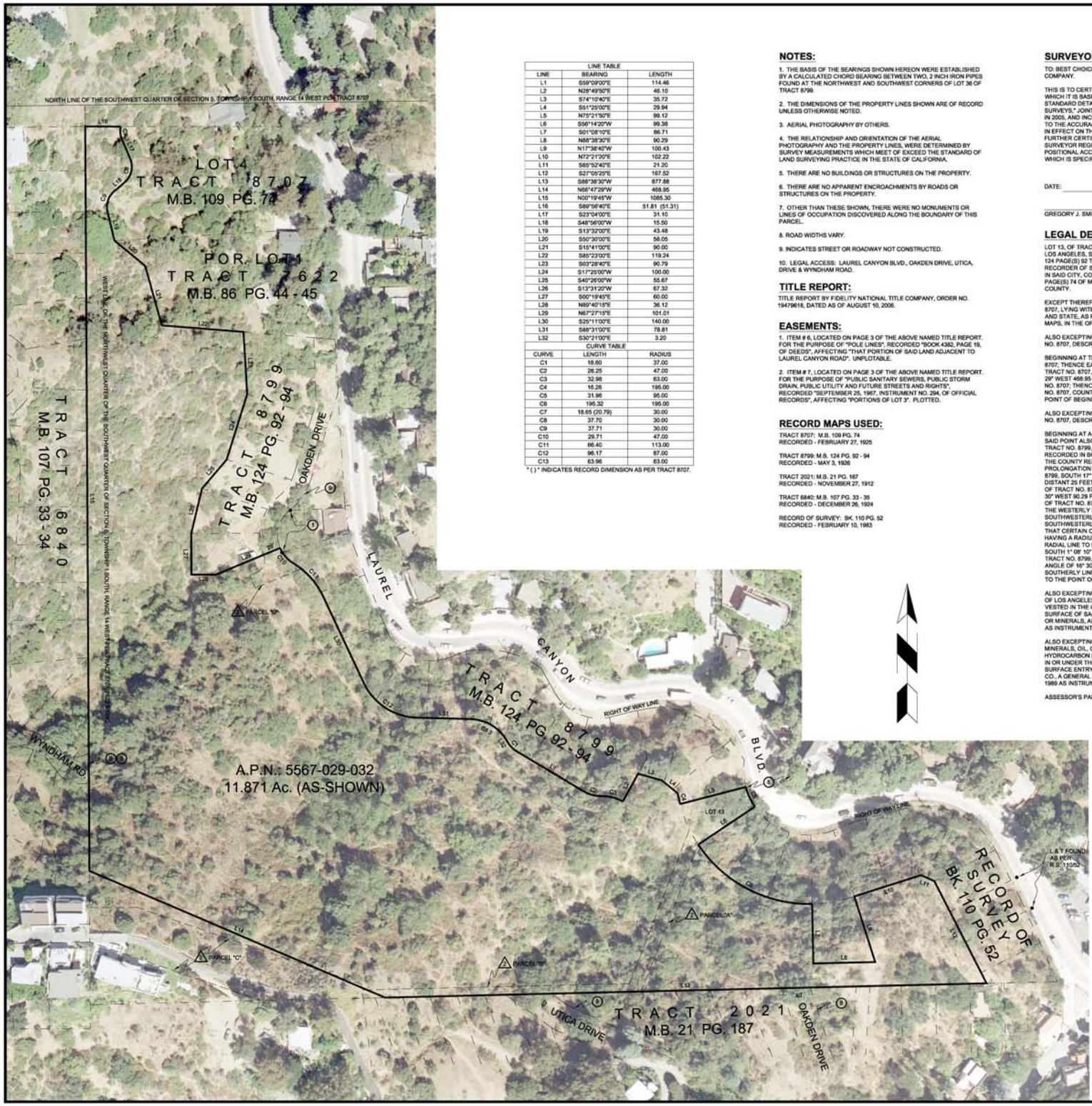


| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S59°09'00"E | 114.46 |
| L2 | N28°49'50"E | 46.10 |
| L3 | S74°10'40"E | 35.72 |
| L4 | S51°25'00"E | 29.94 |
| L5 | N75°21'50"E | 99.12 |
| L6 | S56°14'20"W | 99.38 |
| L7 | S01°08'10"E | 86.71 |
| L8 | N88°38'30"E | 90.29 |
| L9 | N17°38'40"W | 100.43 |
| L10 | N72°21'20"E | 102.22 |
| L11 | S65°52'40"E | 21.20 |
| L12 | S27°05'25"E | 187.52 |
| L13 | S88°38'30"W | 877.88 |
| L14 | N56°47'29"W | 468.95 |
| L15 | N00°19'45"W | 1085.30 |
| L16 | S89°56'40"E | 51.81 (51.31) |
| L17 | S23°04'00"E | 31.10 |
| L18 | S48°56'00"W | 15.50 |
| L19 | S13°32'00"E | 43.48 |
| L20 | S50°30'00"E | 58.05 |
| L21 | S15°41'00"E | 90.00 |
| L22 | S85°23'00"E | 119.24 |
| L23 | S03°28'40"E | 90.79 |
| L24 | S17°25'00"W | 100.00 |
| L25 | S40°26'00"W | 55.67 |
| L26 | S13°31'20"W | 67.32 |
| L27 | S00°19'45"E | 60.00 |
| L28 | N89°40'15"E | 36.12 |
| L29 | N67°27'15"E | 101.01 |
| L30 | S25°11'00"E | 140.00 |
| L31 | S88°31'00"E | 78.81 |
| L32 | S30°21'00"E | 3.20 |

| CURVE TABLE | | |
|---|---|---|
| CURVE | LENGTH | RADIUS |
| C1 | 18.60 | 37.00 |
| C2 | 26.25 | 47.00 |
| C3 | 32.98 | 63.00 |
| C4 | 16.28 | 195.00 |
| C5 | 31.96 | 95.00 |
| C6 | 195.32 | 195.00 |
| C7 | 18.65 (20.79) | 30.00 |
| C8 | 37.70 | 30.00 |
| C9 | 37.71 | 30.00 |
| C10 | 29.71 | 47.00 |
| C11 | 66.40 | 113.00 |
| C12 | 96.17 | 67.00 |
| C13 | 63.96 | 63.00 |

* ( ) * INDICATES RECORD DIMENSION AS PER TRACT 8707.

## NOTES:

1. THE BASIS OF THE BEARINGS SHOWN HEREON WERE ESTABLISHED BY A CALCULATED CHORD BEARING BETWEEN TWO, 2 INCH IRON PIPES FOUND AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 36 OF TRACT 8799.

2. THE DIMENSIONS OF THE PROPERTY LINES SHOWN ARE OF RECORD UNLESS OTHERWISE NOTED.

3. AERIAL PHOTOGRAPHY BY OTHERS.

4. THE RELATIONSHIP AND ORIENTATION OF THE AERIAL PHOTOGRAPHY AND THE PROPERTY LINES, WERE DETERMINED BY SURVEY MEASUREMENTS WHICH MEET OF EXCEED THE STANDARD OF LAND SURVEYING PRACTICE IN THE STATE OF CALIFORNIA.

5. THERE ARE NO BUILDINGS OR STRUCTURES ON THE PROPERTY.

6. THERE ARE NO APPARENT ENCROACHMENTS BY ROADS OR STRUCTURES ON THE PROPERTY.

7. OTHER THAN THESE SHOWN, THERE WERE NO MONUMENTS OR LINES OF OCCUPATION DISCOVERED ALONG THE BOUNDARY OF THIS PARCEL.

8. ROAD WIDTHS VARY.

9. INDICATES STREET OR ROADWAY NOT CONSTRUCTED.

10. LEGAL ACCESS: LAUREL CANYON BLVD., OAKDEN DRIVE, UTICA, DRIVE & WYNDHAM ROAD.

## TITLE REPORT:

TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 19479618, DATED AS OF AUGUST 10, 2006.

## EASEMENTS:

1. ITEM # 6, LOCATED ON PAGE 3 OF THE ABOVE NAMED TITLE REPORT. FOR THE PURPOSE OF "POLE LINES", RECORDED "BOOK 4362, PAGE 19, OF DEEDS", AFFECTING "THAT PORTION OF SAID LAND ADJACENT TO LAUREL CANYON ROAD". UNPLOTABLE.

2. ITEM # 7, LOCATED ON PAGE 3 OF THE ABOVE NAMED TITLE REPORT. FOR THE PURPOSE OF "PUBLIC SANITARY SEWERS, PUBLIC STORM DRAIN, PUBLIC UTILITY AND FUTURE STREETS AND RIGHTS", RECORDED "SEPTEMBER 25, 1967, INSTRUMENT NO. 294, OF OFFICIAL RECORDS", AFFECTING "PORTIONS OF LOT 3". PLOTTED.

## RECORD MAPS USED:

TRACT 8707: M.B. 109 PG. 74
RECORDED - FEBRUARY 27, 1925

TRACT 8799: M.B. 124 PG. 92 - 94
RECORDED - MAY 3, 1926

TRACT 2021: M.B. 21 PG. 187
RECORDED - NOVEMBER 27, 1912

TRACT 6840: M.B. 107 PG. 33 - 35
RECORDED - DECEMBER 26, 1924

RECORD OF SURVEY: BK. 110 PG. 52
RECORDED - FEBRUARY 10, 1983

## SURVEYOR'S CERTIFICATION:

TO: BEST CHOICE PROPERTIES, LLC, & FIDELITY NATIONAL 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: _____

_____
GREGORY J. SMITH LS 5511

## LEGAL DESCRIPTION:

LOT 13, OF TRACT NO. 8799, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 124 PAGE(S) 92 TO 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH LOT 3, OF TRACT NO. 8707, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 109 PAGE(S) 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS OF SAID LOT 3 OF TRACT NO. 8707, LYING WITHIN THE LINES OF TRACT NO. 8799, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 124 PAGE(S) 92 TO 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3 OF TRACT NO. 8707, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3 OF TRACT NO. 8707, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 OF TRACT NO. 8707, NORTH 88° 38' 30" EAST 430 FEET; THENCE NORTH 66° 47' 29" WEST 468.95 FEET TO THE WESTERLY LINE OF SAID LOT 3 OF TRACT NO. 8707; THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 OF TRACT NO. 8707, COUNTY OF LOS ANGELES 0° 19' 45" EAST 195 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3 OF TRACT NO. 8707, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID TRACT NO. 8707, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 9 OF TRACT NO. 8799, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 124 PAGE(S) 92 TO 94 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 9 OF TRACT NO. 8799, SOUTH 17° 38' 40" EAST 100.43 FEET TO A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 3 OF TRACT NO. 8707; THENCE ALONG SAID PARALLEL LINE SOUTH 88° 38' 30" WEST 90.29 FEET TO THE SOUTHERLY PROLONGATION OF SAID LOT 9 OF TRACT NO. 8799; THENCE ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE, NORTH 1° 08' 10" WEST 86.72 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 9 OF TRACT NO. 8799, SAID SOUTHWESTERLY CORNER OF LOT 9 OF TRACT NO. 8799 ALSO BEING IN THAT CERTAIN CURVED SOUTHERLY LINE OF SAID TRACT NO. 8799, HAVING A RADIUS OF 105.00 FEET, CONCAVE TO THE NORTHEAST, A RADIAL LINE TO SAID CORNER OF SAID LOT 9 OF TRACT NO. 8799 BEARS SOUTH 1° 08' 10" EAST; THENCE ALONG SAID CURVED SOUTHERLY LINE OF TRACT NO. 8799, SOUTHEASTERLY AND EASTERLY, THROUGH A CENTRAL ANGLE OF 16° 30' 30" 56.18 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF TRACT NO. 8799, NORTH 72° 21' 20" EAST 6.62 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 3 OF TRACT NO. 8707, UNTO THE CITY OF LOS ANGELES, ALL GAS, OIL, WATER AND MINERAL RIGHTS NOW VESTED IN THE CITY OF LOS ANGELES, WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SUCH GAS, OIL, WATER OR MINERALS, AS RESERVED IN DEED RECORDED SEPTEMBER 25, 1967 AS INSTRUMENT NO. 294, OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 3 OF TRACT NO. 8707, ONE-HALF OF ALL MINERALS, OIL, GAS, BREA, ASPHALTUM, COAL AND ALL OTHER HYDROCARBON SUBSTANCES AND ALL GEOTHERMAL RESOURCES, LYING IN OR UNDER THE LAND DESCRIBED ABOVE, BUT WITHOUT RIGHT OF SURFACE ENTRY TO EXTRACT THE SAME, AS GRANTED TO ARSA HOLDING CO., A GENERAL PARTNERSHIP BY DEED RECORDED AUGUST 10, 1989 AS INSTRUMENT NO. 89-1286118, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO: 5567-029-032

## LEGEND

- PROPERTY BOUNDARY
- INDETERMINATE BOUNDARY
- EASEMENT
- (X) SEE CORRESPONDING SURVEY NOTE
- (A) SEE CORRESPONDING EASEMENT
- FOUND MONUMENT AS DESCRIBED

**VICINITY MAP**
HOLLYWOOD, CA
NOT TO SCALE

**GRAPHIC SCALE**
1 INCH = 50 FEET

INTERNATIONAL KHATRI

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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SPACE RESERVED FOR PROFESSIONAL SEAL

| REVISION | | | |
|---|---|---|---|
| NO. | DESCRIPTION | BY | DATE |
| 1 | ISSUED | JFB | 01/08/07 |

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| | |
|---|---|
| DRAWN BY: | JFB |
| CHECKED BY: | GJS |
| DATE DRAWN: | 01/08/07 |
| SMITHCO JOB #: | 56-246 |

SITE NAME
LAUREL CANYON

SITE ADDRESS
LAUREL CANYON BLVD.
HOLLYWOOD, CA 90046

LOS ANGELES COUNTY

SHEET TITLE
ALTA / ACSM
LAND TITLE SURVEY

SHEET
1 OF 1