

TRACT NO. 51742

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LOTS 1 AND 2 FOR SUBDIVISION PURPOSES
LOTS 3 AND 4 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 21 THROUGH 33, 37 AND PORTIONS OF LOTS 34, 35 AND 38, BLOCK 23, PARK TRACT, PER MAP RECORDED IN BOOK 7, PAGES 26 AND 27 OF MISCELLANEOUS RECORDS, AND LOTS 1, 3 AND A PORTION OF LOT 2, TRACT NO. 3245 PER MAP RECORDED IN BOOK 34, PAGE 11 OF MAPS, ALL RECORDS OF LOS ANGELES COUNTY, AND THAT PORTION OF DIAMOND STREET VACATED BY ORDINANCE NO. 6618 OF THE CITY OF LOS ANGELES.

95-290000
95-290289

FILED
AT REQUEST OF OWNER
FEB 22 1995
31 PAST 4:00 PM
IN BOOK 1210
AT PAGE 14
OF MAPS
LOS ANGELES COUNTY, CA
Register-Recorder, County Clerk
By: *Carl H. Heston*
Deputy
FEE \$ 17.00

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON JULY 2, 1993; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT REQUIRED TIE NOTES TO CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN CITY ENGINEER FIELD BOOK NO. PE 1A PAGES 586

FIG PLAZA-I, L.P., A CALIFORNIA LIMITED PARTNERSHIP (OWNER)

BY: DOWNTOWN EQUITIES-I, INC. (GENERAL PARTNER)

Lawrence H. Heller
LAWRENCE H. HELLER, PRESIDENT

FIG PLAZA-II, L.P., A CALIFORNIA LIMITED PARTNERSHIP (OWNER)

BY: DOWNTOWN EQUITIES-II, INC. (GENERAL PARTNER)

Lawrence H. Heller
LAWRENCE H. HELLER, PRESIDENT

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 6, 1988 AS INSTRUMENT NO. 88-1060588 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

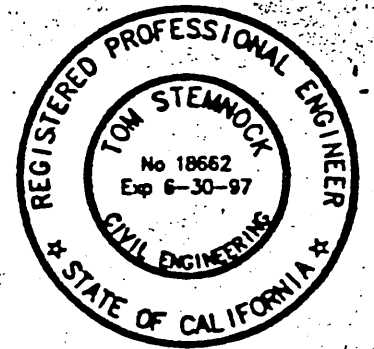
Constantino Argimon
INVESTMENT OFFICER
CONSTANTINO ARGIMON

THE SIGNATURES OF ROBERT T. MC INERNY AND NEVILL D. MC INERNY, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS PER DEED RECORDED NOVEMBER 22, 1977 AS INSTRUMENT NO. 77-1288707, AND THE SIGNATURE OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITIC, SUCCESSOR OR ASSIGNEE, OWNER OF OIL AND MINERAL RIGHTS PER DEED RECORDED MARCH 2, 1984 AS INSTRUMENT NO. 84-259024, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (C) OF THE SUBDIVISION MAP ACT INASMUCH AS SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURES OF, ROGERS & WELLS, RC/D.M.R., INC, JACQUE BOYLE, AN-TECH RESEARCH LABORATORIES, INC., AOKI CORPORATION, HARNEY, WOLFE, SHALLER & CARR, SECURITY PRODUCTIONS, INC., IMPERIAL BANK, NILSSON, ROBBINS, DALGARN, BERLINER, CARSON & WURST, HEALTH RESOURCES INSTITUTE, OUT-TO-LUNCH, GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA, PLAZA CARDS & GIFTS, FEDERAL EXPRESS, MULTI-TENANT TELEPHONE SERVICE, INC., LESSEES UNDER UNRECORDED LEASES DISCLOSED BY AN ASSIGNMENT OF LESSOR'S INTEREST IN LEASES RECORDED JULY 6, 1988 AS INSTRUMENT NO. 88-1060589, AND THE SIGNATURE OF COTKINS & COLLINS, A PROFESSIONAL CORPORATION, LESSEE UNDER AN UNRECORDED LEASE DISCLOSED BY A SUBORDINATION, NONDISTURBANCE AND ATTORNEY AGREEMENT RECORDED FEBRUARY 23, 1993 AS INSTRUMENT NO. 93-341827, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURES OF FIG PLAZA-I, L.P., A CALIFORNIA LIMITED PARTNERSHIP; FIG PLAZA-II, L.P., A CALIFORNIA LIMITED PARTNERSHIP; RECORD OWNERS AND EASEMENT HOLDERS AND THE SIGNATURE OF THE PERMITTEES AS DEFINED AS EASEMENT HOLDERS AS PROVIDED IN SECTION 2.1 DECLARATION OF PARKING AND ACCESS COVENANTS RECORDED JUNE 29, 1989 AS INSTRUMENT NO. 89-10422622 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

Tom Stemnock
TOM STEMNOCK R.C.E. NO. 18662



LICENSE EXPIRES JUNE 30, 1997

BASIS OF BEARINGS:

THE BEARING NORTH 57°43'24" EAST OF THE CENTERLINE OF FIGUEROA STREET AS SHOWN ON MAP OF TRACT NO. 19838, AS FILED IN BOOK 776, PAGES 88 AND 89 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCH MARK:

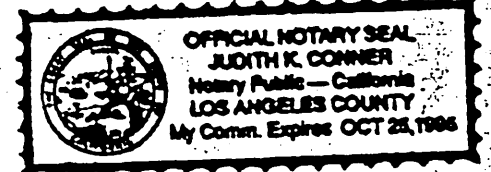
THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE CITY OF LOS ANGELES BENCH MARK NO. 12-06628, L.A. CITY PBM - 12-06628 1986 + 2 FT W/O CURB FIGUEROA ST. 5 FT N/O BCR N/O DIAMOND ST S SIDE C.B. ELEVATION : 326.68 (1985).

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)

ON June 29, 1994 1994, BEFORE ME, Judith K. Conner
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Lawrence H. Heller

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE Judith K. Conner
NOTARY PUBLIC: JUDITH K. CONNER
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES Oct 25, 1995



STATE OF CALIFORNIA) S.S.
COUNTY OF ORANGE)

ON September 2 1994, BEFORE ME, Karen M. Vale
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Constantino Argimon

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE Karen M. Vale
NOTARY PUBLIC: KAREN M. VALE
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES Sept 20, 1994



ACCESS RIGHTS FOR THE AIRSPACE LOTS:

THAT IN CONSIDERATION OF THE APPROVAL OF THIS TRACT MAP BY SAID CITY OF LOS ANGELES, FIG PLAZA-I, AND FIG PLAZA-II, DO HEREBY PROMISE, COVENANT AND AGREE TO AND WITH SAID CITY OF LOS ANGELES THAT THE AIRSPACE LOTS SHALL HAVE ACCESS TO A PUBLIC STREET BY MEANS OF ONE OR MORE EASEMENTS OR OTHER ENTITLEMENTS. THAT THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNLESS OTHERWISE RELEASED BY AUTHORITY OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES.

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS

NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent billings annually. For further information call the Bureau of Street Lighting.

CERTIFICATE OF SPECIAL ASSESSMENT

I HEREBY CERTIFY that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment which may be paid in full.

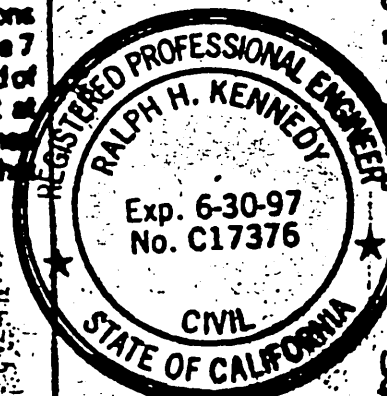
Date FEBRUARY 14 1995
City Engineer By M. Watson

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.

Date February 17, 1995
City Engineer

Ralph H. Kennedy



CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the CHICAGO TITLE INSURANCE COMPANY of said City Order No. 931612 Dated OCT 24, 1994 certifying that it appears from the records of said City and County that FIG PLAZA-I LP, FIG PLAZA-II LP, EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

(No) (are) the only persons whose consent is required for the recording of this map by law.

Date February 17, 1995
City Engineer

Ralph H. Kennedy

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.

Date Feb. 21 1995
City Clerk

By M. Watson Deputy

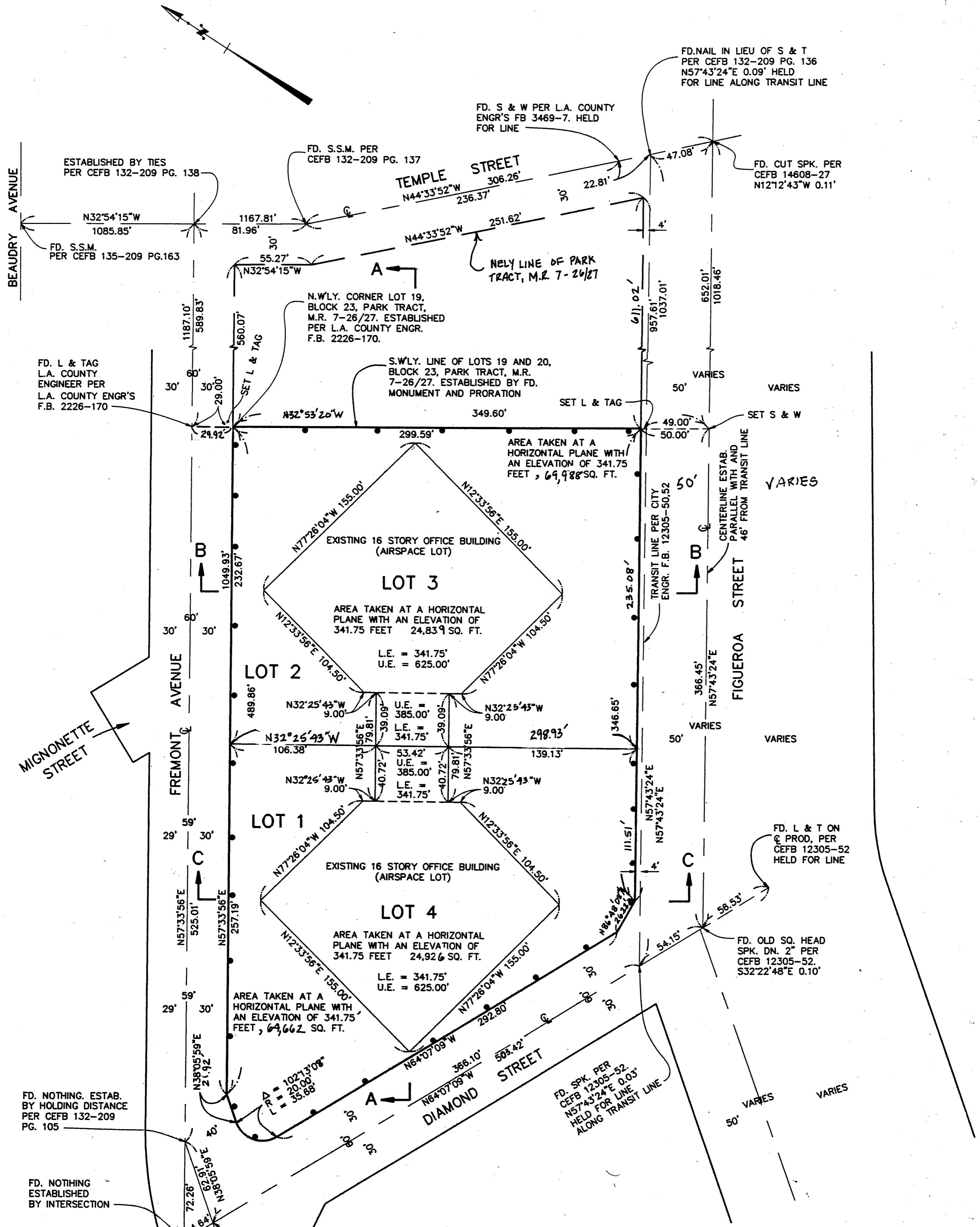
1210/15

SCALE: 1" = 50'

SHEET 2 OF 4 SHEETS

TRACT NO. 51742

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



- NOTES:**
1. ALL AIRSPACE WITHIN LOT 1 OF TRACT NO. 51742 AND IS NOT WITHIN AIRSPACE LOT 4 IS PART OF LOT 1. ALL AIRSPACE WITHIN LOT 2 OF TRACT NO. 51742 AND IS NOT WITHIN AIRSPACE LOT 3 IS A PART OF LOT 2. DEFINITION PER SECTION 12.03 OF THE L.A. MUNICIPAL CODE; LOT 1 AND LOT 2 ARE LOTS AND LOTS 3 AND 4 ARE AIRSPACE LOTS.
 2. FOR STREET ELEVATION VIEWS SEE SHEET 3.
 3. FOR ISOMETRIC PROJECTION VIEW SEE SHEET 4.
 4. ELEVATIONS SHOWN HEREON HAVE NOT BEEN VERIFIED BY THE LOS ANGELES CITY ENGINEER.
 5. SQUARE FOOTAGES SHOWN HEREON ARE BASED ON THE AREA OF THE LOTS TAKEN AT A HORIZONTAL PLANE WITH AN ELEVATION OF 341.75 FEET

LEGEND:

—•—•—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

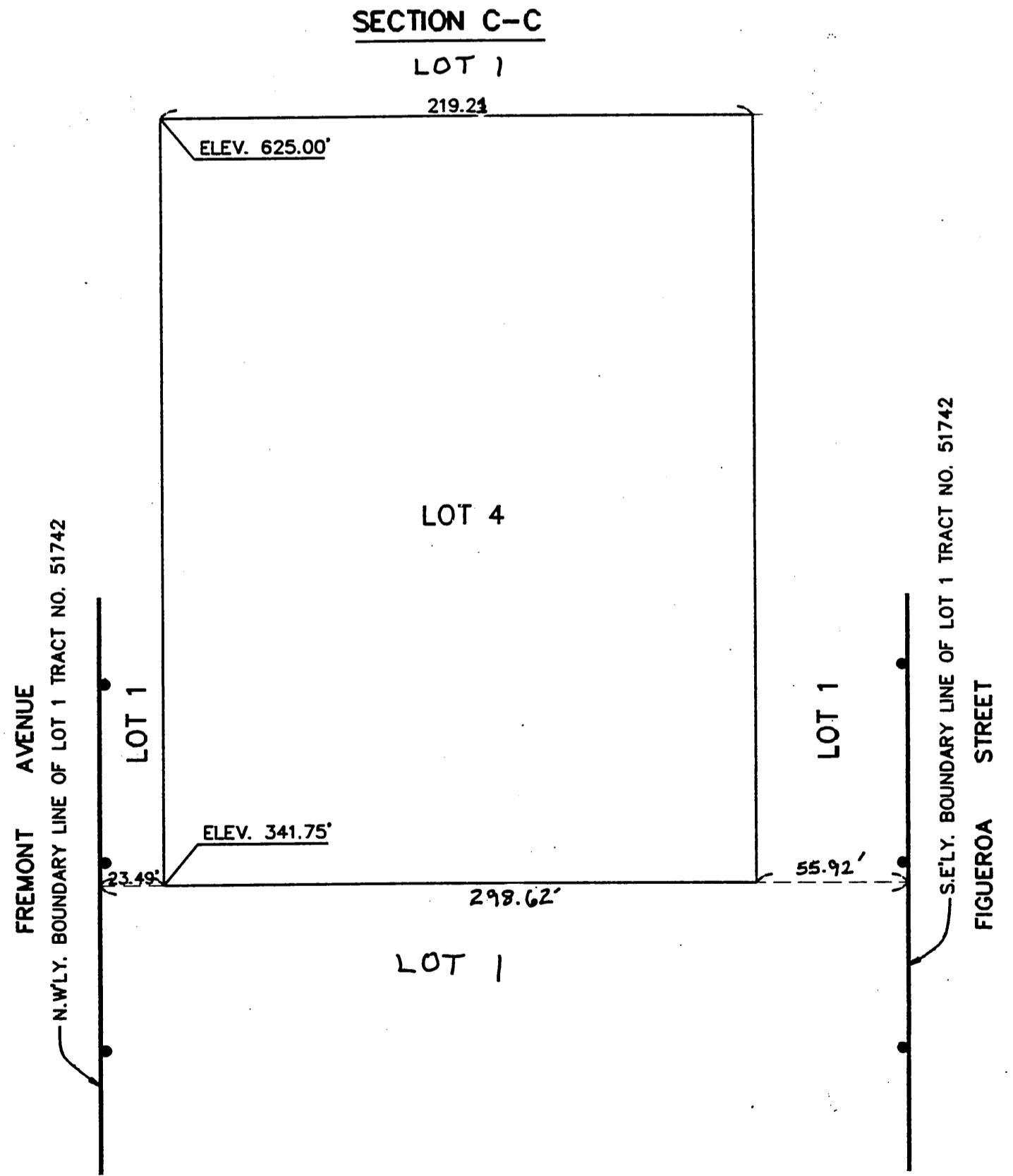
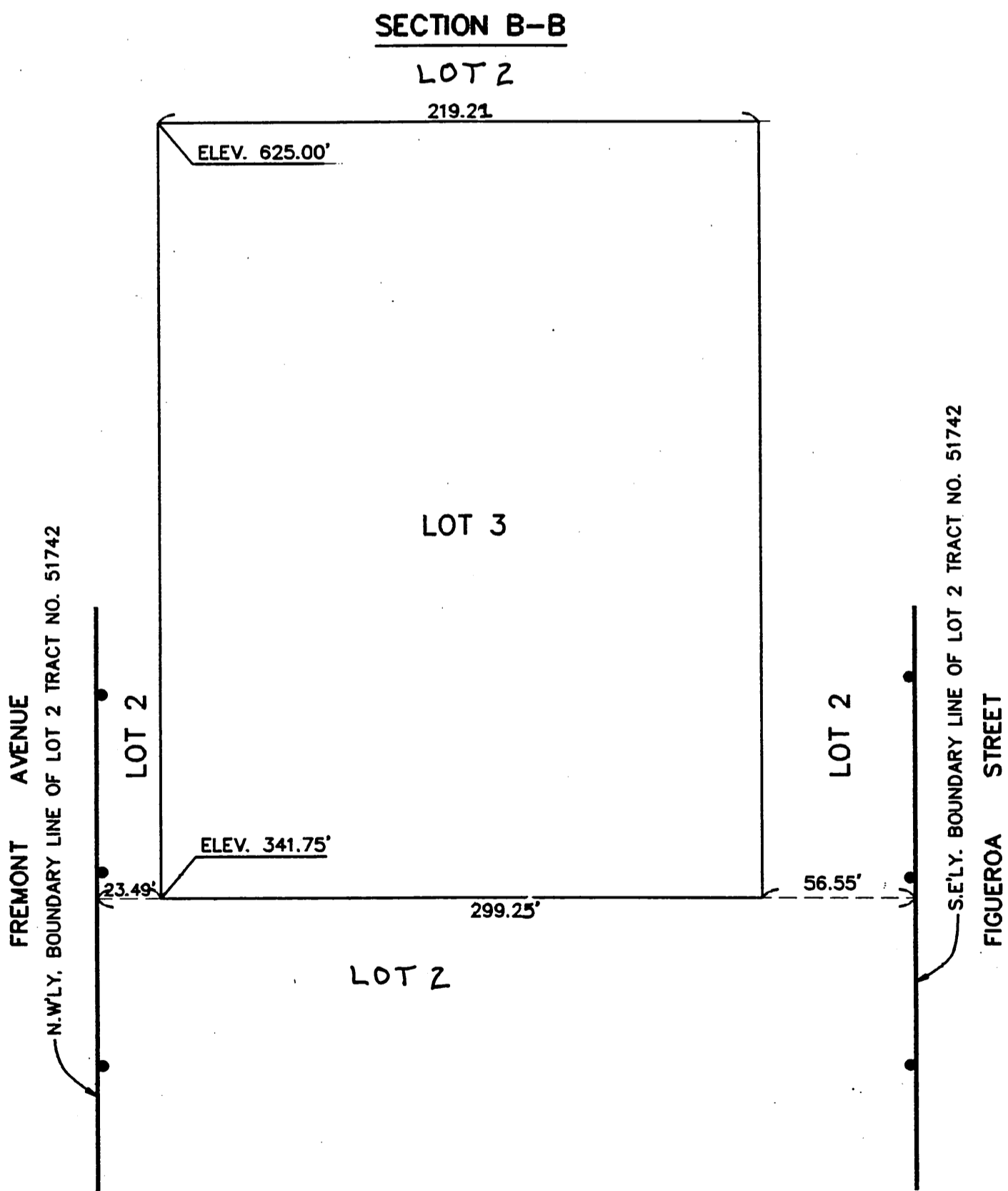
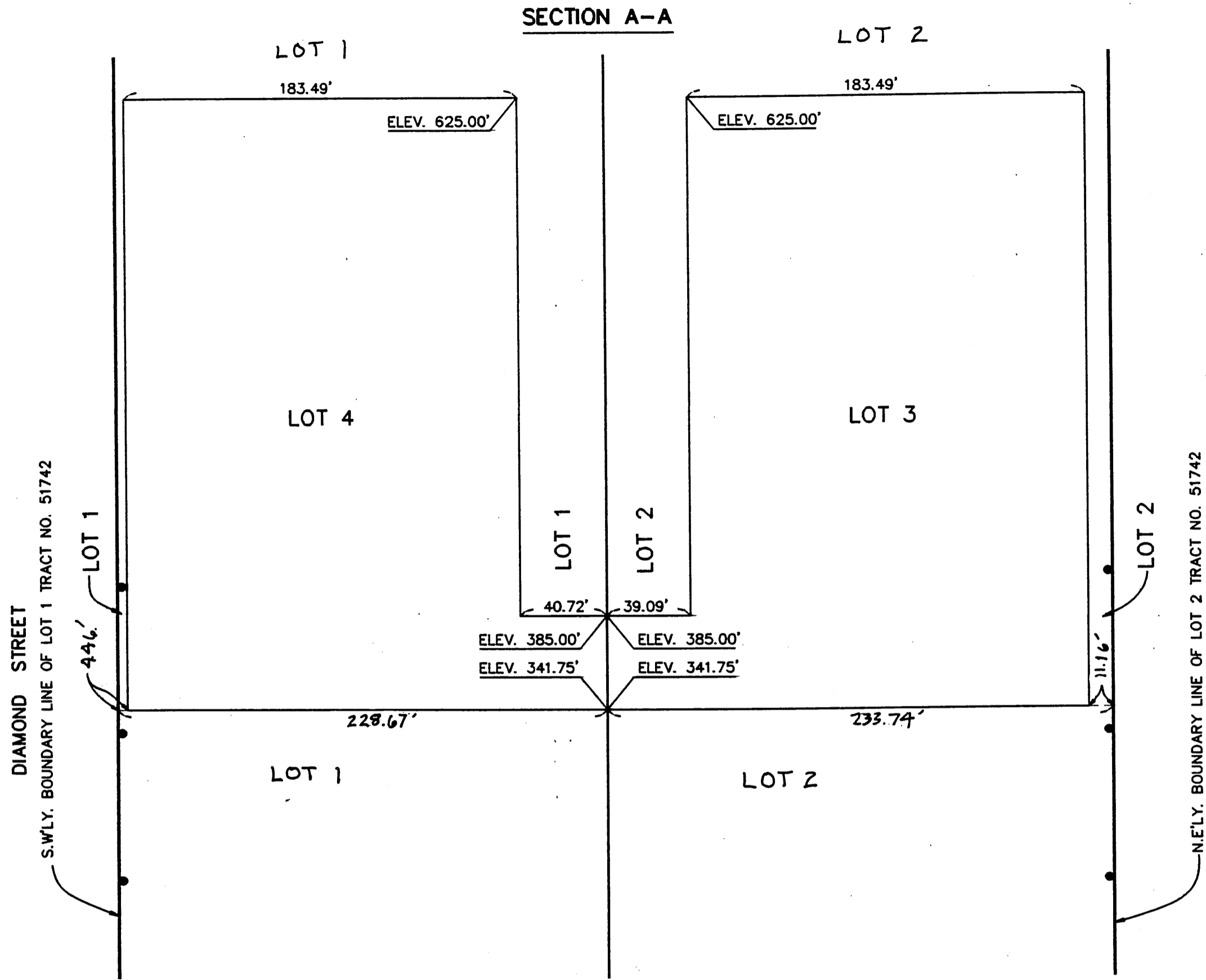
U.E. = UPPER ELEVATION OF A HORIZONTAL PLANE THAT DEFINES THE LIMITS OF THE SUBJECT AIRSPACE.
L.E. = LOWER ELEVATION OF A HORIZONTAL PLANE THAT DEFINES THE LIMITS OF THE SUBJECT AIRSPACE.

SCALE: 1" = 50'

SHEET 3 OF 4 SHEETS

TRACT NO. 51742

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LEGEND:

—•—•—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTES:

- 1. HORIZONTAL MEASUREMENTS ARE TAKEN ALONG CROSS-SECTION LINE UNLESS OTHERWISE NOTED.
- 2. ELEVATIONS SHOWN HEREON HAVE NOT BEEN VERIFIED BY THE LOS ANGELES CITY ENGINEER.

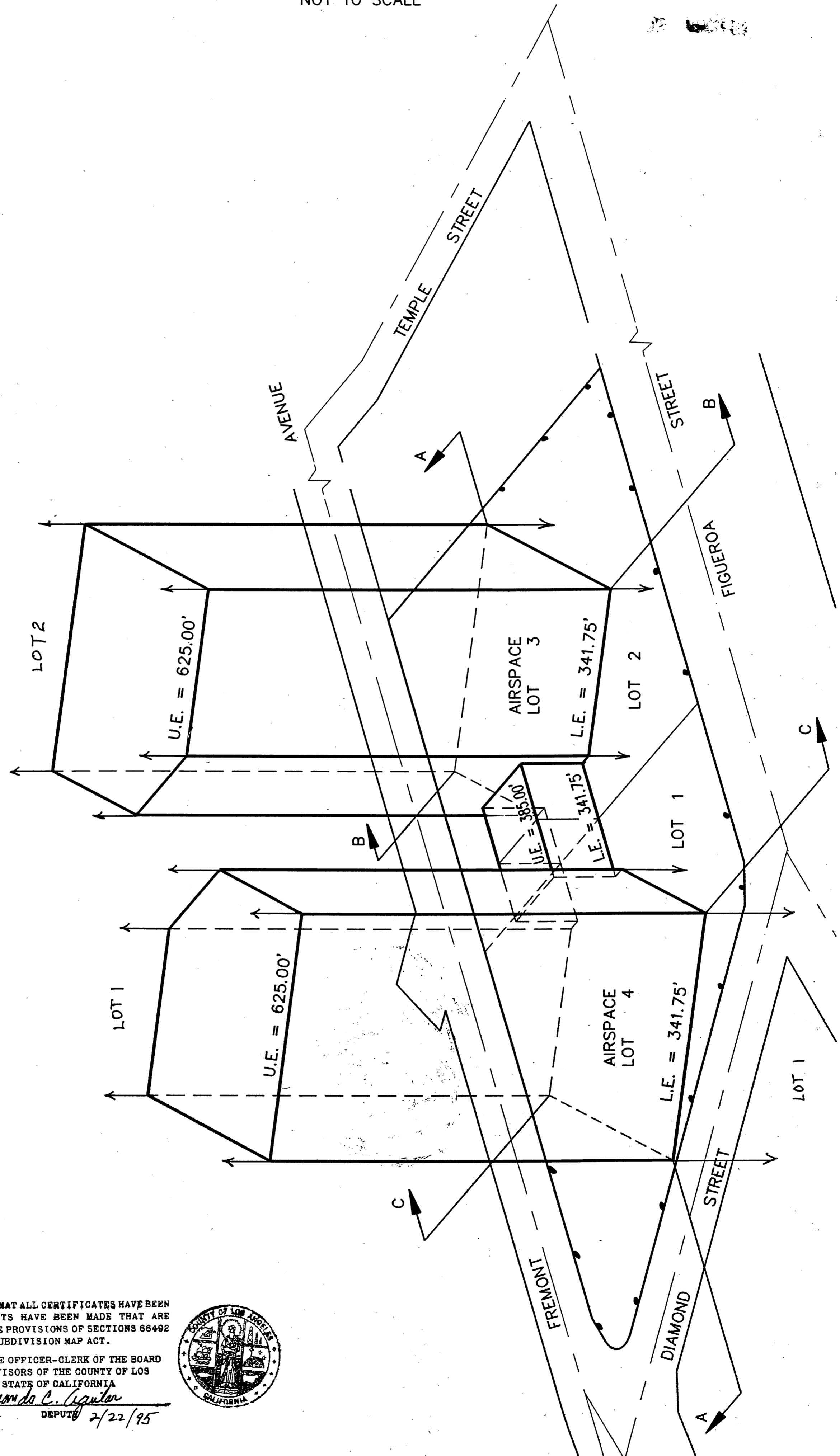
1201 / 17

NOT TO SCALE

TRACT NO. 51742

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

ISOMETRIC VIEW
NOT TO SCALE



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Domanda C. Aguilar
DEPUTY 2/22/95

