





**VICINITY MAP**

NOT TO SCALE

**MISCELLANEOUS NOTES**

1. There is access to the lease area per the as-surveyed access easement shown hereon.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
4. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
5. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
6. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
7. This survey was prepared for American Tower Corporation.

**TITLE COMMITMENT 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:

**PARCEL 1:**  
That portion of Lot 1 of Tract No. 3111, in the County of Los Angeles, State of California, as per Map recorded in Book 32, Page 16 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Westerly line of beach Street, formerly Tilton Avenue, as shown on Map of Tract No. 6373, recorded in Book 75, Page 43 of Maps, in the Office of the County Recorder of said County, with a line that is parallel with and distant 400 feet Southerly, at right angles, from the Northerly line of said Lot 1, thence along said parallel line North 89° 46' 20" West 223.00 feet; thence South 19° 47' 12" West 63.87 feet to a point in a line parallel with said Northerly line and which passes through a point in said Westerly line distant South 0° 15' 48" East 60 feet from the point of beginning; thence South 89° 46' 20" East 244.89 feet to said Westerly line thence North 0° 15' 48" West 60 feet to the point of beginning.

**PARCEL 2:**  
That portion of Lot 1 of Tract No. 3111, in the County of Los Angeles, State of California, as per Map recorded in Book 32, Page(s) 16 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at the intersection of the Westerly line of Tilton Avenue (now known as Beach Street), as shown on the Map of Tract No. 6373, recorded in Book 75, Page 43 of Maps, Records of said County, with a line that is parallel with and distant 400.00 feet Southerly at right angles from the Northerly line of said Lot 1; thence along said parallel line, North 89° 46', 20" West 223.00 feet; thence South 19° 47', West 63.87 feet to a point in a line parallel with said Northerly line and which passes through a point in said Westerly line distant South 0° 15' 48" East 60 feet from said intersection, said point being the true point of beginning; thence continuing South 19° 47' West 42.58 feet to a line that is parallel with and distant 1,215.62 feet Northerly measured at right angles from the Southerly line of said lot; thence along said last mentioned parallel line South 89° 37', 40" East 259.49 feet to said Westerly line of Tilton Avenue; thence along said Westerly line North 0° 15', 48" West 60 feet, said point distant South 0° 15', 48" East 60 feet from said intersection; thence North 89° 46', 20" West 244.89 feet to the point of beginning.

**PARCEL 3:**  
That portion of Lot 1 of Tract No. 3111, in the County of Los Angeles, State of California, as per Map recorded in Book 32, Page(s) 16 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Westerly line of Tilton Avenue (now known as Beach Street), as shown on the Map of Tract No. 6373, recorded in Book 75, Page 43 of Maps, Records of said County, with a line that is parallel with and distant 1,215.62 feet Northerly at right angles from the Southerly line of said Lot 1, said intersection being the Southeastly corner of the parcel of land described in the Deed to Solomon Gillis and Sam Paul, filed as Document No. 26453-0 on October 30, 1946 and entered on Certificate No. RY-46280, in the Office of the registrar of land titles of said County; thence along the Southerly line of the parcel of land described in said deed, North 89° 37', 40" West 259.14 feet to the Southwestly corner of the parcel of land described in said deed; thence along the prolongation of the Westerly line of the parcel of land described in said deed, South 19° 47' West 7.09 feet to a line that is parallel with and distant 50.00 feet Easterly, at right angles, from the Westerly line of said Lot 1; thence along said parallel line, South 0° 12' 00" East 28.31 feet to a line that is parallel with and distant 1,880.62 feet Northerly at right angles, from the Southerly line of said Lot 1; thence along said last mentioned parallel line South 89° 37' 40" East 261.60 feet to the Westerly line of said Tilton Avenue, thence North 0° 15' 48" West 35.00 feet to the point of beginning.

Tax Parcel Nos. 6027-016-004, 6027-016-005

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #20506079, DATED MARCH 18, 2015.

**NOTES CORRESPONDING TO SCHEDULE B**

The commitment for title insurance issued by Fidelity National Title Insurance Company Commitment No. 20506079 with an effective date of March 18, 2015 contains the following exceptions which are survey matters:

No survey related items listed in Schedule B

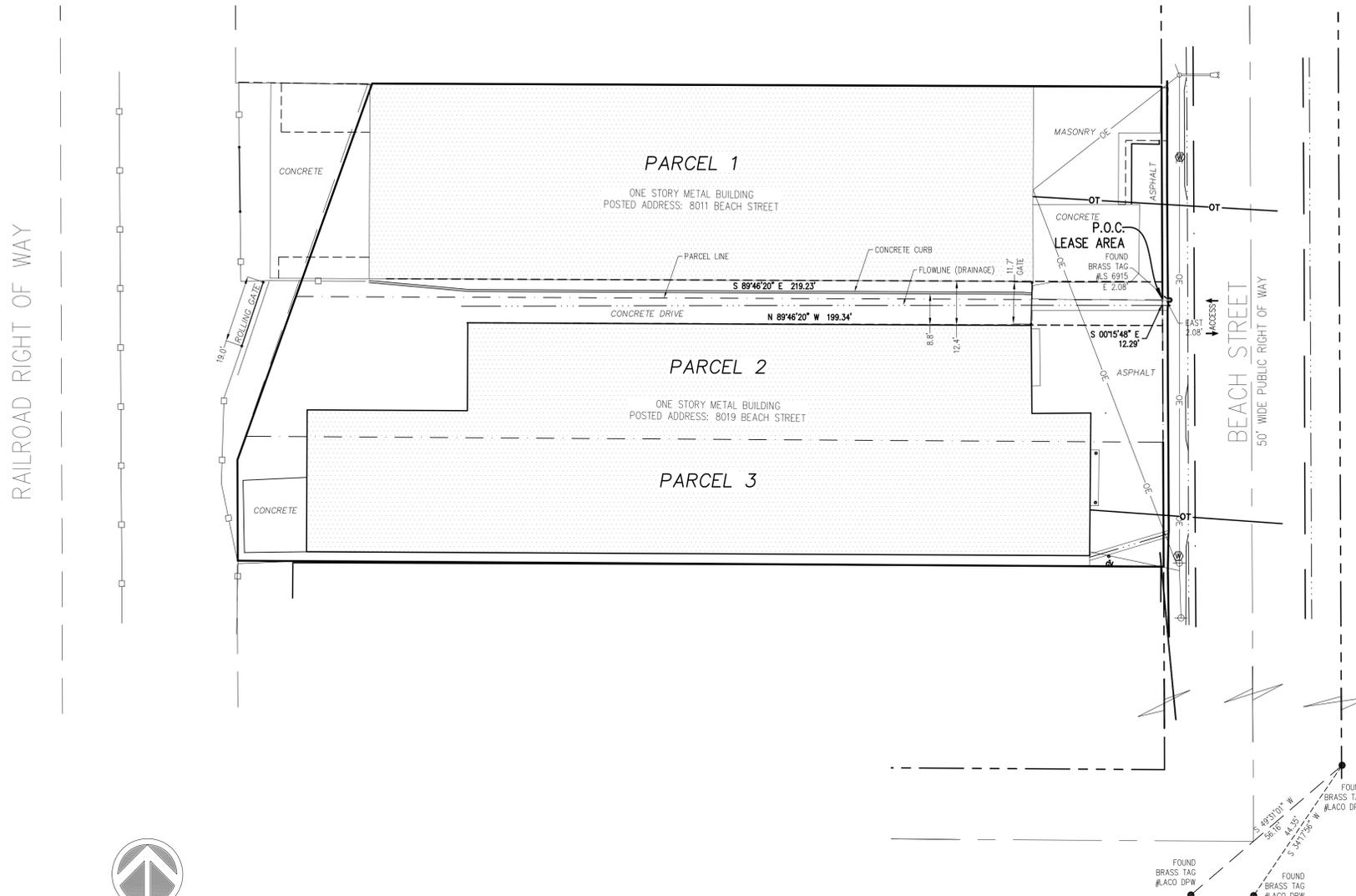
**FLOOD NOTE**

The subject property is in a location that is on a non-printed map per the FEMA Flood Map Center.

**BASIS OF BEARINGS**

The basis for all bearings shown hereon is the (referenced line of subject property or right of way), known as being (---bearing---), per (-----recording information-----) of County Records.

**AS SURVEYED TOTAL LAND AREA**



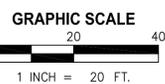
**SURVEYOR CERTIFICATE**

To American Tower Corporation and Fidelity Title Insurance Company:  
This is to certify that this map or plot and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b) (to the extent, graphically depict on survey drawing the zoning setback lines), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, and 14 Table A thereof. The field work was completed on \_\_\_\_\_.

Date of Plot or Map: \_\_\_\_\_

This certification only applies to the tower lease/easement area and improvements within the easement area as shown hereon.

(signed) \_\_\_\_\_ (seal)  
Earl N. Strum  
Registration/License Number LS 6087



Drawn By: ZC      Checked By: ES

REVISIONS		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		
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**SURVEYOR:**

**CSSI**  
Commercial Surveying Specialists, Inc.  
357 6th Avenue West  
Bradenton, FL 34205  
(405) 202-3001

**SURVEYOR DRAWING NUMBER**

**SHEET TITLE**

2011 ALTA/ACSM LAND TITLE SURVEY

**PREPARED FOR:**

**AMERICAN TOWER CORP.**  
10 Presidential Way  
Woburn, MA 01801

**PROJECT NUMBER**  
201495

**SITE ADDRESS**  
8011 BEACH STREET  
LOS ANGELES, CA. 90001

**WORK COORDINATED BY:**

**COX LEVIN**  
National Land Survey Consultants  
1264 Main Street - Waltham, MA 02451  
781-640-3309 - www.coxlevin.com

**SITE NAME**  
DREW MIDDLE SCHOOL CA

**SHEET NUMBER**  
**A-102**



