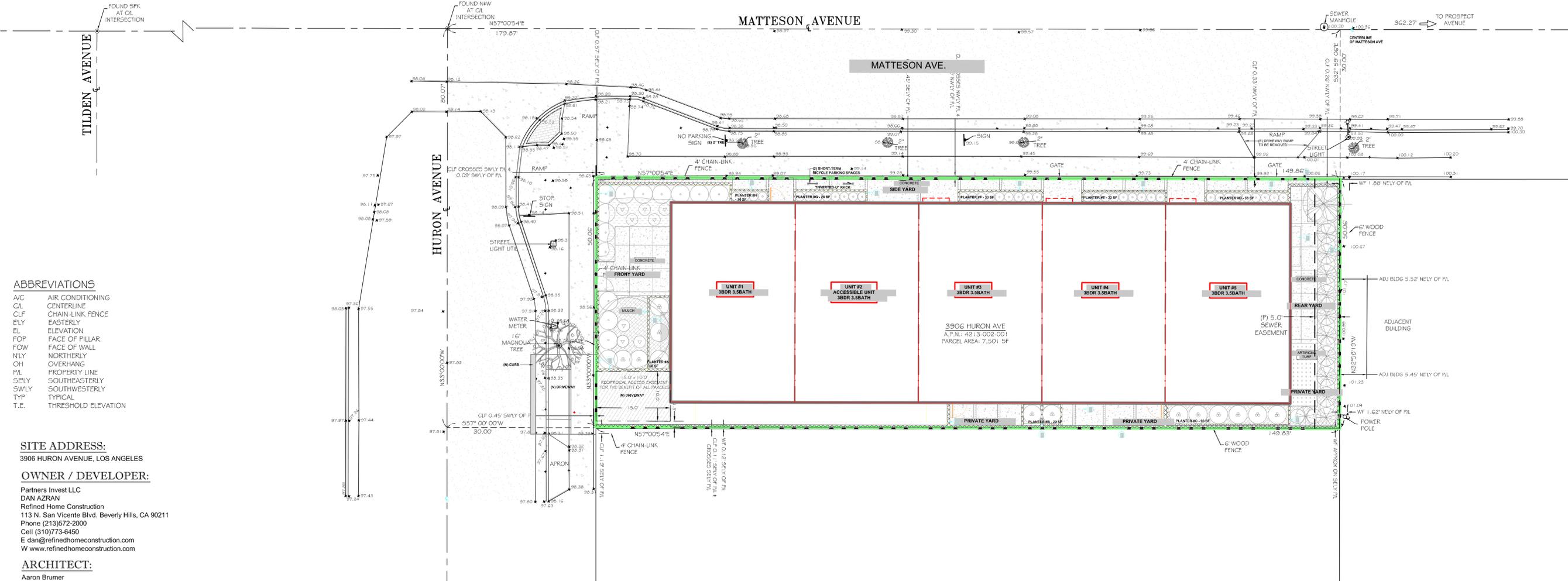
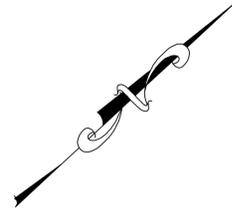


PRELIMINARY CONDOMINIUM TRACT

MAP NUMBER: 083810

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DATE OF SURVEY: AUGUST 2020



- ABBREVIATIONS**
- AC AIR CONDITIONING
 - CL CENTERLINE
 - CLF CHAIN-LINK FENCE
 - EL EASTERLY
 - EL ELEVATION
 - FPF FACE OF PILLAR
 - FWF FACE OF WALL
 - NLY NORTHERLY
 - OH OVERHANG
 - PL PROPERTY LINE
 - SELY SOUTHEASTERLY
 - SWLY SOUTHWESTERLY
 - TYP TYPICAL
 - T.E. THRESHOLD ELEVATION

SITE ADDRESS:
3906 HURON AVENUE, LOS ANGELES

OWNER / DEVELOPER:

Partners Invest LLC
DAN AZRAN
Refined Home Construction
113 N. San Vicente Blvd. Beverly Hills, CA 90211
Phone (213)572-2000
Cell (310)773-8450
E dan@refinedhomeconstruction.com
W www.refinedhomeconstruction.com

ARCHITECT:

Aaron Brumer
Aaron Brumer & Assoc. Architects
10999 Riverside Drive #300
North Hollywood, CA 91602
310-422-9234
aaron@aaronbrumer.com

DATE OF PREPARATION:

NOVEMBER 2021

ASSESSOR'S PARCEL NUMBER:

A.P.N.: 4213-002-001

LEGAL DESCRIPTION:

LOT ONE, BLOCK 6 OF CLARKDALE TRUST, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 176 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING OF N33°W ALONG THE CENTERLINE OF HURON AVENUE AS SHOWN ON MAP OF CLARKDALE, BOOK 9, PAGE 176 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PROPOSED USE:

CONDOMINIUM- 5 UNITS

FLOOD ZONE:

ZONE X, OUTSIDE OF FLOOD ZONE. FIRM MAP NO. 06037C1595G

ZONING INFORMATION:

RMD RESIDENTIAL MEDIUM DENSITY MULTIPLE

AREA SUMMARY:

TOTAL SQ. FT.: 7,501 SQ. FT. / 0.172 ACRES

NOTES:

1. EXISTING LAND USE: VACANT LAND
2. PROPOSED LAND USE: CONDOMINIUM (5 UNITS)
3. EXISTING ADDRESS: 3906 HURON AVE, LOS ANGELES
PROPOSED NEW ADDRESSES:
3906 HURON AVE, UNIT 101
3906 HURON AVE, UNIT 102
3906 HURON AVE, UNIT 103
3906 HURON AVE, UNIT 104
3906 HURON AVE, UNIT 105
4. EXISTING PROPERTY USE IMMEDIATELY SURROUNDING SUBDIVISION: SINGLE-FAMILY RESIDENCES
5. CLOSEST INTERSECTION: MATTESSON AVENUE.
6. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY.
7. THERE ARE NO HAZARDS OR HAZARDOUS MATERIAL ON THE SUBJECT PROPERTY
8. THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- METAL/ WIRE FENCE
- OH — OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS/ NATURAL GROUND
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KACIE A. PLOUFF, PLS 9013

PLAN PREPARED BY:
CHRISTENSEN & PLOUFF
LAND SURVEYING
2650 RYE CANYON ROAD, SUITE A
CULVER CITY, CA 90230
(611) 465-9300
www.cplandsurveying.com



DATE: 12/02/21
DRAWING SCALE: 1" = 10'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: SCA-20-129-5006 HURON AVE LA, TM

3906 HURON AVENUE, CULVER CITY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 4213-002-001

PROJECT:
PRELIMINARY TRACT MAP

PROJECT NO.

SCA-20-129

SHEET NO.

1 OF 1