

Appendices

Appendix IS-1

Tree Survey

September 15, 2020

Mr. Michael Chait
Chait & Company
7306 Coldwater Canyon Ave., Unit 12
North Hollywood, CA 91605

Regarding: Tree Survey
12565/12575 Beatrice Street
Playa Del Rey, CA

Dear Michael,

At your request I visited the above referenced site September 14, 2020. I was asked to inventory existing trees, noting any protected species.

This report supersedes previous reports dated March 17, 2017 and January 28, 2020, and is my final report for trees on the referenced site.

There are approx. 61 trees on the referenced site. Predominant species around the building is Tipuana (*Tipuana tipu*) of which there are 51 trees, 8 Ficus species (*benjamina*, *retusa* and *Floida*), and 2 California sycamore (*Platanus racemosa*), which are protected under city of Los Angeles ordinance. All trees have trunk diameters measuring 8 inches or larger.

51- Tipu (*Tipuana tipu*)
5 Cuban laurel (*Ficus retusa*)
2 Ficus Florida (*Ficus macropylla* 'Florida')
1 Weeping fig (*Ficus benjamina*)
2 CA sycamore (*Platanus racemosa*)

All trees are located growing on site, there are no city street trees.

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

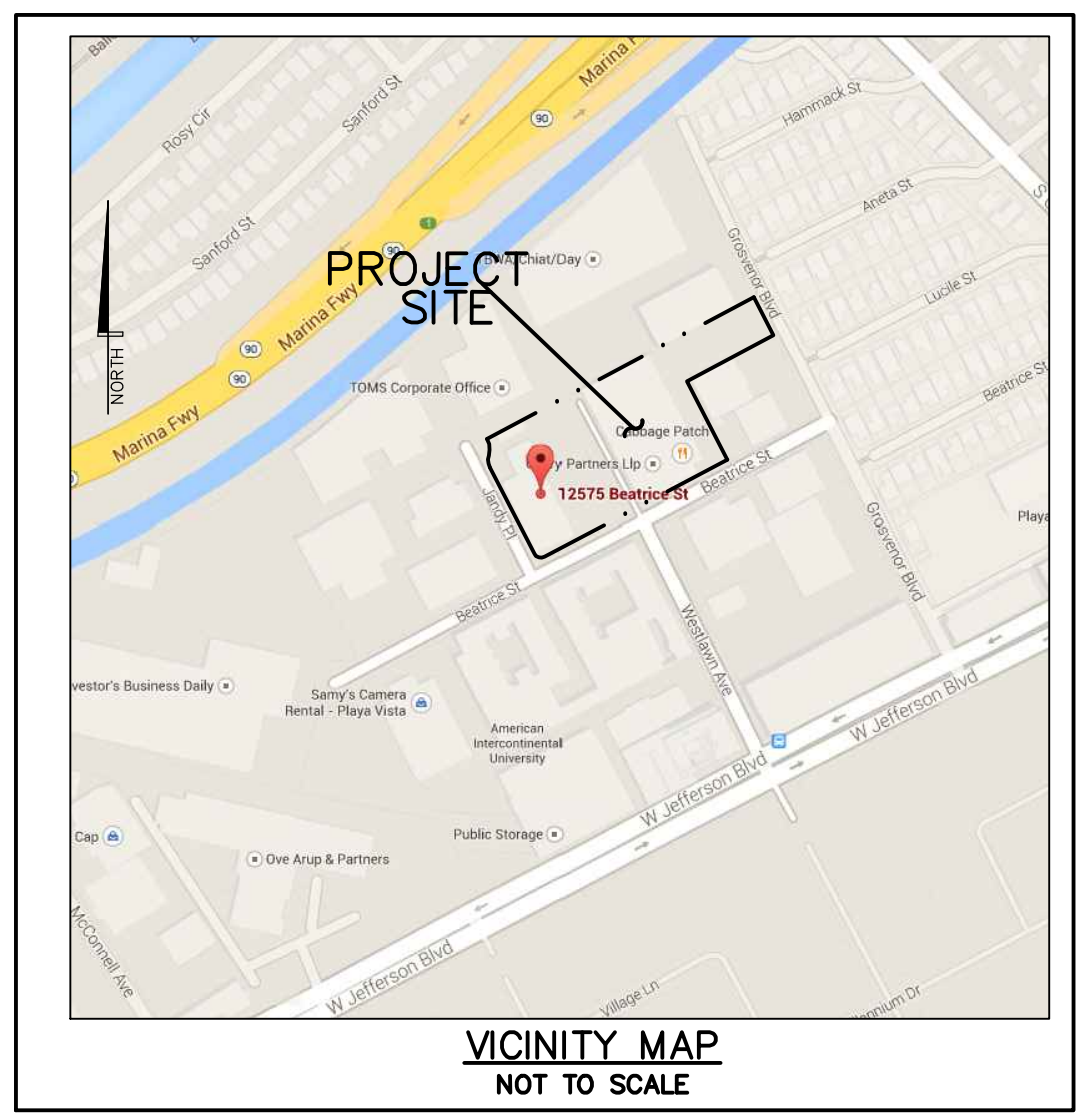
If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence



Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B





Miscellaneous Notes

- MN1 PROJECT ADDRESS: 12575 BEATRICE STREET, PLAYA DEL REY, CALIFORNIA
MN2 Parking Spaces: 8 Regular, 1 Handicap, 203 Regular, 48 Regular, 60 Regular, 7 Handicap
MN3 Building dimensions and areas shown hereon are measured to the exterior wall face.
MN4 Per on-site inspection, no evidence of earth moving work, building construction, or building additions was observed.
MN5 At the time of this survey, there is no indication of any proposed street right-of-way widening.
MN6 At the time of this survey, there is no indication of this site being used for solid waste dump, sump or sanitary landfill.
MN7 Flood Zone: Zone "X" (An area that is determined to be outside the 100- and 500-year floodplains). Zone No. 06037C1760F Effective date 9/26/2008.

Adjacent Owner List

- APN: 4211-006-004 - KARLED JANDY LTD
APN: 4211-006-003 - KARLED JANDY LTD
APN: 4211-006-002 - SLD PARTNERS LLC
APN: 4211-006-001 - QVS REALTY LLC
APN: 4211-006-000 - LOT 15 ASSOCIATES
APN: 4211-006-008 - GROSVENOR PROPERTY CO

Utility Information

- UN1 The location of Utilities shown hereon are from observed evidence of above ground locations.
UN2 The surveyor was not provided with on-site underground plans or surface ground markings to determine the location of any on-site subterranean uses.

Statement of Encroachments

- The fact that there is pedestrian access across a common property line for parking.
The fact that the SE face of a block wall lies 0.8 feet northwesterly of the property line.

Schedule "B" Easements

- 1. Covenants, conditions and restrictions recorded November 8, 1968 as Instrument No. 4109, of Official Records...
2. An easement for street purposes over that portion of said land shown as "future street" on the map of said Tract No. 30549...
3. A document entitled "Acknowledgment Regarding Ordinance No. 160,394", dated August 14, 1987...
4. A covenant and agreement wherein the owners of said land covenant and agree that said land shall be held as one parcel...
5. A covenant and agreement upon and subject to the terms and conditions therein recorded, June 13, 2003...
6. A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003...
7. A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003...
8. A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003...

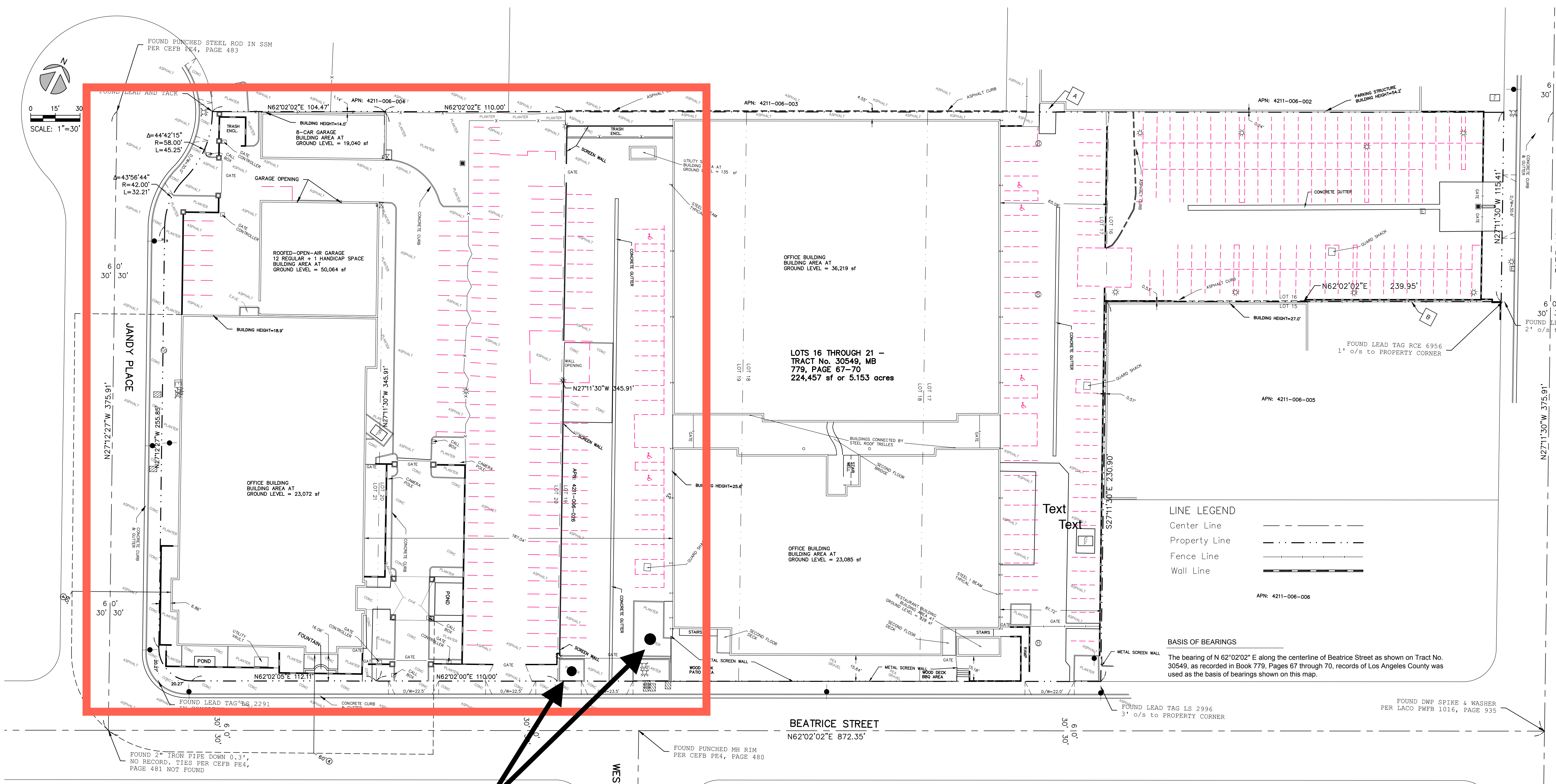
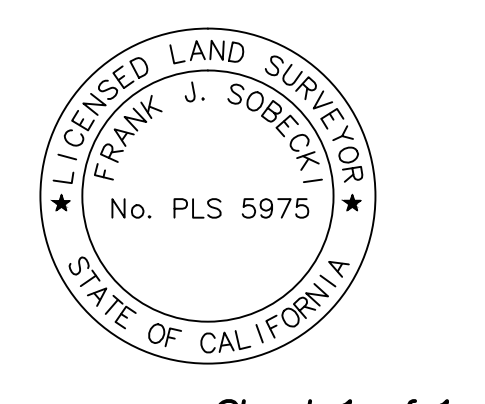
ALTA/ACSM Land Title Survey

Surveyor's Certification
12565 and 12575 BEATRICE STREET
5410, 5416 and 5454 S JANDY PLACE
5415 S GROSVENOR BLVD
PLAYA DEL REY, CALIFORNIA

To: NSB Associates, Inc. and Chicago Title Company
This is to certify that this map or plat 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, 7a, 7b1, 7c, 8, 9, 10 (if applicable), 11a, 12, 14, 16, 17, 18, and 21 of Table A thereof.

The field work was completed on September 23, 2014.
Frank J. Soboci
Registration No. PLS 5975
In the State of California
Date of Survey: September 29, 2014
Date of Last Revision:

Survey Prepared by: FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387
fjs@fjslandconsulting.com
Phone: 805-601-4075



LOTS 16 THROUGH 21 - TRACT No. 30549, MB 779, PAGE 67-70, 224,457 sf or 5.153 acres



BASIS OF BEARINGS

The bearing of N 62°02'02" E along the centerline of Beatrice Street as shown on Tract No. 30549, as recorded in Book 779, Pages 67 through 70, records of Los Angeles County was used as the basis of bearings shown on this map.

BEATRICE STREET N62°02'02"E 872.35'

Record Legal Description

AS PER CHICAGO TITLE COMPANY TITLE REPORT NUMBER: 00028320-016-AH, DATED AUGUST 22, 2014.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 20 AND 21 OF TRACT NO. 30549, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 779 PAGES 67 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES AND OTHER MINERALS LYING 500 FEET OR MORE BELOW THE SURFACE OF THE LAND BUT WITHOUT ANY RIGHT WHATSOEVER TO THE USE OF THE SURFACE OR THE SUBSURFACE OF SAID LAND TO A DEPTH OF 500 FEET FROM SAID SURFACE FOR ANY PURPOSE INCIDENTAL TO THE OWNERSHIP OF SAID SUBSTANCES, AS RESERVED BY CARL M. BUCK BUILDING CO., A CALIFORNIA CORPORATION, IN DEED RECORDED FEBRUARY 5, 1969 AS INSTRUMENT NO. 1369, IN BOOK D-4270 PAGE 656, OFFICIAL RECORDS.

APN: 4211-006-009

Schedule "B" Easements

- 1. Covenant and agreement establishing set backs as follows: Front 15'; Side: 5'; 10' Landscape at front setback line...
2. Recorded: November 8, 1968 as Instrument No. 4109, of Official Records...
3. Covenant and agreement wherein the owners agree to hold said Land as one parcel and not to sell any portion thereof separately...
4. An instrument entitled "Acknowledgment Regarding Ordinance No. 160,394", Executed by William M. Keck, II, in favor of the City of Los Angeles, recorded April 23, 1987, as Doc. No. 87-636306, Official Records.

Legend of Symbols

Table with 4 columns of symbols and their corresponding descriptions: AIR VACUUM, ARROW, TURN-ARROW, CENTERLINE, SEWER CLEAN-OUT, CABLE TV, DROP INLET, ELECTRICAL PULL BOX, FIRE HYDRANT, FOUND MONUMENT, GUARD POST, GUY ANCHOR, HANDICAP ACCESS, IRRIGATION BOX, LIGHT POST, STORM DRAIN MANHOLE, ELECTRICAL MANHOLE, GENERIC MANHOLE, SEWER MANHOLE, TELEPHONE MANHOLE, CABLE TV MANHOLE, WATER MANHOLE, MONITORING WELL, ELEC. TRANSFORMER, POWER POLE, PROPERTY LINE, SIGN POST, TRAFFIC PULL BOX, TRAFFIC SIGNAL, CONTROL POINT, BLOW-OFF VALVE, WATER VALVE, WATER METER, TELEPHONE BOX, PARKING METER.

Sycamore trees

Zoning Information

According to the City of Los Angeles Zoning as of September, 2014, the subject properties are zoned per SEC. 12.19, "M2" LIGHT INDUSTRIAL ZONE. (Amended by Ord. No. 146,030, Eff. 7/11/74.)

The following regulations shall apply to the "M2" Light Industrial Zone:

- 1. Any open lot use permitted in an "A" or "R" Zone, which does not involve the use of buildings or structures other than accessory buildings incident to the use of the land.
1.5. (Amended by Ord. No. 146,030, Eff. 7/11/74.) Any use permitted in the M1 or M2 Zone, whether conducted within or without a building or enclosed area, but not including any of the following:
(a) Any building, structure or portion thereof permitted in any "R" Zone, other than accessory buildings which are incidental to the use of the land.
(b) Any building containing dwelling units or guest rooms.
(c) The storage, display, processing or sales of second-hand boxes, crates, barrels, drums, furniture, or household appliances unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.
(d) The storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.
(e) The open air sale of merchandise from a privately owned vacant lot or drive-in theater. (Added by Ord. No. 156,684, Eff. 6/19/82.)
(f) Concrete or cement products manufactured in the open. (Added by Ord. No. 158,939, Eff. 6/21/84.)
(g) The open storage of materials and equipment, including used materials and equipment unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section. The phrase "used materials and equipment" includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unroaded, is not currently licensed by the Department of Motor Vehicles. (Added by Ord. No. 162,335, Eff. 6/6/87.)
(h) (Amended by Ord. No. 145,040, Eff. 1/15/73.) Paved off-street parking spaces are provided for buildings as required by Section 12.21 A, of this Code, and for all other portions of the lot, other than public parking areas, as follows:
(i) For up to the first acre a minimum of six spaces;
(ii) For the second acre - one space for each 12,000 square feet of lot area; and
(iii) For each acre exceeding two - one space for each acre of lot area.

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

- C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement.
1. Front Yard - Not required.
2. Side Yard - Side yards conforming to the requirements of the "R5" Zone (Sec. 12.12 C.2) shall be provided and maintained in connection with buildings erected and used principally for residential purposes.
3. Rear Yard - No rear yard shall be required for buildings erected used exclusively for commercial or industrial purposes. For buildings other than those erected and used exclusively for commercial or industrial purposes, a rear yard conforming to the requirements of the "R5" Zone (Sec. 12.12 C.3) shall be provided and maintained at the rear level of the first story used to whole or in part for dwelling purposes.
4. Lot Areas - The lot area requirements of the "R5" Zone Sec. 12.12 C.4 shall apply to buildings erected and used exclusively for dwelling purposes. For buildings other than those erected and used exclusively for dwelling purposes such requirements shall apply only to that portion of a building used for dwelling purposes.
5. Loading Spaces - as required by Sec. 12.21 C.6.
Exceptions to area regulations are provided for in Sec. 12.22 C.

Record Legal Description

AS PER CHICAGO TITLE COMPANY TITLE REPORT NUMBER: 00028858-994-X49, DATED SEPTEMBER 8, 2014.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 16 OF TRACT NO. 30549, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 779, PAGES 67 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING UNDER THE PREMISES DESCRIBED HEREIN, AS RESERVED IN DEED RECORDED IN BOOK 22482, PAGE 274, OFFICIAL RECORDS, AND IN DEED RECORDED IN BOOK 22477, PAGE 296, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES AND OTHER MINERALS LYING 500 FEET OR MORE BELOW THE SURFACE OF THE LAND, BUT WITHOUT ANY RIGHT WHATSOEVER TO THE USE OF THE SURFACE OR THE SUBSURFACE OF SAID LAND TO A DEPTH OF 500 FEET FROM SAID SURFACE FOR ANY PURPOSE INCIDENTAL TO THE OWNERSHIP OF SAID SUBSTANCES AS PROVIDED IN THE DEED RECORDED FEBRUARY 11, 1969, AS INSTRUMENT NO. 1366, OFFICIAL RECORDS.

PARCEL 2:
LOTS 17, 18 AND 19 OF TRACT NO. 30549, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 779, PAGES 67 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PARCEL 3:
AN EASEMENT FOR PARKING PURPOSES AND INGRESS AND EGRESS THERETO OVER LOT 16 OF TRACT NO. 30549, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 779, PAGES 67 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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APN: 4211-006-025, 4211-006-026