

LEGAL DESCRIPTION:  
(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CH2 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-CH2 DATED NOVEMBER 8, 2019)

- 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.
- (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.
- 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.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 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.
- (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.

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020.  
FIRST INSTALLMENT: \$92,513.15, PAID  
PENALTY: \$0.00  
SECOND INSTALLMENT: \$92,513.14, OPEN  
PENALTY: \$0.00  
TAX RATE AREA: 00200  
A. P. NO.: 5546-014-056
- SUPPLEMENTAL TAXES FOR THE YEAR 2017-2018 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.  
FIRST INSTALLMENT: \$ 40,678.09, PAID  
PENALTY: \$ 0.00  
SECOND INSTALLMENT: \$ 40,678.08, OPEN  
PENALTY: \$ 0.00  
TAX RATE AREA: 00200  
A. P. NO.: 5546-014-056
- 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.  
FIRST INSTALLMENT: \$38,071.35, PAID  
PENALTY: \$0.00  
SECOND INSTALLMENT: \$145,769.78, PARTIAL PAY  
PENALTY: \$0.00  
TAX RATE AREA: 00200  
A.P.NO.: 5546-014-056

THE AMOUNT(S) MUST BE VERIFIED PRIOR TO CLOSE OF ESCROW.

- THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 2017, AND ANY SUBSEQUENT DELINQUENCIES.  
TAX RATE AREA: 00200  
A. P. NO.: 5546-014-056  
AMOUNT TO REDEEM: \$1,022.24  
VALID THROUGH: NOVEMBER 2019  
AMOUNT TO REDEEM: \$1,037.34  
VALID THROUGH: DECEMBER 2019  
PLEASE CONTACT THE TAX OFFICE TO VERIFY THE PAYOFF AMOUNT.

- 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)

- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

- 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)

- 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)

- 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)

- 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)

- 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)

- 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)

- 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.

- 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-CH2 DATED NOVEMBER 8, 2019)

- 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.

- 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. DATED: SEPTEMBER 12, 2017  
TRUSTOR: USR REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION  
BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION (AFFECTS BOTH PARCELS)  
THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY.

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 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.

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)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT  
RECORDING DATE: SEPTEMBER 26, 2006  
RECORDING NO: 06-2142738 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT  
RECORDING DATE: SEPTEMBER 26, 2006  
RECORDING NO: 06-2142739 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE  
RECORDING DATE: JANUARY 3, 2007  
RECORDING NO: 20070012651 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT  
RECORDING DATE: JANUARY 31, 2007  
RECORDING NO: 20070211266 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 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: JANUARY 31, 2007  
RECORDING NO: 20070211267 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT  
EXECUTED BY: 39 SOUTH, LLC  
IN FAVOR OF: CITY OF LOS ANGELES  
RECORDING DATE: DECEMBER 13, 2007  
RECORDING NO: 20072743315 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 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.
- 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.
- 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.

- 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.
- 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)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 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
- 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: 20140614725 OFFICIAL RECORDS

- 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

- 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.
- 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.

- 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.
- 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 . . . . . NOVEMBER 19, 22 & 23, 2019  
DECEMBER 2, 2019

SITE ADDRESSES . . . . . 6450 SUNSET BLVD, LOS ANGELES, CA 90028  
1413, 1417 & 1433 COLE PLACE, LOS ANGELES, CA 90028

APN NO'S . . . . . 5546-014-056, 5546-014-013, 5546-014-014 & 5546-014-017

BOUNDARY LINES . . . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

BASIS OF BEARINGS . . . . . THE BEARING OF S89°58'35"W ALONG THE CENTERLINE OF SUNSET BLVD AS SHOWN ON THE MAP OF TRACT NO. 1998, AS RECORDED IN MAP BOOK 22, PAGE 108, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK . . . . . CITY OF LA B.M.# 12-20010, 11N BOLT IN CONC MON HWD 1-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD

ELEVATION = 355.751 FT; NAVD 1988, 2000 ADJ

# . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREOF. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

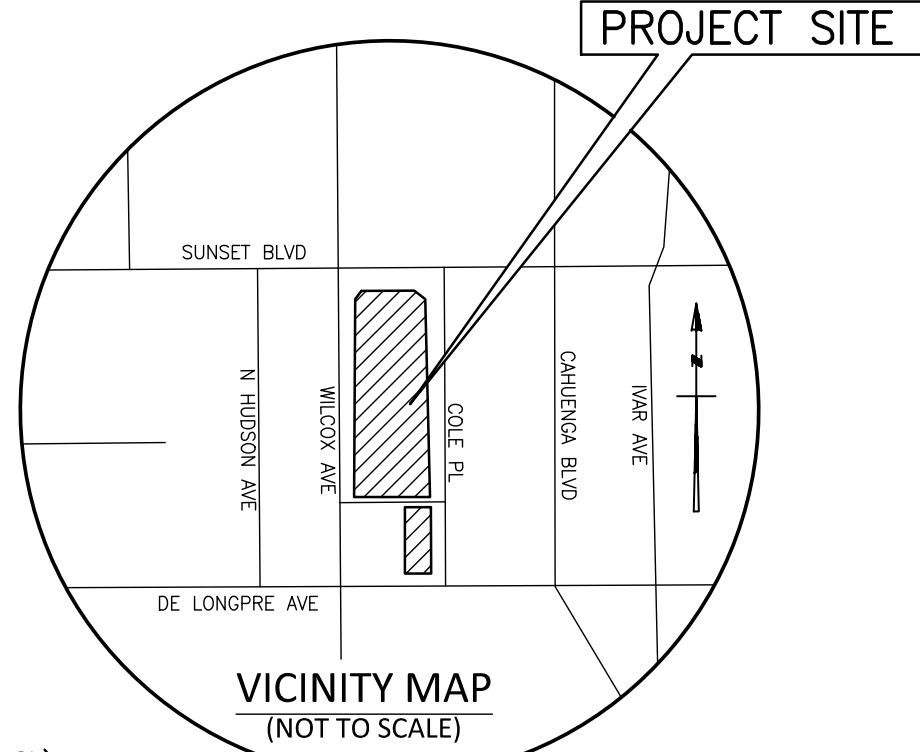
FLOOD INSURANCE RATE MAP . . . . . ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1605F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING INFORMATION . . . . . ZONING INFORMATION WAS OBTAINED PER CITY OF LA ZIMAS WEBSITE DEC 6, 2019.  
http://zimas.lacity.org/

PARCEL NO. 1 (PTR NCS-990709-CH2) C4-2D-SN  
PARCEL NO. 2 (NCS-990709-CH2) C4-2D  
PARCEL 1 (PTR 09173266-917-BLB-EGL) C4-2D  
PARCEL 2 (PTR 09173266-917-BLB-EGL) C4-2D  
PARCEL 3 (PTR 09173266-917-BLB-EGL) C4-2D  
LOT 8 (PTR 09173268-917-BLB-EGL) C2-1XL

PARKING SPACES . . . . . THERE ARE APPROXIMATELY 114 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 1 SPACE BEING DESIGNATED AS HANDICAP ACCESSIBLE

STREET DESIGNATIONS . . . . . SUNSET BLVD - AVENUE I (100' DESIGNATED)  
WILCOX AVE - MODIFIED AVENUE III (70' DESIGNATED)  
COLE PL - LOCAL STREET STANDARD (60' DESIGNATED)  
DE LONGPRE AVE - LOCAL STREET STANDARD (60' DESIGNATED)



**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-CH2)  
24,107 SQ. FT. OR 0.553 ACRES, MORE OR LESS

EXISTING PARCEL NO. 2 (PTR NCS-990709-CH2)  
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-CH2)  
25,776 SQ. FT. OR 0.592 ACRES, MORE OR LESS

EXISTING PARCEL NO. 2 (PTR NCS-990709-CH2)  
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@KPFF.COM



03/18/2020

DATE

kpff

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Los Angeles, CA 90017  
O: 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

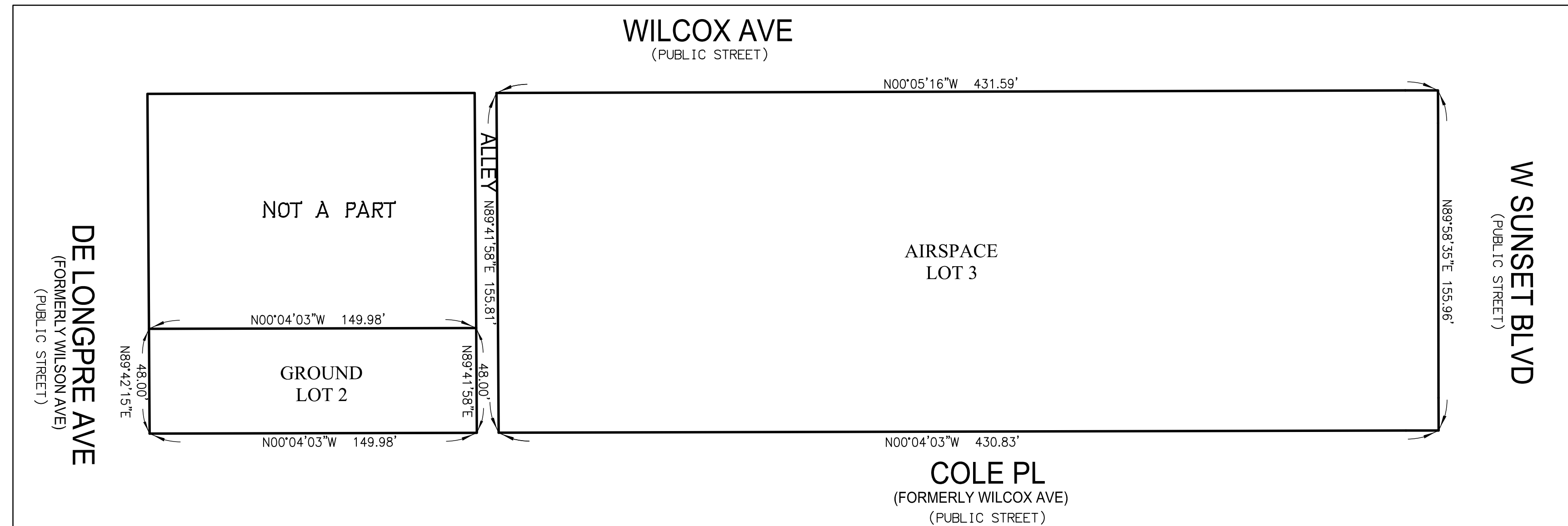
39 SOUTH LLC  
1415 N. CAHUENGA BLVD.  
HOLLYWOOD, CA 90028  
ATTN: MATT COOPER  
(323) 822-4444  
MCOOPER@POSTGROUP.COM

SUBDIVIDER:

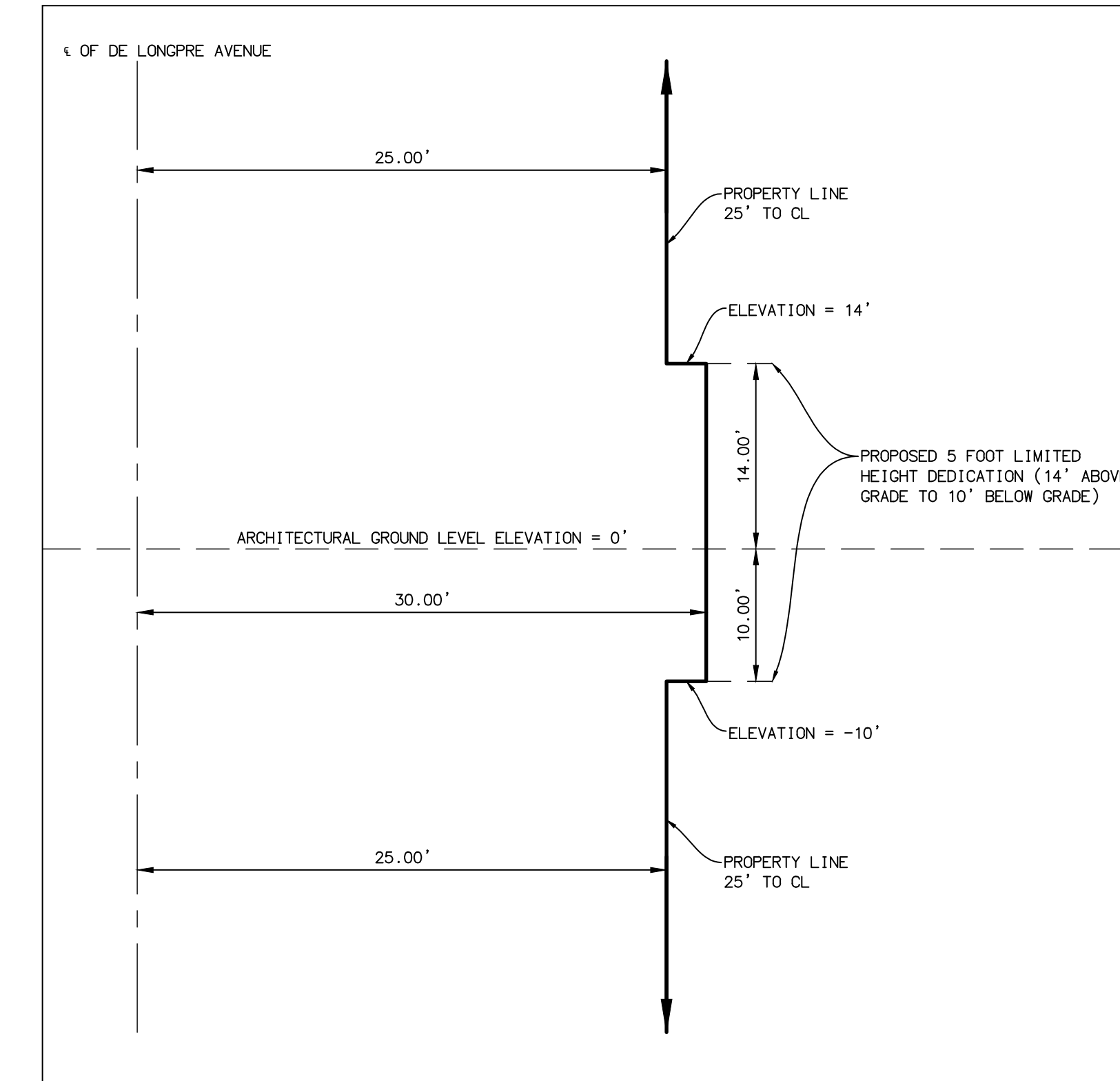
MAYER BROWN LLP  
350 S. GRAND AVENUE, 25TH FLOOR  
LOS ANGELES, CA 90071  
ATTN: EDGAR K



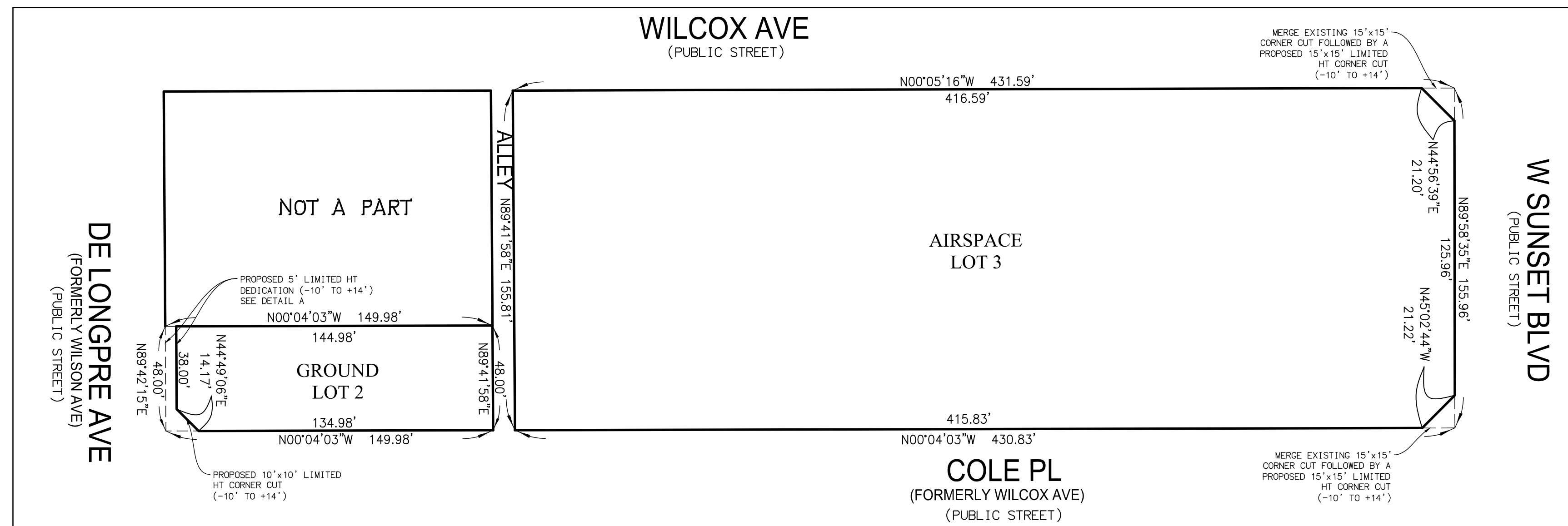
# VESTING TENTATIVE TRACT MAP No. 83088



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



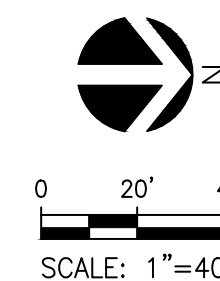
**DETAIL "A"**  
PROPERTY LINE PLAN VIEW  
NOT TO SCALE



**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

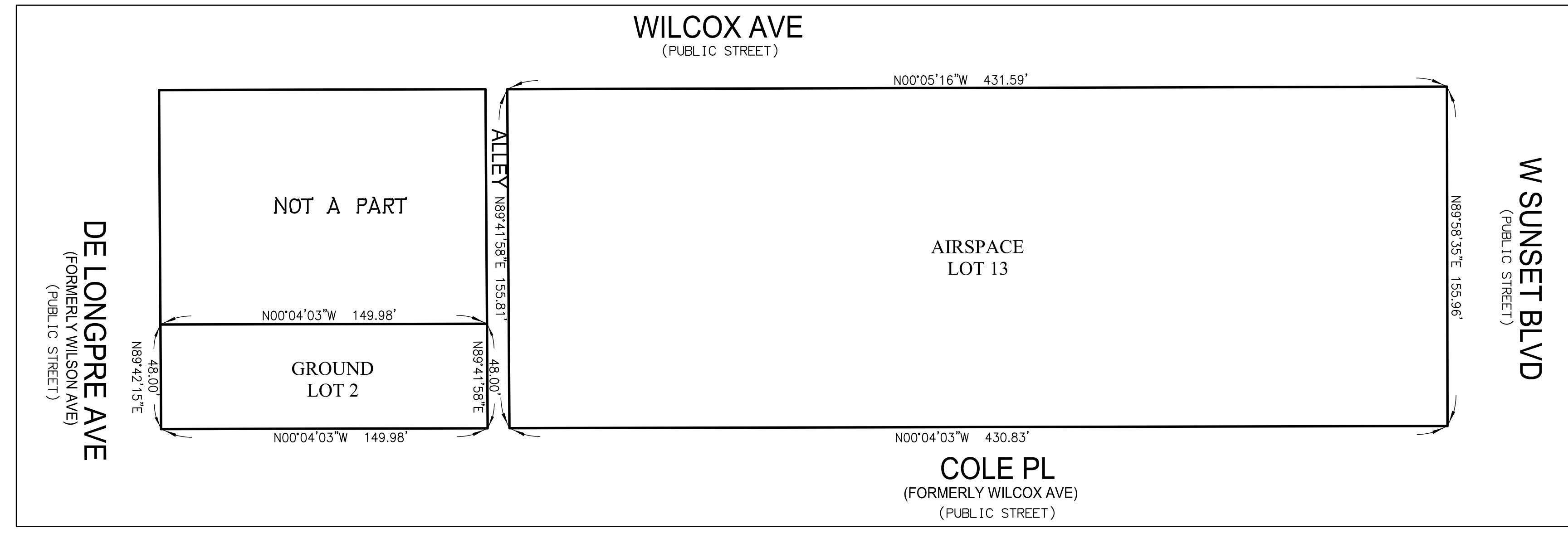




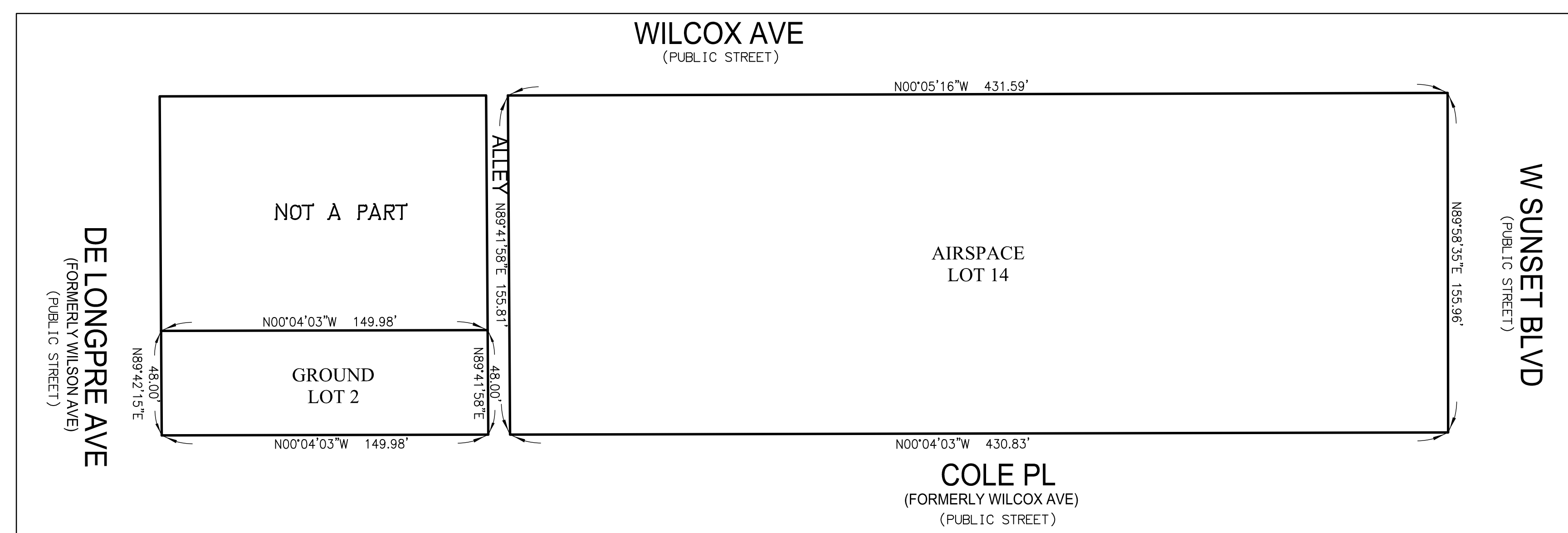
# VESTING TENTATIVE TRACT MAP No. 83088



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**LEVELS 7-12**  
L.E. = 110.0', U.E. = 200.0'

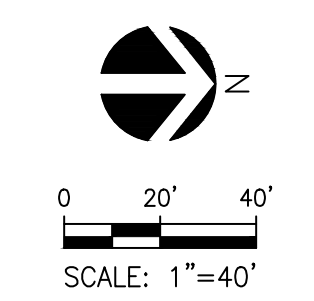


**LEVELS 13-14**  
L.E. = 200.0', U.E. = 240.0'

- 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



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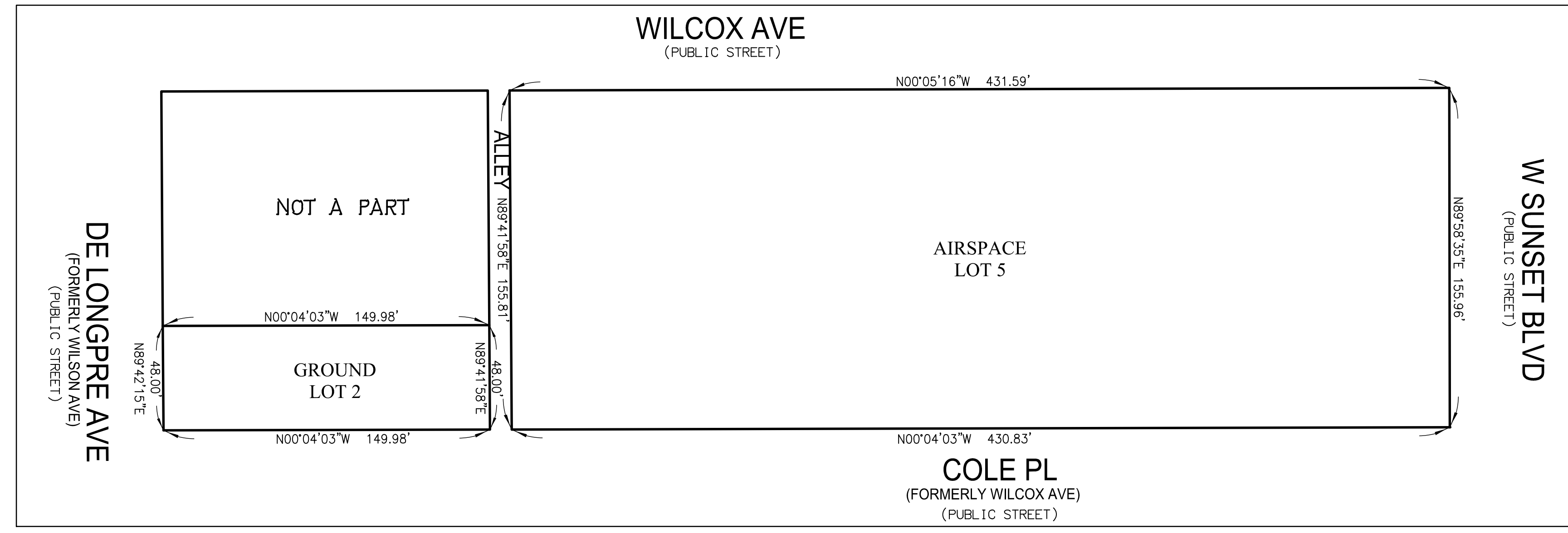
SHEET NUMBER

**SHEET 6 OF 8**

# VESTING TENTATIVE TRACT MAP No. 83088

**kpff**

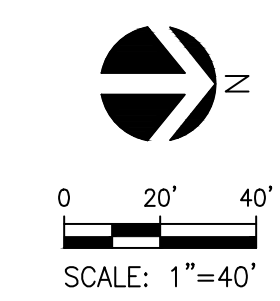
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**ROOF**  
L.E. = 240.0', U.E. = 264.0'

- AIRSPACE LOTS**
- 3 - PARKING (BELOW GRADE)
  - 4 - PARKING (GROUND LEVEL)
  - 5 - LOBBY, LOADING DOCK & COMMON AREAS
  - 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)
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  - 13 - OFFICE (INTERMEDIATE FLOORS)
  - 14 - OFFICE (TOP FLOORS)

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



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PROJECT DESCRIPTION

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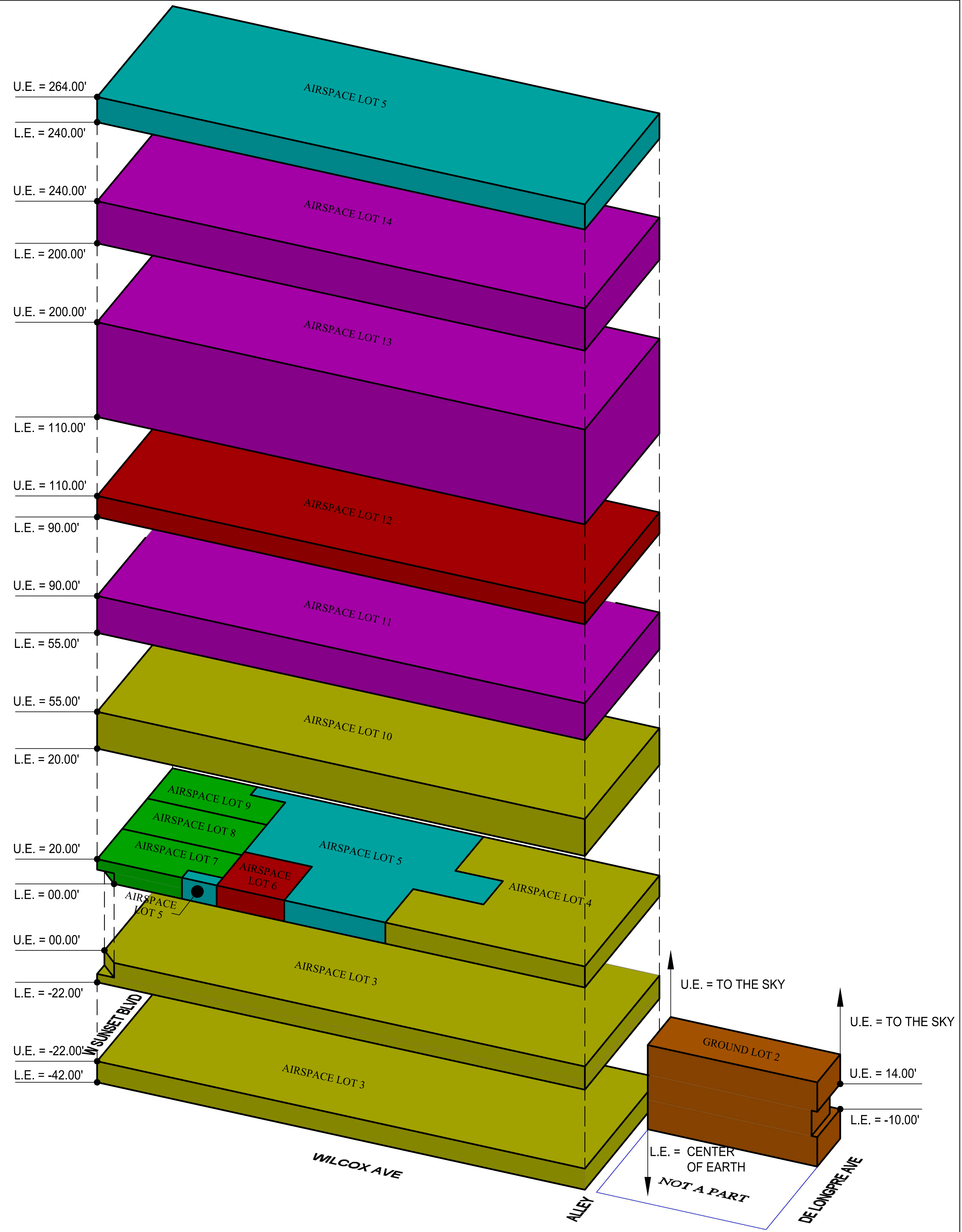
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**SHEET 7 OF 8**

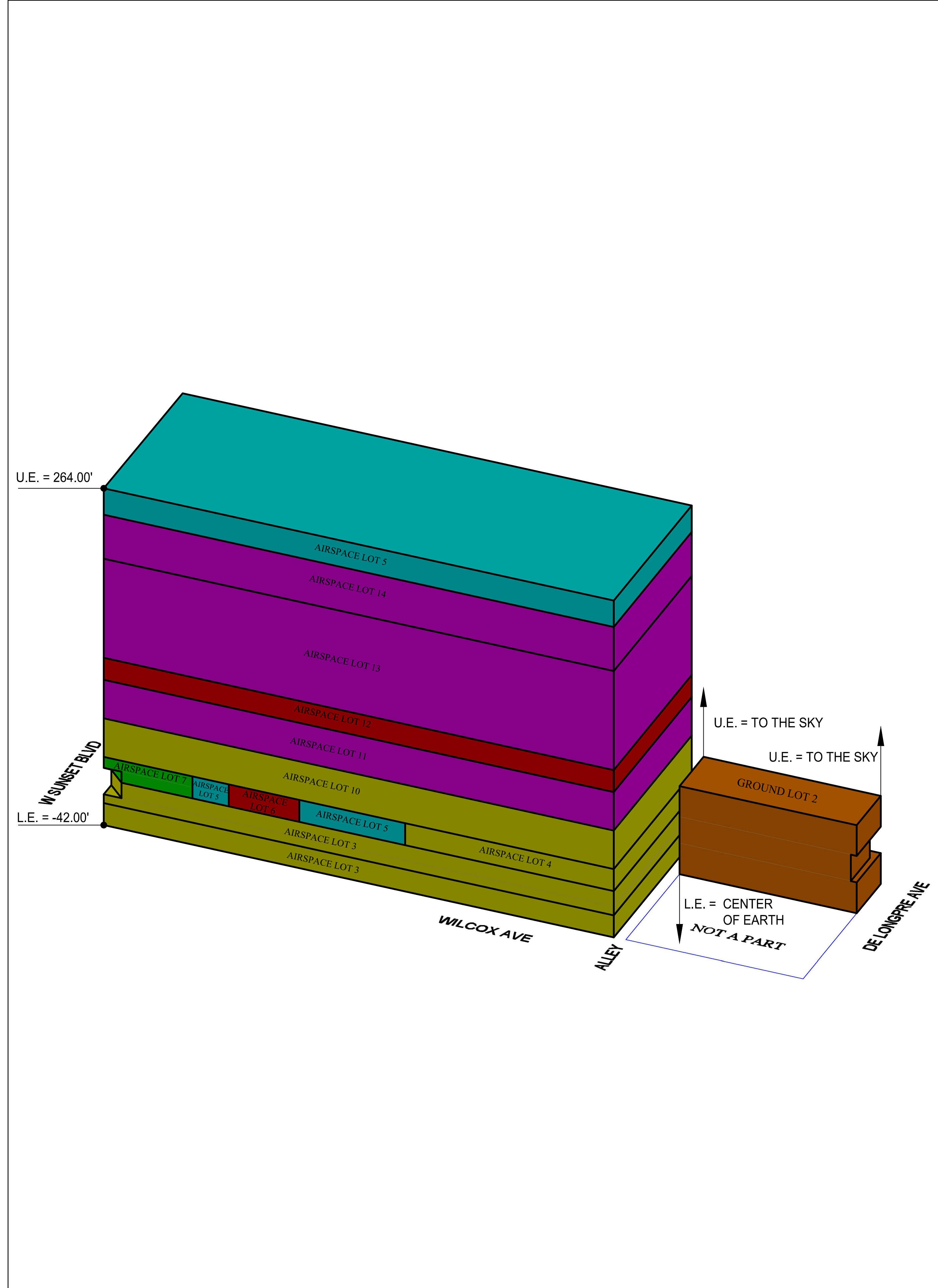
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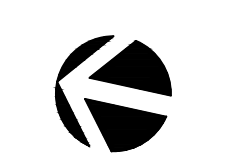
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FLOOR VIEW



OVERALL VIEW



NOT TO SCALE

ABBREVIATION LEGEND  
L.E. = LOWER ELEVATION  
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