Alejandro Huerta <alejandro.huerta@lacity.org>

RE: VTT 73568 - Crossroads

1 message

Taylor Miller <Taylor.Miller@deainc.com> Thu, Jan 19, 2017 at 3:56 PM
To: Alejandro Huerta <alejandro.huerta@lacity.org>
Cc: Alex Moore <AMoore@deainc.com>, Deering Volkmann <DVolkmann@deainc.com>

Hi Alejandro,

Here's a PDF of the old tract map as requested. I'll send along a revised subdivider's statement as well. Thanks!

Best,

Taylor Miller | Assistant Planner

David Evans and Associates, Inc.

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From: Taylor Miller
Sent: Thursday, January 19, 2017 10:08 AM
To: 'Alejandro Huerta'
Cc: Alex Moore; Deering Volkmann
Subject: VTT 73568 - Crossroads

Hi Alejandro,

We have an official filing appointment on February 7th for the revised VTT 73568 Crossroads map and will submit the 28 hard copies then along with the redistribution fee. Please find attached electronic copies for your review until then. Please let me know if you have any questions. Thank you!

Best,

Taylor Miller | Assistant Planner

David Evans and Associates, Inc.

201 S Figueroa Street, Suite 240, Los Angeles CA 90012 | www.deainc.com

d: 213.337.3689 | c: 864.354.3806 | taylor.miller@deainc.com

DAVID EVANS AND ASSOCIATES INC.

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T150065_Combined-signed.pdf
4087K

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
STREET VACATION & REALIGNMENT OF LAS PALMAS AVENUE
PHASED UNIT MAP RECORDED IN UP TO 5 SEPARATE PHASES

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, COMMITMENT NO. NCS-631975-A, DATED MAY 11, 2015, PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS

PARCEL A:

PARCEL 1: (5547-019-019)
LOT 5 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (5547-019-020)
LOT 6 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547 -019-022)
LOT 8 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE SOUTHERLY 75.22 FEET THEREOF.

PARCEL 4: (5547-019-023)
THE SOUTHERLY 75.22 OF LOT 8 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (5547-019-032)
LOTS 1, 7 AND 9 OF THE A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 10 OF SAID A. E. WINSTANLEY AND THAT PORTION OF THE RANCHO LA BREA, DESCRIBED AS FOLLOWS
BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 10, AND EASTERLY PROLONGATION THEREOF, SOUTH 8° 41. 30" EAST TO A POINT IN THE NORTHERLY LINE OF SUNSET BOULEVARD, 100 FEET WIDE, DISTANT THEREON SOUTH 89° 41. 30" EAST 283.19 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF LAS PALMAS AVENUE, 50 FEET WIDE; THENCE NORTH 0° 13. 45" EAST 200.00 FEET; THENCE NORTH 4° 37. 35" EAST 170.97 FEET; THENCE NORTH 0° 03. 10" WEST 174.87 FEET TO A POINT IN THE SOUTH LINE OF SELMA AVENUE, DISTANT THEREON SOUTH 89° 30° 80" EAST 294.80 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SELMA AVENUE, 60 FEET WIDE, AND THE EASTERLY LINE OF SAID LAS PALMAS AVENUE, THENCE ALONG SAID SOUTHERLY LINE OF SELMA AVENUE, NORTH 89° 30. 30" WEST 13.80 FEET THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE CONTINUING SOUTHERLY; EASTERLY AND SOUTHERLY, ALONG THE GENERAL WESTERLY BOUNDARY OF SAID TO 10 TO THE POINT OF BEGINNING.
SAID LAND IS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 38, PAGE 34 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL B:

PARCEL 1: (5547-020-001)
THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT ON THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, RECORDS OF SAID COUNTY; DISTANT NORTHERLY THEREON 200 FEET FROM THE NORTH LINE OF SUNSET BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LAS PALMAS AVENUE, A DISTANCE OF 347.51 FEET TO THE SOUTH LINE OF SELMA AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SELMA AVENUE, A DISTANCE OF 205.77 FEET TO THE EAST LINE OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, RECORDS OF SAID COUNTY;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID DAVIDSON TRACT, A DISTANCE OF 348.20 FEET TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD AND PASSING THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 205.76 FEET TO THE POINT OF BEGINNING.
EXPECT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY ON TO SAID LAND, AS PROVIDED IN DEED RECORDED SEPTEMBER 18, 1985 AS INSTRUMENT NO. 85-1085382.
EXCEPT THEREFROM THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND SUCH OTHER MINERALS AS MAY THEREIN EXISTS, AND TO MAKE SUCH USE OF SAID HEREIN DESCRIBED LAND BENEATH A DEPTH OF 500 FEET OF THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS, TUNNELS OR OTHER METHODS, TOGETHER WITH THE FURTHER EXCLUSIVE AND PERPETUAL RIGHT TO MAKE SUCH USE OF SAID LAND AS MAY BE NECESSARY TO STORE, KEEP, DEPOSIT AND/OR REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM, OTHER HYDROCARBONS AND MINERALS, METALS AND MINERAL ORES, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OF NOT, OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, PROVIDED, HOWEVER, THAT GRANTORS, THEIR SUCCESSORS OR ASSIGNS SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AS PROVIDED IN DEED RECORDED SEPTEMBER 24, 1985 AS INSTRUMENT NO. 85-1111948.

PARCEL 2: (5547-020-004)
THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF SUNSET BOULEVARD, DISTANT WESTERLY 75 FEET FROM THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF LAS PALMAS AVENUE, AS SHOWN ON THE MAP OF A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, A DISTANCE OF 150 FEET, THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF SUNSET BOULEVARD, 55 FEET THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE 150 FEET TO THE NORTH LINE OF SAID SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD 55 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (5547-020-002)
THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LOS PALMAS AVENUE FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 200 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 205.31 FEET MORE OR LESS TO POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF SAID MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 200 LINE, THE NORTH LINE OF LINE BOULEVARD, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BOULEVARD, 205.08 FEET MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPT THEREFROM THE SOUTHERLY 150 FEET THEREOF CONVEYED TO DANIEL J. STACK BY DEED RECORDED IN BOOK 130 PAGE 150, OFFICIAL RECORDS.

PARCEL 4: (5547-020-005)
THAT PORTION THAT RANCHO LA BREA, IN THE CITY THE LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF INTERSECTION NORTH LINE OF LINE BOULEVARD WITH THE WEST THE OF LINE PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER WINSTANLEY RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG THENCE NORTH LINE LAS PALMAS AVENUE LINE 150 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD 205.05 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINES OF LOTS 1 TO 6 INCLUSIVE IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 150 FEET TO THE NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG LINE BOULEVARD 205.08 FEET TO THE POINT OF BEGINNING.
EXCEPT THE EAST 130 FEET OF SAID LAND.

PARCEL 5: (5547-020-003)
THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAID COUNTY; THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 75 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET TO SAID NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD, 75 FEET TO THE POINT OF BEGINNING.

PARCEL C:

PARCEL 1: (5547-014-026)
THAT PORTION OF LOT 8 OF THE EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS :
BEGINNING AT THE SOUTHEAST CORNER (SE/C) OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 112.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED AS RECORDED IN BOOK 5383 AT PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTH LINE, 50 FEET TO A POINT IN THE EAST LINE OF SAID LOT, DISTANT 56.60 FEET SOUTH OF THE NORTHEAST CORNER (NE/C) THEREOF; THENCE SOUTH ALONG THE SAID EAST LINE, 112.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (5547-014-027)
THOSE PORTIONS OF LOTS 8, 9 AND 10 OF EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT DISTANT 56 FEET NORTH, MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 6, FROM A POINT IN THE SOUTH LINE OF SAID LOT 8, DISTANT 50 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 8, 56.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED RECORDED IN BOOK 5383, PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTH LINE, 110.84 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 10, DISTANT 55.725 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH THE WEST LINE OF SAID LOT 10, 55.725 FEET; THENCE EASTERLY 110.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3: (5547-014-028)
THE SOUTH 56 FEET OF LOTS 9 AND 10 AND THE SOUTH 56 FEET OF THE WEST .80 OF A FOOT OF LOT 8 OF EULALIE TRACT #2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D:

PARCEL 1: (5547-020-007, 5547-020-008 AND 5547-020-045)
LOTS 1, 2, 3 AND 19 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (5547-020-025)
LOT 20 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547-020-036)
LOT 21 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E: (5547-020-029)
LOT 3 IN BLOCK "B" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIONS (need title report)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015, A LIEN NOT YET DUE OR PAYABLE.

2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

3. THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 2008, AND ANY SUBSEQUENT DELINQUENCIES.
TAX RATE AREA: 44-00200
A. P. NO.: 5547-020-003
AMOUNT TO REDEEM: $3,254.56
VALID THROUGH: MAY, 2014
AMOUNT TO REDEEM: $3,298.74
VALID THROUGH: JUNE, 2014
(AFFECTS PARCEL 5 OF PARCEL B)

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL A:

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 1799, PAGE 148 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2761, PAGE 166 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

(8) AN EASEMENT FOR WATER PIPE AND INCIDENTAL PURPOSES, RECORDED IN BOOK 4622, PAGE 219 OF DEEDS.
IN FAVOR OF: UNION HOLLYWOOD WATER COMPANY
AFFECTS: THE EASTERLY 19.7 FEET OF THE SOUTH 113 FEET OF LOT 10.

9. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HOLLYWOOD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 09, 1986 AS INSTRUMENT NO. 86-581562 OF OFFICIAL RECORDS.

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION HISTORICAL RESOURCES DESIGNATION" RECORDED OCTOBER 14, 1997 AS INSTRUMENT NO. 97-1600913 OF OFFICIAL RECORDS.

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AGREEMENT FOR THE REPAIR AND MAINTENANCE OF HISTORIC NEON SIGNAGE" RECORDED APRIL 23, 1998 AS INSTRUMENT NO. 98-681442 OF OFFICIAL RECORDS.

12. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $6,969,210.74 RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 20072852696 OF OFFICIAL RECORDS.
DATED: DECEMBER 06, 2007
TRUSTOR: LINDA LA KRETZ DUTTENHAVER, TRUSTEE OF THE LINDY TRUST DATED APRIL 27, 1984 AS TO AN UNDIVIDED 30% INTEREST AND MARGARET LA KRETZ BLUME, TRUSTEE OF THE MARGARET LA KRETZ BLUME TRUST DATED APRIL 29, 1991 AS TO AN UNDIVIDED 30% INTEREST BOTH AS TENANTS IN COMMON
TRUSTEE: COMMERCE ENTERPRISES, INC., A CALIFORNIA CORPORATION
BENEFICIARY: MORTON LA KRETZ, TRUSTEE OF THE CROSSROADS TRUST
(AFFECTS PARCEL 1 OF PARCEL A AND PARCELS 2, 3 AND 4 OF PARCEL B)

13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

THE FOLLOWING MATTERS AFFECT PARCEL B:

1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 07, 1956 AS INSTRUMENT NO. 4126 IN BOOK 51959, PAGE 61 OF OFFICIAL RECORDS.

2. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED SEPTEMBER 20, 1993 AS INSTRUMENT NO. 93-1832044 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 2, 3 AND 4)

3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED SEPTEMBER 20, 1993 AS INSTRUMENT NO. 93-1832045 OF OFFICIAL RECORDS.

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF ASSESSMENT" RECORDED NOVEMBER 05, 1996 AS INSTRUMENT NO. 96-1796913 OF OFFICIAL RECORDS.

18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED JANUARY 30, 1997 AS INSTRUMENT NO. 97-161205 OF OFFICIAL RECORDS.

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT"RECORDED OCTOBER 30, 2003 AS INSTRUMENT NO. 03-3264685 OF OFFICIAL RECORDS.

20. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $536,000.00 RECORDED JULY 13, 2005 AS INSTRUMENT NO. 05-1645581 OF OFFICIAL RECORDS.
DATED: JUNE 29, 2005
TRUSTOR: SUNSET LAS PALMAS MANAGEMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE
BENEFICIARY: CDC SMALL BUSINESS FINANCE
ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO UNITED STATES SMALL BUSINESS ADMINISTRATION BY ASSIGNMENT RECORDED JULY 13, 2005 AS INSTRUMENT NO. 05-1645582 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 5)

21. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $6,969,210.74 RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 20072852696 OF OFFICIAL RECORDS.
DATED: DECEMBER 06, 2007
TRUSTOR: LINDA LA KRETZ DUTTENHAVER, TRUSTEE OF THE LINDY TRUST DATED APRIL 27, 1984 AS TO AN UNDIVIDED 30% INTEREST AND MARGARET LA KRETZ BLUME, TRUSTEE OF THE MARGARET LA KRETZ BLUME TRUST DATED APRIL 29, 1991 AS TO AN UNDIVIDED 30% INTEREST BOTH AS TENANTS IN COMMON
TRUSTEE: COMMERCE ENTERPRISES, INC., A CALIFORNIA CORPORATION
BENEFICIARY: MORTON LA KRETZ, TRUSTEE OF THE CROSSROADS TRUST
(AFFECTS PARCEL 1 OF PARCEL A AND PARCELS 2, 3 AND 4 OF PARCEL B)

THE FOLLOWING MATTERS AFFECT PARCEL C:

22. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2141, PAGE 177; BOOK 2273, PAGE 24; BOOK 2545, PAGE 302; AND BOOK 2657, PAGE 197, ALL OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

23. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

24. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 09, 1986 AS INSTRUMENT NO. 86-581562 OF OFFICIAL RECORDS.
25. A LEASE DATED JANUARY 01, 1987, EXECUTED BY EILEEN G. ULRICH AS LESSOR AND CROSSROADS TRUST AS LESSEE, RECORDED DECEMBER 29, 1986 AS INSTRUMENT NO. 86-1820036 OF OFFICIAL RECORDS.DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED MARCH 31, 1997 AS INSTRUMENT NO. 97-485426 OF OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL D:

27. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2129, PAGE 10 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

28. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2446, PAGE 149 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 02, 1938 IN BOOK 16408, PAGE 399 OF OFFICIAL RECORDS.

29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2551, PAGE 233 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

30. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2456, PAGE 126 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

31. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 2714, PAGE 157 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

32. AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 13264, PAGE 335 OF OFFICIAL RECORDS. NOT PLOTTED HEREON, WIDENED HIGHLAND AVENUE TO ITS CURRENT WIDTH, SHOWN AS EXISTING HEREON,

33. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXIT COURT AGREEMENT" RECORDED DECEMBER 14, 1948 IN AS INSTRUMENT NO. 2185, IN BOOK 28944, PAGE 278 OF OFFICIAL RECORDS.

34. A LEASE DATED NOVEMBER 20, 1961, EXECUTED BY PHIL GARBUS AS LESSOR AND FOSTER AND KLEISER AS LESSEE, RECORDED JANUARY 12, 1962 AS INSTRUMENT NO. 5182 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

35. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HOLLYWOOD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 09, 1986 AS INSTRUMENT NO. 86-581562 OF OFFICIAL RECORDS.

36. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT" RECORDED DECEMBER 29, 2000 AS INSTRUMENT NO. 00-2031717 OF OFFICIAL RECORDS.

37. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE" RECORDED DECEMBER 29, 2000 AS INSTRUMENT NO. 00-2031718 OF OFFICIAL RECORDS.

38. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $4,000,000.00 RECORDED MAY 23, 2012 AS INSTRUMENT NO. 20120769128 OF OFFICIAL RECORDS.
DATED: MAY 14, 2012
TRUSTOR: LINDA LA KRETZ DUTTENHAVER, TRUSTEE OF THE LINDY TRUST DATED APRIL 27, 1984
TRUSTEE: COMMERCE ENTERPRISES, INC., A CALIFORNIA CORPORATION
BENEFICIARY: MORTON LA KRETZ, TRUSTEE OF THE CROSSROADS TRUST

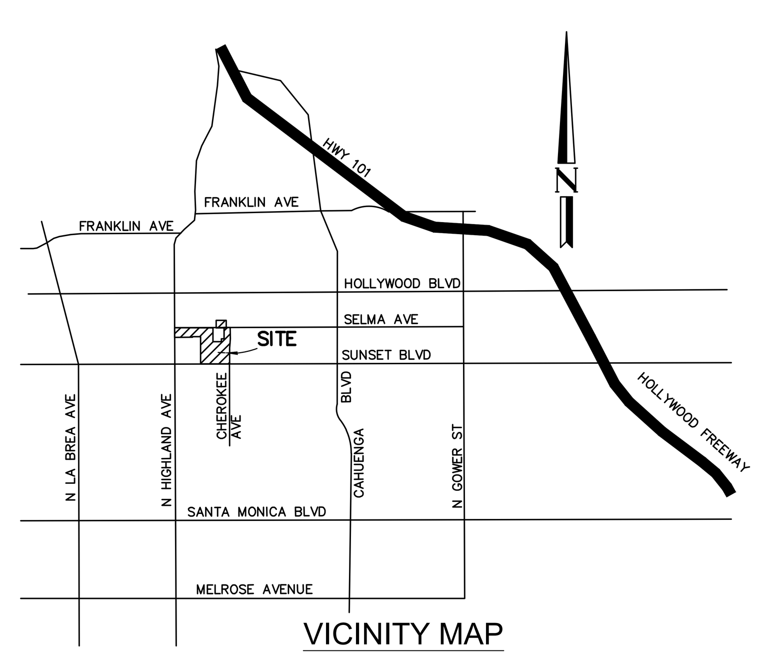
39. RIGHTS OF PARTIES IN POSSESSION.

THE FOLLOWING MATTERS AFFECT PARCEL E:

40. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2535 OF DEEDS, PAGE 313, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

41. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
42. A LIEN FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE RECORDED BY THE TAX COLLECTOR OF LOS ANGELES COUNTY, RECORDED NOVEMBER 27, 2006, AS INSTRUMENT NO. 06-2613987 OF OFFICIAL RECORDS.
DEBTOR: DONELLE DADIGAN
YEAR & NO.: 06/49121612
AMOUNT: $102.18 , AND ANY OTHER AMOUNTS DUE THEREUNDER.

43. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPTION" RECORDED MAY 30, 2014 AS INSTRUMENT NO. 2014558892 OF OFFICIAL RECORDS. MOTON LA KRETZ, TRUSTEE OF THE CROSS ROADS TRUST UTD APRIL 28, 1982, LINDA LA KRETZ DUTTENHAVER, TRUSTEEE OF THE LINDY TRUST DATED APRIL 27, 1984, MARGARET LA KREIZ BLUME, TRUSTEE OF THE MARGARET LA KRETZ BLUME TRUST DATED APRIL 29, 1991, GRAY MARBLE FRONT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND CROSS ROADS PROPERTIES I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, COLLECIVELY AS OPTIONER AND CRE-HAR CROSSROADS SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE
(AFFECTS PARCELS A THRU D, INCLUSIVE)



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING OF N89°59'01"W ALONG THE CENTERLINE OF HOLLYWOOD BLVD. PER TRACT NO. 33567, RECORDED IN BOOK 894, PAGES 64 - 66 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

WIRE SPIKE IN WEST CURB OF LAS PALMAS AVE. 8 FEET NORTH OF SUNSET BLVD. AT THE NORTH END OF A CATCH BASIN
CITY OF L.A. BM #12-20050
ELEV. = 349.558 FT ADJUSTMENT: 2000 (NAVD88)

GENERAL NOTES

OWNER/ SUBDIVIDER:
CRE-HAR CROSSROADS SPV, LLC / OWNERSHIP # 1
HARRIDGE DEVELOPMENT GROUP
6363 WILSHIRE BLVD., SUITE 600
LOS ANGELES, CA 90048
CONTACT PERSON: MARC ANNOTTI
(323) 658-1511 / MANNOTTI@MSN.COM
LA KRETZ MORT / OWNERSHIP # 44
DUTTENHAVER, LINDA / OWNERSHIP # 49
DUTTENHAVER, LINDA L / OWNERSHIP # 48
GRAY MARBLE FRONT LLC / OWNERSHIP # 43
LINDY TRUST / OWNERSHIP # 56
BLUME MARGARET L TRUST / OWNERSHIP # 54
BALIAN, GEVORG G / OWNERSHIP # 55

CIVIL ENGINEER:
HALL & FOREMAN, A DIVISION OF DAVID EVANS & ASSOCIATES, INC.
145 S SPRING STREET, SUITE 120
LOS ANGELES, CA 90012
CONTACT PERSON: ALEX MOORE
(213) 337-3948 / AMOORE@DEAINC.COM

LAND USE ATTORNEY:
LINER, LLP
633 W FIFTH STREET, 32ND FLOOR
LOS ANGELES, CA 90071
CONTACT PERSON: KYNDRA CASPER
(213) 694-3100 / KCASPER@LINERLAW.COM

PROJECT ARCHITECT:
SKIDMORE, OWINGS & MERRIL, LLP &
RIOS CLEMENTI HALE STUDIOS
555 W FIFTH STREET, SUITE 2900
LOS ANGELES, CA 90013
CONTACT PERSON: MASIS MESROPIAN, AIA
(213) 327-2400 / MASIS.MESROPIAN@SOM.COM

PROJECT ADDRESS:
(PROPOSED GROUND LOT 1) 6665 - 6689 W SUNSET BLVD.
1510 - 1512 N LAS PALMAS AVE.

(PROPOSED GROUND LOT 2) 6701 - 6721 W SUNSET BLVD.
1501 - 1545 N LAS PAMAS AVE.
6702 - 6738 W SELMA AVE.
1542 - 1546 MCCADDEN PLACE

(PROPOSED GROUND LOT 3) 6700 W SELMA AVE.
1555 N LAS PALMAS AVE.

(PROPOSED GROUND LOT 4) 6750 - 6760 W SELMA AVE.
1543 - 1553 MCCADDEN PL.
1540 - 1552 HIGHLAND AVE.

PROPOSED GROUND LOT 5) 1600 - 1608 N LAS PALMAS AVE.
6663 - 6675 W SELMA AVE.

ZONING INFORMATION

CURRENT ZONING: C4-2D-SN; C4-2D;

PROPOSED ZONING: C4-2-SN; C4-2 (REMOVAL OF "D" LIMITATION)

COMMUNITY PLAN: HOLLYWOOD

PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL

PROPOSED PARKING: 2596 PARKING SPACES

PARKING DISTRICT: NONE

DISTRICT MAP: 147A185

TBG: 593- E4

COUNCIL DISTRICT: 13

COMMUNITY REDEVELOPMENT AREA: HOLLYWOOD REDEVELOPMENT PROJECT

APN: 5547-020-007; 5547-020-008; 5547-020-045; 5547-020-036; 5547-020-025; 5547-020-045; 5547-020-027; 5547-020-028; 5547-020-029; 5547-020-001; 5547-020-002; 5547-020-003; 5547-020-004; 5547-020-005; 5547-019-019; 5547-019-020; 5547-019-022; 5547-019-023; 5547-019-032; 5547-014-026; 5547-014-027; 5547-014-028

LOS ANGELES STATE ENTERPRIZE ZONE:YES (ZI 2374)

LIQUEFACTION ZONE: NO

METHANE ZONE: NO

TREES: NO KNOWN OAK, SYCAMORE, BAY OR BLACK WALNUT TREES ON SITE

AREA:

GROUND LOT 1:	
-PRE DEDICATION/VACATION:	121,875 SQ' (2.80 AC)
-POST DEDICATION/VACATION:	134,590 SQ' (3.09 AC)
GROUND LOT 2:	
-PRE DEDICATION/VACATION:	21,570 SQ' (0.50 AC)
-POST DEDICATION/VACATION:	20,265 SQ' (0.47 AC)
GROUND LOT 3:	
-PRE DEDICATION/VACATION:	108,310 SQ' (2.49 AC)
-POST DEDICATION/VACATION:	107,200 SQ' (2.46 AC)
GROUND LOT 4:	
-PRE DEDICATION:	38,935 SQ' (0.89 AC)
-POST DEDICATION:	37,530 SQ' (0.86 AC)
GROUND LOT 5:	
-PRE DEDICATION:	17,990 SQ' (0.41 AC)
-POST DEDICATION:	17,370 SQ' (0.40 AC)

PROPOSED USE

PROPOSED USE: TO BE RECORDED IN FIVE (5) PHASES. EACH GROUND LOT TO BE A SEPARATE PHASED FINAL UNIT MAP

GROUND LOT 1/ BLOCK 1: GROUND LOT / MASTER FOR AIRSPACE LOTS
LOT 1: (AIRSPACE LOT): EXISTING RETAIL (68,000 SQ')
LOT 2: (AIRSPACE LOT): RETAIL - 5 CONDOS (23,549 SQ')
LOT 3: (AIRSPACE LOT): RETAIL - 5 CONDOS (16,188 SQ')
LOT 4: (AIRSPACE LOT): SOUTH PLAZA
LOT 5: (AIRSPACE LOT): RETAIL PARKING
LOT 6: (AIRSPACE LOT): OFFICE - 45 CONDOS (43,825 SQ')
LOT 7: (AIRSPACE LOT): OFFICE - 50 CONDOS (49,136 SQ')
LOT 23: (AIRSPACE LOT): PARKING
LOT 28: (AIRSPACE LOT): PARKING
LOT 33: (AIRSPACE LOT): PARKING
LOT 37: (AIRSPACE LOT): PARKING

GROUND LOT 2/ BLOCK 1: GROUND LOT / MASTER FOR AIRSPACE LOTS
LOT 12: (AIRSPACE LOT): RETAIL - 10 CONDOS (15,402 SQ')
LOT 17: (AIRSPACE LOT): 190 RESIDENTIAL CONDOMINIUMS
LOT 18: (AIRSPACE LOT): RES. CONDO. PARKING
LOT 25: (AIRSPACE LOT): PARKING
LOT 30: (AIRSPACE LOT): PARKING
LOT 39: (AIRSPACE LOT): PARKING

GROUND LOT 3/ BLOCK 1: GROUND LOT/ MASTER FOR AIRSPACE LOTS
LOT 8: (AIRSPACE LOT) RETAIL - 5 CONDOS (10,937 SQ')
LOT 9: (AIRSPACE LOT) RETAIL - 5 CONDOS (19,814 SQ')
LOT 10: NORTH PLAZA
LOT 11: (AIRSPACE LOT): RETAIL - 10 CONDOS (11,639 SQ')
LOT 13: (AIRSPACE LOT): 489 RESIDENTIAL APARTMENTS
LOT 14: (AIRSPACE LOT): 123 RESIDENTIAL APARTMENTS
LOT 15: (AIRSPACE LOT): RETAIL PARKING
LOT 16: (AIRSPACE LOT): 70 RESIDENTIAL APARTMENTS
LOT 19: (AIRSPACE LOT): PARKING
LOT 24: (AIRSPACE LOT): PARKING
LOT 26: (AIRSPACE LOT): PARKING
LOT 29: (AIRSPACE LOT): PARKING
LOT 31: (AIRSPACE LOT): PARKING
LOT 34: (AIRSPACE LOT): PARKING
LOT 36: (AIRSPACE LOT): PARKING
LOT 38: (AIRSPACE LOT): PARKING
LOT 40: (AIRSPACE LOT): PARKING

GROUND LOT 4/ BLOCK 2: GROUND LOT/ MASTER FOR AIRSPACE LOTS
LOT 20: (AIRSPACE LOT): 308 KEY HOTEL
LOT 21: (AIRSPACE LOT): RETAIL & RESTAURANT (8,205 SQ')
LOT 41: (AIRSPACE LOT): GROUND FLOOR BAR (2,000 SQ')
LOT 22: (AIRSPACE LOT): RETAIL PARKING
LOT 27: PARKING
LOT 32: PARKING

GROUND LOT 5/ BLOCK 3: 78 RESIDENTIAL APARTMENTS & 4,336 SQ' RETAIL

PROPOSED USE

AREA:

GROUND LOT 1:	
-PRE DEDICATION/VACATION:	121,875 SQ' (2.80 AC)
-POST DEDICATION/VACATION:	134,590 SQ' (3.09 AC)
GROUND LOT 2:	
-PRE DEDICATION/VACATION:	21,570 SQ' (0.50 AC)
-POST DEDICATION/VACATION:	20,265 SQ' (0.47 AC)
GROUND LOT 3:	
-PRE DEDICATION/VACATION:	108,310 SQ' (2.49 AC)
-POST DEDICATION/VACATION:	107,200 SQ' (2.46 AC)
GROUND LOT 4:	
-PRE DEDICATION:	38,935 SQ' (0.89 AC)
-POST DEDICATION:	37,530 SQ' (0.86 AC)
GROUND LOT 5:	
-PRE DEDICATION:	17,990 SQ' (0.41 AC)
-POST DEDICATION:	17,370 SQ' (0.40 AC)

ABBREVIATIONS

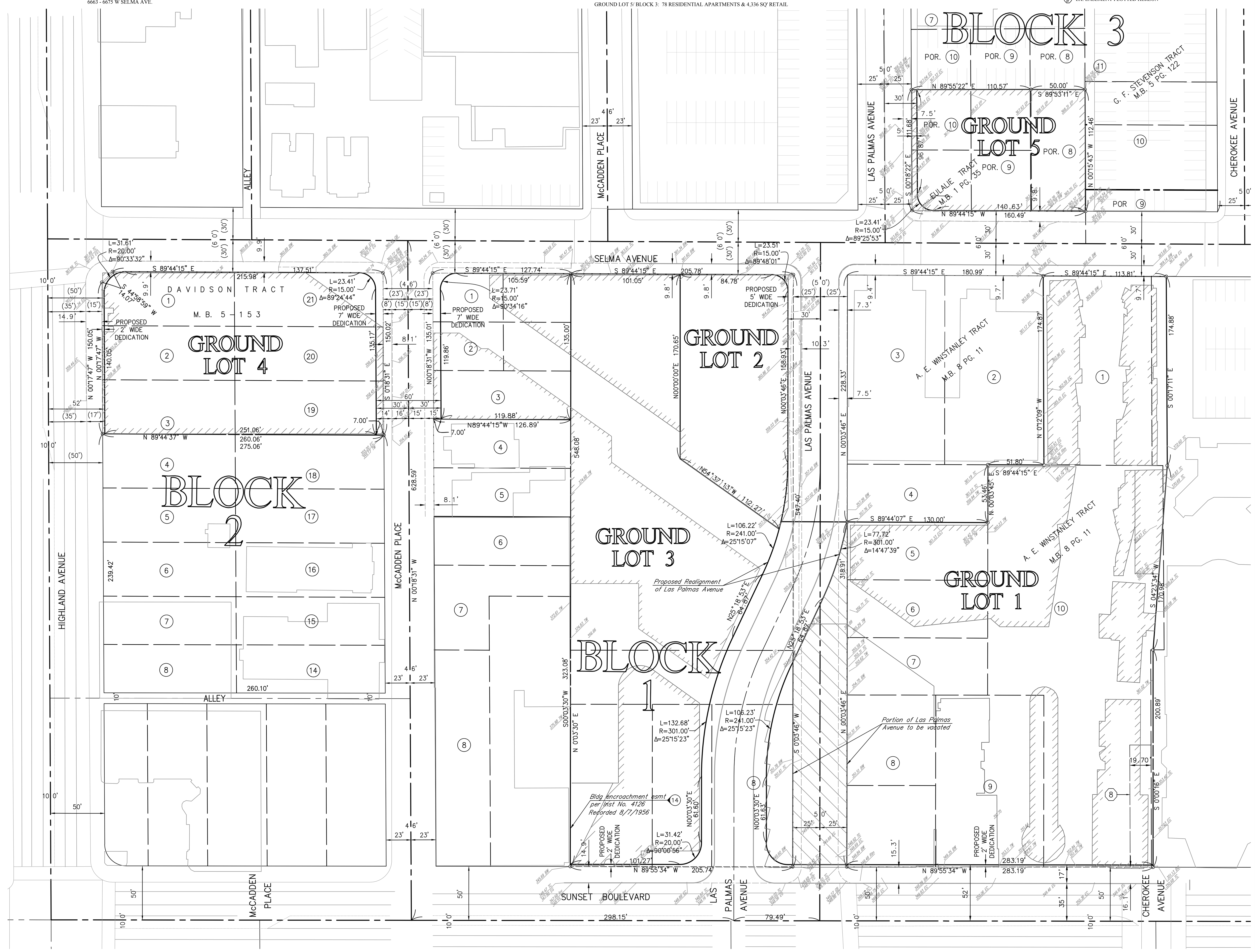
ACPVMT	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
CPVMT	CONC PAVEMENT
DVWY	DRIVEWAY
DWPPS	LA DWP POWER SYSTEM
ELPB	ELEC. PULLBOX
EMH	ELEC. MANHOLE
EVLT	ELEC. VAULT
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
G WIRE	GUY WIRE
MH	MANHOLE
P.B.	PACIFIC BELL
PM	PARKING METER
PP	POWER POLE
PSIGN	PARKING SIGN
P.T.T.	PACIFIC TELEPHONE & TELEGRAPH
SCG	SO CAL GAS COMPANY
SDMH	STORM DRAIN MANHOLE
SGN	SIGN
SSGN	STOP SIGN
SSMH	SANITARY SEWER MAMHOLE
STLITE	STREET LIGHT
STLPB	STREET LIGHT PULLB BOX
STSGN	STREET SIGN
TSPB	TRAFFIC SIGNAL PULL BOX
UTILMH	UTILITY MANHOLE
UTILVLT	UTILITY VAULT
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED BUILDING

SYMBOLS

FIRE HYDRANT
MANHOLE
MANHOLE UNKNOWN
PARKING METER
POWER POLE
SIGN
STREET LIGHT
TELEPHONE MANHOLE
TRAFFIC SIGNAL
UTILITY VALVE
EX. EASEMENT PLOTTED HEREON



LICENSED LAND SURVEYOR
JOSEPH WIDEMAN
No. 8973
STATE OF CALIFORNIA

JOSEPH WIDEMAN, PLS 8973
JWIDEMAN@HFINC.COM

10/07/15
DATE

HFI PROJECT # SS.150065

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	REVISONS		

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A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.

CITY OF LOS ANGELES
CROSSROADS

DRAWN BY: RW
DESIGNED BY: DEA
CHECKED BY: CJ

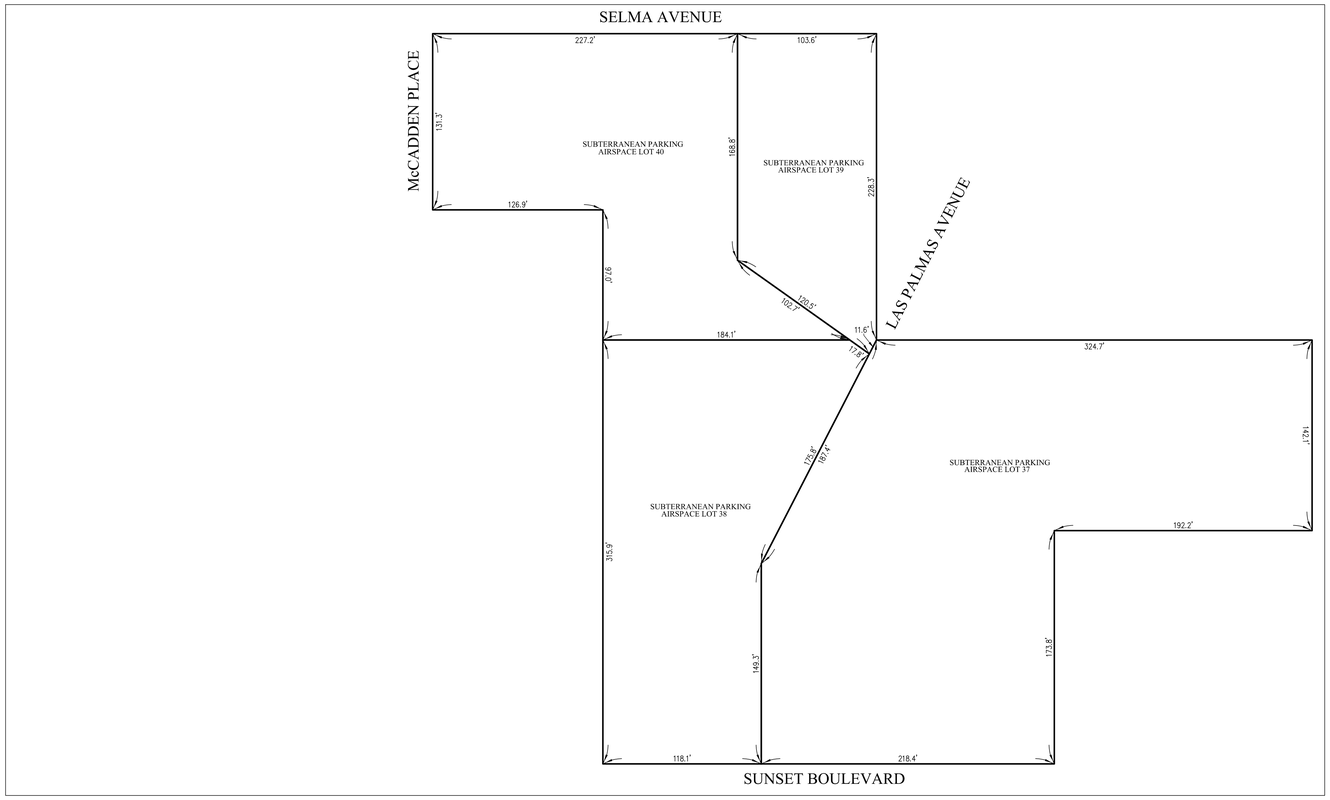
ATTN: MR. DAVID SCHWARTZMAN
CRE-HAR CROSSROADS SPV, LLC
6363 WILSHIRE BOULEVARD, #600
LOS ANGELES, CA 90048
PHONE: (323) 658-1511

SCALE: 1" = 40'
DATE: 10/07/15
SHT NO.: 01 OF 07

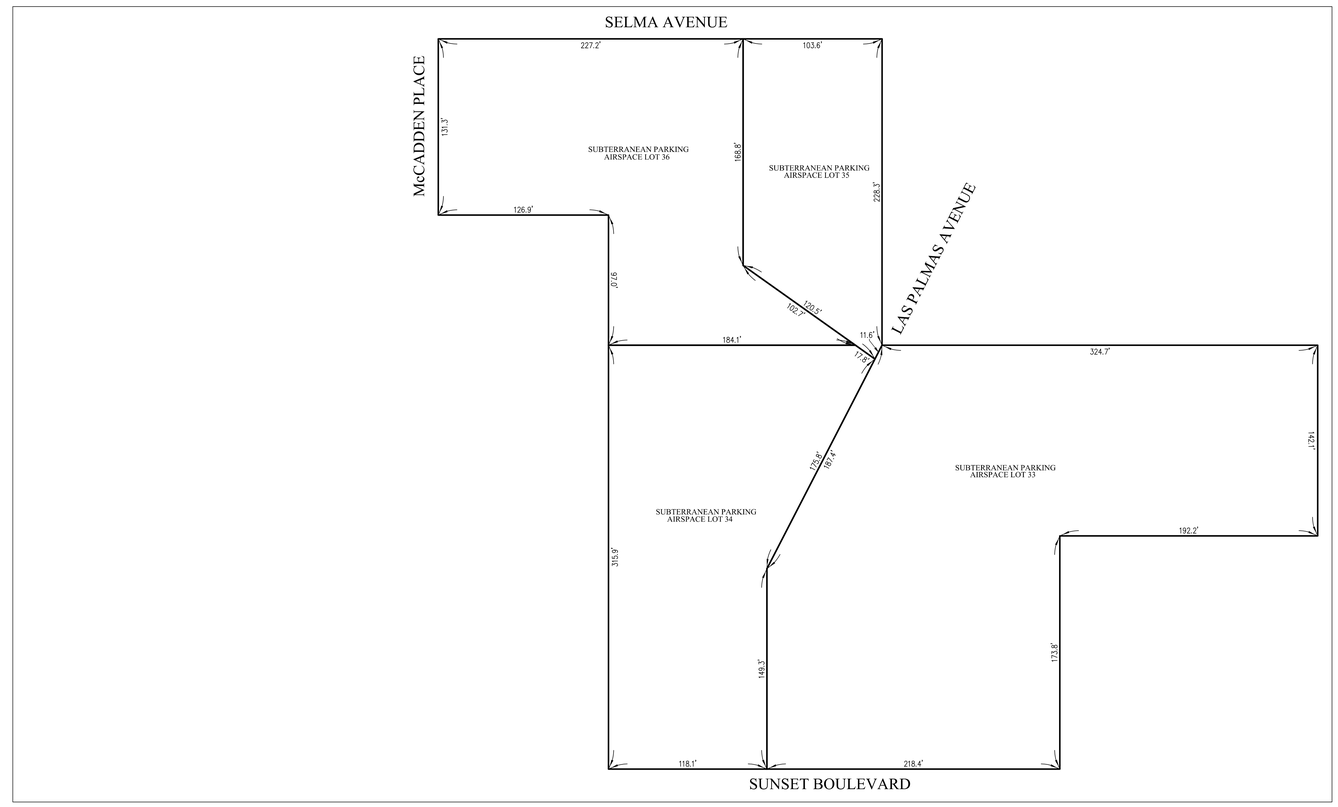
Drawing Name: L:\150065\Mapping\MapSets\Tentative Map\T150065_C...
Last Opened: Oct 07, 2015 – 8:03am by: Jww

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
STREET VACATION & REALIGNMENT OF LAS PALMAS AVENUE
PHASED UNIT MAP RECORDED IN UP TO 5 SEPARATE PHASES



LEVEL P5
AIRSPACE LOTS 37-40



LEVEL P4
AIRSPACE LOTS 33-36

N

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	REVISONS		

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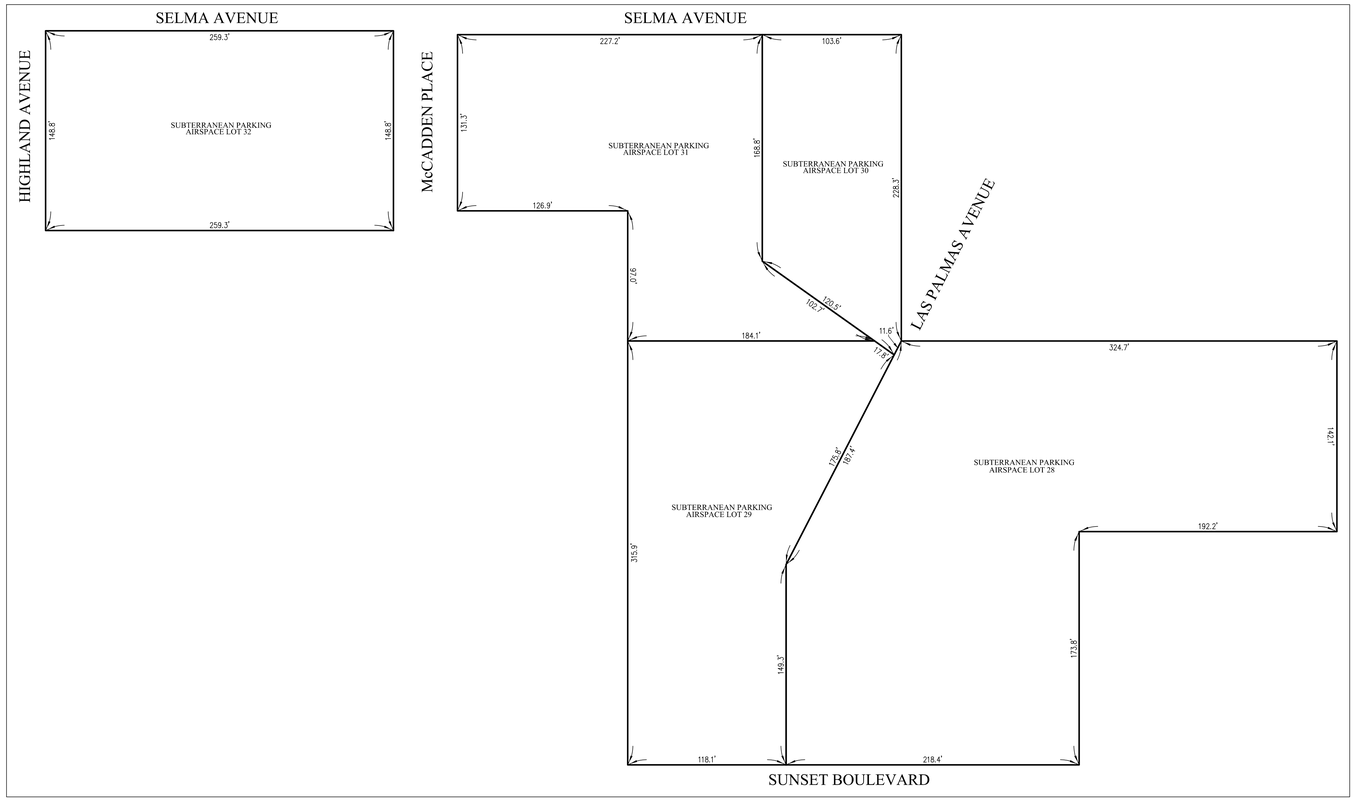
DATE: 10/07/15
SHT NO.: 02 OF 07

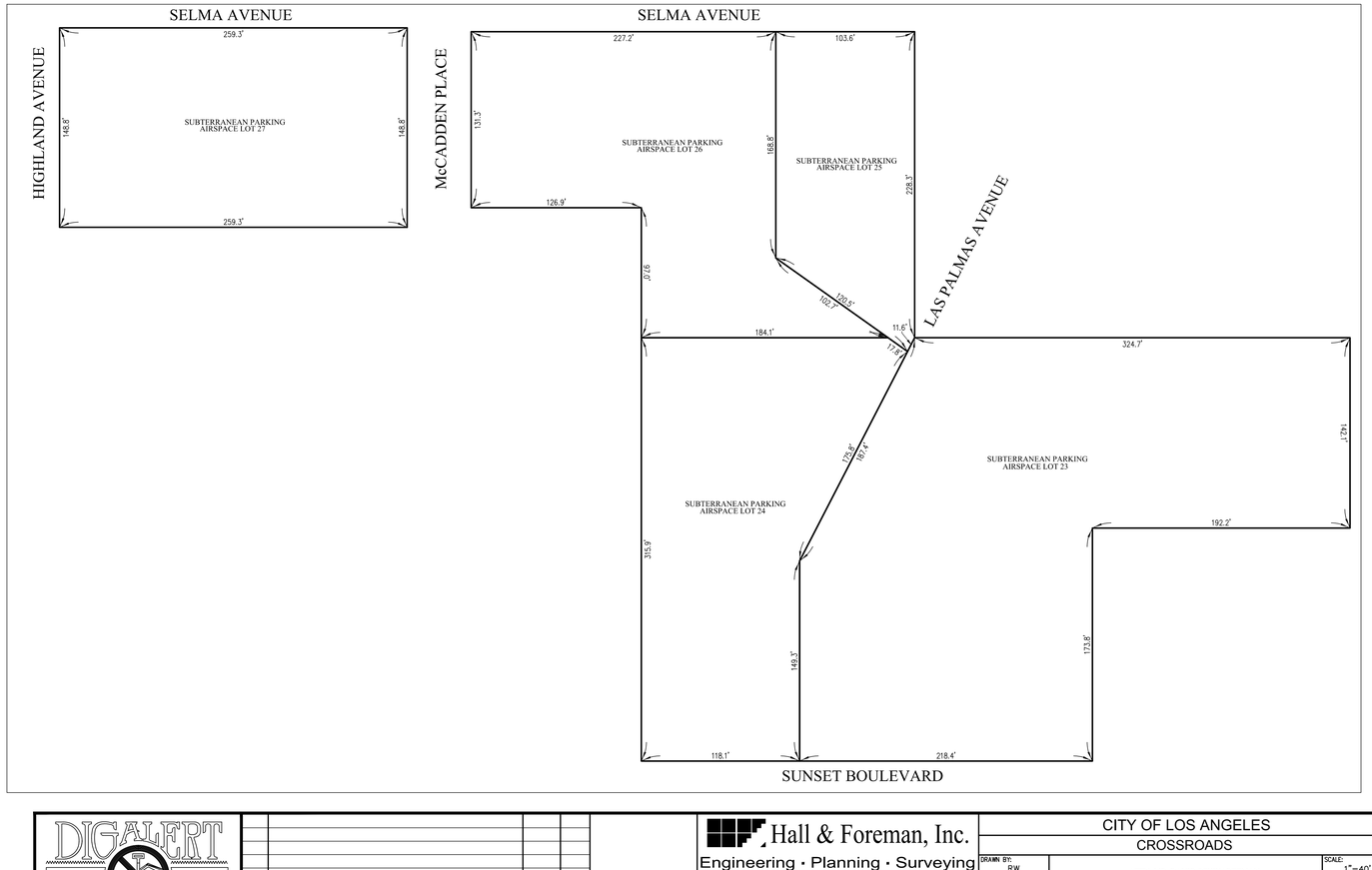
Drawing Name: L:\150065\Mapping\MapSets\Tentative Map\T150065_02.dwg
Last Opened: Oct 07, 2015 - 8:07am by: Jwe

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
STREET VACATION & REALIGNMENT OF LAS PALMAS AVENUE
PHASED UNIT MAP RECORDED IN UP TO 5 SEPARATE PHASES



LEVEL P3
AIRSPACE LOTS 28-32



LEVEL P2
AIRSPACE LOTS 23-27

N

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NO.	DESCRIPTION	DATE	BY

REVISIONS

Hall & Foreman, Inc.
Engineering • Planning • Surveying
25152 SPRINGFIELD COURT, SUITE 350 • SANTA CLARITA, CA 91355 • 661-284-7400
A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.

CITY OF LOS ANGELES
CROSSROADS

DRAWN BY: RW
DESIGNED BY: DEA
CHECKED BY: CJ

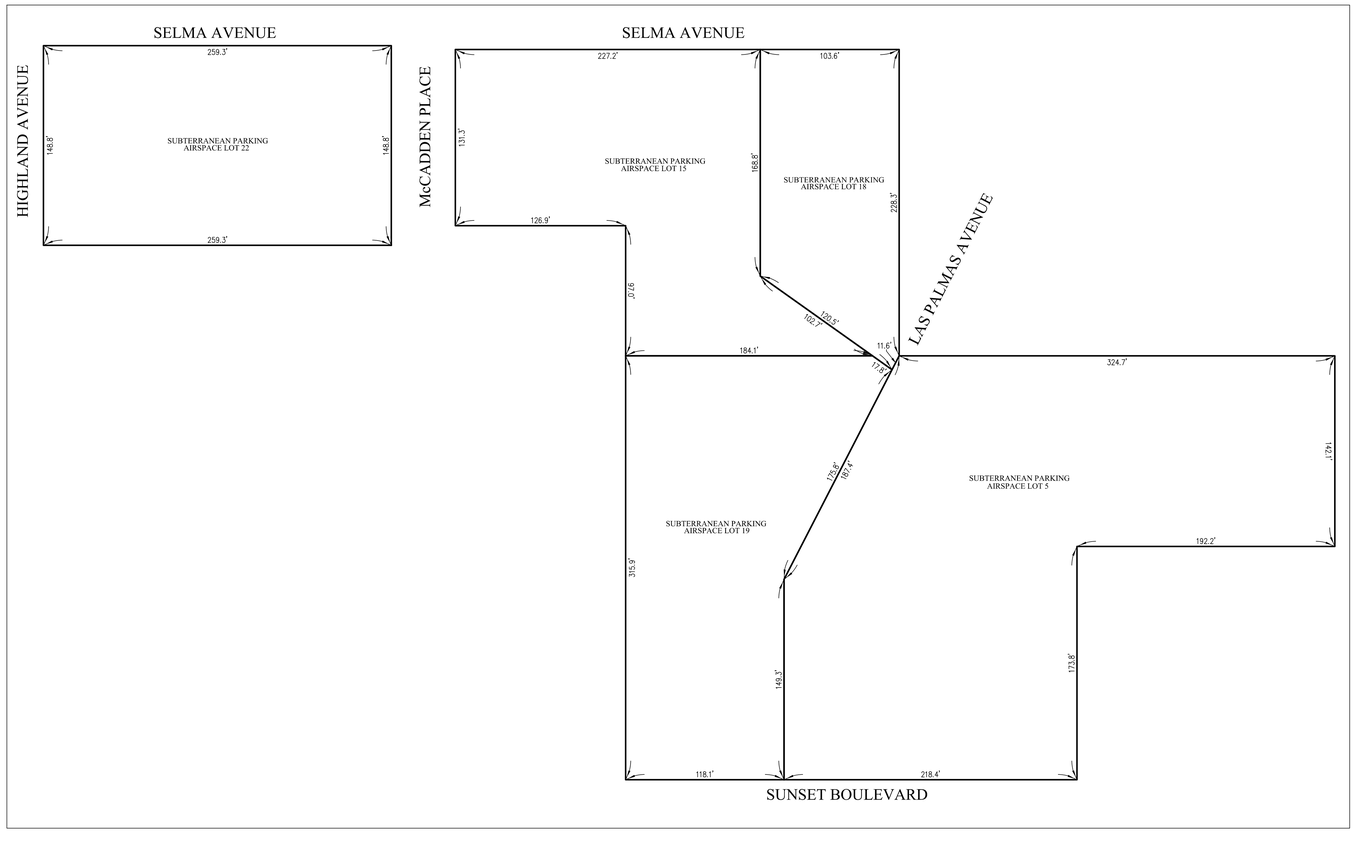
ATTN: MR. DAVID SCHWARTZMAN
CRE-HAR CROSSROADS SPV, LLC
6363 WILSHIRE BOULEVARD, #600
LOS ANGELES, CA 90048
PHONE: (323) 658-1511

SCALE: 1"=40'
DATE: 10/07/15
SHT NO.: 03 OF 07

Drawing Name: J:\15\0630\Mapping\Map\Vesting Map\VT50630-03.dwg
Last Opened: Oct 07, 2015 - 8:50am by: Jake

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
STREET VACATION & REALIGNMENT OF LAS PALMAS AVENUE
PHASED UNIT MAP RECORDED IN UP TO 5 SEPARATE PHASES



LEVEL P1

AIRSPACE LOTS 5, 15, 18, 19, & 22

N

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SCALE: 1"=40'
DATE: 10/07/15
SHT NO.: 04 OF 07

Drawing Name: L:\15\065\Mapping\Map\Vesting Map\TT50065-04.dwg
Last Opened: Oct 07, 2015 - 8:00am by: Jake

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
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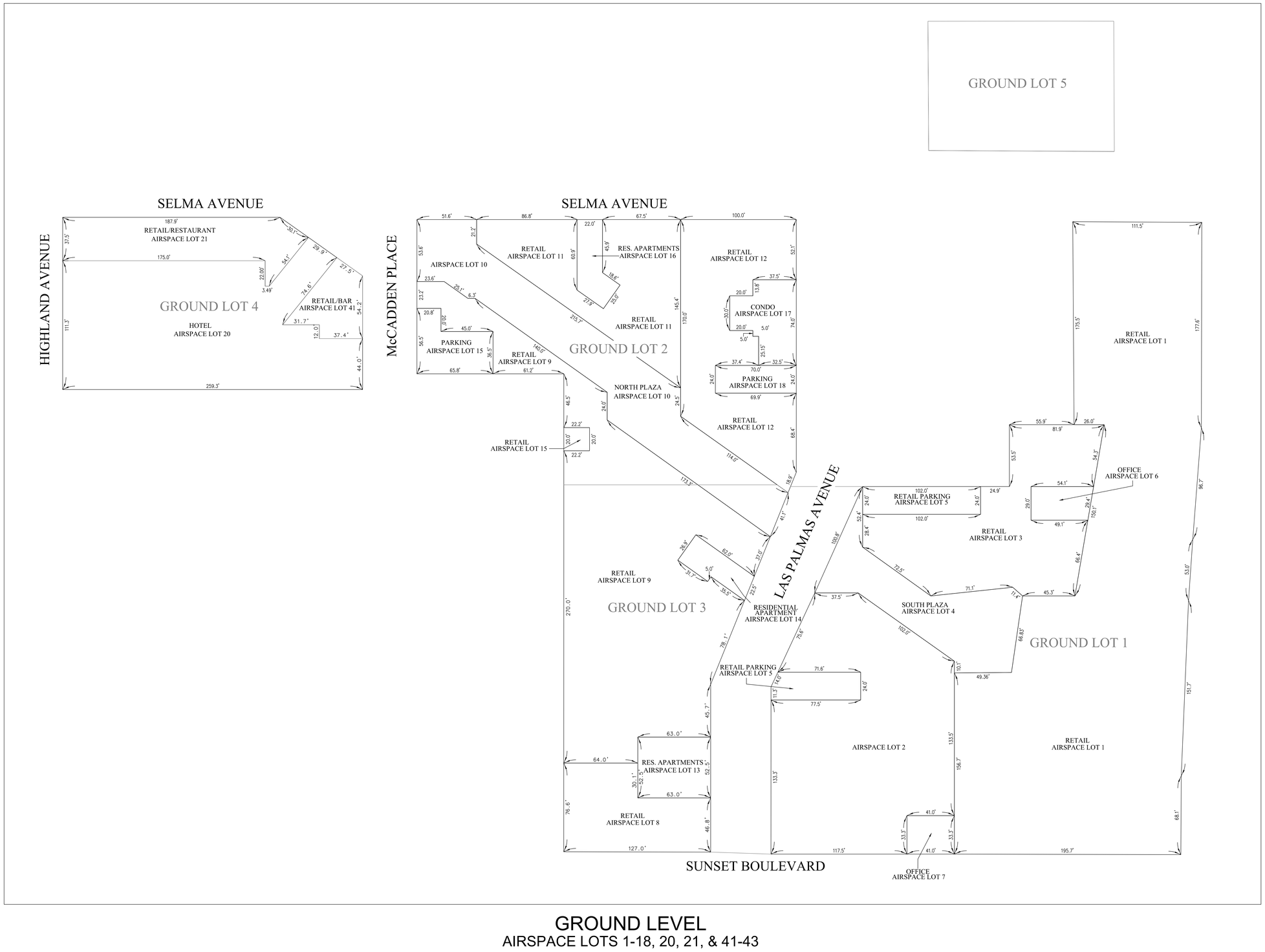

GROUND LEVEL

AIRSPACE LOTS 1-18, 20, 21, & 41-43

N

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LOS ANGELES, CA 90048
PHONE: (323) 658-1511

SCALE: 1"=30'
DATE: 10/07/15
SHT NO.: 05 OF 07

Drawing Name: L:\150065\Mapping\MapSets\Tentative Map\T150065_05.dwg
Last Opened: Oct 07, 2015 - 8:11am by: Jew

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
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PODIUM LEVELS

AIRSPACE LOTS 1, 6-7, 13-14, 16-17, & 20

N

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SCALE: 1"=30'
DATE: 10/07/15
SHT NO.: 06 OF 07

Drawing Name: L:\150065\Mapping\MapSets\Tentative Map\T150065_06.dwg
Last Opened: Oct 07, 2015 - 8:13am by: Jwe

VESTING TENTATIVE AIRSPACE TRACT MAP NO.73568

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 41 AIRSPACE LOTS, 190 RESIDENTIAL CONDOMINIUM UNITS, 760 RESIDENTIAL APARTMENTS, 185,000 SQUARE FEET OF RETAIL & RESTAURANT/ 95,000 SQUARE FEET OF OFFICE SPACE, (135 COMMERCIAL CONDOMINIUMS), 308 HOTEL ROOMS
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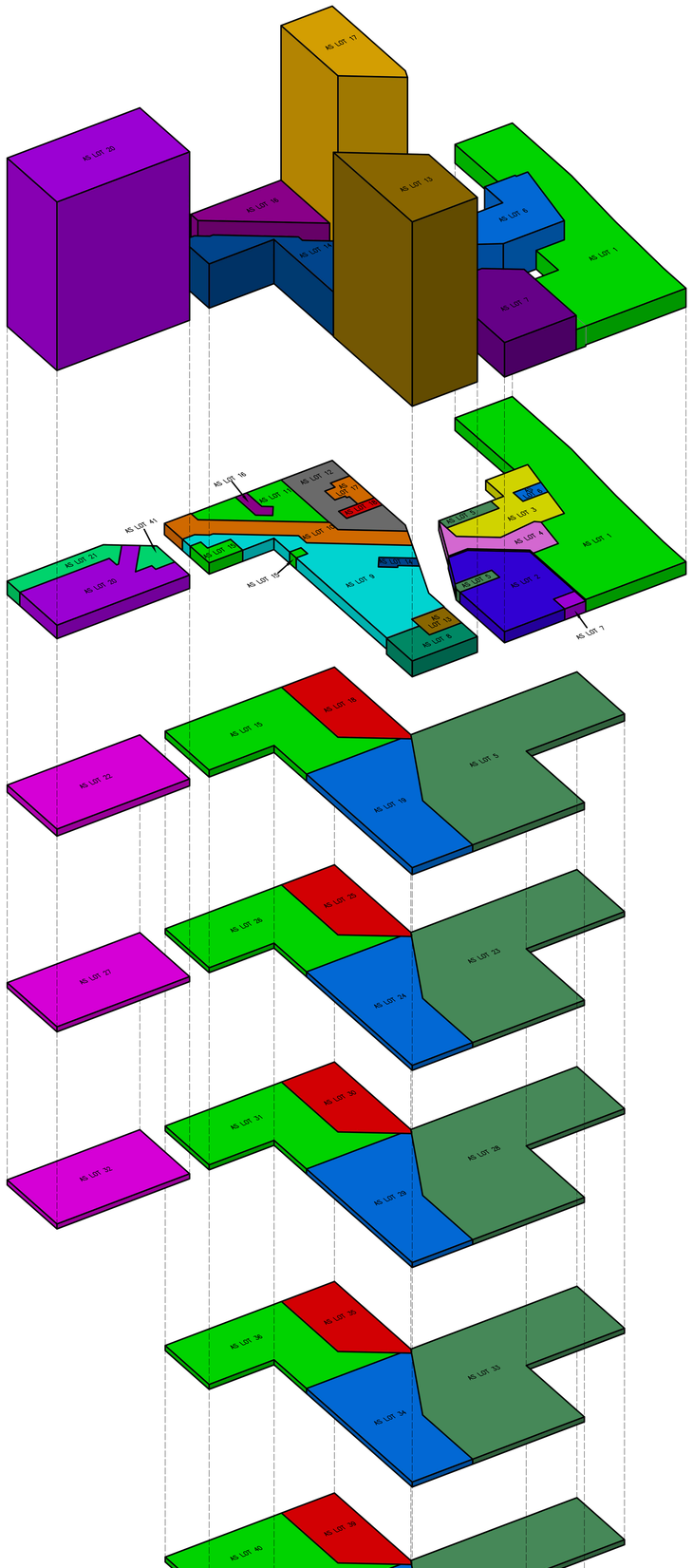
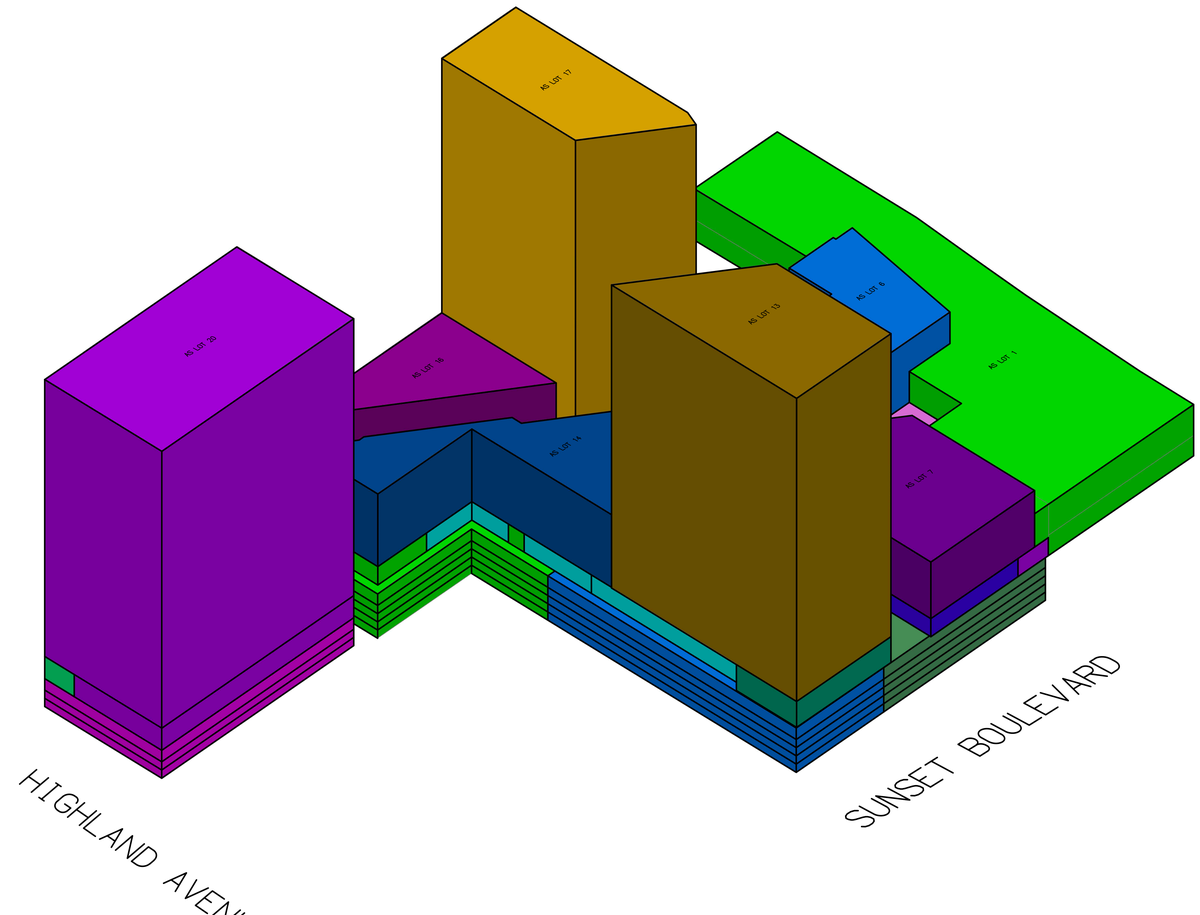


SOUTHWEST ISOMETRIC VIEW

SOUTHWEST ISOMETRIC VIEW



LEGEND

- = RETAIL AIRSPACE LOT 1
- = RETAIL AIRSPACE LOT 2
- = RETAIL AIRSPACE LOT 3
- = RETAIL AIRSPACE LOT 4
- = RETAIL PARKING AIRSPACE LOT 5
- = OFFICE AIRSPACE LOT 6
- = OFFICE AIRSPACE LOT 7
- = RETAIL AIRSPACE LOT 8
- = RETAIL AIRSPACE LOT 9
- = RETAIL AIRSPACE LOT 10
- = RETAIL AIRSPACE LOT 11
- = RETAIL AIRSPACE LOT 12
- = RESIDENTIAL APARTMENT AIRSPACE LOT 13
- = RESIDENTIAL APARTMENT AIRSPACE LOT 14
- = PARKING AIRSPACE LOT 15
- = RESIDENTIAL APARTMENT AIRSPACE LOT 16
- = CONDOMINIUM AIRSPACE LOT 17
- = PARKING AIRSPACE LOT 18
- = PARKING AIRSPACE LOT 19
- = HOTEL AIRSPACE LOT 20
- = RETAIL AIRSPACE LOT 21
- = PARKING AIRSPACE LOT 22
- = PARKING AIR SPACE LOT 23
- = PARKING AIR SPACE LOT 24
- = PARKING AIR SPACE LOT 25
- = PARKING AIR SPACE LOT 26
- = PARKING AIR SPACE LOT 27
- = PARKING AIR SPACE LOT 28
- = PARKING AIR SPACE LOT 29
- = PARKING AIR SPACE LOT 30
- = PARKING AIR SPACE LOT 31
- = PARKING AIR SPACE LOT 32
- = PARKING AIR SPACE LOT 33
- = PARKING AIR SPACE LOT 34
- = PARKING AIR SPACE LOT 35
- = PARKING AIR SPACE LOT 36
- = PARKING AIR SPACE LOT 37
- = PARKING AIR SPACE LOT 38
- = PARKING AIR SPACE LOT 39
- = PARKING AIR SPACE LOT 40
- = MEETING ROOMS AIR SPACE LOT 41

NOTE: 3D VIEW OF VERTICAL PARCELS IS FOR PRESENTATION PURPOSES ONLY.

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SHT NO.: 07 OF 07

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