



**INTERNATIONAL DESIGN GROUP**  
**ARCHITECTURE ■ INTERIOR DESIGN**

February 21, 2025

JB Pastor Project  
Dolores, 2<sup>nd</sup> SE of 7<sup>th</sup>  
Carmel-by-the-Sea  
Block: 91, Lots: 6, 8, & 10  
APN: 010-145-012, 022, & 023

**JB Pastor – Building Height Survey**

This Height survey was conducted to compare the heights of the neighboring buildings adjacent to or existing on the JB Pastor Project site located in the City of Carmel-by-the-Sea, California on Block 91, Lots 6, 8, & 10. Measurements were from the highest ridge line of the respective building to the back of sidewalk at the property's edge.

With data gathered from the height survey, 16 of the neighboring buildings (Buildings 1-11, 13, 15, 18, 19, & 22) will stand higher than the Proposed JB Pastor Project. At a height of 26.93' from the sidewalk, the JB Pastor building will be 3.95' shorter than Building 22 (The neighboring Bank Building), 4.97' shorter than Building 11 (The neighboring Stone House Terrace), and 7.74' shorter than Building 19 (The neighboring building at the southern property line). Comparing to the buildings across the street on Dolores Street, JB Pastor will be 0.03' shorter than Building 3, 3.19' shorter than Building 4, & 4.2' shorter than Building 5.

Regards,

Jason Diaz  
Project Manager  
IDG, Inc.



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EXHIBIT A

**Survey Height Chart**

<b>Building</b>	<b>Ridgeline Elevation</b>	<b>Sidewalk Elevation</b>	<b>Height</b>	<b>Height Difference w/ JB Pastor</b>
1	1,020.95'	989.99'	30.96'	4.03'
2	1,020.38'	992.99'	27.39'	.46'
3	1,027.25'	1,000.29'	26.96'	.03'
4	1,031.40'	1,001.28'	30.12'	3.19'
5	1,033.75'	1,002.62'	31.13'	4.20'
6	1,032.10'	997.66'	34.44'	7.51'
7	1,034.06'	1,003.42'	30.64'	3.71'
8	1,032.18'	1,003.41'	28.77'	1.84'
9	1,031.44'	1,001.84'	29.60'	2.67'
10	1,027.95'	998.71'	29.24'	2.31'
11	1,029.30'	997.40'	31.90'	4.97'
12	1,017.55'	994.26'	23.29'	-3.64'
13	1,020.95'	993.71'	27.24'	.31'
14	1,015.20'	991.63'	23.57'	-3.36'
15	1,017.90'	990.86'	27.04'	.11'
16	1,004.89'	992.06'	12.83'	-14.10'
17	1,020.25'	993.51'	26.74'	-.19'
18	1,023.95'	996.41'	27.54'	.61'
19	1,027.66'	992.99'	34.67'	7.74'
20	1,023.18'	999.96'	23.22'	-3.71'
21	1,024.20'	1,002.21'	21.99'	-4.94'
22	1,034.19'	1,003.67'	30.52'	3.59'
23	1,023.50'	1,002.58'	20.92'	-6.01'
24	1,028.80'	1,002.35'	26.45'	-.48'
<b>JB Pastor</b>	<b>1,027.05'</b>	<b>1,000.12'</b>	<b>26.93'</b>	<b>---</b>

Please see attached Surrounding Building Height Survey for key plan, roof line/sidewalk elevations & photo references.



Google Earth

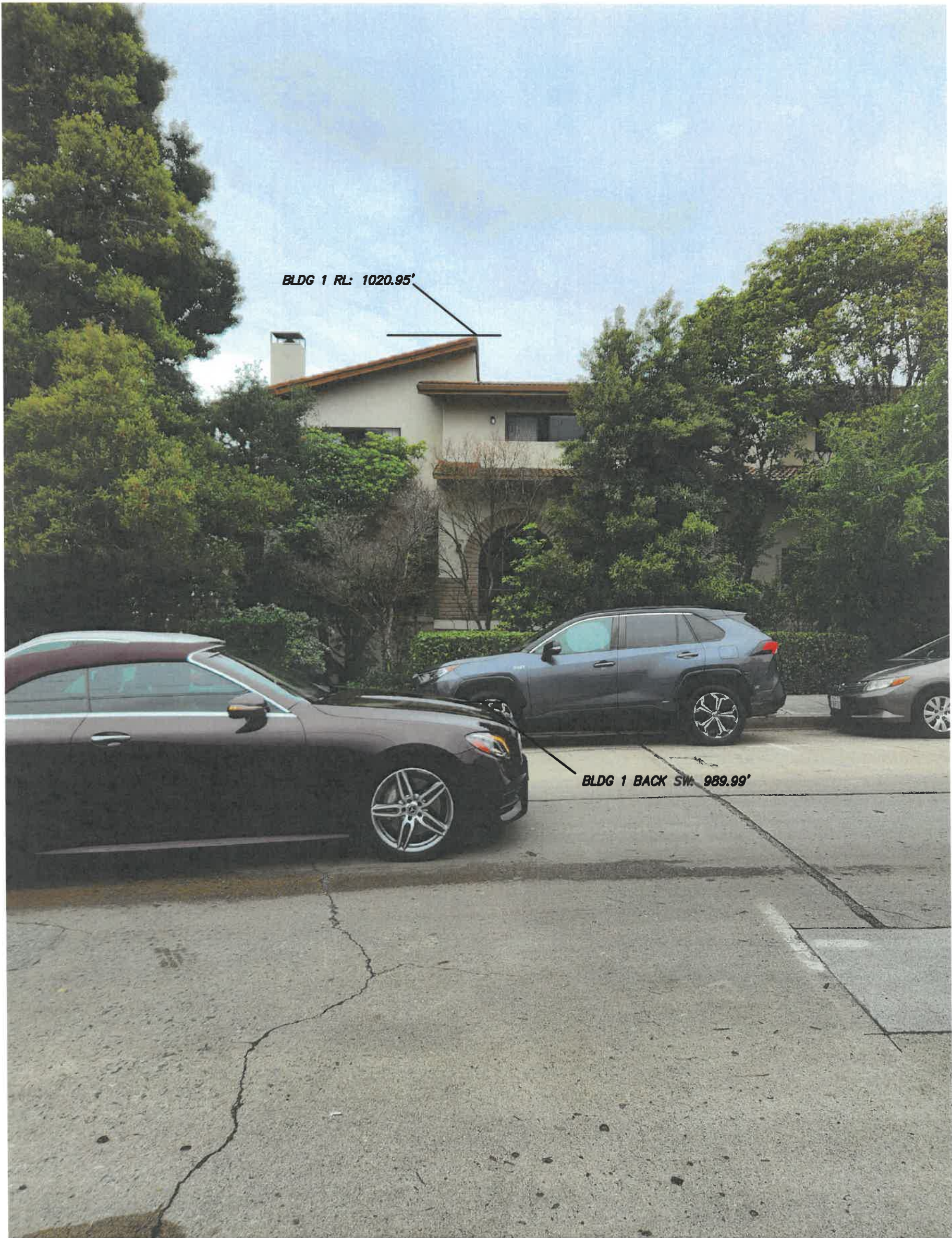
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
FOR  
ESPERANZA CARMEL COMMERCIAL LLC

SCALE: N/A  
DATE: FEBRUARY 2025  
JOB NO. 2746-01  
SHEET 1  
OF 25 SHEETS

**LANDSET**  
ENGINEERS, INC.  
520-B Gray Horse Canyon Road  
Salinas, California 95077  
Office (831) 443-8970 Fax (831) 443-3801  
www.landseteng.com

APPROVED BY:  
*Guy R. Gerardo*  
GUY R. GERARDO  
P.L.S. No. 8703

LAND SURVEYOR & ENGINEER  
STATE OF CALIFORNIA  
EXPIRATION DATE: 12-31-2025



"BUILDING 1"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
FOR  
J.B. PASTOR



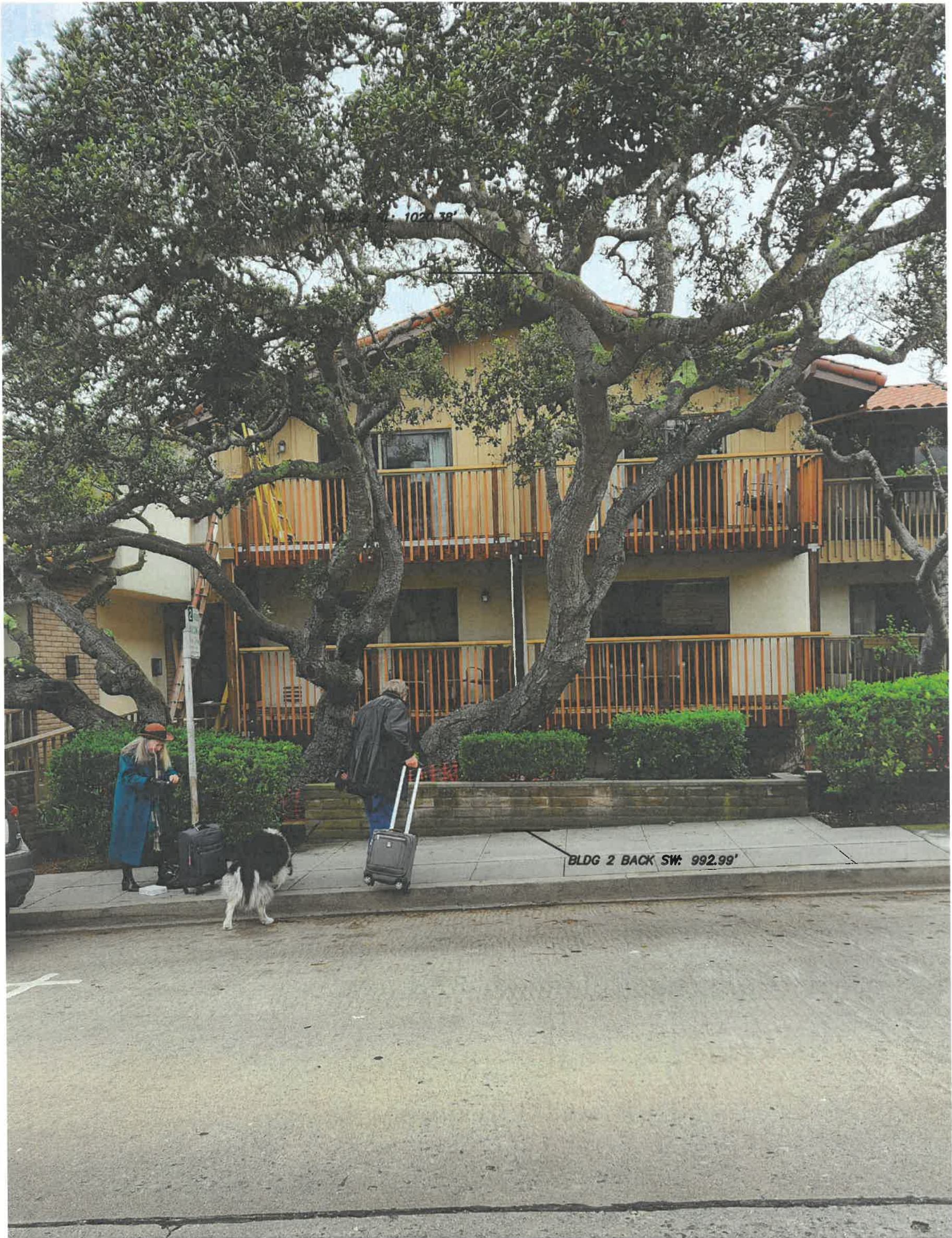
**LANDSET**  
ENGINEERS, INC.  
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Office (831) 443-6970 Fax (831) 443-3801  
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APPROVED BY:




GUY R. GIRALDO P.L.S. No. 8703





"BUILDING 2"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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2 SE OF 7TH AVENUE  
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J.B. PASTOR

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APPROVED BY:  
  
GUY R. GIRAUDO P.L.S. No. 8703



BLDG 3 RL: 1027.25'


BLDG 3 BACK SW: 1000.29'

"BUILDING 3"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
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GUY H. GIRALDO P.L.S. No. 8703



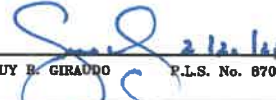
SCALE: N/A  
DATE: FEBRUARY 2025  
JOB NO. 2746-01  
SHEET 4  
OF 25 SHEETS



"BUILDING 4"  
SURROUNDING BUILDING HEIGHT SURVEY  
OR  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
FOR  
J.B. PASTOR

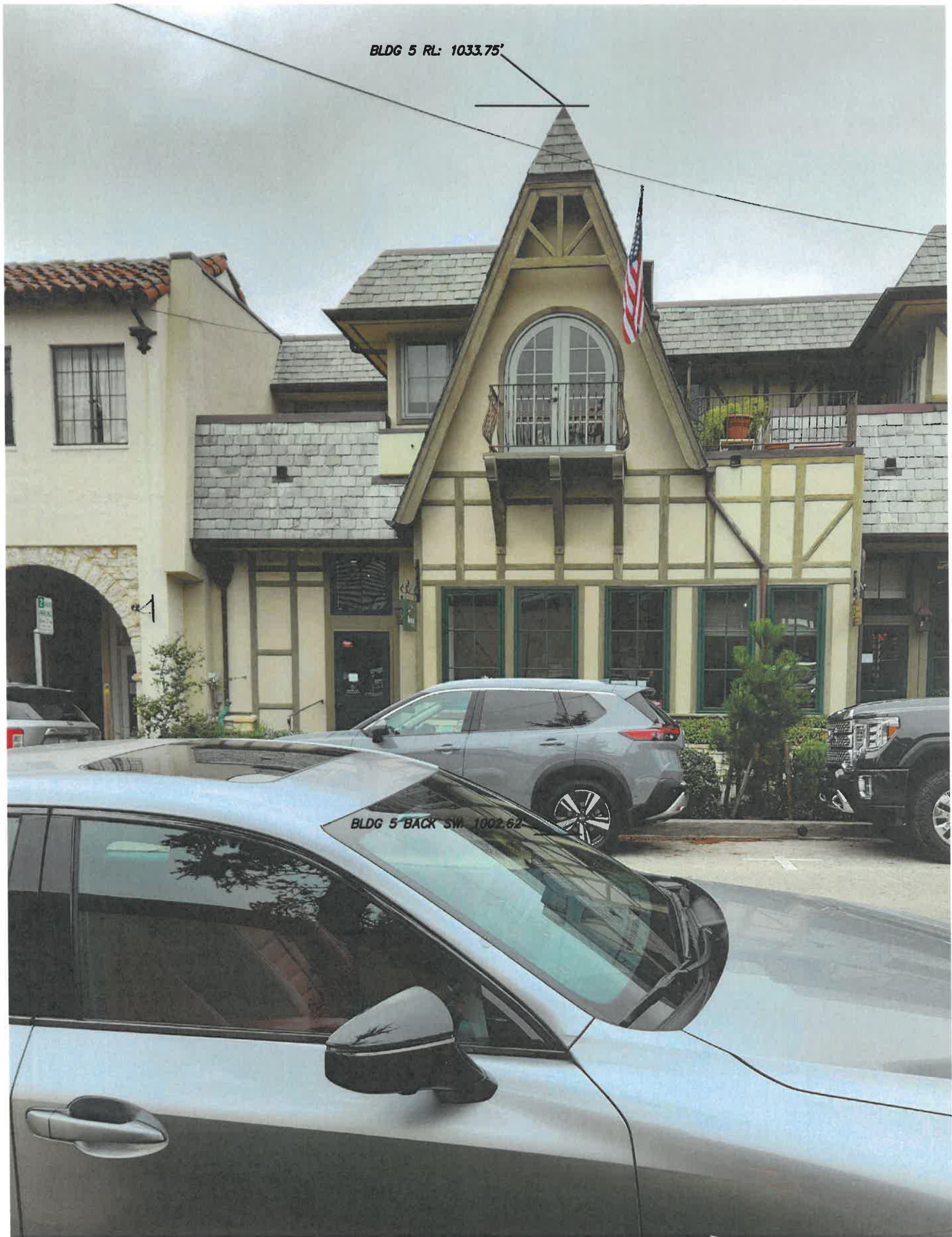


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SCALE: N/A  
DATE: FEBRUARY 2023  
JOB NO. 2746-01  
SHEET 5  
OF 25 SHEETS

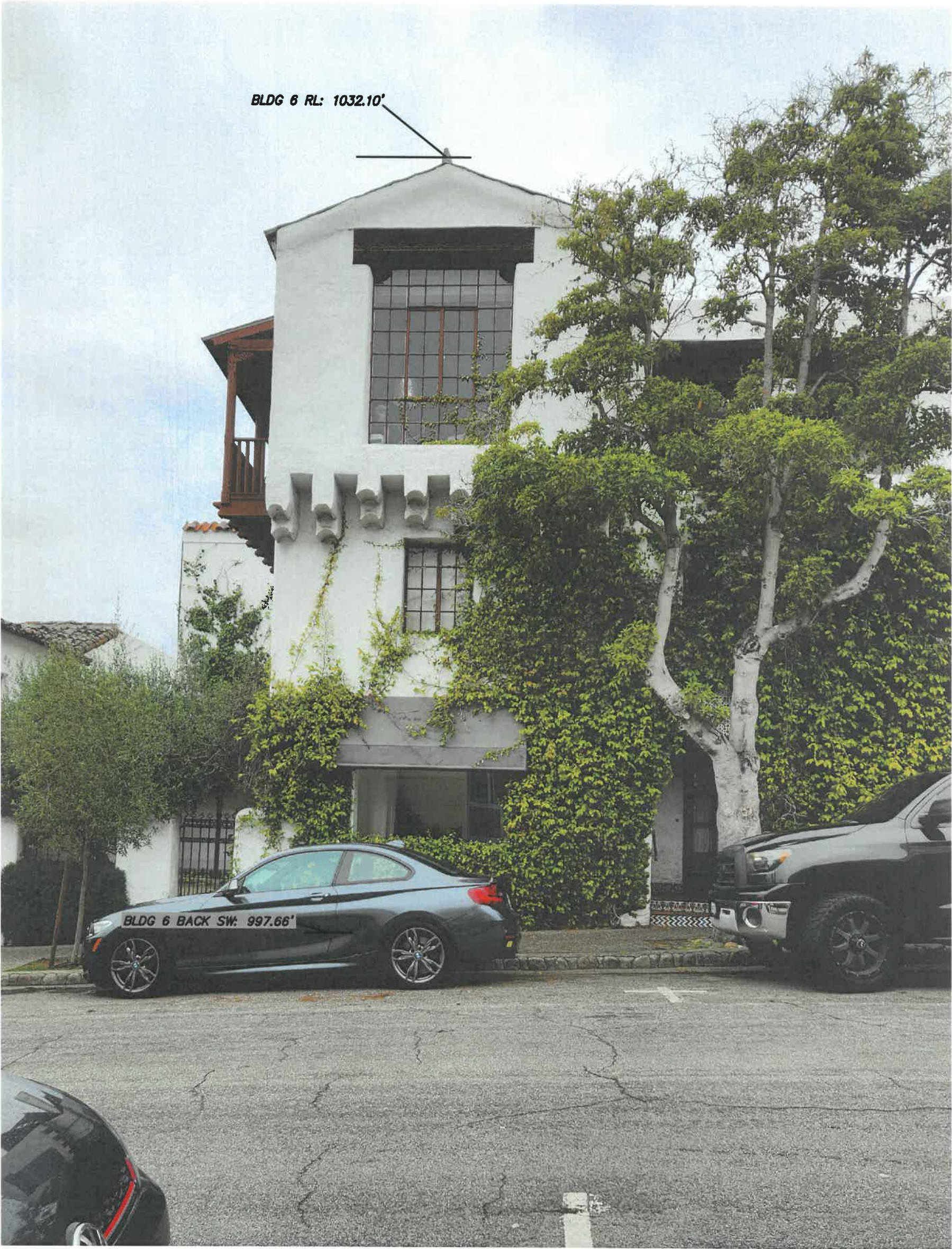


"BUILDING 5"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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2 SE OF 7TH AVENUE  
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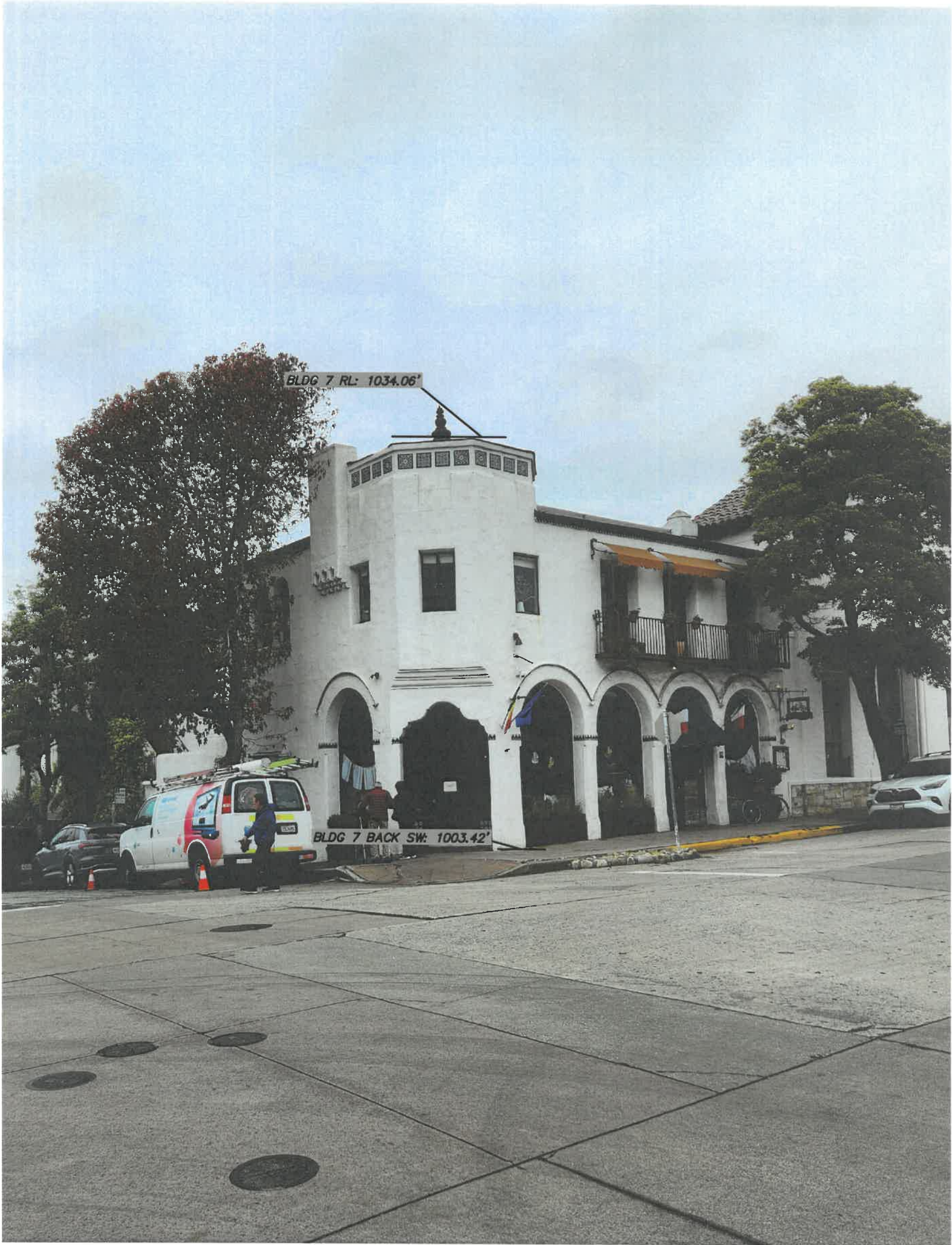


"BUILDING 6"  
SURROUNDING BUILDING HEIGHT SURVEY  
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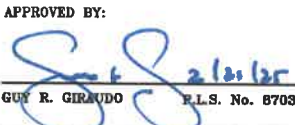
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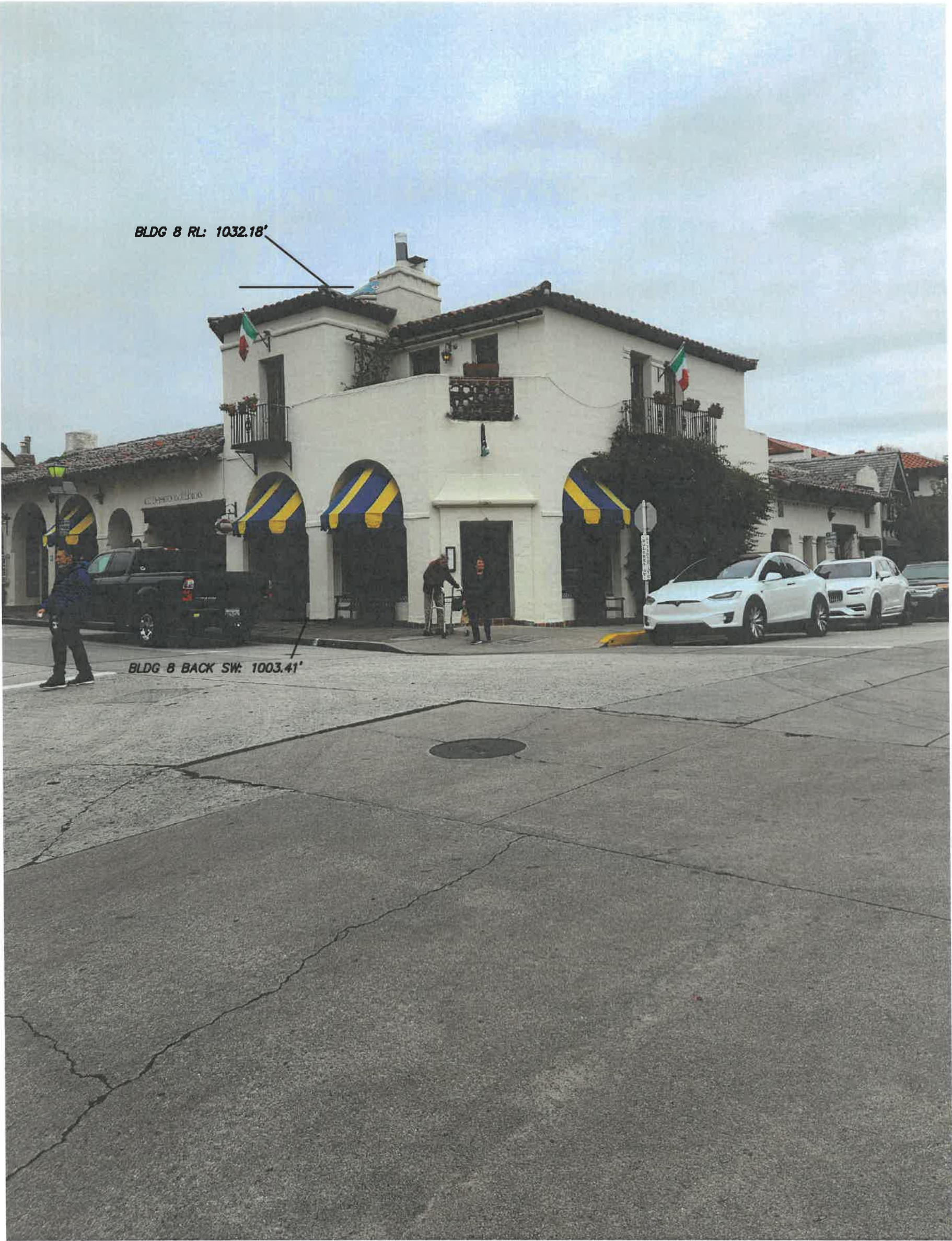


"BUILDING 7"  
SURROUNDING BUILDING HEIGHT SURVEY  
OR  
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2 SE OF 7TH AVENUE  
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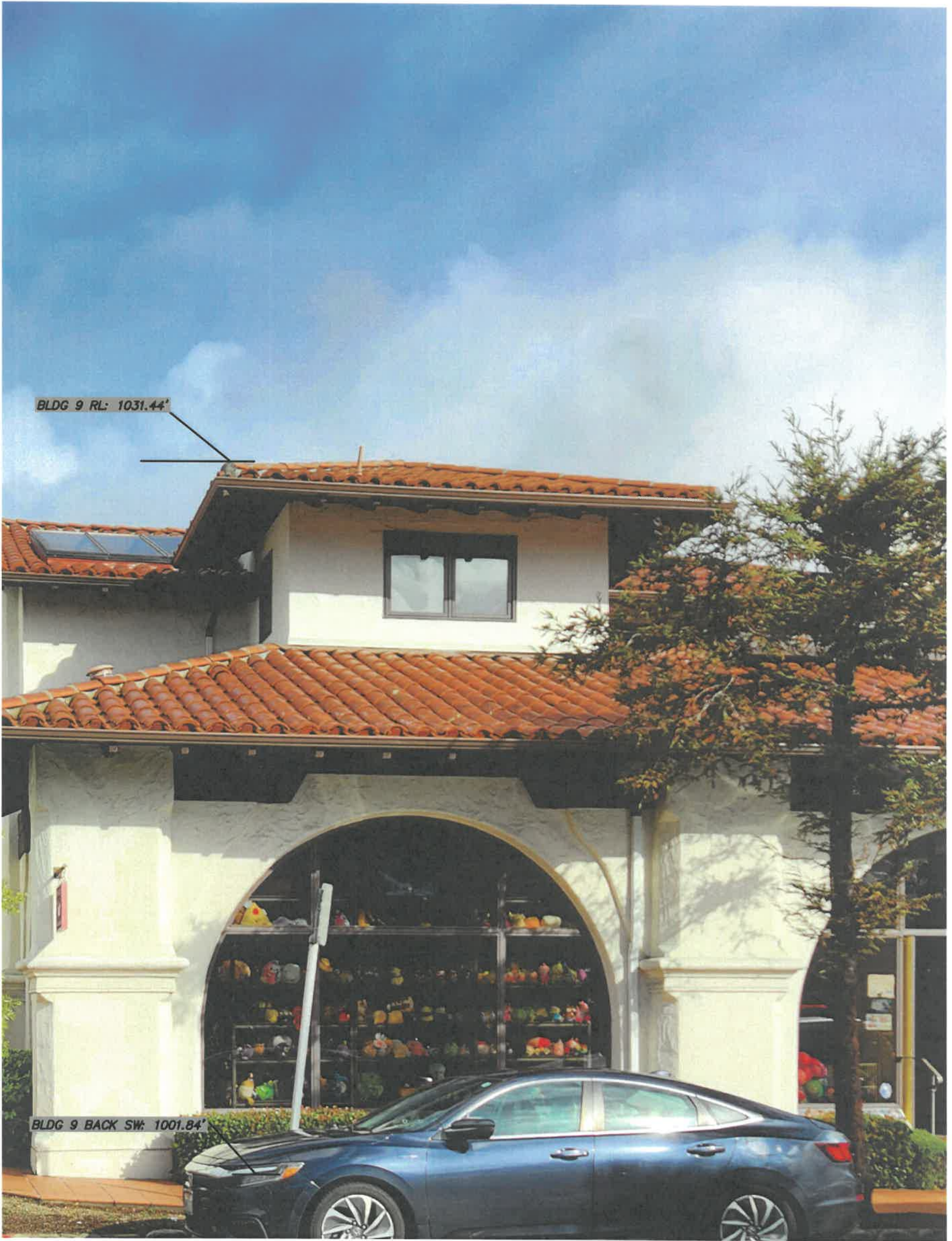


"BUILDING 8"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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2 SE OF 7TH AVENUE  
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APPROVED BY:  
  
GUY R. GIRAUO 2/12/25  
P.L.S. No. 8703





"BUILDING 9"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
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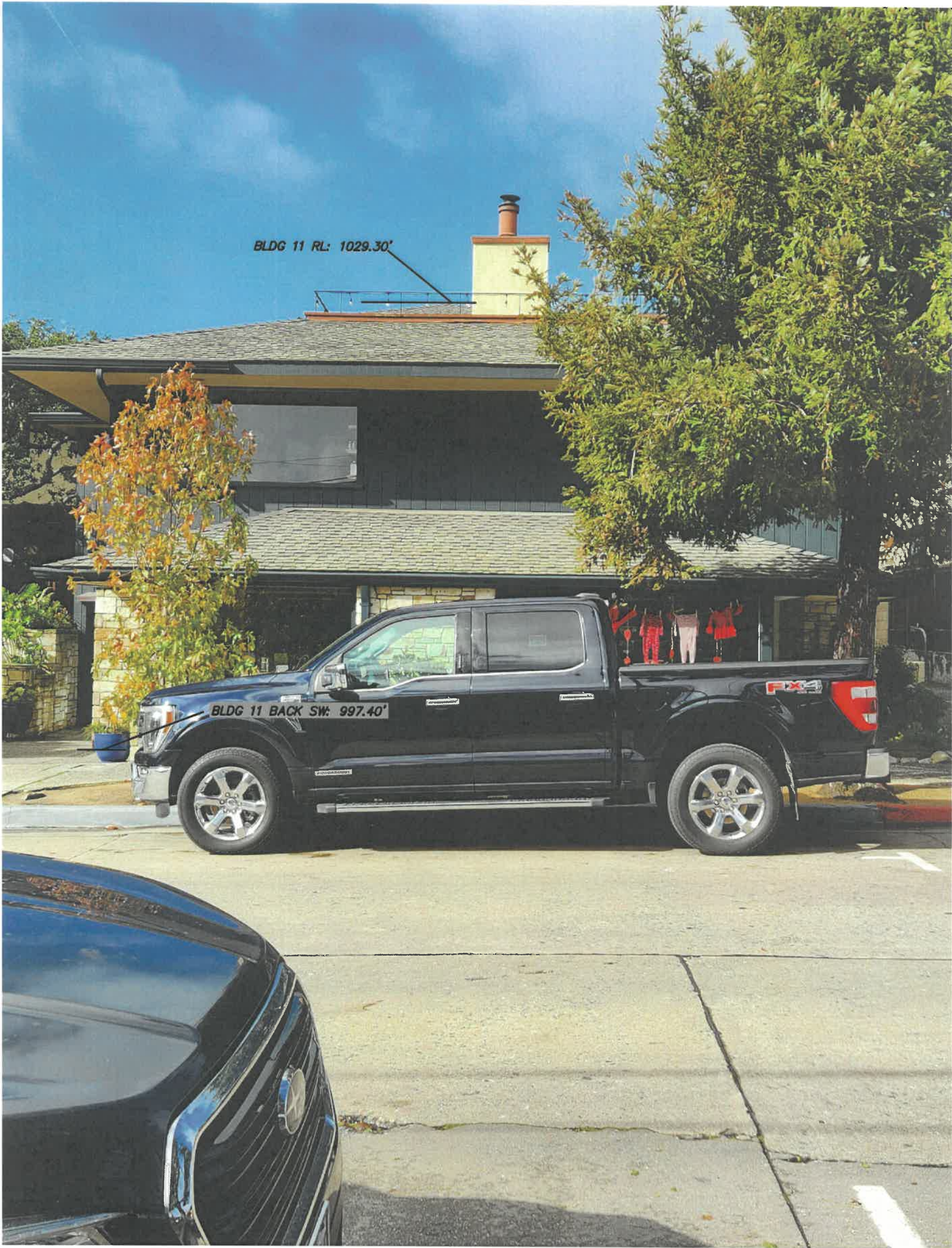


"BUILDING 10"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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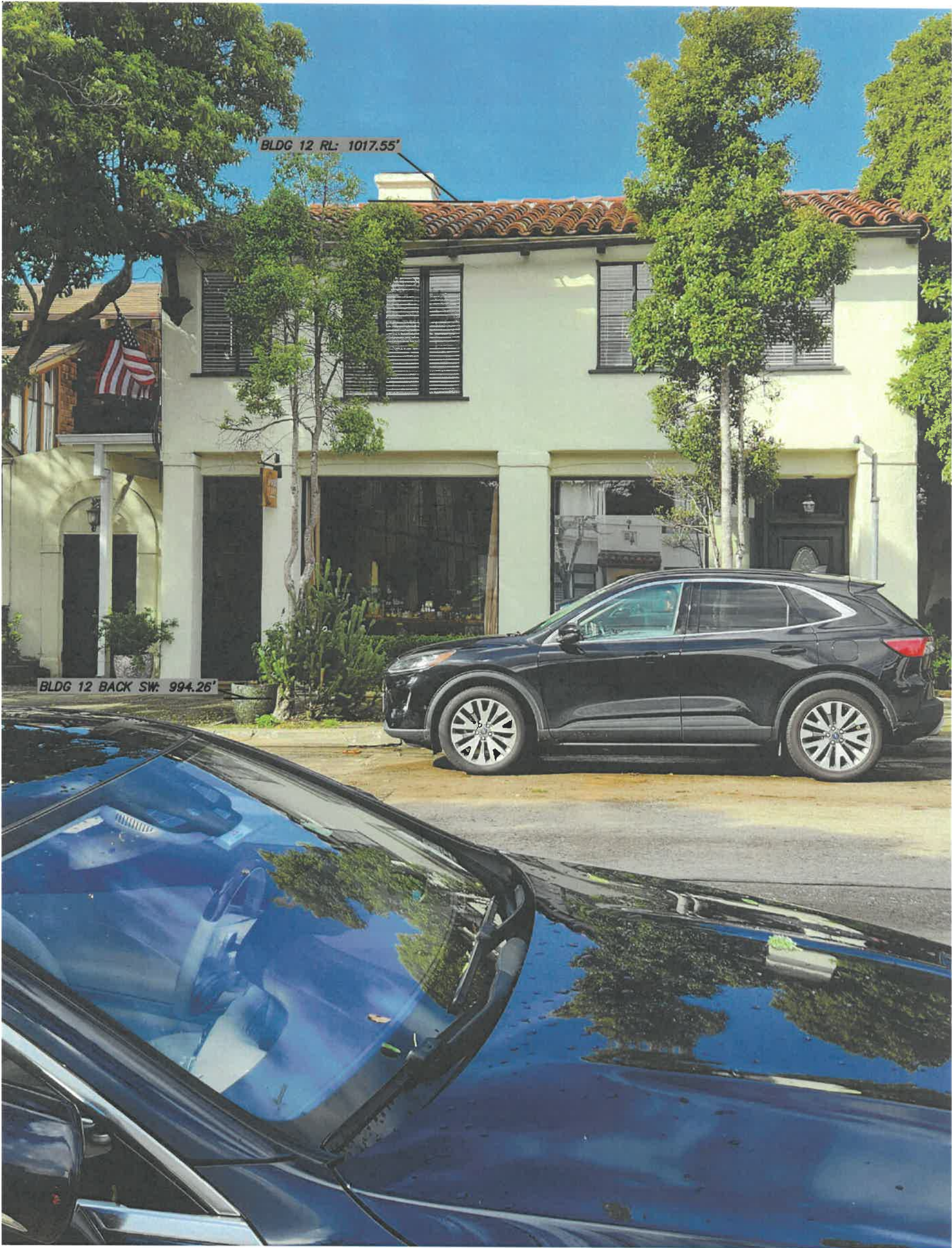
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OF  
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CARMEL-BY-THE-SEA, CALIFORNIA  
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SCALE: N/A  
DATE: FEBRUARY 2025  
JOB NO. 2746-01  
SHEET 12  
OF 25 SHEETS

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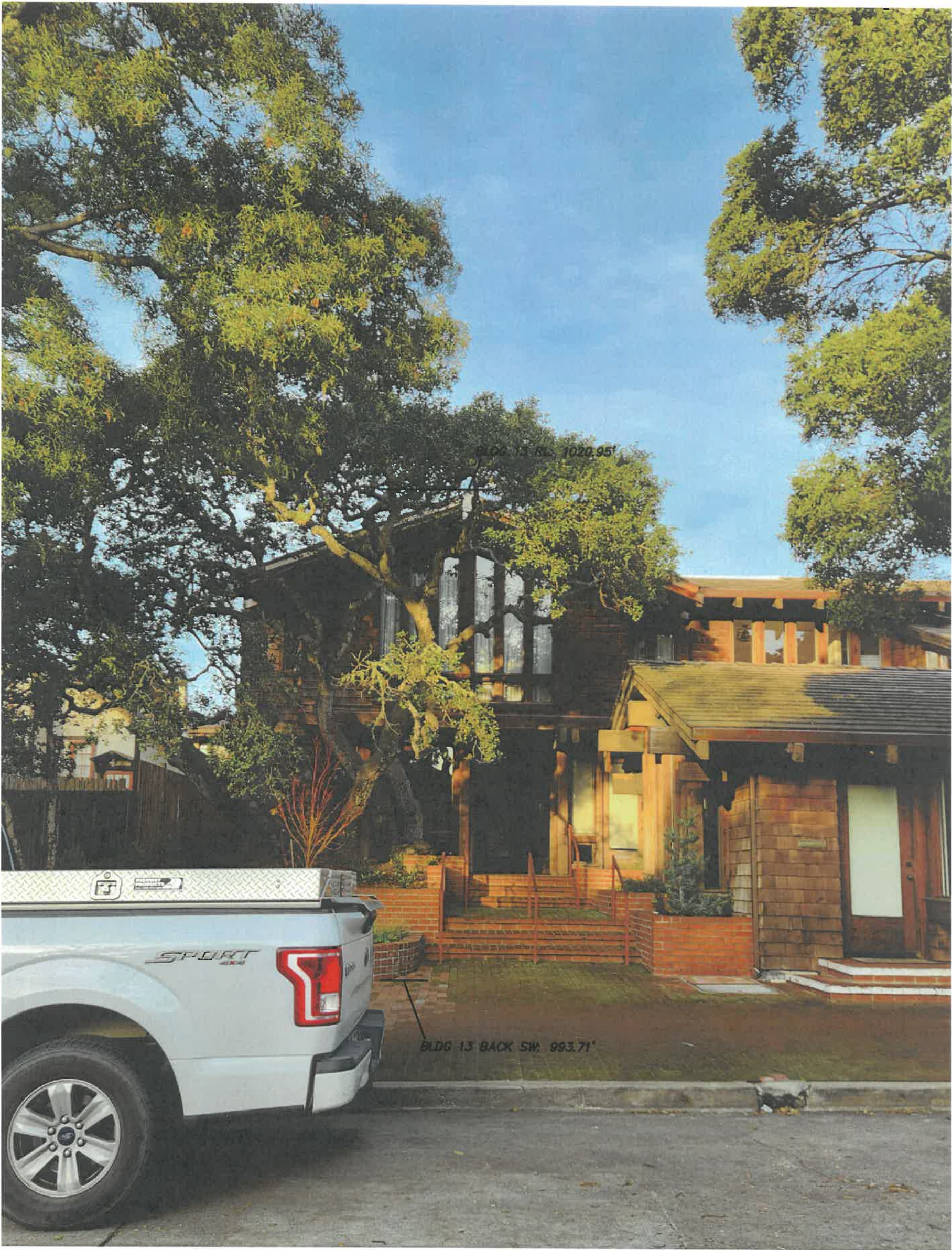
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"BUILDING 13"  
SURROUNDING BUILDING HEIGHT SURVEY  
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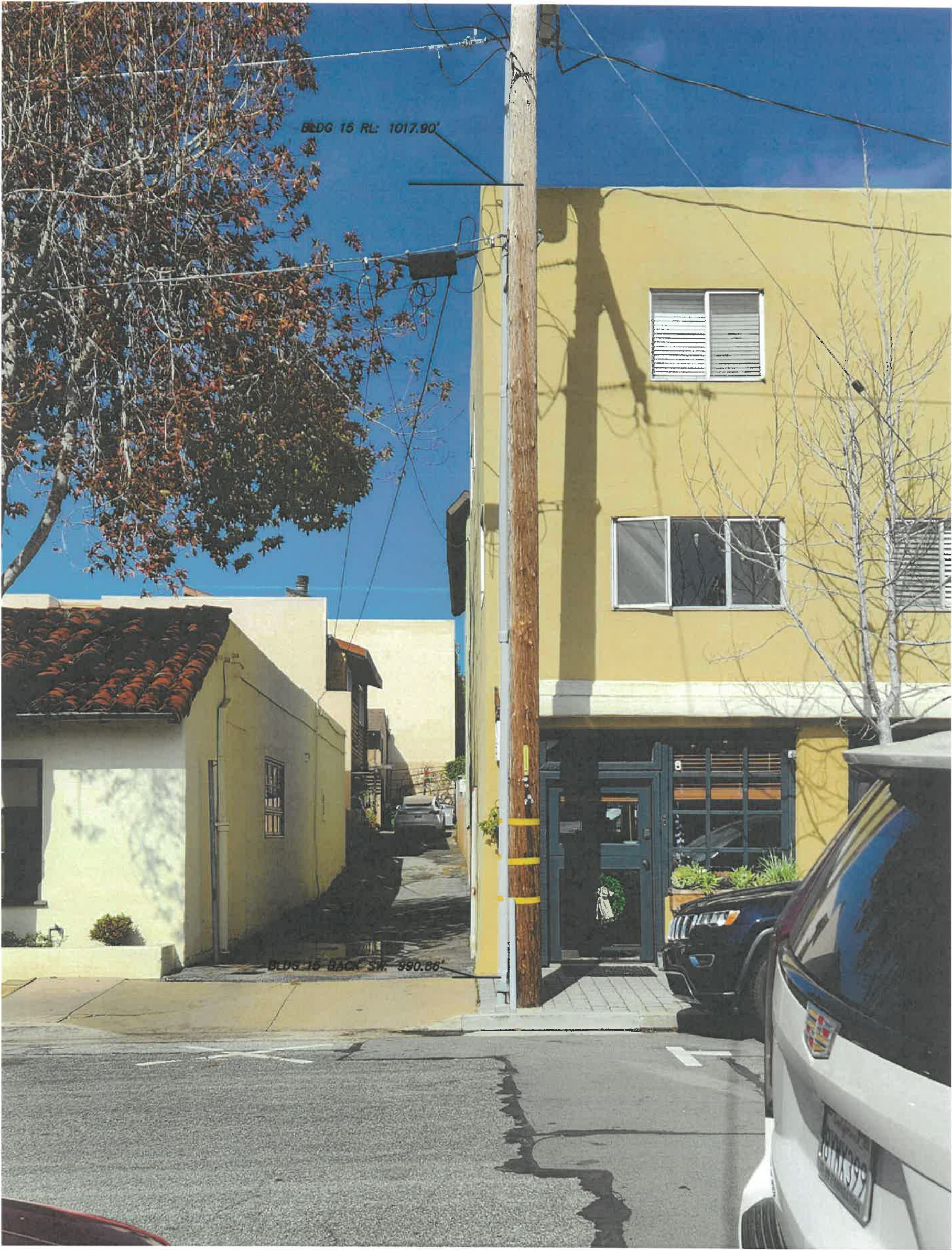


"BUILDING 14"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA  
FOR  
J.B. PASTOR

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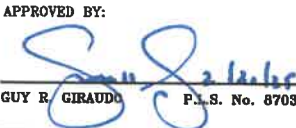
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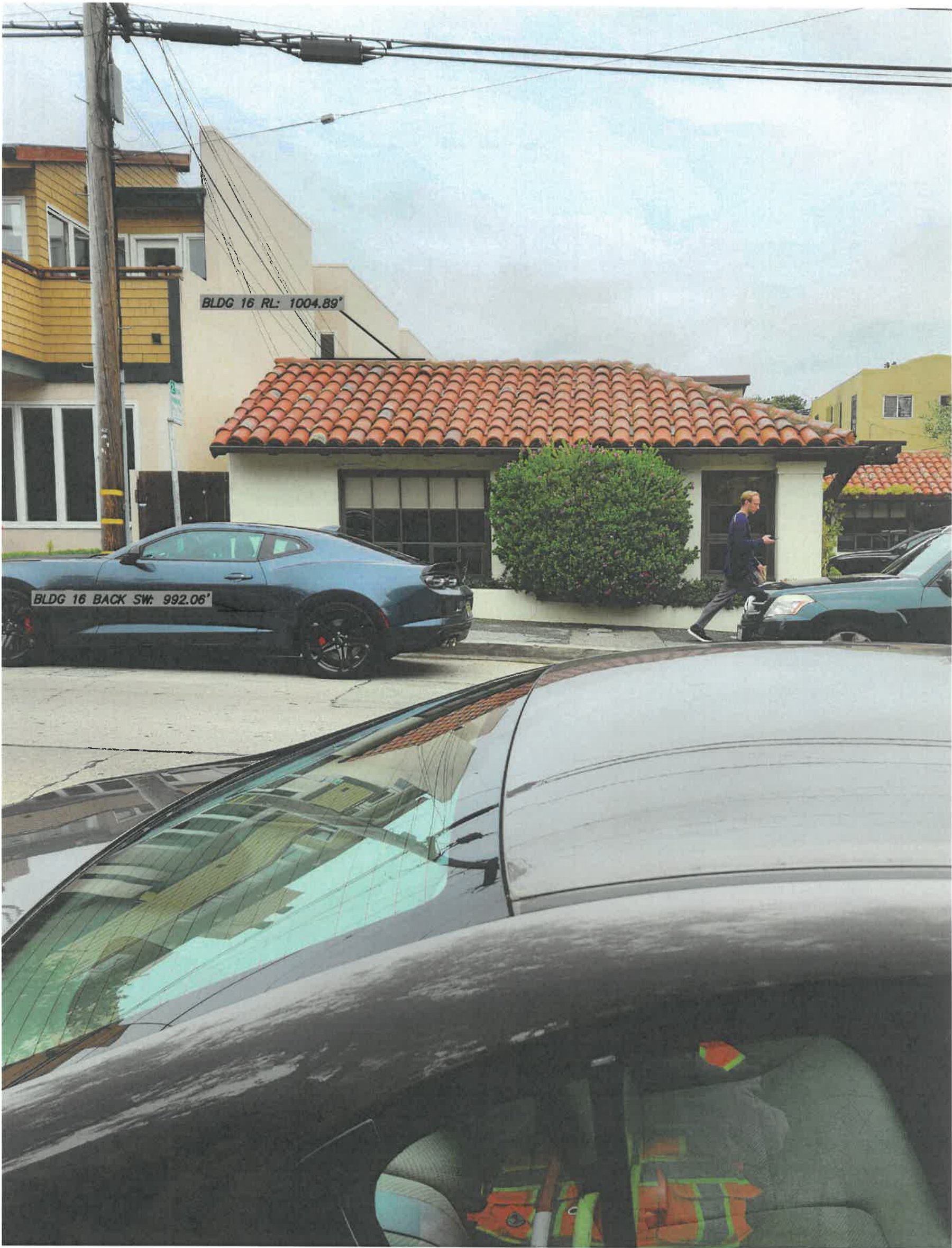


"BUILDING 15"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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"BUILDING 16"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
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2 SE OF 7TH AVENUE  
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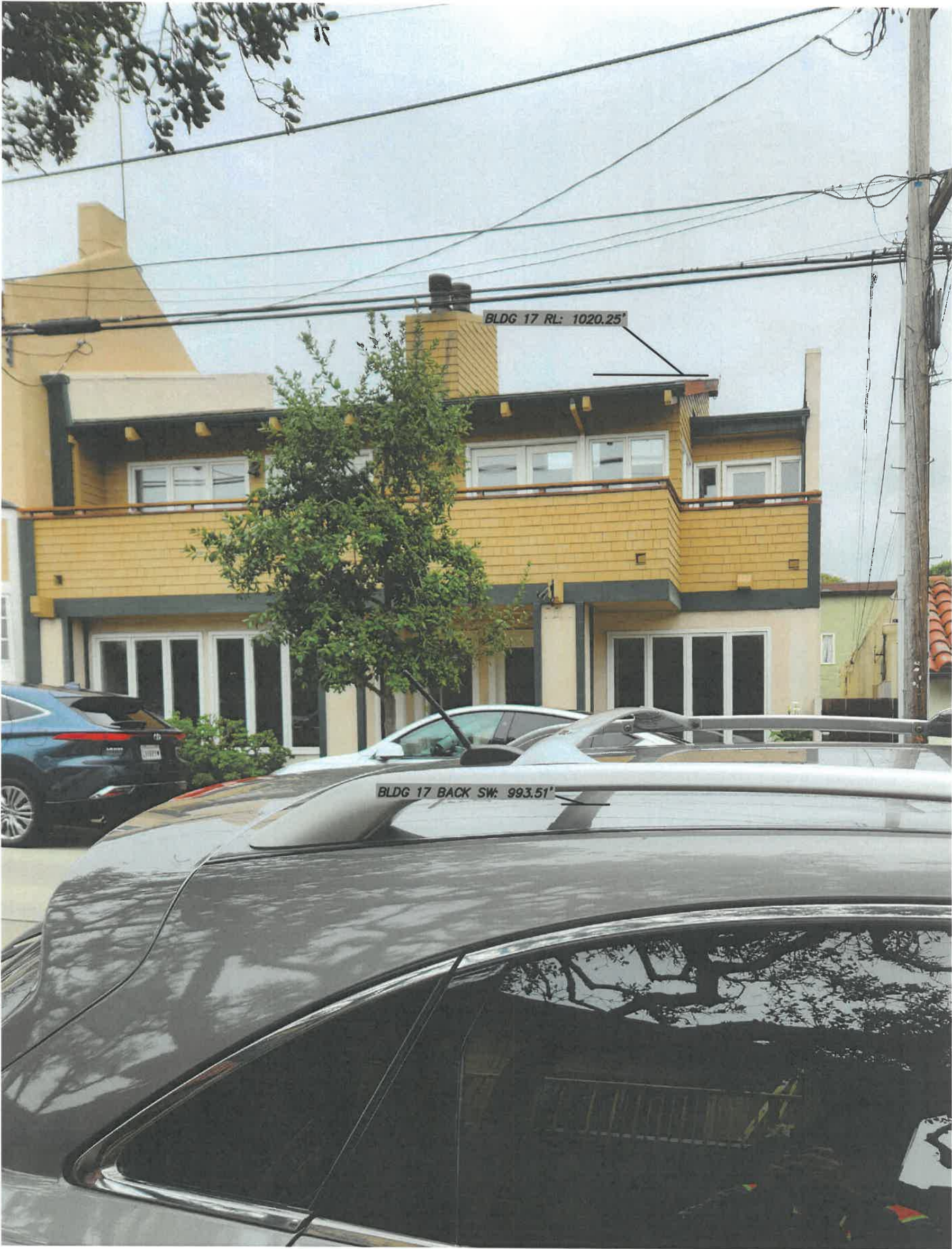
SCALE: N/A  
DATE: FEBRUARY 2025  
JOB NO. 2746-01  
SHEET 17  
OF 25 SHEETS

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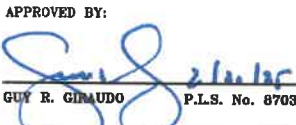




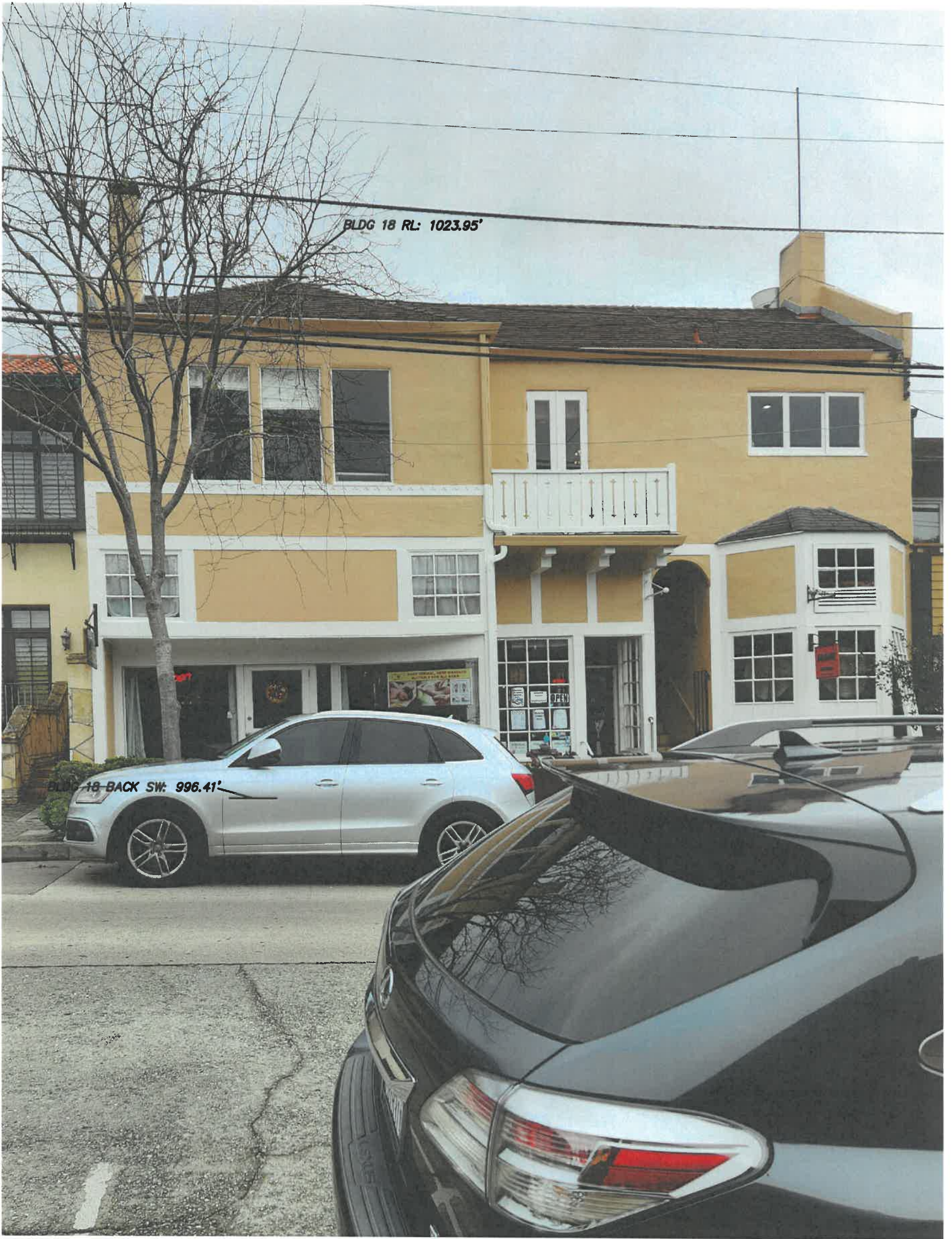
"BUILDING 17"  
SURROUNDING BUILDING HEIGHT SURVEY  
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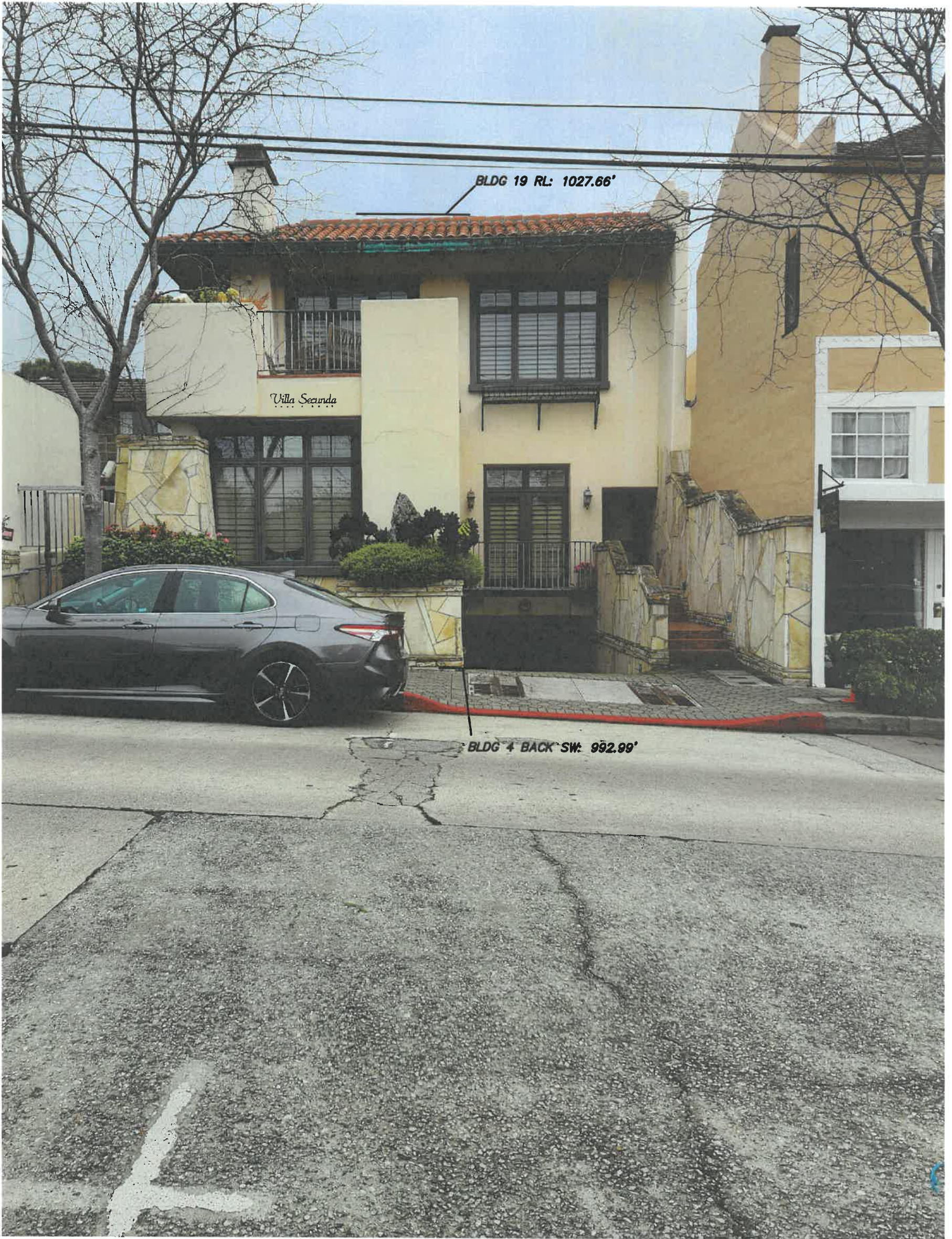
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SURROUNDING BUILDING HEIGHT SURVEY  
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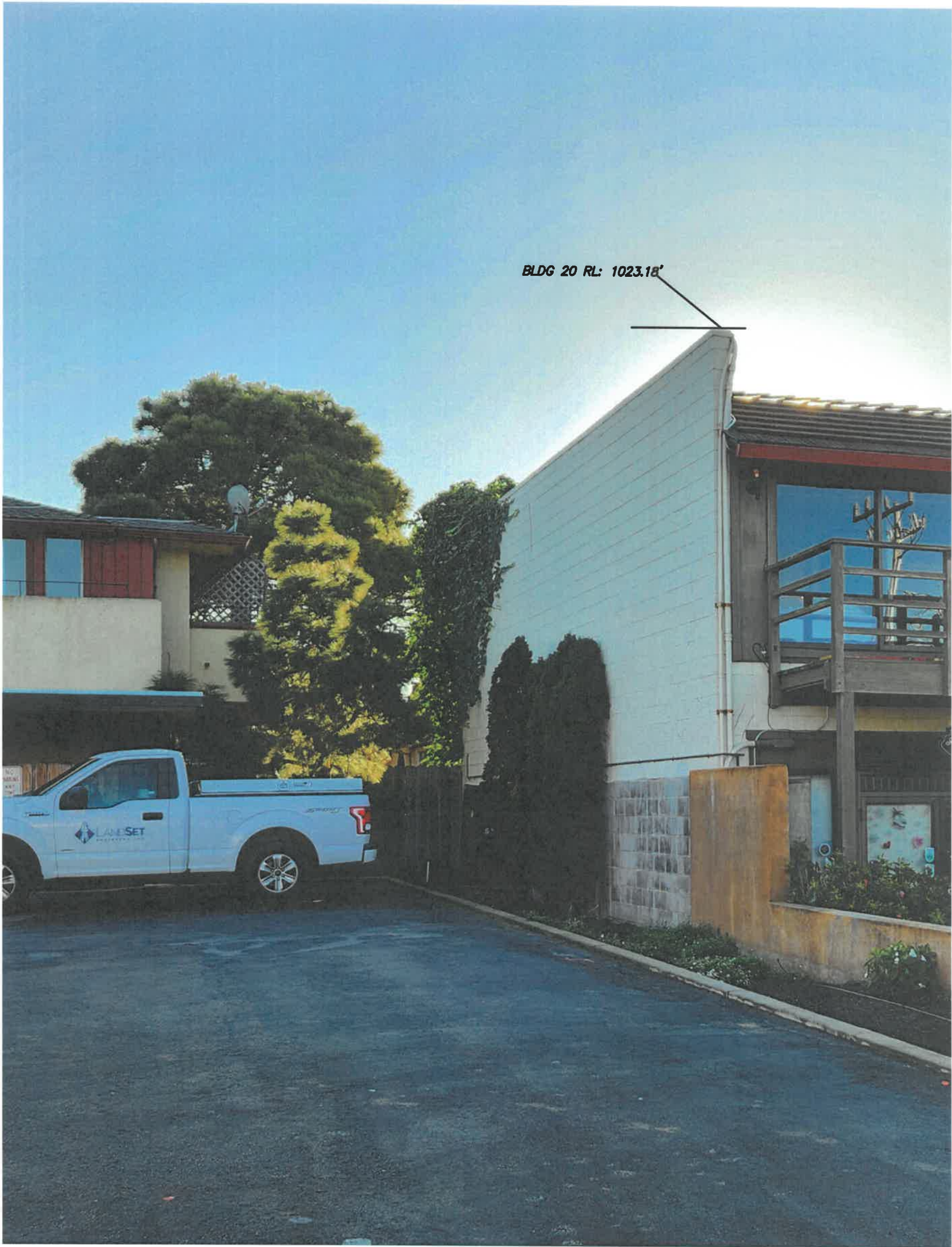


"BUILDING 19"  
SURROUNDING BUILDING HEIGHT SURVEY  
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"BUILDING 20"  
SURROUNDING BUILDING HEIGHT SURVEY  
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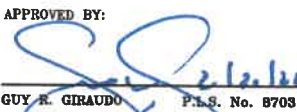
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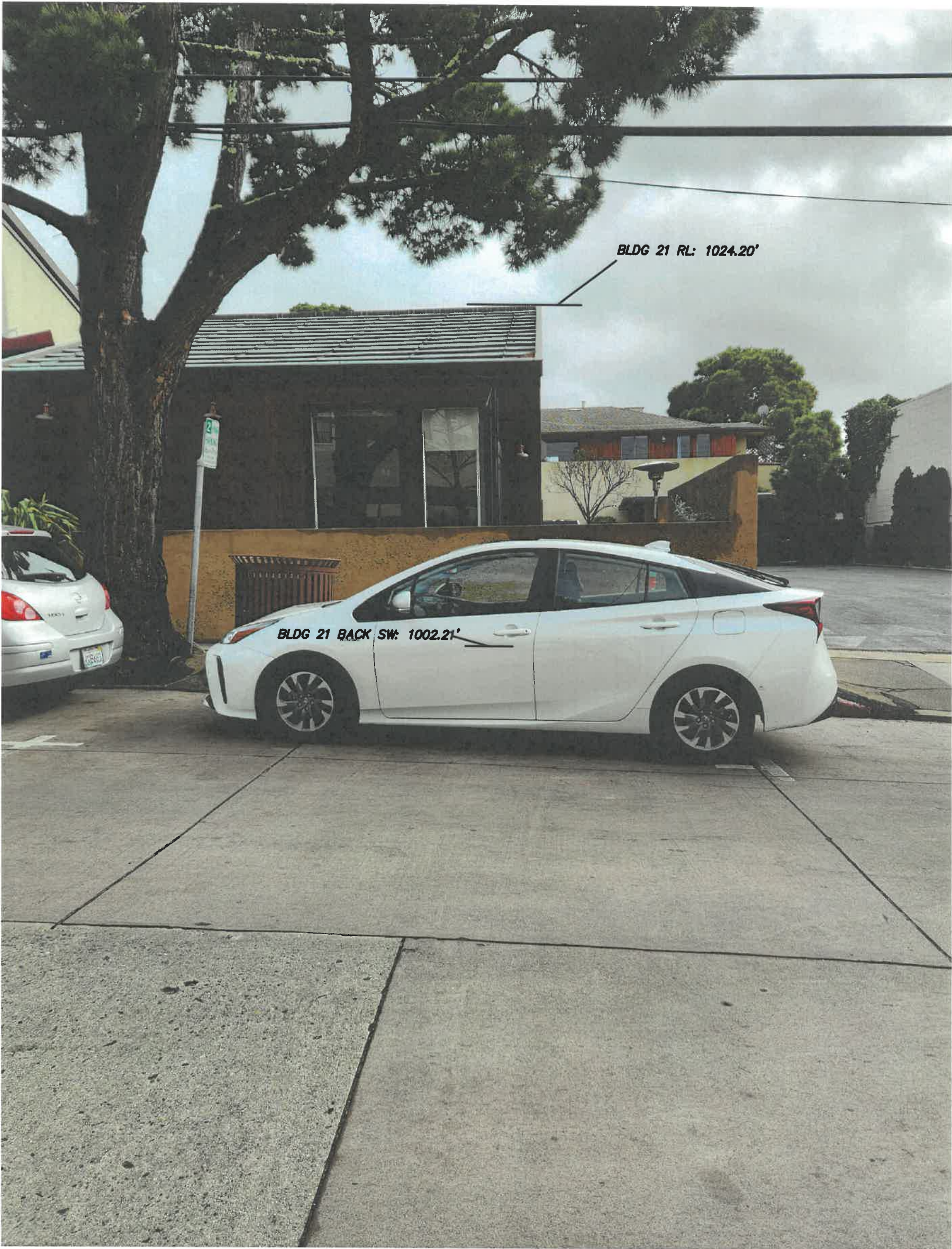
"BUILDING 20-B"  
SURROUNDING BUILDING HEIGHT SURVEY  
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SCALE: N/A  
DATE: FEBRUARY 2005  
JOB NO. 2748-01  
SHEET 21-A  
OF 25 SHEETS



"BUILDING 21"  
SURROUNDING BUILDING HEIGHT SURVEY  
OF  
DOLORES STREET  
2 SE OF 7TH AVENUE  
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J.B. PASTOR



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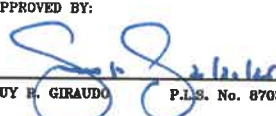
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"BUILDING 22"  
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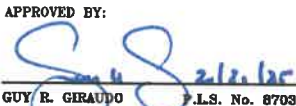
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DATE: FEBRUARY 2025  
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SHEET 24  
OF 25 SHEETS



"BUILDING 24"  
SURROUNDING BUILDING HEIGHT SURVEY  
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2 SE OF 7TH AVENUE  
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