

PRELIMINARY PARCEL MAP NO. 73789

FOR TOWNHOME SUBDIVISION PURPOSES  
IN THE CITY OF CULVER, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

LOT 8 IN BLOCK 19 OF TRACT NO. 1775, IN THE CITY OF CULVER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 THROUGH 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 4207-022-008

ATTACHMENT NO. 3

TRACT MAP NOTES

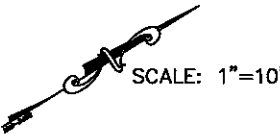
OWNER:  
BROCK WYLAN  
111 E 14TH STREET  
NEW YORK, NY. 10003  
(646) 659-0439  
ATTN: MR. BROCK WYLAN

ADDRESS SITE:  
4241 DUQUESNE AVENUE  
CULVER CITY, CA. 90232

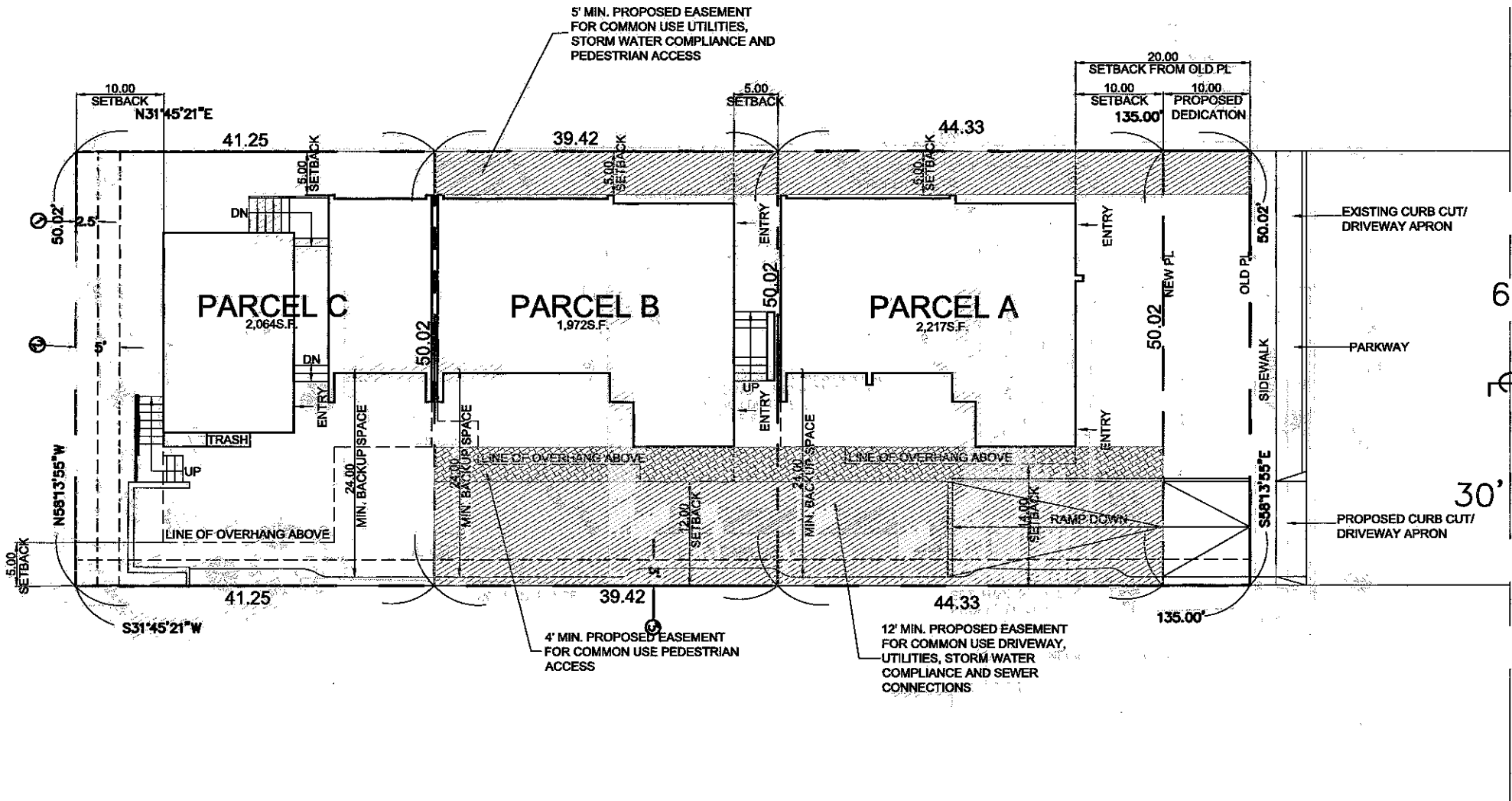
SITE DATA:  
GROSS AREA: 8,254.20 SQ. FT. 0.189 ACRES  
PIQ PLUS HALF OF DUQUESNE AVE.  
NET AREA (PIQ ONLY): 6,753.38 SQ. FT. 0.155 ACRES  
NET AREA AFTER DEDICATION: 6,253 SQ. FT. 0.143 ACRES

- NOTES:
1. NO PROTECTED SPECIES ON THE SITE.
  2. ALL UTILITIES ARE AVAILABLE TO SITE.
  3. PROPOSED PROJECT: 3 PARCELS
  4. EXISTING ZONE: RMD PROPOSED ZONE: SAME
  5. NO EASEMENT EXCEPT SHOWN HEREON.
  6. PROPOSED PARKING SPACES: 6 PARKING SPACES (2 PARKING SPACES FOR EACH UNIT)
  7. NO GEOLOGICAL HAZARDOUS AREA.
  8. SEWER IS AVAILABLE TO THE SITE.
  9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
  10. SITE IS IN LIQUEFACTION AREA.

- EASEMENT NOTES:
- PER LAWYERS TITLE COMPANY, REFERENCE NO. 010212-MT; DATED: AUGUST 4, 2014.
- ① EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES  
RECORDED: IN BOOK 6284 PAGE 261 OF DEEDS  
AFFECTS: A PORTION OF SAID LAND
- ② EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES  
RECORDED: IN BOOK 6849 PAGE 328 OF DEEDS  
AFFECTS: A PORTION OF SAID LAND
- ③ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: PUBLIC UTILITIES  
RECORDED: JANUARY 5, 1978 IN BOOK 78-11223 OF OFFICIAL RECORDS  
AFFECTS: THE SOUTHWESTERLY 3 FEET OF SAID LAND

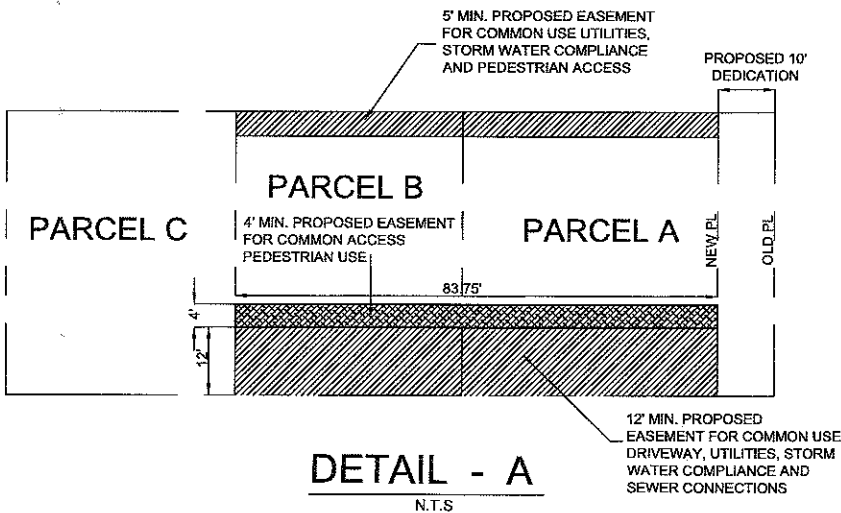
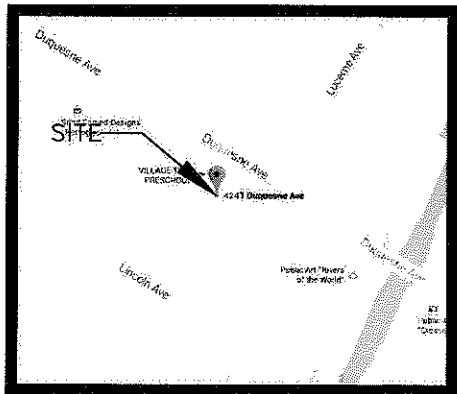


SCALE: 1"=10'



DUQUESNE AVE

VICINITY MAP  
N.T.S.



DUQUESNE AVENUE

\* AFTER DEDICATION

| PROPERTY DESCRIPTION |              |                 |               |                |               |
|----------------------|--------------|-----------------|---------------|----------------|---------------|
| PARCEL #             | LOT AREA     | FRONT           | SIDE 1        | SIDE 2         | REAR          |
| A                    | 2,217 S.F. * | 10' - 0" EAST * | 5' - 0" NORTH | 14' - 0" SOUTH | 0' - 4" WEST  |
| B                    | 1,972 S.F.   | 12' - 0" SOUTH  | 5' - 0" EAST  | 0' - 4" WEST   | 5' - 0" NORTH |
| C                    | 2,064 S.F.   | 5' - 0" SOUTH   | 0' - 5" EAST  | 10' - 0" WEST  | 5' - 0" NORTH |

PRELIMINARY PARCEL MAP

TALA ASSOCIATES  
1916 COLBY AVENUE  
LOS ANGELES, CA. 90025 (424) 832-3455

REYNALDO T. DE RAMA R.C.E. 29108 EXP. 3-31-17

| DATE            | REVISIONS |
|-----------------|-----------|
| 08-27-15        |           |
| SCALE: AS SHOWN |           |
| DESIGNED: KK    |           |
| DRAWN: KK       |           |
| CHECKED: RDR    |           |
| SHEET: 1 OF 1   |           |
| JOB NO. 3159    |           |