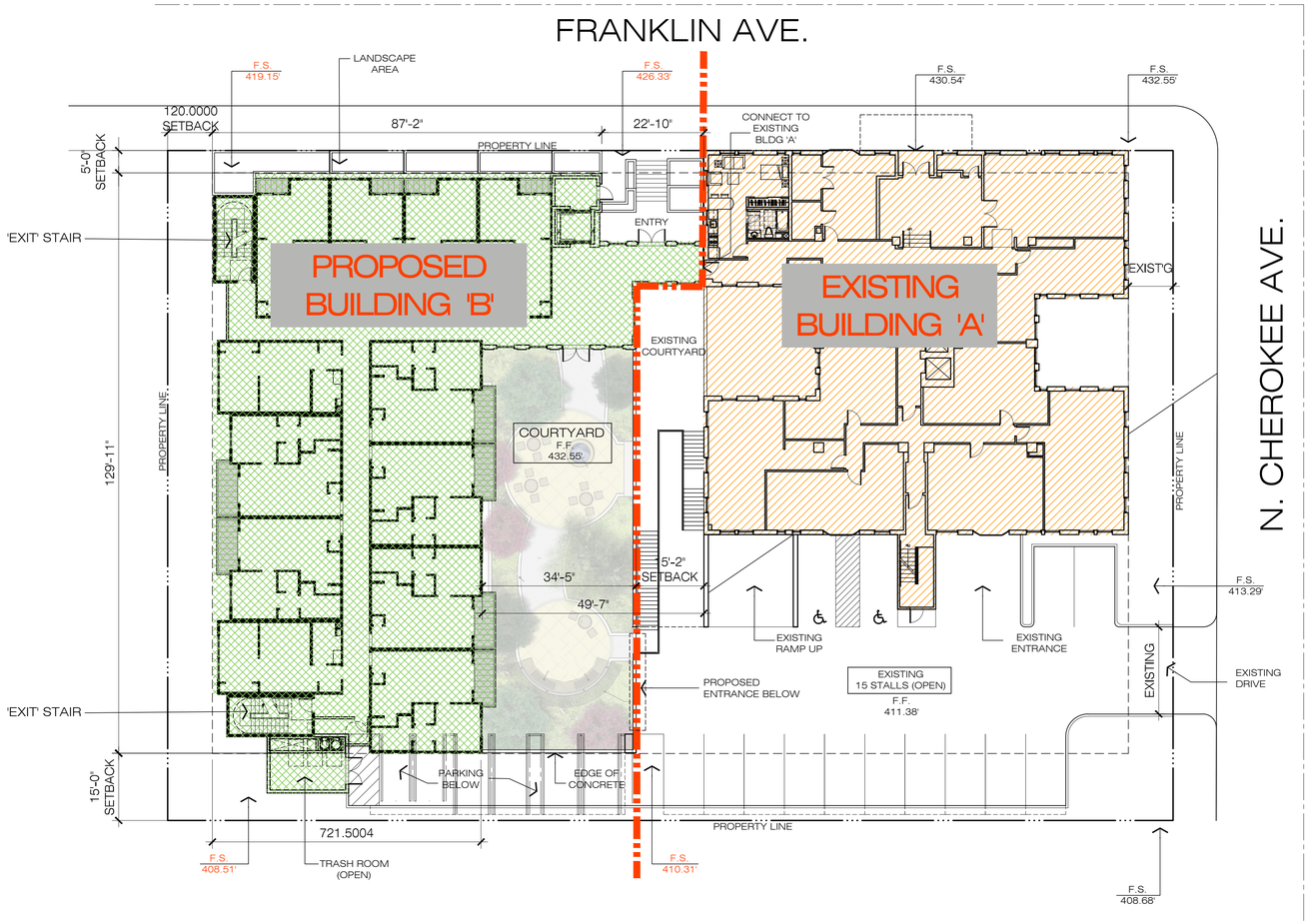


SITE INFORMATION

PROJECT LOCATION:	6650-6668 W. FRANKLIN AVE 1850 N. CHEROKEE AVE HOLLYWOOD, CA 90028
APNS:	5547-003-023,-24
LEGAL DESCRIPTION:	PORTION OF LOT 11 & LOT 12, BLOCK 2, HOLLYWOOD OCEAN VIEW TRACT
LOT AREA:	33,793 SF / 0.78 ACRES

JURISDICTIONAL INFORMATION

COMMUNITY PLANNING AREA	HOLLYWOOD
AREA PLANNING COMMISSION	CENTRAL
NEIGHBORHOOD COUNCIL	HOLLYWOOD HILLS WEST
COUNCIL DISTRICT	CD 13 - MITCH O'FARRELL

ZONING

ZONE:	[Q]R4-2 (NO CHANGE)
GENERAL PLAN LAND USE:	HIGH DENSITY RESIDENTIAL (NO CHANGE)
DENSITY	
- ALLOWED:	1/600 SF - 57 UNITS
- EXISTING:	118 UNITS (117 SENIOR AFFORDABLE+1 MNGR)
- NEW BLDG:	68 UNITS (67 SENIOR AFFORDABLE+1 MNGR)
- **TOTAL PROPOSED:**	**186 UNITS (184 SENIOR AFFORDABLE+1 MNGR)**
FAR - EXISTING:	6:1
FAR - PROPOSED:	4.57:1 (EXISTING+NEW)
BUILDING AREA:	27,300 SF
FLOOR AREA	
- ALLOWED:	163,800 SF
- EXISTING:	71,450 SF
- NEW BLDG:	53,370 SF
- **TOTAL PROPOSED:**	**124,820 SF**
HEIGHT	
- ALLOWED:	60 FT / UNLIMITED STORIES
- EXISTING:	130 FT / 10 STORIES
- NEW BLDG:	76'-8" FT / 6 STORIES
OCCUPANCY:	R-2
CONSTRUCT. TYPE - NEW:	TYPE IIIA OVER TYPE I

SETBACKS

FRONT YARD - CHEROKEE AVE	
- REQUIRED:	15 FT
- EXISTING:	10 FT (NON-CONFORMING)
SIDE YARD - FRANKLIN AVE	
- REQUIRED:	9 FT
- PROPOSED:	4 FT, 6 IN (W DB INCENTIVE)
SIDE YARD - SOUTH PL	
- REQUIRED:	9 FT
- PROPOSED:	15 FT
REAR YARD - WEST PL	
- REQUIRED:	20 FT
- PROPOSED:	10 FT (W DB INCENTIVE)

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE (12.21.G):

68 UNITS x	100 SF	6,800 SF*

*100 SF PER UNIT W. LESS THAN 3 HABITABLE ROOMS

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE	1,700 SF
COMMUNITY ROOM	1,300 SF
ROOF DECK @ 6TH FLOOR	500 SF
PODIUM OPEN SPACE	2,400 SF
TOTAL NEW OPEN SPACE	5,900 SF
EXISTING COURTYARD	1,100 SF
TOTAL PROJECT OPEN SPACE	7,000 SF

PARKING

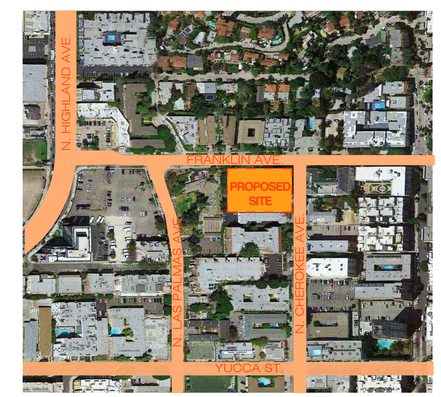
PARKING - EXISTING		
- TOTAL:	70 FT	
- TO REMAIN:	47 FT	
- TO BE REMOVED:	23 FT*	
PARKING - REQUIRED		
- 67 SENIOR UNITS	0.5/UNIT	33
- MANAGERS UNIT:	1/UNIT	1
*REPLACEMENT SPACES		23
		57 SPACES
PARKING - PROPOSED		
- PARKING LEVEL 1		25
- PARKING LEVEL 2		29
NEW SPACES		54 SPACES
EXISTING SPACES TO REMAIN		47
TOTAL PARKING SPACES		101 SPACES

BICYCLE PARKING - REQUIRED/PROVIDED		
- EXISTING:	0 (NON-CONFORMING)	
- LONG TERM:	1/UNIT	68
- SHORT TERM:	0.1/UNIT	7

UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	NET AREA	TOTAL AREA
A1	STUDIO + 1BA	32 (47%)	440 SF	14,080 SF
A3	STUDIO + 1BA	18 (26.5%)	420 SF	7,560 SF
B1	1BR + 1BA	18 (26.5%)	520 SF	9,360 SF
	TOTAL	68	TOTAL	31,000 SF

VICINITY MAP



N.T.S.

PLOT PLAN

MONTECITO SENIOR HOUSING

Hollywood - California

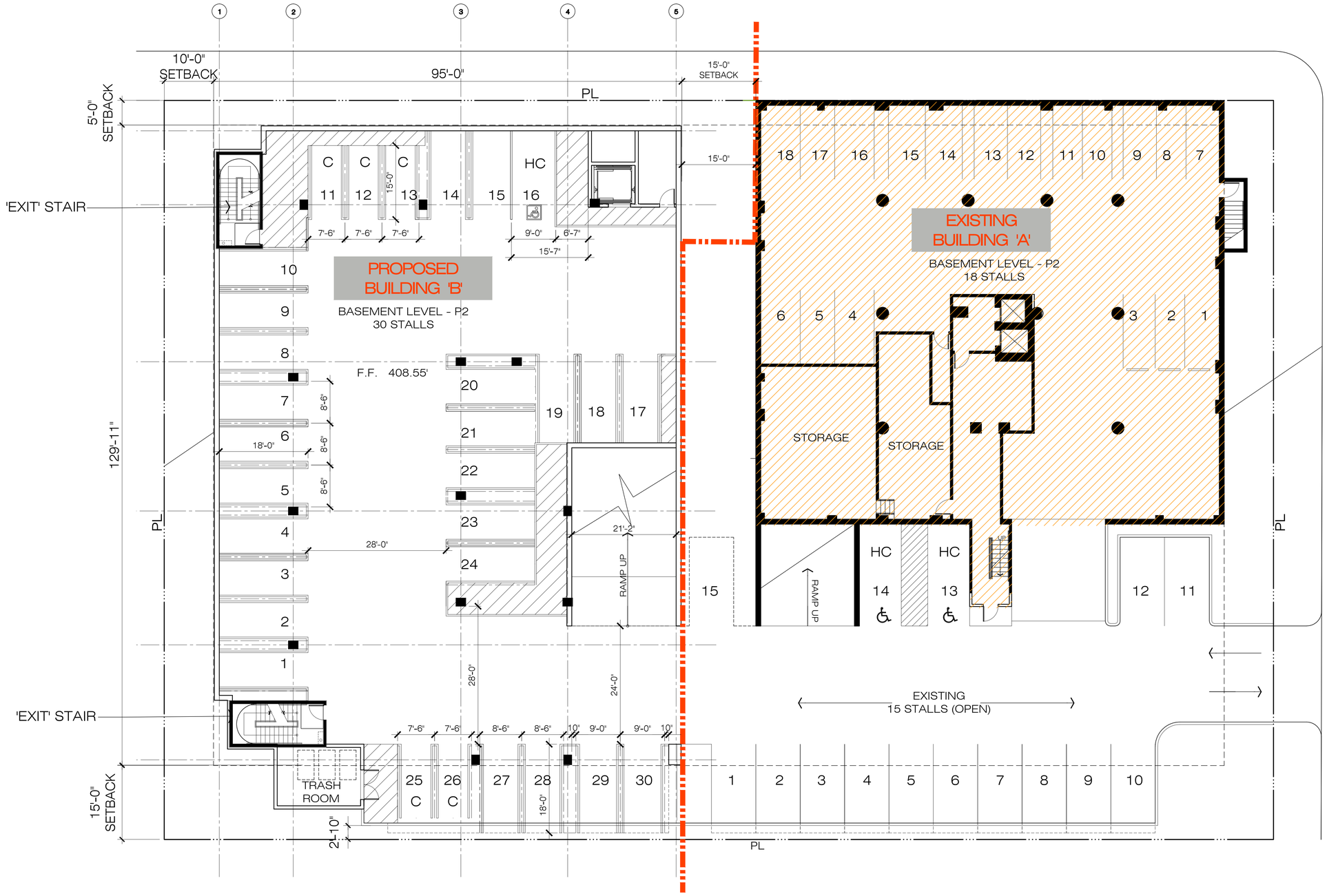
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 16'
0 16 32 48

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 01



BASEMENT LEVEL - P2
F.F. 408.55'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

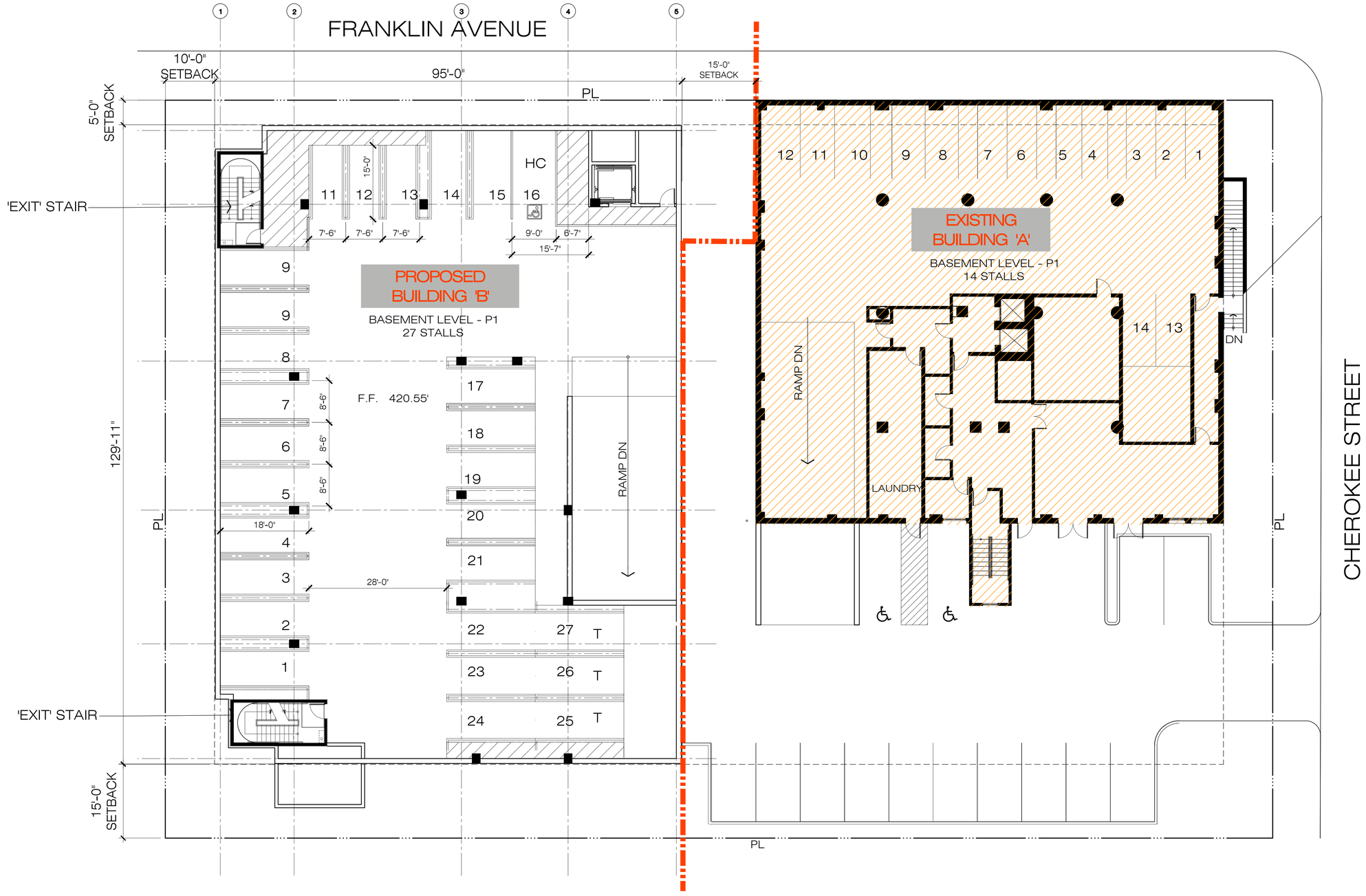
0 10 20 30

WITHEE MALCOLM ARCHITECTS

2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 02



BASEMENT LEVEL - P1
F.F. 420.55'

MONTECITO SENIOR HOUSING

Hollywood - California

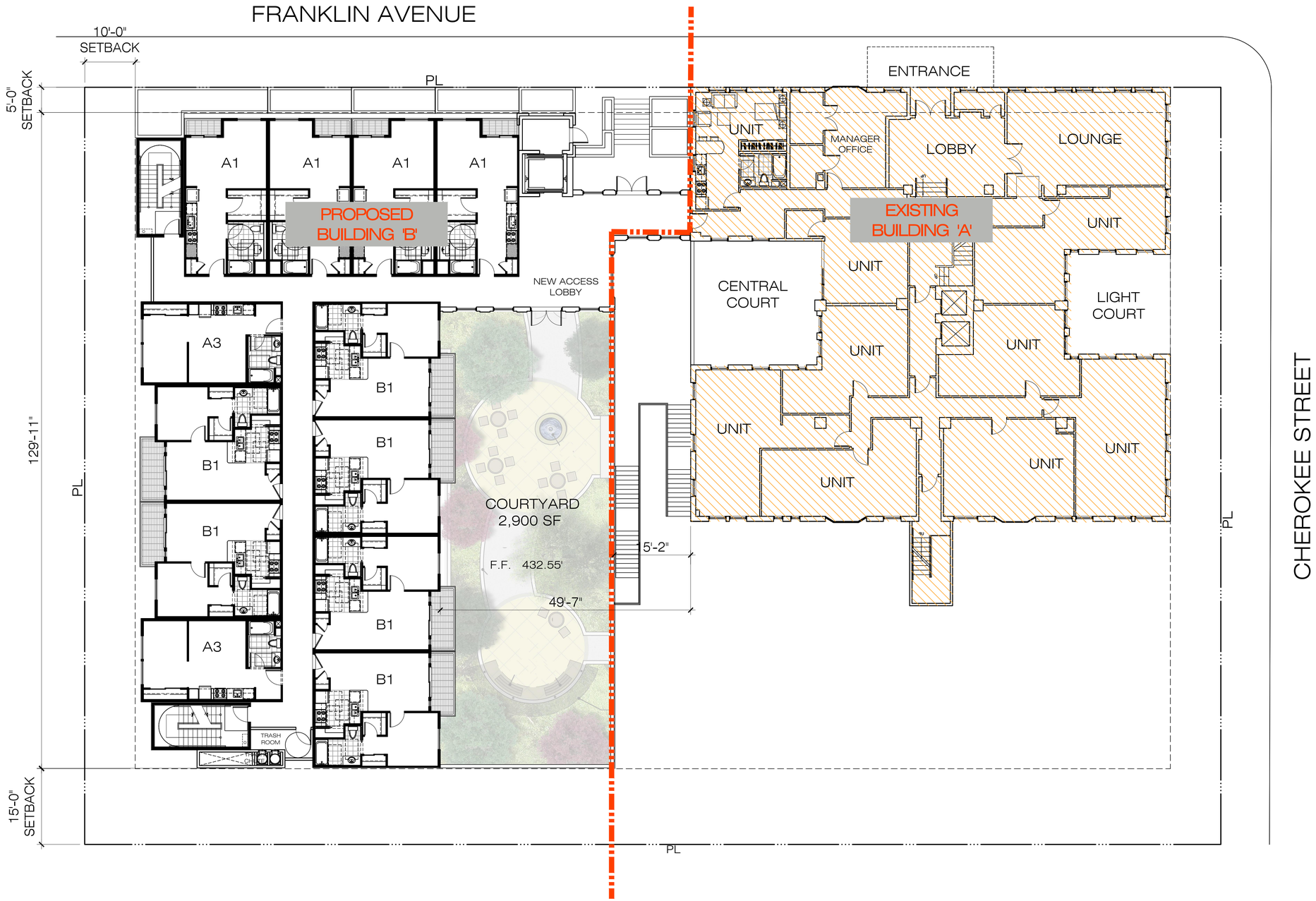
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 03



GROUND FLOOR
F.F. 432.55'

MONTECITO SENIOR HOUSING

Hollywood - California

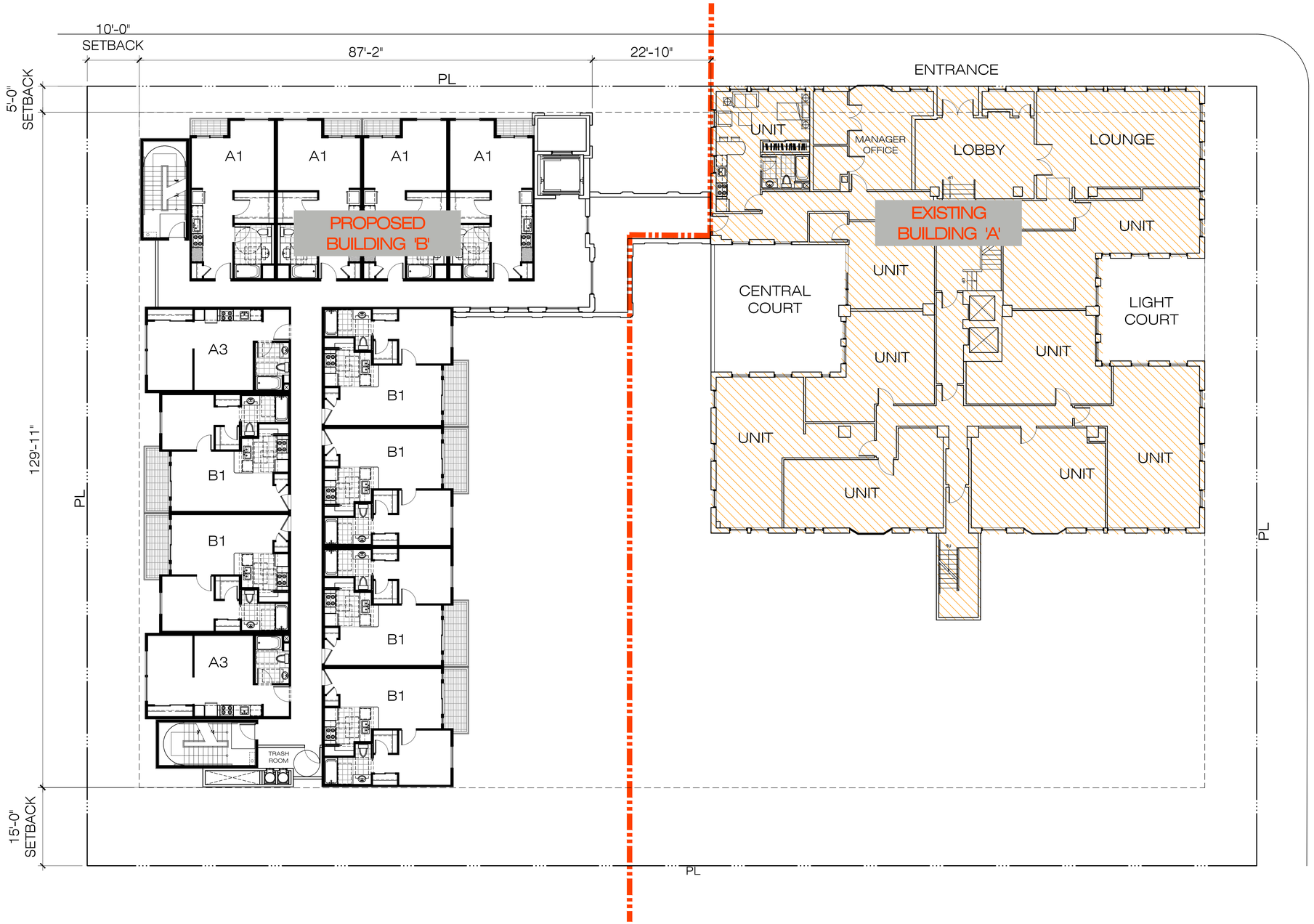
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.29.2017

SHEET
04



LEVEL-2 TO LEVEL-5

F.F. 442.88' TO F.F. 482.88'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

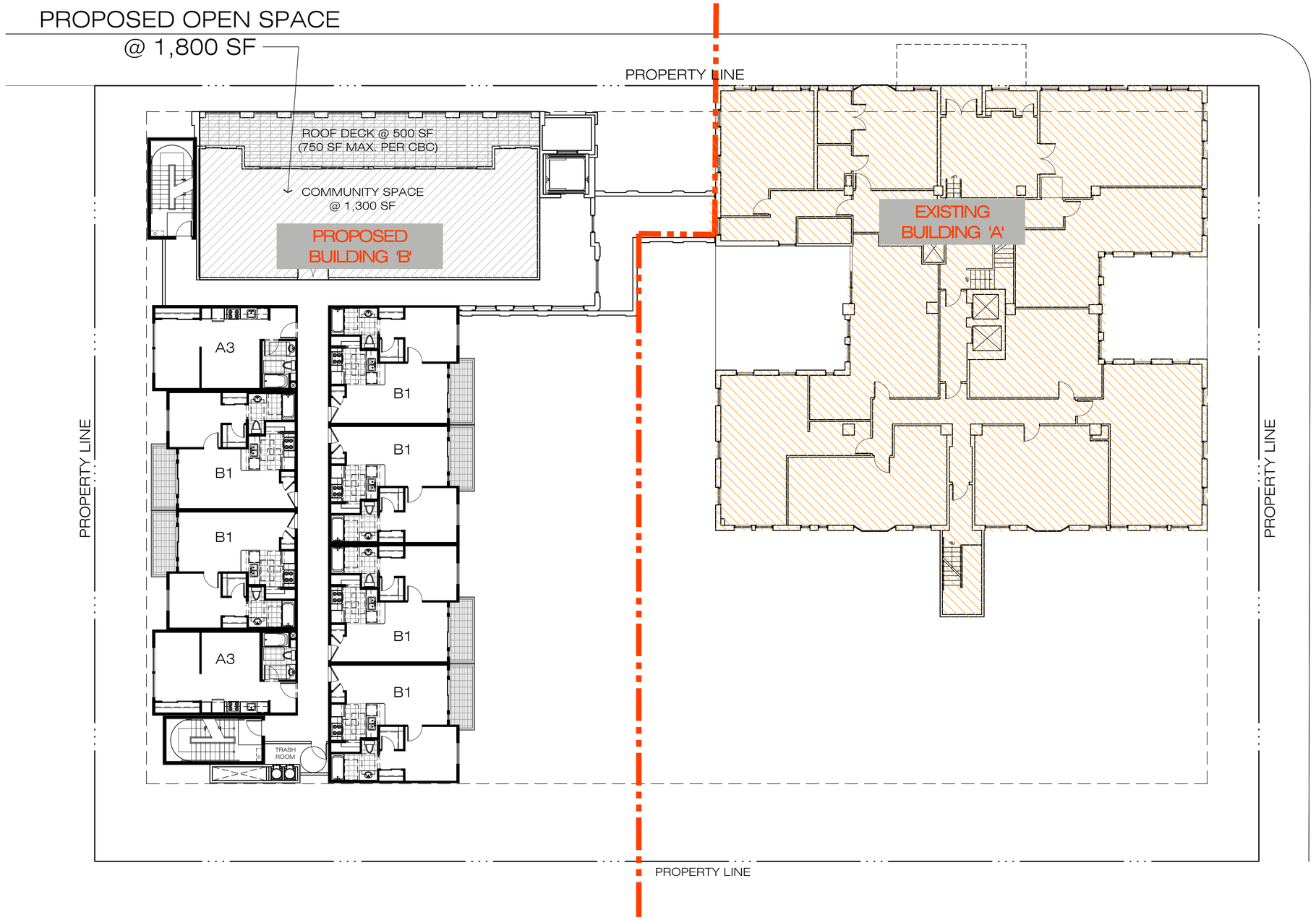
0 10 20 30

WITHEE MALCOLM ARCHITECTS

2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 05



LEVEL 6

MONTECITO SENIOR HOUSING

Hollywood - California

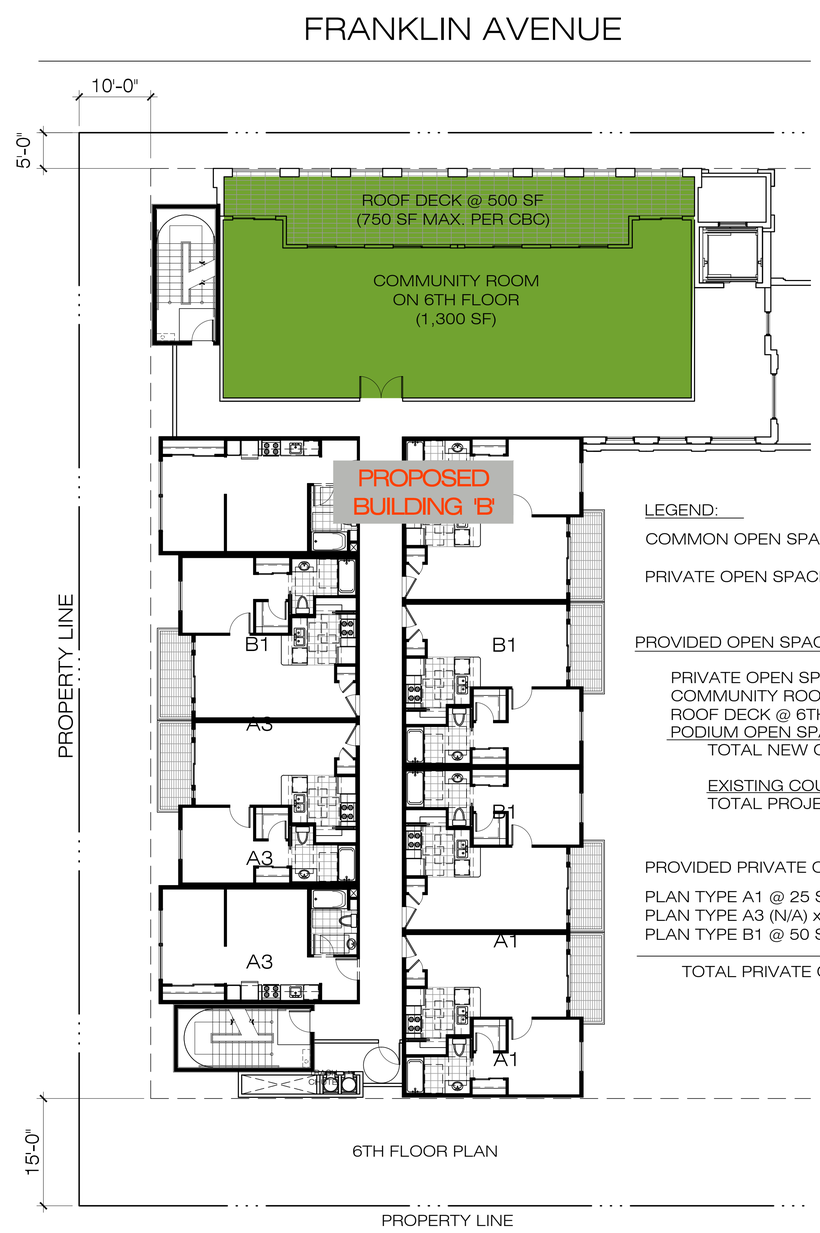
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET
06



LEGEND:

COMMON OPEN SPACE

PRIVATE OPEN SPACE

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE	1,700 SF**
COMMUNITY ROOM	1,300 SF
ROOF DECK @ 6TH FLOOR	500 SF
PODIUM OPEN SPACE	2,400 SF
TOTAL NEW OPEN SPACE	5,900 SF
EXISTING COURTYARD	1,100 SF
TOTAL PROJECT OPEN SPACE	7,000 SF

PROVIDED PRIVATE OPEN SPACE:

PLAN TYPE A1 @ 25 SF x 32 UNITS	=	800 SF
PLAN TYPE A3 (N/A) x 18 UNITS	=	- SF
PLAN TYPE B1 @ 50 SF X 18 UNITS	=	900 SF
TOTAL PRIVATE OPEN SPACE	=	1,700 SF

OPEN SPACE DIAGRAM

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

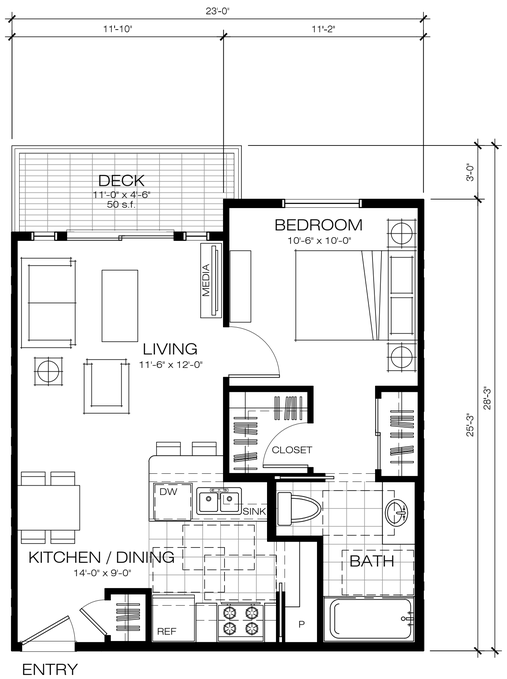
scale: 1" = 10'-0"

0 10 20 30

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

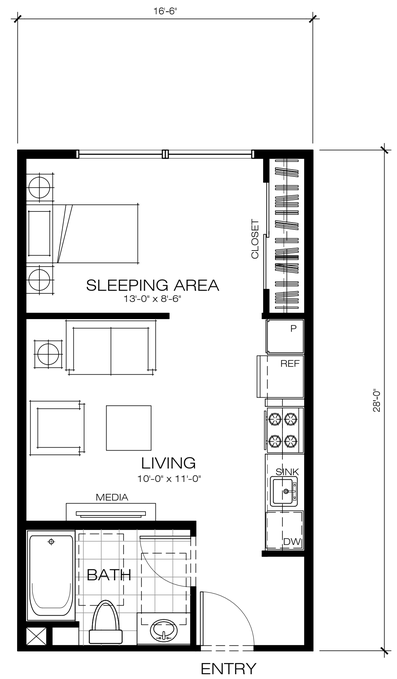
Job No. B3003
Date.08.10.2017

SHEET 07



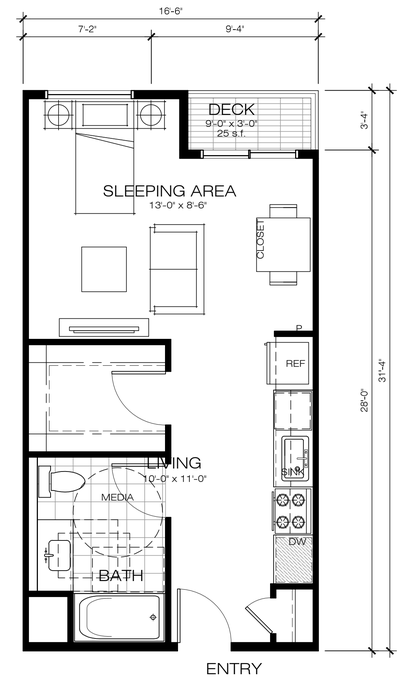
UNIT B-1

1BEDROOM / 1 BATH
NET UNIT SF = 520 S.F.
DECK AREA = 50 S.F.



UNIT A-2

STUDIO / 1 BATH
NET UNIT SF = 420 S.F.
DECK AREA = N/A



UNIT A-1

STUDIO / 1 BATH
NET UNIT SF = 440 S.F.
DECK AREA = 25 S.F.

TYPICAL UNIT PLANS

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

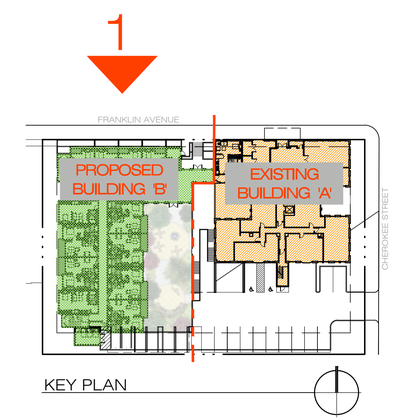
scale: 1/4" = 1'-0"
0 4 8 12

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET
08

1. FRANKLIN AVENUE ELEVATION



KEY PLAN

ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

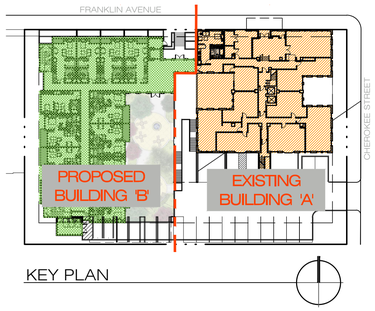
WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET
09

4. WEST ELEVATION

4



ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

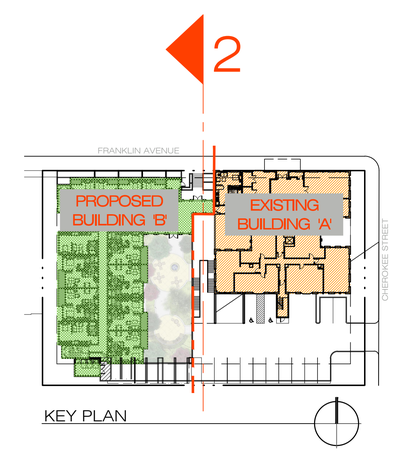
scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 12

2. EAST ELEVATION
(AT COURTYARD)



KEY PLAN

ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

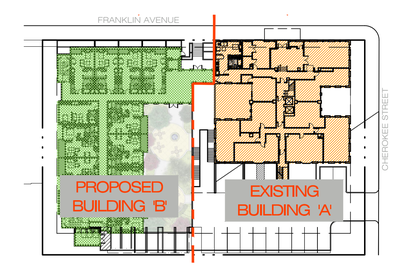
scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.29.2017

SHEET
10

3. SOUTH ELEVATION



3

KEY PLAN

ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

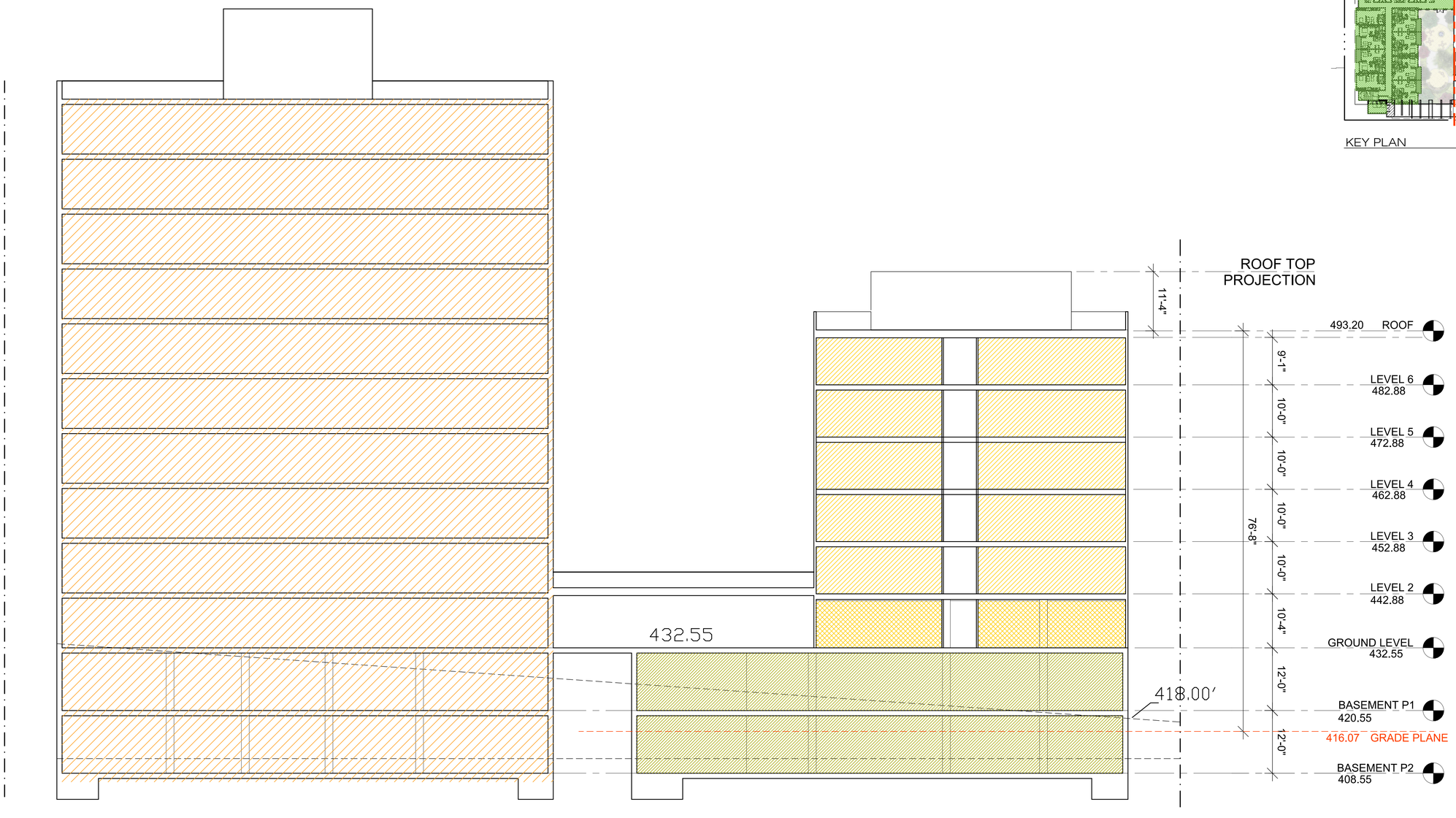
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

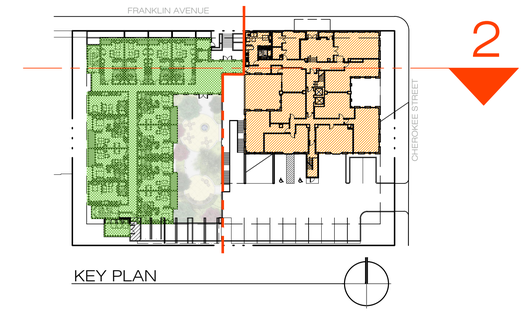
WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.29.2017

SHEET 11



1. BUILDING SECTION



SECTION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

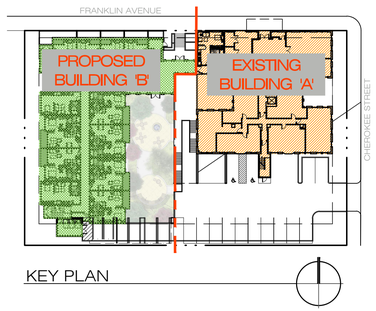
WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET
13

1. VIEW ON FRANKLIN AVENUE LOOKING EAST

1



KEY PLAN

VIEW ON FRANKLIN AVENUE

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

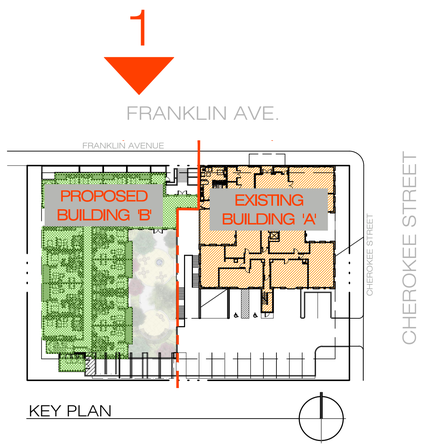
0 10 20 30

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date 08.10.2017

SHEET 14

1. OVERALL ELEVATION ON FRANKLIN AVENUE



ELEVATION ON FRANKLIN AVE.

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

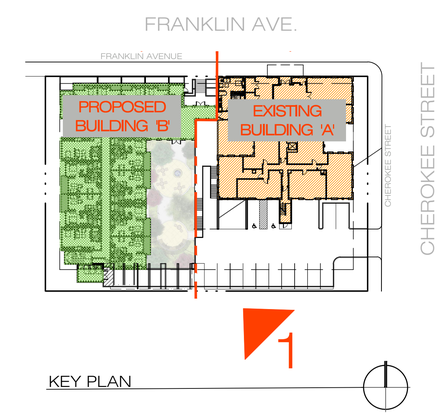
scale: 1" = 10'-0"
0 10 20 30

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 15

1. VIEW AT COURTYARD



VIEW AT COURTYARD

MONTECITO SENIOR HOUSING

Hollywood - California

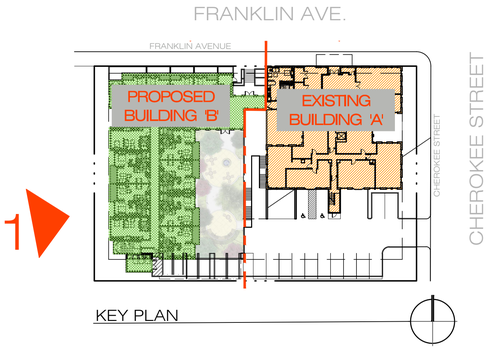
THOMAS SAFRAN & ASSOCIATES

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

1. VIEW FROM SENIOR CENTER WITH PROPOSED BUILDING

1. EXISTING VIEW FROM SENIOR CENTER



KEY PLAN

VIEW FROM EXISTING SENIOR CENTER

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 1 OF 2 SHEETS

HUD Project Name: Montecito Apartments
HUD Project Number: 122-11360
HUD Project Location: Los Angeles, California

A.L.T.A./A.C.S.M. Land Title Survey
(Ground Level)

Date of Survey Map / Plat:
JUNE 11, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 29, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 28, 2015 (UPDATED PER PROFORMA AND TEAM COMMENTS, NOT FIELD VERIFIED)
APRIL 8, 2015 (UPDATED PER NEW PTR AND TEAM COMMENTS, FIELD VERIFIED)
DECEMBER 3, 2014 (UPDATED PER NEW PTR AND TEAM COMMENTS)
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:
APRIL 3, 2015 (FIELD VERIFIED)
SEPTEMBER 22, 2014 (ORIGINAL)

Address:
6650 & 6668 FRANKLIN AVE., LOS ANGELES, CA. 90028

Adjoining Addresses:
THE ADJOINING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE.

Assessor's Parcel Number (A.P.N.):
5547-003-023 (PARCEL 2), 5547-003-024 (PARCEL 1)

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
THIS PROPERTY IS NOT SITUATED WITHIN A WETLAND AREA.

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUILDING FASCIA AT FIRST LIVING LEVEL, ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:
THE ELEVATION OF 416.204 ON BENCH MARK NO. 12-20810 (CUT SPK IN EAST CURB LAS PALMAS AVE. NORTH 2 FEET NORTH OF FRANKLIN AVE. SOUTH END CATCH BASIN) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MAGNOLIA AVE.) AS SHOWN ON HOLLYWOOD OCEAN VIEW TRACT, MAP BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:
ESTABLISHED PER PTR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:
GROSS AREA OF BOTH PARCELS: 33,793 SQUARE FEET, 0.78 ACRES
PARCEL 1: 21,792 SQUARE FEET, 0.50 ACRES
PARCEL 2: 12,002 SQUARE FEET, 0.28 ACRES

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:
REFERENCE: ZIMAS.LACITY.ORG
AMLEGAL.COM/CALIFORNIA/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE.)
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING(CITYPLANNING.LACITY.ORG)

ZONE: [Q]R4-2 "QUALIFIED MULTIPLE DWELLING ZONE"

ZONE INFORMATION: ZI-2433 HOLLYWOOD COMMUNITY PLAN INJUNCTION
ZI-2436 PRELIMINARY HOLLYWOOD FAULT STUDY AREA
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-1352 HOLLYWOOD REDEVELOPMENT PROJECT
ZI-2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:

FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

REAR SETBACK: 20 FEET

REQUIRED PARKING: TO BE DETERMINED BY CITY PLANNING OFFICIAL (7)
(SPECIAL NOTE: INSTRUMENT NO. 86-1388699, REDUCES PARKING REQUIREMENT BY 40%)

Total Existing Parking:
STANDARD: 52 SPACES
COMPACT: 7 SPACES
HANDICAPPED: 1 SPACE
RESERVED: 1 SPACE
MAINTENANCE: 1 SPACE

TOTAL PARKING: 69 SPACES

Existing Ground Level Parking:
STANDARD: 32 SPACES
HANDICAPPED: 1 SPACE
MAINTENANCE: 1 SPACE

TOTAL PARKING: 41 SPACES

Existing Upper Garage Parking:
STANDARD: 15 SPACES
COMPACT: 2 SPACE
RESERVED: 1 SPACE

TOTAL PARKING: 13 SPACES (SEE SHEET 2)

Existing Lower Garage Parking:
STANDARD: 9 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 5 SPACES

TOTAL PARKING: 15 SPACES (SEE SHEET 2)

Utilities:
ALL UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON. IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 219-3C, 363-14, D-2227-1 & SEWER WYE MAPS 150A185 AND 4901-1.

Proforma ALTA Policy Report (PROFORMA):
PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO.: 08012507-919-JMH, DATED MAY 27, 2015.

Legal Description Per PROFORMA:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 1:
THE EAST 105 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:
△ A. NOT A SURVEY MATTER.
△ B. NOT A SURVEY MATTER.
△ C. NOT A SURVEY MATTER.
△ 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
△ 2. NOT A SURVEY MATTER.
△ 3. NOT A SURVEY MATTER.
△ 4. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDED JUNE 11, 1984, AS INSTRUMENT NO. 84-693771, OFFICIAL RECORDS
△ 5. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT
BY AND BETWEEN: MONTECITO APARTMENTS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP (GRANTOR) AND UNITED COMMUNITY HOUSING AND DEVELOPMENT CORP., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION (GRANTEE)
RECORDED: DECEMBER 31, 1984, AS INSTRUMENT NO. 84-1523595, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
⬠6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 22, 1985, AS INSTRUMENT NO. 85-839954, OFFICIAL RECORDS
AFFECTS: THE WESTERLY 3 FEET OF THE NORTH 50 FEET OF LOT 12.
△ 7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1986, AS INSTRUMENT NO. 86-1388699, OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:
WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY TO DEVELOP THE ADDITIONAL PARKING SPACES REQUIRED IN THE EVENT THE DEVELOPMENT CEASES TO QUALITY UNDER 12 21A(D)(1).
⬠8. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT
ENTITLED: A.L.T.A./A.C.S.M. LAND TITLE SURVEY
DATED: SEPTEMBER 29, 2014 AND LAST REVISED_____, 2015
PREPARED BY: HAHN AND ASSOCIATES, INC.
PROJECT NO.: 0106-11-001

(8A) A) A 0.32' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
(8B) B) A 0.05' ENCROACHMENT OF A WROUGHT IRON FENCE ONTO THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
(8C) C) AN ENCROACHMENT OF A WROUGHT IRON FENCE INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
(8D) D) A 7.83' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
(8E) E) A 0.04' TO 0.13' ENCROACHMENT OF A AN EXISTING 10-STORY BUILDING INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE.
(8F) F) A 0.04' TO 0.13' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF CHEROKEE AVENUE.
(8G) G) AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WITH MANHOLES AND VENTS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.
(8H) H) AN ENCROACHMENT OF OVERHEAD UTILITY WIRES RUNNING NORTH-SOUTH ACROSS THE WESTERLY PORTION OF THE PROPERTY ACROSS THE NORTH AND SOUTH BOUNDARIES.
(8I) I) A 0.1' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.
(8J) J) AN 0.24' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

△ 9. INTENTIONALLY DELETED.
△ 10. INTENTIONALLY DELETED.
△ 11. INTENTIONALLY DELETED.
△ 12. INTENTIONALLY DELETED.
△ 13. INTENTIONALLY DELETED.
△ 14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT
RECORDING DATE: APRIL 3, 2012
RECORDING NO: AS INSTRUMENT NO. 20120500494, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)
△ 15. INTENTIONALLY DELETED.
△ 16. INTENTIONALLY DELETED.
△ 17. INTENTIONALLY DELETED.
△ 18. INTENTIONALLY DELETED.
△ 19. INTENTIONALLY DELETED.

Schedule B - Part 2 - Exceptions per PROFORMA:
△ 1. NOT A SURVEY MATTER.
△ 2. NOT A SURVEY MATTER.
△ 3. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: DECLARATION OF RESTRICTIONS CONTAINING COVENANTS AFFECTING REAL PROPERTY
DATED: OCTOBER 22, 1996
BY AND BETWEEN: THOMAS L. SAFRAN, AN UNMARRIED MAN, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC
RECORDED: OCTOBER 31, 1996, AS INSTRUMENT NO. 96-1770322, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
BY THE PROVISION OF AN AGREEMENT:
DATED: JUNE 1, 2011
EXECUTED BY: MONTECITO APARTMENTS HOUSING, LP, A CALIFORNIA LIMITED PARTNERSHIP; THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITIC; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
RECORDED: JUNE 27, 2011 AS INSTRUMENT NO. 20110867647 OF OFFICIAL RECORDS
SAID INSTRUMENT WAS MADE SUBORDINATE TO THE REGULATORY AGREEMENT RECORDED JUNE 27, 2011 AS INSTRUMENT NOS. 20110867642 OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED RECORDING DATE OF SUBORDINATION AGREEMENT AS INSTRUMENT NO. RECORDING NO. OF SUBORDINATION AGREEMENT WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT
RECORDING DATE:
RECORDING NO.:
△ 4. NOT A SURVEY MATTER.
△ 5. NOT A SURVEY MATTER.
△ 6. NOT A SURVEY MATTER.
△ 7. NOT A SURVEY MATTER.

Exceptions Legend:
△ = NOT PLOTTABLE
(SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
⬠ = PLOTTED HEREON
(SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

Legend:
ac = asphalt concrete
bs = bottom step
bw = bottom wall
cb = catch basin
conc. = concrete
fh = fire hydrant
fl = flowline
fs = finish surface
gm = gas meter
gp = guard post
icv = irrigation control valve
lp = light post
pp = power pole
ret. = retaining
sl = street light
sb = street light box
ss = street sign
tc = top of curb
tg = top of grate
tst = top of tst
tom = top of manhole
tr = top of roof
ts = top of step
tw = top of wall
w.i. = wrought iron
wm = water meter
wv = water valve
= handicap parking
= property line
= centerline
= see surveyor's notice
= found monument
(SN) = exception Item 8 reference

Surveyor's Notice:
(1) = NO EASEMENT STATED ON TITLE REPORT FOR OVERHEAD WIRES.
(2) = INTENTIONALLY DELETED.
(3) = THE PLACEMENT OF THE DIVIDING LINE BETWEEN PARCELS 1 & 2 OF PTR HAS BEEN DETERMINED BY CHAIN OF TITLE DOCUMENTS. SENIOR DEED RIGHTS BELONG TO PARCEL 2 OF PTR, GIVEN IT THE DEED SPECIFIED "WEST 120 FEET OF LOT 11". ALL EXCESS (APPROXIMATELY 3") HAS BEEN ALLOCATED TO PARCEL 1 OF PTR.
(4) = NO EASEMENT STATED ON TITLE REPORT FOR ELECTRICAL UTILITY STRUCTURES OR POSSIBLE BURIED ELECTRICAL.
(5) = ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
(6) = ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
(7) = SUBJECT PROPERTY IS LISTED AS A CALIFORNIA HISTORICAL RESOURCE (H1363)
REFERENCE NO.: 5379-19-0168 & REFERENCE NO.: 0053-0799-0000

Survey Prepared For:
Thomas Safran & Associates
11812 San Vicente Blvd., Suite 600
Los Angeles, CA 90049
(310) 820-4888

Survey Prepared By:
Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Valencia, CA 91355
(661) 775-9500
HAHN AND ASSOCIATES, INC.

Surveyor's Certificate:
TO MONTECITO HOUSING APARTMENTS LP; WELLS FARGO BANK, NATIONAL ASSOCIATION; CALIFORNIA COMMUNITY REINVESTMENT CORPORATION; LAWYERS TITLE COMPANY; COMMONWEALTH LAND TITLE COMPANY; DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND TO THEIR SUCCESSORS AND ASSIGNS.

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 NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(b), 12, 13, 14, 16, 17, 18, 19, 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2015.

DATE OF PLAT OR MAP: JUNE 11, 2015

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: JUNE 11, 2015

REGISTRATION NO.: PLS 7582

LICENSED LAND SURVEYOR BRANDON M. HAHN EXP. 12-31-15 NO. LS 7582 STATE OF CALIFORNIA

HAHN JOB NO.: 0106-11-001 ©

LAND SURVEY

MONTECITO SENIOR HOUSING
Hollywood - California
THOMAS SAFRAN & ASSOCIATES

scale: 1" = 16'-0"
0 16 32 48

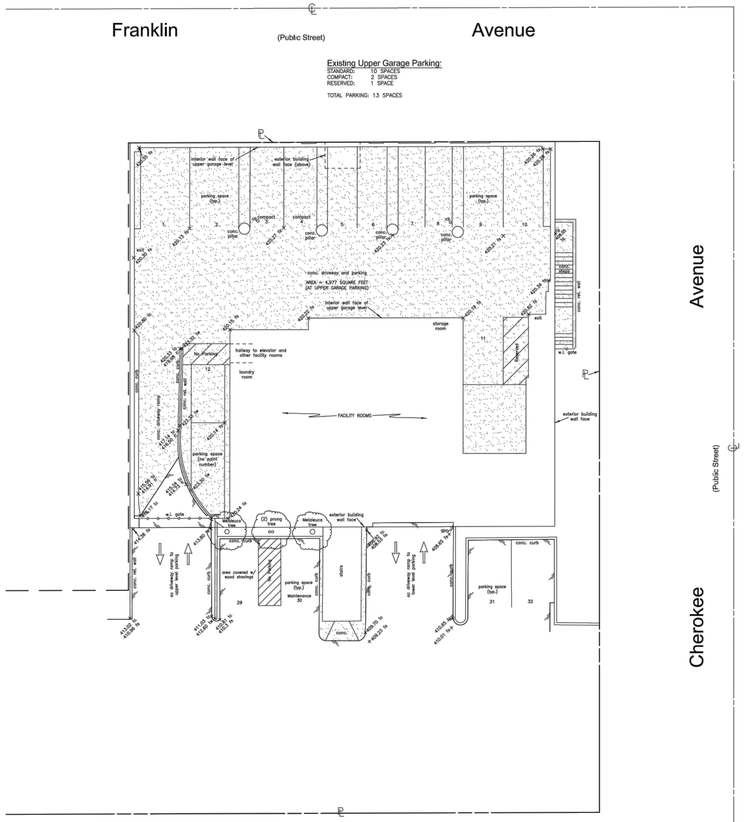
WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
Job No. B3003
Date.08.10.2017

SHEET 18

SHEET 2 OF 2 SHEETS

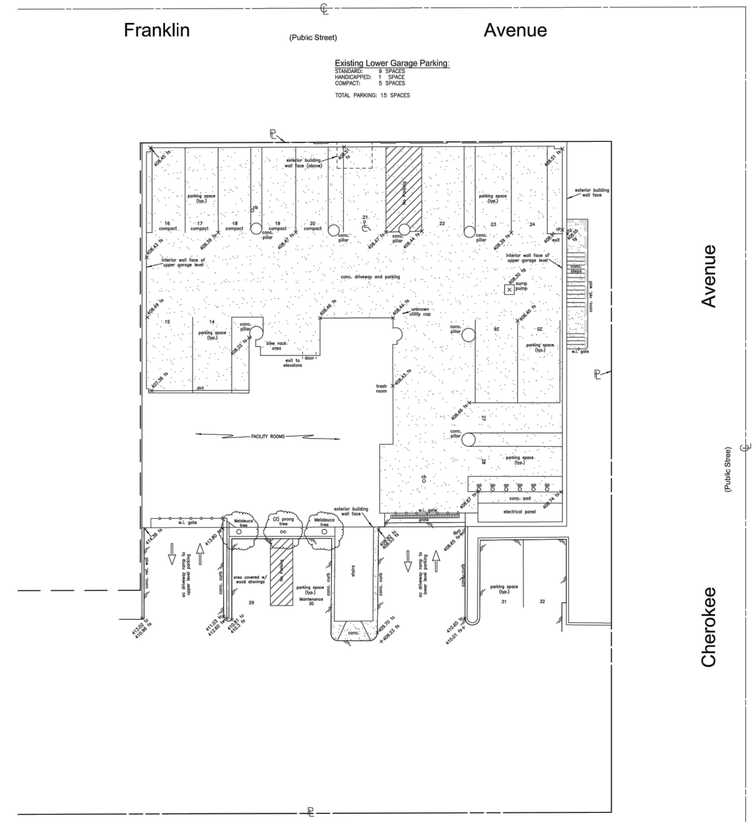
A.L.T.A./.A.C.S.M. Land Title Survey

(Lower Level and Upper Level Garage)



Existing Upper Garage Parking:
STANDARD: 10 SPACES
COMPACT: 2 SPACES
RESERVED: 1 SPACE

TOTAL PARKING: 13 SPACES



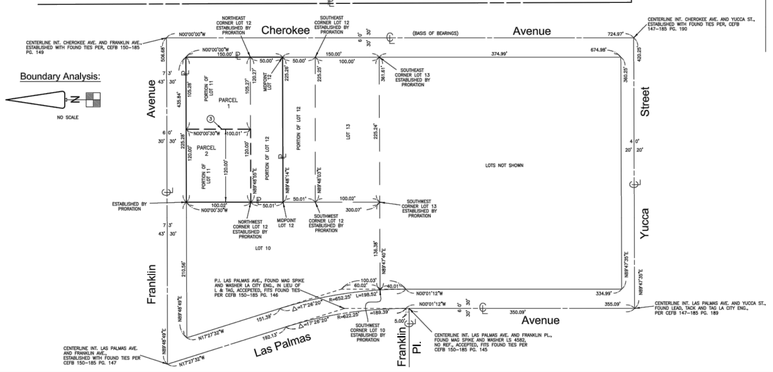
Existing Lower Garage Parking:
STANDARD: 9 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 5 SPACES

TOTAL PARKING: 15 SPACES

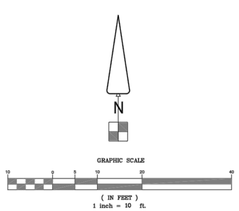
Legend:

- asc = asphalt concrete
- cb = catch basin
- conc. = concrete
- fl = flowline
- fs = finish surface
- gp = guard post
- tc = top of curb
- tg = top of grate
- ts = top of step
- tw = top of wall
- w.i. = wrought iron
- = handicap parking
- = property line
- = centerline

Boundary Analysis:



Vicinity Map



Survey Prepared For:

Thomas Safran & Associates
11812 San Vicente Blvd., Suite 600
Los Angeles, CA 90049
(310) 820-4888

Survey Prepared By:

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Valencia, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

HAHN JOB NO.: 0108-11-001.0

LAND SURVEY

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

WITHEE MALCOLM ARCHITECTS

2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date 08.10.2017

SHEET 19