

ALTA/NSPS LAND TITLE SURVEY

600 WEST 8TH STREET,
LOS ANGELES, CA

BASIS OF BEARINGS:

THE BEARING OF N 90°00'00" E ALONG THE CENTERLINE OF 8TH STREET PER CENTRAL HOME PLACE, M.B. 1/97, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
725 SOUTH FIGUEROA STREET, SUITE 200,
LOS ANGELES, CA 90017
PHONE: (213) 488-4300

COMMITMENT NO.: 0183844-021-PS4-JC
TITLE OFFICER: JORDAN CUREL
DATED: AUGUST 30, 2022

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

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: PIPELINES RECORDING DATE: JUNE 19, 1893 RECORDING NO: BOOK 880, PAGE 54, DEEDS. **THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS. RECORDING DATE: APRIL 29, 1992 RECORDING NO.: 92-770910, OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
- AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING EXECUTED BY: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: FEBRUARY 3, 1993 RECORDING NO: 93-211083, OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: PACIFIC CORRIDORS REDEVELOPMENT PROJECT AREA RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: 2007-2636441, OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT 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.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06037C 2031 G EFFECTIVE DATE 04/21/2021.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

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.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 25, 26, 27, 28, 29 AND 30 IN BLOCK 2 OF CENTRAL HOME PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL MINERAL RIGHTS, FOR PURPOSES OF THIS INSTRUMENT, MINERAL RIGHTS INCLUDE, WHETHER ON, IN OR UNDER THE PREMISES, ALL OF THE FOLLOWING MINERALS, WHETHER COMMON OR PRECIOUS; COAL; CARBONS; HYDROCARBONS; OIL; GAS; PETROLEUM; CHEMICAL ELEMENTS AND SUBSTANCES WHETHER IN SOLID, LIQUID OR GASEOUS FORM; AND STEAM AND ALL SOURCES OF GEOTHERMAL ENERGY. IN THE EVENT ALL OR PART OF THE MINERAL RIGHTS HAVE BEEN RESERVED OR SEVERED PREVIOUSLY FROM THE SURFACE ESTATE, AS RESERVED IN DOCUMENT RECORDED JULY 6, 2016 AS INSTRUMENT NO. 20160785126 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 7454-002-024

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: PERSPECTIVE LAW GROUP AND CHICAGO TITLE COMPANY

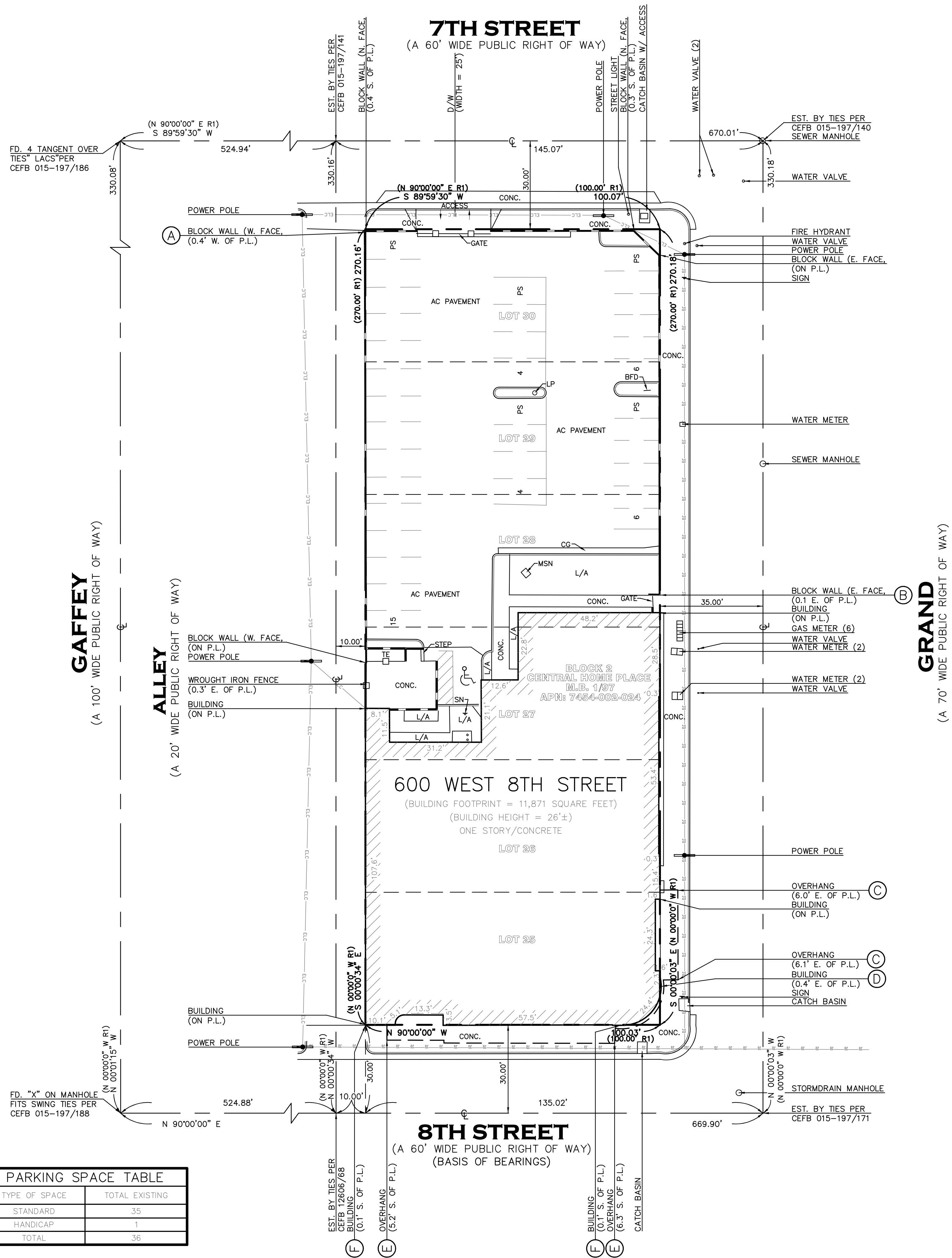
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12/5/2022.
MAP PLOT 12/22/2022.

Jeffery L. Mays
JEFFERY L. MAYS
EXP: 12/31/24
L.S. No. 6379



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	35
HANDICAP	1
TOTAL	36



STATEMENT OF POSSIBLE ENCROACHMENTS:

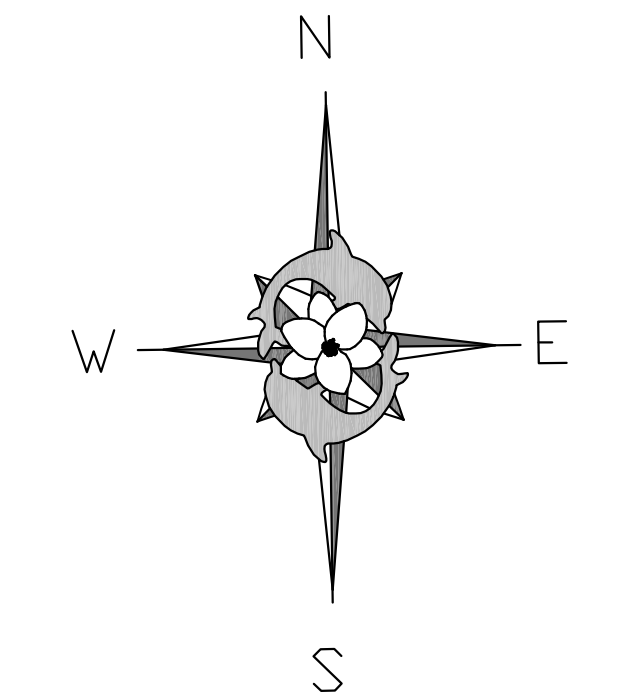
NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BLOCK WALL LIES 0.4' WEST OF THE PROPERTY LINE.
- (B) BLOCK WALL LIES 0.1' EAST OF THE PROPERTY LINE.
- (C) OVERHANG LIES 6.0' - 6.1' EAST OF THE PROPERTY LINE.
- (D) BUILDING LIES 0.4' EAST OF THE PROPERTY LINE.
- (E) OVERHANG LIES 5.2' - 6.3' SOUTH OF THE PROPERTY LINE.
- (F) BUILDING LIES 0.1' SOUTH OF THE PROPERTY LINE.

TYPICAL LINE TYPES	
---	CENTER LINE
---	EASEMENTS
---	OVERHANG
---	LOT/PARCEL LINES
---	BOUNDARY LINE
---	BLOCK WALLS
---	GENERAL
---	CHAIN LINK FENCE/GATE
---	WOOD FENCE/GATE/GUARD RAILS
---	WROUGHT IRON FENCE/GATE
---	BUILDING LINE
---	CONCRETE CURB
---	CONCRETE CURB W/ GUTTER
---	ELC
---	OVERHEAD ELECTRIC LINES

LEGEND:

AC	ASPHALT CONCRETE
BFD	BACK FLOW DEVICE
CEFB	CITY ENGINEER FIELD BOOK
CG	CONCRETE GUTTER
C.L.	CENTER LINE
CONC.	CONCRETE
D/W	DRIVEWAY
DIST	DISTANCE
E	EAST
EST.	ESTABLISHED
FD.	FOUND
INST	INSTRUMENT
L/A	LANDSCAPED AREA
LP	LIGHT POST
M.B.	MAP BOOK
MSN	MONUMENT SIGN
NO	NUMBER
NW	NORTHWEST
P.L.	PROPERTY LINE
PS	PARKING SPACES
(R1)	RECORD PER CENTRAL HOME PLACE M.B. 1/97
REC	RECORD
S.	SOUTH
SE.	SOUTHEAST
SF.	SQUARE FOOT
SN	SIGN
SW.	SOUTHWEST
TE	TRASH ENCLOSURE
TYP	TYPICAL
W.	WEST
W/	WITH



SCALE: 1" = 20'

LAND AREA:
27,030 SQUARE FEET
0.6205 ACRES

REVISIONS

JRN CIVIL ENGINEERS

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 2

PHONE (949) 248-4685
FAX (949) 248-4687

ADDRESS:
600 WEST 8TH STREET,
LOS ANGELES, CA

DATE: 12/22/2022
DRAWN BY: CJF
FILE NO. 21870

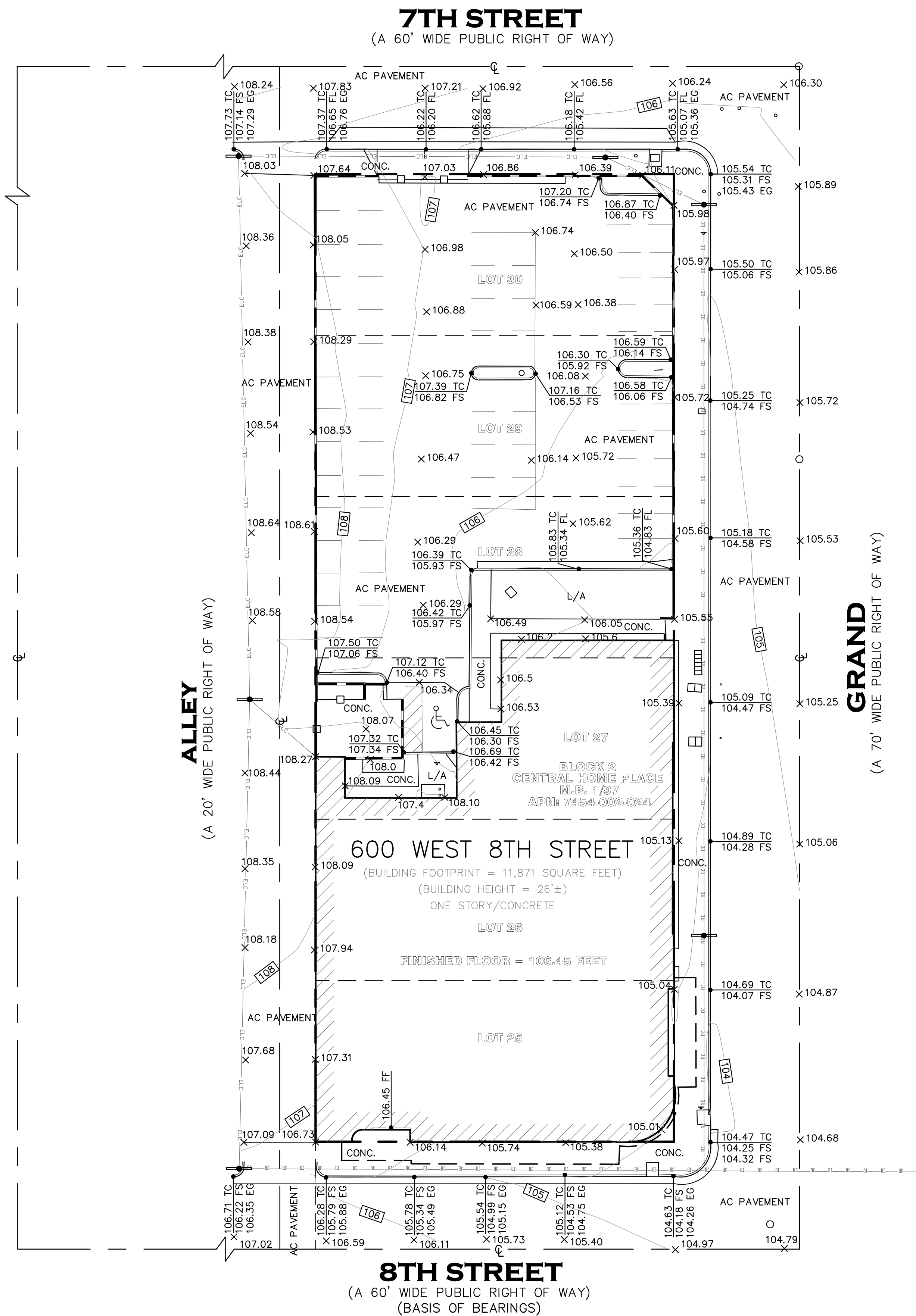
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672

PROJECT COORDINATOR:
CHRIS FREY (CFREY@JRN-CIVIL.COM)

CLIENT:
PERSPECTIVE LAW GROUP

TOPOGRAPHIC SURVEY

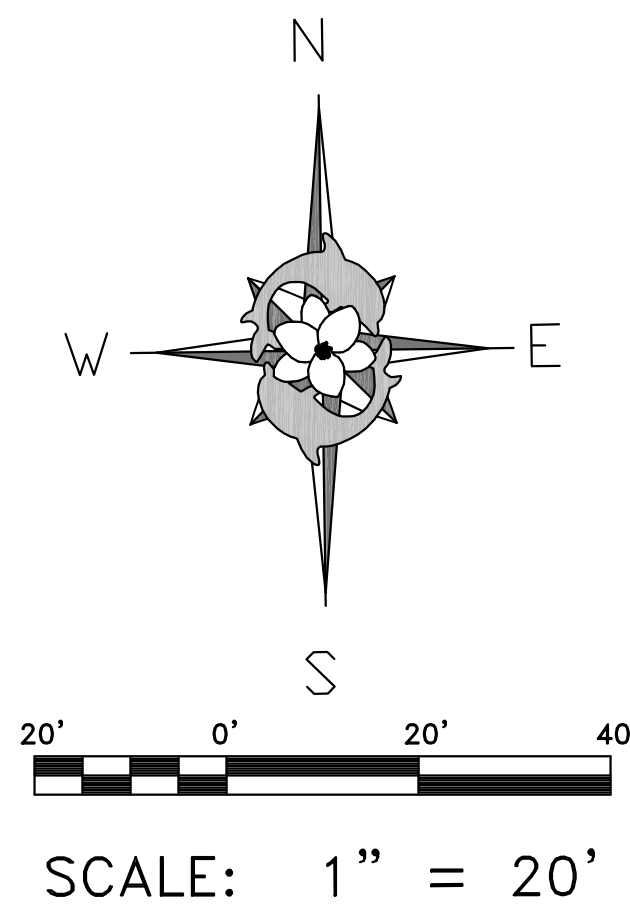
600 WEST 8TH STREET,
LOS ANGELES, CA



BENCH MARK:
BENCH MARK NUMBER: 24-09410
CUT SPIKE IN E CURB GRAND AV; 2.5FT N OF
9TH ST; 2.5FT SOUTH OF CB.
ELEVATION: 97.640 (1988)

TYPICAL LINE TYPES	
	CENTER LINE
	EASEMENTS
	OVERHANG
	LOT/PARCEL LINES
	BOUNDARY LINE
	BLOCK WALLS
	GENERAL
	CHAIN LINK FENCE/GATE
	WOOD FENCE/GATE/GUARD RAILS
	WROUGHT IRON FENCE/GATE
	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB W/ GUTTER
	OVERHEAD ELECTRIC LINES

LEGEND:	
AC	ASPHALT CONCRETE
CONC.	CONCRETE
EG	EDGE OF GUTTER
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
L/A	LANDSCAPED AREA
TC	TOP OF CURB



REVISIONS

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

TOPOGRAPHIC SURVEY

SCALE: 1" = 20'
DATE: 12/22/2022
DRAWN BY: C/JF
CHKD. BY: JRN
CLIENT: PERSPECTIVE LAW GROUP
ADDRESS: 600 WEST 8TH STREET, LOS ANGELES, CA
FILE NO. 21870