

NOTES:

1. LEGEND: SOME OF THESE ABBREVIATIONS MAY HAVE BEEN USED ON THIS MAP:
- | | | | | | |
|-----|--------------------|-------|--------------------|-------|----------------|
| N | NORTH | FD | FOUND | () | RECORD DATA |
| E | EAST | LS | LICENSED SURVEYOR | PP | POWER POLE |
| W | WEST | S&W | SPIKE & WASHER | TP | TELEPHONE POLE |
| S | SOUTH | L&TAG | LEAD & TAG | WM | WATER METER |
| X | FENCE | L&T | LEAD & TACK | NTS | NOT TO SCALE |
| TPI | TOP OF PILASTER | S&T | SPIKE & TIN | CONC | CONCRETE |
| TW | TOP OF WALL | PK | PK NAIL | BM | BENCHMARK |
| --- | CONC OR BLOCK WALL | CE | CITY ENGINEER | ENCR | ENCROACHES |
| --- | CONC OR BLOCK WALL | MB | MAP BOOK | CB | CATCH BASIN |
| --- | WOOD RET WALL | SMH | SEWER MANHOLE | PL | PROPERTY LINE |
| XXX | GROUND ELEVATION | MH | MAN HOLE | PL | PROPERTY LINE |
| TS | TOP OF SLOPE | BW | BACK EDGE OF WALK | FB | FIRE HYDRANT |
| GB | GRADE BREAK | TC | TOP OF CURB | RA | RADIAL |
| NG | NATURAL GRADE | AC | ASPHALTIC PAVEMENT | (R) | RADIAL |
| DT | DIRT | TB | TOP AC BERM | (RAD) | RADIAL |
| | | DEPR | DEPRESSED CURB | CL | CENTERLINE |
| | | | | PL | PROPERTY LINE |
2. THE AREA OF THE PROPERTY SURVEYED IS: **114,974** SQ. FT., OR **2,639** ACRES.
3. BOUNDARIES WERE ESTABLISHED BY FIELD MEASUREMENT USING CITY, COUNTY, AND/OR PRIVATE ENGINEER AND SURVEYOR'S MONUMENTS FOUND AT OR NEAR THE SITE OR IN THE SURROUNDING STREETS.
4. IF EASEMENTS ARE SHOWN, THEY ARE FROM AN OWNER-SUPPLIED TITLE POLICY OR PRELIMINARY TITLE REPORT. PLOTTABLE EASEMENTS WILL ONLY BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION SUPPLIED BY OTHERS.
5. IF UTILITIES ARE SHOWN, THEY ARE FROM CITY OR COUNTY FILES. ONLY PLOTTABLE UTILITIES WILL BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION BY OTHERS.
6. THE TITLE POLICY OR PRELIMINARY TITLE REPORT USED TO PREPARE THIS SURVEY WAS PREPARED BY: NAME OF TITLE COMPANY _____ Date: _____
7. BENCHMARK: OUTLET FLOWLINE OF SEWER MANHOLE IN WALK OF 200 N VERMONT LOCATED IN FRONT OF DEALER'S SHOWROOM. BENCHMARK=279.76
8. ZONING: ZI-1940 WHILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT
ZI-2374-LOS ANGELES STATE ENTERPRISE ZONE
ZI-1117 MTA PROJECT
9. FLOOD ZONE: NONE PER ZIMAS.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4, 5, 6, 7, AND 8 OF O.W. LORD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 163 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THE WESTERLY 10 FEET OF LOTS 5 AND 6 AS GRANTED TO THE CITY OF LOS ANGELES, IN DEED RECORDED IN BOOK 4841, PAGE 58 OF DEEDS.

PARCEL 2: THE NORTHERLY 125 FEET OF THE WESTERLY 130 FEET OF LOT 2 OF MALTMAN'S FIRST STREET ADDITION, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 54, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: THAT PORTION OF LOT 2, OF MALTMAN'S FIRST STREET ADDITION, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 54, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 2, DISTANT SOUTHERLY 125 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 145 FEET, TO THE NORTHERLY CORNER OF THE SOUTHERLY 30 FEET OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 30 FEET, A DISTANCE OF 348 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT IN A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT AND DISTANT SOUTHERLY THEREFROM 150 FEET, MEASURED ALONG OR PARALLEL WITH THE WESTERLY ALONG SAID LOT TO A POINT IN A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT THAT PASSES THROUGH A POINT IN THE NORTHERLY LINE OF SAID LOT THAT IS DISTANT EASTERLY 180 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 150 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 125 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 130 FEET, TO THE POINT OF BEGINNING.

PARCEL 4: THE NORTHERLY 150 FEET OF LOT 2, OF MALTMAN'S FIRST STREET ADDITION, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 54, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING NORTH 4°40'00" WEST OF THE SIDELINE OF JUANITA AVENUE AS SHOWN ON MAP OF O.W. LORD PLACE, AS RECORDED IN BOOK 7, PAGE 163 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

CERTIFICATION TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 7, 8, 9, 10, 11(b), 13, 16, & 18 OF TABLE A, THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A REGISTERED CIVIL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

BEVERLY BOULEVARD

