

# **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 refenced 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.

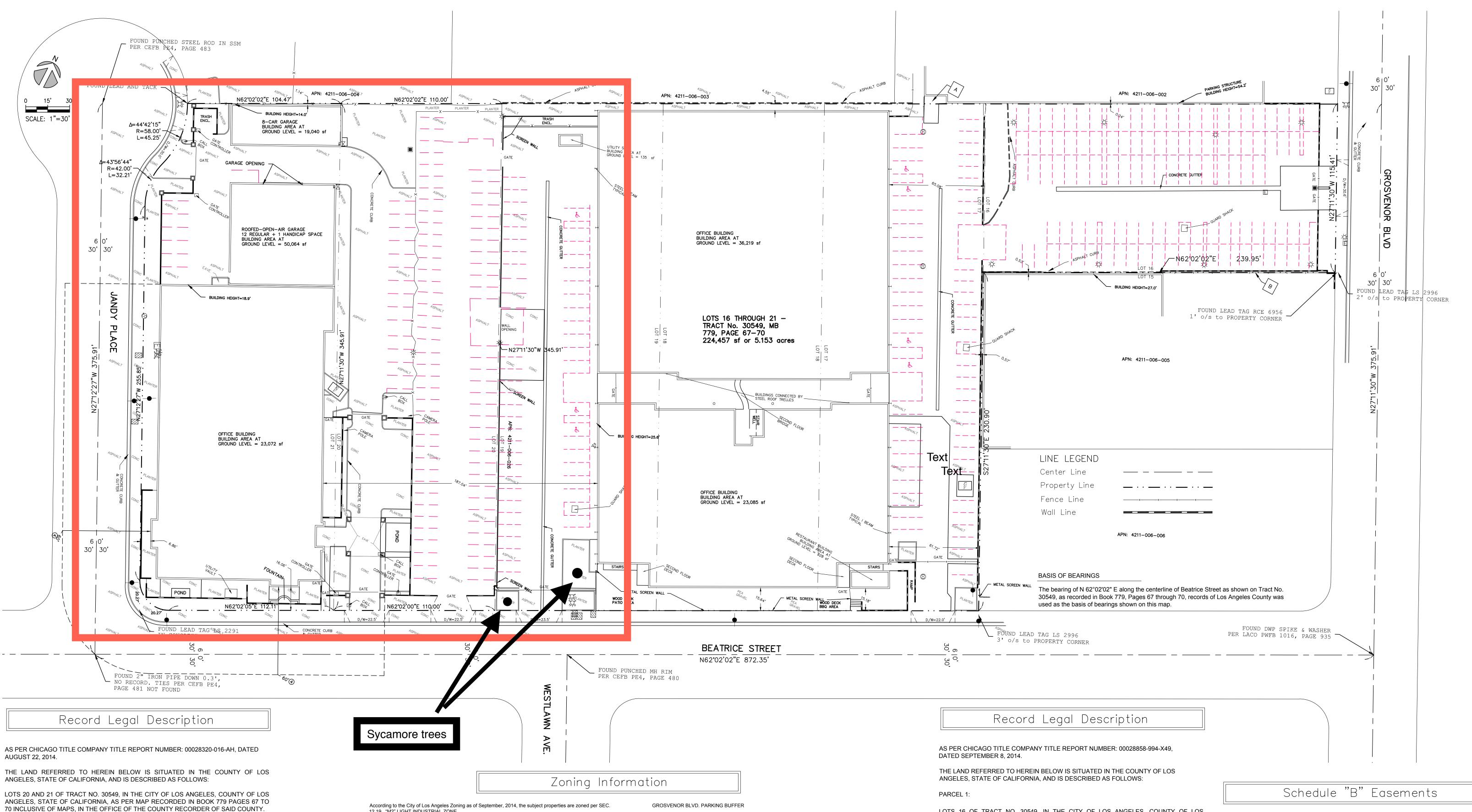
It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

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



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

る FIRE HYDRANT

Schedule "B" Easements

AS PER CHICAGO TITLE COMPANY TITLE REPORT NUMBER: 00028320-016-AH, DATED AUGUST 22, 2014.

- (1) Covenant and agreement establishing set backs as follows: Front 15'; Side: 5'; 10' Landscape at front setback line; 45' setback for loading doors from fron property line; Walls to be red brick or precast concrete; Storage areas to be 6' max and cinder block or other masonry; No signs or Billboards for advertisement to be permitted above roofs.
- (2) Recorded: November 8, 1968 as Instrument No. 4109, of Official Records Modification(s) of said covenants, conditions and restrictions recorded: April 29, 1969 as Instrument No. 1686, 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. Said covenant is expressed to run with the Land and be binding upon future owners.
- Recording date: July 10, 1969, Recording No.: 3435 in Book M-3253, Page 35,Official
- 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. 87-638306, Official Records. (Nothing plottable therein)

⊕ GENERIC MANHOLE

An instrument entitled "Covenant and Agreement Regarding Maintenance of Yards for an Over-Sized Building", Executed by William M. Keck, II, in favor of the City of Los Angeles, recorded April 29, 1987, recording No 87-670959, Official Records. (60 clear landscape area plotted herein)

Legend of Symbols

-- SIGN POST

⇒ AIR VACUUM TELEPHONE MANHOLE ⇒ ARROW GUARD POST  $\bigcirc$ TRAFFIC SIGNAL CABLE TV MANHOLE TURN-ARROW GUY ANCHOR CONTROL POINT WATER MANHOLE ₿ BLOW-OFF VALVE & HANDICAP ACCESS E CENTERLINE MONITORING WELL 3 SEWER CLEAN-OUT I IRRIGATION BOX GAS VALVE ELEC TRANSFORMER ₩ WATER VALVE ☑ CABLE TV POWER POLE STORM DRAIN MANHOLE WATER METER □ DROP INLET PROPERTY LINE ☐ TELEPHONE BOX 🛾 ELECTRICAL PULL BOX 🕲 ELECTRICAL MANHOLE

12.19. "M2" LIGHT INDUSTRIAL ZONE (Amended by Ord. No. 146,030, Eff. 7/11/74.)

In addition, Lot 16 (AP 4211-006-025 fronting on Grosvenor Blvd. has a Parking Buffer along Grosvenor Blvd. as

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

A. Use - No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a "Supplemental Use District" is created by

- the provisions of Article 3 of this chapter, for such uses as may be permitted therein: 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 MR2 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.
- (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
- currently licensed by the Department of Motor Vehicles. (Added by Ord. No. 162,335. Eff. 6/6/87.) (h) (Amended by Ord. No. 173,492, Eff. 10/10/00.) Indoor swap meets unless authorized pursuant to the provisions of Section 12.24W42

equipment" includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not

(4) (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

- (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.

level of the first story used in whole or in part for dwelling purposes.

Exceptions to area regulations are provided for in Sec. 12.22 C.

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. 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 aintained 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 "R4" Zone (Sec. 12.11 C.3.) shall be provided and maintained at the floor

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. <u>12.21</u> C.6.

SEC. 12.12.1. "P" AUTOMOBILE PARKING ZONE Land classified as a "P" Zone may also be classified in either an "A" or "R" Zone. The following regulations shall apply to the "P" Automobile Parking Zone:

A. Use - No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of <u>Article 3</u> of this chapter, for such uses as may be permitted therein:

1. Public or private parking areas (subject to the regulations of Section 12.21-A,5 and 6), including the use of such parking areas for ingress to and egress from adjoining buildings. (Amended by Ord. No. 144,082, Eff. 12/11/72.)

2. Parking buildings which are located entirely below the natural or finished grade of the lot whichever is lower, and are designed to be obscured from view, including parking buildings which are attached to or integrated with buildings in other zones. Ducts and penthouses enclosing ventilating equipment, if not closer than 50 feet to an A or R Zone, stair shafts and guard railings around depressed ramps, may be located not to exceed 4 feet above grade. (Amended by Ord.

3. (Amended by Ord. No. 140,890, Eff. 10/17/70.) -- The following signs located on a public parking area or parking building (see Sec 12.12.1 for full description)

EXCEPTION: (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

City Planning Commission or the Area Planning Commission pursuant to Section 12.32.

the provisions of that section. (Added by Ord. No. 174,132, Eff. 9/3/01.)

The foregoing provisions shall not apply in those instances where a sign island of C2 Zone has been established within a P-zoned area by means of a zone change and/or the zone boundary adjustment procedure. In those instances, no building permits for the erection of signs in the surrounding P Zone shall be issued without prior determination and authorization by the Director of Planning in cases involving zone boundary adjustments, and for cases involving a zone change, the

4. Uses customarily incident to the operation of a public parking area, including parking guard or attendant shelters. There may be one such shelter on each public parking area, and one additional shelter for each 300 feet of street frontage in excess of 300 feet. No such shelter shall have a floor area in excess of 50 square feet. Such shelter shall not be located within 15 feet of any street, in any required yard area, not within 30 feet of an A or R Zone. (Added by Ord. No. 117,399, Eff. 12/4/60.)

5. Where a lot in a P Zone is also classified in an A or R Zone, such lot may be used either for any purpose permitted in such A or R Zone, or for any purpose enumerated in this subsection but in no event for both purposes. (Added by Ord. No. 117,399, Eff. 12/4/60.)

6. (Amended by Ord. No. 134,633, Eff. 7/17/67.) Where a combination of the C and P Zones has been established on a lot, a sign or cantilevered canopy, which is permitted on the C Zone portion and is attached to a building thereon, may project not more than 15 feet into the P Zone, provided that such sign or cantilevered canopy is at least eight feet above the subjacent walkway or established grade and that no vertical supports are located in the P Zone.

Where an automobile service station development is to be located on property part of which is in a "C" Zone and part of which is in a "P" Zone, the underground storage tanks which are incidental to the service station my be located in the "P" Zone, and the temporary parking of trucks for purposes of servicing such tanks may be permitted in the "P" Zone. 7. Conditional uses as allowed pursuant to Section 12.24 W.49. of this Code when the location is approved pursuant to

8. Dwelling unit or units constructed on a lot in a small lot subdivision and approved by the Advisory Agency, pursuant to Article 7 of this Chapter in conformity with the provision of 12.22 C.27. of this Code. (Added by Ord. No.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

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. Where a lot in a "P" zone is also classified as an "A" or "R" Zone, the area regulations of such "A" or "R" Zone shall apply, except that for a public parking area the front yard may be as provided for in Section 12.21 A.6.(a) of this Code. (Amended by Ord. No. 152,467, Eff. 7/14/79.)

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

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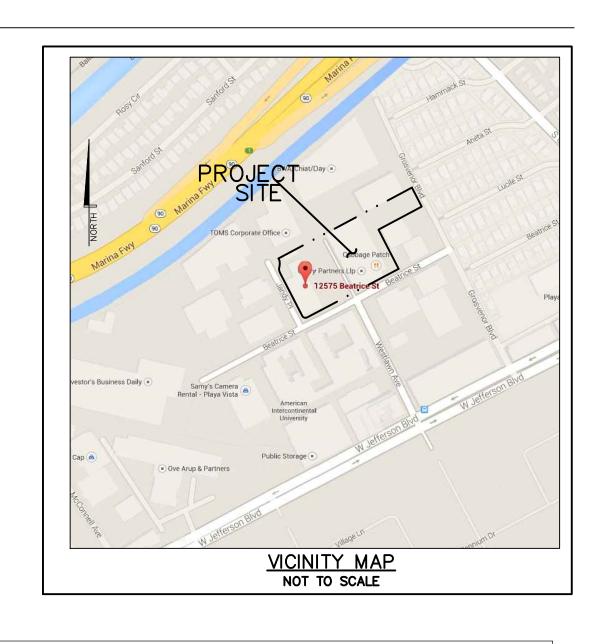
PARCEL 3:

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.

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.

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



## Miscellaneous Notes

(MN1) PROJECT ADDRESS: 12575 BEATRICE STREET, PLAYA DEL REY, CALIFORNIA

(MN2) Parking Spaces:

Garaged Spaces: 8 Regular Covered: 12 Regular + 1 Handicap Outside spaces: 203 Regular Outside tandem: 48 Regular Outside tri-spaces: 60 Regular Outside Handicap: 7

Total: 331 Regular + 8 Handicap

Building dimensions and areas shown hereon are measured to the exterior wall face

 $(\,{\sf MN4}\,)\,$  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

At the time of this survey, there is no indication of this site being used for solid waste

dump, sump or sanitary landfill. 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 LTI APN: 4211-006-026 - SLG PARTNERS LLC APN: 4211-006-002 - GVS REALTY LLC APN: 4211-006-005 - LOT 15 ASSOCIATES APN: 4211-006-006 - GROSVENOR PROPERTY CO

AS PER CHICAGO TITLE COMPANY TITLE REPORT NUMBER: 00028858-994-X49

June 21, 1973 as Instrument No. 1979, Official Records. (Not within the subject property)

19, 1987 as Instrument No. 87-1325742, Official Records. (Blanket in Nature)

No. 03-1903098, of Official Records. (Affects Lots 16 and 18, nothing plottable)

No. 03-1903099, of Official Records. (Affects Lots 16, 17, 18 and 19, nothing plottable)

No. 03-1907500, of Official Records. (Affects Lots 17, 18 and 19, nothing plottable)

Instrument No. 03-1695011, of Official Records

Covenants, conditions and restrictions recorded November 8, 1968 as Instrument No. 4109, of Official and Records

Modification(s) of said covenants, conditions and restrictions recorded April 29, 1969 as Instrument No. 1686, of

Covenant and agreement establishing set backs as follows: Front 15'; Side: 5'; 10' Landscape at front setback line;

max and cinder block or other masonry; No signs or Billboards for advertisement to be permitted above roofs.

45' setback for loading doors from fron property line; Walls to be red brick or precast concrete; Storage areas to be 6'

"An easement for street purposes over that portion of said land shown as "future street" on the map of said Tract No.

30549, and accepted by resolution adopted by the Council of the City of Los Angeles a copy thereof being recorded

A document entitled "Acknowledgement Regarding Ordinance No. 160,394", dated August 14, 1987 executed by

(4) A covenant and agreement wherein the owners of said land covenant and agree that said land shall be held as one

A covenant and agreement upon and subject to the terms and conditions therein recorded June 13, 2003 as

BMW of North America, Inc., subject to all the terms, provision(s) and conditions therein contained, recorded August

parcel and no portion shall be sold separately, which covenant is expressed to run with the land and be binding upon

A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003 as Instrument

A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003 as Instrument

8) A covenant and agreement upon and subject to the terms and conditions therein recorded July 2, 2003 as Instrument

future owners. Recorded September 27, 2002 as Instrument No. 02-2282010, of Official Records, affects Lots 17, 18

DATED SEPTEMBER 8, 2014.

Utility Information

The location of Utilities shown hereon are from observed evidence of above ground appurtenances.

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.

# 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. Sobecki

Registration No. PLS 5975 In the State of California Date of Survey: Setember 29, 2014 Date of Last Revision:

Survey Prepared By: FJS Land Consulting 14818 Quezada Way Santa Clarita, CA 91387 fjs@fjslandconsulting.com Phone: 805-501-4075

