LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CHI2 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-CHI2 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.
- (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.
- 4. 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.
- 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 EXCEPTED UNDER (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- 7. 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.
- 10. 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.
- 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.
- 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)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" (15) 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)
- $\langle 19 \rangle$ 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.
- 95-1523559 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.



EXCEPTIONS (CONT.):

(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709 21. THE EFFECT OF A DEED DATED SEPTEMBER 12, 201 LLC. A DELAWARE LIMITED LIABILITY COMPANY, SUCC SUPERSTORE, INC., A DELAWARE CORPORATION, WHI A CALIFORNIA CORPORATION, AS GRANTOR, TO USR LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTE OF OFFICIAL RECORDS.

NOTE: THE COMPANY WILL REQUIRE AN AFFIDAVIT THE GRANTOR IN THE PRESENCE OF A FIRST AMERIC THE DEED WAS VALID PRIOR TO REMOVING THIS EXC TRANSACTION.

- 22. A DEED OF TRUST TO SECURE THE PERFORMANCE RECORDED SEPTEMBER 20, 2017 AS INSTRUMENT NO DATED: SEPTEMBER 12, 2017
 - TRUSTOR: USR REAL ESTATE HOLDINGS LLC, TRUSTEE: CHICAGO TITLE COMPANY, A CALIFOR BENEFICIARY: WELLS FARGO BANK, NATIONAL
 - (AFFECTS BOTH PARCELS) THE ABOVE DEED OF TRUST STATES THAT IT SECUR ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO MEANS OF DRAWING UPON THE LINE OF CREDIT HAV BORROWER HAS NOT DRAWN UPON THE LINE OF CR THE LENDER'S PAYOFF DEMAND, AND (C) THE BORF BENEFICIARY TO TERMINATE THE LINE OF CREDIT US
- PROCEDURES AS MAY BE REQUIRED BY THE BENEFI 23. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH
- SURVEY.
- 24. RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION:

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 091 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CO DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 AND THE NORTH HALF OF LOT 2 OF THE LANDER OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RI OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR L AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PUR 202550, SUPERIOR COURT OF LOS ANGELES COUNTY. PARCEL 2:

THE SOUTH ONE-HALF OF LOT 2 AND ALL OF LOT 3 OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUN

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR L AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PUR

202550, SUPERIOR COURT OF LOS ANGELES COUNTY. PARCEL 3:

LOT 4 OF THE LANDER TRACT 2, IN THE CITY OF LOS AN CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 5 RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR L AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PU 202550, SUPERIOR COURT OF LOS ANGELES.

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

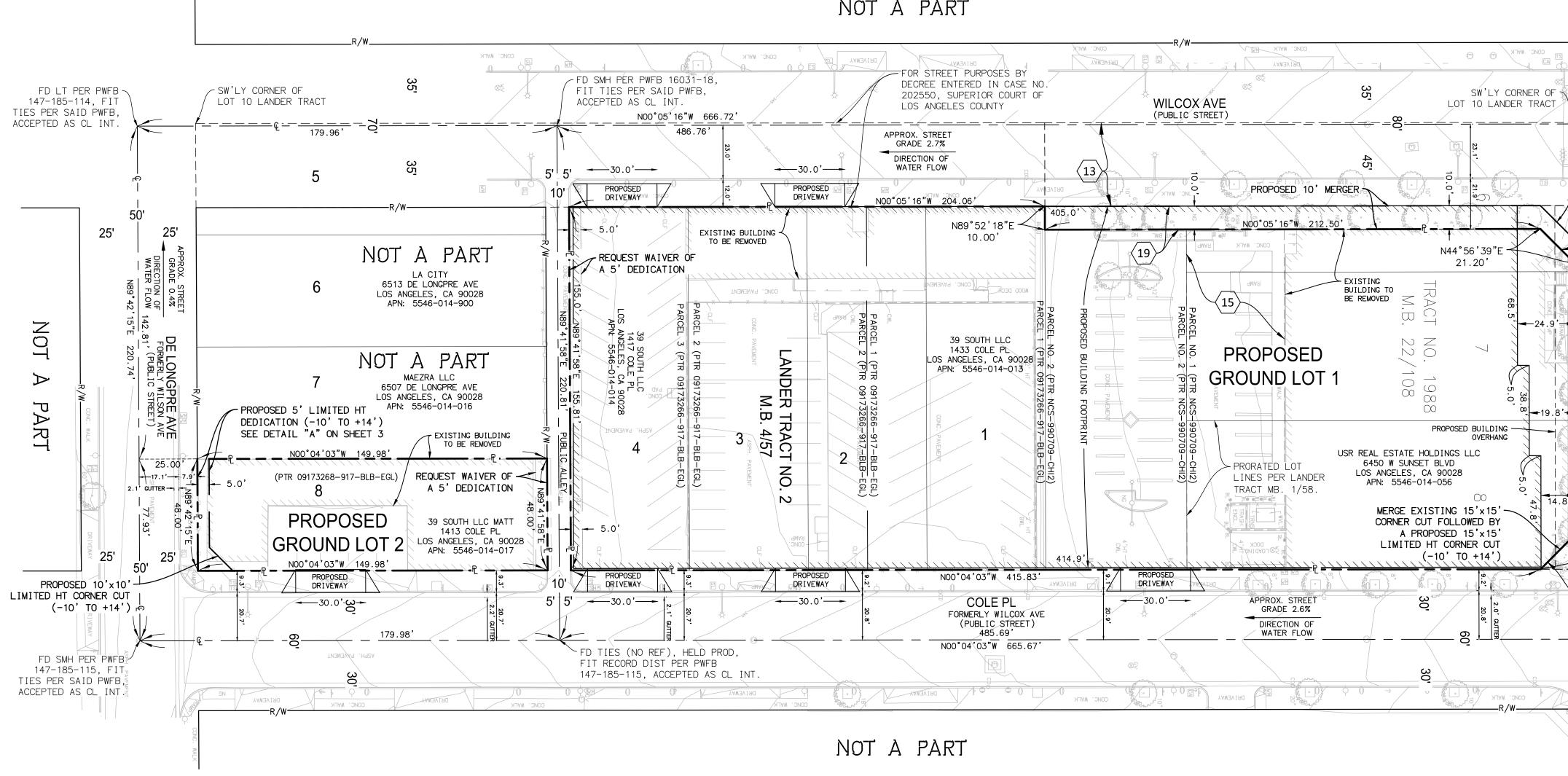
EXCEPTIONS:

- (PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 091 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHE
- 2. AN INSTRUMENT ENTITLED MASTER COVENANT AND RECORDING DATE: SEPTEMBER 26, 2006 RECORDING NO: 06-2142738 OFFICIAL RECORD REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO
- 3. AN INSTRUMENT ENTITLED MASTER COVENANT AND RECORDING DATE: SEPTEMBER 26, 2006 RECORDING NO: 06-2142739 OFFICIAL RECORD REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO
- 4. AN INSTRUMENT ENTITLED MASTER COVENANT AND RECORDING DATE: JANUARY 3, 2007 RECORDING NO: 20070012651 OFFICIAL RECORD REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO
- 5. AN INSTRUMENT ENTITLED MASTER COVENANT AND RECORDING DATE: JANUARY 31, 2007 RECORDING NO: 20070211266 OFFICIAL RECORD REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO
- 6. COVENANT AND AGREEMENT WHEREIN THE OWNERS NOT TO SELL ANY PORTION THEREOF SEPARATELY. LAND AND BE BINDING UPON FUTURE OWNERS. RECORDING DATE: JANUARY 31, 2007 RECORDING NO .: 20070211267 OFFICIAL RECOR
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO 7. AN INSTRUMENT ENTITLED COVENANT AND AGREEMEN
- EXECUTED BY: 39 SOUTH, LLC IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: DECEMBER 13, 2007
- RECORDING NO: 20072743315 OFFICIAL RECOR REFERENCE IS HEREBY MADE TO SAID DOCUMENT FO
- 8. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DI YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDIN DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PR
- 9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECT TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY PARTIES IN POSSESSION THEREOF.
- 10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TO AND AMENDMENTS THERETO, BEFORE ISSUING ANY THIS ITEM FROM COVERAGE.
- THE COMPANY RESERVES THE RIGHT TO EXCEPT ADD REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
- 11. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SH MATTERS WHICH A CORRECT SURVEY WOULD DISCLO RECORDS.
- 12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RE PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE

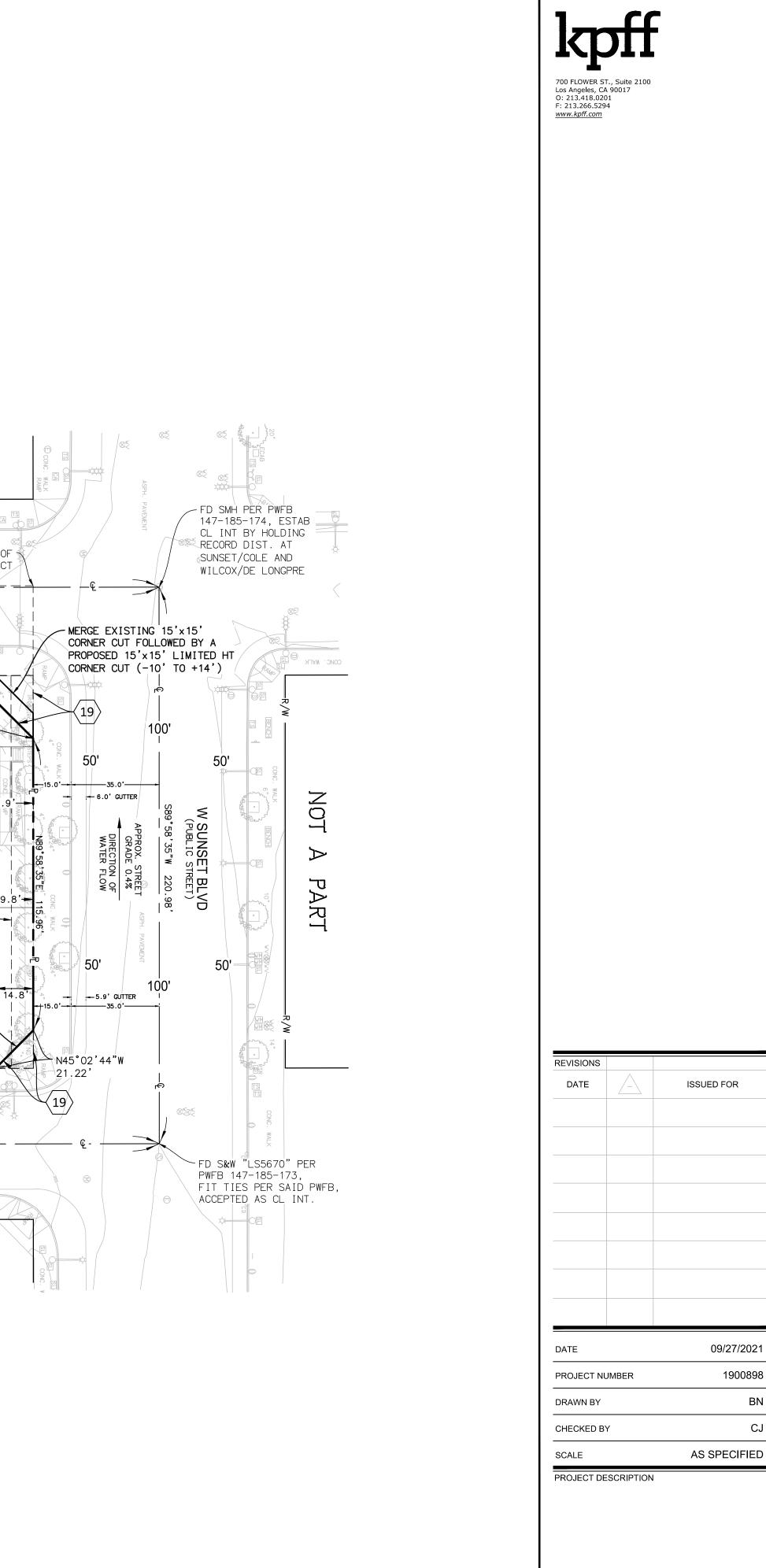
VESTING TENTATIVE TRACT MAP No.83088 FOR MERGER AND SUBDIVISION PURPOSES

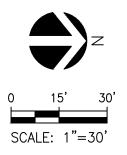
-CHI2 DATED NOVEMBER 8, 2019)		<u>N:</u> ND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019)
17, EXECUTED BY STAPLES THE OFFICE SUPERSTORE, CESSOR BY CONVERSION TO STAPLES THE OFFICE		PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
ICH ACQUIRED TITLE AS STAPLES PROPERTIES, INC., R REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED EMBER 20, 2017, AS INSTRUMENT NO. 20171074477	LOT 8 OF LANDER TRACT	NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF RECORDED IN BOOK 4, PAGE 57, OF MAPS, IN THE OFFICE OF THE COUNTY
OF EXECUTION AND DELIVERY OF DEED EXECUTED BY ICAN NOTARY OR OTHER SATISFACTORY PROOF THAT CEPTION OR INSURING THE CONTEMPLATED	ASSESSOR'S PARCEL NUM	
OF AN AGREEMENT OR OTHER OBLIGATION, 10. 20171074478 OF OFFICIAL RECORDS.	•	ND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019) IMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
A DELAWARE LIMITED LIABILITY COMPANY RNIA CORPORATION ASSOCIATION	2. A DEED OF TRUST AMOUNT: \$355 DATED: APRIL	
RES A LINE OF CREDIT. BEFORE THE CLOSE OF US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER VE BEEN SURRENDERED TO ESCROW, (B) THE REDIT SINCE THE LAST TRANSACTION REFLECTED IN ROWER HAS IN WRITING INSTRUCTED THE SING SUCH FORMS AND FOLLOWING SUCH	LIMITED LIABILI TRUSTEE: AME BENEFICIARY: LOAN NO.: NO RECORDING DA	RICAN SECURITIES COMPANY, A CORPORATION WELLS FARGO BANK, NATIONAL ASSOCIATION
ICIARY. WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS	AMOUNT: \$900 DATED: FEBRU TRUSTOR/GRAI TRUSTEE: PRE	ÀRY 10, 2014 NTOR 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY MIER BUSINESS BANK PREMIER BUSINESS BANK
173266-917-BLB-EGL DATED AUGUST 23, 2019) DUNTY OF LOS ANGELES, STATE OF CALIFORNIA,	RECORDING DA RECORDING NO AN AGREEMENT TO N	TE: APRIL 23, 2014 D: 20140415256 OFFICIAL RECORDS MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND
TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE	RECORDING DA RECORDING NO	TE: JUNE 13, 2014 D: 20140614725 OFFICIAL RECORDS
LESS, INCLUDED WITHIN THE LINES OF WILCOX IRPOSES BY DECREE ENTERED IN CASE NO.	LAND, TO SECURE F CONDITIONS THEREIN AMOUNT: \$900 ASSIGNED TO: ASSIGNED BY:),000.00 PREMIER BUSINESS BANK 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
E LANDER TRACT 2, IN THE CITY OF LOS ANGELES, ER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, NTY.	RECORDING NO	TE: APRIL 23, 2014 D: 20140415257 OFFICIAL RECORDS Y BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND
LESS, INCLUDED WITHIN THE LINES OF WILCOX IRPOSES BY DECREE ENTERED IN CASE NO.	PARTIES IN POSSES	AID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE SION THEREOF. E PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS
	ARE NOT DISCLOSEE	BY THE PUBLIC RECORDS. REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED
NGELES, COUNTY OF LOS ANGELES, STATE OF 57 O F MAPS, IN THE OFFICE OF THE COUNTY	AGREEMENT, CONTR.	ACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING
LESS, INCLUDED WITHIN THE LINES OF WILCOX IRPOSES BY DECREE ENTERED IN CASE NO.		RVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL OR REVIEWING SAID DOCUMENTS.
6-014-014		NFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC
173266-917-BLB-EGL DATED AUGUST 23, 2019) IER OR NOT DISCLOSED BY THE PUBLIC RECORDS.		OT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL R OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
AGREEMENT	COMMENTS	
DS FOR FULL PARTICULARS. AGREEMENT	DATES OF SURVEY	NOVEMBER 19, 22 & 23, 2019 DECEMBER 2, 2019 6450 SUNSET BLVD, LOS ANGELES, CA 90028
DS OR FULL PARTICULARS.		1413, 1417 & 1433 COLE PLACE, LOS ANGELES, CA 90028
AGREEMENT REGARDING ON-SITE BMP MAINTENANCE	APN NO'S	5546-014-056, 5546-014-013, 5546-014-014 & 5546-014-017 WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
RDS FOR FULL PARTICULARS. AGREEMENT	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.
RDS FOR FULL PARTICULARS.	BENCH MARK	CITY OF LA BM# 12-20010, 1IN BOLT IN CONC MON HWD I-1-A;7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD
AGREE TO HOLD SAID LAND AS ONE PARCEL AND SAID COVENANT IS EXPRESSED TO RUN WITH THE	#>	ELEVATION = 355.751 FT; NAVD 1988, 2000 ADJ INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.
RDS FOR FULL PARTICULARS. ENT	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 HEREON. 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
RDS FOR FULL PARTICULARS.	FLOOD INSURANCE	DIRECTLY.
ISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF ING OBLIGATION, PLEASE CONTACT THE TITLE RIOR TO CLOSING.	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.
TION AND/OR BY A CORRECT ALTA/NSPS LAND BY TO THE COMPANY, AND/OR BY INQUIRY OF THE	ZONING INFORMATION	
PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS		PARCEL NO. 1 (PTR NCS-990709-CHI2) C4-2D-SN PARCEL NO. 2 (NCS-990709-CHI2) C4-2D PARCEL 1 (PTR 09173266-917-BLB-ECL) C4-2D
AND COMPLETE COPY OF ANY UNRECORDED TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS POLICY OF TITLE INSURANCE WITHOUT EXCEPTING		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
DDITIONAL ITEMS AND/OR MAKE ADDITIONAL	PARKING SPACES	THERE ARE APPROXIMATELY 114 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 1 SPACE BEING DESIGNATED AS HANDICAP ACCESSIBLE
HORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER DSE AND WHICH ARE NOT SHOWN BY THE PUBLIC	STREET DESIGNATIONS	SUNSET BLVD– AVENUE I(100' DESIGNATED)WILCOX AVE– MODIFIED AVENUE III(70' DESIGNATED)COLE PL– LOCAL STREET STANDARD(60' DESIGNATED)DE LONDERE AVE– COCAL STREET STANDARD(60' DESIGNATED)
ECORDS AS TO MATTERS AFFECTING TITLE TO REAL E VISIBLE AND APPARENT.		DE LONGPRE AVE – LOCAL STREET STANDARD (60' DESIGNATED)

		700 FLOWER ST		
		Los Angeles, CA O: 213.418.020 F: 213.266.529 <u>www.kpff.com</u>	1	
	JECT SITE	GENERAL NO	TES:	
	\mathbf{N}	OWNERS:		
SUNSET BLVD N HUDSON AVE DE LONGPRE AVE		500 S ⁻ FRAMIN ATTN: (508) MICHAE APN: 5 39 SOL 1415 N HOLLYV ATTN: (323)	TAPLE DRIV IGHAM, MA MICHAEL K 253-0525	01702 ENNY TAPLES.COM 3 A BLVD. 90028 PER
VICINITY MAP (NOT TO SCALE)		SUBDIVIDER: MAYER	BROWN LLP	
ROSS AREA (TO STREET CL) ROPOSED GROUND LOT 1 DTAL 107,403 SQ. FT. OR 2.466 ACRES, MORE OR LESS		350 S. LOS AN		
ROPOSED GROUND LOT 2 OTAL 14,106 SQ. FT. OR 0.323 ACRES, MORE OR LESS		(213) 2	229-9548 TIAN@MAYER	
<u>ROSS AREA (EXISTING CONDITIONS)</u> XISTING PARCEL NO. 1 (PTR NCS—990709—CHI2)		LAND SURVEY	OR:	
4,107 SQ. FT. OR 0.553 ACRES, MORE OR LESS XISTING PARCEL NO. 2 (PTR NCS-990709-CHI2)		700 FL	ONSULTING F OWER ST., S GELES, CA S	
,846 SQ. FT. OR 0.203 ACRES, MORE OR LESS		ATTN: 0 (213) 4		JONES, PLS 8193
XISTING PARCEL 1 (PTR 09173266-917-BLB-EGL) 1,914 SQ. FT. OR 0.274 ACRES, MORE OR LESS		011113.0	UNLUGIA II.	
XISTING PARCEL 2 (PTR 09173266-917-BLB-EGL) 1,912 SQ. FT. OR 0.273 ACRES, MORE OR LESS				
XISTING PARCEL 3 (PTR 09173266-917-BLB-EGL) ,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS				
XISTING LOT 8 (PTR 09173268-917-BLB-EGL) ,199 SQ. FT. OR 0.165 ACRES, MORE OR LESS				
ET AREA (POST—PROPOSED DEDICATIONS & MERGERS) XISTING PARCEL NO. 1 (PTR NCS—990709—CHI2) 5,776 SQ. FT. OR 0.592 ACRES, MORE OR LESS				
XISTING PARCEL NO. 2 (PTR NCS—990709—CHI2) ,452 SQ. FT. OR 0.217 ACRES, MORE OR LESS				
XISTING PARCEL 1 (PTR 09173266-917-BLB-EGL) 1,914 SQ. FT. OR 0.274 ACRES, MORE OR LESS				
XISTING PARCEL 2 (PTR 09173266–917–BLB–EGL) 1,912 SQ. FT. OR 0.273 ACRES, MORE OR LESS				
XISTING PARCEL 3 (PTR 09173266–917–BLB–EGL) ,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS				
XISTING LOT 8 (PTR 09173268–917–BLB–EGL) ,909 SQ. FT. OR 0.159 ACRES, MORE OR LESS				
ROSS AREA (EXISTING CONDITIONS)				
ROPOSED GROUND LOT 1 4,719 SQ. FT. OR 1.486 ACRES, MORE OR LESS ROPOSED GROUND LOT 2 ,199 SQ. FT. OR 0.165 ACRES, MORE OR LESS				
ET AREA (POST—PROPOSED DEDICATIONS & MERGERS) ROPOSED GROUND LOT 1		REVISIONS		
6,994 SQ. FT. OR 1.538 ACRES, MORE OR LESS ROPOSED GROUND LOT 2 ,909 SQ. FT. OR 0.159 ACRES, MORE OR LESS		DATE		ISSUED FOR
ROJECT NOTES ROJECT CONSISTS OF 2 GROUND LOTS AND 12 AIRSPACE LOTS.				
HOMAS BROTHERS GUIDE: PAGE 593 - GRID F5				
ISTRICT MAP: 147A187 OMMUNITY PLAN AREA: HOLLYWOOD				
REA PLANNING COMMISSION: CENTRAL				
OUNCIL DISTRICT: 13 ROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED	BY THE CITY OF LOS ANGELES			
INFRASTRUCTURE SYSTEMS. HE SITE DOES/DOES NOT CONTAIN ANY PROTECTED TREES. REFER TO A EMOVALS.	RBORIST REPORT FOR TREE	DATE		09/27/2021
OT CONFIGURATIONS, SIZES AND ELEVATION ARE APPROXIMATE IN NATUF URING THE FINAL MAP PHASE BASED ON FINAL ARCHITECTURAL PLANS.	RE AND WILL BE FINALIZED	PROJECT NU	IMBER	1900898
HE LAND USE DESIGNATIONS FOR EACH AIRSPACE LOT (IF ANY) MAY BE AXIMUM DEVELOPMENT ALLOWED UNDER THE ENTITLEMENT APPROVALS I		DRAWN BY		BN
E RESERVE THE RIGHT TO CONSOLIDATE LOTS.	SED LAND SUG	CHECKED B	(CJ
E RESERVE THE RIGHT TO PHASE THE FINAL MAP.	STIPHER A. THE	SCALE PROJECT DE	SCRIPTION	AS SPECIFIED
PREPARED UNDER THE DIRECTION OF:	No.8193			
\bigcap \bigwedge				
· 5	10/18/2021	SHEET NUME	BER	
CHRISTOPHER JONES, PLS 8193 CHRIS.JONES@KPFF.COM	DATE			
		S⊦	IEET	1 0F 8



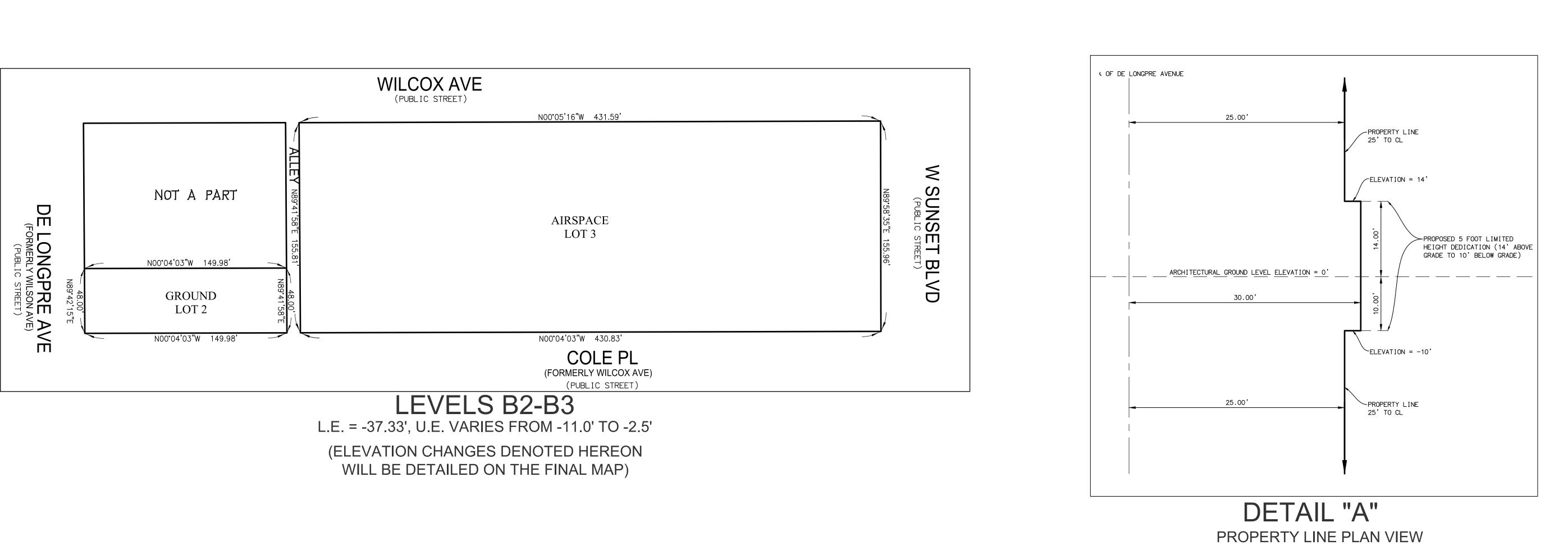
NOT À PÀRT

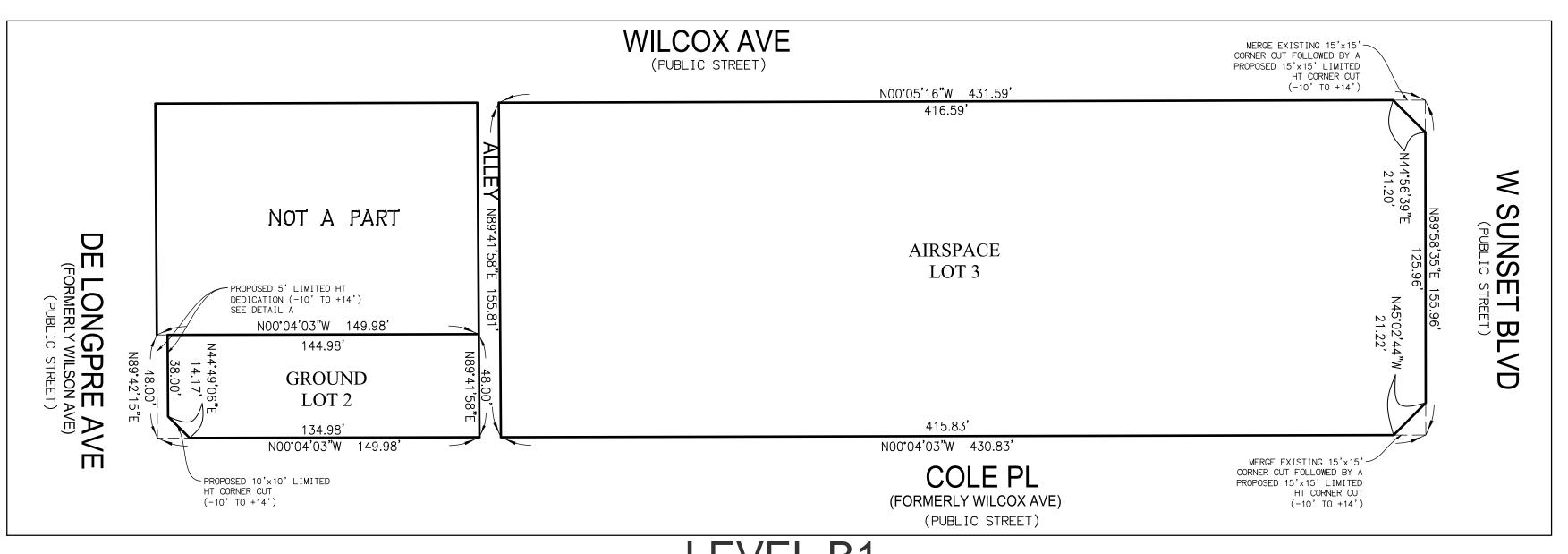




SHEET NUMBER

SHEET 2 OF 8





LEVEL B1 L.E. VARIES FROM -11.0' TO 2.5', U.E. VARIES FROM 0.0' TO 11.0' (ELEVATION CHANGES DENOTED HEREON WILL BE DETAILED ON THE FINAL MAP)

VESTING TENTATIVE TRACT MAP No.83088

NOT TO SCALE

09/27/2021 DATE PROJECT NUMBER 1900898 ΒN DRAWN BY CJ CHECKED BY AS SPECIFIED SCALE PROJECT DESCRIPTION

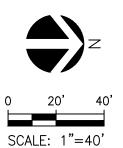
ISSUED FOR

REVISIONS

DATE

ABBREVIATION LEGEND

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





SHEET NUMBER

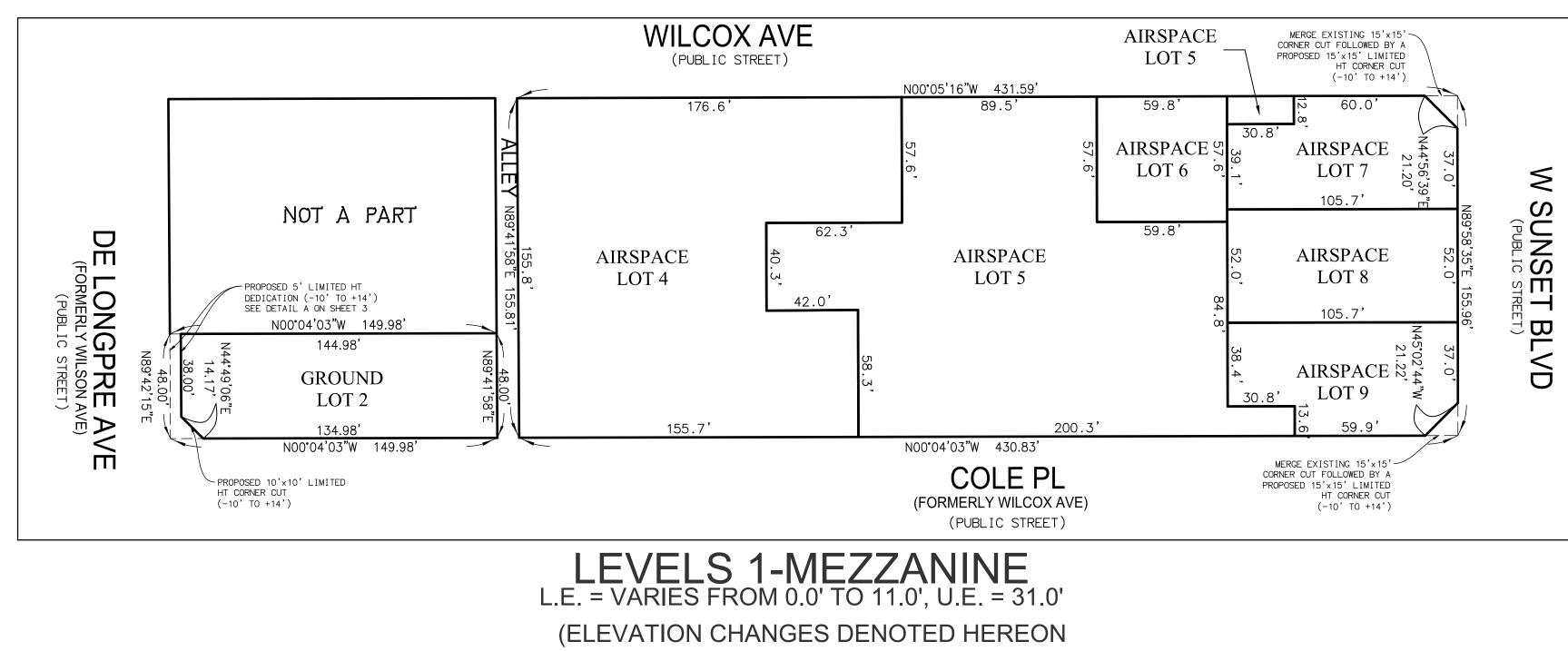
AIRSPACE LOTS

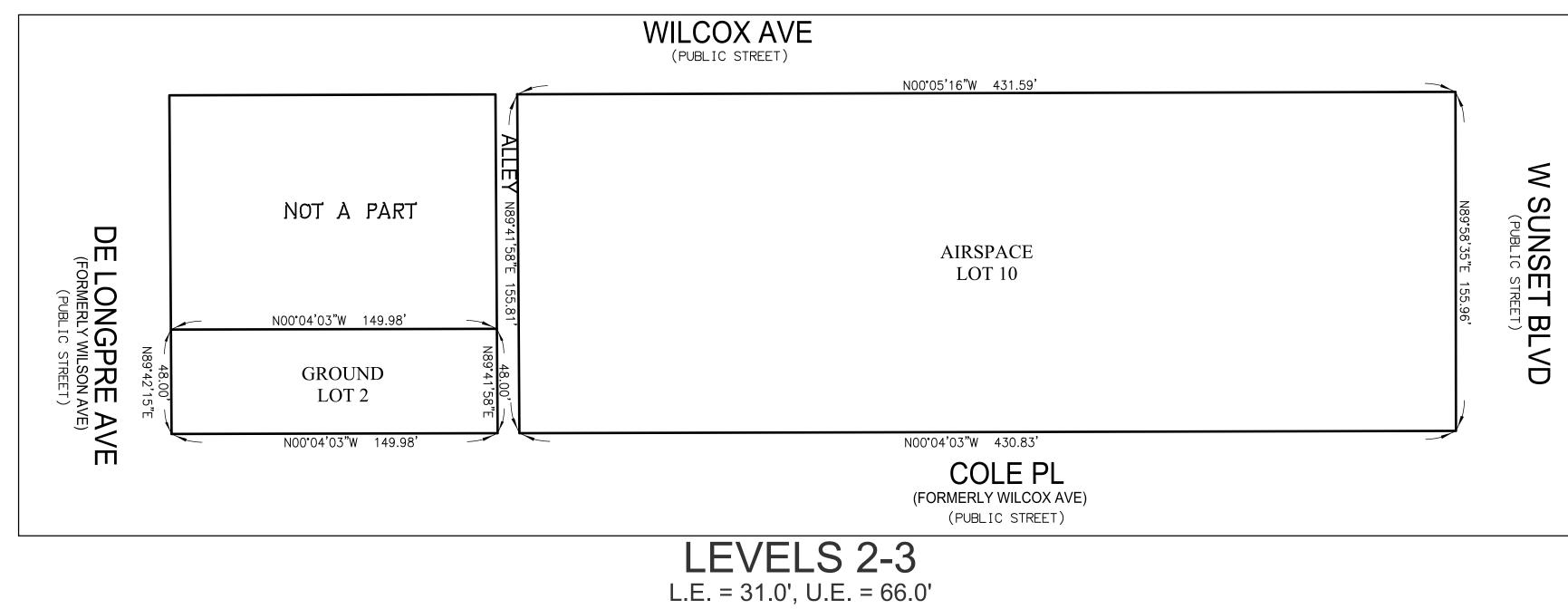
- 3 PARKING (BELOW GRADE)
- 4 PARKING (GROUND LEVEL) 5 - LOBBY, LOADING DOCK & COMMON AREAS
- 6 EVENT SPACE (GROUND LEVEL)
- 7 RETAIL SPACE (GROUND LEVEL)
- 8 RETAIL SPACE (GROUND LEVEL)
- 9 RETAIL SPACE (GROUND LEVEL) 10 - PARKING (ABOVE GROUND)
- 11 OFFICES (BOTTOM FLOORS)
- 12 OFFICE (AMENITY FLOOR)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



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WILL BE DETAILED ON THE FINAL MAP)



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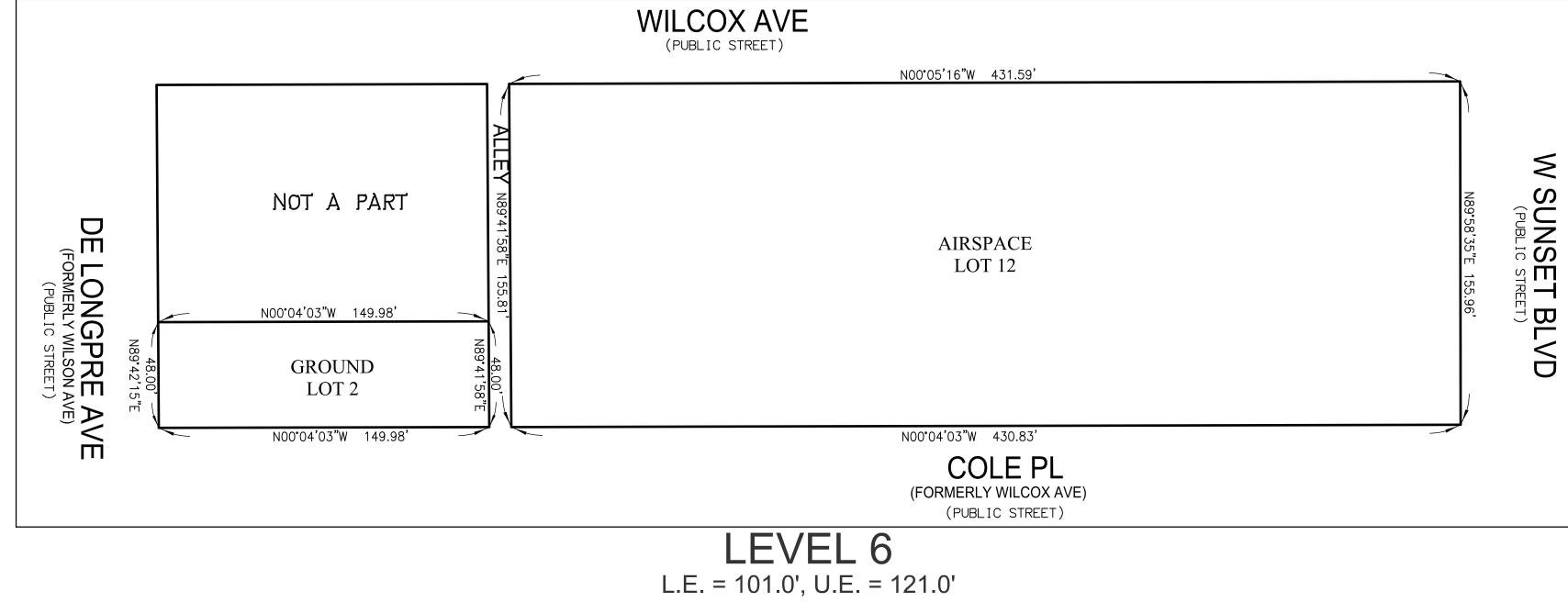


- L.E. = LOWER ELEVATION U.E. = UPPER ELEVATION
 - ▼/ 0 20' 40' SCALE: 1"=40'

SHEET 4 OF 8









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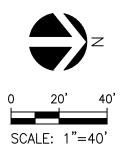
REVISIONS

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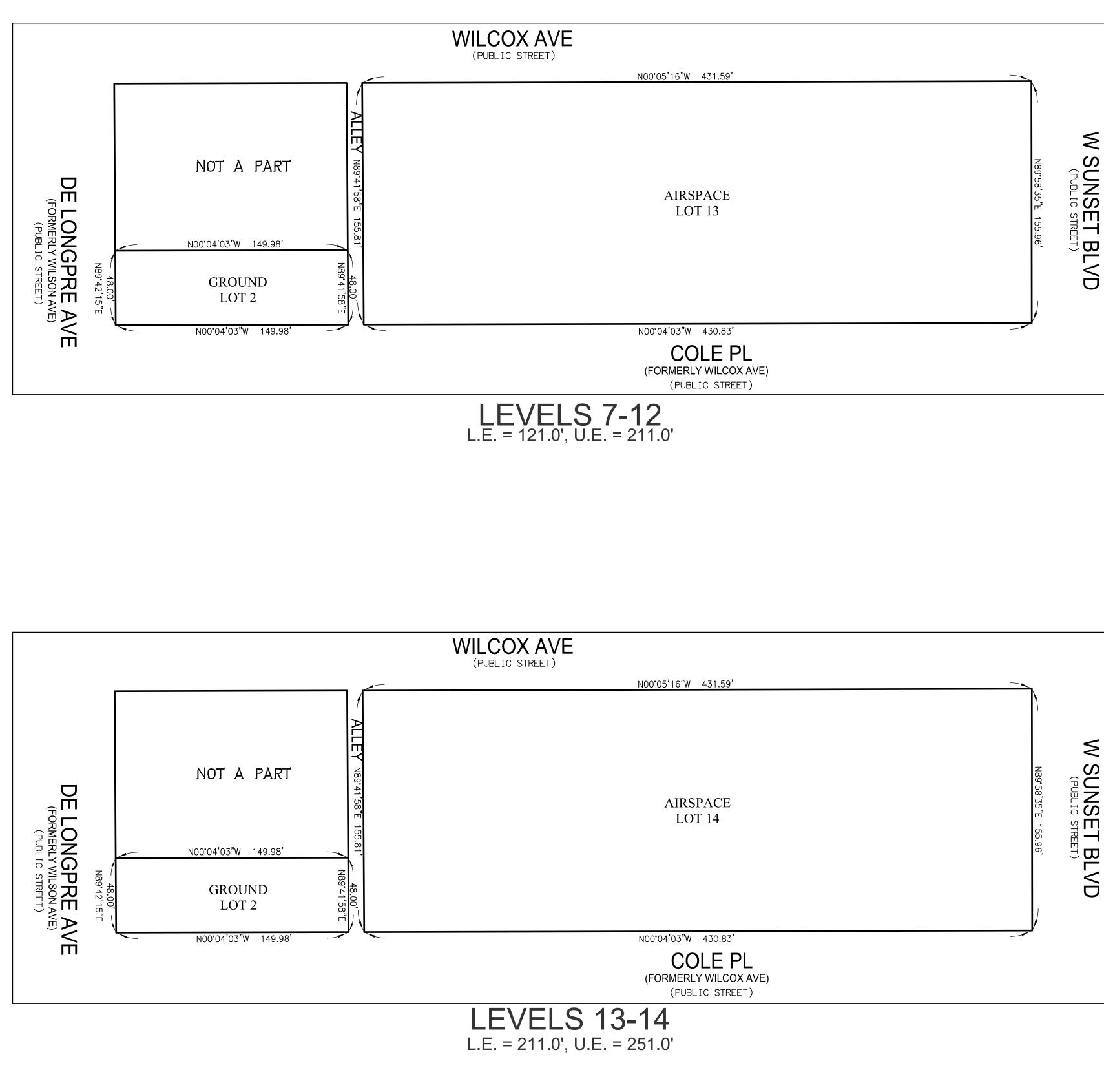
ABBREVIATION LEGEND

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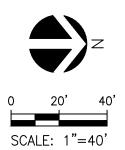
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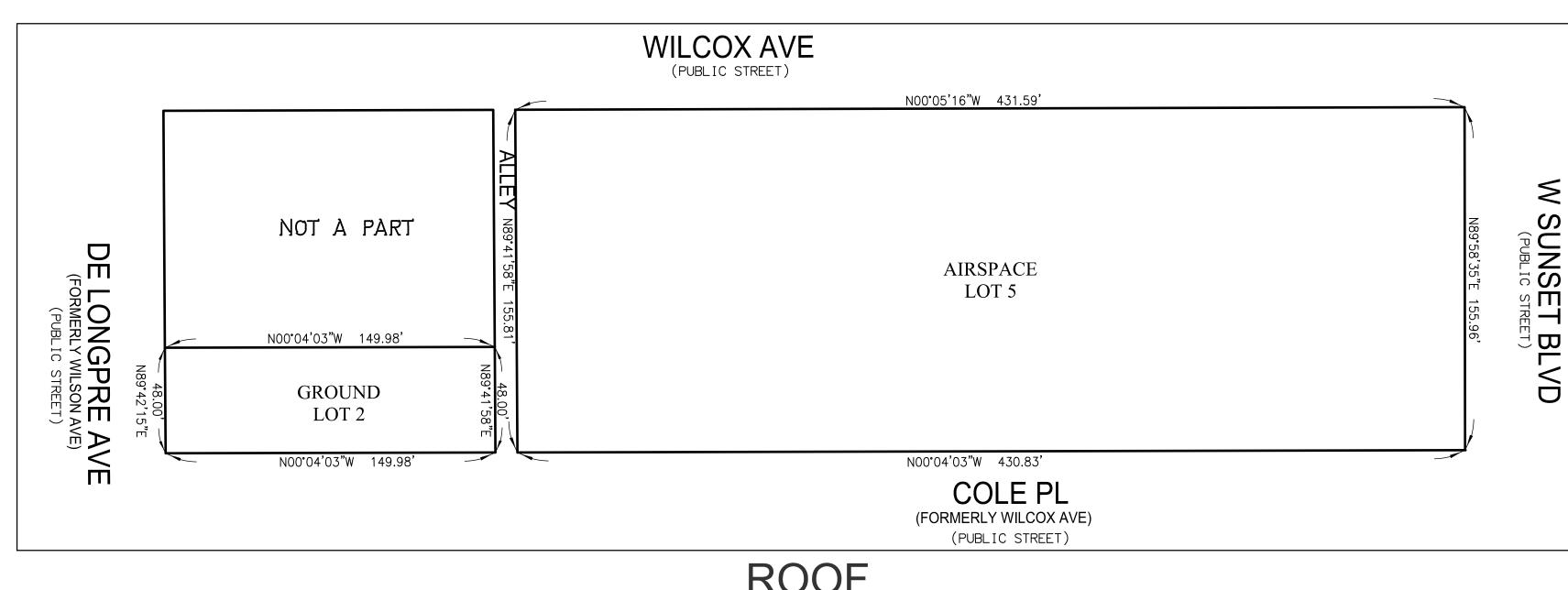


L.E. = LOWER ELEVATION U.E. = UPPER ELEVATION



SHEET 6 OF 8





ROOF L.E. = 251.0', U.E. = 275.5'



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 - ▼/ 0 20' 40' SCALE: 1"=40'

SHEET 7 OF 8

