



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

(APN 5120-005-006)

PARCEL 1: PER INST. NO. 82-762092, O.R.
THAT PORTION OF LOT 7 IN BLOCK 2 OF HANCOCK'S SURVEY (FORMERLY KNOWN AS CITY DONATION LOTS), IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 2, PAGE 108 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF JEFFERSON BOULEVARD, 80.00 FEET WIDE, DISTANT THEREON NORTH 60°47'20" WEST 317.00 FEET FROM THE NORTH-WESTERLY LINE OF MAPLE AVENUE, 60.00 FEET WIDE, AS CONVEYED TO THE CITY OF LOS ANGELES BY DEED RECORDED IN BOOK 861 PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 29°30'40" EAST 200.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE SOUTH 60°47'20" EAST 313.52 FEET TO THE SAID NORTH-WESTERLY LINE OF MAPLE AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTH-WESTERLY LINE TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 4893, PAGE 214 OF SAID DEEDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A LINE BEARING NORTH 29°30'40" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED LINE SOUTH 29°30'40" WEST TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THAT PORTION OF LOT 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 4893, PAGE 214 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE NORTH-WESTERLY LINE OF MAPLE AVENUE, 60.00 FEET WIDE, AS CONVEYED TO THE CITY OF LOS ANGELES BY DEED RECORDED IN BOOK 861 PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH-WESTERLY LINE OF MAPLE AVENUE SOUTH 28°30'50" WEST 228.40 FEET; THENCE NORTH 60°46'31" WEST 194.97 FEET, THENCE NORTH 1°07'40" WEST 100 FEET TO THE SAID SOUTHERLY LINE OF THE LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED IN BOOK 4893, PAGE 214 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°52'20" EAST 281.02 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

(APN 5120-005-008)

PARCEL 2: PER INST. NO. 82-762092, O.R.
THAT PORTION OF LOT 7 IN BLOCK 2 OF HANCOCK'S SURVEY (FORMERLY KNOWN AS CITY DONATION LOTS), IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 2, PAGE 108 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 4893, PAGE 214 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE NORTH-WESTERLY LINE OF MAPLE AVENUE, 60.00 FEET WIDE, AS CONVEYED TO THE CITY OF LOS ANGELES BY DEED RECORDED IN BOOK 861 PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH-WESTERLY LINE OF MAPLE AVENUE SOUTH 28°30'50" WEST 228.40 FEET; THENCE NORTH 60°46'31" WEST 194.97 FEET, THENCE NORTH 1°07'40" WEST 100 FEET TO THE SAID SOUTHERLY LINE OF THE LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED IN BOOK 4893, PAGE 214 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°52'20" EAST 281.02 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

(APN 5120-005-011)

PER INST. NO. 91-1496570, O.R.
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAPLE AVENUE, AS CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 861 PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE NORTHERLY LINE OF JEFFERSON BOULEVARD (FORMERLY JEFFERSON STREET); THENCE ALONG SAID WESTERLY LINE OF MAPLE AVENUE NORTH 28 DEGREES 08' 04" EAST 110.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID JEFFERSON BOULEVARD, NORTH 61 DEGREES 10' WEST 120 FEET; THENCE NORTH 28 DEGREES 13' 00" EAST 90 FEET; THENCE SOUTH 61 DEGREES 10' EAST 120 FEET TO A POINT IN SAID WESTERLY LINE MAPLE AVENUE; THENCE ALONG SAID WESTERLY LINE SOUTH 28 DEGREES 08' 04" WEST 90 FEET TO THE **POINT OF BEGINNING**.

(APN 5120-005-013)

PER INST. NO. 96-648806, O.R.
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAPLE AVENUE, AS CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 861 PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE NORTHERLY LINE OF JEFFERSON BOULEVARD (FORMERLY JEFFERSON STREET); THENCE ALONG SAID NORTHERLY LINE, NORTH 60°47'20" WEST 317 FEET; THENCE NORTH 29°30'40" EAST 200 FEET; THENCE PARALLEL WITH SAID NORTHERLY LINE, SOUTH 60°47'20" EAST 313.52 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE, SOUTH 28°10'50" WEST 200.01 FEET TO THE **POINT OF BEGINNING**.

EXCEPT THAT PORTION OF SAID LAND BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE HEREINBEFORE DESCRIBED LAND; THENCE ALONG THE NORTHERLY LINE OF SAID JEFFERSON BOULEVARD NORTH 60°47'20" WEST 120 FEET; THENCE NORTH 28°26'40" EAST 110.01 FEET; THENCE PARALLEL WITH SAID NORTHERLY LINE, SOUTH 60°47'20" EAST 120.13 FEET TO THE WESTERLY LINE OF MAPLE AVENUE; THENCE ALONG SAID WESTERLY LINE, SOUTH 28°30'50" WEST 110.01 FEET TO THE **POINT OF BEGINNING**.

BENCH MARK:

B.M. NO.12-33304 NAVD 1988 CITY OF LOS ANGELES DATUM

FOUND SPK IN E CURB MAPLE AVE; 24.0 FT S OF BCR S OF JEFFERSON BLVD

ELEVATION = 203.12 FEET

(ADJUSTMENT OF 2000)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JEFFERSON BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 14553, M.B. 306-32/33 AS 560°47'20"E.

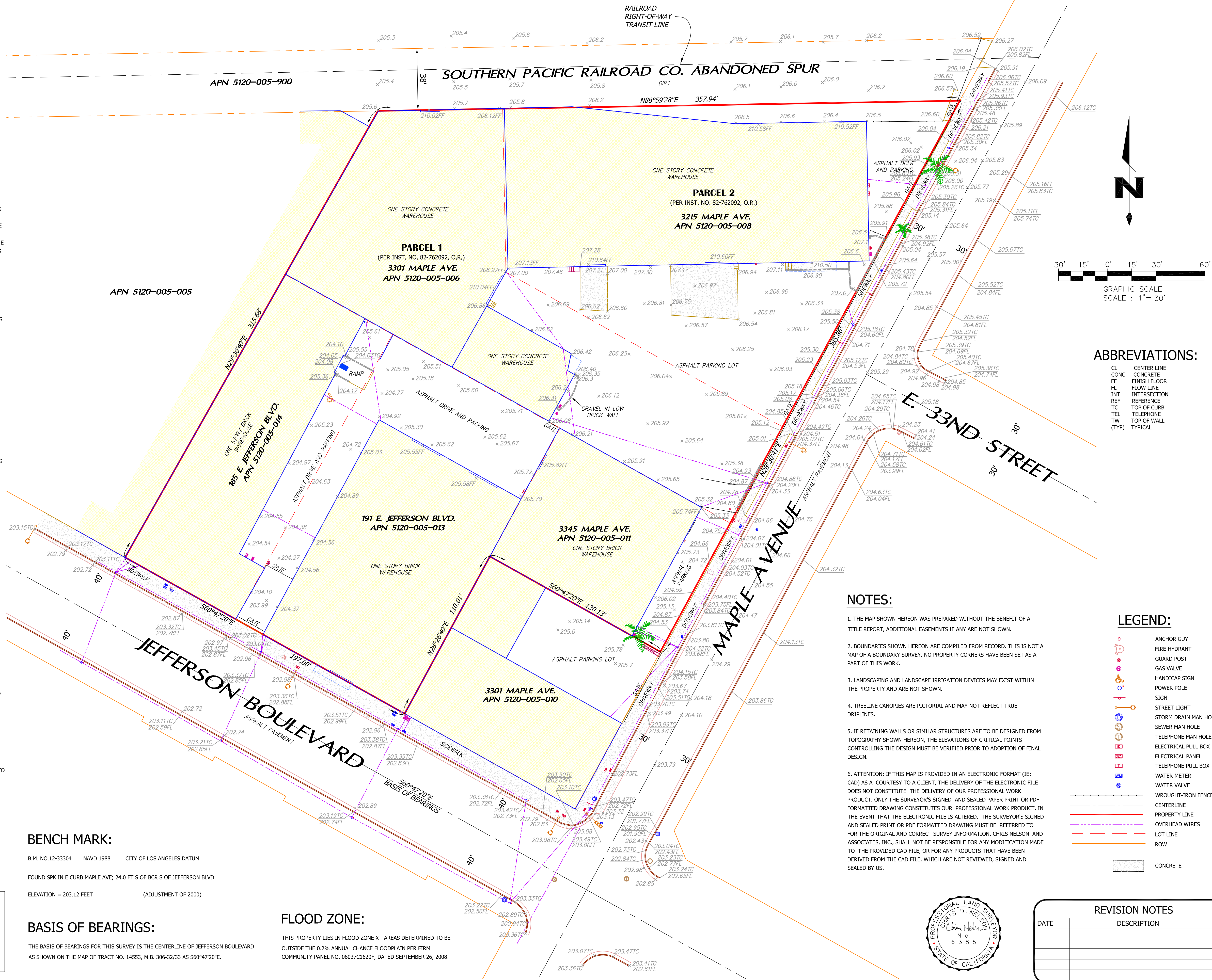
FLOOD ZONE:

THIS PROPERTY LIES IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM COMMUNITY PANEL NO. 06037C16205, DATED SEPTEMBER 26, 2008.

UNDERGROUND SERVICE ALERT (USA) represents many, but not necessarily all, utility and oil companies that may have underground lines in the vicinity of this survey. In order to avoid damage by digging or excavating we suggest that USA be called at least three working days prior to digging. USA will assist by (a) identifying those companies they represent which have utility lines in the area; (b) provide the latest data on those subsurface lines and (c) by contacting the respective companies they represent to have those lines marked on the ground. FOR OTHER UTILITY LINES SHOWN HEREON AND NOT REPRESENTED BY USA we suggest those companies be contacted directly requesting them to mark on the ground the location of their subsurface lines.

CALL USA TOLL FREE 1-800-422-4133

LOT 7 BLOCK 2 HANCOCK'S SURVEY M.R. BK. 2, P. 108



ABBREVIATIONS:

CL CENTER LINE
CONC CONCRETE
FF FINISH FLOOR
FL FLOW LINE
INT INTERSECTION
REF REFERENCE
TC TOP OF CURB
TEL TELEPHONE
TW TOP OF WALL
(TYP) TYPICAL

LEGEND:

ANCHOR GUY
FIRE HYDRANT
GUARD POST
GAS VALVE
HANDICAP SIGN
POWER POLE
SIGN
STREET LIGHT
STORM DRAIN MAN HOLE
SEWER MAN HOLE
TELEPHONE MAN HOLE
ELECTRICAL PULL BOX
ELECTRICAL PANEL
TELEPHONE PULL BOX
WATER METER
WATER VALVE
WROUGHT-IRON FENCE
CENTERLINE
PROPERTY LINE
OVERHEAD WIRES
LOT LINE
ROW
CONCRETE

REVISION NOTES

DATE	DESCRIPTION	BY

PREPARED BY:

chris nelson
& Associates, inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite C, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:

JORDAN OKUN

TOPOGRAPHIC SITE SURVEY

A PORTION OF LOT 7, BLOCK 2 OF HANCOCK'S SURVEY

MISC. REC. BK. 2, PAGE 108

3215, 3301 AND 3345 MAPLE AVE.

185 AND 191 E. JEFFERSON BLVD.

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

JOB NO. 17-4362

SCALE: 1" = 30'

DATE: OCT. 2017

DRAFTED: TMH

SHEET NO.

1

OF 1 SHEET