

ALTA/ACSM LAND TITLE SURVEY

8435, 8441 AND 8447 CANOGA AVENUE
CANOGA PARK, CA

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	121
HANDICAP	1
TOTAL	122

THERE IS SUFFICIENT ROOM FOR 122 ADDITIONAL PARKING STALLS BEHIND THE 8435 CANOGA AVENUE BUILDING. IF STRIPED THE PARKING COUNT WOULD BE 136.

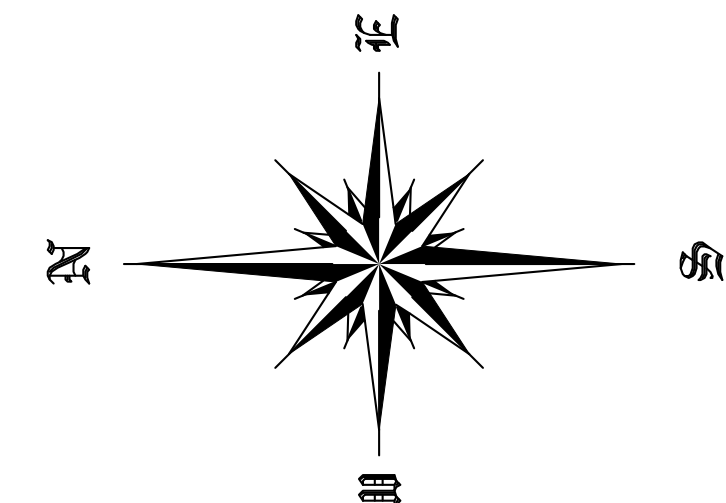
STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BUILDING LIES 0.3' SOUTHERLY OF PROPERTY LINE.

LEGEND:

- A/C - ASPHALTIC CONCRETE
- ADJ - ADJACENT
- APN - ASSESSOR'S PARCEL NUMBER
- BW - BLOCK WALL
- CG - CONCRETE GUTTER
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- CVLT - COMMUNICATIONS VAULT
- DI - DRAIN INLET
- DI - FOUND
- FD - FIRE HYDRANT
- FSC - FIRE SERVICE CONNECTION
- FSV - FIRE SERVICE VALVE
- GM - GAS METER
- L/A - LANDSCAPE AREA
- LP - LIGHT POST
- MB - MAP BOOK AND PAGE
- OH - OVERHANG
- P.R. - OFFICIAL RECORDS
- P - PROPERTY LINE
- PP - POWER POLE
- PP/GA - POWER POLE WITH GUY ANCHOR
- P.S. - PARKING STALL
- S. - SOUTH
- SCD - SEWER CLEANOUT
- S.F. - SQUARE FEET
- SMH - SEWER MANHOLE
- T.R. - TITLE REPORT
- TYP - TYPICAL
- UP - UTILITY PEDESTAL
- UPB - UTILITY PULLBOX
- UVLT - UTILITY VAULT
- W - WITH
- WV - WATER VALVE
- WVLT - WATER VAULT
- CL - CENTER LINE
- [XXXX] - INDICATES RECORD DATA PER PARCEL MAP NO. L.A. 3522



SCALE: 1" = 30'

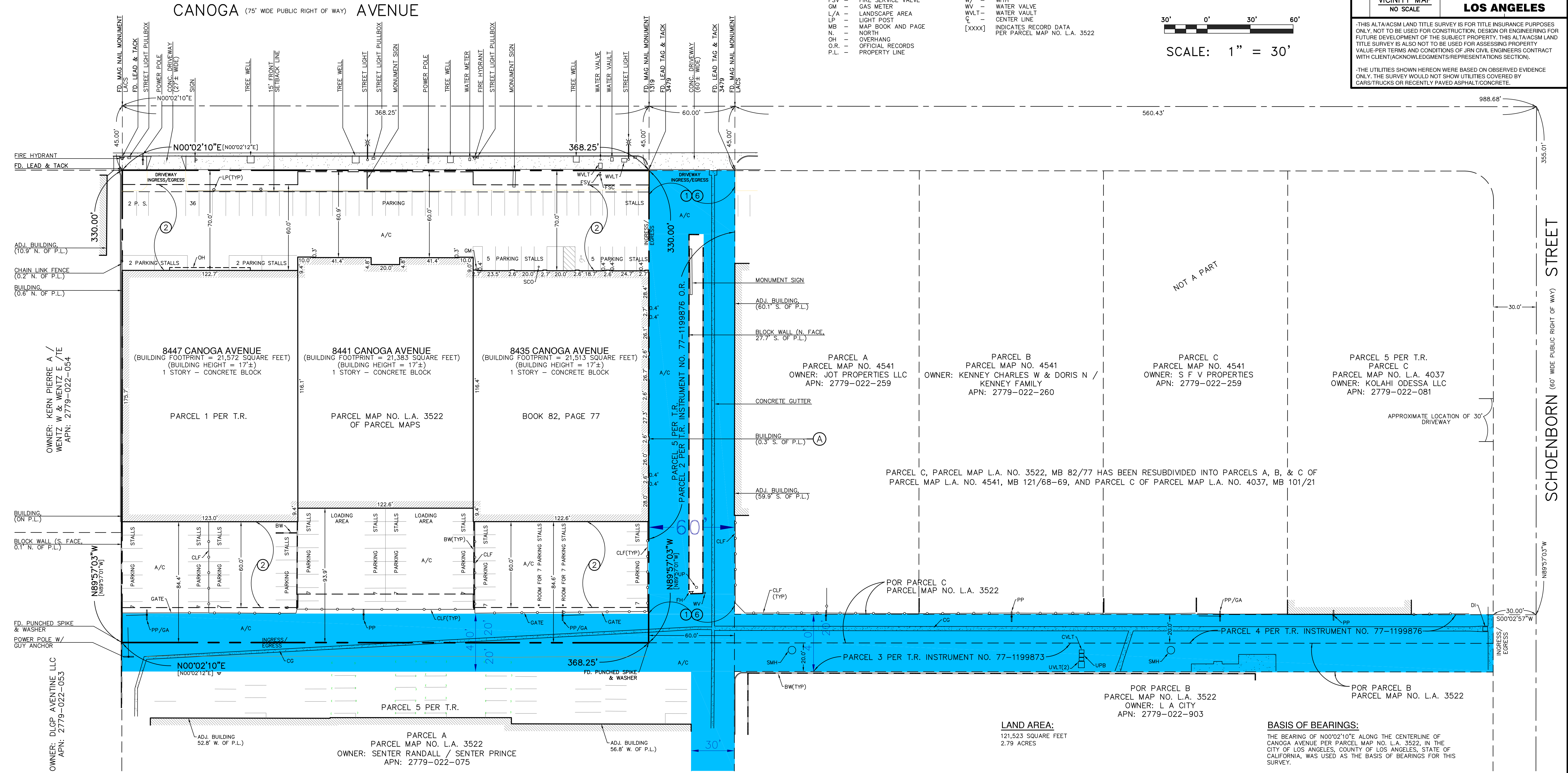
CITY OF LOS ANGELES

VICINITY MAP
NO SCALE

THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTA/ACSM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE-PER TERMS AND CONDITIONS OF JRN CIVIL ENGINEERS CONTRACT WITH CLIENT/ACKNOWLEDGMENTS/REPRESENTATIONS SECTION.

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE.

REVISIONS
DATE: 8/05/11 ADDED PARKING STALL NOTATION



NOTES:

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIVE ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL D OF PARCEL MAP NO. L.A. 3522, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 82 PAGE 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL, OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, OR ON SAID LAND, BUT WITHOUT, HOWEVER, THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, TO EXTRACT OR REMOVE SAME, AS RESERVED BY FRANCIS MARION PACKHAM, BY DEED RECORDED MARCH 31, 1960 IN BOOK D798, OF OFFICIAL RECORDS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER THE EASTERLY 330 FEET OF THE SOUTHERLY 60 FEET OF PARCEL A OF PARCEL MAP L.A. 3522, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 82 PAGE 77 OF PARCEL MAPS, AS PROVIDED FOR IN A DEED RECORDED OCTOBER 28, 1977 AS INSTRUMENT NO. 77-1199876, OF OFFICIAL RECORDS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER THE EASTERLY 20 FEET OF PARCEL B OF PARCEL MAP NO. L.A. 3522, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 82 PAGE 77 OF PARCEL MAPS, AS PROVIDED FOR IN A DEED RECORDED OCTOBER 28, 1977 AS INSTRUMENT NO. 77-1199876.

PARCEL 4:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER THE WESTERLY 20 FEET OF PARCEL C OF PARCEL MAP NO. L.A. 3522, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 82 PAGE 77 OF PARCEL MAPS, AS PROVIDED FOR IN A DEED RECORDED OCTOBER 28, 1977 AS INSTRUMENT NO. 77-1199876.

PARCEL 5:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS OVER PARCEL A OF PARCEL MAP NO. L.A. 3522, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 82 PAGE 77 OF PARCEL MAPS AND PARCELS A, B AND C, OF PARCEL MAP NO. L.A. 4541, IN THE CITY OF LOS ANGELES, AS PER MAPS FILED IN BOOK 121 PAGE 68 OF PARCEL MAPS AND PARCEL C OF PARCEL MAP NO. L.A. 4037, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 101, PAGES 21 OF PARCEL MAPS, AS CREATED BY THAT CERTAIN DEED RECORDED NOVEMBER 15, 1978 AS INSTRUMENT NO. 78-1276659, OF OFFICIAL RECORDS.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
700 SOUTH FLOWER, SUITE 800
LOS ANGELES, CA 90017
(213) 488-4300

COMMITMENT NO.: 116743651-X49
TITLE OFFICER: DAVE BALASSI
DATED: APRIL 12, 2011

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON:

1. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED FEBRUARY 16, 1978 AS INSTRUMENT NO. 78-177366, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
2. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED JUNE 13, 1978 AS INSTRUMENT NO. 78-837363, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 15, 1978 AS INSTRUMENT NO. 78-1276659, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET OVER ALL DRIVEWAY AND COMMON AREAS, BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
4. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED AUGUST 31, 1977 AS INSTRUMENT NO. 77-984778, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED AUGUST 31, 1977 AS INSTRUMENT NO. 77-984780, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
6. EASEMENTS FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, AS Delineated OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 77-984780, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LAND AREA:
121,523 SQUARE FEET
2.79 ACRES

SITE RESTRICTIONS:

SETBACKS:
FRONT - 15 FEET
STREET SIDE - NONE
SIDE - NONE
REAR - NONE
HEIGHT - N/A

ZONE - MR2 (RESTRICTED LIGHT INDUSTRIAL)

FLOOR AREA RATIO - N/A
PARKING REQUIREMENT - 1 STALL PER 500 S.F. OF FLOOR AREA

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LOS ANGELES (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO: PHONE NUMBER - (213)9781318

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

BASIS OF BEARINGS:
THE BEARING OF N00°02'10"E ALONG THE CENTERLINE OF CANOGA AVENUE PER PARCEL MAP NO. L.A. 3522, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:
ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1280 F RECORDED SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEY ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S CERTIFICATE:
TO: AMERICAN UNITED LIFE INSURANCE COMPANY, DRG CONTINENTAL CANOGA, NORMAN SLOAN, 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, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2011.

DATE OF PLAT OR MAP: JUNE 30, 2011

JEFFERY L. MAYS
EXP: 12/31/12

L.S. NO. 8379

ALTA/ACSM LAND TITLE SURVEY

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CA 92672
(949) 248-4685 FAX (949) 248-4687

8435, 8441 AND 8447 CANOGA AVENUE
CANOGA PARK, CA

NORMAN SLOAN

SHEET 1 OF 1
DATE: 6/30/11
DRAWN BY: TVE
CHKD. BY: JLM

FILE NO. 11344