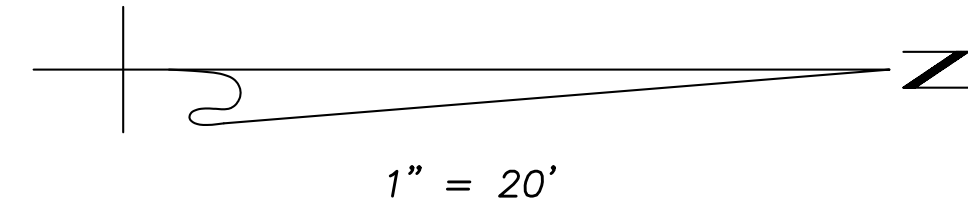


ALTA/ACSM LAND TITLE SURVEY



ALABAMA AVENUE

AS TO THE TITLE MATTERS HEREON, THE UNDERSIGNED HAS RELIED SOLELY UPON THE INFORMATION PROVIDED BY UNITED TITLE COMPANY IN THEIR UPDATED PRELIMINARY REPORT DATED NOVEMBER 3, 2005 ORDER NO. 20400239-9. THE UNDERSIGNED MAKES NO STATEMENTS AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.

TO: US BANK NATIONAL ASSOCIATION, UNITED TITLE INSURANCE COMPANY, NEW ECONOMICS FOR WOMEN, NEW TERRA DEL SOL, L.P., A CALIFORNIA LIMITED PARTNERSHIP, CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, HUDSON HOUSING LOS ANGELES REHABILITATION FUND L.P., HUDSON HOUSING TAX CREDIT FUND X

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASGM, AND NSPS IN 1999 AND INCLUDES ITEMS 2, 3, 4, 5, 8, 10, 11, 13, AND 15 OF TABLE "A" THEREOF.

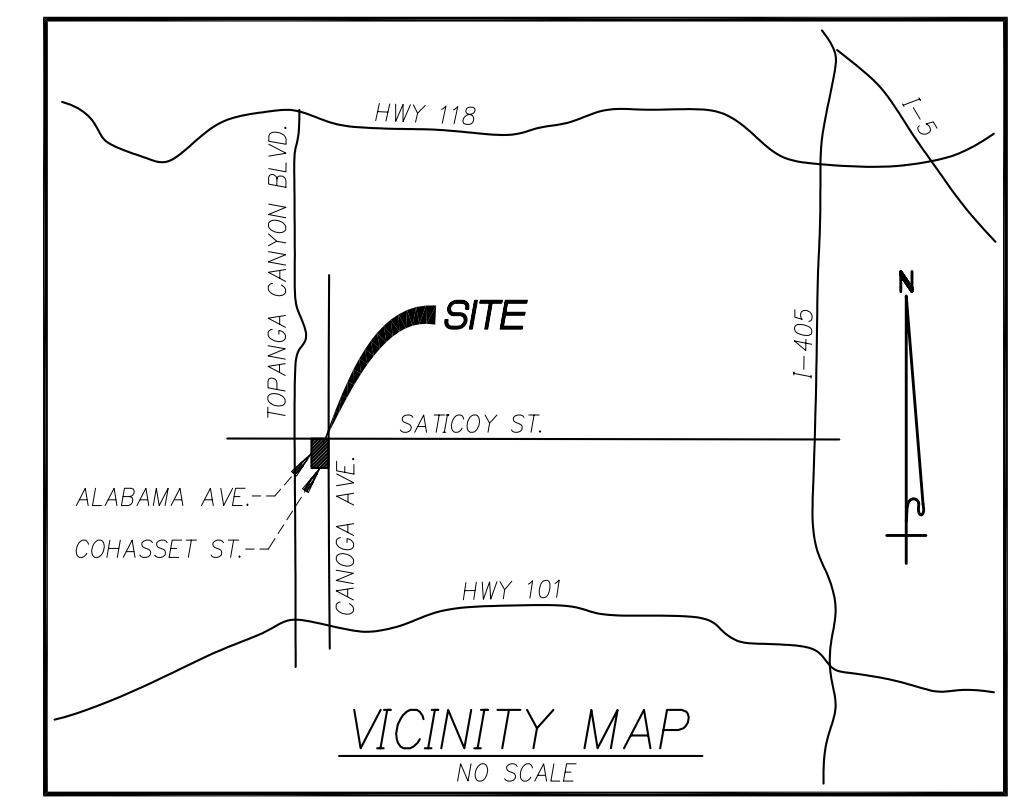
GENERAL NOTES
AREA: 115,496 SQ. FT., 2.65 ACRES
ALL PARKING ON SITE IS SUBTERRANEAN
SURVEYED PROPERTY IS LOCATED IN FLOOD ZONE "C"; LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP FILED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION
THAT PORTION OF LOTS 1, 2, 3, AND 4 IN BLOCK 18 OF OWENSMOUTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PER THAT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 29, 2003 AS INSTRUMENT NO. 03-325153 OFFICIAL RECORDS.

BENCH MARK
CITY OF LOS ANGELES BM NO. 06-7336, 3.5 IN. BRONZE DISC IN CONC. MON. AT SURFACE; 12.7 FT. S. OF S. CURB LINE OF SATICOY STREET; 84.7 FT. E. OF E. CURB LINE CANOGA AVENUE; 29 FT. E. OF TRACKS. ELEVATION = 809.368 FT.

EASEMENTS
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH CO. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
PURPOSE: PUBLIC UTILITIES
RECORDED: JUNE 24, 1965 AS INSTRUMENT NO. 4491, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND DESCRIBED THEREIN. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



EASEMENTS (continued)
26B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: LOS ANGELES UNIFIED SCHOOL DISTRICT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
PURPOSE: INGRESS AND EGRESS AND FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF A RETAINING WALL.
RECORDED: APRIL 23, 2004 AS INSTRUMENT NO. 04-1003481 OF OFFICIAL RECORDS
AFFECTS: AS FOLLOWS:
THAT PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED OCTOBER 29, 2003 AS INSTRUMENT NO. 03-325153, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL "A", THENCE NORTH 0°00'47" WEST 86.27 FEET; THENCE WEST 6.50 FEET; THENCE SOUTH 0°00'47" EAST 73.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 24.50 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY 13.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°04'44" TO A POINT OF THE SOUTHERLY LINE OF SAID PARCEL "A"; A RADIAL LINE TO SAID POINT BEARS NORTH 57°50'13" WEST; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°59'55" EAST 10.22 FEET TO THE POINT OF BEGINNING.

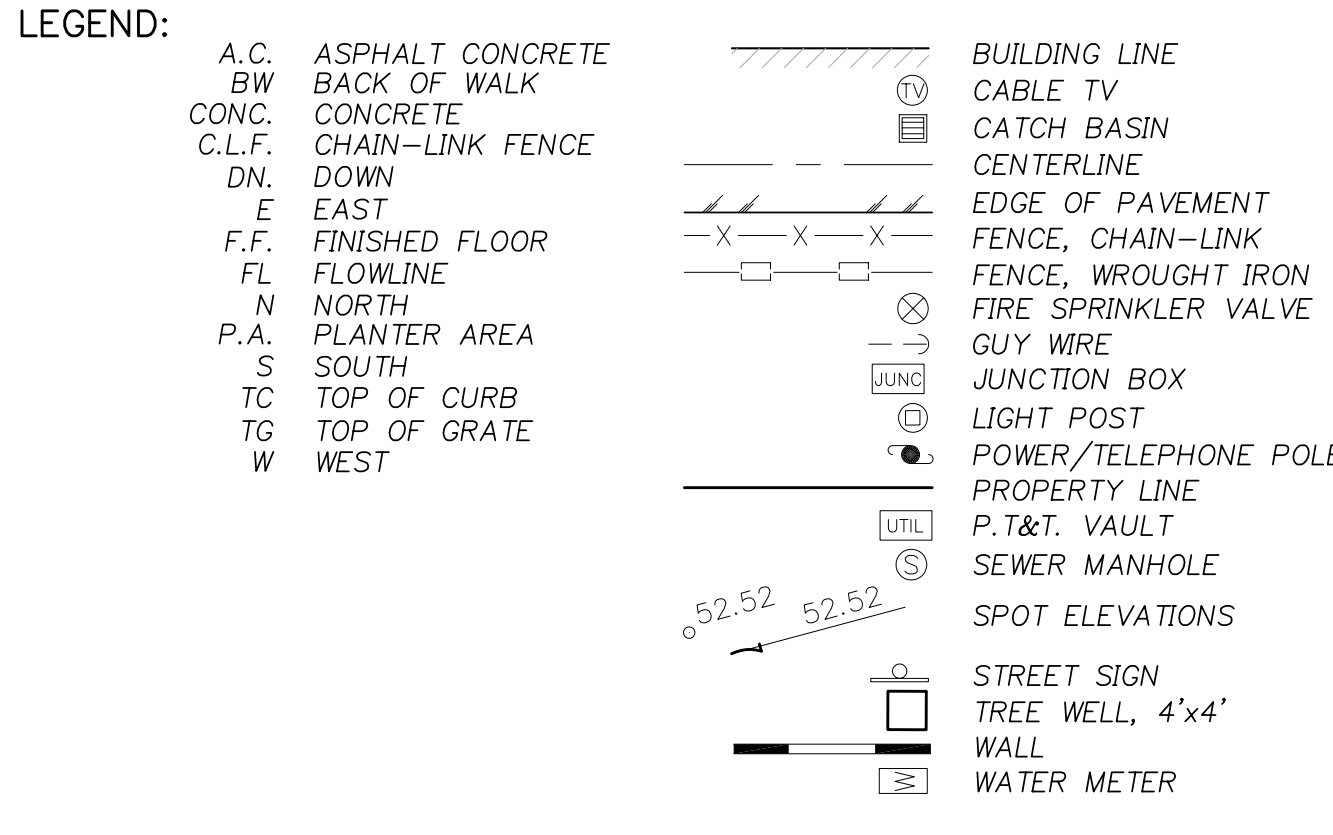
PARCEL 1A: FUTURE STREET EASEMENT
THAT PORTION OF LOT 4, BLOCK 18 OF OWENSMOUTH, AS PER MAP RECORDED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 150.00 FEET TO THE NORTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE 2.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING TANGENT

PARCEL 2A: FUTURE STREET EASEMENT
THAT PORTION OF LOTS 1, 2, AND 3, BLOCK 18 OF OWENSMOUTH, AS PER MAP RECORDED IN BOOK 19 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 2.00 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING TANGENT AT ITS POINT OF ENDING ON THE SOUTHERLY LINE OF THE NORTHERLY 15.00 FEET OF SAID LOT 1; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE TO ITS POINT OF ENDING; THENCE WESTERLY ALONG SAID LAST-MENTIONED SOUTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID LAST-MENTIONED WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PUBLIC STREET. REFERENCE IS HEREBY MADE TO SUBJECT DOCUMENT FOR FULL PARTICULARS.



OWNER: LOS ANGELES UNIFIED SCHOOL DISTRICT

OWNER: L.C.B. ENTERPRISES, LLC.

FD. CITY S&W PER C.E.F.B. 186-105 PG. 141

FD. CITY S&W PER C.E.F.B. 186-105 PG. 140

CANOGA AVENUE

SATICOY STREET

COHASSET STREET

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N 00°00'47" W 660.00'

N 00°00'47" W 600.00'

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N 00°01'30" E 599.99'

N 90°00'00" E 467.99'