VICINITY MAP

NOT TO SCALE

BELL, CALIFORNIA

LEGEND

SANITARY MANHOLE	BOUNDARY LINE
TELECOM MANHOLE	EASEMENT LINE
ELECTRIC MANHOLE	FACE CURBING
FIRE CONTROL VALVE	BUILDING
WATER DOUBLE VALVE	
FIRE HYDRANT	WATER LINE
WATER METER	UNDERGROUND ELECTRIC LINE
IRRIGATION VALVE	OVERHEAD POWER LINE
LOOSE LIGHT	STORM LINE
ELECTRIC MANHOLE	SANITARY SEWER LINE
ELECTRIC METER	GAS LINE
POWER POLE	FIBER OPTIC LINE
POWER POLE WITH LIGHT	X-MAS BLUFFER
STREET LIGHT	FIRE SPRINKLER
ELECTRIC JUNCTION BOX	0.0 N ASCRIPT DETAIL
BOLLARD	0.0 N APPROXIMATE PARCEL NUMBER
SIGN ON LABEL	POLYGON REPRESENTS LIFT AREA
HANDICAP PARKING	PAVERS
REFLECTIVE TAPE	CONCRETE BLOCK WALL
FALLS TREE	CONCRETE SURFACE
BENCHMARK	ASPHALT SURFACE
GAS VALVE	
STORM CATCHBASIN	

LEGAL DESCRIPTION, PER TITLE COMMITMENT

The Land referred to herein below is situated in the City of Bell, County of Los Angeles, State of California, and is described as follows:

Parcel I:

Parcel 1 of Parcel Map No. 22990, in the City of Bell, County of Los Angeles, State of California, as per map filed in Book 257, Pages(s) 66 and 67 of parcel maps, in the office of the County Recorder of said County.

Parcel II: **EASEMENT BENEFITS AND BURDENS SUBJECT, EXTENT OF EASEMENT NOT SHOWN HEREON**

A perpetual and appurtenant easement for the parking of automobiles and other vehicles and for ingress and egress over that certain "Parking area" as disclosed, created and set forth by that certain Parking declaration, dated April 1, 1949 and recorded August 5, 1949 in Book 30136 Page 21, of Official Records as Instrument No. 1110, as modified by that certain modification thereof, dated June 30, 1951 and recorded September 4, 1951 in Book 37132 Page 8, Official Records, as Instrument No. 1008, within those portions of Lots 16, 17, 18, 19 and 20 of Tract 7181, as per map recorded in Book 82 Page 49 of Maps, in the office of the County Recorder of said county, and of Lots 1, 2, 3, 4 and 5 of Tract 4500, as per map recorded in Book 47 Page 34, of Maps and a portion of Lot 5 of Tract 10525, as per map recorded in Book 186 Pages 41 and 42 of Maps, and being bounded on the North by the Northerly line of said Lot 20 of Tract 7181, on the South by bell-place 50 feet wide on the West by Clarkson Avenue, 50 feet wide, and on the East by a line parallel with and shown thereon 174.17 feet from the Westerly line of Atlantic Avenue, 80 feet wide. Except that portion lying within Parcel A described above. For conveyancing purposes only: APN: 6325-020-416

SCHEDULE B, PART II-EXCEPTIONS, PER TITLE COMMITMENT

SURVEYORS NOTE: The following notes correspond to the numbering system of Easements and other Circumstances of the above mentioned title commitment. Items 1-10, 18-23 are not survey related and are not addressed hereon.

SURVEYORS NOTES SHOWN IN ITALICS

11. An easement for furnishing and Supplying Water for Domestic, Irrigation, Commercial and incidental purposes, recorded June 22, 1942 as Instrument No. 2711 in Book 19437 Page 19 of Official Records. In favor of: Southern California Water Company Affects: as described therein.
AFFECTS, BLANKET EASEMENT, NOT PLOTTABLE

12. An easement for Poles, Anchors, Cables, Conduits, Manholes and Markers and incidental purposes in the document recorded June 17, 1948 as Book 23105, Page 272 of Official Records.
AFFECTS, AS SHOWN HEREON

13. An easement for Poles, Anchors, Cables, Conduits, Manholes and Markers and incidental purposes in the document recorded June 29, 1949 as Book 23334, Page 146 of Official Records.
AFFECTS, AS SHOWN HEREON

14. An easement for Conduits, Vaults, Manholes and Vaults and incidental purposes in the document recorded August 25, 1949 as Book 23465, Page 352 of Official Records.
AFFECTS, AS SHOWN HEREON

15. Covenants, conditions, restrictions and easements in the document recorded August 09, 1949 as Instrument No. 2109, in Book 30178, Page 21 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.
AFFECTS, BLANKET IN NATURE, NO NEW EASEMENTS

16. An easement for Public Road and Highway and incidental purposes in the document recorded July 24, 1951 as Instrument Nos. 1036, 1036, 1037, 1038, 1039, 1040, 1041 and 1042, All of Official Records.
DOES NOT AFFECT, ROAD DEEDS FOR WIDENING OF CLARKSON AVENUE SHOWN HEREON

17. Covenants, conditions, restrictions and easements in the document recorded August 21, 1951 as Instrument No. 1008 - 1011102 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.
AFFECTS, BLANKET IN NATURE, NO NEW EASEMENTS

TABLE A OPTIONAL ITEM NOTES

2. The address of the subject property is 6601 Atlantic Avenue, Bell, California 90201.
3. The foregoing property is located within Zone X (shaded) (area of Minimal Flood Hazard), area determined to be outside the 0.2% chance floodplain, according to the Flood Insurance Rate Map 06037C 1905F with a effective date of September 26, 2008.
4. Subject tract area is 1.025 Acres of 44,628 Sq. Ft.
5. Elevations and contours shown hereon are based on Los Angeles County Public Works Benchmark (BM) number PY1406, Elevation= 141.707', derived from an on the ground survey displaying 1'-0 contour intervals. Site benchmark shown hereon.
10(b). Subject tract is in the City limits of Bell, California, located in zone C-3 according to the Official Zoning Map of the City of Bell, no zoning report provided to the surveyor as of the date.
8. The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
9. 85 marked parking spaces were found within the surveyed area. 4 handicap stalls, and 81 regular stalls.
11(a). Evidence of underground utilities existing on or serving the surveyed property as determined by visible appurtenances and markings is shown hereon. No plans or reports were provided by the client.
11(b). A private utility marking request was made by the client. The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either or service or abandoned, nor do we guarantee the accuracy or completeness of the markings and maps provided.
13. Names of adjoining owners are shown according to Los Angeles County Assessor.
17. The surveyor is not aware of any proposed changes in street right of way lines and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.
18. Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.
20(a). No evidence of soil borings were found on the subject property at the time of the survey. (WITHIN DESIGN AREA ONLY)
20(b). No wetland delineation markers were observed in the process at the time of the survey. The surveyor is not aware of any recent wetland delineations taking place on the subject property. (WITHIN DESIGN AREA ONLY)

CERTIFICATION

TO: [illegible] TITLE INSURANCE COMPANY AND [illegible] A DELAWARE LIMITED LIABILITY COMPANY

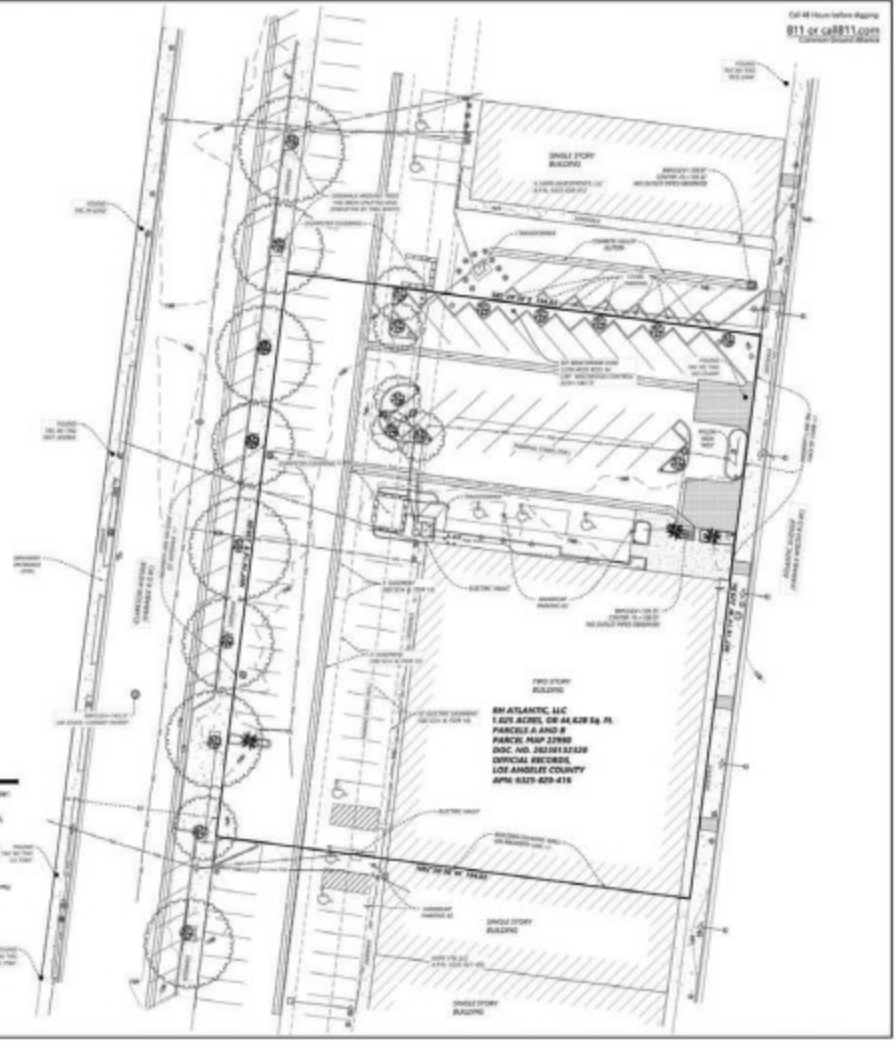
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 8, 9, 10(a), 13, 17, 18, 19(a), AND 20(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2024.

Date: 01/10/2024

Registered Land Surveyor License No. 9890

SURVEYOR'S GENERAL NOTES

1. This survey was prepared using First American Title Insurance Company, Commitment Number: NCS-1242807-CHC, dated December 3, 2024.
2. Elevations are based on Los Angeles County Public Works Benchmark (BM) number PY1406, Elevation= 141.707. Local site benchmark shown hereon.
3. The basis of bearing for this survey is the California State Plane Coordinate System, Zone 5, NAD83(2011).
4. 1 buildings were observed within the subject area.
5. Deed Reference: Doc. No. 20230102330, Official Records Recorder's Office, Los Angeles County California.
6. Plat Reference: Parcel Map 22990, Parcel Maps, Los Angeles County, California.

SCALE: 1" = 20'

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