

**2 TITLE INFORMATION**

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE COMMITMENT PREPARED BY TITLE INSURANCE COMPANY, ORDER NO. 12345678, EFFECTIVE DATE: 2/2/2013.

**3 SCHEDULE "B" ITEMS**

**NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO SPECIAL EXCEPTIONS:**

- 1** Property taxes, including any assessments collected with taxes, for the fiscal year 2013 - 2014 that are a lien not yet due. (NON-SURVEY RELATED ITEM)  
Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2012 - 2013  
1st Installment: \$78,770.18 (Paid)  
2nd Installment: \$78,770.18  
Penalty and Cost: \$7,887.02 (Due after April 10)  
Homeowners Exemption: \$None  
Code Area: 0002609  
Assessors Parcel Number: 7030-011-008  
Affects: A portion of the land described herein. (NON-SURVEY RELATED ITEM)
- 2** Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2012 - 2013  
1st Installment: \$10,927.52 (Paid)  
2nd Installment: \$10,927.52  
Penalty and Cost: \$1,102.75 (Due after April 10)  
Homeowners Exemption: \$None  
Code Area: 0002609  
Assessors Parcel Number: 7030-011-010  
Affects: The remainder of the land described herein. (NON-SURVEY RELATED ITEM)
- 3** The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule 4; or as a result of changes in ownership or new construction occurring prior to date of policy. (NON-SURVEY RELATED ITEM)
- 4** The fact that said land is included within the Los Coyotes Redevelopment Project Area, and that proceedings for redevelopment have been instituted.  
Recorded: May 27, 1975 as **Instrument No. 3386**, of Official Records (NON-SURVEY RELATED ITEM)
- 5** Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:  
Map of: **Parcel Map No. 17993**  
Purpose: storm drain  
Affects: That portion of said land as shown on said map. (AFFECTS, PLOTTED AS SHOWN)
- 6** Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:  
Map of: **Parcel Map No. 16158**  
Purpose: landscape and sidewalk  
Affects: That portion of said land as shown on said map. (AFFECTS, PLOTTED AS SHOWN)
- 7** Modification(s) of the terms and provisions of said document as therein provided.  
Recorded: August 31, 1990 as **Instrument No. 90-1512957**, of Official Records (AFFECTS, PLOTTED AS SHOWN)
- 8** An easement for the purpose shown below and rights incidental thereto as set forth in a document. (No representation is made as to the present ownership of said easement)  
In Favor of: Southern California Edison Company, a corporation  
Purpose: underground electrical supply systems and communication systems  
Recorded: November 30, 1993 as **Instrument No. 93-2331151**, of Official Records (AFFECTS, PLOTTED AS SHOWN)
- 9** An easement for the purpose shown below and rights incidental thereto as set forth in a document.  
Purpose: irrigation system  
Recorded: December 6, 1993 as **Instrument No. 93-2381924**, of Official Records (AFFECTS, PLOTTED AS SHOWN)

**19 SURVEY SAMPLE DRAWING**

ACCORDING TO PLANNING WITH THE CITY OF CERRITOS, CALIFORNIA. (PHONE: 942-916-1210, [cdscommercial.com/cerritos.htm](http://cdscommercial.com/cerritos.htm)), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH CORRESPONDING STANDARDS:  
ZONE "ADP-2" AREA DEVELOPMENT PLAN 2 - TOWNE CENTER / COMMERCIAL

**8 ZONING INFORMATION**

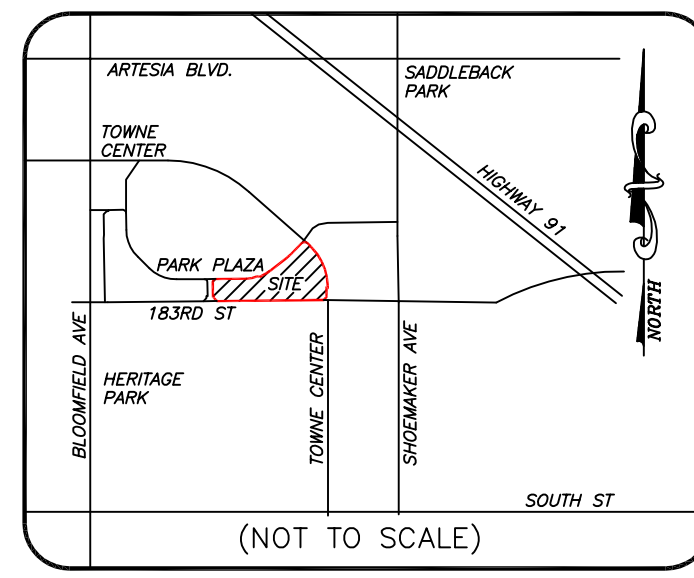
MIN. PARCEL AREA = PLAN DEPENDENT  
SETBACKS FOR 183RD STREET & BLOOMFIELD AVENUE:  
45 FOOT MIN. BUILDING & PARKING SETBACK FROM THE CURB FACE OF AN ARTERIAL STREET. NO PARKING STRUCTURE SHALL BE CONSTRUCTED WITHIN 100 FEET OF THE CURB.  
SETBACKS FOR PARK PLAZA DRIVE & TOWNE CENTER DRIVE:  
30 FOOT MIN. BUILDING SETBACK FROM THE CURB FACE OF INTERIOR STREETS AND ROADWAYS. 14 FOOT MINIMUM PARKING SETBACK FROM THE CURB FACE OF INTERIOR STREETS.  
BUILDING HEIGHT:  
WITHIN 45 FEET AND 100 FEET IF CURB FACE OF ARTERIAL STREET SHALL NOT EXCEED TWO STORIES OR 35 FEET, WHICHEVER IS LOWER. BUILDINGS NOT EXCEEDING FIVE STORIES OR 75 FEET IN HEIGHT MAY BE APPROVED TO PROVISIONS OF SUBSECTION (4)(6)(V). BUILDINGS LOCATED 11 FEET BEYOND THE CURB FACE OF AN ARTERIAL STREET SHALL NOT EXCEED A HEIGHT OF 125 FEET.  
PARKING:  
OFF-STREET REQUIREMENTS FOR COMMERCIAL USES ARE FIVE SPACES FOR THE FIRST 100,000 SQ. FT. OF GROSS FLOOR AREA. 4 3/4 SPACES SHALL BE PROVIDED FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA FOR ADDITIONAL SQUARE FOOTAGE ABOVE 100,000 SQ. FT. UP TO 500,000 SQ. FT.  
4 1/2 SPACES SHALL BE PROVIDED FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA EXCEEDING 500,000 SQ. FT.

(ALL SETBACK LINES GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT CORRESPONDS WITH THE STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF CERRITOS BEFORE USE.)

**7 POSSIBLE ENCROACHMENTS**

- A** - EASEMENT NOT DOCUMENTED IN THE SCHEDULE B EXCEPTIONS (29.50' WIDE - EAST PROPERTY LINE)
- B** - EASEMENT NOT DOCUMENTED IN THE SCHEDULE B EXCEPTIONS (14.50' WIDE - NORTHERLY PROPERTY LINE)
- C** - EASEMENT NOT DOCUMENTED IN THE SCHEDULE B EXCEPTIONS (14.50' WIDE - WEST PROPERTY LINE)
- D** - TRASH AREA OVERLAPS MULTIPLE EASEMENTS, AS SHOWN

**16 VICINITY MAP**



**12 PARKING INFORMATION**

383 STANDARD PARKING SPACES  
12 HANDICAP PARKING SPACES  
395 TOTAL PARKING SPACES

**14 BUILDING AREA**

41,575 SQUARE FEET  
(SEE NOTE 12)

**13 LAND AREA**

6.1296 ACRES  
267,004 SQUARE FEET

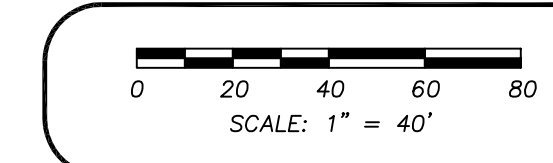
**15 BUILDING HEIGHT**

35.4 FEET  
(SEE NOTE 11)

**9 LEGEND**

	C2 = CURB INLET		FR = FIRE RISER
	CO = CLEAN OUT		TR = TRANSFORMER
	IV = IRRIGATION VALVE		UV = UTILITY VAULT
	GM = GAS METER		UB = UTILITY BOX
	GV = GAS VALVE		UR = UTILITY RISER
	GA = GUY ANCHOR		EB = ELECTRIC BOX
	SL = STREET LIGHT		SB = SIGNAL BOX
	LP = LIGHT POLE		CB = CABLE BOX
	MB = MAIL BOX		BL = BOLLARD
	MH = MANHOLE		WP = WATER POLE
	UP = UTILITY POLE		FD = FIRE DEPARTMENT CONNECTION
	WV = WATER VALVE		EO = ELECTRIC OUTLET
	WM = WATER METER		BF = BACK FLOW PREVENTER
	EM = ELECTRIC METER		TREE
	FH = FIRE HYDRANT		PALM TREE
	LS = LANDSCAPING		R = RADIUS
	MW = MONITORING WELL		L = LENGTH
	WH = WATER HOSE CONNECTION		T = TANGENT
	HP = HANDICAP PARKING		RD = RECORD DATA
	CL = CENTER LINE		CD = CURVE DATA
	R = RADIUS		PL = PROPERTY LINE
	L = LENGTH		CLF = CHAIN LINK FENCE
	T = TANGENT		WF = WOOD FENCE
	RD = RECORD DATA		WF = WIRE FENCE
	CD = CURVE DATA		CON = CONCRETE
	PL = PROPERTY LINE		
	CLF = CHAIN LINK FENCE		
	WF = WOOD FENCE		
	WF = WIRE FENCE		
	CON = CONCRETE		

**17 SCALE**



**KEY TO ALTA-SURVEY**

- 1 TITLE DESCRIPTION (AS FURNISHED)
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

**18 ALTA/ACSM Land Title Survey**

This survey prepared in accordance with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"  
This Work Prepared By:  
FA Commercial Due Diligence Services Co.  
**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.253.2444 - Fax: 714.689.5120  
Toll Free: 888.322.7371

Drwn By: ELT	Date: 4/1/2013
Surveyor Ref No: 13-03-0162	Revision: comments
Aprvd By: DB	Date:
Field Date: 3/26/2013	Revision:
Scale: 1" = 40'	Date:
	Revision:

Prepared For:  
  
Client Ref. No:

**20 PROJECT ADDRESS**

12898 Towne Center Drive  
Cerritos, California 90703  
Project Name:  
Cerritos Town Center I & IV Update  
CDS Project Number:  
13-03-07212-002

