

A.L.T.A. SURVEY

(SHEET 1 OF 2 SHEETS)

Job site:

845 South Figueroa Street
Los Angeles, CA 90017

Title Policy:

First American Title Insurance Company Pro Forma Title Policy No. NCS 511371-LP, dated March __, 2012, was used for this survey and made a part hereof.

Boundary:

The boundary shown hereon is measured information based upon a field measured block closure as shown hereon.

Area:

Gross: 31,100 square feet; 0.72 acres
Net: 29,377 square feet; 0.67 acres
Building: 27,296 square feet (exterior ground level)

Basis of Bearings:

The bearing of N 38°01'45" E along the centerline of Francisco Street, as shown on Tract No. 11262 BK 318 pg 41, was used as the basis of bearings for this survey.

Bench mark:

L.A. City Bench Mark No. 12-06431
Elevation: 263.383
NAVD 1988 (2000)
Description: spk w curb Figueroa st; 18.4 ft n of bcr n of 8th st; n end cb

Date of Survey:

3 January 2012
Field work completed 28 November 2011
revised: 20 March 2012 (Pro Forma update only)

Utilities:

The sub-surface utilities shown hereon are from available records at time of survey, and are plotted hereon with inherent limitations. Field verify before construction. Abandoned lines not shown.

Note:

All clears shown hereon are perpendicular to relevant lot lines. Zoning and Setback information not provided by insurer at time of this survey, shown hereon per information available from ZIMAS and only as accurate as said information.

Flood Zone:

Flood Insurance Rate Map 06037C1620F
Effective Date: September 26, 2008
Zone "X"
Areas determined to be outside the 0.2% annual chance floodplain.



Zoning:

Zone: C2-4D
Front Yard Setback: None
Side & Rear Yard Setbacks: None if exclusively for commercial purposes; per R4 zoning if used for residential purposes.

Legend

a.c.	=	asphalt / concrete
bs	=	bottom of steps
bx	=	box
cb	=	catch basin // drain
clf	=	chainlink fence
conc	=	concrete
drn	=	drain
d-o	=	drain outlet
est	=	estimated
fdc	=	fire department connection
ff	=	finished floor
fl	=	flow line
fh	=	fire hydrant
fs	=	finished surface
g	=	ground
gm	=	gas meter
gv	=	gas valve
gp	=	guard post
mh	=	manhole
oh	=	overhead wires
pm	=	power meter
pp	=	power pole
sdmh	=	stormdrain manhole
smh	=	sewer manhole
stlt	=	street light
stsn	=	street sign
t	=	threshold
tc	=	top of curb
tmh	=	telephone manhole
tr	=	tree
ts	=	top of step
tw	=	top of wall
typ	=	typical
ug	=	underground service
uv	=	utility valve
w.i.	=	wrought iron fence
wm	=	water meter
wv	=	water valve

Lines & Symbols

fence: chainlink	— x — x — x —
fence: wood	— — □ — — □ —
fence: wrought iron	— // — // — // —
fence: metal	— // — // — // —
centerline	— — — — —
boundary line	— — — — —
sewer	— — — — — S
overhead wires	— — — — — OH
	= handicapped access ramp
	= centerline

Utilities

buried: electric	— — — E — — — E — — — E —
buried: gas	— — — G — — — G — — — G —
buried: sewer	— — — S — — — S — — — S —
buried: stormdrain	— — — SD — — — SD — — — SD —
buried: telephone	— — — T — — — T — — — T —
buried: water	— — — W — — — W — — — W —
overhead wires	— — — OH — — — OH — — — OH —

Legal Description:

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOTS 19, 20 AND 21 OF THE MEYER BLOCK, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND OF TRACT 272, AS PER MAP RECORDED IN BOOK 14, PAGE 49 OF MAPS, RECORDS OF SAID COUNTY AND ALSO THAT PORTION OF LOT 4 IN BLOCK 4 OF NICHOLS ADDITION TO THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 569 OF MISCELLANEOUS RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF TRACT 11262, AS PER MAP RECORDED IN BOOK 318, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 1, NORTH 32° 20' 35" EAST 169.26 FEET TO THE MOST EASTERLY, NORTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE PROLONGATION OF THE MOST EASTERLY, NORTHERLY LINE OF SAID LOT 1, SOUTH 57° 44' 05" EAST 191.79 FEET TO THE NORTHWESTERLY LINE OF FIGUEROA STREET, 80 FEET WIDE; THENCE ALONG SAID STREET, SOUTH 37° 46' 16" WEST 170.04 FEET TO THE NORTHEASTERLY LINE OF EIGHTH PLACE, 40 FEET WIDE; THENCE ALONG SAID EIGHTH PLACE, NORTH 57° 44' 05" WEST 175.71 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, AND MINERAL RIGHTS IN SAID LAND, AS RESERVED BY PETER C. HINES, AN UNMARRIED MAN, AGNES M. HINES, AN UNMARRIED WOMAN, JUNE 20, 1966 AS INSTRUMENT NO. 7793; IN BOOK D3340, PAGE 494, OFFICIAL RECORDS, AND AS RESERVED BY ALBERT T. QUAN AND LILY H. QUAN IN DEED RECORDED JUNE 20, 1966 AS INSTRUMENT NO. 796 IN BOOK D3340, PAGE 499, OFFICIAL RECORDS.

BY DEED EXECUTED BY PETER C. HINES, AGNES M. HINES, ALBERT T. QUAN AND LILY H. QUAN, DATED JANUARY 06, 1969, RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 625, IN BOOK D4269, PAGE 216, OFFICIAL RECORDS, AND DATED JANUARY 07, 1969, RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 626 IN BOOK D4269, PAGE 216, OFFICIAL RECORDS, THE RIGHTS IN OR TO ANY PORTION OF THE SURFACE OR SUBSURFACE OF SAID PROPERTY TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, WERE QUITCLAIMED.

ALSO DESCRIBED AS FOLLOW:

LOTS 19, 20 AND 21 OF THE MEYER BLOCK, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND OF TRACT 272, AS PER MAP RECORDED IN BOOK 14, PAGE 49 OF MAPS, RECORDS OF SAID COUNTY AND ALSO THAT PORTION OF LOT 5 IN BLOCK 4 OF NICHOLS ADDITION TO THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 569 OF MISCELLANEOUS RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF TRACT 11262, AS PER MAP RECORDED IN BOOK 318, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 1, NORTH 32°20'15" EAST 169.26 FEET TO THE MOST EASTERLY, NORTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE PROLONGATION OF THE MOST EASTERLY, NORTHERLY LINE OF SAID LOT 1, ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT NO. 272, SOUTH 57° 44' 25" EAST 191.76 FEET TO THE NORTHWESTERLY LINE OF FIGUEROA STREET, 80 FEET WIDE; THENCE ALONG SAID STREET, SOUTH 37° 45' 03" WEST 170.04 FEET TO THE NORTHEASTERLY LINE OF EIGHTH PLACE, 40 FEET WIDE; THENCE ALONG SAID EIGHTH PLACE, NORTH 57° 44' 25" WEST 175.72 FEET TO THE POINT OF BEGINNING.

APN: 5144-022-036

Exceptions and Exclusions:

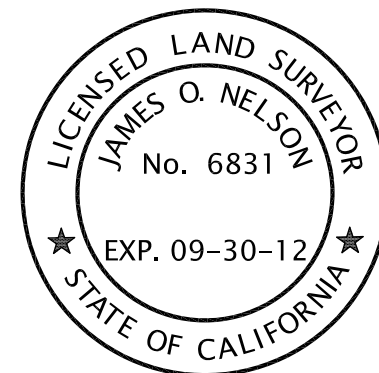
(N-P)	1.	General and special taxes and assessments for the fiscal year 2012-2013, a lien not yet due or payable.
(N-P)	1a.	General and special taxes and assessments for the fiscal year 2011-2012. First Installment: \$42,634.85, PAYABLE Penalty: \$0.00 Second Installment: \$42,634.83, PAYABLE Penalty: \$0.00 Tax Rate Area: 00211 A. P. No.: 5144-022-036
(N-P)	2.	A notice of assessment recorded July 06, 1977 as Instrument No. 77-724736 and June 27, 2003 as Instrument No. 03-1857719, both of Official Records, executed by Deputy City Clerk of the City of Los Angeles. All taxes due and payable have been paid current.
(N-P)	3.	The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. All taxes due and payable have been paid current.
(N-P)	4.	This item has been intentionally deleted.
(P)	5.	An offer of dedication for future street or highway, public street or highway and incidental purposes, recorded April 04, 1969 as Instrument No. 4867 of Official Records. To: The City of Los Angeles Said offer was accepted by Resolution a certified copy of which was recorded October 8, 1969 as Instrument No. 2708 of Official Records. (Affects Lots 19 and 20)
(N-P)	6.	A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded April 07, 1969 as Instrument No. 4080 in Book M3176, Page 20 of Official Records.
(N-P)	7.	The terms and provisions contained in the document entitled "A Covenant and Agreement" recorded June 06, 1969 as as Instrument No. 3514, Book M3228, Page 482 of Official Records.
(N-P)	8.	The terms and provisions contained in the document entitled "A Covenant and Agreement" recorded May 21, 1970 as Instrument No. 1406 in Book M3491, Page 735 of Official Records.
(N-P)	9.	The fact that the land lies within the boundaries of the City of Los Angeles Redevelopment Project Area, as disclosed by the document recorded July 22, 1975 as Instrument No. 3675 and recorded July 30, 1975 as Instrument No. 3868 both of Official Records.
(N-P)	10.	The terms and provisions contained in the document entitled "Regarding Maintenance of Building Support" recorded May 08, 1990 as Instrument No. 90-842700 of Official Records.
(N-P)	11.	This item has been intentionally deleted.
(N-P)	12.	This item has been intentionally deleted.
(N-P)	13.	The terms and provisions contained in the document entitled "Regarding Maintenance of Building" recorded July 22, 1993 as Instrument No. 93-1410108 of Official Records.
(N-P)	14.	This item has been intentionally deleted.
(N-P)	15.	This item has been intentionally deleted.
(N-P)	16.	Rights of the following tenants in possession, as tenants only without the rights of first refusal or option to purchase: A. _____ B. _____
17.		The following matters disclosed by an ALTA/ACSM survey made by J.O. Nelson Consulting Land Surveyors, Inc. on January 3, 2012, designated Job No. 111004: A. The fact that a sign along the southwesterly portion of the subject property is located partly on said land and partly on the street right away, as shown on said survey.
(P)	=	PLOTTED HEREON
(N-P)	=	NOT PLOTTED HEREON

PREPARED FOR:

L & R GROUP OF COMPANIES
845 S. FIGUEROA ST., SUITE 500
(213) 784-3007

PREPARED BY:

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A.L.T.A. SURVEY

(SHEET 2 OF 2 SHEETS)

Scale: 1" = 20'

