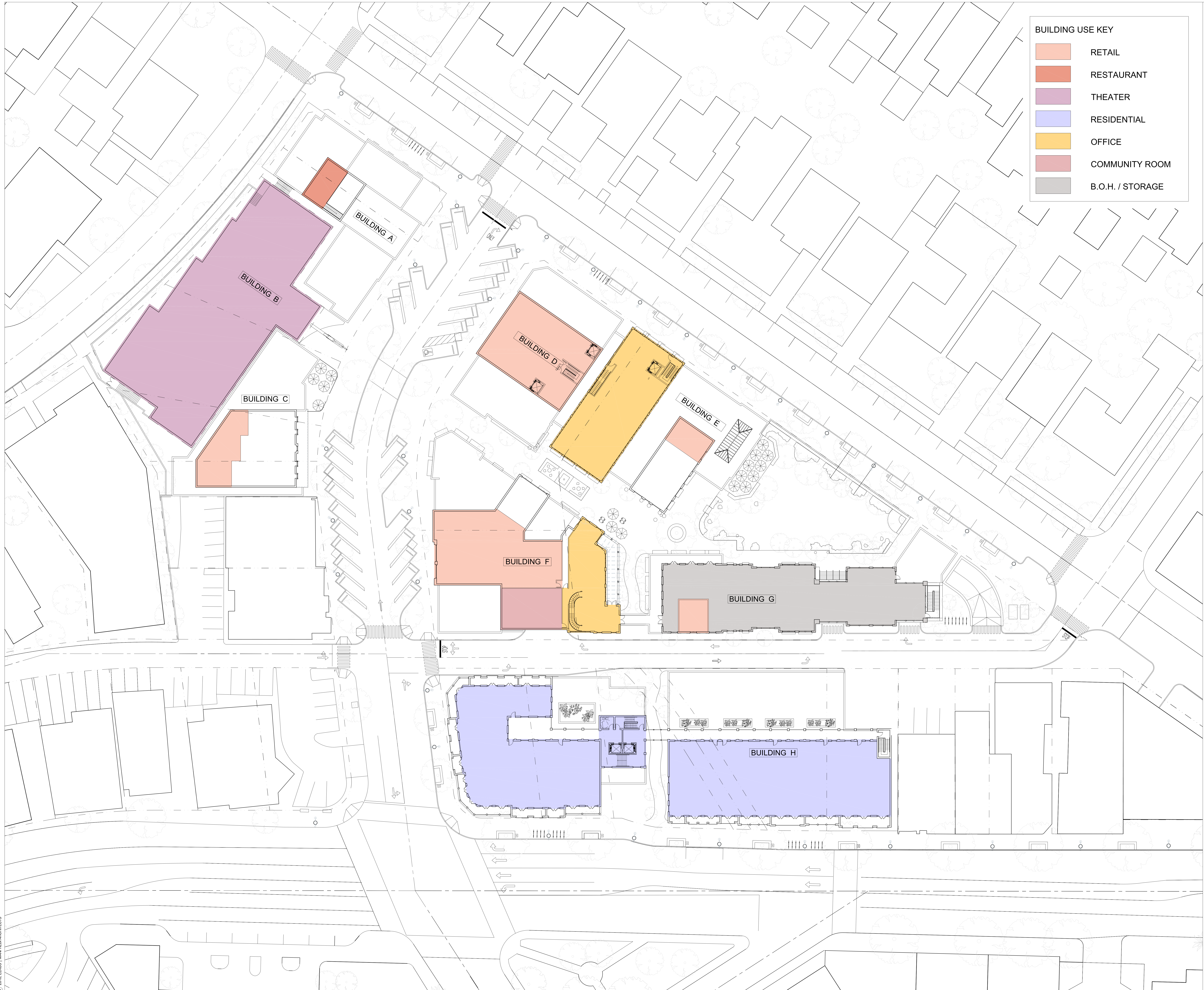
SCALE: 1" = 20'-0"

DRAWING NAME:
FIRST FLOOR PLAN

DRAWING NUMBER:

A1.7

PALISADES VILLAGE
LOS ANGELES, CALIFORNIA



BUILDING USE KEY

	RETAIL
	RESTAURANT
	THEATER
	RESIDENTIAL
	OFFICE
	COMMUNITY ROOM
	B.O.H. / STORAGE

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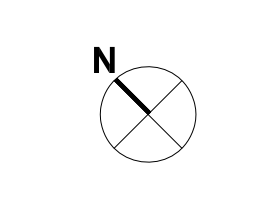
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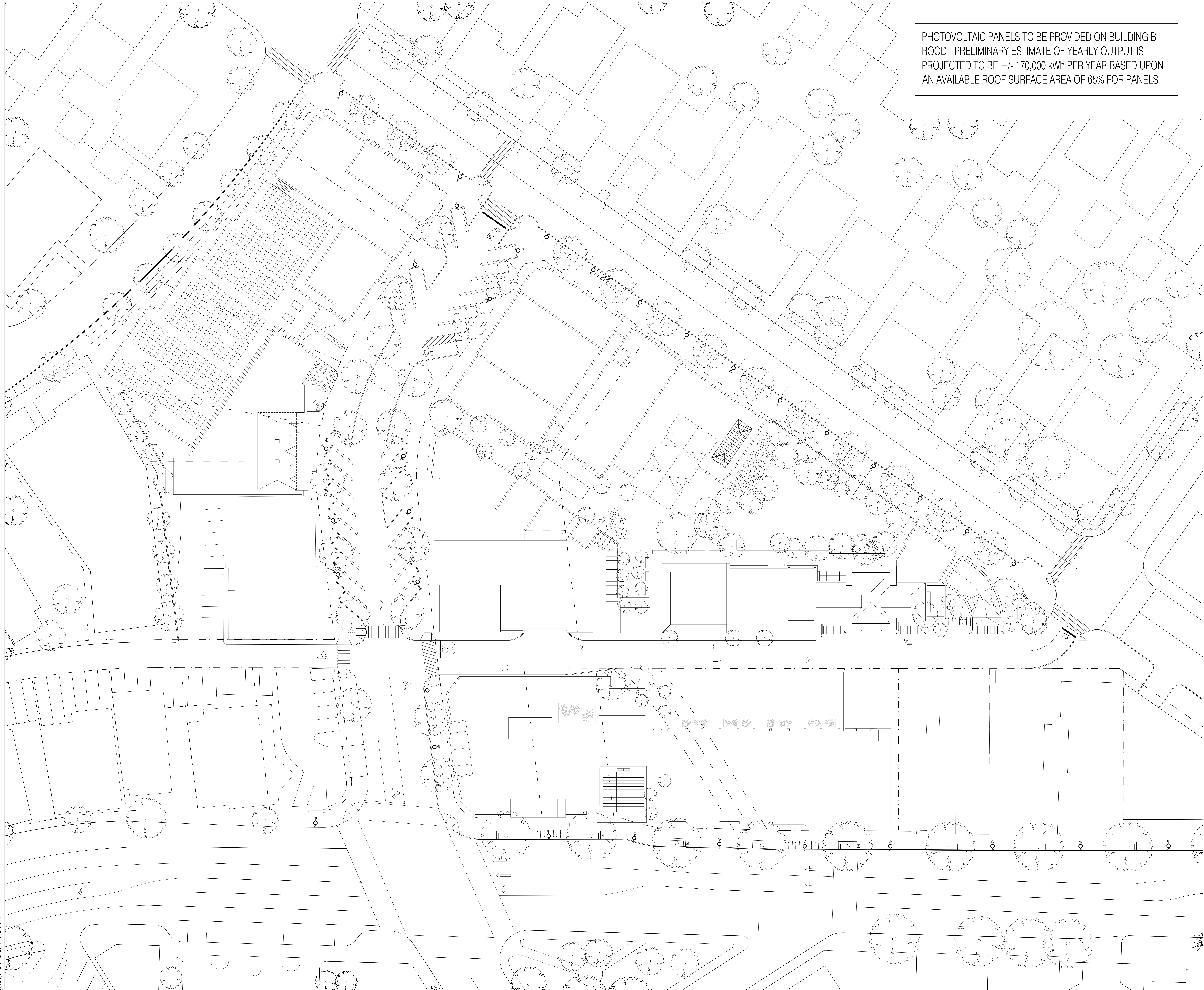
SCALE: 1" = 20'-0"

DRAWING NAME:
SECOND FLOOR PLAN

DRAWING NUMBER:

A1.8

PALISADES VILLAGE
LOS ANGELES, CALIFORNIA



PHOTOVOLTAIC PANELS TO BE PROVIDED ON BUILDING B
 ROOD - PRELIMINARY ESTIMATE OF YEARLY OUTPUT IS
 PROJECTED TO BE +/- 170,000 kWh PER YEAR BASED UPON
 AN AVAILABLE ROOF SURFACE AREA OF 65% FOR PANELS

ELKUS | MANFREDI
 ARCHITECTS

1350 25 DRYDOCK AVENUE
 BOSTON MASSACHUSETTS 02210
 TEL 617.426.1300



Owner
PALISADES VILLAGE CO., LLC
 101 The Grove Drive
 Los Angeles, CA 90024
 T. 323.900.8100

Environmental Planning
**Dudek Environmental
 + Engineering**
 621 Crapala Street
 Santa Barbara, CA 93101
 T. 805.308.8531

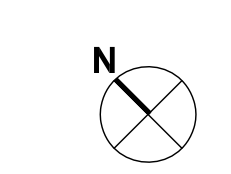
Planning Counsel
**Armbruster, Goldsmith
 Delvac LLP**
 1101 San Vicente Boulevard
 Suite 900
 Los Angeles, CA 90049
 T. 310.209.8800

Surveyor
**Hennon Surveying
 & Mapping**
 601 E. Glenoaks Boulevard
 Glendale, CA 91207
 T. 818.243.0640

Civil Engineer
Flowers & Associates
 291 North Oak-Cone Avenue
 Santa Barbara, CA 93103
 T. 805.966.2224

Architect
**Elkus / Manfredi
 Architects**
 200 A Street
 Boston, MA 02210
 T. 617.426.1300

Landscape Architect
LZ Design Group
 940 Las Lomas Avenue
 Pacific Palisades, CA 90272
 T. 310.454.0905



PROJECT NUMBER: 13149.00

DATE: May 18, 2016

REVISIONS:

SCALE: 1" = 20'-0"

DRAWING NAME:
ROOF PLAN

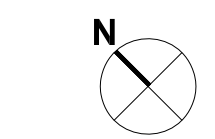
DRAWING NUMBER:

A1.9

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PALISADES VILLAGE
 LOS ANGELES, CALIFORNIA

PALISADES VILLAGE
LOS ANGELES, CALIFORNIA



PROJECT NUMBER: 13149.00

DATE: May 18, 2016

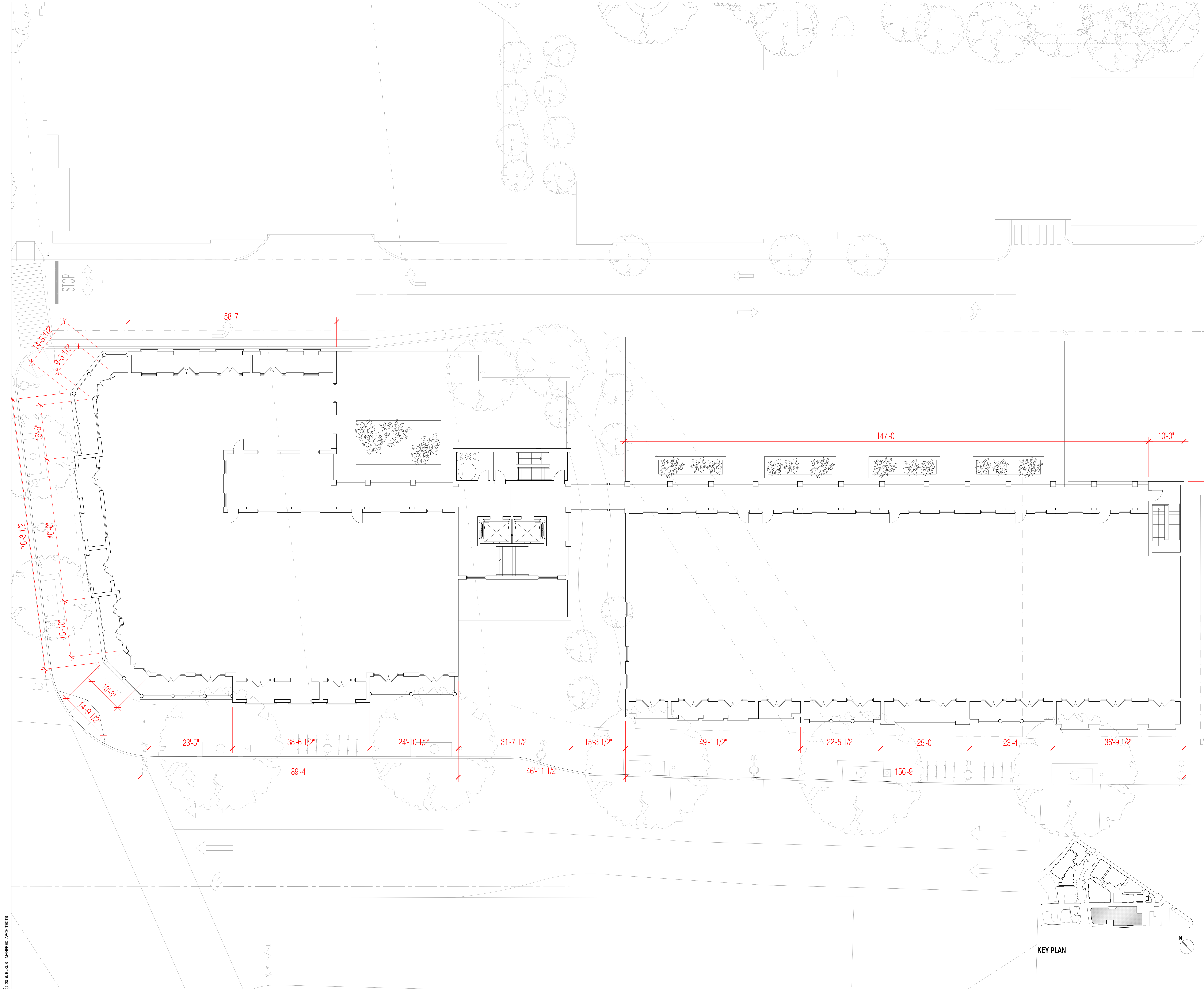
REVISIONS:

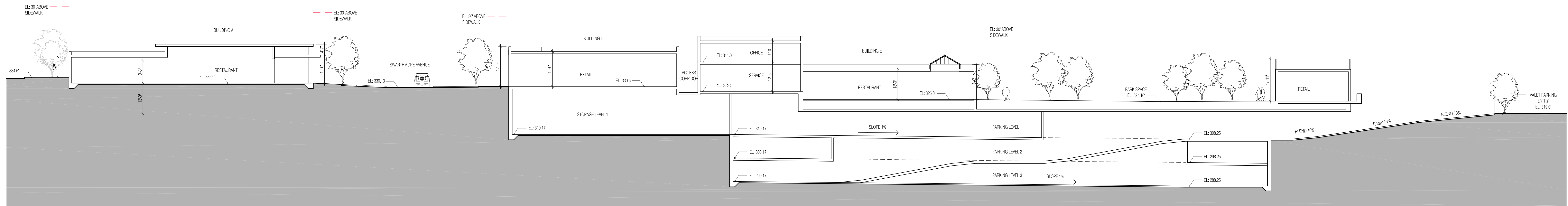
SCALE: 1/8" = 1'-0"

DRAWING NAME:
**DIMENSIONED
BUILDING PLANS -
BUILDING H
SECOND FLOOR**

DRAWING NUMBER:

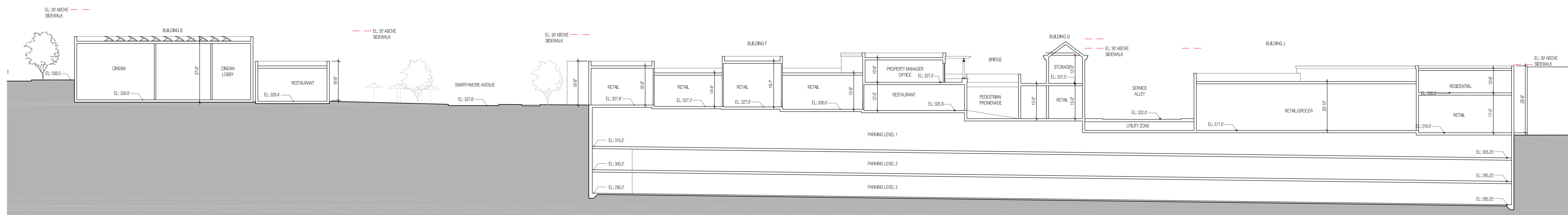
A2.13





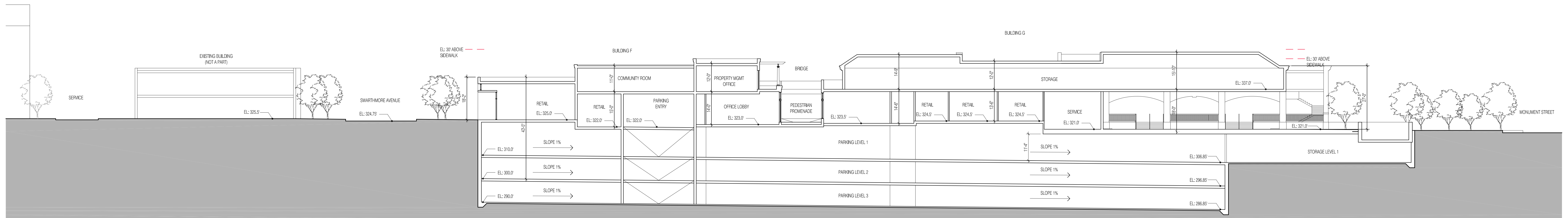
1 SITE SECTION A-A

SCALE: 1/16" = 1'-0"



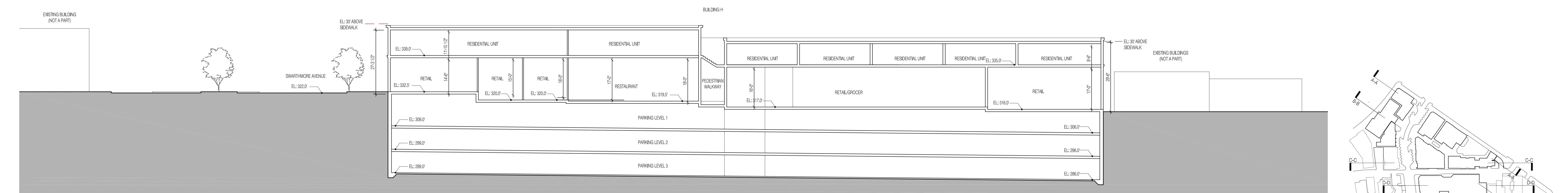
2 SITE SECTION B-B

SCALE: 1/16" = 1'-0"



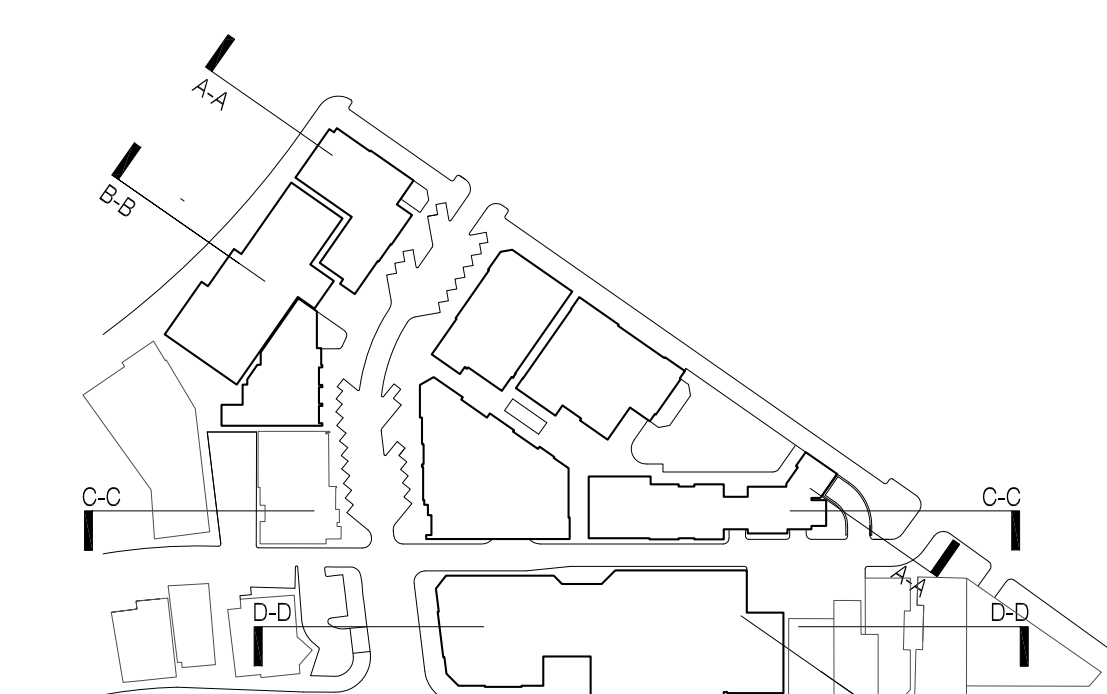
3 SITE SECTION C-C

SCALE: 1/16" = 1'-0"



4 SITE SECTION C-C

SCALE: 1/16" = 1'-0"



SITE SECTION KEY

PROJECT NUMBER: 13149.00

DATE: May 18, 2016

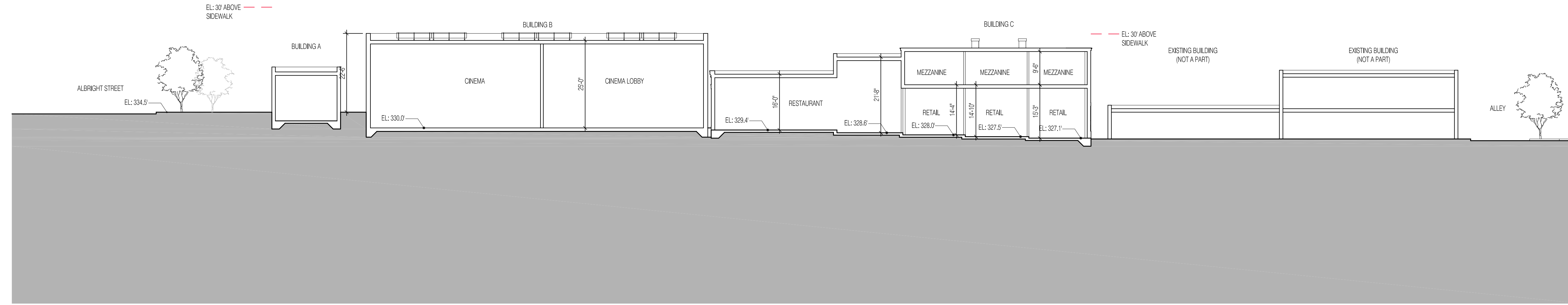
REVISIONS:

SCALE: 1/16" = 1'-0"

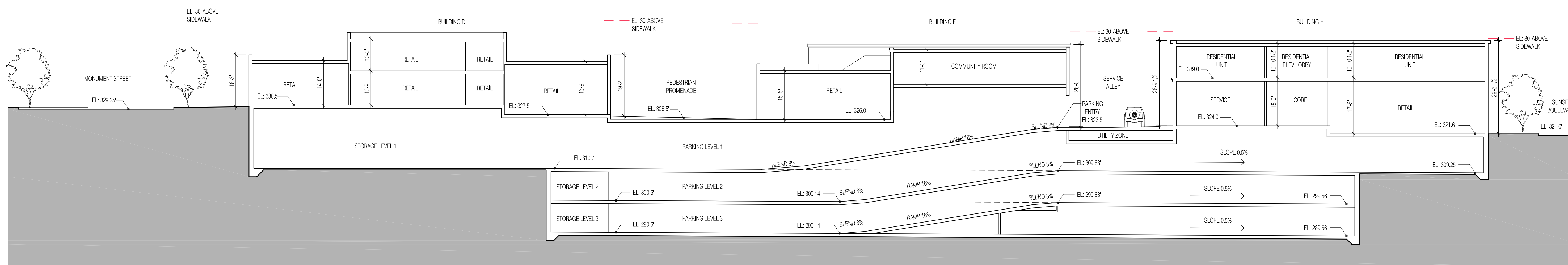
DRAWING NAME:
SITE SECTIONS

DRAWING NUMBER:

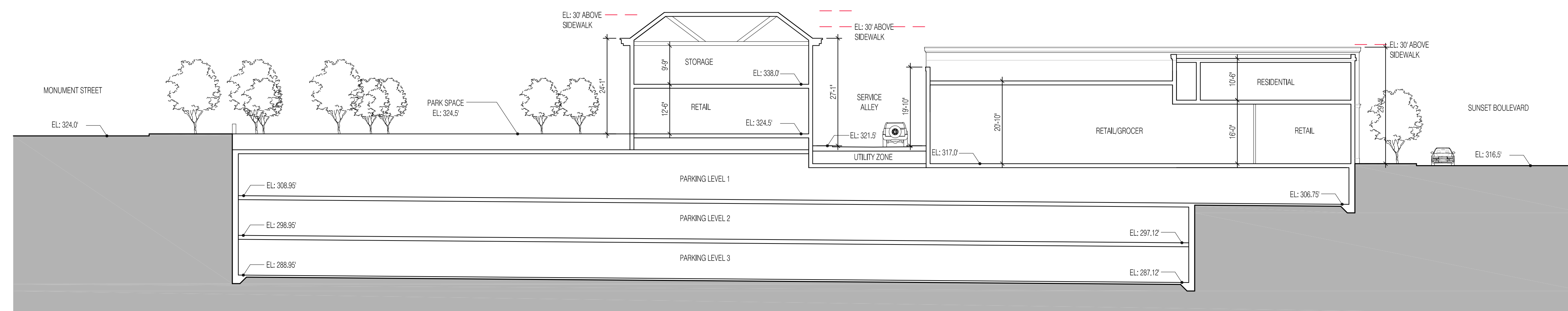
A3.1



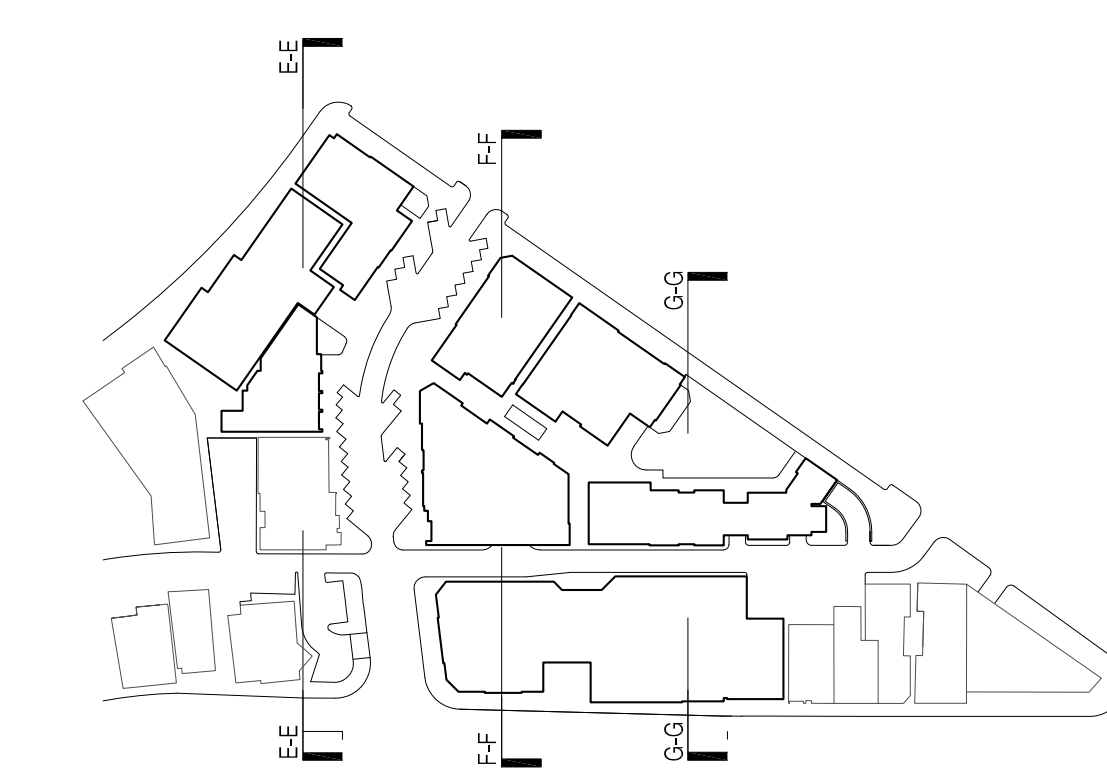
1 SITE SECTION E-E
SCALE: 1/16" = 1'-0"



2 SITE SECTION F-F
SCALE: 1/16" = 1'-0"



3 SITE SECTION G-G
SCALE: 1/16" = 1'-0"



SITE SECTION KEY

PROJECT NUMBER: 13149.00

DATE: May 18, 2016

REVISIONS:

SCALE: 1/16" = 1'-0"

DRAWING NAME:

SITE SECTIONS

DRAWING NUMBER:

A3.2



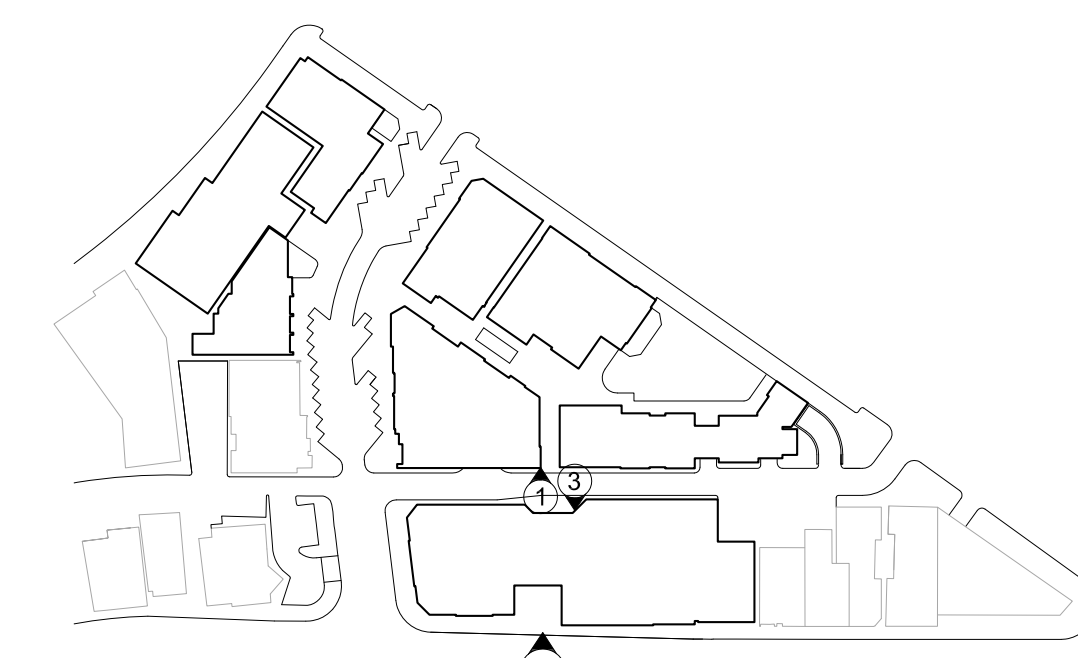
1 SERVICE ALLEY - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SUNSET BOULEVARD - EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SERVICE ALLEY - WEST ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

PROJECT NUMBER: 13149.00

DATE: May 18, 2016

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

STREET ELEVATIONS

DRAWING NUMBER:

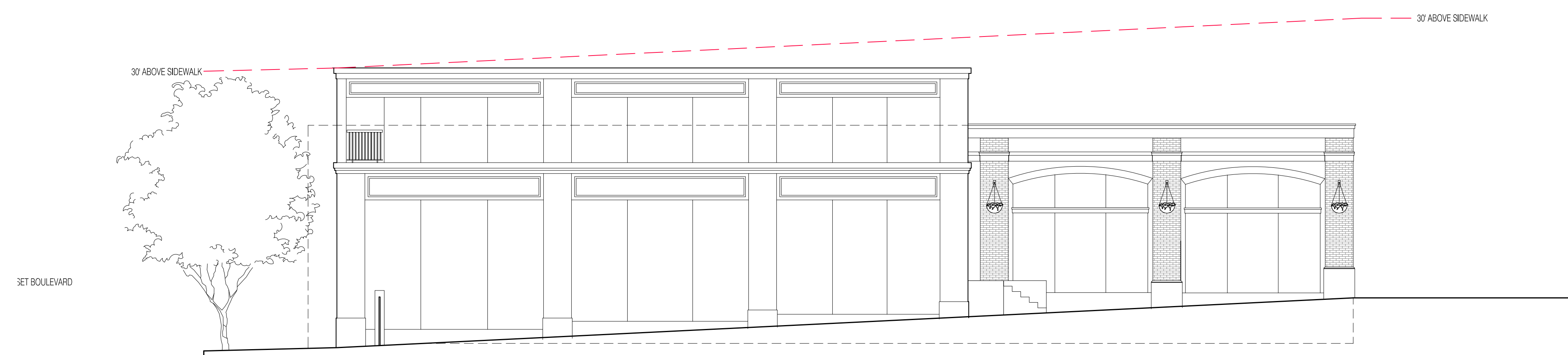
A4.2



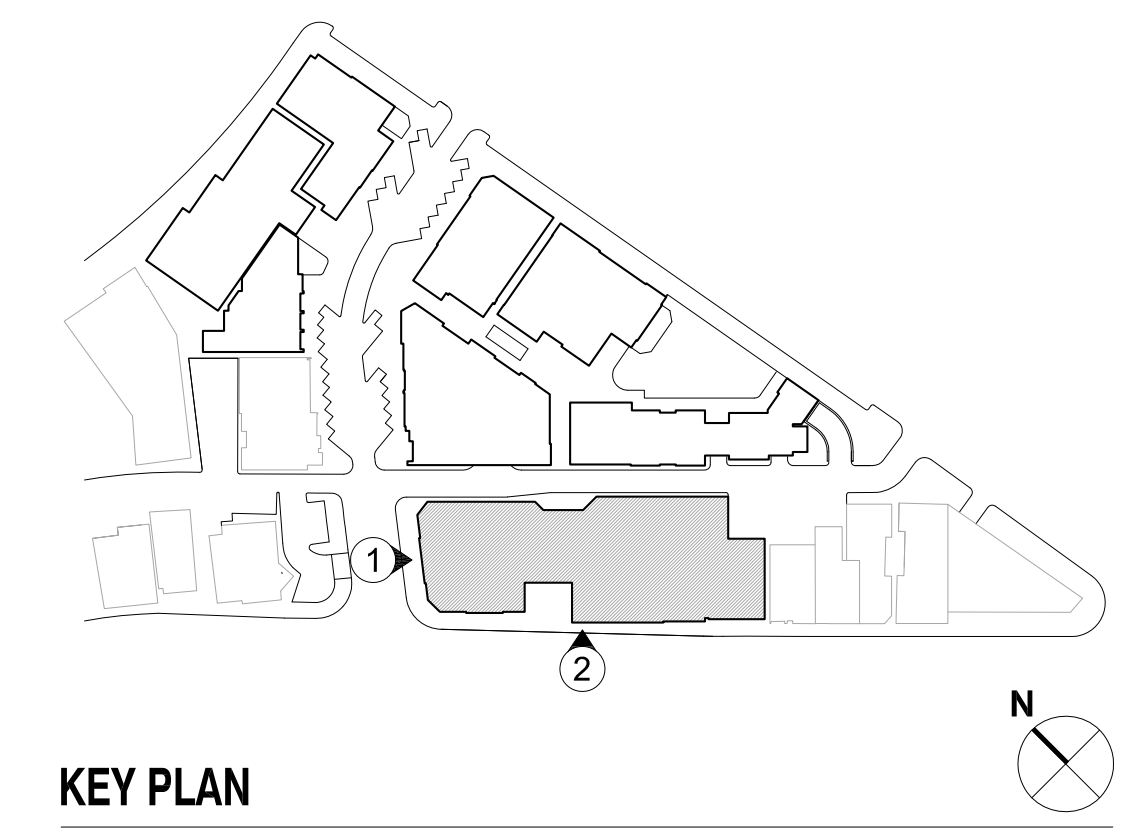
1 BUILDING H EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING H EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING H EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN



4 BUILDING H EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 13149.00

DATE: May 18, 2016

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**BUILDING H
EXTERIOR
ELEVATIONS**

DRAWING NUMBER:

A4.9