



VICINITY MAP
THOMAS GUIDE 591 C5/D5

ABBREVIATIONS:

- AC AIR CONDITION
- AD AREA DRAIN
- APN ASSESSOR PARCEL NUMBER
- BLK BLOCK
- BLDC BUILDING
- BLK BLOCK
- BRK BRICK
- CL CENTERLINE OR CHAINLINK
- CO CLEAN OUT
- CONC CONCRETE
- ELEV/EL ELEVATION
- FF FINISH FLOOR
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- GM GAS METER
- H HIGH
- HP HIGH POINT
- LP LIGHT POST
- MB MAP BOOK
- RET RETAINING
- R/W RIGHT OF WAY
- S SIGN/SEWER LINE
- TEL TELEPHONE
- TYP TYPICAL
- W WIDE/WATER LINE
- WM WATER METER
- WV WATER VALVE

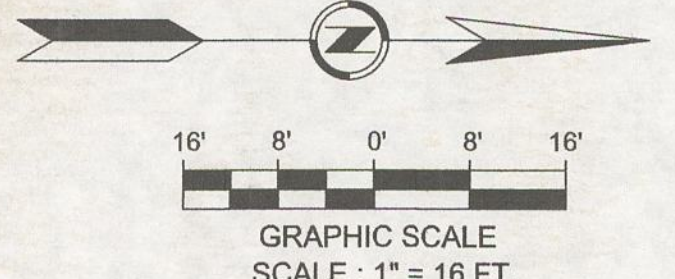
LEGEND

- CENTERLINE
- PROPERTY LINE
- BUILDING OUTLINE
- EDGE OF ASPHALT
- WOOD FENCE
- BRICK BORDER
- FLOWLINE
- DRAIN LINE
- WATER METER
- LIGHT POLE
- TELEPHONE PULLBOX
- CLEAN OUT
- GAS METER
- LAMP
- DIGALERT PAINT MARK
- DRAINAGE DIRECTION



ARCHITECTURAL SURVEY
SHOWING

A PORTION OF THE SANTA MONICA LAND AND WATER COMPANY TRACT, AS PER
MAP RECORDED IN BOOK 78, PAGE 44 ET. SEQ., OF MISCELLANEOUS RECORDS
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



COMMENTS

- BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- ASSESSOR PARCEL NO. 4491-009-025
- PROPERTY ADDRESS 3099 MANDEVILLE CANYON ROAD, LOS ANGELES, CA 90049
- LEGAL DESCRIPTION CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, PARCEL MAP EXEMPTION NO. AA-2002-2884-PMEX, RECORDED JUNE 25, 2002 AS INSTR. NO. 021436846, OFFICIAL RECORDS
- AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS: 168,025 SQUARE FEET OR 3.873 ACRES
- BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 14-05330
CITY DISC 144-1; IN 12IN MON; 1" ENTRANCE TO HOUSE #3100 MANDEVILLE CYN RD; 16 FT E/O C/L OF PAVEMENT AND 1.5MI N/O CHALON RD; 1.7FT E/O WITNESS PIPE 5" E/O ASPHALT GUTTER LINE AND 10IN. DEEP. ELEV = 899.814 FT. (NGVD 1929 - 1980 ADJ.)
- TITLE REPORT FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 4638497 (MP) DATED SEPTEMBER 18, 2015
= INDICATES PLOTTED EXCEPTION ITEM NO.
- BASIS OF BEARINGS THE BEARING NORTH 5°50'44" WEST ALONG THE CENTER LINE OF MANDEVILLE CANYON ROAD AS SHOWN ON THE MAP OF TRACT NO. 19990 RECORDED IN BOOK 530, PAGES 25 THROUGH 29, INCLUSIVE OF MAPS
- FLOOD ZONE PROPERTY LIES PARTLY WITHIN FLOOD ZONE D AND PARTLY WITHIN FLOOD ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 08037C1636F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UTILITIES SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES OR OTHER APPROPRIATE SOURCES.
- ZONING/BUILDING SETBACK ZONING AND BUILDING SETBACK DATA SHOWN BELOW HAVE BEEN OBTAINED FROM THE CITY OF LOS ANGELES ZONE INFORMATION & MAP ACCESS SYSTEM (ZIMAS). NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES PLANNING DEPT. DIRECTLY AT (213) 482-7077.
- ZONE RE4D-1-H RESIDENTIAL ESTATE, 40,000 S.F. MINIMUM LOT AREA, HEIGHT DISTRICT 1
- FRONT YARD: NOT LESS THAN 20% OF THE DEPTH OF THE LOT NOT TO EXCEED 25 FT. 1
- SIDE YARD: NOT LESS THAN 10 FT. ON EACH SIDE OF A MAIN BLDG. 1
- REAR YARD: NOT LESS THAN 25% OF THE DEPTH OF THE LOT NOT TO EXCEED 25 FT. 1
- HEIGHT: 36 FT. 2
- FAR: 0.15 TO 0.35 DETERMINED BY SLOPE ANALYSIS MAP 2
- 1 LOS ANGELES MUNICIPAL CODE, CHAPTER 1 GENERAL PROVISIONS AND ZONING, ARTICLE 2 COMPREHENSIVE ZONING PLAN, SECTION 12.07.01 "RE" RESIDENTIAL ESTATE ZONE
- 2 LOS ANGELES MUNICIPAL CODE, CHAPTER 1 GENERAL PROVISIONS AND ZONING, ARTICLE 2 COMPREHENSIVE ZONING PLAN, SECTION 12.21 GENERAL PROVISIONS
- PROPERTY FURTHER QUALIFIED BY AND SUBJECT TO THE FOLLOWING:
- 1) 21-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES
- 2) BASELINE HILLSIDE ORDINANCE
- 3) WEST LOS ANGELES AREA PLANNING COMMISSION
- 4) BRENTWOOD-PACIFIC PALISADES COMMUNITY PLAN AREA
- STREET DEDICATION STREET DEDICATIONS SHOWN ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE CITY OF LOS ANGELES STREET CENTERLINES REPORT, NAVIGATELA, AT NAVIGATELA.CITY.ORG. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES BUREAU OF ENGINEERING AT (213) 482-0300.
- MANDEVILLE CANYON ROAD LOCAL STREET - STANDARD CURRENT WIDTH = 38-40 FT. ULTIMATE WIDTH = 60 FT.

TITLE DIGEST - EXCEPTIONS TO COVERAGE

- ITEM DESCRIPTION
- 1-10 TAXES AND/OR ASSESSMENTS
- (11) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
- PURPOSE: INGRESS AND EGRESS
- RECORDING NO: BOOK 29375, PAGE 299 OF OFFICIAL RECORDS
- AFFECTS: THAT PORTION OF SAID LAND LOCATED WITHIN THE BOUNDARIES OF MANDEVILLE CANYON ROAD
- SURVEYOR'S NOTE: EASEMENT IS A 20' WIDE STRIP OF LAND LYING WITHIN THE RIGHT-OF-WAY OF MANDEVILLE CANYON ROAD AS SHOWN ON TRACT NO. 19990, M.B. 530-2529.
- (12) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
- PURPOSE: DRAINAGE, STORM CHANNEL AND INCIDENTAL PURPOSES
- RECORDING NO: AUGUST 16, 1949 AS INSTRUMENT NO. 1221 IN BOOK 30785, PAGE 236 OF OFFICIAL RECORDS
- AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH, THE CENTER LINE OF WHICH IS MORE FULLY DESCRIBED THEREIN.
- 13-14 TITLE MATTERS
- 15 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- 16 WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- AFFECTS: PARCELS A, B, C, F, G AND H
- 17-18 TITLE MATTERS
- (X) A VARIABLE WIDTH EASEMENT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES RECORDED IN BOOK D6155, PAGE 687 OF OFFICIAL RECORDS, REF. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, PROJ. NO. 5236, MANDEVILLE CANYON ROAD, DWG. NO. 364-5236-D-1, DEC. 1971

LEGAL DESCRIPTION

(APN 4491-009-025)

PARCELS 1 AND 2, BOTH OF PARCEL MAP EXEMPTION NO. 2001-5148 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED AS INSTRUMENT NO. 01-2388065 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF SAID PARCELS 1 AND 2 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 2, SAID POINT BEING DISTANT EASTERLY 300.00 FEET MEASURED FROM THE WESTERLY TERMINUS OF SAID SOUTHERLY LINE; THENCE PARALLEL WITH WESTERLY LINE OF SAID PARCEL 1 NORTH 481.09 FEET; THENCE PARALLEL WITH AND DISTANT SOUTHERLY 20.00 FEET MEASURED AT RIGHT ANGLE FROM THE VARIOUS COURSES IN THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO COURSES:

EAST 279.09 FEET

NORTH 44°54'27" EAST 162.35 FEET; THENCE EAST.

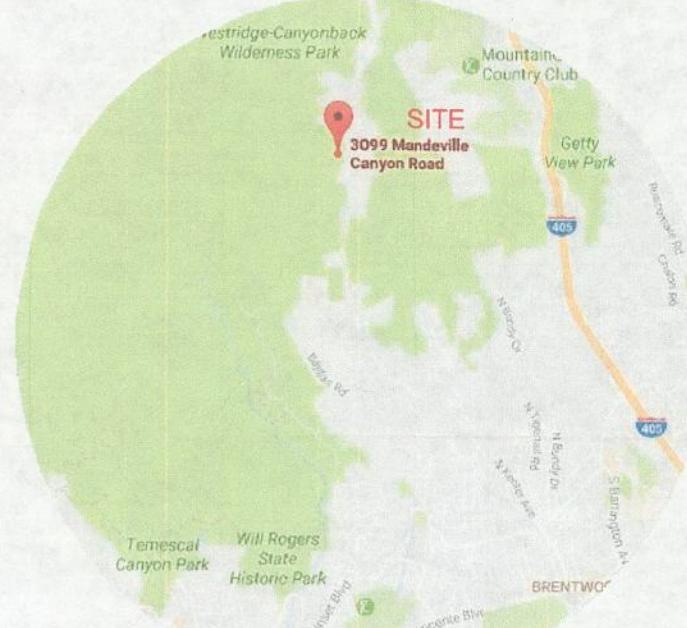
SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON. IF UNDERGROUND PUBLIC UTILITIES, SUBSTRUCTURES, ZONING AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION PURPOSES ONLY.

William A. Nailling
Digitally signed by William A. Nailling
Date: 2018.01.16 14:31:03 -08'00'
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(661) 713-8677
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SURVEY PREPARED FOR: THE WARWICK GROUP 8800 VENICE BLVD., SUITE 315 LOS ANGELES, CA 90034	
PROJECT ADDRESS: 3099 MANDEVILLE CANYON ROAD LOS ANGELES, CA 90049	
SHEET NO. 1 OF 1 SHEETS	
SURVEY DATES: AUG. 28-31, 2016	SCALE: 1" = 16 FT.



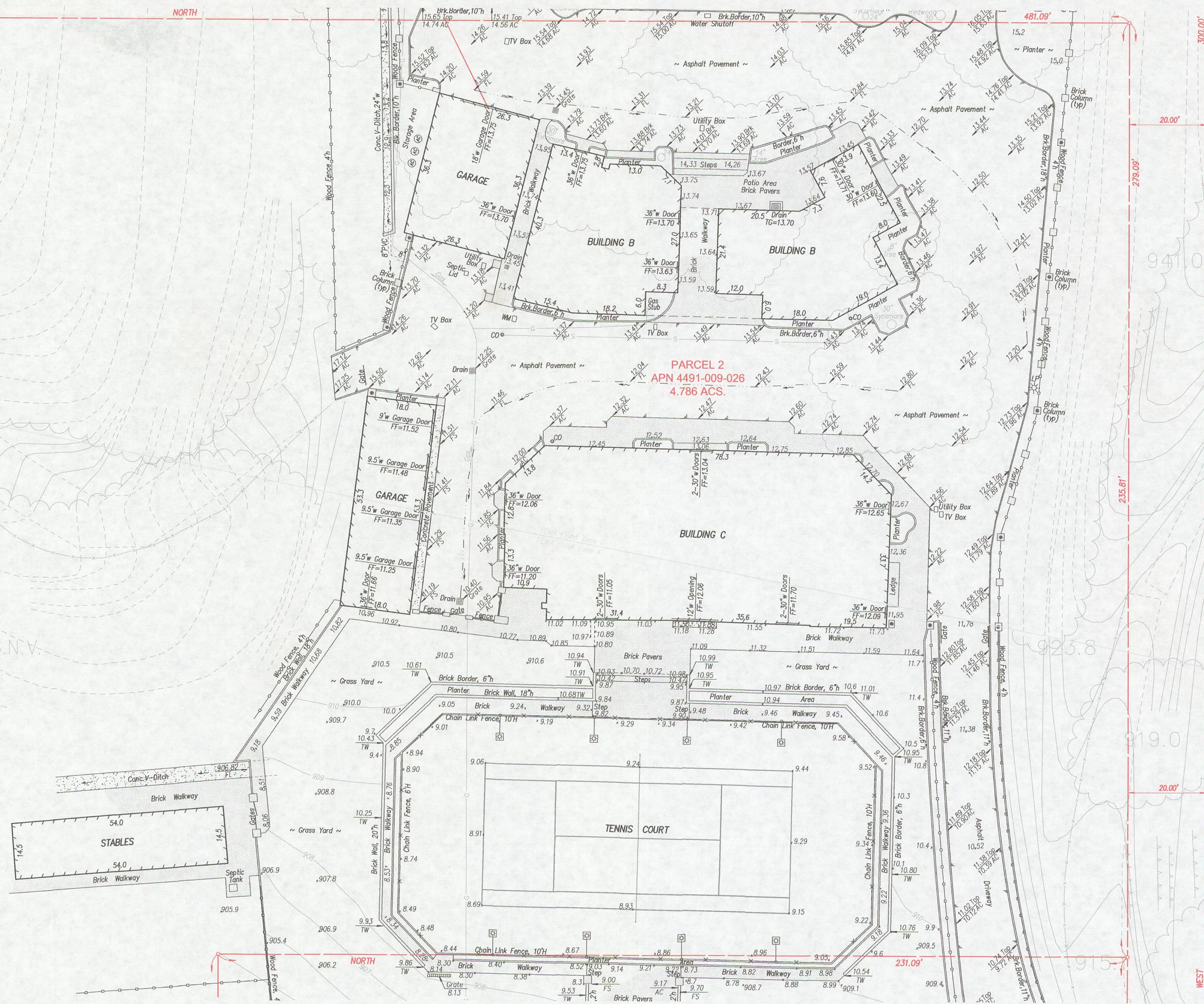
VICINITY MAP
THOMAS GUIDE 591 C5/D5

ABBREVIATIONS:

AC	AIR CONDITION
AD	AREA DRAIN
APN	ASSESSOR PARCEL NUMBER
BK	BOOK
BLDG	BUILDING
BLK	BLOCK
BRK	BRICK
CL	CENTERLINE OR CHAINLINK
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
ELEV/EL	ELEVATION
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GM	GAS METER
H	HIGH
HP	HIGH POINT
LP	LIGHT POST
MB	MAP BOOK
RET	RETAINING
R/W	RIGHT OF WAY
S	SEWER LINE
TEL	TELEPHONE
TYP	TYPICAL
W	WIDE/WATER LINE
WM	WATER METER
WV	WATER VALVE

LEGEND

	CENTERLINE
	PROPERTY LINE
	BUILDING OUTLINE
	EDGE OF ASPHALT
	WOOD FENCE
	BRICK BORDER
	FLOWLINE
	DRAIN LINE
	WATER METER
	LIGHT POLE
	TELEPHONE PULLBOX
	CLEAN OUT
	GAS METER
	LAMP
	DIGITAL PAINT MARK
	DRAINAGE DIRECTION



COMMENTS

BOUNDARY LINES	WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
ASSESSOR PARCEL NO.	4491-009-026
PROPERTY ADDRESS	3099 MANDEVILLE CANYON ROAD, LOS ANGELES, CA 90049
LEGAL DESCRIPTION	CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, PARCEL MAP EXEMPTION NO. AA-2002-2884-PMEX, RECORDED JUNE 25, 2002 AS INSTR. NO. 02-1438846, OFFICIAL RECORDS
AREA	BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS: 208,512 SQUARE FEET OR 4.7866 ACRES
BENCHMARK	CITY OF LOS ANGELES BENCHMARK NO. 14-05330 CITY DISC 14-1; IN 12IN MON; AT ENTRANCE TO HOUSE #3100 MANDEVILLE CYN RD; 16 FT E/O CL OF PAVEMENT AND 1.5MI N/O CHALON RD; 1.7 FT E/O WITNESS PIPE "5FT E/O ASPHALT GUTTER LINE AND 10IN. DEEP. ELEV = 899.814 FT. (NGVD 1929 - 1980 ADJ.)
TITLE REPORT	FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 4638497 (MP) DATED SEPTEMBER 16, 2015 O = INDICATES PLOTTED EXCEPTION ITEM NO.
BASIS OF BEARINGS	THE BEARING NORTH 5°50'44" WEST ALONG THE CENTER LINE OF MANDEVILLE CANYON ROAD AS SHOWN ON THE MAP OF TRACT NO. 19990 RECORDED IN BOOK 530, PAGES 25 THROUGH 29, INCLUSIVE OF MAPS
FLOOD ZONE	PROPERTY LIES PARTLY WITHIN FLOOD ZONE D AND PARTLY WITHIN FLOOD ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06037C1636F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
UTILITIES	SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES OR OTHER APPROPRIATE SOURCES.
ZONING/BUILDING SETBACK	ZONING AND BUILDING SETBACK DATA SHOWN BELOW HAVE BEEN OBTAINED FROM THE CITY OF LOS ANGELES ZONE INFORMATION & MAP ACCESS SYSTEM (ZIMAS). NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES PLANNING DEPT. DIRECTLY AT (213) 482-7077. ZONE: RE40-1-H RESIDENTIAL ESTATE, 40,000 S.F. MINIMUM LOT AREA, HEIGHT DISTRICT 1 FRONT YARD: NOT LESS THAN 20% OF THE DEPTH OF THE LOT NOT TO EXCEED 25 FT. SIDE YARD: NOT LESS THAN 10 FT. ON EACH SIDE OF A MAIN BLDG. REAR YARD: NOT LESS THAN 25% OF THE DEPTH OF THE LOT NOT TO EXCEED 25 FT. HEIGHT: 36 FT. AR: 0.15 TO 0.35 DETERMINED BY SLOPE ANALYSIS MAP 2 LOS ANGELES MUNICIPAL CODE, CHAPTER 1 GENERAL PROVISIONS AND ZONING, ARTICLE 2 COMPREHENSIVE ZONING PLAN, SECTION 12.07.01 "RE" RESIDENTIAL ESTATE ZONE LOS ANGELES MUNICIPAL CODE, CHAPTER 1 GENERAL PROVISIONS AND ZONING, ARTICLE 2 COMPREHENSIVE ZONING PLAN, SECTION 12.21 GENERAL PROVISIONS PROPERTY FURTHER QUALIFIED BY AND SUBJECT TO THE FOLLOWING: 1) 21-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES 2) BASELINE HILLSIDE ORDINANCE 3) WEST LOS ANGELES AREA PLANNING COMMISSION 4) BRENTWOOD-PACIFIC PALISADES COMMUNITY PLAN AREA
STREET DEDICATION	STREET DEDICATIONS SHOWN ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE CITY OF LOS ANGELES STREET CENTERLINES REPORT, NAVIGATELA, AT NAVIGATELA.CITY.ORG. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES BUREAU OF ENGINEERING AT (213) 482-7030. MANDEVILLE CANYON ROAD LOCAL STREET - STANDARD CURRENT WIDTH = 38-40 FT. ULTIMATE WIDTH = 60 FT.

TITLE DIGEST - EXCEPTIONS TO COVERAGE

ITEM	DESCRIPTION
1-10	TAXES AND/OR ASSESSMENTS
(1)	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT PURPOSE: INGRESS AND EGRESS RECORDING NO: BOOK 29375, PAGE 259 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND LOCATED WITHIN THE BOUNDARIES OF MANDEVILLE CANYON ROAD SURVEYOR'S NOTE: EASEMENT IS A 20 FT. WIDE STRIP OF LAND LYING WITHIN THE RIGHT-OF-WAY OF MANDEVILLE CANYON ROAD AS SHOWN ON TRACT NO. 19990, M.B. 530-2529.
(12)	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT PURPOSE: DRAINAGE, STORM CHANNEL AND INCIDENTAL PURPOSES RECORDING NO: AUGUST 16, 1949 AS INSTRUMENT NO. 1221 IN BOOK 30785, PAGE 236 OF OFFICIAL RECORDS AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH, THE CENTER LINE OF WHICH IS MORE FULLY DESCRIBED THEREIN.
13-14	TITLE MATTERS
15	RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
16	WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS: PARCELS A, B, C, F, G AND H
17-18	TITLE MATTERS
(X)	A VARIABLE WIDTH EASEMENT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES RECORDED IN BOOK D6155, PAGE 687 OF OFFICIAL RECORDS. REF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, PROJ. NO. 5236, MANDEVILLE CANYON ROAD, DWG. NO. 364-5236-D4.1, DEC. 1971

LEGAL DESCRIPTION

(APN 4491-009-026)
PARCEL 3 OF PARCEL MAP EXEMPTION NO. 2001-5148 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED AS INSTRUMENT NO. 01-2368065 OF OFFICIAL RECORDS OF SAID COUNTY.
TOGETHER WITH THOSE PORTIONS OF PARCELS 1 AND 2, BOTH DESCRIBED IN SAID INSTRUMENT NO. 01-2368065 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 2, SAID POINT BEING DISTANT EASTERLY 300.00 FEET MEASURED FROM THE WESTERLY TERMINUS OF SAID SOUTHERLY LINE; THENCE PARALLEL WITH WESTERLY LINE OF SAID PARCEL 1, NORTH 481.08 FEET; THENCE PARALLEL WITH AND DISTANT SOUTHERLY 20.00 FEET MEASURED AT RIGHT ANGLE FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 1, DESCRIBED IN SAID INSTRUMENT AS HAVING BEARING EAST AND DISTANCE OF 300.00 FEET, EAST 236.81 FEET; THENCE PARALLEL WITH AND DISTANT EASTERLY 535.81 FEET MEASURED AT RIGHT ANGLE FROM THE WESTERLY LINE OF SAID PARCEL 1, SOUTH 231.09 FEET; THENCE PARALLEL WITH AND DISTANT NORTHERLY 90.00 FEET MEASURED AT RIGHT ANGLE FROM THE NORTHERLY LINE OF SAID PARCEL 2, EAST 140.00 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID PARCEL 1 AND EASTERLY LINE OF SAID PARCEL 2, VARIOUS COURSES AND DISTANCES TO THE EASTERLY TERMINUS SAID SOUTHERLY LINE OF SAID PARCEL 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON. IF UNDERGROUND PUBLIC UTILITIES, SUBSTRUCTURES, ZONING AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION PURPOSES ONLY.

William A. Nailling
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NAILLING@ATT.NET



SURVEY PREPARED FOR: THE WARWICK GROUP 8800 VENICE BLVD., SUITE 315 LOS ANGELES, CA 90034	
PROJECT ADDRESS: 3099 MANDEVILLE CANYON ROAD LOS ANGELES, CA 90049	
SHEET NO. 1 OF 1 SHEETS	
SURVEY DATES: AUG. 28-31, 2016	SCALE: 1" = 16 FT.

ARCHITECTURAL SURVEY
SHOWING
A PORTION OF THE SANTA MONICA LAND AND WATER COMPANY TRACT, AS PER
MAP RECORDED IN BOOK 78, PAGE 44 ET. SEQ., OF MISCELLANEOUS RECORDS
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA