

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN TICOR TITLE COMPANY OF CALIFORNIA, AMENDED PRELIMINARY REPORT FILE NO. 00442986-021-DN1, WITH AN EFFECTIVE DATE OF JANUARY 20, 2023, AND AN AMENDED DATE OF JANUARY 30, 2023.

**LEGAL DESCRIPTION**

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

PARCEL 1 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(S): 2464-001-019

**NOTES CORRESPONDING TO SCHEDULE B**

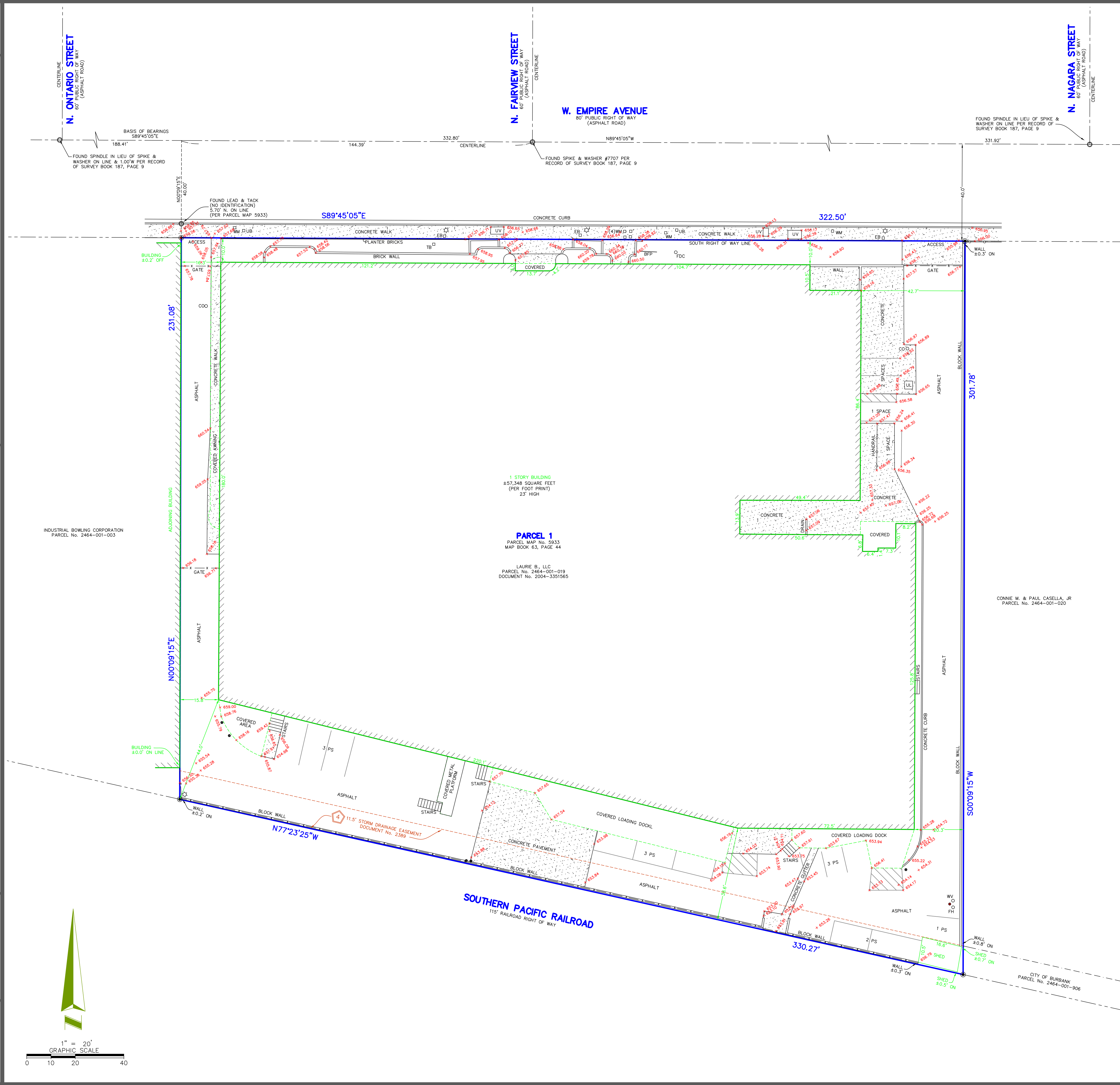
1. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY, GOLDEN STATE REDEVELOPMENT PROJECT OF THE CITY OF BURBANK RECORDING DATE: DECEMBER 29, 1970 RECORDING NO. 3044, BOOK M3646, PAGE 669 OF OFFICIAL RECORDS (AFFECTS, AGREEMENT, NOTHING TO PLOT).
2. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY, GOLDEN STATE REDEVELOPMENT PROJECT OF THE CITY OF BURBANK RECORDING DATE: DECEMBER 29, 1970 RECORDING NO. 3045, BOOK M3646, PAGE 669 OF OFFICIAL RECORDS (AFFECTS, AGREEMENT, NOTHING TO PLOT).
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT, GRANTED TO THE CITY OF BURBANK PURPOSE: PUBLIC STORM DRAIN RECORDING DATE: OCTOBER 3, 1974 RECORDING NO. 2389 OF OFFICIAL RECORDS AFFECTS: THE SOUTHERLY 11.5 FEET. (AFFECTS, AS SHOWN)
4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN THE APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: OCTOBER 30, 1975 RECORDING NO. 1048 OF OFFICIAL RECORDS (MODIFICATIONS) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: OCTOBER 30, 1975 RECORDING NO. 1050 OF OFFICIAL RECORDS COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED FROM THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK RECORDED OCTOBER 30, 1975 AS INSTRUMENT NO. 1051 OF OFFICIAL RECORDS. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
5. A COVENANT AND AGREEMENT EXECUTED BY: RICHARD WALLEN, MELYN, J. BERNIE AND LAURIE SUE BERNIE IN FAVOR OF: CITY OF BURBANK RECORDING DATE: MAY 16, 1976 RECORDING NO. 5351 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES THAT 68 PARKING SPACES CONFORMING TO THE REQUIREMENTS OF ARTICLES 14 AND 16 OF THE BURBANK MUNICIPAL CODE, WILL BE CONSTRUCTED AND MAINTAINED ON PARCEL B SOLELY AND EXCLUSIVE FOR THE PARKING OF AUTOMOBILES AND OTHER VEHICLES FOR AND IN CONNECTION WITH PARCEL A AND SHALL NOT BE USED FOR ANY OTHER PURPOSES. REFERENCE IS HEREBY MADE TO SAID 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. (AFFECTS, AGREEMENT, NOTHING TO PLOT)

**LEGEND**

- |  |                                    |    |               |
|--|------------------------------------|----|---------------|
|  | CONCRETE SURFACE                   | WM | WATER METER   |
|  | CHAIN LINK FENCE                   | TB | TELEPHONE BOX |
|  | LIGHT POLE                         | UB | UTILITY BOX   |
|  | BOLLARD                            | EB | ELECTRIC BOX  |
|  | BACKFLOW PREVENTER                 | UV | UTILITY VAULT |
|  | FIRE DEPARTMENT CONNECTION         | FH | FIRE HYDRANT  |
|  | PROPERTY CORNER (NOT FOUND OR SET) | WV | WATER VALVE   |
|  | FOUND CORNER AS SHOWN              |    |               |

**STATEMENT OF ENCROACHMENTS**

NONE APPARENT.



**VICINITY MAP**  
NOT TO SCALE

**SHEET 1 OF 1**

**LAND AREA**  
85,922± SQUARE FEET  
1.973± ACRES

**PARKING**  
REGULAR= 16  
HANDICAP= 0  
TOTAL= 16

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV. AND BY A GRAPHICAL DETERMINATION ONLY, THIS PROPERTY IS LOCATED ON:  
NFIP FIRM MAP PROPERTY SITUATED IN: 06037C1328F AND 06037C1328F  
HAVING AN EFFECTIVE DATE OF: 09/26/2008  
ZONE "X" - MINIMAL RISK, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
ZONE "AE" - BASE FLOOD ELEVATIONS (BFE) ARE DETERMINED.

**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. EMPIRE AVENUE AS BEING N89°45'05"W, PER PARCEL MAP 5933, MAP BOOK 63, PAGE 44.

**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO W. EMPIRE AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
4. BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMANCE.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS BASED ON THE FOOTPRINT ONLY.
8. NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
11. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
12. IN REGARDS TO OPTIONAL TABLE A (ITEMS 8(a) & 8(b)), ZONING DATA SHOWN ON THIS SURVEY WAS PROVIDED TO THE SURVEYOR, VIA A ZONING REPORT/LETTER, EITHER BY THE CLIENT OR BY AEI'S ZONING DIVISION, AND IS NOT DETERMINED NOR VERIFIED BY THE SURVEYOR IN ANY WAY.

**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB # 474752  
3000 WEST EMPIRE AVENUE  
LOS ANGELES COUNTY, BURBANK, CA

**SITE PICTURE**

**COORDINATED BY:**  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

**SURVEYOR'S CERTIFICATE**

TO: TICOR TITLE COMPANY OF CALIFORNIA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/07/2023. DATE OF PLAT OR MAP: 02/08/2023.

REGISTERED SURVEYOR: ERIC S. CANRELL  
PROFESSIONAL LAND SURVEYOR NO: 7163  
STATE OF CALIFORNIA

DATED \_\_\_\_\_

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 474752
			SCALE: 1" = 20'
			DRAWN BY: UB/KFQ/KH
			APPROVED BY: ESC

