

SHEET 1 OF 2 SHEETS

HUD Project Name: Montecito Apartments  
HUD Project Number: 122-11360  
HUD Project Location: Los Angeles, California

Date of Survey Map / Plot:  
JUNE 11, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)  
MAY 29, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)  
MAY 28, 2015 (UPDATED PER PROGRAM AND TEAM COMMENTS, NOT FIELD VERIFIED)  
APRIL 8, 2015 (UPDATED PER NEW PIR AND TEAM COMMENTS, FIELD VERIFIED)  
DECEMBER 3, 2014 (UPDATED PER NEW PIR AND TEAM COMMENTS)  
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:  
APRIL 3, 2015 (FIELD VERIFIED)  
SEPTEMBER 22, 2014 (ORIGINAL)

Address:  
6850 E 156th FRANKLIN AVE., LOS ANGELES, CA 90028

Adjoining Addresses:  
THE ADJOINING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE.

Assessor's Parcel Number (A.P.N.):  
5547-003-023 (PARCEL 2), 5547-003-024 (PARCEL 1)

General:  
ALL EXISTING DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DOES NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARANCES ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.  
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
NO PROPERTY IS NOT SITUATED WITHIN A NEULAND AREA.

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUILDING PACE AT FIRST LIVING LEVEL. ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:  
THE ELEVATION OF 416.204 ON BENCH MARK NO. 12-20810 (OUT SPIK IN EAST CURB LANE PLANNING AREA, NORTH 2 FEET NORTH OF FRANKLIN AVE. SOUTH END CATCH BASIN) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:  
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MANOLUA AVE.) AS SHOWN ON HOLLYWOOD OCEAN VIEW TRACT, MAP BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:  
ESTABLISHED PER PIR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:  
GROSS AREA OF BOTH PARCELS: 33,793 SQUARE FEET, 0.78 ACRES  
PARCEL 1: 21,792 SQUARE FEET, 0.50 ACRES  
PARCEL 2: 12,002 SQUARE FEET, 0.28 ACRES

Flood Zone:  
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS ESTIMATED TO BE OUTSIDE THE 100-YEAR CHANCE FLOODPLAIN.

Zoning Information:  
REFERENCE: 1745LACD77260  
AMERICAN CALIFORNIA/LOS ANGELES PLANNING AND ZONING/AMERICAN CODES  
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING/CITY PLANNING/LACD77260

ZONE: [094]-2 "QUALIFIED MULTIPLE DWELLING ZONE"

ZONE INFORMATION: 2-2433 HOLLYWOOD COMMUNITY PLAN INCLUSION  
2-2436 PRELIMINARY HOLLYWOOD TRACT STUDY AREA  
2-2374 LOS ANGELES STATE ENTERPRISE ZONE  
2-1302 HOLLYWOOD REDEVELOPMENT PROJECT  
2-2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:  
FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE)  
SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE)  
REAR SETBACK: 20 FEET

REQUIRED PARKING: TO BE DETERMINED BY CITY PLANNING OFFICIAL (7)  
(SPECIAL NOTE: INSTRUMENT NO. 86-138869, REDUCES PARKING REQUIREMENT BY 40%)

Total Existing Parking:  
STANDARD: 69 SPACES  
COMPACT: 7 SPACES  
HANDICAPPED: 1 SPACE  
RESERVED: 1 SPACE  
MAINTENANCE: 1 SPACE  
TOTAL PARKING: 69 SPACES

Existing Upper Garage Parking:  
STANDARD: 10 SPACES  
COMPACT: 2 SPACES  
HANDICAPPED: 1 SPACE  
RESERVED: 1 SPACE  
MAINTENANCE: 1 SPACE  
TOTAL PARKING: 15 SPACES (SEE SHEET 2)

Existing Lower Garage Parking:  
STANDARD: 40 SPACES  
COMPACT: 5 SPACES  
HANDICAPPED: 1 SPACE  
RESERVED: 1 SPACE  
MAINTENANCE: 1 SPACE  
TOTAL PARKING: 47 SPACES (SEE SHEET 2)

Utilities:  
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT COMING WITH THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 219-30, 343-14, D-2227-1 & SEWER VUE MAPS 1520488 AND 4021-1.

Proforma ALTA Policy Report (PROFORMA):  
PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 0801207-919-JMH,  
DATED MAY 27, 2015.

Legal Description Per PROFORMA:  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 1:  
THE EAST 105 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:  
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:  
A. NOT A SURVEY MATTER.  
B. NOT A SURVEY MATTER.  
C. NOT A SURVEY MATTER.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
2. NOT A SURVEY MATTER.  
3. NOT A SURVEY MATTER.

4. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.  
5. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT ENTITLED "PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT" DATED SEPTEMBER 29, 2014 AND LATEST REVISION, PREPARED BY HAHN AND ASSOCIATES, INC. PROJECT NO.: 0108-11-001

7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1986, AS INSTRUMENT NO. 86-138869, OF OFFICIAL RECORDS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLOT:

ENTITLED: A.L.T.A./A.C.S.M. LAND TITLE SURVEY  
DATED: SEPTEMBER 29, 2014 AND LATEST REVISION,  
PREPARED BY HAHN AND ASSOCIATES, INC.  
PROJECT NO.: 0108-11-001

A. A 0.30' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO THE WEST, SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.

B. A 0.02' ENCROACHMENT OF A WINDSHIELD IRON FENCE ONTO THE LAND ADJOINING TO THE WEST, SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.

C. AN ENCROACHMENT OF A WINDSHIELD IRON FENCE INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.

D. A 7.27' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.

E. A 0.01' TO 0.02' ENCROACHMENT OF AN EXISTING 10-STORY BUILDING INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE.

F. A 0.01' TO 0.02' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF CHEROKEE AVENUE.

G. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WITH MANHOLES AND VENTS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

H. AN ENCROACHMENT OF OVERHEAD UTILITY WIRES RUNNING NORTH-SOUTH ACROSS THE WESTERLY PORTION OF THE PROPERTY ACROSS THE NORTH AND SOUTH BOUNDARIES.

I. A 0.11' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.

J. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

K. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

L. A 0.11' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.

M. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

N. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

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CP. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

CQ. A 0.11' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.

CR. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

CS. A 0.11' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.

CT. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

CU. A 0.11' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.

CV. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

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CX. A 0.16' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST, SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

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