

RIVERMAN

MTX52 / BSC6 MACRO CELL EVOLUTION DESIGN 13914 W. RIVERSIDE DR. SHERMAN OAKS, CA 91423

OVERALL HEIGHT PER 1-A LETTER: 73.1'

PROJECT TEAM

SITE ACQUISITION

SYNERGY DEVELOPMENT SERVICES, INC. 7543 WOODLEY AVE., #201 VAN NUYS, CA 91406 CONTACT: BRIAN LAMBDIN PHONE (O): (818) 840-0808 FAX: (818) 688-8066

ARCHITECT:

DELTA GROUPS ENGINEERING, INC. 2362 McGAW AVE. IRVINE, CA 92814 CONTACT: WILLIAM DESMOND PHONE: (949) 622-0333 FAX: (949) 622-0331

UTILITY COORDINATOR:

TRIAD GROUP PLAZA CENTER 10900 NE 8TH ST., SUITE 1500 BELLEVUE, WA 98004 CONTACT: BRIAN BISCHOFF PHONE: (425) 454-0282 FAX: (425) 454-5784

PLANNING

SYNERGY DEVELOPMENT SERVICES, INC. 7543 WOODLEY AVE., #201 VAN NUYS, CA 91408 CONTACT: BRIAN LAMBDIN PHONE (O): (818) 840-0808 FAX: (818) 688-8088

SURVEYOR:

AMBIT CONSULTING
P.O. BOX 9182
CHANDLER HEIGHTS, AZ 85127
PHONE: (802) 483-0472

PROFESSIONAL ENGINEER:

RVINE, CA 92614 PHONE: (949) 622-0333 FAX: (949) 622-0331

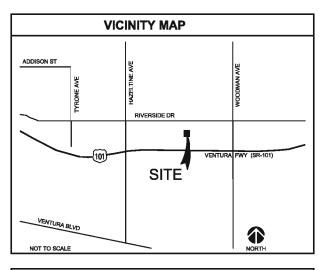
VERIZON WIRELESS SIGNATURE BLOCK DISCIPLINE: RE VENDOR A&E VENDOR: A&F COORDINATOR

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 10'-0" x 10'-0" LEASE AREA AT ROOFTOP (2) NEW VERIZON WIRELESS MCE COUIPMENT CABINETS (1) NEW VERIZON WIRELESS 15 KW / 54 GALLON DIESEL STANDBY GENERATOR MOUNTED ON A NEW

- (1) NEW YERIZON WIRELESS 15 NW 7-9 GALLON DIESEL STA CONORIET ESTATE WIRELESS GPS ANTENNA (12) NEW VERIZON WIRELESS GF TALL PANEL ANTENNAS (12) NEW VERIZON WIRELESS RAYCAPS (3) NEW YERIZON WIRELESS RAYCAPS (3) NEW YERIZON WIRELESS ANTENNA FRP SCREEN BOXES (1) NEW YERIZON WIRELESS EQUIPMENT SCREEN WALL



DRIVING DIRECTIONS

FROM: VERIZON OFFICE

- GET ON I-5 N 1.3 MI; FOLLOW I-5 N AND US-101 N TO WOODMAN AVE IN SHERMAN OAKS, LOS ANGELES; TAKE THE WOODMAN AVE EXIT FROM US-101 N 63.4 MI; TAKE RIVERSIDE OR TO YOUR DESTINATION 0.6 MI; TURN RIGHT ONTO WOODMAN AVE 0.1 MI;
- TAKE THE 1ST LEFT ONTO RIVERSIDE DR 0.2 MI:
- TURN LEFT 433 FT; TURN RIGHT DESTINATION WILL BE ON THE RIGHT

PROJECT SUMMARY APPLICANT/LESSEE

ASSESSOR'S PARCEL NUMBER

SHEET

vertzon/

15505 SAND CANYON AVENUE, D1 IRVINE, CA 92616 OFFICE: (949) 288-7000

APPLICANT'S REPRESENTATIVE
SYNERGY DEVELOPMENT SERVICES, INC.
7543 WOODLEY AVE., #201
VAN NUYS, CA 81408
CONTACT: BRIAN LAMBDIN
PHONE (D): (618) 640-0808
FAX: (818) 688-8066

PROPERTY OWNER:

BULLOCKS PROPERTIES CORP - MANAGED BY ATC 7 W. 7TH ST. OWNER: ADDRESS:

CINCINNATI, OH 45202 CONTACT: TELEPHONE:

PROPERTY INFORMATION:

SITE NAME: RIVERMAN SITE ADDRESS: 13914 W. RIVERSIDE DR. SHERMAN OAKS, CA 91423 JURISDICTION: CITY OF LOS ANGELES

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 100 SQ FT OCCUPANCY: TYPE OF CONSTRUCTION: CURRENT ZONING:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

ADA COMPLIANCE:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA BUIDING CODE
 2013 CALIFORNIA ELEGRICAL CODE
 2013 CALIFORNIA FILME CODE
 2013 CALIFORNIA GREEN BUILDING CODE
 2013 CALIFORNIA GREEN BUILDING CODE

OHLL	DEGOIGH HOW	'\-'
T-1	TITLE SHEET	6
LS-1	SITE SURVEY	6
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	CONSTRUCTION DRAWINGS	

DESCRIPTION

CONSTRUCTION DRAWINGS



TO OBTAIN LOCATION OF PARTICIPANT UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (SOUTH), CALL
DIG ALERT

TOLL FREE: 1-800-227-2600 OR www.digalert.org now what's below.

Call before you dig.

Call before you dig.

Call before you dig.

T-1

erizor

REV

ISSUE STATUS REV. DATE DESCRIPTION 0 10/31/14 90% ZONING 1 11/10/14 100% ZONING 2 03/18/15 100% ZONING 3 03/23/15 100% ZONING 4 04/29/15 100% ZONING 5 03/17/16 100% ZONING 8 07/22/16 100% ZONING

> **DELTA GROUPS** ENGINEERING. INC.

2362 McGAW AVE, IRVINE, CA 92614 DGE JOB # I14VW014A PROPRIETARY INFORMATION

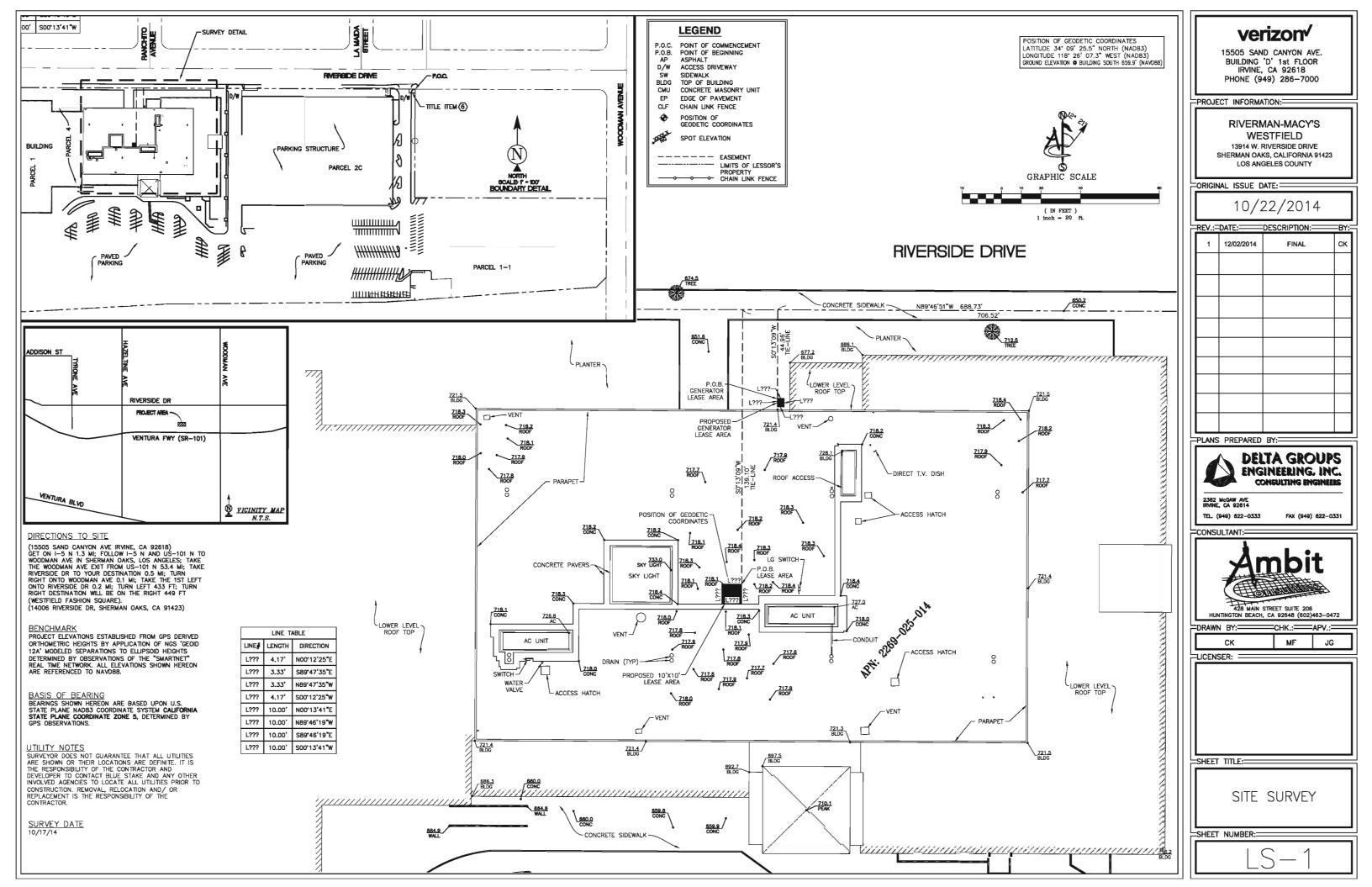
Y USE OR DISCLOSURE OTHER THAN AS IT RELA TO VERIZON WIRELESS IS STRICTLY PROHIBITE

15505 SAND CANYON AVENUE, D1 IRVINE, CA 92618

13914 W. RIVERSIDE DR. SHERMAN OAKS, CA 91423 RIVERMAN

SHEET TITLE:

TITLE SHEET



TITLE REPORT LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS

PARCEL 1:
THAT PORTION OF LOT 1 OF TRACT NO. 20915, IN THE CITY OF
LOS ANGELES, AS PER MAP RECORDED IN BOOK 683 PAGE 34 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
NOW SHOWN AS PARCEL B'OF PARCEL MAP, LOS ANGELES NO.
3284, AS PER PARCEL MAP FILED ON DECEMBER 31, 1976 IN
BOOK 75 PAGES 12, 13 AND 14 OF PARCEL MAPS, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
TOSCITHER WITH THAT PORTION OF PARCEL B, PARCEL IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
TOSCITHER WITH THAT PORTION OF PARCEL B, PARCEL MAP L.A.
NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN
BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL BO
FSAID PARCEL B NORTH 187.27 FEET TO A POINT ON SAID
WESTERLY LINE, SAID POINT BEING SOUTH 40.00 FEET FROM THE
NORTHERLY TERMINUS OF SAID LINE, SAID POINT ALSO BEING THE
MOST SOUTHWEST CORNER OF THE LAND DESCRIBED IN COVENANT
AND AGREEMENT AS PARCEL MAP EXEMPTION NO. 3189 RECORDED
JUNE 30, 1989 AS INSTRUMENT NO. 89 1048089, OFFICIAL
RECORDS, THENCE ALONG THE SOUTH AND ESST LINES OF SAID
PARCEL BE AST 69.87 FEET, NORTH 40.00 FEET OF THE
NORTHERLY LINE OF SAID PARCEL B; THENCE LEAVING SAID
RARCEL MAP EXCEPTION, PARALLEL WITH THE NORTHERLY LINE OF
SAID PARCEL BE AST 69.87 FEET, NORTH HENCE LEAVING SAID
LARGE CONTRIBUTION. SAID
PARCEL ME AST 69.87 FEET, NORTH HENCE LEAVING SAID
LARGE CONTRIBUTE. ALONG THE ALONG THE
LINES OF SAID PARCEL MAP EXCEPTION 3188 SOUTH 39.96 FEET
AND WEST 20.00 FEET ALONG THE NORTHERLY LINE OF SAID
PARKEL BY A THE PARCEL MAP EXCEPTION SAID
LARGE OF A THREE—LEVEL PARKING STRUCTURE. SOUTH 180.07 FEET
AND WEST 20.00 FEET ALONG THE NORTHERLY LINE OF SAID
PARKEL BY A THE PARCEL MAP EXCEPTION SAID
PARKEL BY A SAID SAID SOUTH 16.95 FEET TO THE
AND WEST 20.00 FEET ALONG THE NORTHERLY LINE OF SAID
PARKEL BY A SAID SAID SOUTH 16.95 FEET TO THE
ASS 10.00 FEET AND SOUTH 16.95 FEET TO THE
ASS 10.00 FEET AND SOUTH 16.95 FEET TO SAID PARCEL B,
SAID
P

SAID
POINT BEING EAST 479.97 FEET FROM THE WESTERLY LINE OF SAID
PARCEL B, SAID POINT ALSO BEING THE MOST NORTHEAST CORNER
OF SAID PARCEL MAP EXEMPTION: THENCE ALONG SAID
NORTHERLY LINE OF SAID PARCEL B EAST 128.48 FEET; THENCE
LEAVING SAID NORTHERLY LINE SOUTH 1: 51; 35' WEST 245.15
FEET TO THE SOUTHERLY LINE OF SAID PARCEL B; THENCE ALONG
SAID SOUTHERLY LINE SOUTH 86' 43'08' WEST 23:21 FEET TO AN
ANGLE POINT IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG
SAID SOUTHERN LINE NORTH 88' 06'28' WEST 577.66 TO THE

ANGLE POINT IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERN LINE NORTH B8' 06' 25' WEST 577.66 TO THE POINT OF BEGINNING.
EXCEPT ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORTS THEREFOR, SITUATED UPON THE LAND, AS IT EXISTED ON A PRIL 30, 1979, WHICH BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE, AND SHALL REMAIN REAL PROPERTY, AS SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORTS WERE GRANTED TO FASHION SQUARE ASSOCIATES, AN ILLINOIS LIMITED PARTINERSHIP, AS TO AN UNDIVIDED BOX INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-480488, AND TO CHH REALTY, INC., A DELAWARE CORPORATION, AS TO AN UNDIVIDED BOX INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-480489, AND TO CHH REALTY, INC., A DELAWARE NECORPORATION, AS TO AN UNDIVIDED BOX INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-480489, AND TO CHH REALTY, INC., A DELAWARE NO. 1979 AS INSTRUMENT NO. 79-480489, AND TO CHH REALTY, INC., A DELAWARE NO. 1979 AS INSTRUMENT NO. 79-480489, AND TO CHE AND THE PROPERTY, AS SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDINGS FOUNDATIONS AND SUPPORTS HEREORY, SHALL REMAIN REAL PROPERTY, AS SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDINGS FOUNDATIONS FOUNDATIONS AND SUPPORTS WERE GRANTED TO FASHION SQUARE ASSOCIATES, AN ILLINOIS LIMITED PARTINERSHIP, AS TO AN UNDIVIDED 20% INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-460492. EXCEPT FROM SAID LARGE AS TO AN UNDIVIDED BOX INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-460492.

EXCEPT FROM SAID PARCEL

EXCEPT FROM SAID PARCEL 1:
THAT PORTION OF SAID PARCEL B OF PARCEL MAP LA. NO. 3284,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL B,
THENCE ALONG THE WEST LINE OF SAID PARCEL B NORTH O'
OO'10-EAST 286.95 FEET TO THE SOUTH LINE OF PARCEL A OF
SAID PARCEL MAP LA. NO. 3284; THENCE ALONG SAID SOUTH
LINE EAST 140.27 FEET, SOUTH 22.33 FEET, EAST 35.00 FEET,
NORTH 1.519 FEET, EAST 32.00 FEET, NORTH 9.14 FEET AND EAST
88.91 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A,
SAID POINT BEING WEST 4.50 FEET FROM THE SOUTHEAST CORNER
OF SAID PARCEL A; THENCE LEAVING SAID SOUTH LINE SOUTH
35.50 FEET; THENCE WEST 30.00 FEET; THENCE SOUTH 34.05
FEET; THENCE SOUTH 68 00 '00'EAST 36.12 FEET; THENCE EAST
168.34 FEET TO THE EAST LINE O' SAID PARCEL B; THENCE
ALONG SAID EAST LINE SOUTH 201.27 FEET TO THE SOUTHERLY
LINE OF SAID PARCEL B; THENCE ALONG SAID SOUTHERLY LINE
NORTH 88' 06'28' WEST 466.47 FEET TO THE POINT OF BEGINNING.

PARCEL 1-1: PARCEL TOF PARCEL MAP LOS ANGELES NO. 2013, AS PER PARCEL MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1-2:
THE EASEMENT DESCRIBED IN THAT CERTAIN DOCUMENTS ENTITLED
EASEMENT GRANT DEED AND AGREEMENT DATED DECEMBER 30,
1988 EXECUTED BY AND BETWEEN CITY FREEHOLDS (U.S.A.) INC., A
CALIFORNIA CORPORATION AND BULLOCKS PROPERTIES CORP., A
DELAWARE CORPORATION, RECORDED JUNE 30, 1989 AS
INSTRUMENT NO. 89-1048093.
EXCEPT THEREFROM ANY PORTION OF SAID EASEMENT INCLUDED
WITHIN THE LINES OF PARCELS 1, 1-1 AND 3 AS HEREIN
DESCRIBED.

PARCEL 1A:
A 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATION AND SUPPORTS THEREFORE SITUATED UPON THAT PORTION OF PARCEL BY OF PARCEL MAP NO. 3284, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 75, PAGES 12, 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY PESCALERS AS SOLIDIES.

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL B;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 88
06'28' WEST 442.81 FEET; THENCE NORTH 0" 00'10'EAST 176.49
FEET; THENCE NORTH 80' 08'25' WEST 4.95 FEET; THENCE NORTH

1"
51'35'WEST 12.33 FEET; THENCE SOUTH 88' 08'25'EAST 224.26
FEET; THENCE NORTH 1' 51'35'EAST 12.33 FEET; THENCE SOUTH
88' 08'25'EAST 18.33 FEET; THENCE SOUTH 1' 51'35'WEST 12.33
FEET; THENCE SOUTH 88' 08'25'EAST 186.82 FEET; TO THE
WESTERLY LINE OF PARCEL B, PARCEL MAP LA. NO. 2013 AS PER WESTERLY LINE OF PARCEL BY PARCEL MAP I.A. NO. 2013 AS PEN MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, THENCE SOUTH A DISTANCE OF 176.74 FEET TO THE POINT OF BEGINNING. SAID PORTION IS SHOWN AS "A DECK — PHASE 1"ON SHEET 4 OF GRANT DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO.

TITLE REPORT LEGAL DESCRIPTION (CONT.)

TITLE REPORT LEGAL DESCRIPTION (CONT.)

PARCEL 18:

ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING
FOOTINGS, FOUNDATIONS AND SUPPORTS THEREFORE, SITUATED
UPON THE ABOVE DESCRIBED PARCEL 1.

EXCEPTING THEREFORM 80% FEE INTEREST IN ALL BUILDINGS,
STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS,
FOUNDATIONS AND SUPPORTS THEREFORE SITUATED UPON THAT
PORTION OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
OF LOS ANGELES, AS PER MAP FILED IN BOOK 75 PAGES 12, 13
AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY LONE OF SAID PARCEL B;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 86
06'28" WEST 142.31 FEET; THENCE NORTH 0'00'10" AST 176.49
FEET; THENCE NORTH 88' 08'25" EAST 18.35 FEET; THENCE SOUTH
15'153" WEST 142.31 FEET; THENCE SOUTH 88' 08'25" EAST 224.26
FEET; THENCE NORTH 15'135" WEST 12.33 FEET; THENCE SOUTH
88' 08'25" EAST 18.35 FEET; THENCE SOUTH 18' 31'35" WEST 12.33
FEET; THENCE SOUTH 88' 08'25" EAST 18.35 FEET; THENCE SOUTH
WESTERLY LINE OF PARCEL B, PARCEL MAP LA. NO. 2013 AS PER
MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE
OF SAID COUNTY RECORDER: THENCE SOUTH 16' 13'15" AND 25' ASS 12'.

GRANT DEED RECORDED APRIL 30, 1979 AS INSTRUMENT

79–460487.

PARCEL 2:
AN UNDIMOED 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES, AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORTS THEREFORE, SITUATED UPON THAT PORTION OF PARCEL B, PARCEL MAP LA. NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL NORTH A DISTANCE OF 176.74 FEET; THENCE SOUTH 88 OB 252-EAST 81.05 FEET; THENCE SOUTH 88 OB 252-EAST 81.05 FEET; THENCE SOUTH 86 OB 252-EAST 150.41 FEET; THENCE SOUTH 87 OB 252-EAST 150.41 FEET; THENCE SOUTH 87 OB 252-EAST 150.41 FEET; THENCE SOUTH 88 OB 252-EAST 150.45 FEET; THENCE SOUTH 89 OB 252-EAST 14.95 FEET; THENCE SOU

POINT OF BEGINNING.
SAID PORTION IS SHOWN AS "A DECK — PHASE II"ON EXHIBIT
"A"OF GRANT DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO.

PARCEL 2A:
AN UNDIVIDED 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES
AND IMPROVEMENTS, INCLUDING FOOTING, FOUNDATIONS AND
SUPPORTS THEREFORE, SITUATED UPON THAT PORTION OF PARCEL
B. PARCEL, MAP LA. NO. 2013, IN THE CITY OF LOS ANGELES.
PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED
AS FOLLOWS:

AS FULLOWS: REGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID. BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL B; THENCE ALONG THE SOLITHERLY LINE OF RIVERSIDE DRIVE, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP, WEST A DISTANCE OF 281.00 FEET; THENCE SOUTH A DISTANCE OF 19.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH A DISTANCE OF 19.20 FEET; THENCE NORTH A DISTANCE OF 18.54 FEET; THENCE WEST A DISTANCE OF 19.700 FEET; THENCE NORTH A DISTANCE OF 13.40 FEET; THENCE WEST A DISTANCE OF 13.40 FEET; THENCE NORTH A DISTANCE OF 15.40 FEET; THENCE NORTH A DISTANCE OF 14.49 FEET; THENCE CAST A DISTANCE OF 15.83 FEET TO THE TRUE POINT OF BEGINNING. SAID PORTION IS SHOWN AS TB DECK OF PHASE I'VO PACE 3 OF DEED RECORDED ON APRIL 30, 1979 AS INSTRUMENT NO. 79-460491.

AN UNDIVIDED 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES

PARCEL 28:

AN UNDIVIDED 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORTS THEREFORE, STUTIATED UPON THAT PORTION OF PARCEL B, PARCEL MAP LA, NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL BY THENCE ALONG THE SOUTHERLY LINE OF RIVERSIDE DRIVE, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL AMP, WEST A DISTANCE OF 281.00 FEET; THENCE SOUTH AD DISTANCE OF 172.19 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST A DISTANCE OF 187.00 FEET; THENCE SOUTH AD DISTANC

PARCEL 2C:
AN UNDIVIDED 20% FEE INTEREST IN ALL BUILDINGS, STRUCTURES
AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND
SUPPORTS THEREFORE, SITUATED UPON THAT PORTION OF PARCEL
B, PARCEL MAP L.A. NO. 2013, IN THE CITY OF LOS ANGELES,
AS PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
SECONIBED AS EXCLUSIVE.

THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DESCRIBED AS FOLLOWS;
BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID
PARCEL B; THENCE ALONG THE SOUTHERLY LINE OF RIVERSIDE
DRIVE, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP, WEST
A DISTANCE OF 281.00 FEET; THENCE SOUTH A DISTANCE OF
19.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE
CONTINUING SOUTH A DISTANCE OF 76.91 FEET; THENCE EAST A
DISTANCE OF 226.16 FEET; THENCE WEST A DISTANCE OF
286.74 FEET; THENCE WEST A DISTANCE OF 15.7 FEET; THENCE
SOUTH A DISTANCE OF 5.54 FEET; THENCE WEST A DISTANCE OF
4.79 FEET; THENCE SOUTH A DISTANCE OF 4.29 FEET; THENCE
WEST A DISTANCE OF 5.64 FEET; THENCE WEST A DISTANCE OF
4.79 FEET; THENCE SOUTH A DISTANCE OF 4.29 FEET; THENCE
WEST A DISTANCE OF 5.64 FEET TO THE TRUE POINT OF
BEGINNING.

TITLE REPORT LEGAL DESCRIPTION (CONT.)

PARCEL 3:
THAT PORTION OF PARCEL B, PARCEL MAP L.A. NO. 2013, IN THE
CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 27 PAGE 92
OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, DESCRIBED

OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS.

PEGINNING AT THE MOST SOUTHWESTERLY CORNER OF PARCEL BYOF SAID PARCEL MAP LA NO. 2013; THENCE NORTH ALONG THE MOST WESTERLY LINE OF SAID PARCEL B 227.27 FEET TO THE MOST WESTERLY LINE OF SAID PARCEL B 227.27 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL B TO THE TRUE POINT OF BEGINNING. THENCE WEST ALONG SAID NORTHERLY LINE 270.00 FEET; THENCE SOUTH 39.96 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH 39.96 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH 16.95 FEET TO THE NORTHERLY FACE OF A THREE LEVEL PARKING STRUCTURE; THENCE SOUTH B8" 04'32'EAST 300.17 FEET ALONG THE NORTHERLY FACE OF SAID PARKING STRUCTURE; THENCE SOUTH B8" 04'32'EAST 300.17 FEET ALONG THE NORTHERLY FACE OF SAID PARKING STRUCTURE; THENCE NORTH 49.99 FEET TO THE NORTHERLY FACE OF SAID PARKING STRUCTURE; THENCE NORTH 49.99 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, EXCEPT ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORTS THEREFOR, SITUATED UPON SAID LAND, AS THEY EXISTED ON APRIL 30, 1979, WHICH BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE, AND SHALL REMAIN REAL PROPERTY, AS GRANTED TO FASHION SQUARE ASSOCIATES, AN ILLINOIS LIMITED PARTIENESHIP, AS TO AN UNDIVIDED 20% INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-460488 OF OFFICIAL RECORDS, AND TO CHI REALTY, INC., A DELAWARE CORPORATION, AS TO AN UNDIVIDED BOX INTEREST, BY DEED RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79-460489.

INSTRUMENT NO. 79-460489.

PARCEL 4:

THAT PORTION OF PARCEL B OF PARCEL MAP L.A. NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27 PFAGE 92 OF PARCEL MAPS, RECORDS OF SAID COUNTY, WHICH LIES ABOVE AN ELEVATION OF 679.00 FEET AND BELOW AN ELEVATION OF 716.00 FEET, IN EACH CASE ABOVE MEAN SEA LEVEL PER LOS ANGELES CITY ENGINEER VERTICAL DATUM, 1980 ADJUSTMENT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF SAID PARCEL B; SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF NORTH 323.00 FEET; THENCE NORTH 76.00 FEET ALONG SAID CERTAIN COURSE TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING NORTH ALONG SAID CERTAIN COURSE 105.00 FEET; THENCE EAST 58.10 FEET; THENCE MORTH 10.17 FEET; THENCE EAST 13.00 FEET; THENCE NORTH 10.17 FEET; THENCE WEST 9.67 FEET; THENCE NORTH 15.17 FEET; THENCE WEST 9.67 FEET; THENCE SET SHOWN OF SEUTH CURB LINE OF RIVER SHOWS 19.67 FEET; THENCE WEST 9.67 FEET; THENCE FEET TO THE TRUE POINT OF BEGINNING. SAID ELEVATIONS ARE BASED ON CITY ENGINEERS BENCH MARK NO. 08 17508 MIRE SPIKE 2.6 FEET SOUTH OF SOUTH CURS LINE OF RIVERSIDE DRIVE NEAR 9.C. CURB RETURN EAST OF HAZELTINE AVENUE AT WEST END OF GATCH RETURN EAST OF HAZELTINE AVENUE AT WEST END OF CATCH BASIN: ELEVATION 645,241 FEET, 1980 ADJUSTMENT

A NON-EXCLUSIVE EASEMENT)S_ UPON THE COMMON AREA(S) AS DEFINED IN THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT, RESTRICTION AND OPERATING AGREEMENT". BY AND BETWEEN BULLOCK(S) PROPERTIES CORP., A DELAWARE CORPORATION, CARTER HAWLEY HALE STORES, INC., A DELAWARE CORPORATION AND CITY FREEHOLDS (U.S.A.), INC., A CALIFORNIA CORPORATION, RECORDED JUNE 30, 1989 AS INSTRUMENT NO.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #1409403. ISSUED BY WGF NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 22, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: TITLE ITEMS 1-5, 12, 17-19, AND 22-43 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED.

(6) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT FOR: PUBLIC UTILITIES.

AFFECTS: AS THEREIN DESCRIBED. RECORDED: JUNE 21, 1961 IN BOOK D-1260 PAGE 897, OFFICIAL RECORDS. (PLOTTED)

7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT

FOR: WATER PIPES.

AFFECTS: AS THEREIN DESCRIBED.

RECORDED: DECEMBER 29, 1961 IN BOOK D-1464 PAGE 764, OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

8. A COVENANT AND AGREEMENT, WHICH, AMONG OTHER THINGS. PROVIDES: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
RECORDED: JANUARY 16, 1962 IN BOOK M-933 PAGE 97, OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

9. A COVENANT AND AGREEMENT, WHICH, AMONG OTHER THINGS. PROVIDES: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

RECORDED: JANUARY 19, 1962 IN BOOK M936 PAGE 219, OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

10. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT FOR: ELECTRICAL POWER LINES.
AFFECTS: AS THEREIN DESCRIBED. RECORDED: MARCH 30, 1962 AS INSTRUMENT NO. 3811 IN BOOK D-1562 PAGE 874, OFFICIAL RECORDS. (DOES NOT AFFECT LEASE AREA)

11. A COVENANT AND AGREEMENT, WHICH, AMONG OTHER THINGS, PROVIDES: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
RECORDED: JULY 30, 1970 AS INSTRUMENT NO. 3308. (DOCUMENT NOT PROVIDED)

13. A COVENANT AND AGREEMENT, WHICH, AMONG OTHER THINGS, PROVIDES:
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL RECORDED: SEPTEMBER 11, 1970 AS INSTRUMENT NO. 3125. (BLANKET IN NATURE)

14. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, AFFECTS: AS THEREIN DESCRIBED. RECORDED: IN BOOK D-4829 PAGE 944, OFFICIAL RECORDS.

15. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS NCIDENTAL THERETO AS PROVIDED IN A DOCUMENT FOR: PIPE LINES.
AFFECTS: AS THEREIN DESCRIBED.

RECORDED: AUGUST 13, 1976 AS INSTRUMENT NO. 3797. (DOES

16 TITLE TO ALL BUILDINGS STRUCTURES AND IMPROVEMENTS 10. ITLE: 10 ALL BULLDINGS, SINCO INNES, AND IMPROVEMENTS INCLUDING FOOTINGS, FOUNDATIONS AND SUPPORT THERE OR AS THEY EXISTED IN APRIL 30, 1979, AS TO THAT PORTION OF SAID LAND AS GRANTED TO FASHION SQUARE ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 20% INTEREST, AND TO CHH REALTY, INC., A DELAWARE CORPORATION, AS TO AN INDIVIDUAL 80% INTEREST, BY DEEDS RECORDED APRIL 30, 1979 AS INSTRUMENT NO. 79—460488, 79—460489, 79—460491 AND 79—460492, ALL OF OFFICIAL RECORDS. (BLANKET IN NATURE)

20. THE TERMS AND PROVISIONS SET OUT IN THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT, RESTRICTION AND OPERATING AGREEMENT", RECORDED JUNE 30, 1989 AS INSTRUMENT NO. 89-1048092. (BLANKET IN NATURE)

21. THE TERMS AND PROVISIONS SET OUT IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT GRANT DEED AND AGREEMENT", RECORDED JUNE 30, 1989 AS INSTRUMENT NO. 89-1048093. (BLANKET IN NATURE - PARCEL 5)

44. AN UNRECORDED LEASE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERM AND UPON THE TERMS AND PROVISIONS THEREIN PROVIDED,
DATED: DECEMBER 19, 1994.
LESSOR: MACY'S PRIMARY REAL ESTATE, INC., A DELAWARE CORPORATION. LESSEE: BULLOCK'S INC., AN OHIO CORPORATION.

DISCLOSED BY: SHORT FORM/MEMORANDUM OF LEASE, RECORDED JANUARY 25, 1995 AS INSTRUMENT NO. 95–125962. AFFECTS: PARCEL 5.

MATTERS AFFECTING THE PRESENT INTEREST OF THE LESSOR

45 TERMS AND PROVISIONS OF A LEASE DATED MARCH : 45. IERMS AND PROVISIONS OF A LEASE DATED MARCH 3, 2010, EXECUTED BY SHERMAN OAKS FASHION ASSOCIATES, LP, A DELAWARE LIMITED PARTIMERSHIP, AS LESSOR, AND SPECTRASITE COMMUNICATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, A MEMORANDUM OF WHICH IS RECORDED MARCH 3, 2010, AS INSTRUMENT NO. 20100288567,

OR LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED VERIZON WIRELESS PREMISES SHOWN HEREON.

OF OFFICIAL RECORDS. (BLANKET IN NATURE)

SURVEYOR'S NOTES

SURVEYOR AS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS OF 500 YEAR FLOOD; 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1315F, DATED SEPTEMBER 26, 2008.

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF PARCEL B, PARCEL MAP L.A. NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL MAP LA. NO. 2013; THENCE ALONG THE NORTH LINE OF SAID PARCEL B NORTH B9346131 WEST, A DISTANCE OF 705.52 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00"3'09" WEST, A DISTANCE OF 139.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00"13'41" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88'46'19' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00'3'41" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 80'46'19' KEAT, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89'46'19' KEAT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

GENERATOR LEASE AREA LEGAL DESCRIPTION THAT PORTION OF PARCEL B, PARCEL MAP L.A. NO. 2013, IN THE CITY OF LOS ANGELES, AS PER MAP FILED IN BOOK 27 PAGE 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL BY AND PLAN DO. 2013, THENCE ALONG THE NORTH LINE OF SAID PARCEL BY NORTH 89'46'51" WEST, A DISTANCE OF 88.73 FEET; THENCE DEPARTNIG SAID NORTH LINE, SOUTH 0013'09" WEST, A DISTANCE OF 44.96 FEET TO THE POINT OF BEFEINING: THENCE SOUTH 89'24'5" FAST, A TO THE POINT OF BEGINNING; THENCE SOUTH 89'47'35" EAST, A DISTANCE OF 3.33 FEET; THENCE SOUTH 00"2'25" WEST, A DISTANCE OF 4.17 FEET; THENCE NORTH 89"47"35" WEST, A DISTANCE OF 3.33 FEET; THENCE NORTH 00"2"25" EAST, A DISTANCE OF 4.17 FEET TO THE POINT OF BEGINNING

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSON'S PROPERTY FOR NECESSARY APPURTENANCES
TO CONSTRUCT, OPERATE, AND MAINTAIN A
COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR

verizon^v

15505 SAND CANYON AVE. BUILDING 'D' 1st FLOOR IRVINE, CA 92618 PHONE (949) 286-7000

PROJECT INFORMATION:

RIVERMAN-MACY'S WESTFIELD

13914 W. RIVERSIDE DRIVE SHERMAN OAKS, CALIFORNIA 91423 LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

10/22/2014

	DATE:	DESCRIPTION:	<u>-61:</u> -
1	12/02/2014	FINAL	СК

PLANS PREPARED BY:=



=DRAWN BY:=

TEL. (949) 622-0333

FAX (949) 622-0331

CONSULTANT:

428 MAIN STREET SUITE 206 HUNTINGTON BEACH, CA 92648 (602)463-0472

=:CHK ·=

	СК	MF	JG				
-	LICENSER:						

=SHEET TITLE:======

NOTES

=SHEET NUMBER:=

