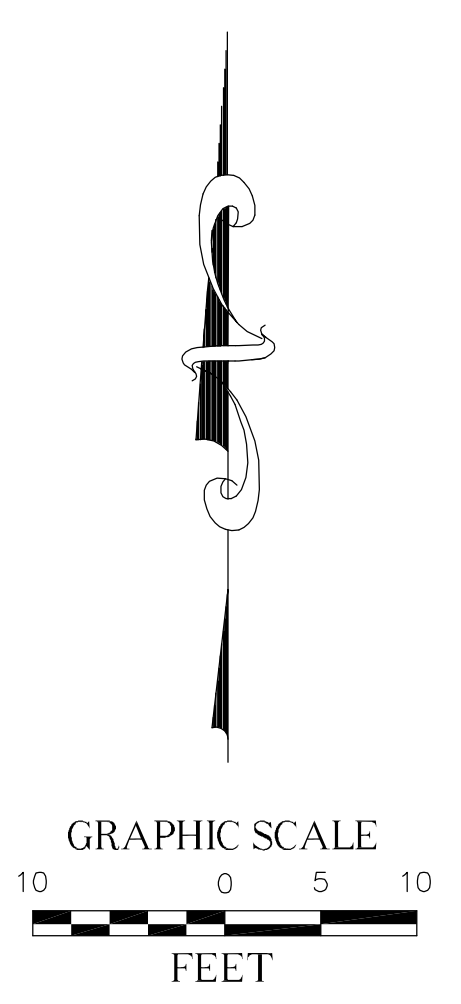
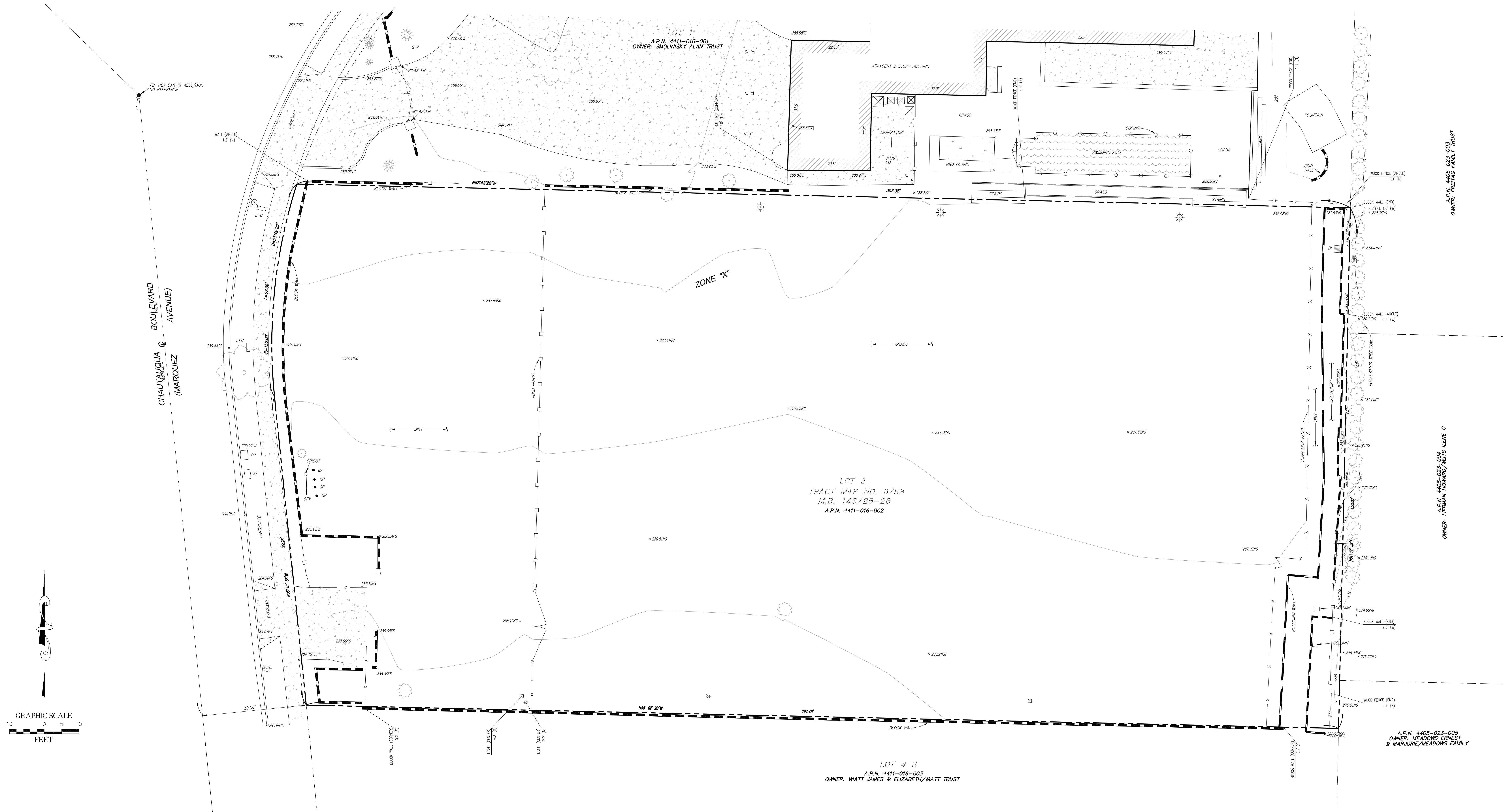
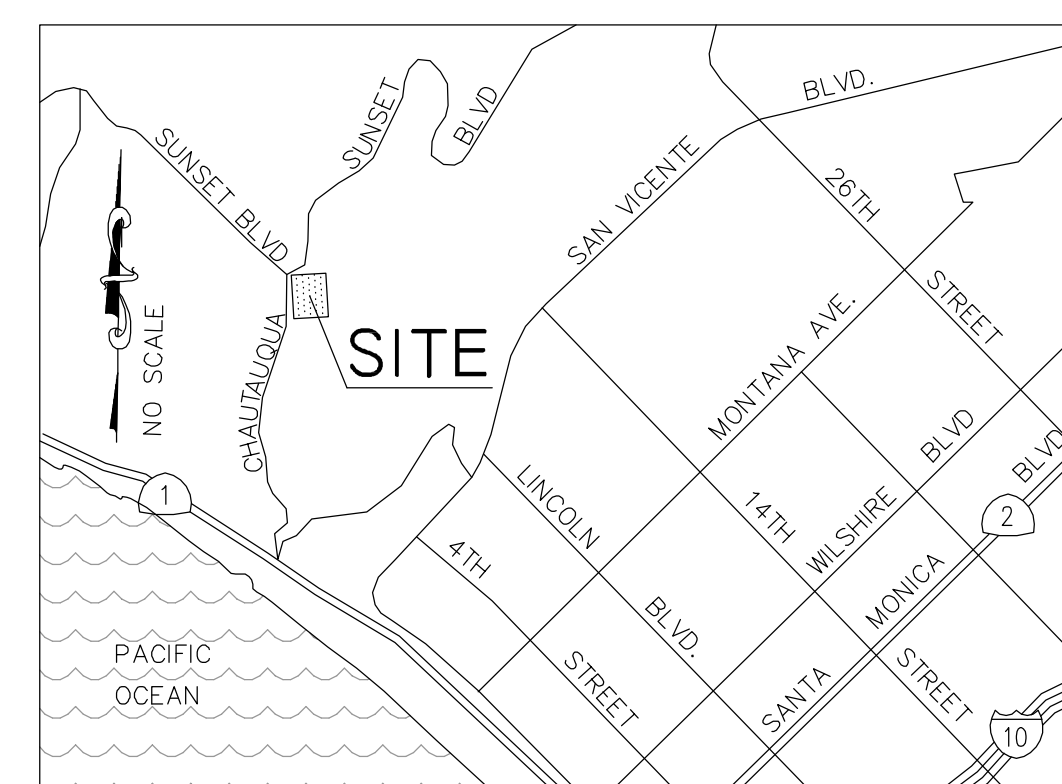


TOPOGRAPHIC SURVEY

680 CHAUTAUQUA BOULEVARD, PACIFIC PALISADES, CA 92720



VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 2, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 6753, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 143 OF MAPS PAGE(S) 25 TO 28.
 EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

SITE INFORMATION

SITE NAME: CHAUTAUQUA BLVD.
 SITE ADDRESS: 680 CHAUTAUQUA BLVD.
 PACIFIC PALISADES, CA 92720
 AREA: 43,771 SQ. FT.
 1.051 AC.
 TOTAL GROUND FLOOR AREA OF BUILDINGS: NO BUILDINGS ON PROPERTY
 PARKING: NO PARKING ON PROPERTY
 ASSESSOR'S PARCEL NO.: 441-016-002

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES BENCH MARK NO. 1401776, ELEVATION = 291.53 FEET (NAVD 88).

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF MARKET AVENUE, BEING HEREIN'S PLAN MAP RECORDED IN BOOK 143 PAGES 25 THROUGH 28 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION ARE FROM THE CITY OF PACIFIC PALISADES ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNCIL OF THE PUBLIC PLANNING DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THE SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: RE 20 (RESIDENTIAL ESTATE ZONE)
 MINIMUM SETBACKS: FRONT: NO LESS THAN 20 PERCENT OF THE DEPTH OF THE LOT.
 MAXIMUM 25 FEET.
 SIDE: NOT LESS THAN 10 FEET ON EACH SIDE OF THE BUILDING.
 MAIN REAR: NOT LESS THAN 25 PERCENT OF THE DEPTH OF THE LOT.
 MAXIMUM 25 FEET.
 HEIGHT RESTRICTIONS: 45 FEET MAXIMUM

FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, panel no. 06037C15677, Panel dated September 26, 2008. This property is not located in an area where Flood Hazards are undetermined by FEMA. By telephone call to the National Flood Insurance Program (800-638-6820), we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

UTILITY STATEMENT

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 LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- BFV BACKFLOW VALVE
- BC BLOCK/CONCRETE WALL
- CL CENTER LINE
- CP CONCRETE PAVEMENT
- EP EDGE OF PAVEMENT
- SL STREET LIGHT
- PI POWER POLE
- PL PROPERTY LINE
- SE SEWER
- LS LIGHT STANDARD
- CF CHAIN LINK FENCE
- PT PINE TREE
- FM FOUND MONUMENT
- GV GAS VALVE
- GA GATE
- DFH FIRE HYDRANT
- HP HANDICAP PARKING
- IR IRRIGATION CONTROL VALVE
- SQ SQUARE FEET
- DI DRAIN INLET
- TR TREE
- AC AC UNIT
- WM WATER METER
- WF WOOD FENCE
- NG NATURAL OPENING
- FS FINISH SURFACE
- TC TOP OF CURB

PREPARED UNDER MY SUPERVISION



PREPARED FOR:
CONQUEST HOUSING
 12304 SANTA MONICA BOULEVARD, SUITE 118
 LOS ANGELES, CA 90025
 PHONE: (213) 746-7121
 FAX: (213) 252-3717

NO.	DATE	REVISIONS	BY
2	06/21/11	ADDITIONAL TOPO	HP
1	06/02/11	NEW SCALE	HP

DATE OF SURVEY: AUGUST 30, 2010 & SEPTEMBER 9, 2010

CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 10641

DATE: SEPTEMBER 17, 2010_MN SHEET 1 OF 1