TITLE COMPANY:

TICOR TITLE COMPANY
4400 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH, CA 92660
TEL: 714-[illegible]
FAX: 949-[illegible]

FOR APN/PARCEL ID(s): 4311-032-024

ORDER NO: [illegible]
DATED: MAY 22, 2024
TITLE OFFICER: ROBERT TAYLOR

FOR APN/PARCEL ID(s): 4311-032-025

ORDER NO: [illegible]
DATED: MAY 20, 2024
TITLE OFFICER: ROBERT TAYLOR

FOR APN/PARCEL ID(s): 4311-032-026

ORDER NO: [illegible]
DATED: MAY 23, 2024
TITLE OFFICER: ROBERT TAYLOR

FOR APN/PARCEL ID(s): 4311-032-027

ORDER NO: [illegible]
DATED: MAY 23, 2024
TITLE OFFICER: ROBERT TAYLOR

MAXIMUM BUILDING HEIGHT:

[illegible]

MAXIMUM FLOOR AREA RATIO:

BASE FAR 1.5:1

ZONING NOTES:

ZONING INFORMATION OBTAINED FROM LOS ANGELES CITY ZIMAS WEBSITE

ZONING REGULATIONS OBTAINED FROM LOS ANGELES CITY MUNICIPAL CODE "EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN (SPECIFIC PLAN)"

EXISTING ZONE:

MU(CC) - COMMUNITY COMMERCIAL RESIDENTIAL MIXED UNIT (EXPOSITION CORRIDOR)

AREA:

GROSS LAND AREA: [illegible] sq ft = [illegible] ACRES

SETBACK REQUIREMENTS:

FRONT YARD: [illegible] FT MINIMUM, 15 FT MAXIMUM (RESIDENTIAL)
0 FT MINIMUM, [illegible] FT MAXIMUM (COMMERCIAL)
REAR YARD: 5 FT (RESIDENTIAL), 0 FT (COMMERCIAL)
SIDE YARD: 5 FT (RESIDENTIAL), 0 FT (COMMERCIAL)

MINIMUM PARKING REQUIREMENTS:

A MINIMUM OF 1 AUTOMOBILE PARKING SPACE AND 1 LONG TERM BICYCLE PARKING SPACE PER LIVE/WORK UNIT ARE REQUIRED

PARKING NOTE:

NO PARKING SPACES ON SITE

FLOOD ZONE:

FLOOD ZONE: X
AREA OF MINIMAL FLOOD HAZARD
FLOOD PANEL: [illegible]
DATE: DECEMBER 21, 2018

OPEN SPACE REQUIREMENT:

RESIDENTIAL USES: PROJECTS INCORPORATING SIX OR MORE RESIDENTIAL DWELLING UNITS SHALL PROVIDE OPEN SPACE PURSUANT TO LAMC SECTION 12.21 G FOR MULTI-FAMILY RESIDENTIAL UNITS.

1. LIVE/WORK UNITS SHALL PROVIDE ON-SITE OPEN SPACE IN ANY COMBINATION OF COMMON AND PRIVATE OPEN SPACE AT A MINIMUM OF 100 SQUARE FEET PER LIVE/WORK UNIT. THIS OPEN SPACE SHALL MEET THE REQUIREMENTS FOR OPEN SPACE

NON-RESIDENTIAL USES: PROJECTS IN THE FOLLOWING ZONES SHALL PROVIDE A MINIMUM OF ONE SQUARE FOOT OF COMMON OPEN SPACE FOR EVERY 25 SQUARE FEET OF NON-RESIDENTIAL USES: NEW INDUSTRY, HYBRID INDUSTRIAL, JOBS EMPHASIS, HYBRID INDUSTRIAL RESIDENTIAL EMPHASIS, MIXED USE, COMMERCIAL/RESIDENTIAL. THIS OPEN SPACE SHALL MEET THE FOLLOWING REQUIREMENTS:

1. BE OPEN TO THE SKY AND HAVE NO STRUCTURES THAT PROJECT INTO THE COMMON OPEN SPACE AREA, EXCEPT AS PROVIDED IN LAMC SECTION 12.22 C 20(b).
2. BE READILY ACCESSIBLE TO ALL EMPLOYEES AND VISITORS TO THE SITE DURING BUSINESS HOURS
3. HAVE A MINIMUM OF 400 SQUARE FEET WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA
4. HAVE A MINIMUM OF 25 PERCENT OF THE AREA PLANTED WITH GROUND COVER, SHRUBS, OR TREES

VICINITY MAP :

NOT TO SCALE

BENCHMARK:

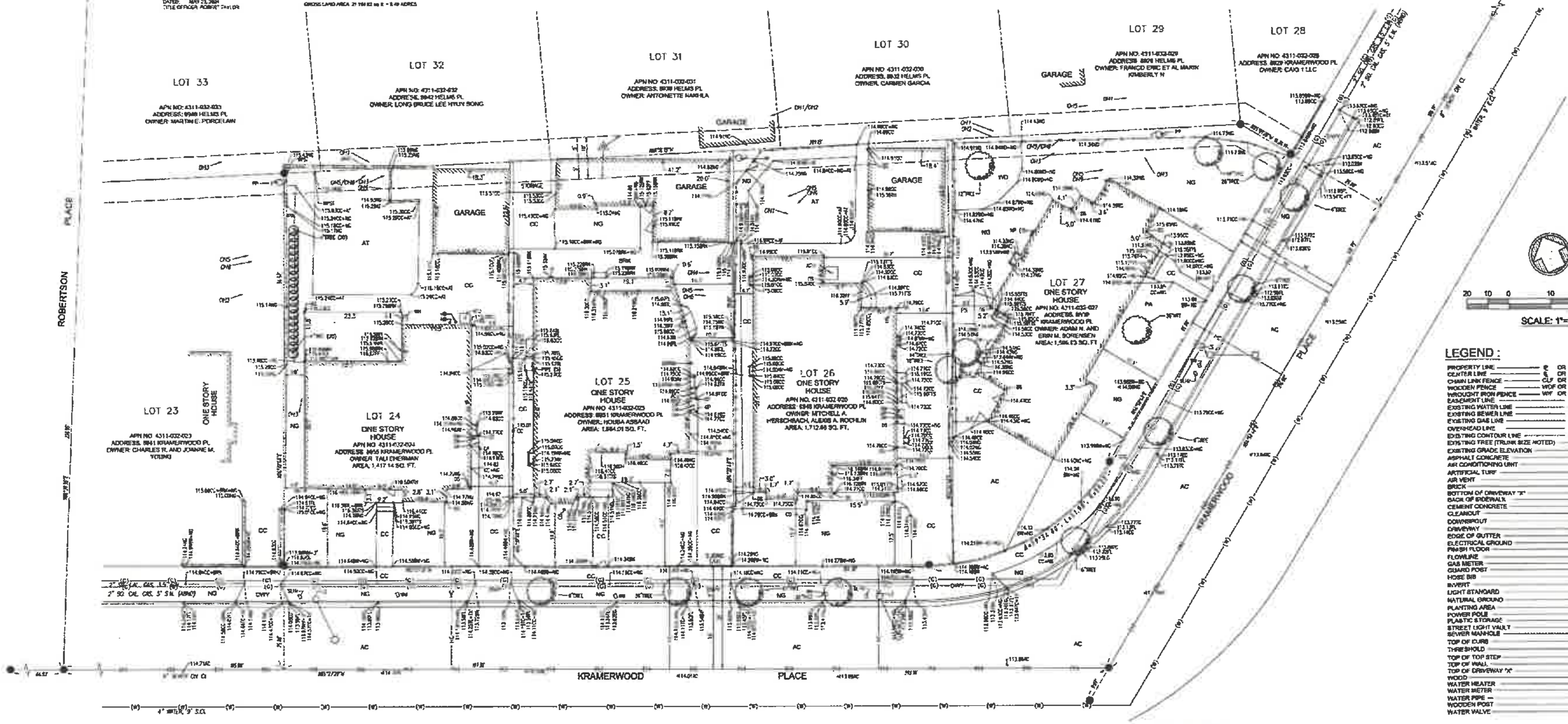
CITY OF LOS ANGELES
BENCHMARK DESIGNATION: 13-03470

CUT SPIKE IN W CURB ROBERTSON BLVD 10FT OF KINCARDINE AVE S END CB

ELEVATION = 115.985' (2000 ADJ - DATUM NAVD-1988)

BASIS OF BEARINGS:

THE BEARING N 85° 27' 20" W OF THE CENTERLINE OF KRAMERWOOD PLACE AS SHOWN ON TRACT NO. 12846 M.B. 242/29-30



LEGEND :

PROPERTY LINE	ℙ OR	
CENTER LINE	℄ OR	
CHAIN LINK FENCE	CLF OR	
WOODEN FENCE	WDF OR	
WROUGHT IRON FENCE	WIF OR	
EASEMENT LINE		
EXISTING WATER LINE		
EXISTING SEWER LINE		
EXISTING GAS LINE		
OVERHEAD LINE		
EXISTING CONTOUR LINE		(100.00)
EXISTING TREE (TRUNK SIZE NOTED)		
EXISTING GRADE ELEVATION		+ 100
ASPHALT CONCRETE		AC
AIR CONDITIONING UNIT		ACU
ARTIFICIAL TURF		AT
AIR VENT		AV
BRICK		BRK
BOTTOM OF DRIVEWAY "X"		BX
BACK OF SIDEWALK		BW
CEMENT CONCRETE		CC
CLEANOUT		CO
DOWNSPOUT		DS
DRIVEWAY		DWY
EDGE OF GUTTER		EG
ELECTRICAL GROUND		EG
FINISH FLOOR		FF
FLOWLINE		FL
GAS METER		GM
GUARD POST		GP
HOSE BIB		HB
INVERT		INV
LIGHT STANDARD		LS
NATURAL GROUND		NG
PLANTING AREA		PA
POWER POLE		PP
PLASTIC STORAGE		PS
STREET LIGHT VAULT		SLHV
SEWER MANHOLE		SMH
TOP OF CURB		TC
THRESHOLD		TH
TOP OF TOP STEP		TTS
TOP OF WALL		TW
TOP OF DRIVEWAY "X"		TX
WOOD		WD
WATER HEATER		WH
WATER METER		WM
WATER PIPE		WP
WOODEN POST		WPST
WATER VALVE		WV

SURVEYOR'S CERTIFICATE:

TO: TALI SHERMAN TRUST, HOUBA ASSAAD AND SAAFAR ASSAAD TRUST, MITCHELL A. HERSCHBACH, ALEXIS A. ROCHLIN, ADAM N. SORENSEN AND ERIN M. SORENSEN FAMILY TRUST, TICOR TITLE COMPANY, CERTIFIED HOUSING FUND II, LLC, AND EACH OF THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 13, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2024

8/19/2024
DATE PERFECTO N. ARCA, PE REGISTRATION NO. 38916

MONUMENT NOTES:

① FOUND L & T PROD. PER F.B. 123-199-125
② NOTHING FOUND, ESTABLISHED BY TIES PER F.B. 123-199-125
③ FOUND S&W, FITS DISTANCE PER F.B. 16709-65R
④ FOUND L & T PER F.B. 16709-65R
⑤ NOTHING FOUND, ESTABLISHED BY TIES PER F.B. 123-199-304
⑥ FOUND L & T PROD. PER F.B. 123-199-304.
⑦ NOTHING FOUND, ESTABLISHED BY TIES PER F.B. 16709-66.
⑧ FOUND L & T PROD. PER F.B. 16709-66.
⑨ NOTHING SET.

NOTES:

1. THE SUBJECT PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO KRAMERWOOD PLACE, A PUBLIC RIGHT OF WAY
2. NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
4. NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES
5. NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY
6. THE PROPERTY IS NOT LOCATED ON, OR WITHIN 50' OF ANY CEMETERIES, BURIAL GROUNDS OR GRAVESITES
7. THERE ARE NO WETLANDS PRESENT ON THE SUBJECT PROPERTY
8. THE SURVEY DEPICTS THE SAME LAND AS IN THE PRELIMINARY TITLE REPORT AND THE SURVEY LEGAL DESCRIPTION IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRELIMINARY TITLE REPORT
9. THERE ARE NO PARKING SPACES, STRIPING OR STRUCTURES ON PROPERTY
10. THERE ARE NO GAPS, GORES OR STRIPS BETWEEN THE PARCELS
11. NO OBSERVED EVIDENCE OF PROPERTY SERVING ANY OTHER PROPERTIES FOR DRAINAGE, EGRESS, INGRESS UTILITIES
12. ALL OBSERVED AND RECORDED EASEMENTS PER PRELIMINARY TITLE REPORT SHOWN HEREON.

DISCLAIMER:

UTILITIES SHOWN HEREON ARE COMPILED FROM DATA OBTAINED FROM OTHERS AND BELIEVED TO BE CORRECT, BUT NO LIABILITY IS ASSUMED BY THE COMPANY AS TO THE ACCURACY OF SUCH DATA. F.A. ARCA ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES, COSTS, OR CLAIMS IF FACILITIES ARE ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT CORRECTLY IDENTIFIED ON THE PLANS OR ANY INFORMATION SUPPLIED IS NOT ACCURATE AND/OR COMPLETE. PLEASE CALL "UNDERGROUND SERVICE ALERT" BEFORE DIGGING. TEL.: (800) 422-4133

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(s): 4311-032-024

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 24 OF TRACT NO. 12846, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 242 PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR APN/PARCEL ID(s): 4311-032-025

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 25 OF TRACT NO. 12846, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 242 PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "A"
Page No. 8 of 26
Case No. EAR-2025-5374-TOIA-VHCA

TITLE REPORT - SCHEDULE B ITEMS

FOR APN/PARCEL ID(s): 4311-032-024

1. TITLE COMPANY NOTE (NOT PLOTTABLE)
2. TITLE COMPANY NOTE (NOT PLOTTABLE)
3. TITLE COMPANY NOTE (NOT PLOTTABLE)
4. TITLE COMPANY NOTE (NOT PLOTTABLE)
5. ALL EASEMENTS, RECITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT NO. 12846 M.B. 242/29-30. (PLOTTED HEREON AS ⚠)
6. EASEMENT(S) FOR PUBLIC UTILITIES PURPOSES PER BOOK 18995, PAGE 71, O.R. (PLOTTED HEREON AS ⚠)
7. COVENANTS, CONDITIONS AND RESTRICTIONS PER BOOK 18995, PAGE 71, O.R. (NOT PLOTTABLE)
8. DEED OF TRUST PER RECORDING NO. [illegible] O.R., REC. 12-17-2021 (NOT PLOTTABLE)
9. TITLE COMPANY NOTE (NOT PLOTTABLE)
10. TITLE COMPANY NOTE (NOT PLOTTABLE)

FOR APN/PARCEL ID(s): 4311-032-026

1. TITLE COMPANY NOTE (NOT PLOTTABLE)
2. TITLE COMPANY NOTE (NOT PLOTTABLE)
3. TITLE COMPANY NOTE (NOT PLOTTABLE)
4. TITLE COMPANY NOTE (NOT PLOTTABLE)
5. ALL EASEMENTS, RECITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT NO. 12846 M.B. 242/29-30. (PLOTTED HEREON AS ⚠)
6. COVENANT, CONDITIONS, RESTRICTIONS PER BOOK 18995, PAGE 71, O.R. (NOT PLOTTABLE)
7. DEED OF TRUST PER RECORDING NO. [illegible] O.R., REC. [illegible] RECORDING NO. [illegible] O.R., REC. [illegible] (NOT PLOTTABLE)
8. TITLE COMPANY NOTE (NOT PLOTTABLE)
9. TITLE COMPANY NOTE (NOT PLOTTABLE)
10. TITLE COMPANY NOTE (NOT PLOTTABLE)

FOR APN/PARCEL ID(s): 4311-032-025

1. TITLE COMPANY NOTE (NOT PLOTTABLE)
2. TITLE COMPANY NOTE (NOT PLOTTABLE)
3. TITLE COMPANY NOTE (NOT PLOTTABLE)
4. TITLE COMPANY NOTE (NOT PLOTTABLE)
5. ALL EASEMENTS, RECITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT NO. 12846 M.B. 242/29-30. (PLOTTED HEREON AS ⚠)
6. EASEMENT(S) FOR POLE LINES, PIPE LINES AND CONDUITS PURPOSES PER BOOK 18995 PAGE 71, REC. 6-3-1941 (PLOTTED HEREON AS ⚠)
7. COVENANT, CONDITIONS AND RESTRICTIONS PER BOOK 18995, PAGE 71, O.R. (NOT PLOTTABLE)
8. DEED OF TRUST PER RECORDING NO. [illegible] O.R., REC. [illegible] (NOT PLOTTABLE)

FOR APN/PARCEL ID(s): 4311-032-027

1. TITLE COMPANY NOTE (NOT PLOTTABLE)
2. TITLE COMPANY NOTE (NOT PLOTTABLE)
3. TITLE COMPANY NOTE (NOT PLOTTABLE)
4. TITLE COMPANY NOTE (NOT PLOTTABLE)
5. ALL EASEMENTS, RECITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT NO. 12846 M.B. 242/29-30. (PLOTTED HEREON AS ⚠)
6. DEED OF TRUST PER RECORDING NO. [illegible] O.R., REC. [illegible]
7. TITLE COMPANY NOTE (NOT PLOTTABLE)
8. TITLE COMPANY NOTE (NOT PLOTTABLE)

EASEMENT NOTE:

⚠ 10' EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITIES PURPOSES PER TRACT NO. 12846, MB. 242/29-30

ALTA/NSPS WITH TOPOGRAPHIC SURVEY

OWNER'S NAME:
SORENSEN/HERSCHBACH/ASSAAD & SHERMAN

JOB ADDRESS:
8939, 8945, 8951 & 8955 KRAMERWOOD PLACE
LOS ANGELES, CA 90034
APN: 4311-032-024/025/026&027

LEGAL DESCRIPTION:
LOTS 24, 25, 26 AND 27 OF TRACT NO. 12846, MB. 242/29-30 OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

Prepared By:
FLORENTINO FERRER
FERRER & ASSOCIATES
LAND SURVEYORS & ENGINEERS
16388 COLIMA ROAD, UNIT 206-L
HACIENDA HEIGHTS, CA 91745
(626)437-0038
FAX (626)270-4424

SCALE: 1"=10'
DATE: 8/23/24
DRAWN BY: J.M.S.
PROJECT: 24-0804

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date

Albert Group
1745 Berkeley St. | Santa Monica, CA 90404

STEPHEN M. ALBERT
NO. C 9412
REN. 5-31-25

KRAMERWOOD
8939-8955 KRAMERWOOD PLACE
LOS ANGELES, CA 90034

PROJECT NUMBER: 2420

PROJECT PHASE: CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 12/08/2025

SHEET NAME: SURVEY

SHEET NUMBER: **A1.00**