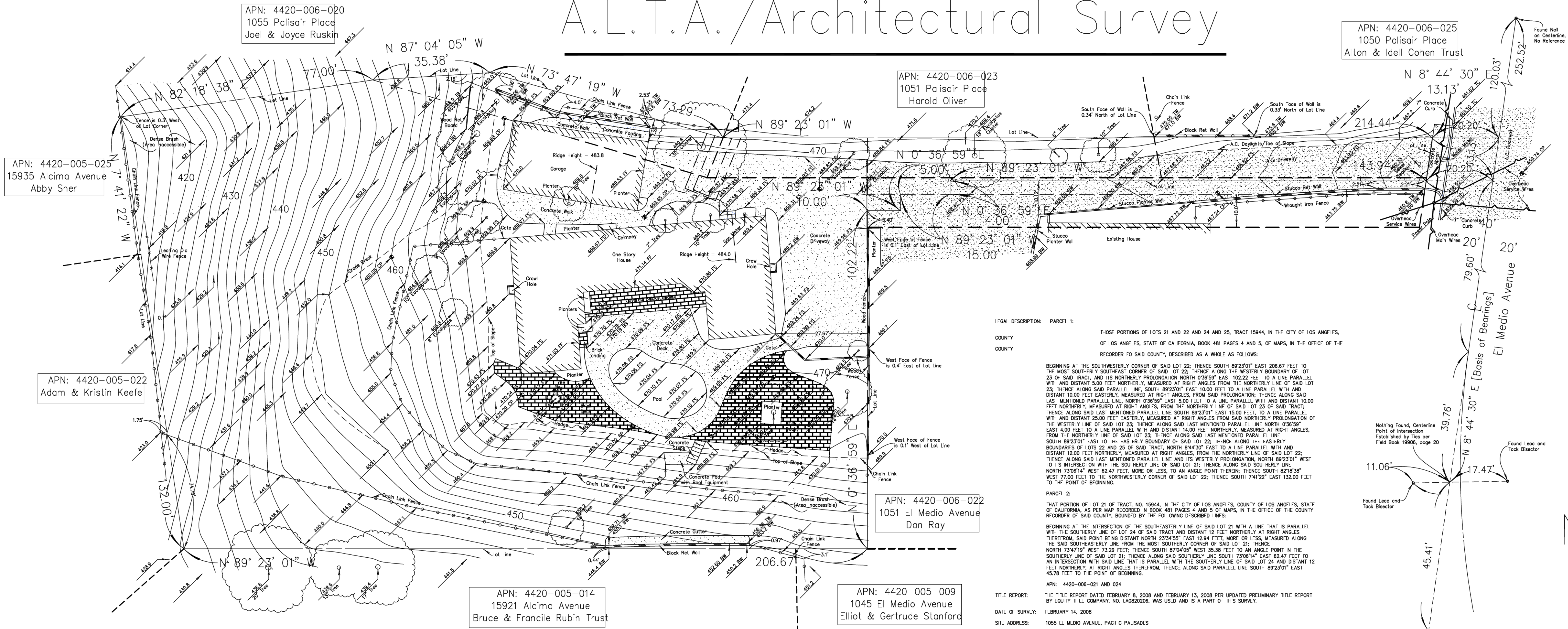


A.L.T.A. / Architectural Survey



LEGAL DESCRIPTION: PARCEL 1:
COUNTY: THOSE PORTIONS OF LOTS 21 AND 22 AND 24 AND 25, TRACT 15944, IN THE CITY OF LOS ANGELES,
COUNTY: OF LOS ANGELES, STATE OF CALIFORNIA, BOOK 481 PAGES 4 AND 5, OF MAPS, IN THE OFFICE OF THE
RECORDER FO SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 22; THENCE SOUTH 89°23'01" EAST 206.67 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 22; THENCE ALONG THE WESTERLY BOUNDARY OF LOT 23 OF SAID TRACT, AND ITS NORTHERLY PROLONGATION NORTH 0°36'59" EAST 102.22 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 23; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°23'01" EAST 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID PROLONGATION; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0°36'59" EAST 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LOT 23 OF SAID TRACT; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 89°23'01" EAST 15.00 FEET, TO A LINE PARALLEL WITH AND DISTANT 25.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 23; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 0°36'59" EAST 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT 14.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LOT 23; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 89°23'01" EAST TO THE EASTERLY BOUNDARY OF SAID LOT 22; THENCE ALONG THE EASTERLY BOUNDARIES OF LOTS 22 AND 25 OF SAID TRACT, NORTH 8°44'30" EAST TO A LINE PARALLEL WITH AND DISTANT 12.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LOT 22; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE AND ITS WESTERLY PROLONGATION, NORTH 89°23'01" WEST TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 21; THENCE ALONG SAID SOUTHERLY LINE NORTH 73°01'14" WEST 62.47 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE SOUTH 82°08'38" WEST 77.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 22; THENCE SOUTH 74°12'22" EAST 132.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF LOT 21 OF TRACT, NO. 15944, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481 PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 21 WITH A LINE THAT IS PARALLEL WITH THE SOUTHERLY LINE OF LOT 24 OF SAID TRACT AND DISTANT 12 FEET NORTHERLY AT RIGHT ANGLES THEREFROM, SAID POINT BEING DISTANT NORTH 23°34'55" EAST 12.94 FEET, MORE OR LESS, MEASURED ALONG THE SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 21; THENCE NORTH 74°12'18" WEST 73.28 FEET; THENCE SOUTH 87°04'05" WEST 35.38 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 21; THENCE ALONG SAID SOUTHERLY LINE SOUTH 73°01'14" EAST 62.47 FEET TO AN INTERSECTION WITH SAID LINE THAT IS PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 24 AND DISTANT 12 FEET NORTHERLY, AT RIGHT ANGLES THEREFROM; THENCE ALONG SAID PARALLEL LINE SOUTH 89°23'01" EAST 45.78 FEET TO THE POINT OF BEGINNING.

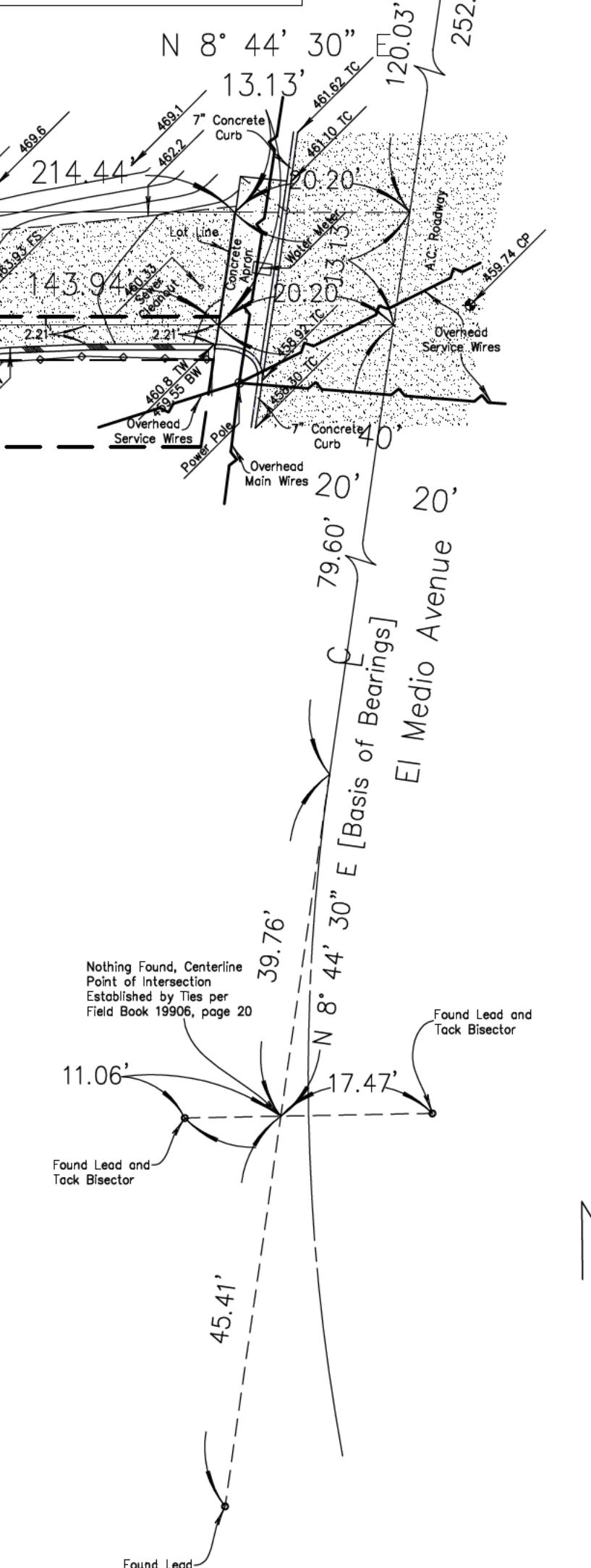
APN: 4420-006-021 AND 024
THE TITLE REPORT DATED FEBRUARY 8, 2008 AND FEBRUARY 13, 2008 PER UPDATED PRELIMINARY TITLE REPORT BY EQUITY TITLE COMPANY, NO. L40820208, WAS USED AND IS A PART OF THIS SURVEY.

TITLE REPORT: THE TITLE REPORT DATED FEBRUARY 8, 2008 AND FEBRUARY 13, 2008 PER UPDATED PRELIMINARY TITLE REPORT BY EQUITY TITLE COMPANY, NO. L40820208, WAS USED AND IS A PART OF THIS SURVEY.
DATE OF SURVEY: FEBRUARY 14, 2008
SITE ADDRESS: 1055 EL MEDIO AVENUE, PACIFIC PALISADES
AREA: 31,418 SQUARE FEET, 0.72 ACRES
BOUNDARY: THE BOUNDARY SHOWN HEREON IS RECORD INFORMATION ADJUSTED TO FOUND CITY CENTERLINE AND SURVEY MONUMENTS USING STANDARD SURVEYING PROCEDURE.
BASIS OF BEARINGS: THE BEARING OF NORTH BY 44°30' E WAS USED ON THE CENTERLINE OF EL MEDIO AVENUE. PER TRACT NO. 15944 MAP BOOK 481 PAGES 4-5, AS SHOWN HEREON.
FLOOD ZONE: ZONE C, AS SHOWN ON FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 1987, COMMUNITY PANEL NO. 060137-0089-D; THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
BENCH MARK: THE ELEVATION OF 394.4 ON SEWER MANHOLE STATION 3+50.00 AS SHOWN ON SEWER "Y" MAP NO. 7203-4 ON FILE IN THE CITY OF LOS ANGELES WAS USED AS DATUM FOR THIS SURVEY.
EASEMENTS: ITEM NO. 3, AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP OF SAID TRACT.
ITEM NO. 4, AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP OF SAID TRACT.
ITEM NO. 6, AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS RECORDED IN BOOK 43257 PAGE 342, OFFICIAL RECORDS.
ITEM NO. 7, AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS RECORDED IN BOOK 43719 PAGE 137, OFFICIAL RECORDS.
ITEM NO. 8, AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES AS RECORDED ON JUNE 9, 1954 AS INSTRUMENT NO. 214, OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE:
TO SKC PACIFIC, LLC AND EQUITY TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 10, 11, 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MICHAEL J. AMOROSO L.S. 5392

APN: 4420-006-025
1050 Palisair Place
Alton & Idell Cohen Trust



Scale: 1" = 16'

Legend

FF = Finished Floor
FS = Finished Surface
FL = Flowing
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Slope
BS = Bottom of Slope
CP = Control Point
TB = Top of Board
BB = Bottom of Board
Ret = Retaining

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale

Note: 5' Side Yard Setback
10' Front Setback

Plan Prepared For: SKC Pacific LLC
c/o Steven B. Chapin, Manager
1055 El Medio Avenue
Pacific Palisades, CA 90272
(310) 210-7625

Plan Prepared By: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Michael J. Amoroso, L.S. 5392
Field Survey By: Alfredo Sillas
Plan Drafted By: Ramon Barragan

* All dimensions, elevation points, topography, and building sizes outside of the property lines defining 1055 El Medio Avenue, Los Angeles, CA 90272 are estimates only and based on available public data. The Architect makes no claims to, or certifies the accuracy of, this information.

SKC
RESIDENCE
1055 El Medio Avenue
Pacific Palisades, California 90272

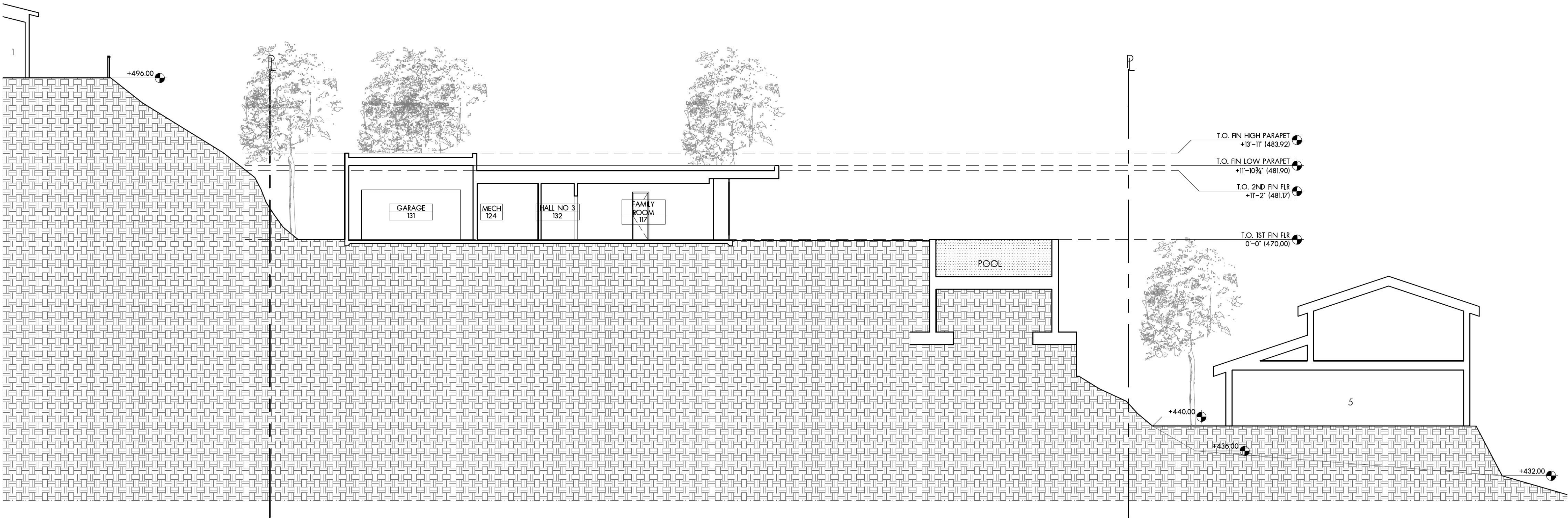
SKC
RESIDENCE
1055 El Medio Avenue
Pacific Palisades, California 90272

[illegible]

Sheet Title:

Sheet Number:

2 of 4



PORTIONS OF LOTS 21, 22, 24 & 25
TRACT 15944

• All dimensions, elevation points, topography, and building sizes outside of the property lines defining 1055 El Medio Avenue, Los Angeles, CA 90272 are estimates only and based on available public data. The Architect makes no claims to, or certifies the accuracy of, this information.

OWNER
SKC Pacific, LLC
2530 Wilshire Blvd. 2nd Floor
Santa Monica, CA 90403
Telephone: 818.891.9100
Email: steve@chapinproperties.com

SURVEYOR
M & M & Co.
Contact: Greg Amoroso
16145 Roscoe Blvd.
North Hills, CA 91343
Telephone: 818.891.9100
Facsimile: 818.891.9115
E-mail: greg@mmsurveyors.com

**SKC
RESIDENCE**
1055 El Medio Avenue
Pacific Palisades, California 90272

NOT FOR CONSTRUCTION

Revisions:		
#	date	remarks
	09.30.16	HOA

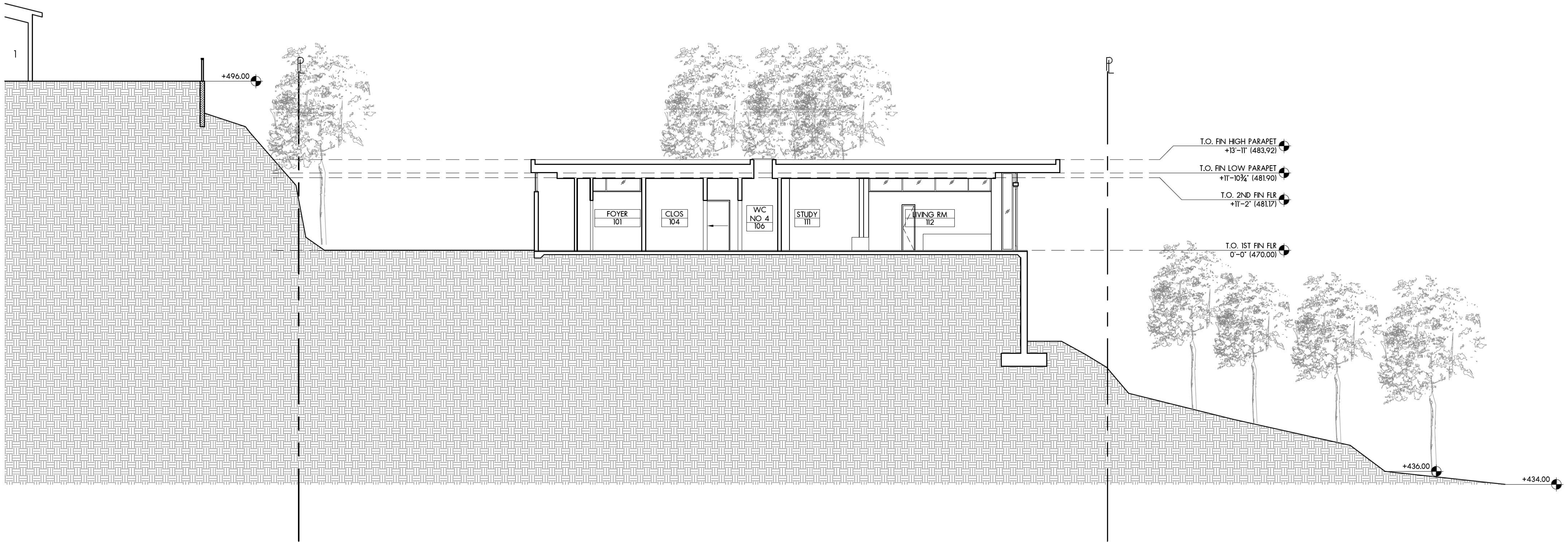
Date issued: 09.30.16

Project number: 1614

Sheet Title:

HOA SECTIONS

Sheet Number:



PORTIONS OF LOTS 21, 22, 24 & 25
TRACT 15944

• All dimensions, elevation points, topography, and building sizes outside of the property lines defining 1055 El Medio Avenue, Los Angeles, CA 90272 are estimates only and based on available public data. The Architect makes no claims to, or certifies the accuracy of, this information.

OWNER
SKC Pacific, LLC
2530 Wilshire Blvd. 2nd Floor
Santa Monica, CA 90403
Telephone: 818.891.9100
Email: steve@chapinproperties.com

SURVEYOR
M & M & Co.
Contact: Greg Amoroso
16145 Roscoe Blvd.
North Hills, CA 91343
Telephone: 818.891.9100
Facsimile: 818.891.9115
E-mail: greg@mmsurveyors.com

**SKC
RESIDENCE**
1055 El Medio Avenue
Pacific Palisades, California 90272

NOT FOR CONSTRUCTION

Revisions:		
#	date	remarks
	09.30.16	HOA

Date issued: 09.30.16

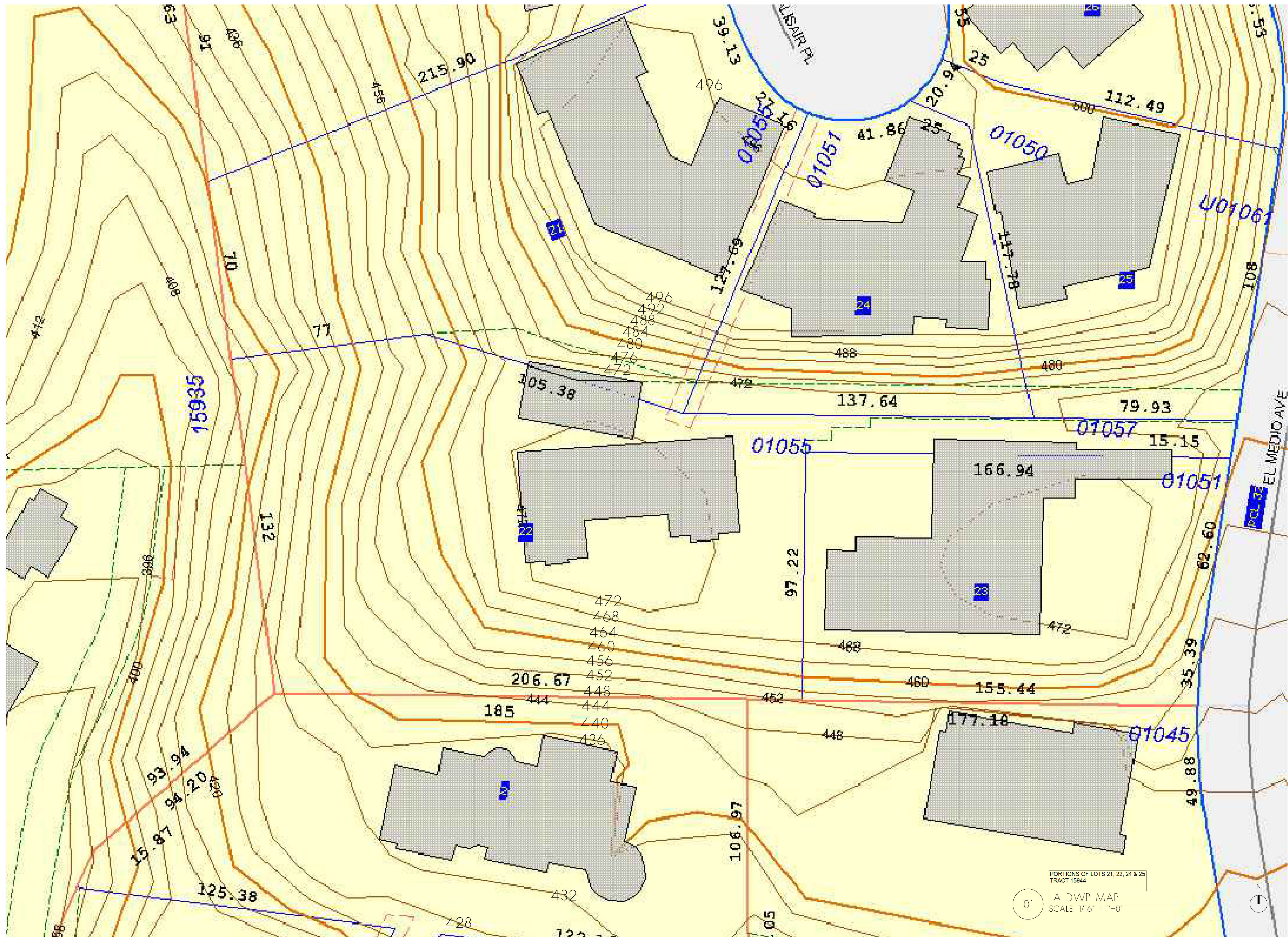
Project number: 1614

Sheet Title:

HOA SECTIONS

Sheet Number:

4 of 4



OWNER
SKC Pacific, LLC
 2530 Wilshire Blvd. 2nd Floor
 Santa Monica, CA 90403
 Telephone:
 Email: steve@chapinproperties.com

SURVEYOR
M & M & Co.
Contact: Greg Amoroso
6145 Roscoe Blvd.
North Hills, CA 91343
Telephone: 818.891.9100
Facsimile: 818.891.9115
E-mail: greg@mmsurveyors.com

SKC
RESIDENCE

055 El Medio Avenue
Pacific Palisades, California 90272

NOT FOR CONSTRUCTION

evisions:

[illegible]

Date issued: 09.30.16

project number: 1614

Sheet Title:
**CITY OF LOS
ANGELES
DEPARTMENT OF
PUBLIC WORKS MAP**

Sheet Number