

## 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 PER 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 "B" 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. 2010-118063, 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, 2022.

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 01093, PAGE 557, OF OFFICIAL RECORDS.  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

SAID EASEMENT HAS NOT BEEN PLOTTED HEREON.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

- 7) PROVISIONS, HEREIN RECITED, 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 THEREOF.

SUBDIVISION 27748 AS PER MAP RECITED 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 RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF SUBDIVISION SHOWN BELOW, WHICH REINQUISH 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.  
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, CCS83, 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: 1,557,236.260  
EASTING: 6,436,684.636  
ELEVATION: 598.98 FEET (NAVD83)  
MAPPING ANGLE: -00°14'07.11"

STATION VINT  
NORTHING: 1,568,797.008  
EASTING: 6,405,986.608  
ELEVATION: 1,933.01 FEET (NAVD83)  
MAPPING ANGLE: -00°17'35.58"

STATION 0.99584138

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

## BENCHMARK

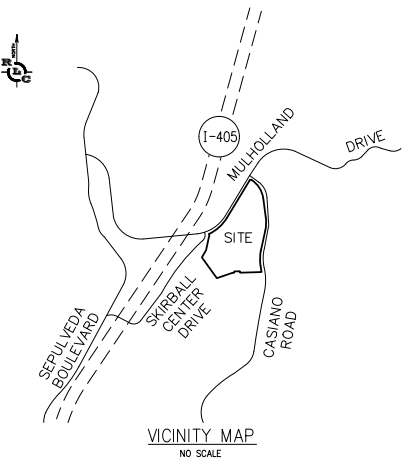
THE ELEVATIONS SHOWN HEREON ARE BASED ON A STANDARD BENCHMARK NO. 14-06185 IN THE NORTH SIDE OF THE EASTERLY ABUTMENT OF MULHOLLAND DRIVE BRIDGE OVER SAN DIEGO FREEWAY, 0.7 FEET NORTH OF CONCRETE BASE FOR NORTHERLY STEEL HANDRAIL; 50 FEET WEST OF THE EASTERLY END OF RAIL; 11.69 MILES WESTERLY FROM CAHUENGA BOULEVARD.

ELEVATION TAKEN AS: 1192.42 FEET

## 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 DEPICED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. 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 UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.



VICINITY MAP  
NO SCALE

## NOTES:

- THIS A.L.T.A. SURVEY WAS PREPARED AT THE REQUEST OF CHICAGO TITLE COMPANY.
- AT THE TIME OF THIS SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE PROPERTY HAS CONTROLLED DIRECT ACCESS TO AND IS CONTIGUOUS WITH CASANO ROAD, BEING A PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
- APN: 4378-001-041
- AREA OF PROPERTY: 21,650 ACRES OR 943,081.46 SQUARE FEET.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- FLOOD ZONE DATA OBTAINED FROM FEMA WEBSITE ON 11-7-2022: PANEL NO. 06037 C 1315 F REVISED 9/26/2008. ZONE "D" AREA OF MINIMUM FLOOD HAZARD.
- INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION.
- AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO EVIDENCE OF THE SUBJECT PROPERTY BEING, OR HAVING BEEN, USED FOR CEMETERY, BURIAL GROUND OR GRAVE SITE PURPOSES.
- AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO WETLANDS.
- THE MEASURED HEIGHT OF THE BUILDINGS ARE STATED HEREON:  
BUILDING A: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING B: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING C: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING D: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING E: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING F: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING G: FRONT OF BUILDING: 15.44 FEET ABOVE GROUND LEVEL.  
BACK OF BUILDING: 35.61 FEET ABOVE GROUND LEVEL.  
BUILDING H: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING I: XX.XX FEET ABOVE GROUND LEVEL.  
BUILDING J: XX.XX FEET ABOVE GROUND LEVEL.
- MEASURED BUILDINGS ARE FROM FACE OF BUILDING AT THE ADJACENT LOWEST GRADE OR GROUND LEVEL. ALL BUILDING AREAS ARE CALCULATED AT THE EXACT FACE OF BUILDING AT GROUND LEVEL AND INCLUDE ALL GROUND LEVEL ANGLE POINTS AND CORNERS.
- BUILDING ADDRESS: 15600 MULHOLLAND DRIVE, LOS ANGELES, CA 90077.

## PARKING

REGULAR PARKING: 323 (#)

COVERED PARKING: 55 (#CP)

HANDICAPPED PARKING: 13 (#HC)

ELECTRIC VEHICLE PARKING: 16 (#EVP)

TOTAL PARKING: 407

## IMPROVEMENTS

CHAINLINK FENCE .....  
WROUGHT IRON FENCE .....  
WOOD FENCE .....  
WALL .....  
ASPHALT .....  
CONCRETE .....  
CURB & GUTTER .....  
BUILDING FOOTPRINT .....  
GUARD POST .....  
SIGN .....

## SURVEYORS CERTIFICATE

TO: TOGETHER WITH ITS SUCCESSORS  
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 10, 12, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2022.

DATE OF PLAT OR MAP: NOVEMBER 11, 2022.

CASEY R. LYNCH, P.L.S.  
LICENSE NO. L.S. 8380

12/16/2022



## LEGEND

### UTILITIES

COMMUNICATION LINE ..... COM  
COMMUNICATION MARKOUT ..... COM  
FIBER OPTICS ..... FO  
FIBER OPTICS MARK OUT ..... FOM  
ELECTRIC CABINET ..... EC  
ELECTRIC MARKOUT ..... EM  
ELECTRIC METER ..... EM  
ELECTRIC RISER ..... ER  
ELECTRIC TRANSFORMER ..... ET  
ELECTRIC PULL BOX ..... EPB  
GUY POLE/WIRE ..... GUY  
LIGHT POLE ..... LP  
OVER-HEAD ELEC./TELE./COM ..... OH/ETC  
STREET LIGHT ..... SL  
TRAFFIC SIGNAL ..... TS  
TRAFFIC SIGNAL BOX ..... TSB  
UTILITY POLE ..... UP  
GAS MARKOUT ..... GM  
GAS METER ..... GM  
GAS RISER ..... GR  
GAS VALVE ..... GV  
TELECOMM PEDESTAL ..... TP  
TELECOMM PULL BOX ..... TPB  
TELEPHONE LINE ..... T  
TELEPHONE MARKOUT ..... TM  
TELEPHONE RISER ..... TR

SEWER CLEAN OUT ..... SCO  
SEWER MARKOUT ..... SMO  
SEWER RISER ..... SR

CATCH BASIN ..... CB  
DROP INLET ..... DI  
RAIN DRAIN ..... RD  
STORM DRAIN ..... SD  
STORM DRAIN CLEAN-OUT ..... SDO  
STORM DRAIN CURB INLET ..... SDCI  
STORM DRAIN MARKOUT ..... SDO  
STORM DRAIN TRENCH DRAIN ..... SDTD

BACKFLOW PREVENTER ..... BFP  
BLOWOFF VALVE ..... BOV  
FIRE HYDRANT ..... FH  
FIRE SERVICE ..... FS  
IRRIGATION CONTROL BOX ..... ICB  
IRRIGATION CONTROL VALVE ..... ICV  
POST INDICATOR VALVE ..... PIV  
WATER MARKOUT ..... WM  
WATER METER ..... WM  
WATER RISER ..... WR  
WATER SERVICE ..... WS  
WATER VALVE ..... WV

UNKNOWN MARKOUT ..... UMO  
UNKNOWN MANHOLE ..... UMH  
UNKNOWN UTILITY ..... UNK  
UNKNOWN VALVE ..... UV  
HAND HOLE ..... HH

ELECTRIC VAULT ..... EV  
GAS VAULT ..... GV  
SEWER VAULT ..... SV  
TELECOMM VAULT ..... TV  
UNKNOWN VAULT ..... UV  
WATER VAULT ..... WVT

### LANDSCAPING

DECIDUOUS TREE .....  
TREE CANOPY/SHRUBS/HEDGE .....  
ELEVATION AND CONTOUR DATA SHOWN WITHIN THE TREE CANOPY IS OBSERVED AND MAY OR MAY NOT MEET THE NATIONAL MAPPING ACCURACY STANDARDS.

ELECTRIC MANHOLE ..... EMH  
GAS MANHOLE ..... GMH  
SEWER MANHOLE ..... SMH  
STORM DRAIN MANHOLE ..... SDMH  
TELECOMM MANHOLE ..... TMH  
WATER MANHOLE ..... WMH

### PROPERTY DATA

PROPERTY LINE .....  
RIGHT OF WAY .....  
CENTER LINE .....  
LOT LINE .....  
OFFSET LINE .....  
EASEMENT LINE .....  
ABUTTER'S RIGHTS .....  
PRELIMINARY TITLE REPORT ITEM NO. 1 .....  
PARKING SPACE .....  
HANDICAP PARKING SPACE .....  
TIE TO BUILDING CORNER, PERPENDICULAR OR RADIAL TO PROPERTY LINE ..... 65.5'

### ABBREVIATIONS

ASPHALT CONCRETE ..... AC  
BACK OF ROLLING CURB ..... BRC  
BRIE RACK ..... BR  
CHAINLINK FENCE ..... FNC  
CONCRETE ..... CONC  
CURB INLET ..... CI  
DRIVEWAY ..... DWY  
EDGE OF PAVEMENT ..... EP  
EDGE OF TRAVEL WAY ..... ETW  
ELEVATION ..... EL  
ENCLOSURE ..... ENCL  
GREASE TRAP ..... GTP  
HANDICAP RAMP ..... HCR  
IRON FENCE ..... FNI  
LATITUDE ..... LAT  
LONGITUDE ..... LONG  
MAILBOX ..... MB  
MONUMENT ..... MON  
NATURAL GROUND ..... NG  
NEWSTAND ..... NS  
PARKING METER ..... PM  
PARKING SPACE ..... PS  
PEDESTRIAN CALL BUTTON ..... PCB  
PLANTER ..... PLNTR  
RIGHT OF WAY ..... R.O.W.  
ROOF ..... RF  
TELECOM CABINET ..... TCAB  
TOP OF BERM ..... TOB  
TOP OF CURB ..... TC  
UNDERGROUND ..... U/G  
UNKNOWN CLEANOUT ..... UCO  
UNKNOWN RISER ..... UR  
WALKWAY ..... WKWY  
WEEP HOLE ..... WH  
WOOD FENCE ..... FWN

