



Stamps:

Table with 2 columns: Stamps, Description. Includes fields for Submission Date and Description.

Submission Date: Description:

Table with 2 columns: Submission Date, Description. Multiple rows for recording details.

Key Plan:

Table with 2 columns: Agency Approval, Description. Includes fields for Agency Approval and Description.

Agency Approval:

Table with 2 columns: Agency Approval, Description. Includes fields for Agency Approval and Description.

OSHPD # S161045-36-00

Job Number: 2016106 Designer:

Date: 07/26/09 Drafter:

Project Title:

ENCINO HOSPITAL FUEL CELL

16237 VENTURA BLVD
LOS ANGELES, CA 91436

Drawing Title:

ZONE VARIANCE APPLICATION
CIVIL NOTES

SURVEYOR'S NOTES:

- 1. DATE OF SURVEY: APRIL 7TH, 9TH, 12TH & 27TH, 2004, MAY 29TH, 2006, MARCH 11, 2008 AND JULY 23, 2008
2. THIS SURVEY WAS BASED UPON A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 10, 2008 AT 7:30 AM, ORDER NO. NCS-35829-ATL
3. THIS SURVEY DOES NOT SHOW LOCATIONS OF OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON, IF UNDERGROUND PUBLIC UTILITIES OR STRUCTURES, FLOOD ZONE DATA, ZONING AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM RELEVANT AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY, NO WARRANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.

STATEMENT OF CLEARANCES:

- 1. ANGLE POINT 8" CONC. BLOCK WALL 0.25' CLEAR OF PROPERTY LINE.
2. ANGLE POINT 8" CONC. BLOCK WALL 0.07' CLEAR OF PROPERTY LINE.
3. 8" CONC. BLOCK WALL 0.24' CLEAR OF PROPERTY LINE.
4. ADJACENT CONC. CURB 0.15' CLEAR OF PROPERTY LINE.
5. 8" BRICK WALL 0.04' CLEAR OF PROPERTY LINE.
6. 8" BRICK WALL 0.05' CLEAR OF PROPERTY LINE.
7. 8" CONC. WALL 0.28' CLEAR OF PROPERTY LINE.
8. 8" CONC. WALL 0.09' CLEAR OF WEST PROPERTY LINE.
9. ADJACENT BUILDING CORNER 0.25' CLEAR OF PROPERTY LINE.
10. BUILDING CORNER 0.17' CLEAR OF PROPERTY LINE.
11. ADJACENT BUILDING CORNER 0.37' CLEAR OF PROPERTY LINE.
12. BUILDING CORNER 0.27' CLEAR OF PROPERTY LINE.
13. BUILDING CORNER ON PROPERTY LINE.
14. 8" CONC. WALL 0.05' CLEAR OF PROPERTY LINE.
15. 8" BRICK WALL 0.06' CLEAR OF PROPERTY LINE.
16. 8" BRICK WALL & 8" CONC. WALL 0.04' CLEAR OF PROPERTY LINE.
17. PARKING STRUCTURE CORNER 0.20' CLEAR OF VENTURA BLVD. RIGHT OF WAY.
18. PARKING STRUCTURE CORNER 0.32' CLEAR OF VENTURA BLVD. RIGHT OF WAY.
19. ADJACENT WALL 0.25' CLEAR OF PROPERTY LINE.
20. ADJACENT BUILDING CORNER 0.72' CLEAR OF PROPERTY LINE.
21. ADJACENT BUILDING CORNER 0.32' CLEAR OF PROPERTY LINE.
22. SOUTH FACE OF BRICK WALL 0.06' CLEAR OF PROPERTY LINE.
23. EAST FACE OF 8" BLOCK WALL 0.07' CLEAR OF PROPERTY LINE.

BASIS OF BEARINGS:

THE BEARING NORTH 80°38'45" WEST OF THE CENTERLINE OF VENTURA BOULEVARD AS SHOWN ON MAP OF TRACT NO. 23922, AS PER MAP RECORDED IN BOOK 655 PAGE 85 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

STATEMENT OF ENCROACHMENTS:

- 1. CORNER 8" CONC. BLOCK WALL 0.08' OVER EAST PROPERTY LINE & 0.05' OVER NORTH PROPERTY LINE.
2. ADJACENT 5" CONC. BLOCK WALL 0.17' OVER EAST PROPERTY LINE & 0.23' OVER NORTH PROPERTY LINE.
3. 8" CONC. BLOCK WALL 2' EAST ONTO ADJACENT PROPERTY & 0.20' NORTH ONTO ADJACENT PROPERTY.
4. 8" CONC. BLOCK WALL 0.10' OVER PROPERTY LINE.
5. ADJACENT BRICK PILLAR 0.06' ONTO PROPERTY.
6. 6" CONC. BLOCK WALL 0.12' OVER PROPERTY LINE.
7. 8" CONC. WALL 0.08' OVER SOUTH PROPERTY LINE.
8. 8" CONC. WALL 0.02' OVER PROPERTY LINE.
9. 8" CONC. WALL 0.04' ONTO ADJACENT PROPERTY & 0.25' INTO RIGHT OF WAY.
10. SOUTH FACE OF BRICK WALL 0.06' ONTO ADJACENT PROPERTY LINE.
11. PARKING STRUCTURE CORNER 0.04' ONTO ADJACENT PROPERTY LINE.

LEGAL DESCRIPTION:

PARCEL 1: THAT PORTION OF LOT 1 OF TRACT NO. 23922, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 655 PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTLY CORNER OF SAID LOT 1, THENCE ALONG THE BOUNDARY LINES OF SAID LOT 1, NORTH 80°38'45" WEST 300.00 FEET TO AN ANGLE POINT THEREIN, THENCE NORTH 09°30'30" EAST 202.25 FEET TO AN ANGLE POINT IN SAID UTILITY RIGHT-OF-WAY, THENCE NORTH 09°30'30" WEST TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 1, AS HAVING A BEARING AND DISTANCE OF NORTH 80°38'45" WEST 140.15 FEET, THENCE ALONG THE BOUNDARY LINES OF SAID LOT 1, SOUTH 80°38'45" EAST 140.15 FEET, SOUTH 92°25'59" WEST 7.95 FEET, SOUTH 89°50'30" EAST 10.72 FEET, SOUTH 80°38'45" EAST 180.25 FEET, AND SOUTH 09°30'30" EAST 396.13 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, HOWEVER, ALL IMPROVEMENTS ERECTED THEREON, CONSISTING OF A HOSPITAL AND PARKING GARAGE FACILITY WHICH ARE AND SHALL REMAIN REAL PROPERTY.

PARCEL 2: THE WEST 125.00 FEET OF THE SOUTH 300.00 FEET OF LOT 3 IN BLOCK 24 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, SAID DISTANCES BEING MEASURED ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 3 RESPECTIVELY.

EXCEPT THEREFROM, HOWEVER, ALL IMPROVEMENTS ERECTED THEREON, CONSISTING OF A HOSPITAL AND PARKING GARAGE FACILITY WHICH ARE AND SHALL REMAIN REAL PROPERTY.

PARCEL 3: THAT PORTION OF THE RIGHTS AND INTEREST IN ALL IMPROVEMENTS NOW ERECTED ON THE LAND DESCRIBED IN PARCEL 1 AND 2 ABOVE, AS EXCEPTED IN THE DEED DATED JULY 24, 1970 FROM ENCINO HOSPITAL, A CORPORATION, RECORDED JULY 30, 1970 AS INSTRUMENT NO. 2542, IN BOOK D-4787, PAGE 65, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: THAT PORTION OF LOT 1 OF TRACT NO. 23922, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 655, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 09°30'30" EAST 100.00 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, NORTH 80°38'45" WEST 300.00 FEET TO AN ANGLE POINT IN SAID UTILITY RIGHT-OF-WAY, THENCE NORTH 09°30'30" WEST TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 1, AS HAVING A BEARING AND DISTANCE NORTH 80°38'45" WEST 140.15 FEET, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, NORTH 09°30'30" EAST 202.25 FEET AND SOUTH 89°50'30" WEST 202.25 FEET TO THE SAID POINT OF BEGINNING.

EXCEPT THEREFROM, HOWEVER, ALL IMPROVEMENTS ERECTED THEREON WHICH ARE AND SHALL REMAIN REAL PROPERTY.

PARCEL 5: THAT PORTION OF THE RIGHTS AND INTEREST IN ALL IMPROVEMENTS NOW ERECTED ON THE LAND DESCRIBED IN PARCEL 4 ABOVE, AS EXCEPTED IN THE DEED DATED MARCH 5, 1973 FROM BEVERLY ENTERPRISES, A CORPORATION, RECORDED MARCH 9, 1973 AS INSTRUMENT NO. 157.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO PRIME HEALTHCARE SERVICES - ENCINO, LLC, MPT OPERATING PARTNERSHIP, LP, MEDICAL PROPERTIES TRUST, INC., MPT OF ENCINO, LP, FIRST AMERICAN TITLE INSURANCE COMPANY AND BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C. (THE "PLA") IS A TRUE, COMPLETE AND ACCURATE SURVEY OF THE PROPERTY DESCRIBED THEREIN (THE "PROPERTY") BEING APPROXIMATELY 4.04 ACRES AS FURTHER DESCRIBED BY THE PROPERTY DESCRIPTION ON THE PLAT; (C) THE PLAT IS BASED UPON A FIELD SURVEY MADE ON APRIL 7, 2004 AND UPDATED MARCH 11, 2008 AND JULY 23, 2008 BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF CALIFORNIA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUBDIVISION TITLES SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1 (EXCEPT FOR STATES THAT REQUIRE RECORD MONUMENT PLATTING) 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 11(c), 11(d), 11(e), 11(f), 11(g), 11(h), 11(i), 11(j), 11(k), 11(l), 11(m), 11(n), 11(o), 11(p), 11(q), 11(r), 11(s), 11(t), 11(u), 11(v), 11(w), 11(x), 11(y), 11(z), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 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THE ABOVE PARTIES CAN RELY ON THIS SURVEY AND PLAT AS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MARK FOX, PLS. 6892
LICENSE EXP. JUNE 30, 2009

Table with 2 columns: DATE, REVISION. Includes entries for 6-27-06, 7-48-06, 8-01-08, 8-01-08, 7-28-08.

ALTA / ACSM LAND TITLE SURVEY
ENCINO MEDICAL CENTER

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

SURV. SUBDIVISIONS - PHOTOGRAMMETRY
1845 TAMPA AVENUE, STE. 100, NORWICH, CA 92450 PH: 951-366-9222 FAX: 951-366-4883



Table with 2 columns: DATE, SHEET NO. Includes entries for 6/27/06, 1 OF 2.

PREPARED FOR:

SMITH ROBERTS NATIONAL CORPORATION
ATTN: MARK WALKER
25 S. OKLAHOMA AVENUE
SUITE #400
OKLAHOMA CITY, OK 73104

ZONING DATA:

ZONING: C-4L, (Q)4, C-2L, R-31 AND R-3H
C-4L COMMERCIAL ZONE
(Q)4 QUALIFIED PARKING ZONE
R-3H RESIDENTIAL ESTATE (SINGLE-FAMILY) 9000 SQ. FT. MINIMAL ZONE
R-31 MULTIPLE RESIDENTIAL ZONE
C-2L COMMERCIAL (HEIGHT DISTRICT)
0.00 FT. SETBACKS MAXIMUM HEIGHT 6 STORIES OR 75 FT. FLOOR AREA OF MAIN BUILDING MAY NOT EXCEED 15 TIMES THE BUILDABLE AREA OF LOT.
SETBACK REQUIREMENTS - C-4L
FRONT YARD: NONE
SIDE YARD: NONE FOR COMMERCIAL USES SAME AS R-4 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY
REAR YARD: SAME AS R-4 FOR RESIDENTIAL USES, OTHERWISE NONE
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.
NOTE:
EXISTING USES AND SETBACKS HAVE BEEN OBTAINED BY DISCRETIONARY ACTION OF PLANNING COMMISSION AND ZONING ADMINISTRATOR. SEE EASEMENT DATA, ITEM 7, ORDINANCE #153204 (CFC 2833)

FLOOD ZONE DATA:

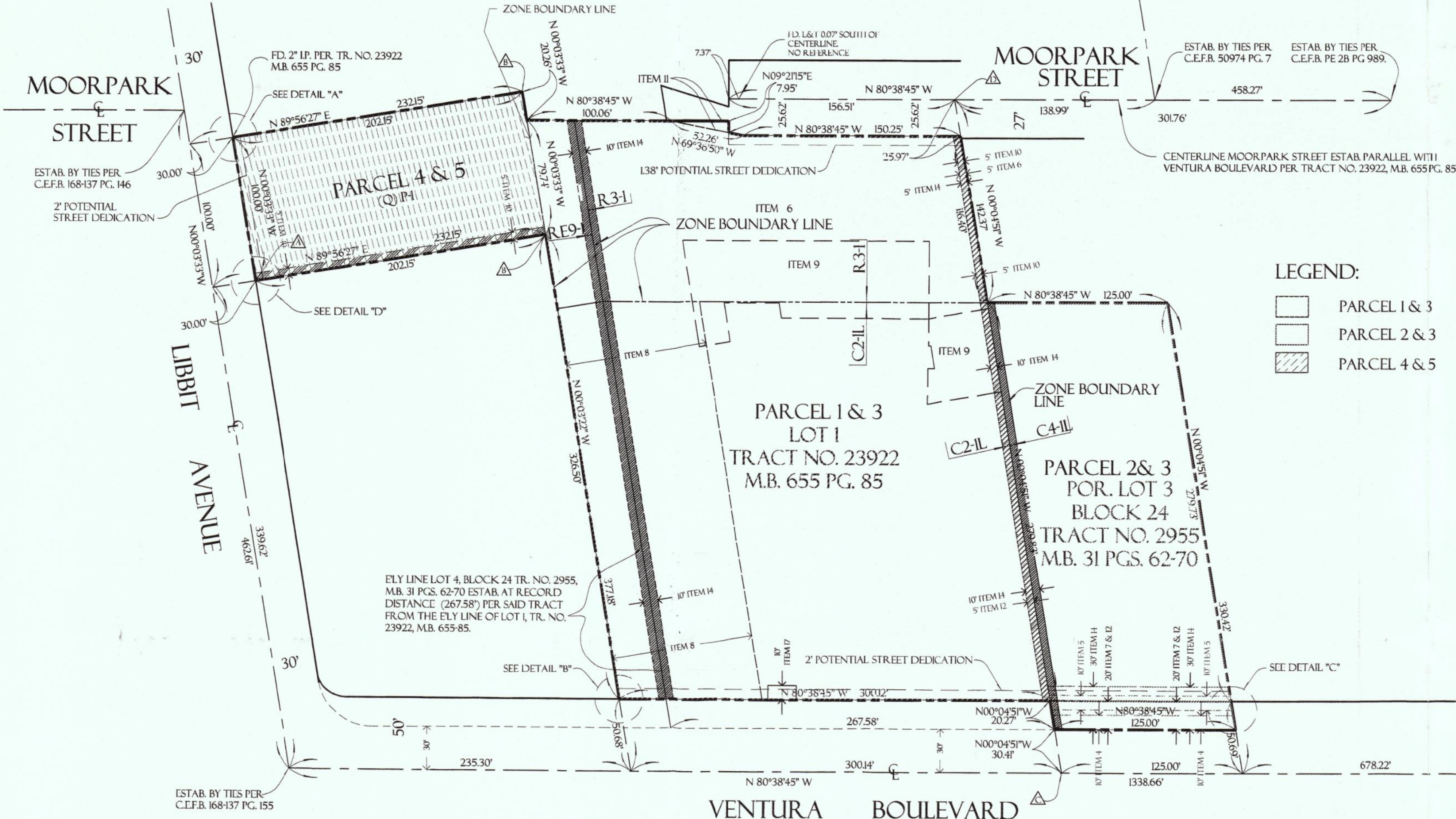
FLOOD ZONE: C
COMMUNITY NO: 06037
PANEL NO.: 0044 C
EFFECTIVE DATE: DECEMBER 2, 1980
AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN IN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

STREET DEDICATION:

LIBERT AVENUE - LOCAL STREET - 60' R/W
2' POTENTIAL STREET DEDICATION
MOORPARK STREET - NON-CONTIGUOUS LOCAL STREET - 54' R/W
138' POTENTIAL STREET DEDICATION
VENTURA BOULEVARD - SCENIC MAJOR HIGHWAY CLASS II - 104' R/W
2 & 22' POTENTIAL STREET DEDICATION REQUIRED
THE POTENTIAL STREET DEDICATIONS ARE BASED ON BUREAU OF ENGINEERING RIGHT OF WAY STANDARDS AS OBTAINED FROM CITY OF LOS ANGELES RECORDS AND VENTURA BOULEVARD SPECIFIC PLAN

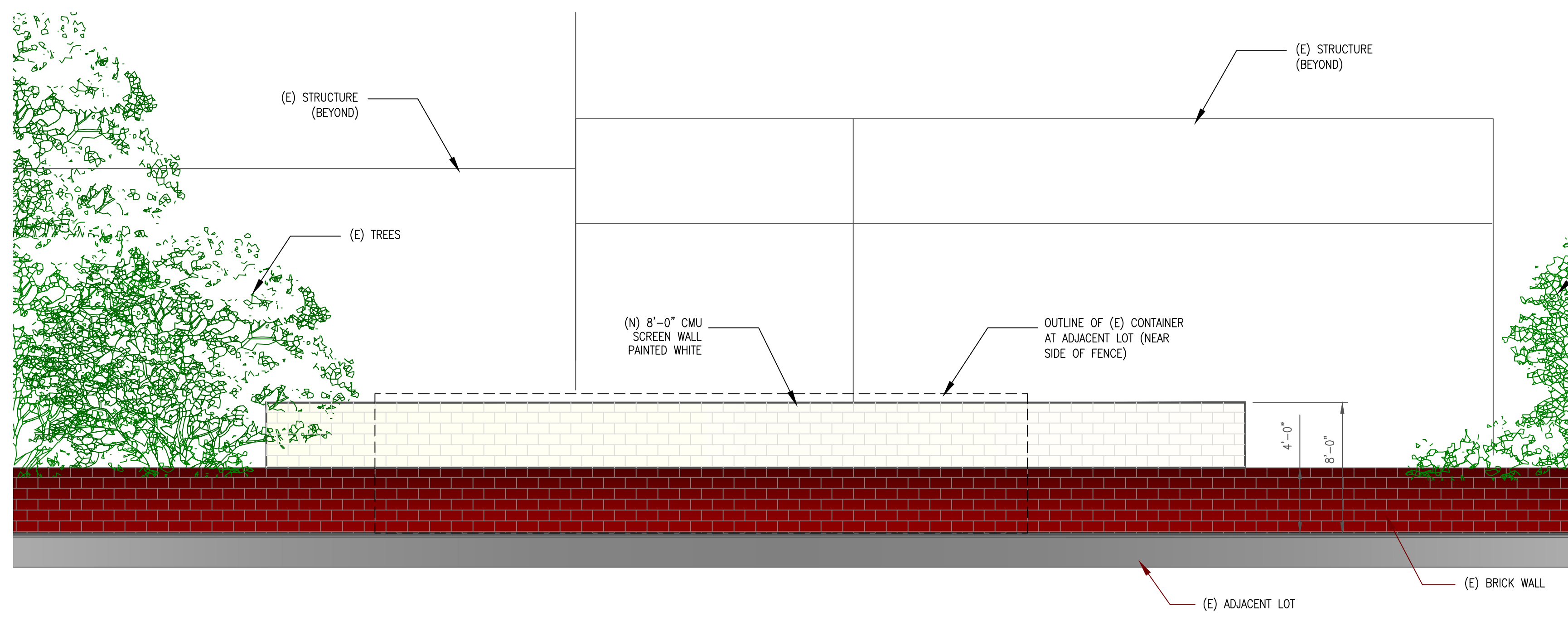
ESTABLISHMENT NOTES:

- 1. ESTABLISHED AT RECORD DISTANCE (000.00 FEET) FROM FOUND 2" I.P. TO THE NORTH PER TRACT NO. 23922, MB. 655 PG. 85
2. ESTABLISHED AT RECORD ANGLE (90°00'00") AND DISTANCE (202.25 FEET) FROM LIBERT AVENUE PER TRACT NO. 23922, MB. 655 PG. 85
3. ESTABLISHED AT RECORD DISTANCE (335.44 FEET) FROM LIBERT AVENUE PER TRACT NO. 23922, MB. 655 PG. 85
4. ESTABLISHED AT RECORD DISTANCE (138.99 FEET) FROM VAJUEAN AVENUE PER TRACT NO. 23922, MB. 655 PG. 85

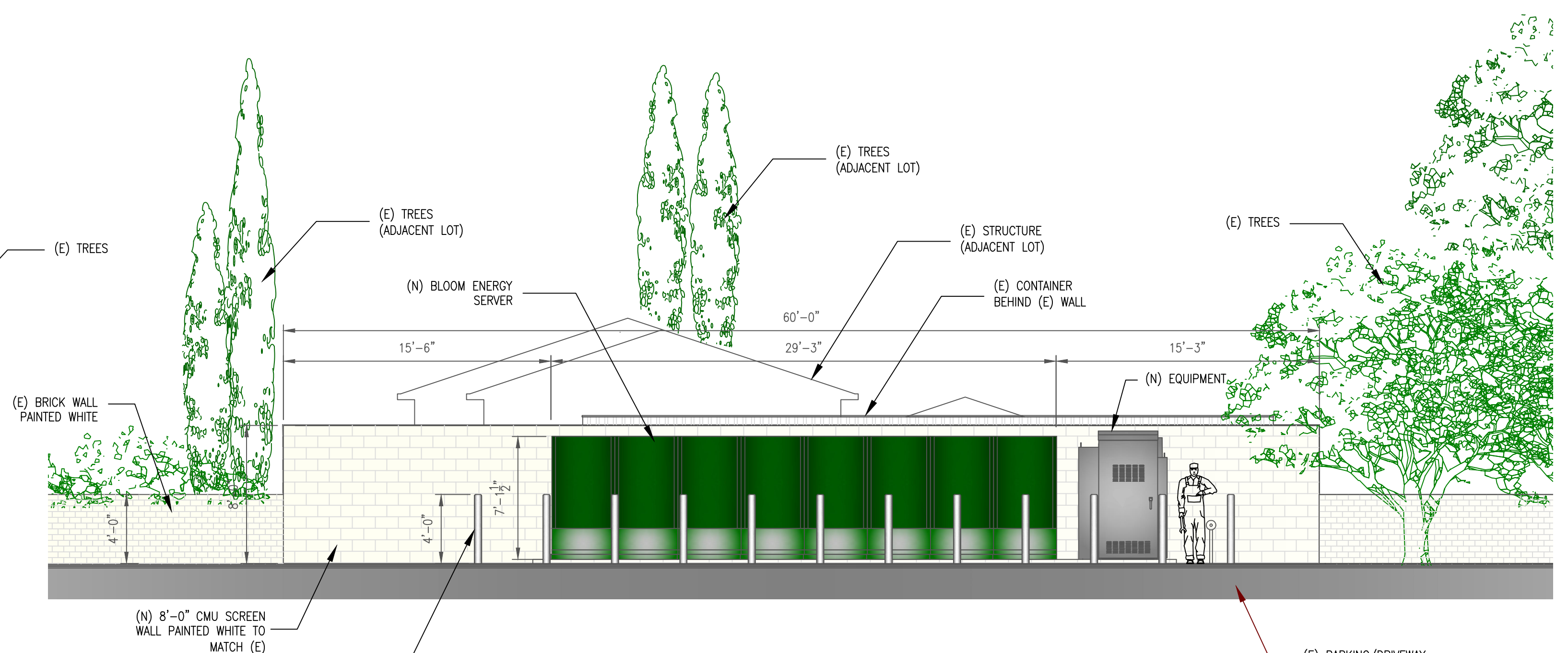


EASEMENT DATA, EXCEPTIONS & EXCLUSIONS

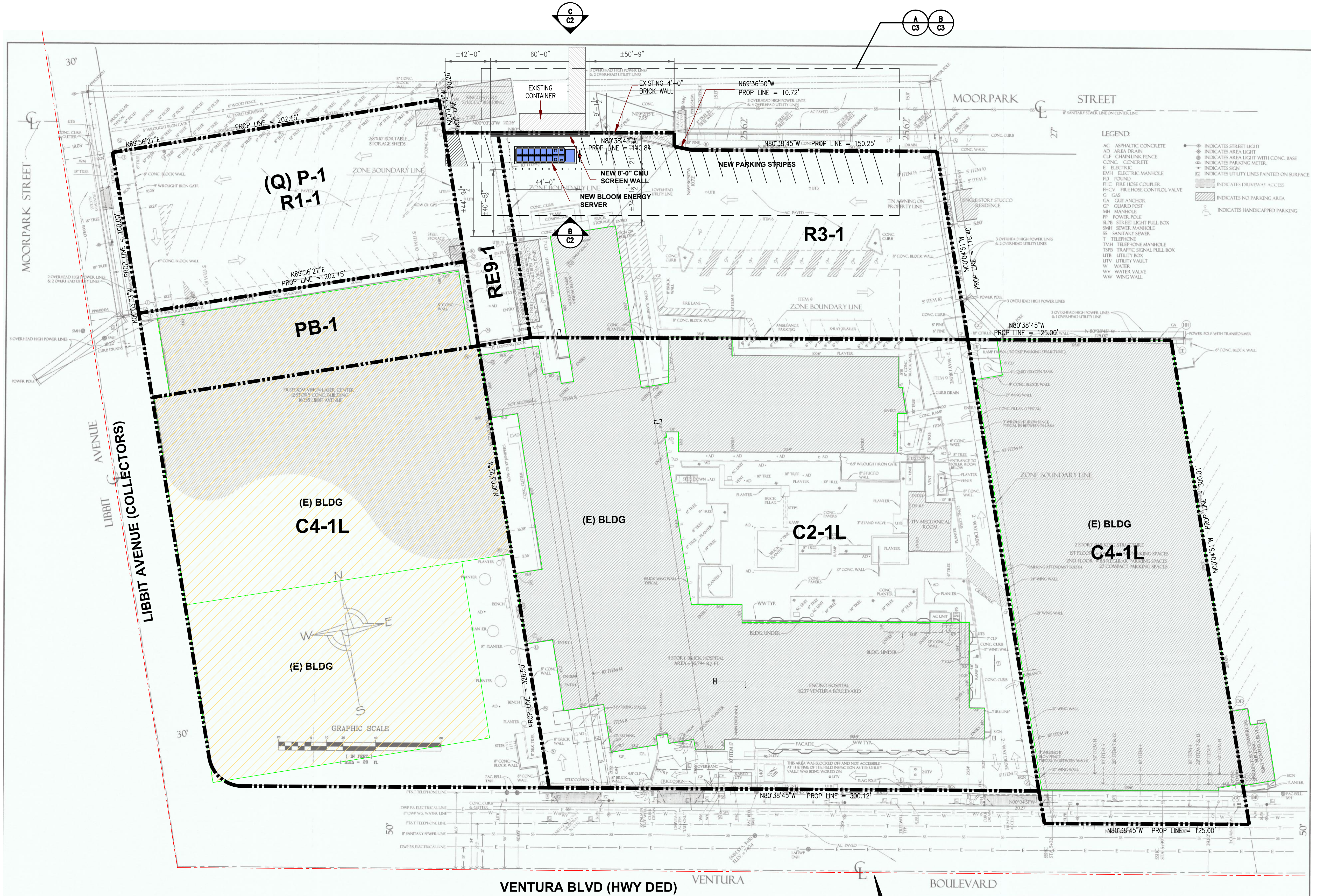
- PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-35829-ATL DATED JULY 10, 2008 AT 7:30 AM GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:
ITEM 4: PURPOSE: AN EASEMENT AND RIGHT OF WAY FOR PIPES IN FAVOR OF CITY OF LOS ANGELES...
ITEM 5: PURPOSE: AN EASEMENT FOR PIPE LINES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY...
ITEM 6: PURPOSE: AN EASEMENT FOR POLES LINES AND CONDUITS IN FAVOR OF PACIFIC TELEPHONE & TELEGRAPH COMPANY...
ITEM 7: PURPOSE: AN EASEMENT FOR POLES LINES AND CONDUITS IN FAVOR OF CITY OF LOS ANGELES...
ITEM 8: PURPOSE: COVENANT & AGREEMENT REGARDING MAINTENANCE OF BUILDING IN FAVOR OF CITY OF LOS ANGELES...
ITEM 9: PURPOSE: AGREEMENT REGARDING OVERSIZED BUILDING IN FAVOR OF CITY OF LOS ANGELES...



ELEVATION (LOOKING SOUTH)
SCALE: 3/16"=1'-0"
C
C2



ELEVATION (LOOKING NORTH)
SCALE: 3/16"=1'-0"
B
C2



SITE PLAN
SCALE: 1"=30'
A
C2

DATE	REVISION	ALTA / ACSM LAND TITLE SURVEY	DATE
08/27/20	ISSUED TO SUBJECT NEW TITLE REPORT	ENCINO MEDICAL CENTER	08/28/20
09/08/20	ISSUED TO SUBJECT NEW TITLE REPORT		09/08/20
09/08/20	ISSUED TO SUBJECT NEW TITLE REPORT		09/08/20
10/08/20	ISSUED TO SUBJECT NEW TITLE REPORT		10/08/20

JACOBI & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY
1885 TAMPA AVENUE, STE 100, NORTHridge, CA 91324, PH: 818-364-9222, FAX: 818-364-4813

Bloomenergy
1252 Orleans Drive, Sunnyvale CA, 94089
Tel: 408 543 1500
Fax: 408 543 1501
www.bloomenergy.com
PROPRIETARY & CONFIDENTIAL

exp U.S. Services Inc.
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5670 Oberlin Drive
San Diego, CA 92121
U.S.A.
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Stamps:

Submittal:

Date:	Description:

Key Plan:

Agency Approval:

OSHPD # S161045-36-00
Job Number: 2016106 Designer:
Date: Drafter:

Project Title:
ENCINO HOSPITAL FUEL CELL
16237 VENTURA BLVD
LOS ANGELES, CA 91436

Drawing Title:
ZONE VARIANCE APPLICATION SITE PLAN

C2

