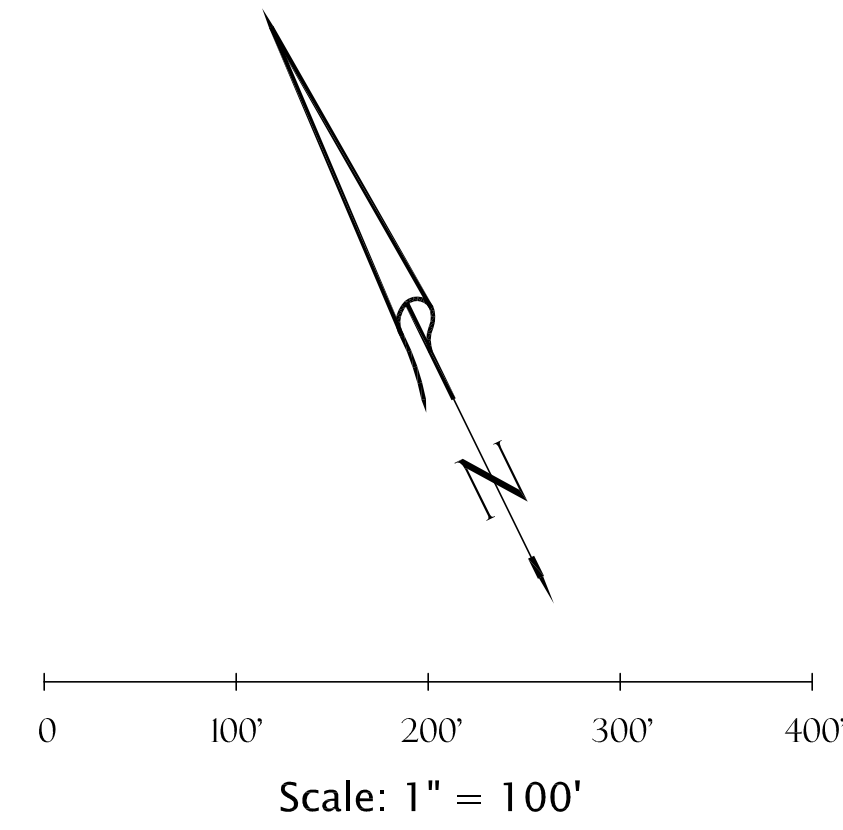


A.L.T.A. SURVEY

(Partial Site for Park Development)



Legal Description:

Lots 114, 115, 116 and 117 of Tract No. 1953, in the County of Los Angeles, State of California, as per map recorded in Book 22, Pages 158 and 159 of Maps, in the Office of the County Recorder of said County.

Except the Southern 112.00 feet of the Eastern 200.00 feet of Lot 114, of Tract No. 1953, in the County of Los Angeles, State of California, as per map recorded in Book 22, Pages 158 and 159 of Maps, in the Office of the County Recorder of said County.

Also except therefrom of all precious metals and ores thereof and the provisions for right of entry and way, as contained in the deed of partition of the Rancho La Puente, between William Workman and John Rowland, recorded in Book 10, Page 39, et seq., of Deeds.

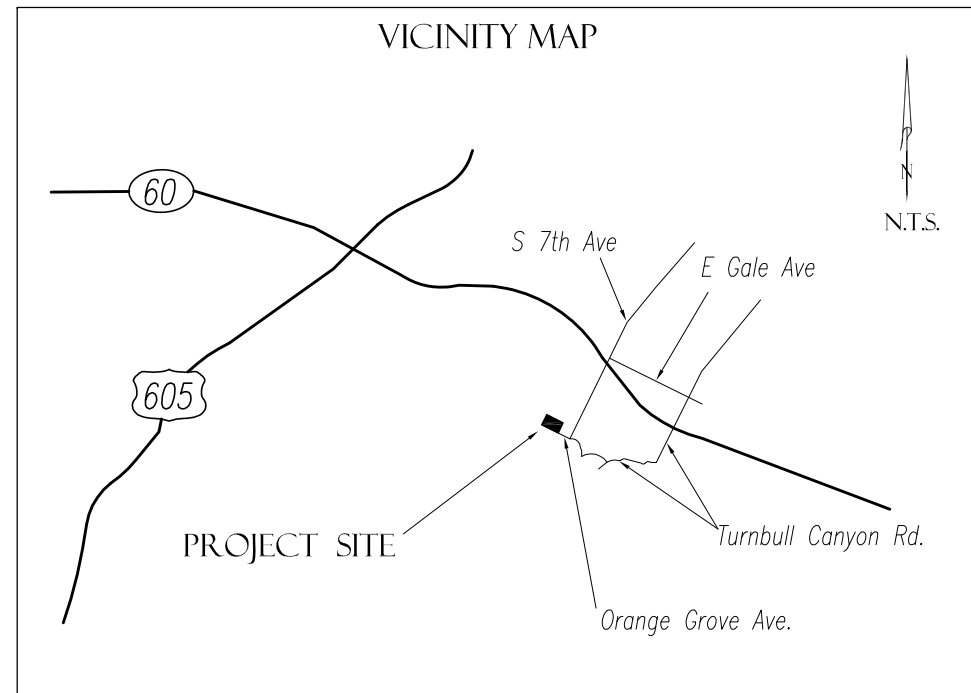
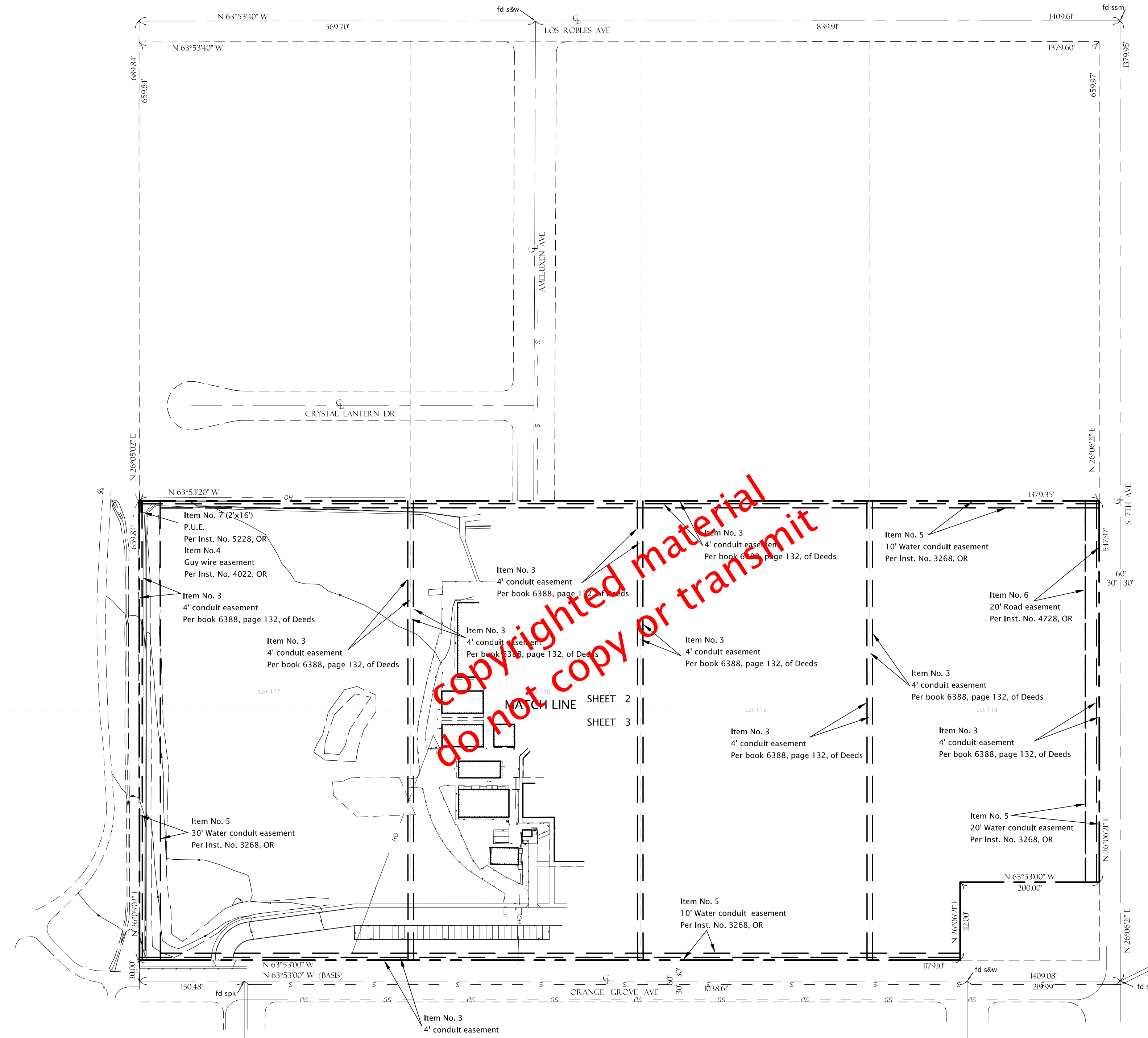
Assessor's Parcel Number: 5211-013-000, 5211-013-001

Exceptions:

- [NP] = NOT PLOTTED HEREON
[P] = PLOTTED HEREON
1. [NP] Water rights, claims or title to water, whether or not shown by the public records.
 2. [NP] An easement for the purpose shown below and rights incidental thereto as reserved in a document Purpose: Conduits Recorded: In Book 5363, Page 161, of Deeds Affects: Portion of said land
 3. [P] An easement for the purpose shown below and rights incidental thereto as reserved in a document Purpose: Conduits Recorded: In Book 6388, Page 132, of Deeds Affects: 4 feet wide along all lines of said Lots
 4. [P] An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Southern California Edison Company, a Corporation Purpose: Right of way to construct, use, maintain, alter, add to, repair, replace, inspect and/or remove guy wires and anchors in, on, over and across Recorded: June 22, 1964, as Instrument No. 5228, Official Records Affects: Portion of Lot 117
 5. [P] An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Valencia Water Company, a California Corporation Purpose: Water pipe lines and conduits over, through and across, together with the right to enter upon and regress along, over and upon Recorded: January 11, 1965, as Instrument No. 3268, Official Records (page 2 illegible) Affects: Portion of said land
 6. [P] An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: County of Los Angeles Purpose: Road or highway purposes Recorded: March 25, 1965, as Instrument No. 4726, Official Records Affects: Portion of Lot 114
 7. [P] An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Southern California Edison Company, a Corporation Purpose: Public utilities Recorded: November 24, 1965, as Instrument No. 4022, Official Records Affects: The Southeastern 2 feet of the Northwestern 4.5 feet of the Northeastly 16 feet of Lot 117.
 8. [NP] Any right of the United States to recover lands from the owner or from any transferee of said land, or any portion thereof, by reason of the advance of federal lands.
 9. [NP] Title search discloses no open deeds of trust. Please confirm prior to close of escrow.
 10. [NP] Any easements not disclosed by those public records which impart constructive notice and which are not visible and apparent from an inspection of the surface of said land.
 11. [NP] Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
 12. [NP] Any rights, interests or claims of the parties in possession of said land, including but not limited to those based on an unrecorded agreement, contract or lease.

Legend

- | | | |
|--------|---|---|
| a.c. | = | asphalt/ concrete |
| bt rmp | = | bottom of ramp |
| cb | = | catch basin |
| clf | = | chainlink fence |
| c-o | = | clean-out |
| conc. | = | concrete |
| e | = | east (west, north, south) of property line [shown perpendicular to relevant property line (typ)] (fences shown to center) |
| ebx | = | electric box |
| fd | = | found |
| ff | = | finished floor |
| fh | = | fire hydrant |
| fl | = | flowline |
| fs | = | finished surface |
| g | = | ground |
| gm | = | gas meter |
| guy | = | guy wire |
| gv | = | gas valve |
| h-c | = | handicapped |
| o-h | = | overhead |
| OR | = | official records |
| pl | = | control point 1 (typ) |
| pp | = | power pole |
| smh | = | sewer manhole |
| spk | = | spike |
| ssm | = | standard survey monument |
| s&w | = | spike and washer |
| stlt | = | street light |
| st sn | = | street sign |
| tc | = | top of curb |
| tp rmp | = | top of ramp |
| tw | = | top of wall |
| typ | = | typical |
| ug | = | underground service pipes |
| wl | = | wall |
| ww | = | water valve |
| ⊕ | = | centerline |
| ← | = | ramp (direction of fall) |



PREPARED FOR:

KATHERINE SPITZ ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ATTN: SHARIN URE
4212 1/2 GLENCOE AVE.
MARINA DEL REY, CA 90292
(310) 574-4460

PREPARED BY:

J.O. NELSON
CONSULTING LAND SURVEYORS, INC.
A PROFESSIONAL LAND SURVEYING CORPORATION
11040 SANTA MONICA BL., SUITE 470
LOS ANGELES, CA 90025
(310) 337-1778
WWW.JONELSONCLS.COM

Job site:

14505 Orange Grove Ave., Hacienda Heights, California

Title Report:

Lawyers Title Insurance Corporation Preliminary Report No. 11878356 - 09 dated 3 March 2010, was used for this survey and made apart hereof.

Boundary:

The boundary shown hereon is record information calculated to close and adjusted to found County centerline monumentation using standard survey procedure.

Bench mark:

County of Los Angeles, Whittier Quad, 2005
BM No. G 5575
Elevation: 498.895
Description: L&T @MCR @ NE cor Orange Grove Ave & 7th Ave

Basis of Bearings:

The bearing of N 63°53'00" W along the centerline of Orange Grove Ave., as shown on Tr. No. 1953 MB 22 pgs. 158 and 159, was used as the basis of bearings for this survey.

Date of Survey:

19 March 2010

Utility Note:

The utilities shown hereon were taken from surface field observations and county records available at the time of survey.

Flood Zone:

Zone "X"
Areas determined to be outside the 0.2% annual chance floodplain.
Flood Insurance Rate Map 06037C1700F
Effective Date: September 26, 2008

Surveyor's Certificate:

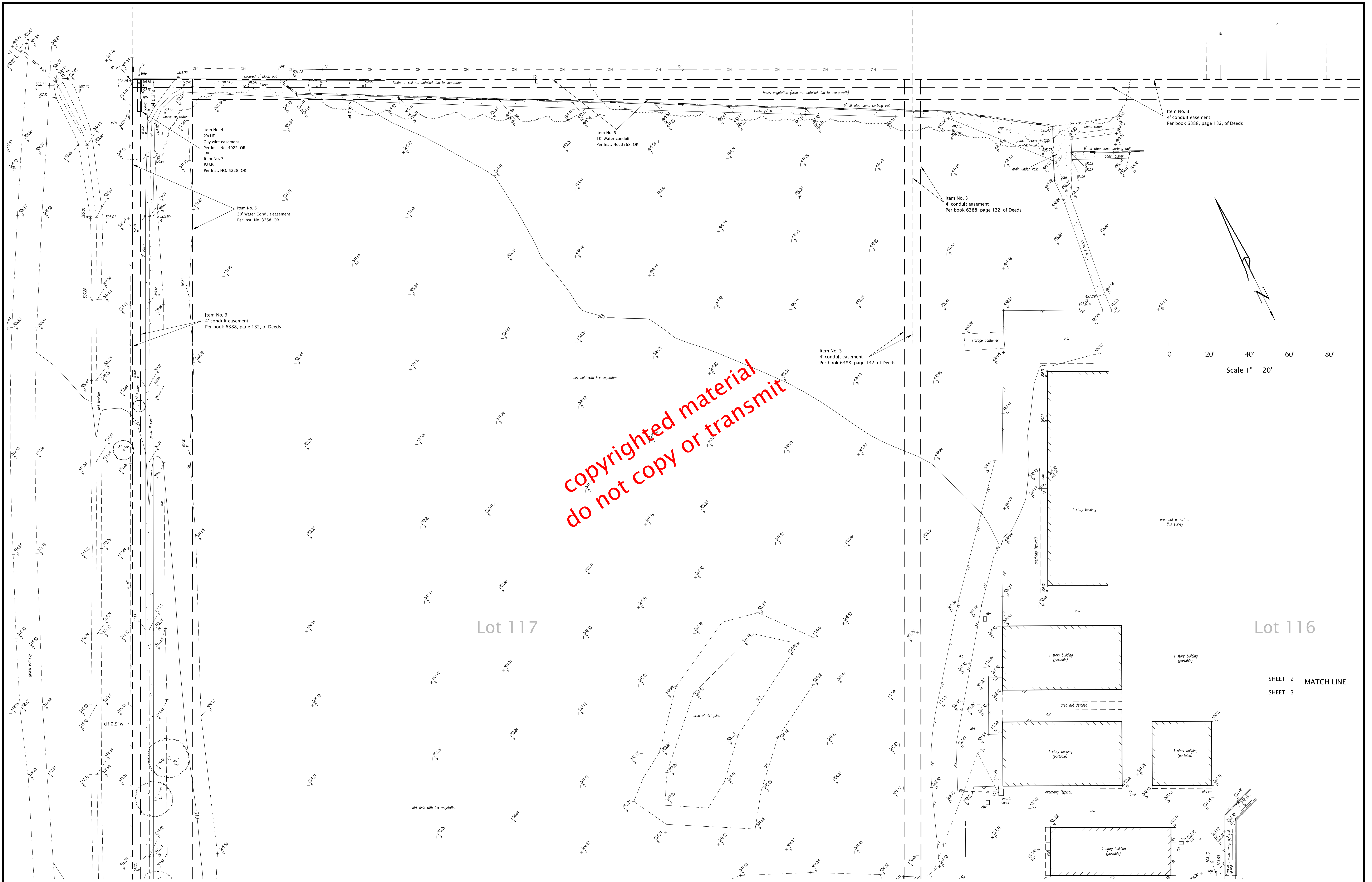
To Katherine Spitz Associates, Inc. and Lawyers Title Insurance Corporation:

This is to certify that this survey (regarding the partial site shown hereon) was prepared by me or under my supervision in accordance with the "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, 5, 8-10, 11(a), 14, 16 and 18 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.

Date: 26 March 2010

James O. Nelson, LS 6831

To view detail " ctrl 1 "



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Item No. 3
4' conduit easement
Per book 6388, page 132, of Deeds

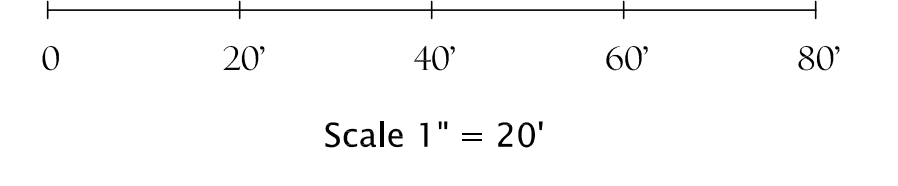
Item No. 4
2"x14"
Cuy wire easement
Per Inst. No. 4022, OR
and
Item No. 7
PILE
Per Inst. NO. 5228, OR

Item No. 5
30' Water Conduit easement
Per Inst. No. 3268, OR

Item No. 3
4' Conduit easement
Per book 6388, page 132, of Deeds

Item No. 3
4' conduit easement
Per book 6388, page 132, of Deeds

Item No. 3
4' conduit easement
Per book 6388, page 132, of Deeds



Lot 117

Lot 116

SHEET 2 MATCH LINE
SHEET 3

