

PARENT PARCEL DESCRIPTION:

PARCEL 1, AS DESCRIBED IN GRANT DEED RECORDED ON MAY 2, 2030 IN DOCUMENT NO. 00-0662021 IN THE OFFICIAL PUBLIC RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

NOTES:

- This is not intended to be a full boundary survey, the property lines depicted here on are based upon record information provided in a Search Report, prepared by First Corporate Solutions with an order number of ORD-1487588-H9Z8Q9, dated FEBRUARY 2, 2023, and rotated to best fit existing improvements.
- Any underground utilities shown have been depicted from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. This site was designated by standard RF methods.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published March 10, 2023, referencing Flood Insurance Rate Map, Map Number 06037C1760F effective date September 26, 2008, indicates this survey area is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Service Report, prepared by First Corporate Solutions with an order number of ORD-1487588-H9Z8Q9, with an effective date of February 2, 2023.
- Elevations are based on NAVD 88 datum.
- BENCHMARK (SITE 1): Mag nail in asphalt, as shown. Elevation: 40.18' (NAVD 88).  
BENCHMARK (SITE 2): Mag nail in asphalt, as shown. Elevation: 35.69' (NAVD 88).
- BASIS OF BEARINGS: Bearings are relative to NAD83, California State Plane Coordinate System, Zone V (0405).
- Field work for this survey was completed on February 27, 2023.
- The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
- This site is zoned "CRR" (Commercial Regional Retail) per City of Culver Planning Division.  
Building Setbacks:  
Front (Street): 15', Side: None, Rear: None  
No zoning information provided by the client. Any zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Culver Planning Division at (310)253-5710.

AREAS OF CONCERN:

No apparent areas of concern.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of California and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

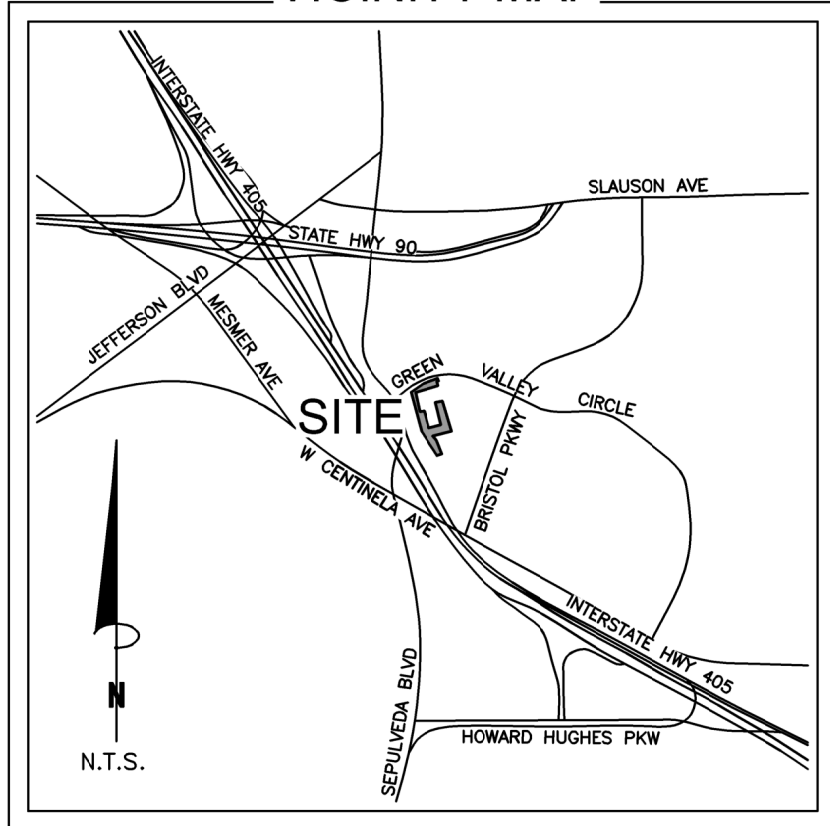
EASEMENTS & ENCUMBRANCES:

Item No.

- DIRECTOR'S DEED 12/22/1966 DOCUMENT NO. 2312  
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
- DECLARATION OF PROTECTIVE RESTRICTIONS 04/02/1970 DOCUMENT NO. 1804  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
- LEASE 05/01/1970 DOCUMENT NO. 424  
-LEASE HAS EXPIRED PER TERMS WITHIN THIS EXCEPTION.
- EASEMENT DEED 07/08/1970 DOCUMENT NO. 1866  
-IS NOT LOCATED ON THE SURVEY AREA.
- GRANT OF EASEMENT 02/04/1971 DOCUMENT NO. 2602  
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
- GRANT DEED 06/30/1971 DOCUMENT NO. 241  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.
- CORPORATION EASEMENT DEED 07/15/1971 DOCUMENT NO. 3552  
-IS NOT LOCATED ON THE SURVEY AREA.
- EASEMENT DEED 09/13/1973 DOCUMENT NO. 3285  
-MAY BE LOCATED ON THE SURVEY AREA, DOCUMENT ILLEGIBLE.
- EASEMENT DEED 03/21/1974 DOCUMENT NO. 938  
-IS NOT LOCATED ON THE SURVEY AREA.
- RIGHT OF WAY DEED 06/22/1988 DOCUMENT NO. 88-988458  
-IS NOT LOCATED ON THE SURVEY AREA.
- GENERAL EASEMENT DEED 11/14/1989 DOCUMENT NO. 89-1832630  
-IS NOT LOCATED ON THE SURVEY AREA.
- RIGHT OF WAY DEED 05/24/1990 DOCUMENT NO. 90-938367  
-IS NOT LOCATED ON THE SURVEY AREA.
- EASEMENT 11/07/1990 DOCUMENT NO. 90-1873485  
-MAY BE LOCATED ON THE SURVEY AREA, ADDITIONAL DOCUMENT NEEDED TO PLOT.
- GENERAL COVENANT AND AGREEMENT 11/14/1990 DOCUMENT NO. 90-1912467  
-IS NOT LOCATED ON THE SURVEY AREA.
- EASEMENT 08/06/1992 DOCUMENT NO. 92-1446849  
-IS NOT LOCATED ON THE SURVEY AREA.
- ASSIGNMENT OF EASEMENT AND RIGHT OF WAY 03/09/1994 DOCUMENT NO. 94-465835  
-MAY BE LOCATED ON THE SURVEY AREA, NO MATHEMATICAL DESCRIPTION AVAILABLE.
- RESOLUTION OF VACATION WITH RESERVATIONS 04/25/1994 DOCUMENT NO. 94-789983  
-IS NOT LOCATED ON THE SURVEY AREA.
- TRACT NO. 9883 03/04/1929 BOOK: 160 PAGE: 7  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
- TRACT NO. 29504 03/24/1970 BOOK: 796 PAGE: 67  
-IS NOT LOCATED ON THE SURVEY AREA.

Items not listed above are determined non-survey related items and are not plotted hereon.

VICINITY MAP



LEGEND

- |                             |                                  |
|-----------------------------|----------------------------------|
| SITE BENCHMARK              | DECIDUOUS TREE                   |
| CLEANOUT                    | PALM TREE                        |
| STORM INLET (RECTANGLE)     | SHRUB                            |
| FIRE HYDRANT                | BOULDER                          |
| WATER VALVE                 | LANDSCAPED AREA                  |
| IRRIGATION CONTROL VALVE    | BOLLARD                          |
| WATER METER                 | SIGN                             |
| WATER VAULT                 | STORM LINE (UNDERGROUND)         |
| BACK FLOW PREVENTER         | WATER LINE (UNDERGROUND)         |
| LIGHT POLE                  | GAS LINE (UNDERGROUND)           |
| ELECTRIC BOX                | PETROLEUM LINE (UNDERGROUND)     |
| ELECTRIC VENT               | ELECTRIC LINE (UNDERGROUND)      |
| GUYWIRE                     | ELECTRIC LINE (OVERHEAD)         |
| UTILITY POLE                | COMMUNICATION LINE (OVERHEAD)    |
| UTILITY POLE W/ TRANSFORMER | COMMUNICATION LINE (UNDERGROUND) |
| ELECTRIC VAULT              | WOOD FENCE                       |
| LANDSCAPE LIGHT             | HAND RAIL                        |
| COMMUNICATION MANHOLE       | SHRUB LINE                       |
| COMMUNICATION BOX           | TRUNCATED DOMES                  |
| GAS METER                   | CONCRETE AREA                    |
| MONITOR WELL                | EXCEPTION NUMBER                 |
| HANDICAP PARKING            |                                  |

Site coordinated by:

**Clark** Land Services, Inc.

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.833.8533  
www.clarks.com

ENGINEERING DESIGN SURVEY

A PORTION OF THE W1/2 OF FRACTIONAL SECTION 19,  
TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN,  
CITY OF CULVER, LOS ANGELES COUNTY, STATE OF CALIFORNIA.

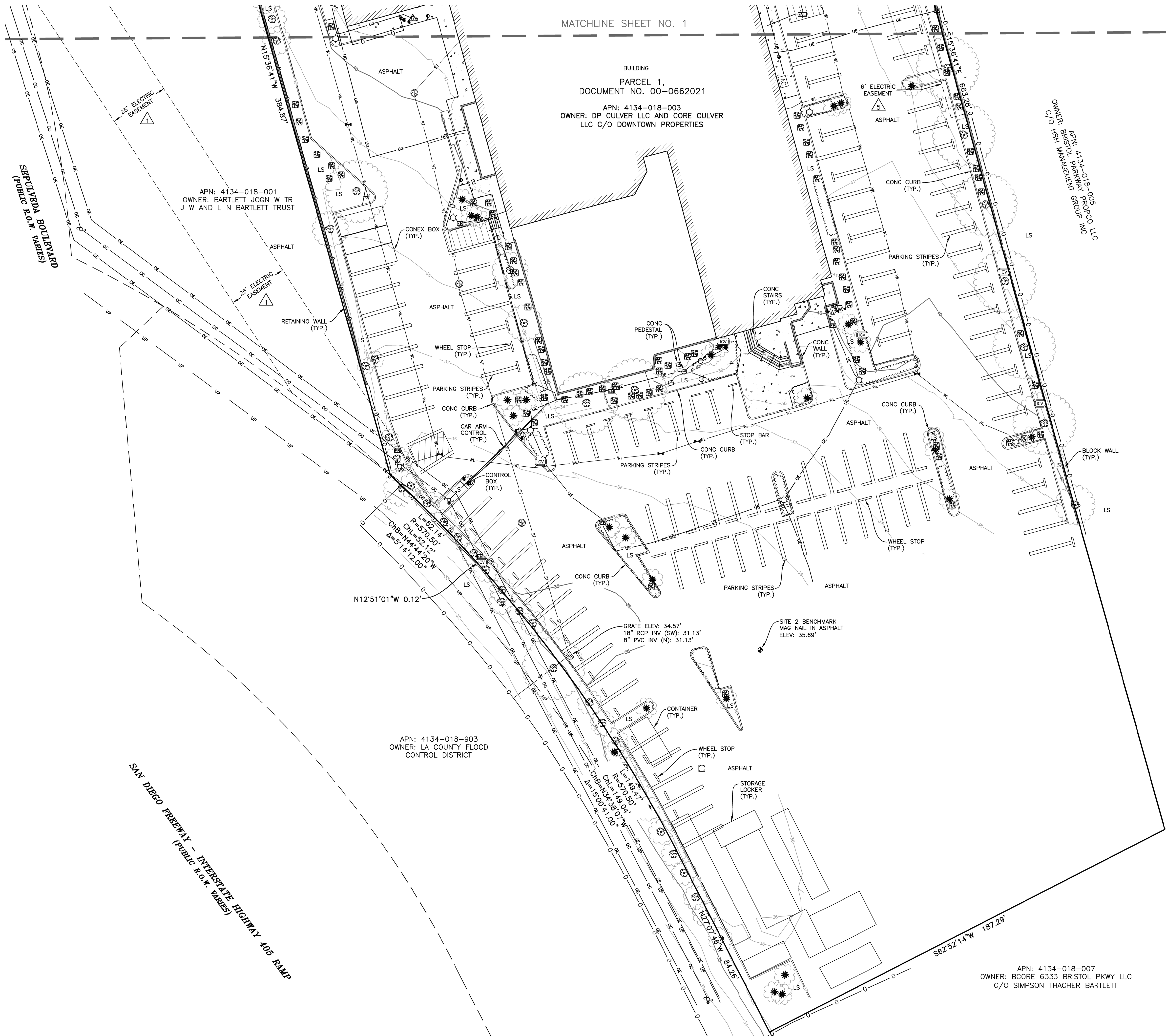
Project No. 230259  
Drawn By: MBC  
Checked By: TJK  
Date: 03/10/2023  
Sheet 1 of 2

Revisions

No.	Description	By	Date

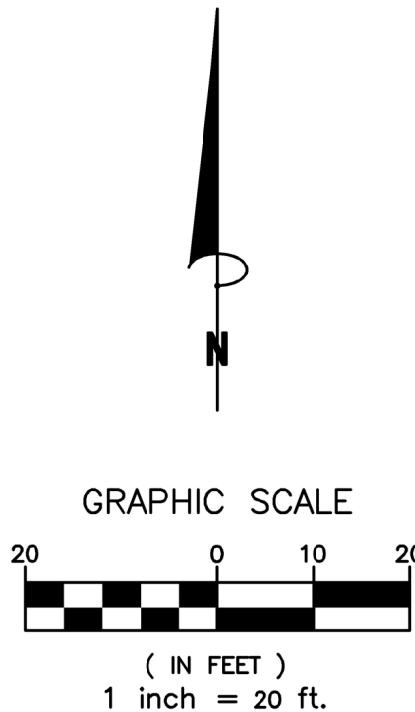
SITE NAME:  
Culver City, CA -  
Green Valley Cir





LEGEND

- [Symbol] SITE BENCHMARK
- [Symbol] CLEANOUT
- [Symbol] STORM INLET (RECTANGLE)
- [Symbol] FIRE HYDRANT
- [Symbol] WATER VALVE
- [Symbol] IRRIGATION CONTROL VALVE
- [Symbol] WATER METER
- [Symbol] WATER VAULT
- [Symbol] BACK FLOW PREVENTER
- [Symbol] LIGHT POLE
- [Symbol] ELECTRIC BOX
- [Symbol] ELECTRIC VENT
- [Symbol] GUYWIRE
- [Symbol] UTILITY POLE
- [Symbol] UTILITY POLE W/ TRANSFORMER
- [Symbol] ELECTRIC VAULT
- [Symbol] LANDSCAPE LIGHT
- [Symbol] COMMUNICATION MANHOLE
- [Symbol] COMMUNICATION BOX
- [Symbol] GAS METER
- [Symbol] MONITOR WELL
- [Symbol] HANDICAP PARKING
- [Symbol] DECIDUOUS TREE
- [Symbol] PALM TREE
- [Symbol] SHRUB
- [Symbol] BOULDER
- [Symbol] LANDSCAPED AREA
- [Symbol] BOLLARD
- [Symbol] SIGN
- [Symbol] ST STORM LINE (UNDERGROUND)
- [Symbol] WL WATER LINE (UNDERGROUND)
- [Symbol] UG GAS LINE (UNDERGROUND)
- [Symbol] UP PETROLEUM LINE (UNDERGROUND)
- [Symbol] UE ELECTRIC LINE (UNDERGROUND)
- [Symbol] OE ELECTRIC LINE (OVERHEAD)
- [Symbol] UC
- [Symbol] OC COMMUNICATION LINE (OVERHEAD)
- [Symbol] O COMMUNICATION LINE (UNDERGROUND)
- [Symbol] WOOD FENCE
- [Symbol] HAND RAIL
- [Symbol] SHRUB LINE
- [Symbol] TRUNCATED DOMES
- [Symbol] CONCRETE AREA
- [Symbol] EXCEPTION NUMBER



Revisions		Date	
No.	Description	By	Date

SITE NAME:  
Culver City, CA -  
Green Valley Cir

ENGINEERING DESIGN SURVEY		A PORTION OF THE W1/2 OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, CITY OF CULVER, LOS ANGELES COUNTY, STATE OF CALIFORNIA.	
Project No.	230259	Drawn By: WBC	Date: 03/10/2023
		Checked By: TJK	Sheet 2 of 2

Site coordinated by:

**Clark** Land Services, Inc.

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.833.8533  
www.clarks.com