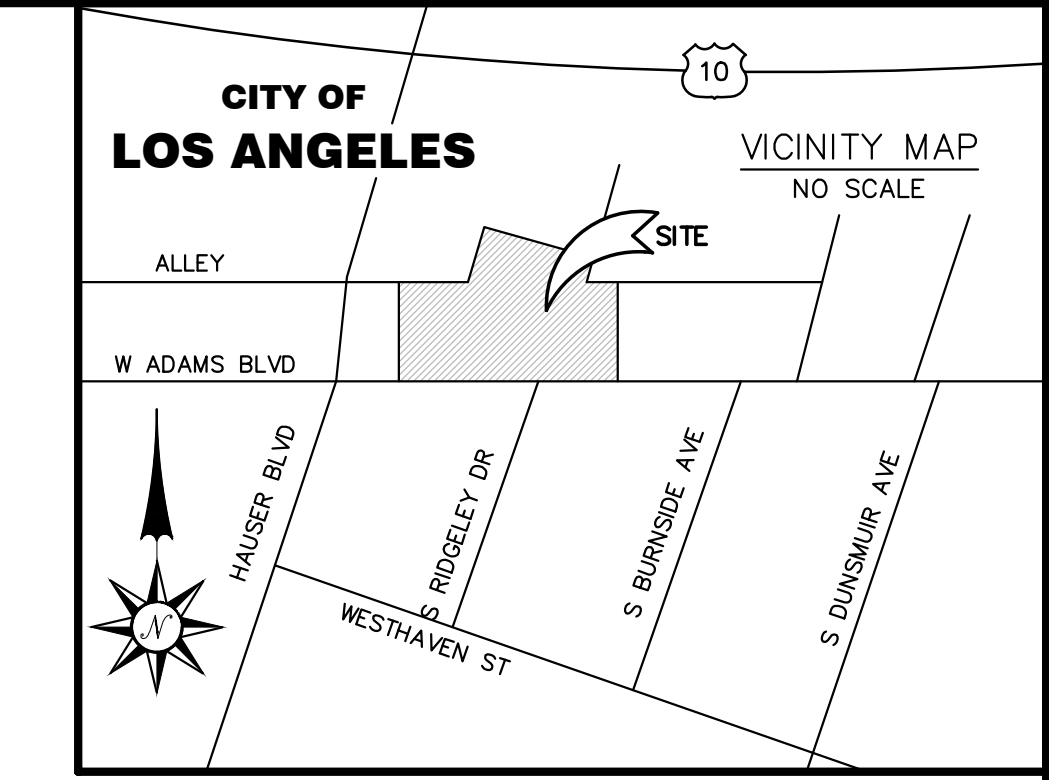


ALTA/NSPS LAND TITLE SURVEY

5469 WEST ADAMS BLVD,
LOS ANGELES CA



LEGEND:

ADJ.	ADJACENT
APN	ASSESSOR'S PARCEL NUMBER
BW	BLOCK WALL
CC	CONCRETE GUTTER
CLF	CHAIN LINK FENCE
DI	DRAIN INLET
E	EAST
FD.	FOUND
FF	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GA	GUY ANCHOR
GM	GAS METER
GP	GUARD POST
LACE	LOS ANGELES CITY ENGINEER
L&T	LEAD AND TACK
LP	LAMP POST
LS	LICENSED SURVEYOR
LT&T	LEAD TACK AND TAG
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OH	OVERHANG
P.L.	PROPERTY LINE
PP	POWER POLE
PS	PARKING STALLS
RCE	REGISTERED CIVIL ENGINEER
S	SOUTH
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SL	STREET LIGHT
SLB	SEWER MANHOLE
SMH	SEWER MANHOLE
SN	SIGN
SW	SOUTHWEST
TB	TOP OF BUILDING
TC	TOP OF CURB
TE	TRASH ENCLOSURE
W	WEST
W/	WITH
WIF	WROUGHT IRON FENCE
WM	WATER METER
WS	WATER SERVICE
()	QUANTITY

BASIS OF BEARINGS:

THE BEARING OF N89°49'00"E ALONG THE NORTHERLY LINE OF LOTS 39-50 PER TRACT 5565 M.B. 60/37, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

DATUM STATEMENT:

BENCH MARK: 13-01710
DATUM: NAVD 1988
ELEVATION: 94.612 FEET
DESCRIPTION: SPIKE IN N CURN ADAMS BLVD 15FT E OF RIDGELEY DR; W END C B

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1615 F EFFECTIVE 09/26/2008.
ZONE "X" DENOTES AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SITE RESTRICTIONS:

PENDING ZONING REPORT

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) BLOCK WALL, EAST END, LIES 2.8' EASTERLY OF PROPERTY LINE.
- (B) BUILDING LIES OVER SCHEDULE B ITEM NUMBER 8
- (C) BUILDING LIES OVER SCHEDULE B ITEM NUMBER 9

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 20, 21, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 OF TRACT 5565, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5043-001-023, 024, 025, 035

ITEMS CORRESPONDING TO SCHEDULE "B":

- BY: OLD REPUBLIC TITLE COMPANY ORDER NO.: 2676012681
101 NORTH BRAND BLVD., 14TH FLOOR TITLE OFFICER: JON LEGG
GLENDALE, CA 91203 DATED: MARCH 9, 2018
(818) 247-2917
 - (7) AN EASEMENT FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1061 OF OFFICIAL RECORDS, PAGE 290. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
 - (8) COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 1611 OF OFFICIAL RECORDS, PAGE 290. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON. CONTAINS 25' SHOWN HEREON.
 - (9) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1611 OF OFFICIAL RECORDS, PAGE 290. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON. CONTAINS 3' SHOWN HEREON.
 - (10) AN EASEMENT FOR FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15597 OF OFFICIAL RECORDS, PAGE 317. INCIDENTAL PURPOSES, RECORDED IN BOOK 1611 OF OFFICIAL RECORDS, PAGE 290. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (11) A COVENANT AND AGREEMENT, RECORDED IN BOOK 23135 OF OFFICIAL RECORDS, PAGE 310. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (12) A COVENANT AND AGREEMENT, RECORDED JULY 27, 1993 IN OFFICIAL RECORDS AS INSTRUMENT NO. 200205149. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (13) THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CITY OF LOS ANGELES REDEVELOPMENT AGENCY, RECORDED MAY 16, 1996 AS INSTRUMENT NO. 96-77191 OF OFFICIAL RECORDS AND RECORDED NOVEMBER 30, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20072636437. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (14) A COVENANT AND AGREEMENT, RECORDED OCTOBER 21, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20082053149. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (15) A COVENANT AND AGREEMENT, RECORDED NOVEMBER 20, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20082053150. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - (16) A COVENANT AND AGREEMENT, RECORDED DECEMBER 20, 2011 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2011721106. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

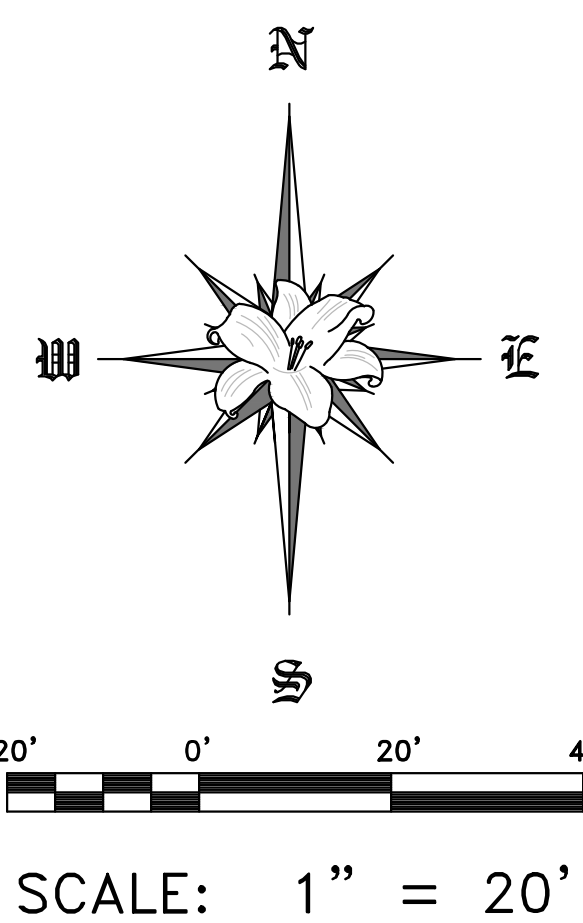
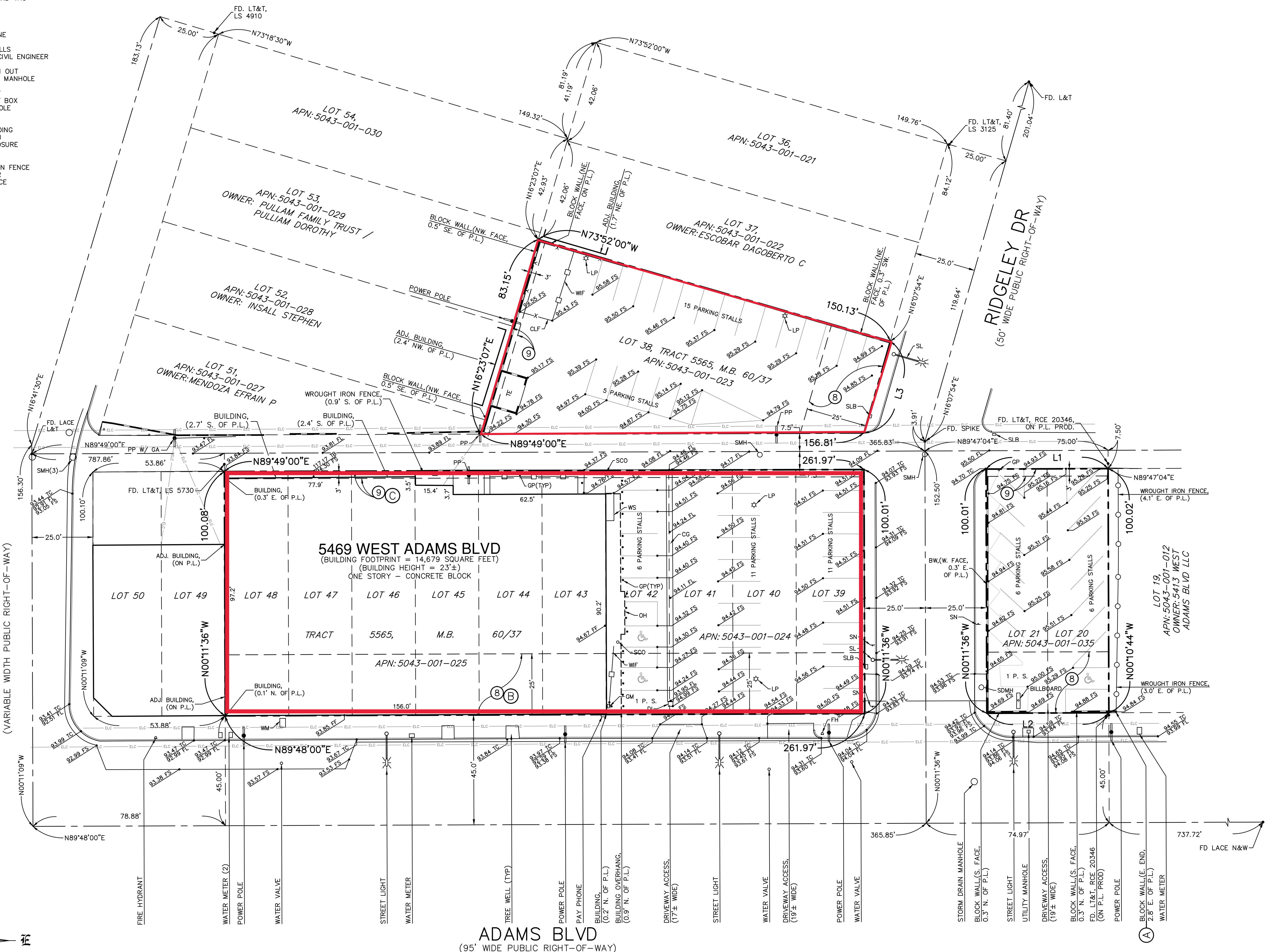
NOTE:

- 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. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- 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.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- 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 OF THE STATE OF CALIFORNIA "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."

SURVEYOR'S CERTIFICATE:

TO: CIM GROUP, AND OLD REPUBLIC TITLE 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 ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 9, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/9/18.
DATE OF PLAT OR MAP: 4/11/18

JOHN R. McDONALD P.L.S. No. 6728



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°47'04"E	50.00'
L2	N89°48'00"E	49.98'
L3	N16°07'54"E	39.09'

LAND AREA:
40,391 SQUARE FEET
0.93 ACRES

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	62
HANDICAP	3
TOTAL	65

REVISIONS

JRN CIVIL ENGINEERS
PHONE (949) 248-4685 232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
FAX (949) 248-4687
PROJECT COORDINATOR: TRAVIS EDWARDS (TEDWARDS@JRN-CIVIL.COM)

ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 20'
DATE: 4/12/18
DRAWN BY: TVE
CHKD. BY: JRN

5469 WEST ADAMS BLVD,
LOS ANGELES CA

ADDRESS:
CLIENT:

SHEET 1 OF 1
FILE NO. 17294