TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN TICOR TITLE COMPANY OF CALIFORNIA, AMENDED PRELIMINARY REPORT FILE NO.: 00443591-021-DN1, WITH AN EFFECTIVE DATE OF JANUARY 20, 2023 AND AN AMENDED DATE OF JANUARY 30, 2023.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 10 INCLUSIVE, OF TRACT NO. 9443, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 144, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

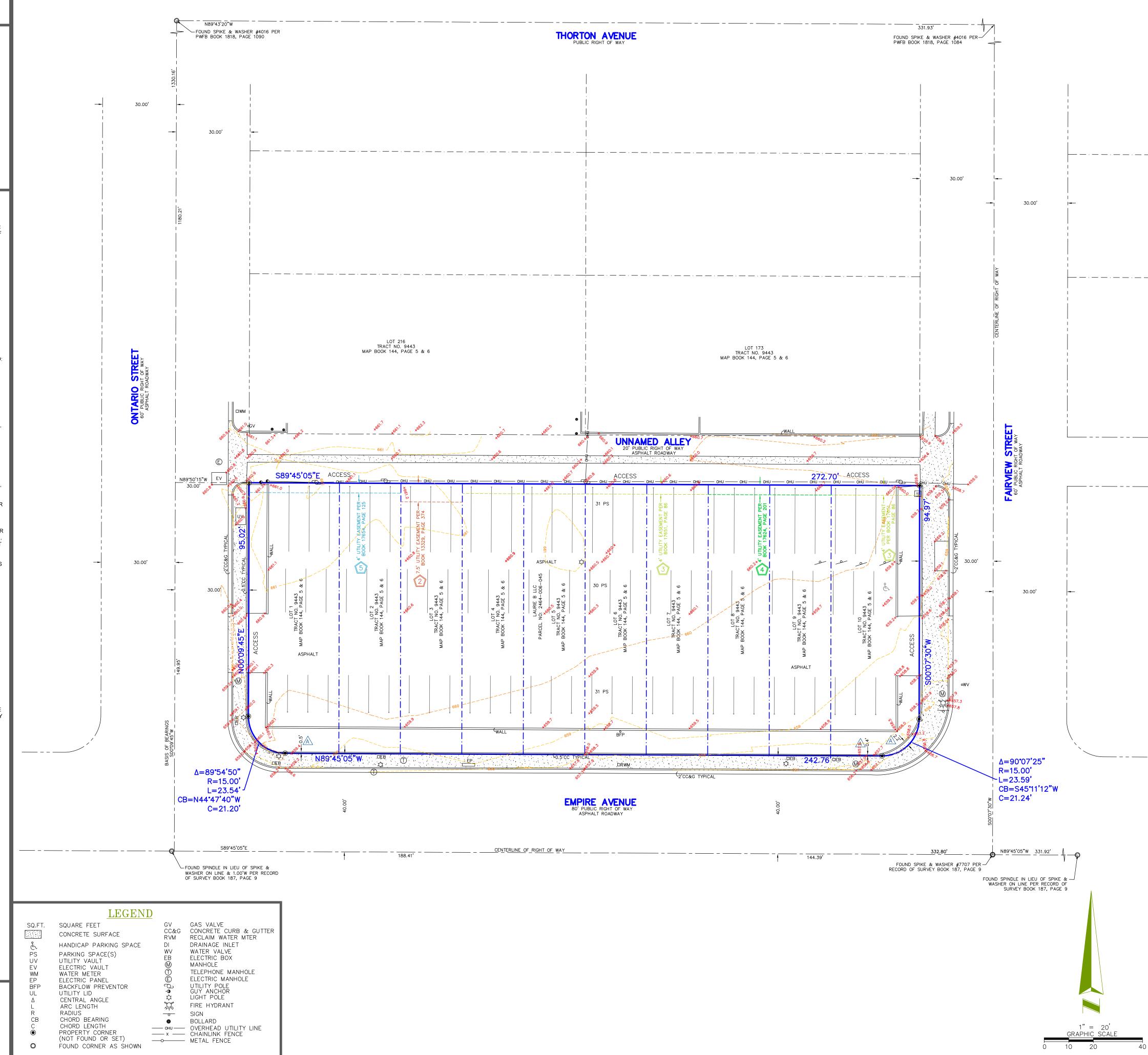
APN: 2464-006-045

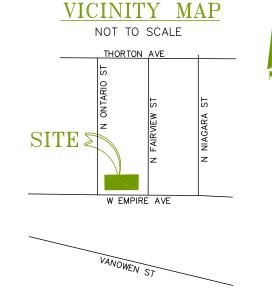
NOTES CORRESPONDING TO SCHEDULE B

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA TRUST COMPANY PURPOSE: PIPE LINES RECORDING DATE: MAY 03, 1935 RECORDING NO: 473, BOOK 13329, PAGE 374 OFFICIAL RECORDS AFFECTS: THE REAR 7 1/2 FEET OF LOT 2 (AFFECTS LOT 3, AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA TRUST COMPANY PURPOSE: POLES, PIPES AND CONDUITS RECORDING DATE: JUNE 27, 1940 RECORDING NO: 617, BOOK 17651, PAGE 86 OFFICIAL RECORDS AFFECTS: THE REAR 4 FEET OF LOTS 4, 5, 6, 7 AND 10 (AFFECTS, AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA TRUST COMPANY PURPOSE: POLES, PIPES AND CONDUITS RECORDING DATE: JULY 01, 1940 RECORDING NO: 315, BOOK 17624, PAGE 201 OFFICIAL RECORDS AFFECTS: THE REAR 4 FEET OF LOTS 8 AND 9 (AFFECTS, AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA TRUST COMPANY PURPOSE: PIPE LINES RECORDING DATE: JULY 03, 1940 RECORDING NO: 682, BOOK 17654, PAGE 125 OFFICIAL RECORDS AFFECTS: THE REAR 4 FEET OF LOTS 1 AND 2 (AFFECTS, AS SHOWN)
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: CITY OF BURBANK RECORDING DATE: DECEMBER 29, 1970 RECORDING NO: 3044, BOOK M-3646, PAGE 666 OFFICIAL RECORDS (AFFECTS, NOTHING TO PLOT)
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: CITY OF BURBANK RECORDING DATE: DECEMBER 29, 1970 RECORDING NO: 3045, BOOK M-3646, PAGE 669 OFFICIAL RECORDS (AFFECTS, NOTHING TO PLOT)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: OCTOBER 30, 1975 RECORDING NO: 1049 OFFICIAL RECORDS. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: OCTOBER 30, 1975 RECORDING NO: 1050 OFFICIAL RECORDS. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED FROM THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK RECORDED OCTOBER 30, 1975 AS INSTRUMENT NO. 1051 OFFICIAL RECORDS. (AFFECTS,

NOTHING TO PLOT)

- AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT EXECUTED BY: RICHARD WALLEN, MELVYN J. BERNIE AND LAURIE SUE BERNIE IN FAVOR OF: CITY OF BURBANK RECORDING DATE: MAY 16, 1976 RECORDING NO: 5351 OFFICIAL RECORDS. WHICH AMONG OTHER THINGS PROVIDES: THAT 68 PARKING SPACES CONFORMING TO THE REQUIREMENTS OF ARTICLES 14 AND 16 OF THE BURBANK MUNICIPAL CODE, WILL BE CONSTRUCTED AND MAINTAINED ON PARCEL B SOLELY AND EXCLUSIVE FOR THE PARKING OF AUTOMOBILES AND OTHER VEHICLES FOR AND IN CONNECTION WITH PARCEL A AND SHALL NOT BE USED FOR ANY OTHER PURPOSES. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (AFFECTS, NOTHING TO PLOT)
- AN INSTRUMENT ENTITLED SHARED PARKING COVENANT RECORDING DATE: JUNE 24, 2009 RECORDING NO: 20090951040 OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (AFFECTS, NOTHING TO PLOT)





SHEET 1 OF 1

0.67± ACRES

LAND AREA

29,904± SQUARE FEET

PARKING

REGULAR= 92 HANDICAP= 1 TOTAL= 93

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MC.FEMA.GOV, AND BY A GRAPHICAL DETERMINATION ONLY, THIS PROPERTY IS LOCATED ON:

NFIP FIRM MAP PROPERTY SITUATED IN: 06037C1328F AND 06037C1329F

HAVING AN EFFECTIVE DATE OF: 09/26/2008

ZONE "X" – MINIMAL RISK. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "AE" – BASE FLOOD ELEVATIONS (BFE) ARE DETERMINED.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ONTARIO STREET BEING S00°09'45"W PER MAP BOOK 144, PAGES 5&6.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION

IS SPECIFICALLY REFERENCED HEREON.
3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ONTARIO STREET, AN
UNNAMED ALLEY AND FAIRVIEW STREET, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
4. BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE
ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS
FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMATION.

5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. NO RECENT CHANGES NOR PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR

SIDEWALK CONSTRUCTION OR REPAIRS.

9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR AND MAPPER. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.

10. NO WETLAND MARKERS AND/OR FLAGS WERE OBSERVED AT TIME OF SURVEY.

11. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.

12. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).

13. IN REGARDS TO OPTIONAL TABLE A ITEMS 6(a) & 6(b), ZONING DATA SHOWN ON THIS SURVEY WAS PROVIDED TO THE SURVEYOR, VIA A ZONING REPORT/LETTER, EITHER BY THE CLIENT OR BY AEI'S ZONING DIVISION, AND IS NOT DETERMINED NOR VERIFIED BY THE SURVEYOR IN ANY WAY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 474750

3001 WEST EMPIRE AVENUE LOS ANGELES COUNTY

BURBANK, CA

SITE PICTURE



AE

COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597

TELEPHONE: 925.746.6000

EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: TICOR TITLE COMPANY OF CALIFORNIA:

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/07/2023. DATE OF PLAT OR MAP: 02/08/2023.

REGISTERED SURVEYOR: ERIC S. CANTRELL PROFESSIONAL LAND SURVEYOR NO.: 7163 STATE OF CALIFORNIA

DATED

ATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 474750
			SCALE:
			1" = 20'
			DRAWN BY:
			UB
			APPROVED BY:
			LCC

STATEMENT OF ENCROACHMENTS

A CURBING AND SIDEWALK CROSS ONTO SUBJECT PROPERTY BY AT MOST 2.2'.