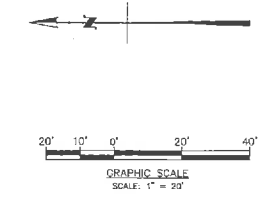


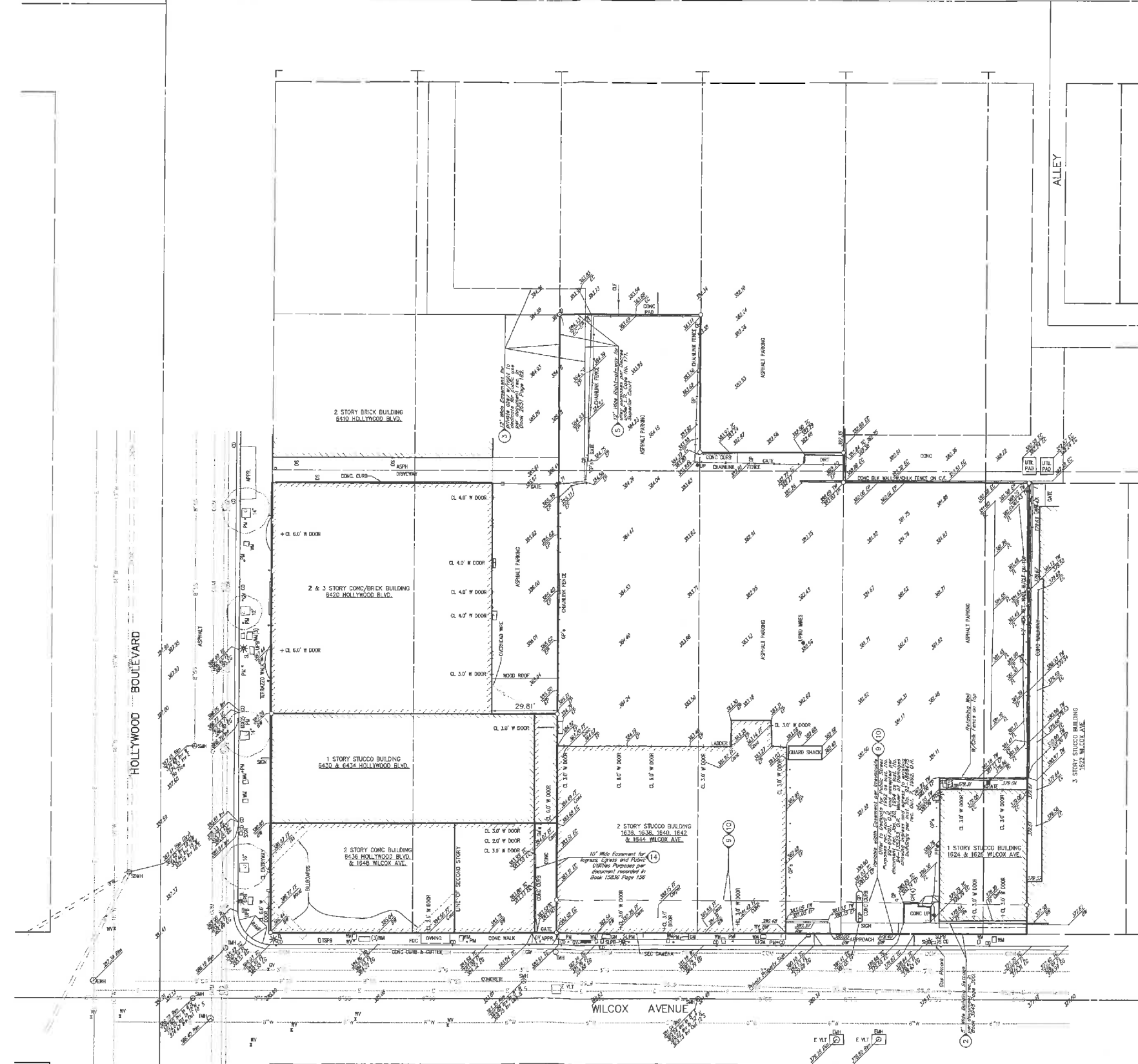
Appendix FEIR-4

2016 Survey

CAHUENGA BOULEVARD



CPC 2016-3176



| | | | | | |
|----------|--------|----------|---------------------------------------------|------|-----|
| DESIGNED | F.J.W. | | | | |
| DRAWN | F.J.W. | | | | |
| CHECKED | DRH | 6-22-16 | REVISED SURVEYORS CERT AND TITLE BLOCK NAME | DRH | DRH |
| | | 3-6-2018 | ALTA UPDATE AND DESIGN SURVEY | DRH | DRH |
| | | | | APPD | |

SHOWING CITY OF LOS ANGELES BENCH MARK NO. 12-20010
 11IN BOLT IN CONC MON HWID 1-1/4; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD
 355.751 ACRES 2000 (NAYD 1988)

PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

ALTA/ACSM LAND TITLE & DESIGN SURVEY FOR:
HOLLYWOOD & WILCOX
 1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD.
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

| | | | |
|--------------|-----------------|-------|---|
| DATE | AUGUST 13, 2007 | SHEET | 3 |
| SCALE | 1" = 20' | | |
| PROJECT NAME | 11EF020100 T100 | | |

REF: 11EF010100; 11EF010100-T102; 11EF010101

COMMENTS:

BOUNDARY LINES... WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
LEGAL DESCRIPTION... FROM INFORMATION SUPPLIED BY CLIENT. USUALLY A TITLE POLICY OR TITLE REPORT.
EASEMENTS... PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
TITLE REPORT... CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORTS NO. 34441-994-X49 DATED FEBRUARY 4, 2015.
BASIS OF BEARINGS... THE BEARING SOUTH 89° 56' 30" WEST OF THE CENTERLINE OF HOLLYWOOD BOULEVARD, AS SHOWN ON THE SACKETT TRACT FILED IN BOOK 16 PAGE 150, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
AREA... BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON. THE AREA IS: GROSS 63,050 SQ. FT. = 1.4475 ACRES NET 59,933 SQ. FT. = 1.3760 ACRES
WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.
FLOOD ZONE... SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060137C1605F (09/26/2008), AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONING & BUILDING SETBACK... ZONING REPORT NOT PROVIDED.
STREET WIDENING... REQUIRED STREET WIDENING WILL BE DETERMINED BY THE LOCAL AGENCY ONCE DEVELOPMENTAL PLANS ARE SUBMITTED FOR REVIEW. SEE SURVEYOR'S NOTE 3. HOLLYWOOD BOULEVARD IS DESIGNATED AS A MAJOR HIGHWAY - CLASS II WITH A WIDTH = 104' AND WILCOX AVENUE IS DESIGNATED AS A SECONDARY HIGHWAY WITH WIDTH OF 80 FEET. INFORMATION IS PER CITY OF LOS ANGELES (NAVIGATE LA), STREET WIDTHS PER CITY OF LOS ANGELES, BUREAU OF ENGINEERING, "STANDARD STREET DIMENSIONS", STANDARD PLAN S-470-0.
EFFECT OF... PROPERTY TAXES, LIENS AND ASSESSMENTS.
EFFECT OF... WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
EFFECT OF... COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A 5 FOOT BUILDING SETBACK FROM THE RIGHT-OF-WAY LINE OF WILCOX AVENUE PER DOCUMENT RECORDED IN BOOK 3945 PAGE 300 OF OFFICIAL RECORDS. AFFECTS PARCEL 1. PLOTTED HEREON.
EFFECT OF... EASEMENT FOR USE AS A PRIVATE ALLEY WITH THE RIGHT TO DEDICATE FOR USE AS A PUBLIC ALLEY PER DOCUMENT RECORDED IN BOOK 2891 PAGE 182 OF DEEDS. PLOTTED HEREON.
EFFECT OF... EASEMENT OVER LOTS 3 AND 4 OF BLOCK 14 HOLLYWOOD TRACT AND THAT PART OF LOT 15, ALL DESCRIBED HEREIN AS PARCEL 2, FOR POLES AND WIRES FOR PUBLIC UTILITY PURPOSES AS CLAIMED BY THE CITY OF LOS ANGELES. NO DOCUMENT PROVIDED.

UTILITY INFORMATION

Table with columns: UTILITY, SERVICE BY, TELEPHONE NO., ADDRESS. Lists utilities like WATER, GAS, and SLOAN DRAIN with their respective service providers and addresses.

SURVEYOR'S CERTIFICATE:

TO: HOLLYWOOD & WILCOX AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 8, 11(c), 11(b), 13, 14, 15, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2015.

NOTE: SECTION 8776.4 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OF OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN AFFIRMATION OF PROFESSIONAL OPINION REGARDING THE BASIC FACTS OR OPINIONS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

COMMENTS (Cont.):

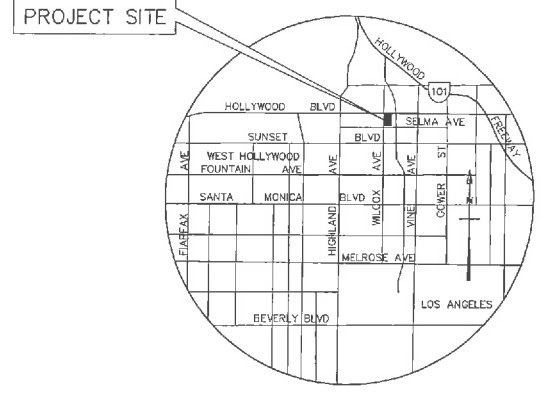
EFFECT OF... RIGHT-OF-WAY FOR ALLEY PURPOSES OVER THE NORTH 12 FEET OF PARCEL 3, AS SET OUT IN DECREE UNDER L.R. CASE NO. 171, SUPERIOR COURT. PLOTTED HEREON.
EFFECT OF... COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING CONCERNING FIRE PROTECTION IN ADDITIONS TO STRUCTURES ON PROPERTY PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166183, OF OFFICIAL RECORDS.
EFFECT OF... COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166184, OF OFFICIAL RECORDS.
EFFECT OF... COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING CONCERNING FIRE PROTECTION IN ADDITIONS TO STRUCTURES ON PROPERTY PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166187, OF OFFICIAL RECORDS.
EFFECT OF... IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED APRIL 7, 1992 AS INSTRUMENT NO. 92-604781 AND ACCEPTED BY THE CITY OF LOS ANGELES PER DOCUMENT RECORDED JANUARY 20, 1994 AS INSTRUMENT NO. 94-135293, BOTH OF OFFICIAL RECORDS. PLOTTED HEREON. AFFECTS PARCELS 1 AND 2.
EFFECT OF... WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT, AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND ALLOWING BUILDINGS INSIDE THE 15 FOOT HIGHWAY DEDICATION PER DOCUMENT RECORDED OCTOBER 7, 1992 AS INSTRUMENT NO. 92-1668478, OF OFFICIAL RECORDS. ITEMS 11(A) THRU 11(L) PLOTTED HEREON.
EFFECT OF... ANY RIGHTS, CLAIMS OR INTEREST THAT MAY EXIST OR ARISE BY FACTS DISCLOSED BY ALTA/ACSM SURVEY DATED AUGUST 23, 2007, LAST REVISED DECEMBER 13, 2007, PSOMAS JOB NO. 11EFO101001100. PLOTTED HEREON.
EFFECT OF... THE FOLLOWING MATTERS AFFECT PARCEL 4: COVENANT AND AGREEMENT THAT THE EASEMENT ACROSS THE SOUTH 10 FEET OF THE LOT AT 6430 HOLLYWOOD BLVD. WILL BE ONE OF THE REQUIRED MEANS OF INGRESS AND EGRESS PER DOCUMENT RECORDED DECEMBER 4, 1975 AS INSTRUMENT NO. 2875, OFFICIAL RECORDS.
EFFECT OF... ANY RIGHTS, CLAIMS OR INTEREST THAT MAY EXIST OR ARISE BY FACTS DISCLOSED BY ALTA/ACSM SURVEY DATED AUGUST 2, 2007 AND LAST REVISED ON JULY 26, 2012, PSOMAS JOB NO. 11EFO101001101. ITEMS 13(A),(B),(C) & (D) PLOTTED HEREON.
EFFECT OF... THE FOLLOWING MATTERS AFFECT PARCEL 5: EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOCUMENT RECORDED IN BOOK 15835 PAGE 156 OF OFFICIAL RECORDS. PLOTTED HEREON. AFFECTS PARCEL 5.
EFFECT OF... ANY RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. AFFECTS ALL PARCELS.

SURVEYOR'S NOTES:

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES
1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
2. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENDOACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
3. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENTCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS LIABED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

1624 1636 WILCOX AVENUE.
PARCEL 1: LOT 5 AND THE NORTH 19 FEET 10 INCHES OF THE WEST 205.8 FEET OF LOT 6 IN BLOCK 14 OF "HOLLYWOOD", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING FROM SAID LOT 5 THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 6 OF SACKETT TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE SOUTH 0°03'45" WEST ALONG THE WEST LINE OF SAID LOT 6, 84.96 FEET TO AN ANGLE POINT THEREIN, THENCE NORTH 89°56'30" WEST ALONG THE BOUNDARY LINE OF SAID LOT 6, 5.07 FEET, THENCE NORTH 0°03'45" EAST PARALLEL TO THE WEST LINE OF SAID LOT 6 TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 6, THENCE SOUTH 89°56'45" EAST 5.07 FEET TO THE POINT OF BEGINNING.
PARCEL 2: LOTS 3 AND 4 AND WESTERLY 8.5 FEET OF LOT 15 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 3: LOT 15 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT EASTERLY 110.50 FEET THEREOF.
6430 HOLLYWOOD BOULEVARD.
PARCEL 4: THE EAST 49.90 FEET OF THE WEST 100 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 4A: AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN, OVER, ALONG AND UPON THE SOUTH 10 FEET OF THE WEST 50.10 FEET OF LOT 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
6438 HOLLYWOOD BOULEVARD.
PARCEL 6: THE WEST 50.10 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
NOTE: LEGAL DESCRIPTION IS WRITTEN IN A METHOD WHERE IT MAY CREATE A POSSIBLE GAP OR OVERLAP OF THE EASTERLY LINE WITH THE WESTERLY LINE OF THE EAST 110.8 FEET OF LOTS 1 AND 2.



VICINITY MAP

LEGEND

Legend table listing symbols for various features: PROPERTY / BOUNDARY LINE, STREET R/W LINE, CURB LINE, CENTER LINE, LOT LINE, EASEMENT LINE, CONTOUR LINE, BUILDING FOOT PRINT LINE, OVERLAP LINE, FENCE LINE, GUARD RAIL, RETAINING WALL, CONC. BLOCK WALL, EDGE OF ASPHALT PAVING, CONCRETE PAVING, AREA DRAIN, CATCH BASIN W/ACCESS HOLE, MANHOLE (COVER, STORM DRAIN, POWER, TELEPHONE), POWER POLE (P.P.) / TELEPHONE POLE (T.P.), SIGN (ALL TYPES), STREET LIGHT, TRAFFIC SIGNAL, TRAFFIC SIGNAL W/STREET LIGHT, YARD LIGHT, FIRE HYDRANT, DOWNSPUT, FIVE DEPARTMENT CONNECTION, PEST INDICATOR VALVE, DIRECTION OF WATER DRAINAGE FLOW, PARKING METER, GAS / WATER METER, GAS / WATER VALVE, ELEC./STREET LIGHT/TRAFFIC/SIGNAL/UNKNOWN FULL BOX, HOLE IN MELL #/TRUNK DIAMETER, PLANTER, GUARD FOOT, APPROACH (DRIVEWAY), BACKFLOW PREVENTER, CLEAN OUT, CHAIN LINK (FENCE/GATE), LOCATION OF BUILDING HEIGHT MEASUREMENT, TOPOGRAPHIC SPOT ELEVATION, NO LEADER, EDGE OF CONCRETE ELEVATION, EDGE OF BITUMEN ELEVATION, EDGE OF PAVEMENT ELEVATION, FLOW LINE ELEVATION, TOP OF CURB ELEVATION, TOP OF GRAVE ELEVATION, TOP OF WALL ELEVATION, MANHOLE RIM ELEVATION, MANHOLE INVERT ELEVATION, CURB DRAIN, RECORD LOT / PARCEL NUMBER, RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED, IMPROVEMENT FACE, IMPROVEMENT EDGE, IMPROVEMENT END, NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE, ADJACENT PROPERTY OWNER, SANITARY SEWER (SIZE), STORM DRAIN (SIZE), WATER LINE (SIZE), GAS LINE (SIZE), OIL/PETROLEUM LINE (SIZE), ELECTRICAL LINE, COMMUNICATION LINE, OPENING UTILITY LINE(S).

Professional seal for Douglas R. Howard, No. 6169, State of California. PSOMAS logo and address: 555 South Flower Street, Suite 4300, Los Angeles, CA 90071. Project details: HOLLYWOOD & WILCOX, 1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. Date: AUGUST 13, 2007. Scale: 1" = 20'. Project Number: ILEF020100 T100.