

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: AMERICAN JEWISH UNIVERSITY, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION.

LEGAL DESCRIPTION

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

PORTION OF LOT 2 OF TRACT NO. 27748, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FED. MAP RECORDED IN BOOK 838, PAGES 73 THROUGH 76, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON EXHIBIT "G" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT-LINE ADJUSTMENT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND RECORDED AUGUST 24, 2010 AS INSTRUMENT NO. 2010-1180863, OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 4378-001-041

TITLE REPORT

TITLE DATA SHOWN ON THIS SURVEY CORRESPONDS TO THE PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 00170413-001-TG3-1TW, EFFECTIVE DATE OF AUGUST 30, 2012.

ITEMS SUCH AS TAXES, TAX LIENS, UNRECORDED LEASES AND DEEDS OF TRUST ARE NOT CONSIDERED SURVEY RELATED AND HAVE NOT BEEN SHOWN HEREON.

EXCEPTION ITEMS PER TITLE REPORT

④ THE EFFECTS OF AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE STATE OF CALIFORNIA.
PURPOSE: PUBLIC HIGHWAY SLOPES.
RECORDING NO: BOOK 11093, PAGE 557, OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

SAID EASEMENT HAS BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

⑦ PROVISIONS, HEREIN REITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW, WHICH OFFER THE LAND HEREIN DESCRIBED FOR FUTURE STREET OR ALLEY AND RESTRICTIONS ON THE USE THEREIN:

SUBDIVISION 27748 AS PER MAP RECORDED IN BOOK 838 PAGES 73 TO 76, INCLUSIVE, AND AFFECTS THOSE PORTIONS OF LOTS 1 AND 2, VARIABLE IN WIDTH, AS DESIGNATED ON SAID MAP.

SAID EASEMENT HAS BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

8.) PROVISIONS, HEREIN REITED, OF THE DEDICATION STATEMENT ON THE MAP OF SUBDIVISION SHOWN BELOW, WHICH RELINQUISH CERTAIN RIGHTS OF INGRESS AND EGRESS, TO THE PUBLIC STREET HEREIN NAMED, UPON THE TERMS THEREIN, EXCEPT FOR THE GENERAL PUBLIC RIGHT TO TRAVEL THE SAME.

SUBDIVISION NO. 27748, PROVISIONS MULHOLLAND DRIVE.

SAID EASEMENT HAS NOT BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

⑨ THE EFFECTS OF AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:

MAP/PLAT: MAP NO. 27748.
PURPOSE: SIGHT DISTANCE.
AFFECTS: THOSE PORTIONS OF LOTS 1 AND 2 AS DELINEATED ON SAID MAP.

SAID EASEMENT HAS BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

10.) THE EFFECTS OF AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:

MAP/PLAT: MAP NO. 27748.
PURPOSE: UNDERGROUND PUBLIC UTILITY.
AFFECTS: THAT CERTAIN FOOT STRIP AS DELINEATED ON SAID MAP.

SAID EASEMENT IS NOT A PART OF LOT 2 AND HAS NOT BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

11.) THE EFFECTS OF AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:

MAP/PLAT: MAP NO. 27748.
PURPOSE: DRAINAGE.
AFFECTS: THAT PORTION OF LOT 2 AS DELINEATED ON SAID MAP.

SAID EASEMENT HAS BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

12.) THE EFFECTS OF AN EASEMENT FOR AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT TO MAINTAIN PRIVATE OPEN SPACE FOR PARK AND RECREATION PURPOSES".

EXECUTED BY: E. J. GINDI-UNIVERSITY OF JUDAISM FOUNDATION, A CORPORATION AND THE STEPHEN S. WISE TEMPLE, A NON-PROFIT ORGANIZATION.
IN FAVOR OF: CITY OF LOS ANGELES.
RECORDING DATE: JANUARY 31, 1974.
RECORDING NO: 2901, OF OFFICIAL RECORDS.

SAID EASEMENT HAS BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT 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.

13.) THE EFFECTS OF AN EASEMENT FOR AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT TO MAINTAIN PRIVATE OPEN SPACE FOR PARK AND RECREATION PURPOSES".

EXECUTED BY: E. J. GINDI-UNIVERSITY OF JUDAISM FOUNDATION, A CORPORATION AND THE STEPHEN S. WISE TEMPLE, A NON-PROFIT ORGANIZATION.
IN FAVOR OF: CITY OF LOS ANGELES.
RECORDING DATE: JANUARY 31, 1974.
RECORDING NO: 2902, OF OFFICIAL RECORDS.

SAID EASEMENT MAINTAINS 95 RESIDENTIAL DORM UNITS AND HAS NOT BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT 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.

14.) THE EFFECTS OF A COVENANT AND AGREEMENT.

EXECUTED BY: E. J. GINDI-UNIVERSITY OF JUDAISM FOUNDATION, A CORPORATION AND THE STEPHEN S. WISE TEMPLE, A NON-PROFIT ORGANIZATION.
IN FAVOR OF: CITY OF LOS ANGELES.
RECORDING DATE: JANUARY 31, 1974.
RECORDING NO: 2903, OF OFFICIAL RECORDS.

SAID EASEMENT HAS NOT BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT 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.

BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CS83, ZONE 5, (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID COORDINATES ARE BASED LOCALLY ON FIELD OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

STATION LFRS
NORTHING: 1,857,236.260
EASTING: 6,436,684.636
ELEVATION: 598.98 FEET (NAVD88)
MAPPING ANGLE: -00°14'07.11"
GOF: 0.999964035

STATION VMT
NORTHING: 1,868,797.008
EASTING: 6,405,986.608
ELEVATION: 1,933.01 FEET (NAVD88)
MAPPING ANGLE: -00°17'35.58"
GOF: 0.999964136

DISTANCES, IF ANY, SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED ABOVE.

APN: 4378-001-041

TITLE REPORT

4

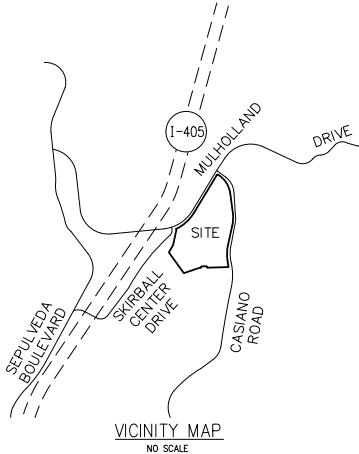
ITEMS SUCH AS TAXES, TAX LIENS, UNRECORDED LEASES AND DEEDS OF TRUST ARE NOT

CONSIDERED SURVEY RELATED AND HAVE NOT BEEN SHOWN HEREON.

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED UTILITIES, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL UTILITIES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

RANCHO LAND COMPANY AND THE UNDERLYING LAND OWNERSHIP MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR IS NOT RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.



LEGEND

UTILITIES

COMMUNICATION LINE	— COM
COMMUNICATION MARK OUT	— CM(O)
FIBER OPTICS	— FO
FIBER OPTICS MARK OUT	— FO(M)
ELECTRIC CABINET	□ EC
ELECTRIC MARK OUT	□ EM(O)
ELECTRIC RISER	○ ER
ELECTRIC TRANSFORMER	□ ET
ELECTRIC PULL BOX	□ EP
GUY POLE/WIRE	○ GUY
LIGHT POLE	○ LP
OVER-HEAD ELEC./TELE./COMM.	— OH/ETC
STREET LIGHT	○ SL
TRAFFIC SIGNAL	○ TS
TRAFFIC SIGNAL BOX	— TS(B)
UTILITY POLE	○ UP
GAS MARKOUT	— GM(O)
GAS METER	○ GM
GAS RISER	○ GR
GAS VALVE	○ GV
TELECOM PEDESTAL	— TP
TELECOM PULL BOX	— TPB
TELEPHONE LINE	— T
TELEPHONE MARKOUT	— TM(O)
TELEPHONE RISER	— TR

SEWER CLEAN OUT	○ SCO
SEWER MARKOUT	— SM(O)
SEWER RISER	○ SR

SEWER	— SR
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CATCH BASIN	□ CB
DROP INLET	□ DI
RAIN DRAIN	— RD
STORM DRAIN	— SD
STORM DRAIN CLEAN-OUT	— SD(O)
STORM DRAIN CURB INLET	— SDI
STORM DRAIN MARKOUT	— SM(O)
STORM DRAIN TRENCH DRAIN	— SSTD

BACKFLOW PREVENTER	— BFP
BLOW OFF VALVE	○ BOV
FIRE HYDRANT	○ FH
FIRE SERVICE	— FS
IRRIGATION CONTROL BOX	— ICB
IRRIGATION CONTROL VALVE	○ ICV
POST INDICATOR VALVE	○ PIV
WATER MARKOUT	— WM(O)
WATER VALVE	○ WR
WATER SERVICE	— WS
WATER VALVE	○ WV

UNKNOWN MARKOUT	— UM(O)
UNKNOWN MANHOLE	○ UMH
UNKNOWN UTILITY	○ UNK
UNKNOWN VALVE	○ UV
HAND HOLE	— HH

ELECTRIC VAULT	— EV
GAS VAULT	— GV
SEWER VAULT	— SV
TELECOM VAULT	— TV
UNKNOWN VAULT	— UVT
WATER VAULT	— WV

UNKNOWN	— UN
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LANDSCAPING	— L
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