

Date : 11/30/2020 5:08:00 PM
From : "Bradley Furuya"
To : "Darlene Navarrete"
Subject : Print and mail please
Attachment : Sunset + Wilcox - VTTM - Filed with DCP_2020-0319.PDF;

Hi Darlene,

When you're in the office on wednesday, can you please print the attached file in 11x17 (one-sided, color) and mail to me at the below address:

4100 Arch Dr.
Unit 7
Sudio City, CA 91604

Thank you in advance!



LOS ANGELES
CITY PLANNING

Bradley Furuya, AICP
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Los Angeles City Planning

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Los Angeles, CA 90012

Planning4LA.org

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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CH12 DATED NOVEMBER 8, 2019)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
LOTS 6, 7 AND 8 OF TRACT NO. 1998, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 108 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO. 2:
LOT 4 OF THE LANDER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 5546-014-056

EXCEPTIONS:
(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CH12 DATED NOVEMBER 8, 2019)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020.
8. SUPPLEMENTAL TAXES FOR THE YEAR 2017-2018 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
9. THE LIEN OF TAX FOR ESCAPED ASSESSMENT PURSUANT TO ARTICLE 4 OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
10. THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 2017, AND ANY SUBSEQUENT DELINQUENCIES.

- 11. A NOTICE OF ASSESSMENT RECORDED MARCH 31, 1977 AS INSTRUMENT NO. 77-325705 OF OFFICIAL RECORDS, EXECUTED BY WILLIAM J. THOMAS, ACTING DIRECTOR OF ASSESSMENTS AND DEPUTY CITY CLERK. (AFFECTS BOTH PARCELS)
12. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
13. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE IN FAVOR OF: CITY OF LOS ANGELES FOR: STREET: CASE NO.: 202550 RECORDED: IN BOOK 9421 PAGE 173, OF OFFICIAL RECORDS (AFFECTS PARCEL NO. 2 AND LOT 6 OF PARCEL NO. 1)
14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 22, 1906 IN BOOK 2807 OF DEEDS, PAGE 220, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (Affects Parcel No. 2)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY 24, 1962 AS INSTRUMENT NO. 4184 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
16. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HOLLYWOOD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 09, 1986 AS INSTRUMENT NO. 86-581562 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
17. ANY LIEN, ASSESSMENT, AND /OR VIOLATION OR ENFORCEMENT OF ANY LAW, ORDINANCE, PERMIT OR GOVERNMENTAL REGULATION ARISING FROM THE DOCUMENT ENTITLED NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS RECORDED JUNE 13, 1991 AS INSTRUMENT NO. 91-887910 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
18. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED SEPTEMBER 14, 1993 AS INSTRUMENT NO. 93-1783978 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
19. AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 93-1891954 OF OFFICIAL RECORDS. TO: THE CITY OF LOS ANGELES (AFFECTS PARCEL NO. 2 AND LOTS 6 AND 8 OF PARCEL NO. 1) A DOCUMENT ENTITLED "RESOLUTION" RECORDED SEPTEMBER 19, 1995 AS INSTRUMENT NO. 95-1323559 OF OFFICIAL RECORDS.
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-SITE PARKING SPACE" RECORDED JULY 08, 2004 AS INSTRUMENT NO. 04-1740579 OF OFFICIAL RECORDS. (AFFECTS LOT 7 OF PARCEL NO. 1)

THIS DOCUMENT IS NOT COMPLETELY LEGIBLE AS RECORDED. FROM WHAT CAN BE READ, IT IS MY PROFESSIONAL OPINION THAT THIS DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

VESTING TENTATIVE TRACT MAP No. 83088

FOR MERGER AND SUBDIVISION PURPOSES

EXCEPTIONS (CONT.):
(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CH12 DATED NOVEMBER 8, 2019)

- 21. THE EFFECT OF A DEED DATED SEPTEMBER 12, 2017, EXECUTED BY STAPLES THE OFFICE SUPERSTORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION TO STAPLES THE OFFICE SUPERSTORE, INC., A DELAWARE CORPORATION, WHICH ACQUIRED TITLE AS STAPLES PROPERTIES, INC., A CALIFORNIA CORPORATION, AS GRANTOR, TO USR REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 20, 2017, AS INSTRUMENT NO. 20171074477 OF OFFICIAL RECORDS.
NOTE: THE COMPANY WILL REQUIRE AN AFFIDAVIT OF EXECUTION AND DELIVERY OF DEED EXECUTED BY THE GRANTOR IN THE PRESENCE OF A FIRST AMERICAN NOTARY OR OTHER SATISFACTORY PROOF THAT THE DEED WAS VALID PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
22. A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED SEPTEMBER 20, 2017 AS INSTRUMENT NO. 20171074478 OF OFFICIAL RECORDS.
23. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
24. RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION:
(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173266-917-BLB-EGL DATED AUGUST 23, 2019)
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1 AND THE NORTH HALF OF LOT 2 OF THE LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES COUNTY.

PARCEL 2:
THE SOUTH ONE-HALF OF LOT 2 AND ALL OF LOT 3 OF LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES COUNTY.

PARCEL 3:
LOT 4 OF THE LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES COUNTY.

ASSESSOR'S PARCEL NUMBER: 5546-014-013 AND 5546-014-014

EXCEPTIONS:
(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173266-917-BLB-EGL DATED AUGUST 23, 2019)

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT RECORDED DATE: SEPTEMBER 26, 2006 RECORDED NO: 06-2142738 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
3. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT RECORDED DATE: SEPTEMBER 26, 2006 RECORDED NO: 06-2142739 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
4. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE RECORDED DATE: JANUARY 3, 2007 RECORDED NO: 20070012651 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
5. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT RECORDED DATE: JANUARY 31, 2007 RECORDED NO: 20070211266 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
6. 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. RECORDED DATE: JANUARY 31, 2007 RECORDED NO: 20070211267 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
7. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT EXECUTED BY: 39 SOUTH, LLC IN FAVOR OF: CITY OF LOS ANGELES RECORDED DATE: DECEMBER 13, 2007 RECORDED NO: 20072743315 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
8. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
11. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

LEGAL DESCRIPTION:
(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019)
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

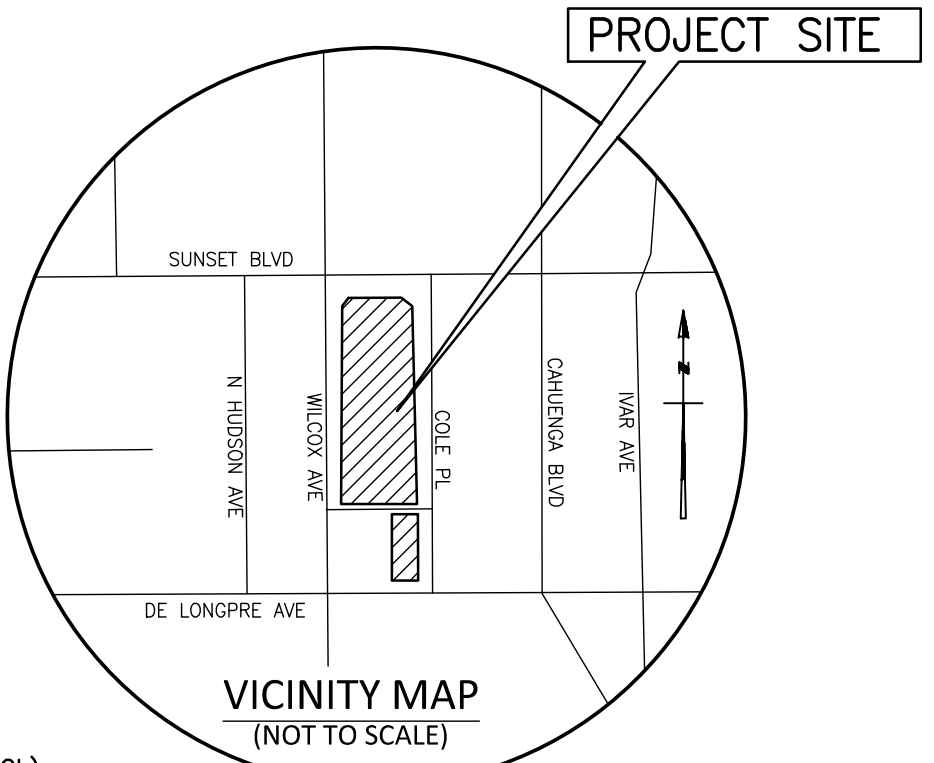
LOT 8 OF LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5546-014-017

EXCEPTIONS:
(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019)

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$355,000.00 DATED: APRIL 29, 2013 TRUSTOR/GRANTOR 39 SOUTH, LLC, WHO ACQUIRED TITLE AS 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: AMERICAN SECURITIES COMPANY, A CORPORATION BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION LOAN NO.: NOT SET OUT RECORDING DATE: MAY 14, 2013 RECORDING NO: 20130721512, OFFICIAL RECORDS
3. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$900,000.00 DATED: FEBRUARY 10, 2014 TRUSTOR/GRANTOR 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: PREMIER BUSINESS BANK BENEFICIARY: PREMIER BUSINESS BANK LOAN NO.: 4014098000 RECORDING DATE: APRIL 23, 2014 RECORDING NO: 20140415256 OFFICIAL RECORDS
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED EXECUTED BY: 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND PREMIER BUSINESS BANK RECORDING DATE: JUNE 13, 2014 RECORDING NO: 20140814725 OFFICIAL RECORDS
4. AN ASSIGNMENT OF ALL MONEYS DUE, OR TO BECOME DUE AS RENTAL OR OTHERWISE FROM SAID LAND, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE TERMS AND CONDITIONS THEREIN AMOUNT: \$900,000.00 ASSIGNED TO: PREMIER BUSINESS BANK ASSIGNED BY: 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDING DATE: APRIL 23, 2014 RECORDING NO: 20140415257 OFFICIAL RECORDS
5. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
6. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
8. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

COMMENTS: DATES OF SURVEY, SITE ADDRESSES, APN NO'S, BOUNDARY LINES, BASIS OF BEARINGS, BENCH MARK, UTILITIES, FLOOD INSURANCE RATE MAP, ZONING INFORMATION, PARKING SPACES, STREET DESIGNATIONS.



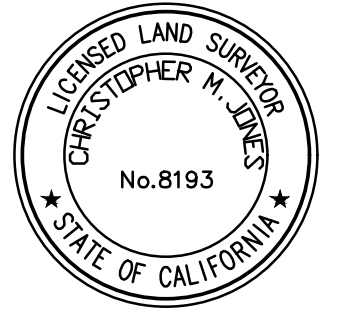
SITE AREA:

GROSS AREA (TO STREET CL): PROPOSED GROUND LOT 1 TOTAL 107,403 SQ. FT. OR 2.466 ACRES, MORE OR LESS
PROPOSED GROUND LOT 2 TOTAL 14,106 SQ. FT. OR 0.323 ACRES, MORE OR LESS
GROSS AREA (EXISTING CONDITIONS) EXISTING PARCEL NO. 1 (PTR NCS-990709-CH12) 24,107 SQ. FT. OR 0.553 ACRES, MORE OR LESS
EXISTING PARCEL NO. 2 (PTR NCS-990709-CH12) 8,846 SQ. FT. OR 0.203 ACRES, MORE OR LESS
EXISTING PARCEL 1 (PTR 09173266-917-BLB-EGL) 11,914 SQ. FT. OR 0.274 ACRES, MORE OR LESS
EXISTING PARCEL 2 (PTR 09173266-917-BLB-EGL) 11,912 SQ. FT. OR 0.273 ACRES, MORE OR LESS
EXISTING PARCEL 3 (PTR 09173266-917-BLB-EGL) 7,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS
EXISTING LOT 8 (PTR 09173268-917-BLB-EGL) 7,199 SQ. FT. OR 0.165 ACRES, MORE OR LESS
NET AREA (POST-PROPOSED DEDICATIONS & MERGERS) EXISTING PARCEL NO. 1 (PTR NCS-990709-CH12) 25,776 SQ. FT. OR 0.592 ACRES, MORE OR LESS
EXISTING PARCEL NO. 2 (PTR NCS-990709-CH12) 9,452 SQ. FT. OR 0.217 ACRES, MORE OR LESS
EXISTING PARCEL 1 (PTR 09173266-917-BLB-EGL) 11,914 SQ. FT. OR 0.274 ACRES, MORE OR LESS
EXISTING PARCEL 2 (PTR 09173266-917-BLB-EGL) 11,912 SQ. FT. OR 0.273 ACRES, MORE OR LESS
EXISTING PARCEL 3 (PTR 09173266-917-BLB-EGL) 7,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS
EXISTING LOT 8 (PTR 09173268-917-BLB-EGL) 6,909 SQ. FT. OR 0.159 ACRES, MORE OR LESS
GROSS AREA (EXISTING CONDITIONS) PROPOSED GROUND LOT 1 64,719 SQ. FT. OR 1.486 ACRES, MORE OR LESS
PROPOSED GROUND LOT 2 7,199 SQ. FT. OR 0.165 ACRES, MORE OR LESS
NET AREA (POST-PROPOSED DEDICATIONS & MERGERS) PROPOSED GROUND LOT 1 66,994 SQ. FT. OR 1.538 ACRES, MORE OR LESS
PROPOSED GROUND LOT 2 6,909 SQ. FT. OR 0.159 ACRES, MORE OR LESS

PROJECT NOTES

PROJECT CONSISTS OF 2 GROUND LOTS AND 12 AIRSPACE LOTS.
THOMAS BROTHERS GUIDE: PAGE 593 - GRID F5
DISTRICT MAP: 147A187
COMMUNITY PLAN AREA: HOLLYWOOD
AREA PLANNING COMMISSION: CENTRAL
COUNCIL DISTRICT: 13
PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.
THE SITE DOES/DOES NOT CONTAIN ANY PROTECTED TREES. REFER TO ARBORIST REPORT FOR TREE REMOVALS.
LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
THE LAND USE DESIGNATIONS FOR EACH AIRSPACE LOT (IF ANY) MAY BE MODIFIED AS LONG AS THE MAXIMUM DEVELOPMENT ALLOWED UNDER THE ENTITLEMENT APPROVALS IS NOT EXCEEDED.
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.

PREPARED UNDER THE DIRECTION OF: CHRISTOPHER JONES, PLS 8193 CHRIS.JONES@KPF.COM



03/18/2020



700 FLOWER ST., Suite 2100 Los Angeles, CA 90017 P: 213.418.0201 F: 213.266.0294 www.kpff.com

GENERAL NOTES:

OWNERS: USR REAL ESTATE HOLDINGS LLC 500 STAPLE DRIVE FRAMINGHAM, MA 01702 ATTN: MICHAEL KENNY (508) 253-0525 MICHAEL.KENNY@STAPLES.COM
APN: 5546-014-013 39 SOUTH LLC 1415 N. CAHUENGA BLVD. HOLLYWOOD, CA 90028 ATTN: MATT COOPER (323) 822-4444 MCOOPER@POSTGROUP.COM

SUBDIVIDER: MAYER BROWN LLP 350 S. GRAND AVENUE, 25TH FLOOR LOS ANGELES, CA 90071 ATTN: EDGAR KHALATIEN (213) 229-9548 EKHALATIEN@MAYERBROWN.COM

LAND SURVEYOR: KPF CONSULTING ENGINEERS, INC. 700 FLOWER ST., SUITE 2100 HOLLYWOOD, CA 90017 ATTN: CHRISTOPHER JONES, PLS 8193 (213) 418-0201 CHRIS.JONES@KPF.COM

REVISIONS table with columns: DATE, ISSUED FOR

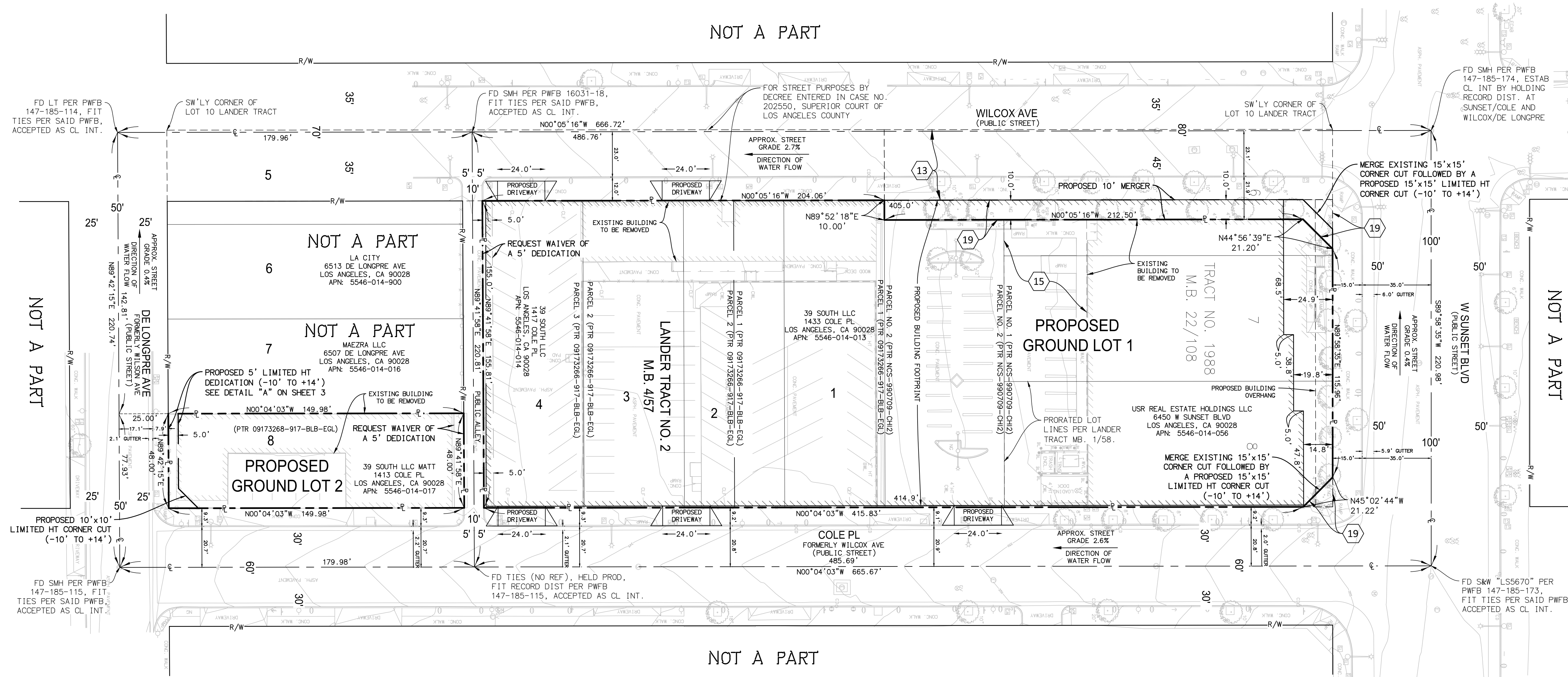
Table with columns: DATE, PROJECT NUMBER, DRAWN BY, CHECKED BY, SCALE, AS SPECIFIED

PROJECT DESCRIPTION SHEET NUMBER

VESTING TENTATIVE TRACT MAP No. 83088

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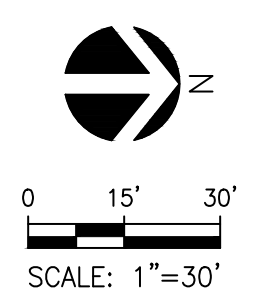


REVISIONS	
DATE	ISSUED FOR

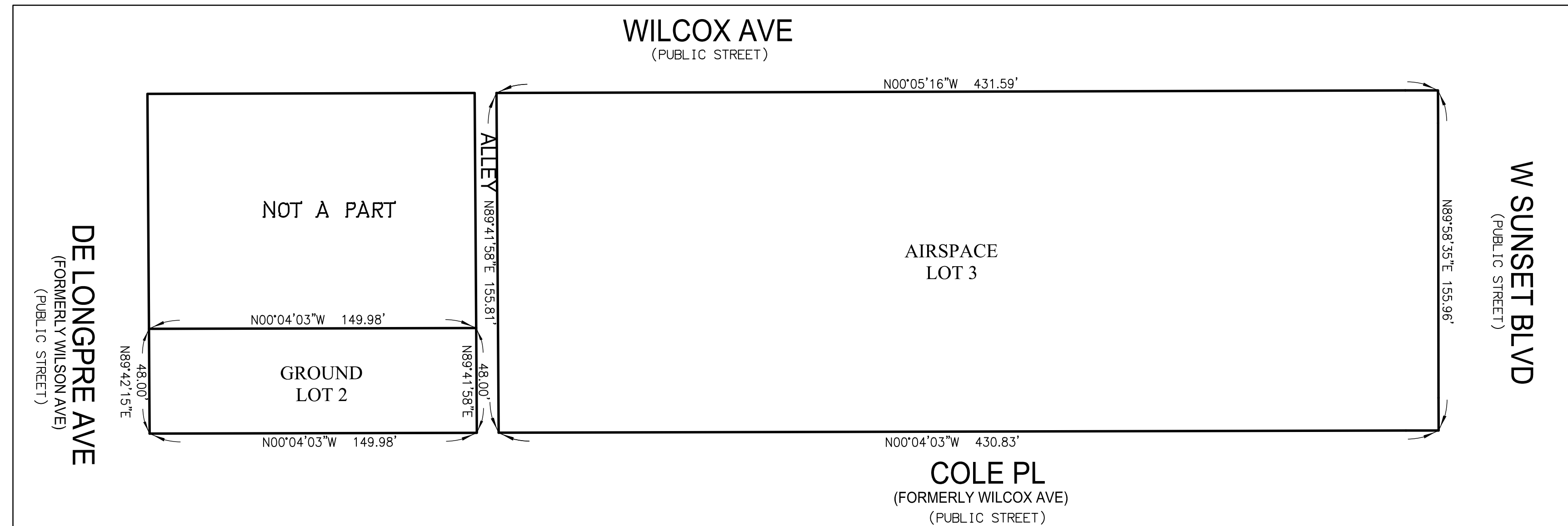
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PROJECT NUMBER	1900898
DRAWN BY	BN
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	

SHEET NUMBER

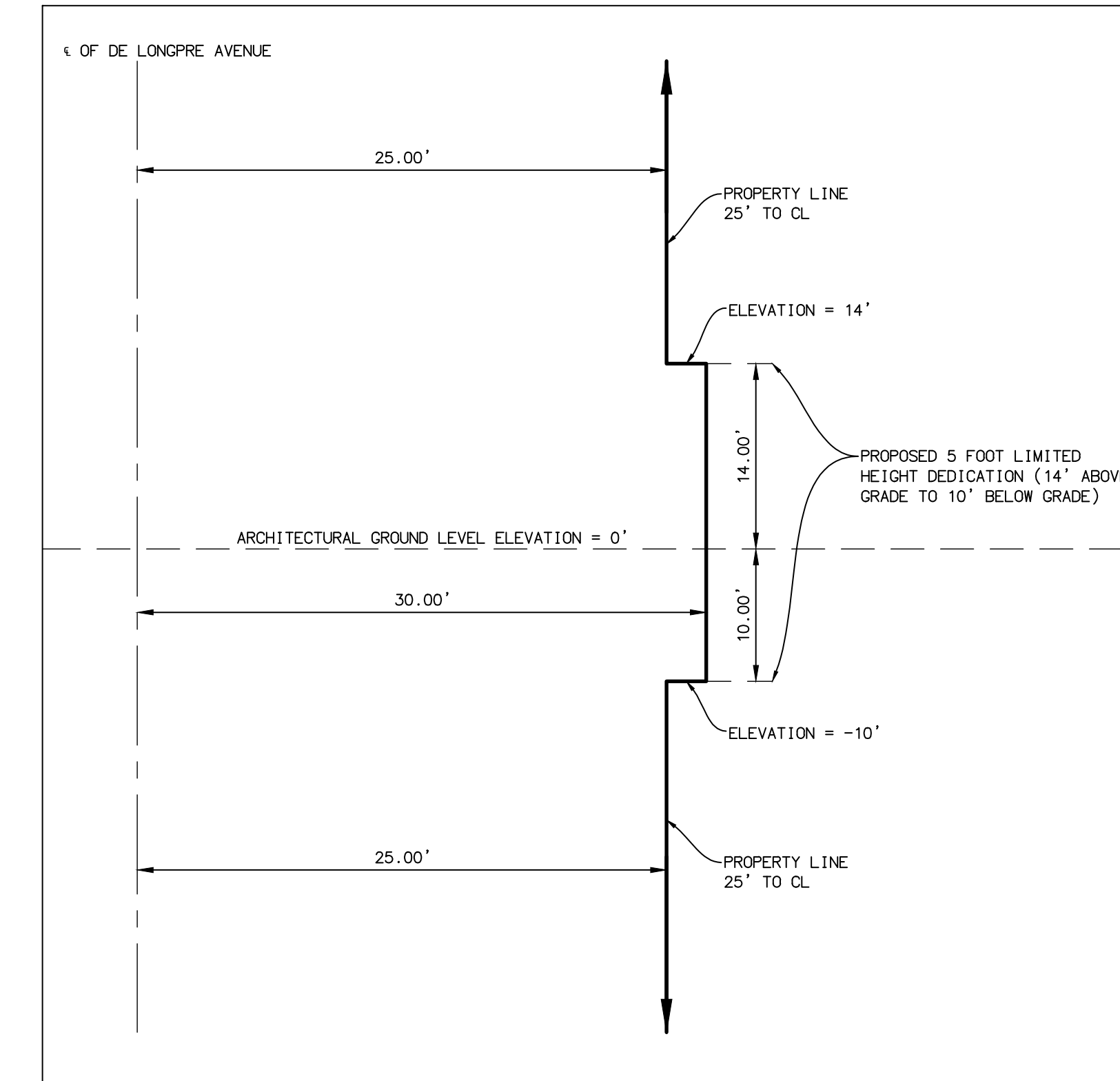
SHEET 2 OF 8



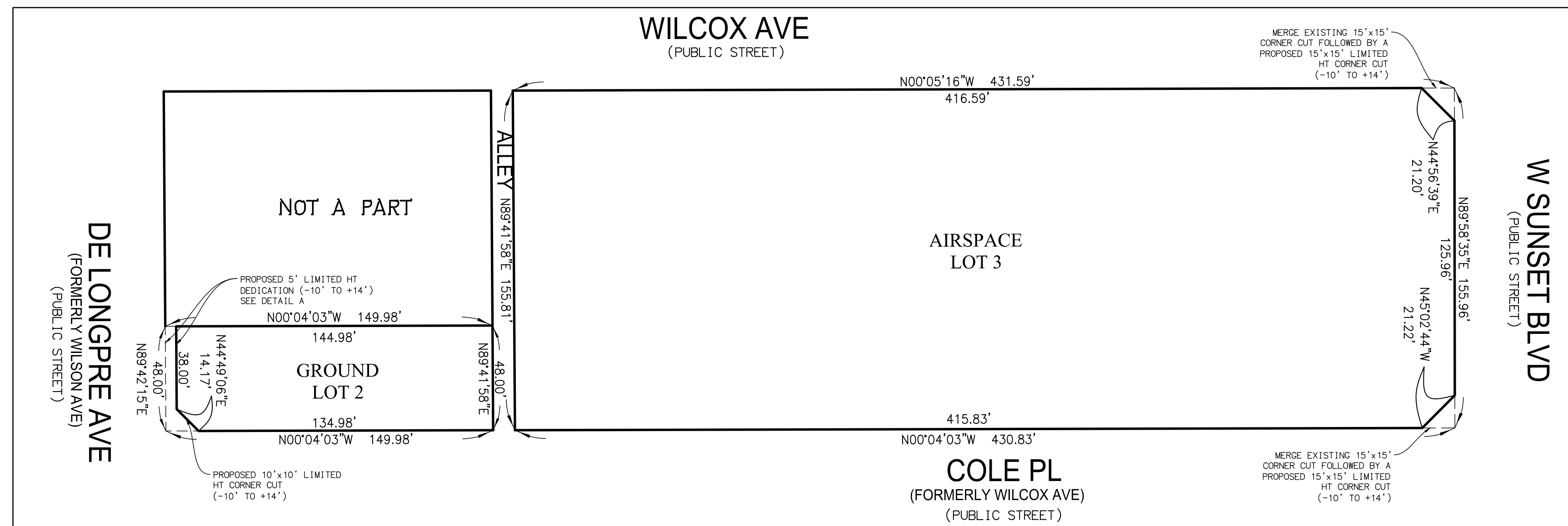
VESTING TENTATIVE TRACT MAP No. 83088



LEVELS B2-B3
L.E. = -42.0', U.E. = -22.0'



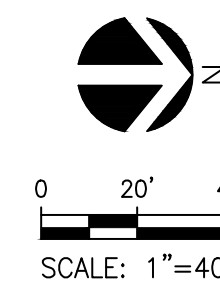
DETAIL "A"
PROPERTY LINE PLAN VIEW
NOT TO SCALE



LEVEL B1
L.E. = -22.0', U.E. = 0.0'

- AIRSPACE LOTS**
- 3 - PARKING (BELOW GRADE)
 - 4 - PARKING (GROUND LEVEL)
 - 5 - LOBBY, LOADING DOCK & COMMON AREAS
 - 6 - EVENT SPACE (GROUND LEVEL)
 - 7 - RETAIL SPACE (GROUND LEVEL)
 - 8 - RETAIL SPACE (GROUND LEVEL)
 - 9 - RETAIL SPACE (GROUND LEVEL)
 - 10 - PARKING (ABOVE GROUND)
 - 11 - OFFICES (BOTTOM FLOORS)
 - 12 - OFFICE (AMENITY FLOOR)
 - 13 - OFFICE (INTERMEDIATE FLOORS)
 - 14 - OFFICE (TOP FLOORS)

ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION



REVISIONS	
DATE	ISSUED FOR

DATE	03/17/2020
PROJECT NUMBER	1900898
DRAWN BY	BN
CHECKED BY	CJ
SCALE	AS SPECIFIED

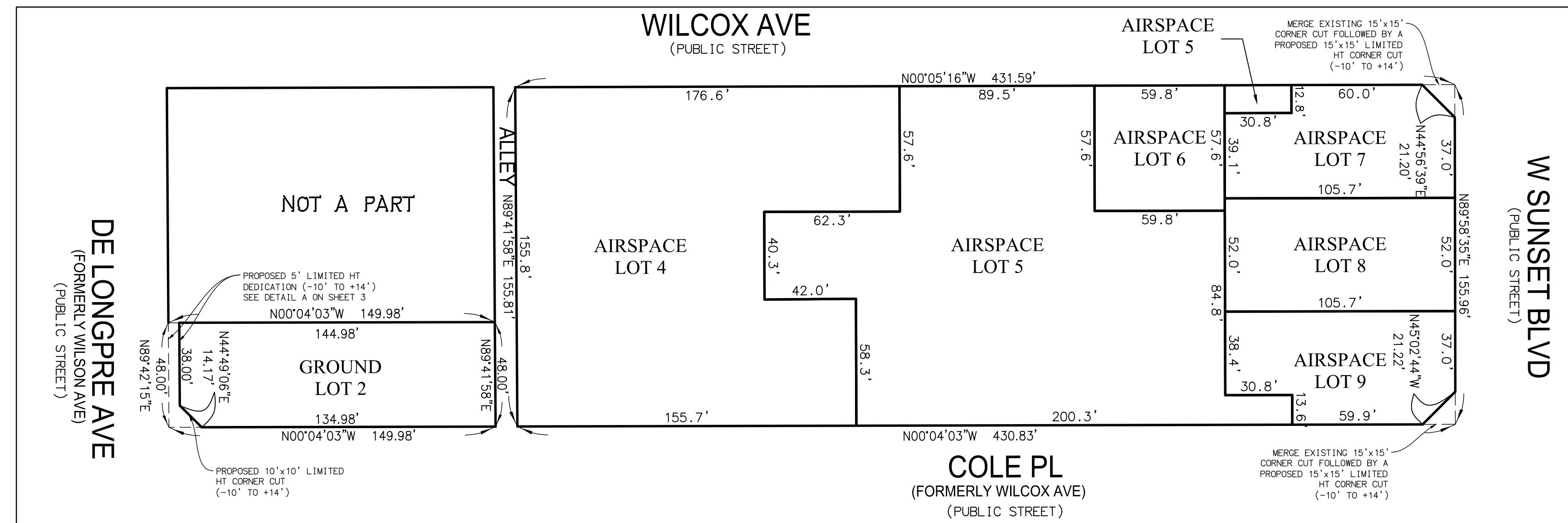
PROJECT DESCRIPTION

SHEET NUMBER

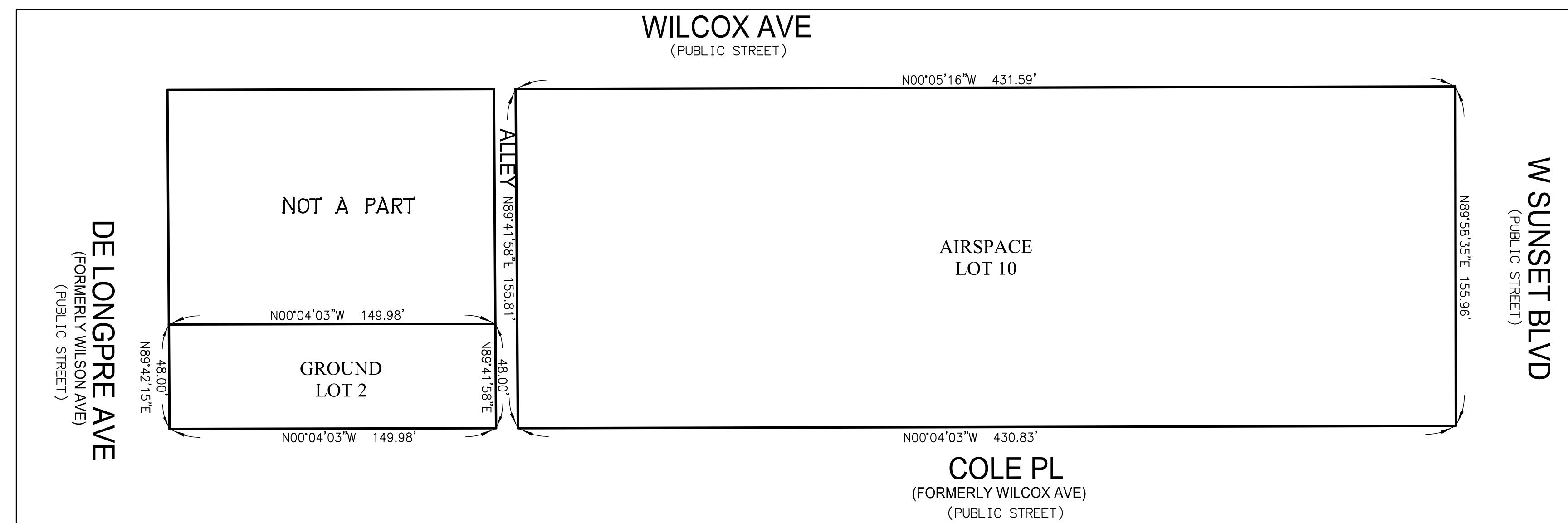
VESTING TENTATIVE TRACT MAP No.83088

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LEVELS 1-MEZZANINE
 L.E. = 0.0', U.E. = 20.0'



LEVELS 2-3
 L.E. = 20.0', U.E. = 55.0'

AIRSPACE LOTS

- 3 - PARKING (BELOW GRADE)
- 4 - PARKING (GROUND LEVEL)
- 5 - LOBBY, LOADING DOCK & COMMON AREAS
- 6 - EVENT SPACE (GROUND LEVEL)
- 7 - RETAIL SPACE (GROUND LEVEL)
- 8 - RETAIL SPACE (GROUND LEVEL)
- 9 - RETAIL SPACE (GROUND LEVEL)
- 10 - PARKING (ABOVE GROUND)
- 11 - OFFICES (BOTTOM FLOORS)
- 12 - OFFICE (AMENITY FLOOR)
- 13 - OFFICE (INTERMEDIATE FLOORS)
- 14 - OFFICE (TOP FLOORS)

ABBREVIATION LEGEND

L.E. = LOWER ELEVATION
 U.E. = UPPER ELEVATION



0 20' 40'
 SCALE: 1"=40'

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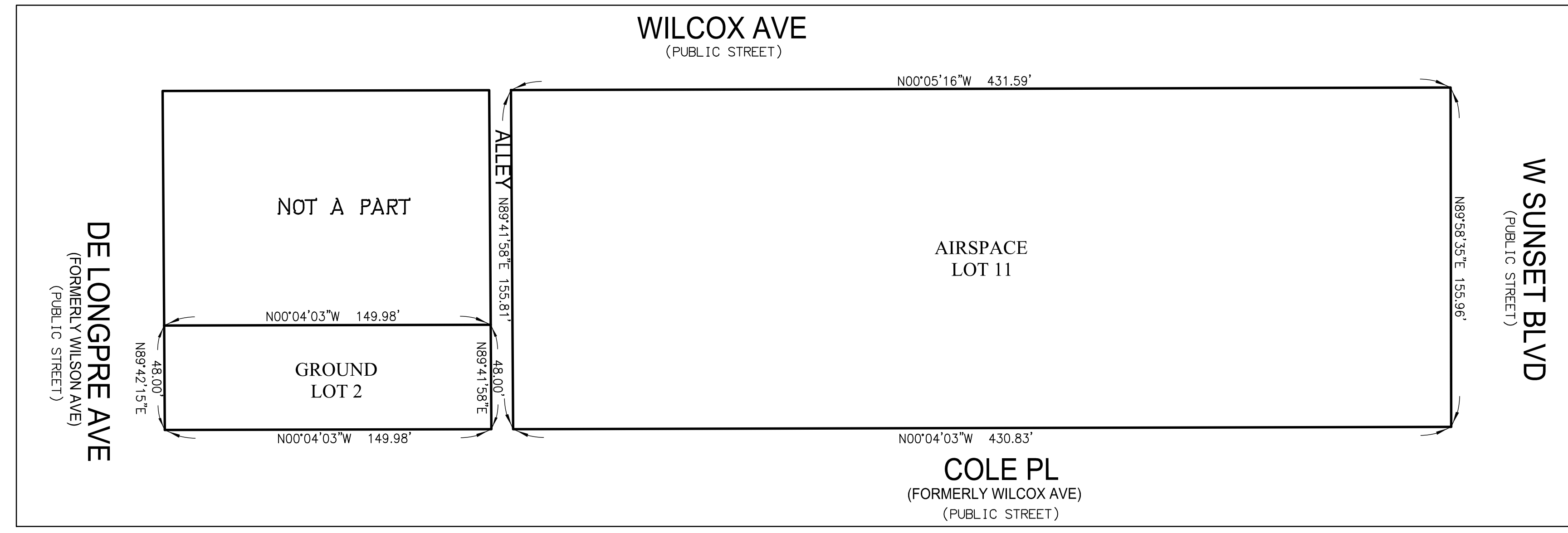
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SHEET 4 OF 8

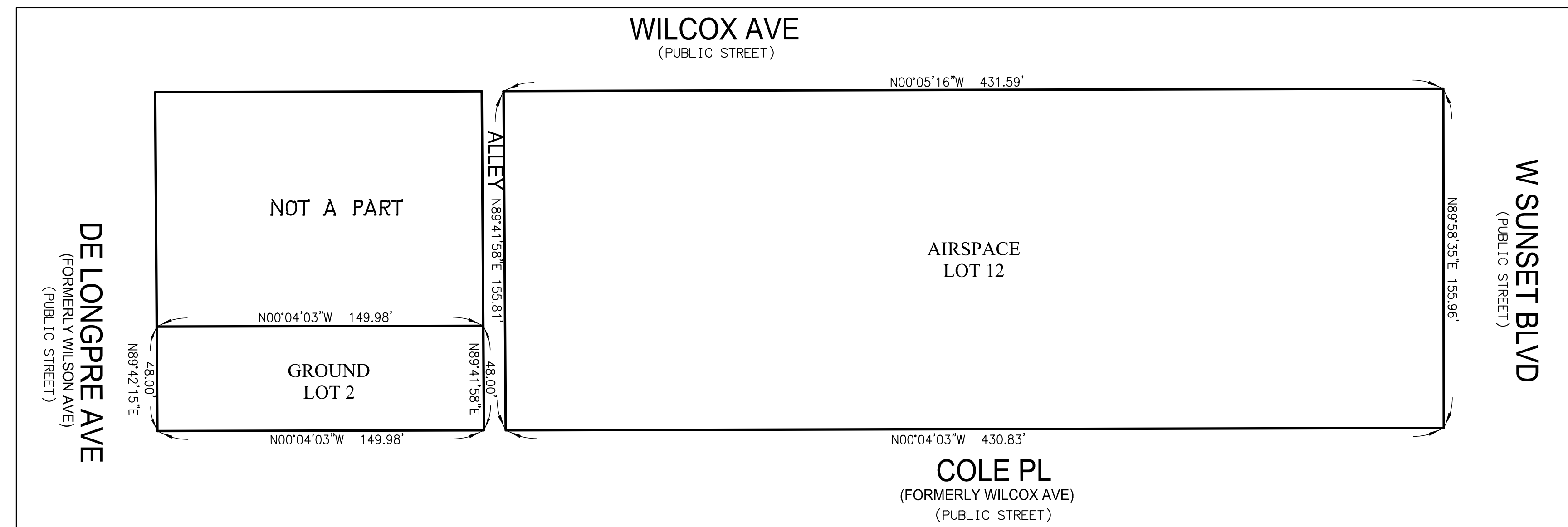
VESTING TENTATIVE TRACT MAP No. 83088

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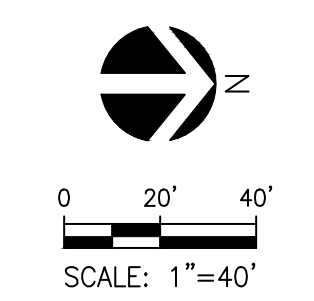
LEVELS 4-5
L.E. = 55.0', U.E. = 90.0'



LEVEL 6
L.E. = 90.0', U.E. = 110.0'

- AIRSPACE LOTS**
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 - 7 - RETAIL SPACE (GROUND LEVEL)
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ABBREVIATION LEGEND
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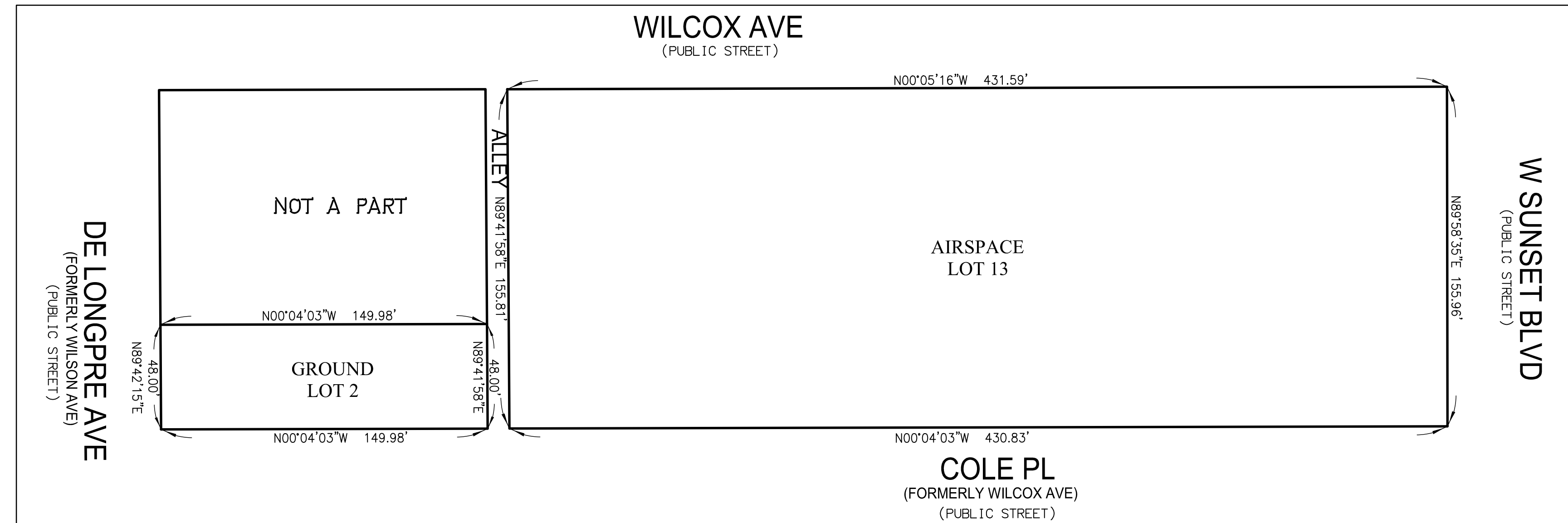
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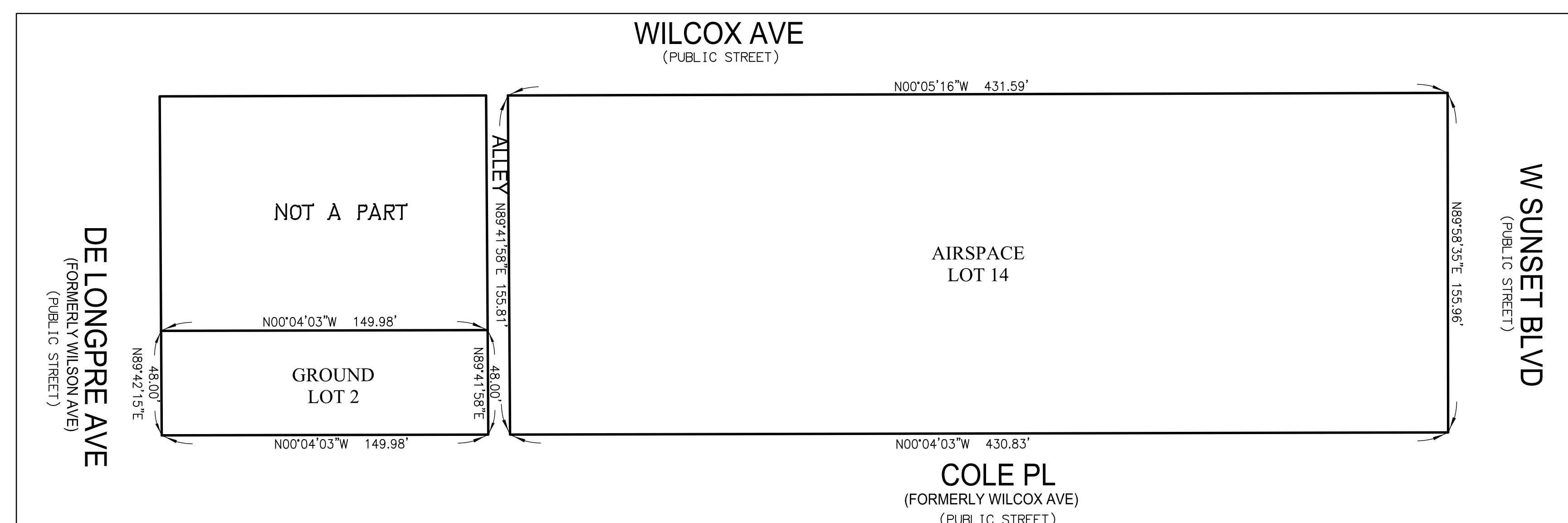
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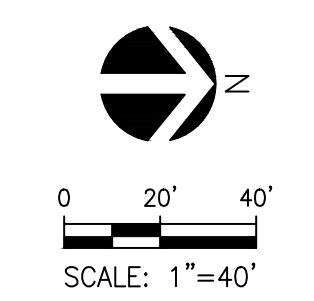
LEVELS 7-12
L.E. = 110.0', U.E. = 200.0'



LEVELS 13-14
L.E. = 200.0', U.E. = 240.0'

- AIRSPACE LOTS**
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ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
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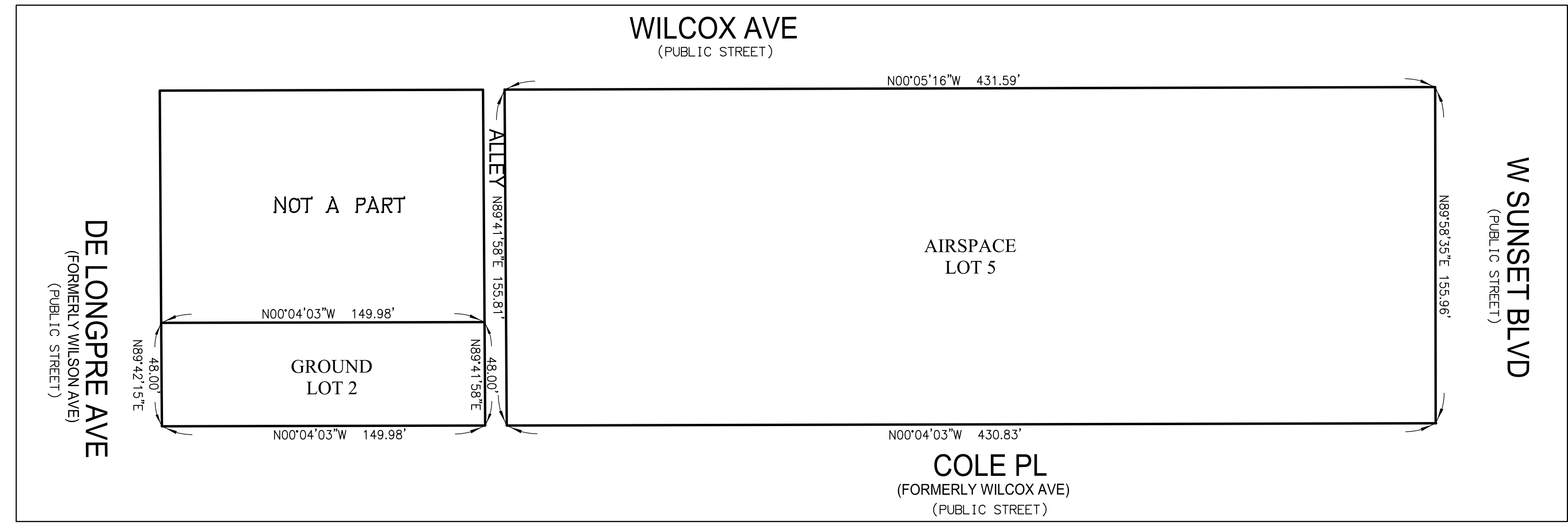
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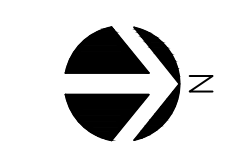
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ROOF
L.E. = 240.0', U.E. = 264.0'

- AIRSPACE LOTS**
- 3 - PARKING (BELOW GRADE)
 - 4 - PARKING (GROUND LEVEL)
 - 5 - LOBBY, LOADING DOCK & COMMON AREAS
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0 20' 40'
SCALE: 1"=40'

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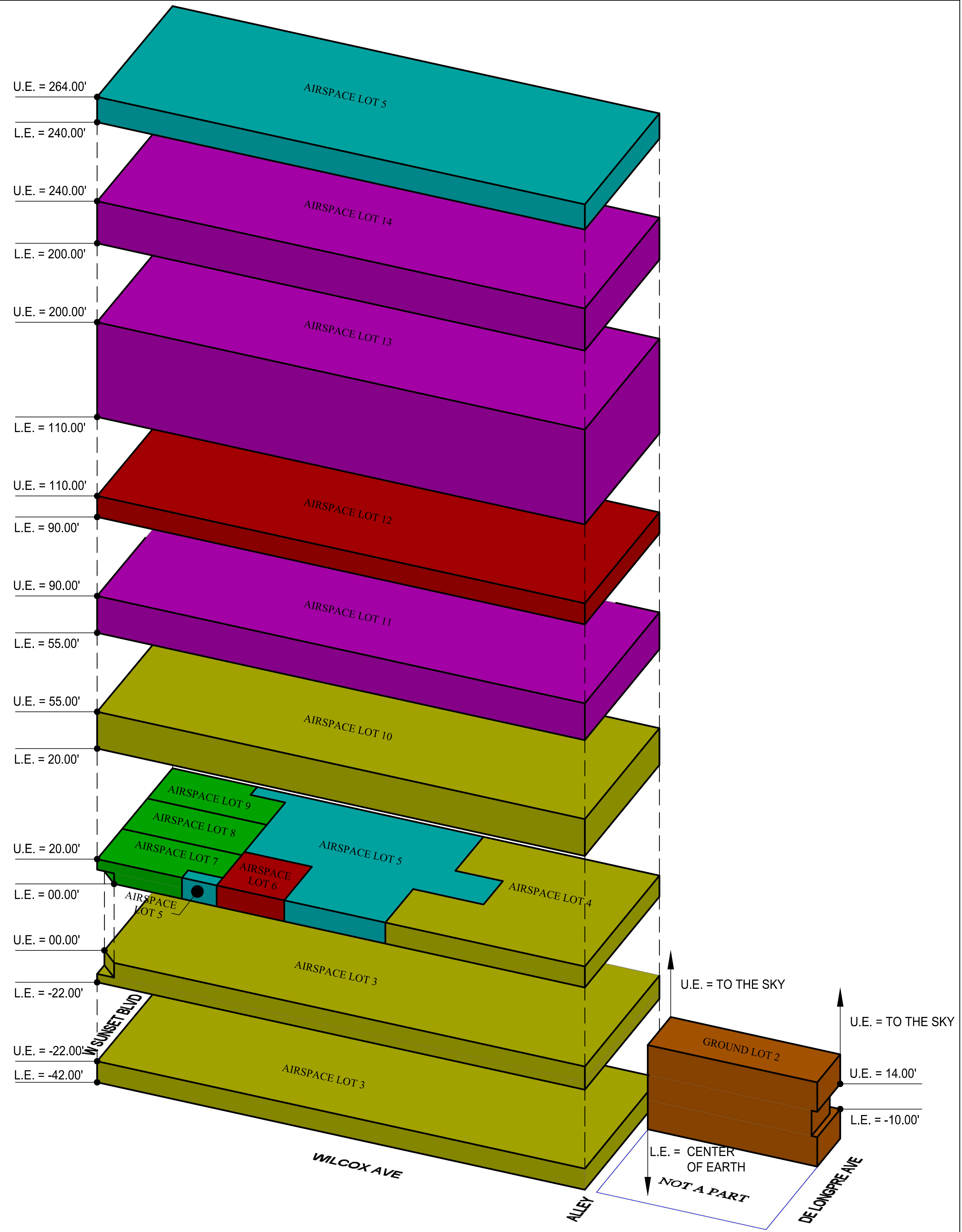
SHEET NUMBER

SHEET 7 OF 8

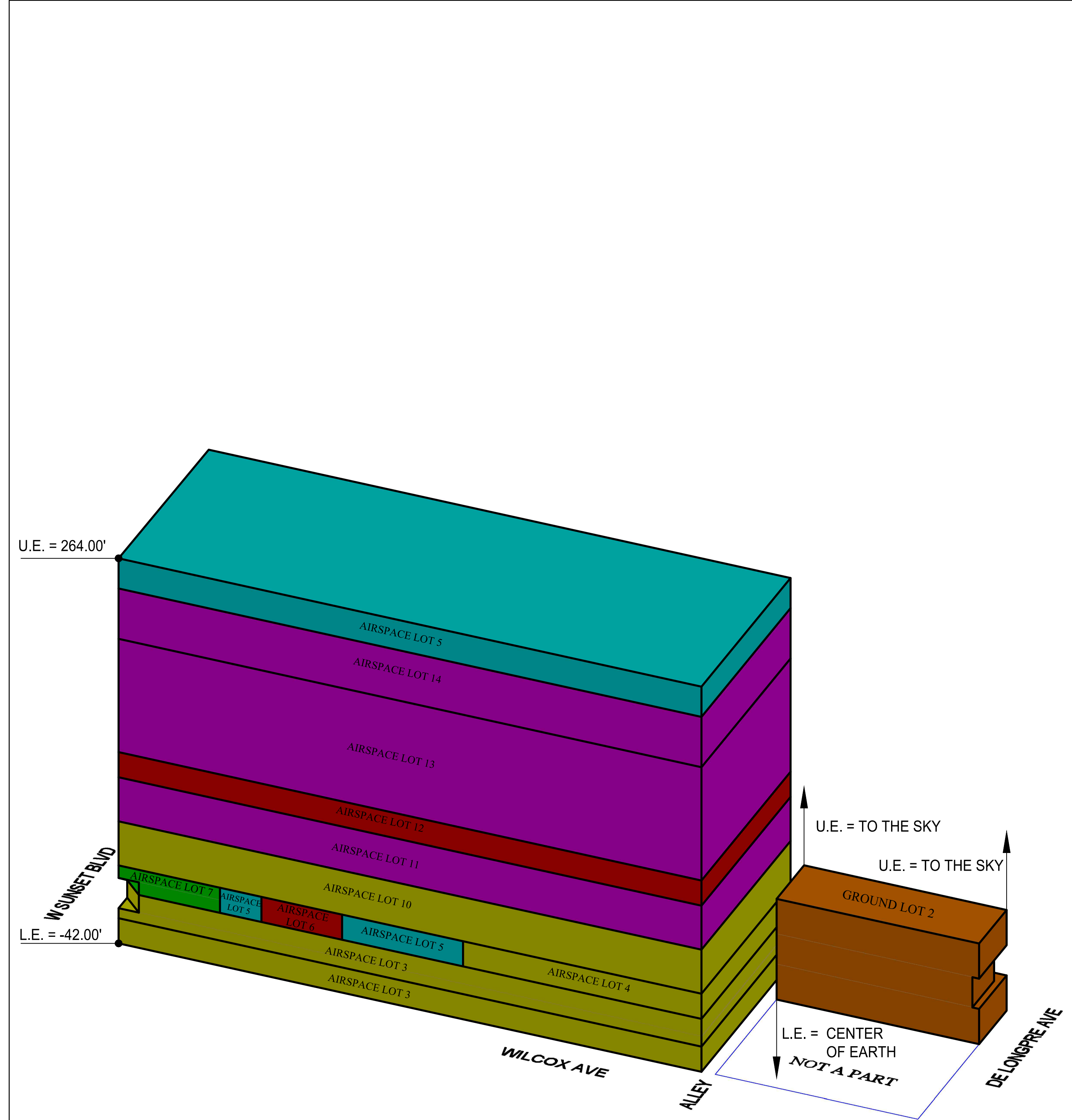
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FLOOR VIEW



OVERALL VIEW



NOT TO SCALE

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