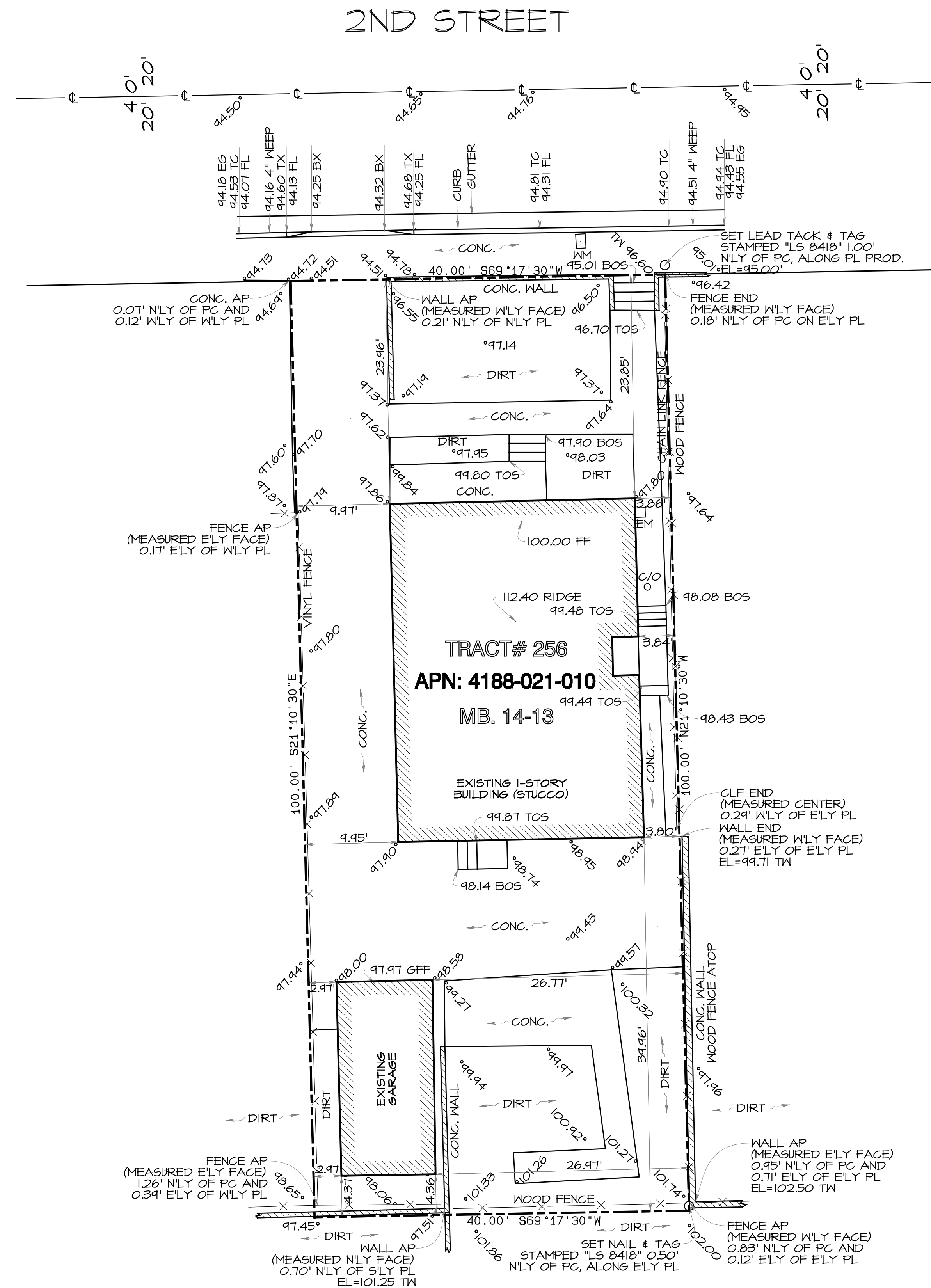
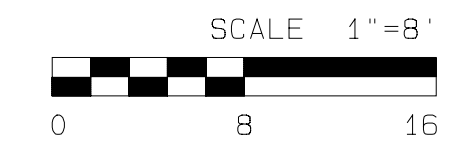
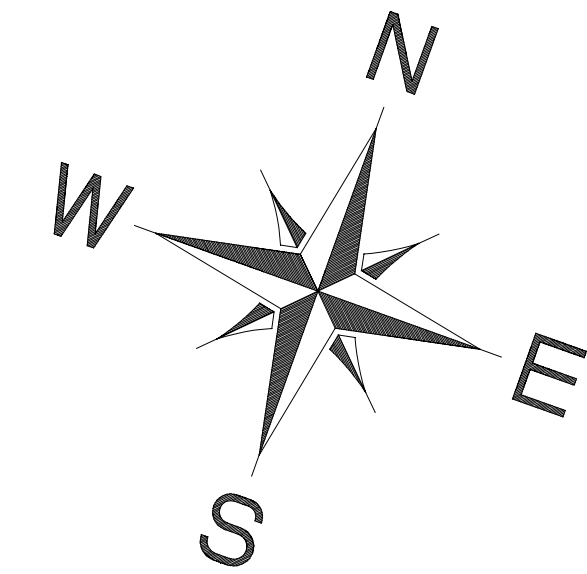


BASIS OF BEARINGS: N 69°17'30" E BEING THE CENTERLINE OF 2ND STREET AS PER TRACT MAP NO 256, MAP BOOK 14 PAGE 13 AS FILED IN THE RECORDS OF THE COUNTY OF LOS ANGELES

BENCHMARK: ASSUMED EL=95.00 FEET AT LTT STAMPED "PLS 8418", 1.00' NLY OF THE NELY PROPERTY CORNER, ALONG PROPERTY LINE PROD

IWS
SURVEYING

CLIENT:
JUNRU PAN
PROJECT NO.
23-065
DATE OF SURVEY:
JUNE 2023
ASSESSOR'S I.D. NUMBER:
4188-021-010
LEGAL DESCRIPTION
PART LOT 8 AND ALL OF LOT 9
TRACT NO. 256
MB. 14-13



BOUNDARY / TOPOGRAPHIC SURVEY
554 2ND STREET
HERMOSA BEACH, CA 90254
SITE ADDRESS:

NOTE
THIS SURVEY AND MAP ARE THE PROPERTY OF IWS SURVEYING AND MAY NOT BE MODIFIED, ALTERED, OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY IWS SURVEYING AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISO EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL OF THAT MAP AS PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISO WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, BY IWS SURVEYING AS TO SUCH CHANGED MATERIAL.

ALL MEASUREMENTS SHOWN TO PROPERTY LINES (PL) ARE MEASURED AT A PERPENDICULAR (90° ANGLE) TO PROPERTY LINE.
EASEMENT NOTES:
A TITLE POLICY WAS NOT REVIEWED FOR EASEMENTS DURING THIS SURVEY. NO CLAIM IS MADE AS TO WHETHER OR NOT EASEMENTS EXIST

<p>ABBREVIATION LEGEND</p> <table border="0"> <tr><td>N</td><td>NORTH</td></tr> <tr><td>E</td><td>EAST</td></tr> <tr><td>S</td><td>SOUTH</td></tr> <tr><td>W</td><td>WEST</td></tr> <tr><td>----</td><td>ASPHALT</td></tr> <tr><td>AP</td><td>ANGLE POINT</td></tr> <tr><td>BC</td><td>BEGINNING OF CURVE</td></tr> <tr><td>BM</td><td>BENCHMARK</td></tr> <tr><td>Bos/Tos</td><td>BOTTOM/TOP OF STAIR</td></tr> <tr><td>B5/T5</td><td>BOTTOM/TOP OF SLOPE</td></tr> <tr><td>BW</td><td>BACK OF WALK</td></tr> <tr><td>BX/TX</td><td>BOTTOM/TOP OF X</td></tr> <tr><td>CBW</td><td>CONCRETE BLOCK WALL</td></tr> <tr><td>CL</td><td>CENTERLINE</td></tr> <tr><td>CLF</td><td>CHAIN-LINK FENCE</td></tr> <tr><td>CN</td><td>CONCRETE NAIL</td></tr> <tr><td>C/O</td><td>CLEAN OUT</td></tr> <tr><td>CONC.</td><td>CONCRETE</td></tr> <tr><td>D</td><td>DIRT, DIAMETER</td></tr> <tr><td>DRY</td><td>DRIVEWAY</td></tr> <tr><td>EC</td><td>END OF CURVE</td></tr> <tr><td>EG</td><td>EDGE OF GUTTER</td></tr> <tr><td>EP</td><td>EDGE OF PAVEMENT</td></tr> <tr><td>F</td><td>FENCE</td></tr> <tr><td>FF/FS</td><td>FINISH FLOOR/SURFACE</td></tr> <tr><td>FL</td><td>FLOW LINE</td></tr> <tr><td>FD</td><td>FOUND</td></tr> <tr><td>GB</td><td>GRADE BREAK</td></tr> <tr><td>G.M., G. MTR.</td><td>GAS METER</td></tr> <tr><td>G.W.</td><td>GUY WIRE</td></tr> <tr><td>I/L / O/L</td><td>INLET/OUTLET</td></tr> <tr><td>INV.</td><td>INVERT</td></tr> <tr><td>IP</td><td>IRON PIPE</td></tr> <tr><td>L. STD.</td><td>LIGHT STANDARD</td></tr> <tr><td>L&T</td><td>LEAD AND TACK</td></tr> <tr><td>LTT</td><td>LEAD, TACK, AND TAG</td></tr> <tr><td>N.A.P.</td><td>NOT A PART</td></tr> <tr><td>N/T</td><td>NAIL AND TAG</td></tr> <tr><td>O/S</td><td>OFFSET</td></tr> <tr><td>PC</td><td>PROPERTY CORNER</td></tr> <tr><td>PL</td><td>PROPERTY LINE</td></tr> </table>		N	NORTH	E	EAST	S	SOUTH	W	WEST	----	ASPHALT	AP	ANGLE POINT	BC	BEGINNING OF CURVE	BM	BENCHMARK	Bos/Tos	BOTTOM/TOP OF STAIR	B5/T5	BOTTOM/TOP OF SLOPE	BW	BACK OF WALK	BX/TX	BOTTOM/TOP OF X	CBW	CONCRETE BLOCK WALL	CL	CENTERLINE	CLF	CHAIN-LINK FENCE	CN	CONCRETE NAIL	C/O	CLEAN OUT	CONC.	CONCRETE	D	DIRT, DIAMETER	DRY	DRIVEWAY	EC	END OF CURVE	EG	EDGE OF GUTTER	EP	EDGE OF PAVEMENT	F	FENCE	FF/FS	FINISH FLOOR/SURFACE	FL	FLOW LINE	FD	FOUND	GB	GRADE BREAK	G.M., G. MTR.	GAS METER	G.W.	GUY WIRE	I/L / O/L	INLET/OUTLET	INV.	INVERT	IP	IRON PIPE	L. STD.	LIGHT STANDARD	L&T	LEAD AND TACK	LTT	LEAD, TACK, AND TAG	N.A.P.	NOT A PART	N/T	NAIL AND TAG	O/S	OFFSET	PC	PROPERTY CORNER	PL	PROPERTY LINE	<p>MAP ISSUE DATE: 7-3-23 DATE OF REVISION: DRAFTED BY: NFM COMMENTS:</p>	<p>LICENSED SURVEYOR: ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A CALIFORNIA PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA: CHRISTOPHER N. VASSALLO, P.L.S. 8418, PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT, BUSINESS AND PROFESSIONS CODE, CHAPTER 15, SECTIONS 8100-8805.</p>
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