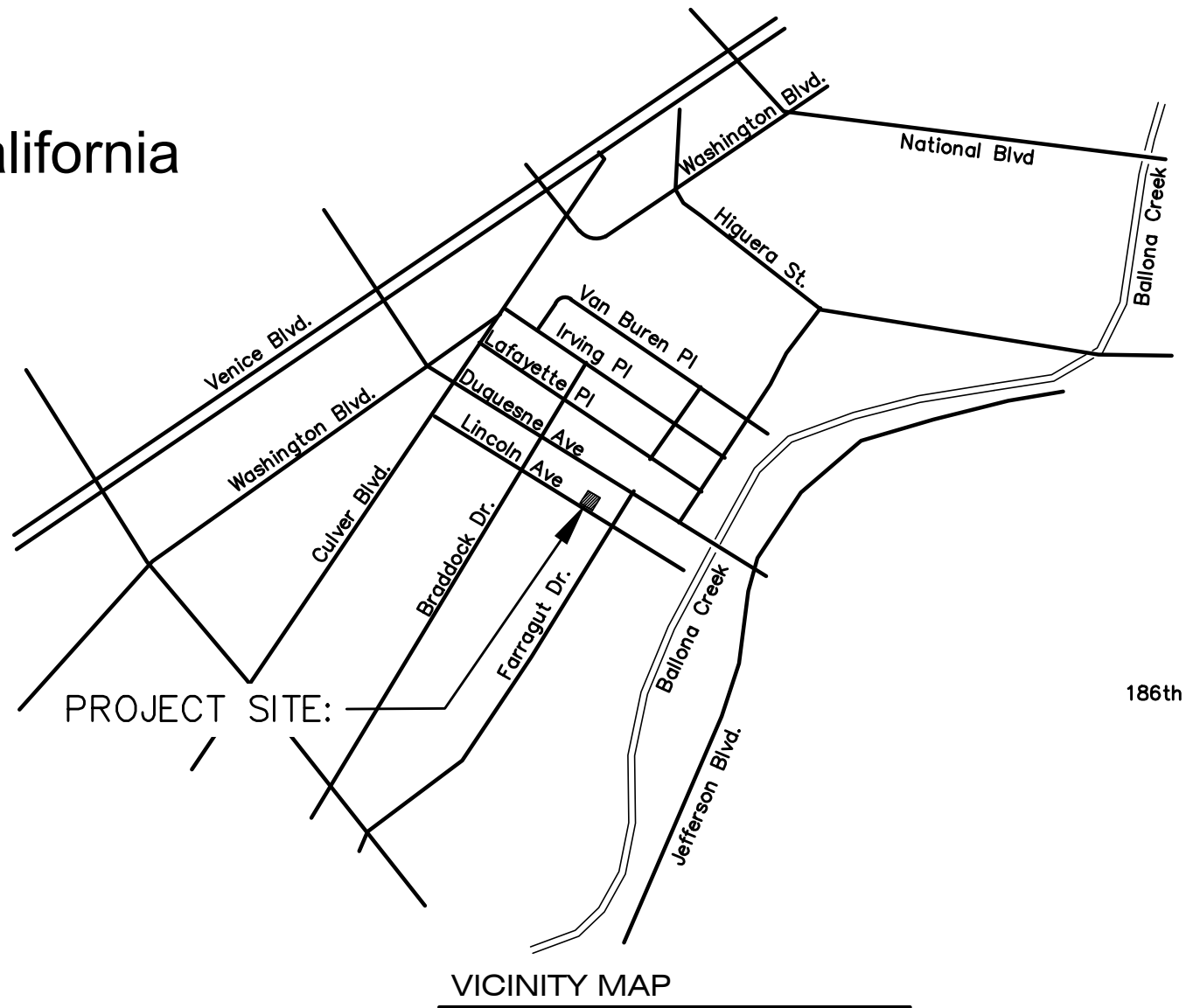
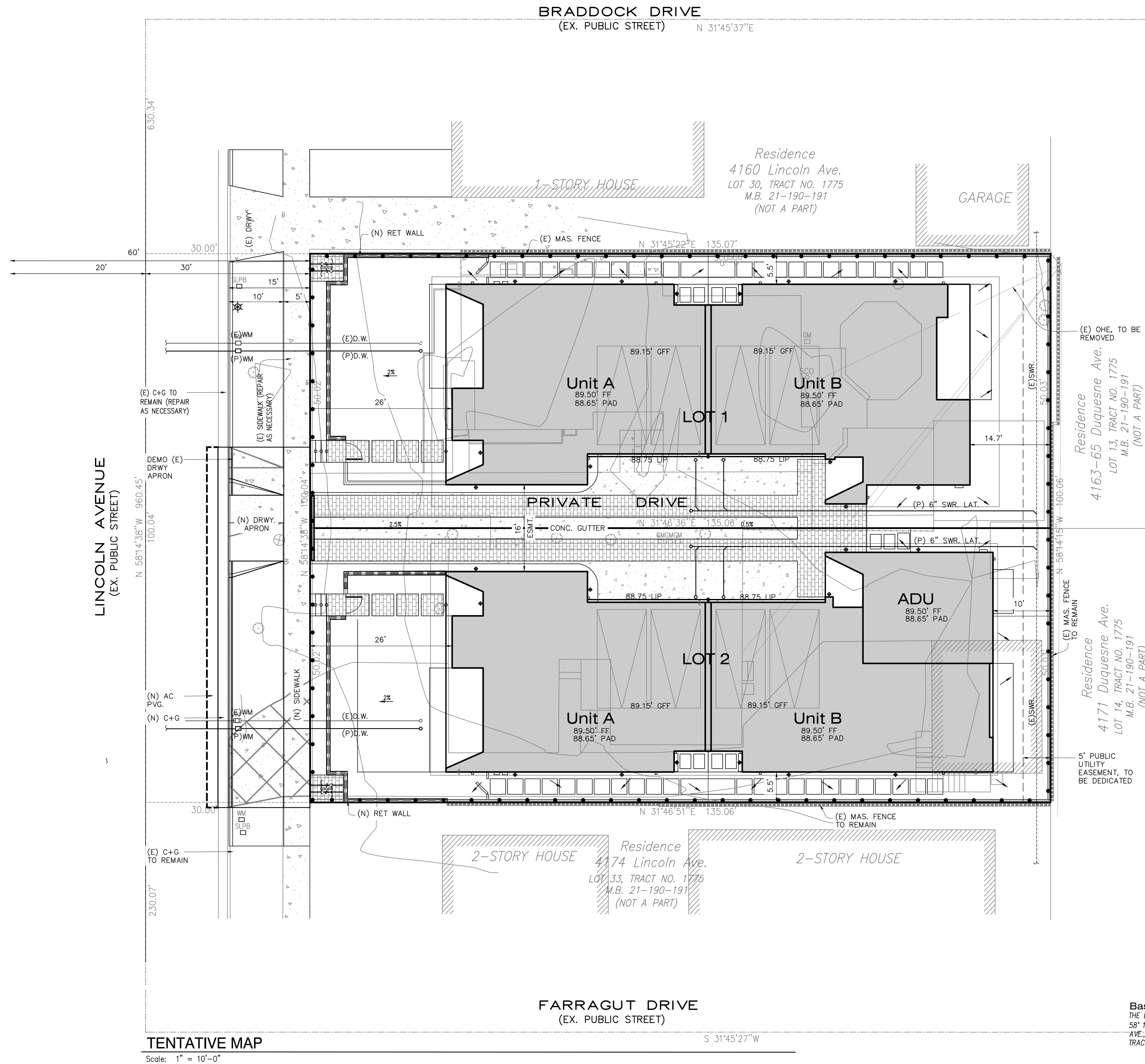


Tentative Parcel Map #83616
For Condominium Purposes
Located in the City of Culver City, County of Los Angeles, State of California

May 4, 2022



APPLICANT/DEVELOPER:

Caswell Homes LLC
Attn: Dan Hazon
8913 Olympic Blvd #102
Beverly Hills CA 90211
310-657-2771

ENGINEER / MAP PREPARED BY:

BOLTON ENGINEERING CORP.
25834 Narbonne Ave #210
Lomita, CA 90717
Phone: (310) 325-5580
Contact: Daniel J. Bolton
RCE 63290 EXP. 6/30/18

ARCHITECT:

COLEGA ARCHITECTS, LLP
ATTENTION: BOGDAN TOMALEVSKI
4334 SEPULVEDA
CULVER CITY, CA 90230
PHONE: 310-437-0396

PROPERTY ADDRESS:

4164-4170 LINCOLN AVENUE
CULVER CITY, CA 90232
ASSESSOR'S PARCEL NOS: 4207-017-032
4207-017-033

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 31 AND 32 OF TRACT 1775 AS PER MAP RECORDED IN BOOK 21, PAGES 190 TO 191 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

EXISTING USE:

THE TOTAL AREA OF LAND CONSISTS OF:
LOT 31 = 6756± SQ. FT.
LOT 32 = 6756± SQ. FT.

THE SITE IS CURRENTLY TWO PARCELS, DEVELOPED WITH A RESIDENTIAL DUPLEX AND TRIPLEX.

ZONING: R2 (TWO FAMILY RESID.)

LAND USE (EXISTING):
DUPLEX AND TRIPLEX

LAND USE (PROPOSED):
(2) 2 UNIT CONDO + (1) A.D.U.

PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF TWO PARCELS, WITH 4 UNITS OF TOWNHOUSE CONDOMINIUM, PLUS (1) ADU, AND OTHER IMPROVEMENTS ASSOCIATED WITH IT.

SUBDIVISION SUMMARY:

THE SUBDIVISION CONSISTS OF TWO (2) LOTS FOR CONDOMINIUM PURPOSES, WITH A TOTAL OF FOUR (4) CONDOMINIUM AIRSPACES AND ONE (1) ADU:

LOT 1: 1 - 2 - TOWNHOUSE UNITS
LOT 2: 1 - 2 - TOWNHOUSE UNITS

THE PORTION OF LOTS 1 AND 2 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, PRIVATE OPEN SPACE, COMMON OPEN SPACE, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

EARTHWORK QUANTITIES:

ESTIMATED GRADING FOR THE SUBDIVISION:

CUT: 98cy
FILL: 121cy
NET: 23cy Import (select)

FLOOD ZONE:

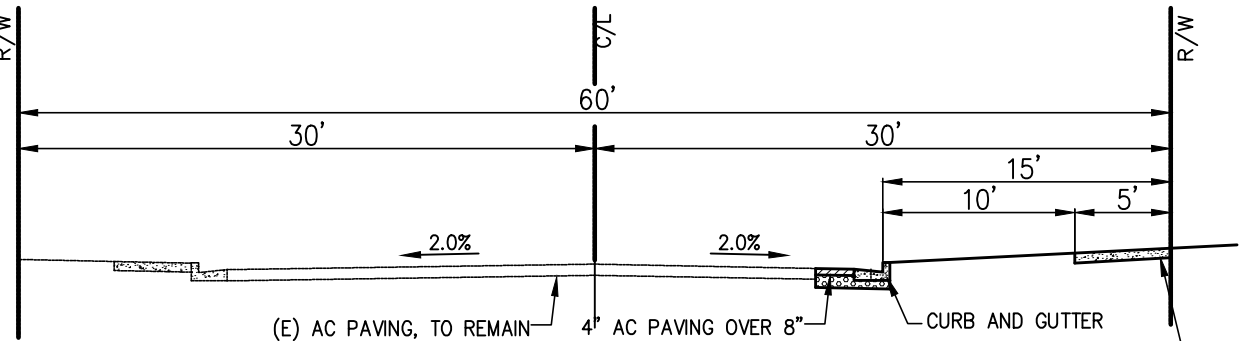
THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

NOTES:

- ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO LINCOLN AVENUE THROUGH A CURB CULVERT. THE PROJECT IS CONSIDERED A NON-PRIORITY PROJECT FOR LOW IMPACT DEVELOPMENT PURPOSES.
- SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET OR REAR YARD EASEMENT. NEW AND EXISTING PRIVATE SEWER AND WATER LATERALS SHALL BE EXTENDED TO SERVE THE SUBDIVISION. IRRIGATION SHALL BE BY RESIDENTIAL METERING.
- EASEMENTS SHALL BE DEDICATED OR RESERVED FOR RECIPROCAL INGRESS/EGRESS, UTILITY PROVISION AND MAINTENANCE, AND EMERGENCY VEHICLE ACCESS, AS NECESSARY.
- ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
- NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- NO OAK TREES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. ALL EXISTING TREES ON SITE TO BE REMOVED.
- NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.

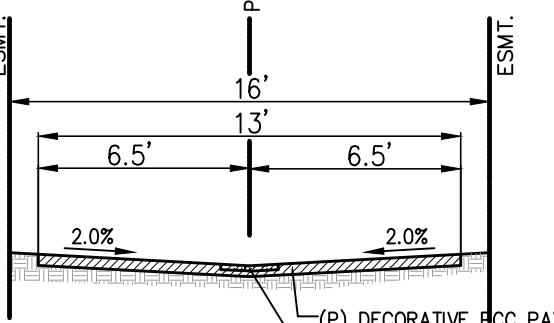
LEGEND:

- INDICATES THE BOUNDARY OF LAND PROPOSED TO BE SUBDIVIDED
- PROPOSED CURB, GUTTER AND SIDEWALK
- INLET AND DRAIN LINE
- PROPOSED RET. WALL
- PROPOSED CONC PAVING DECORATIVE PAVING



TYPICAL SECTION-LINCOLN AVENUE

SCALE: 1"=10'



TYPICAL SECTION-PRIVATE STREET

SCALE: 1"=10'

Basis Of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY, NORTH 58° 13' 14" WEST, BEING THE CENTERLINE OF LINCOLN AVE., IN THE CITY OF CULVER CITY, CALIFORNIA, PER TRACT 71511, MB 1382, PGS. 96-97.

BENCHMARK:

BENCH MARK 82, DATUM NAVD 1988
ELEV. 87.97
SPK AND WASHER AT CENTERLINE INTERSECTION OF FARRAGUT DR AND DUQUESNE AVENUE

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 21329