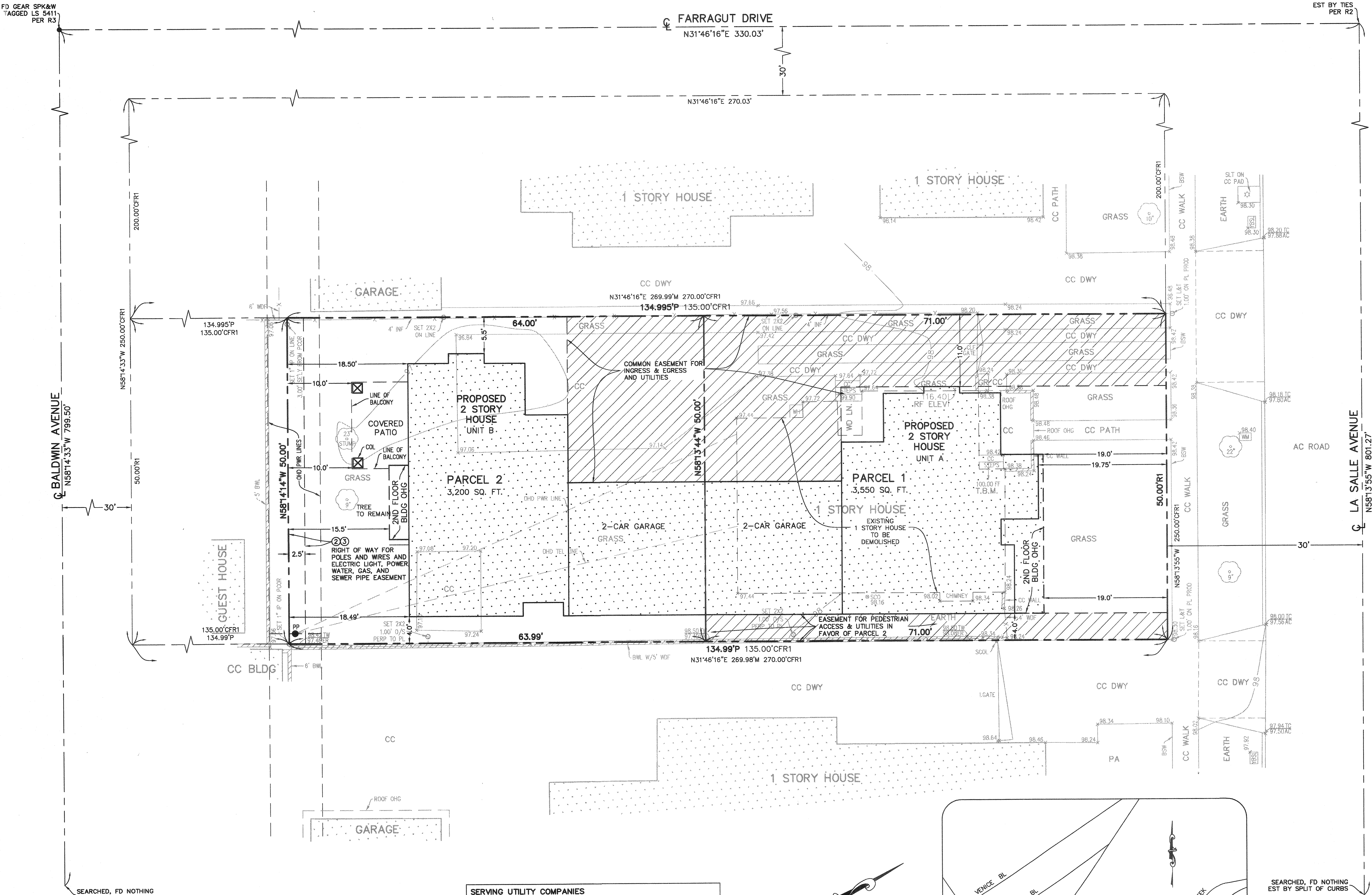


TENTATIVE PARCEL MAP NO. 82444

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

BEING A SUBDIVISION OF LOT 5 IN BLOCK 10 OF TRACT NO. 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CREATING TWO SINGLE FAMILY LOTS.
APN: 4207-025-005



LEGEND		ABBREVIATIONS	
---	CENTER LINE	AC	ASPHALT CONCRETE
---	EASEMENT LINE	BLDG	BUILDING
---	PROPERTY LINE	BLK	BLOCK
---		BSW	BACK OF SIDEWALK
---		BWL	BLOCK WALL
---		BNW	BACK OF WINDOW
---		CC	CONCRETE
---		CLF	CHAIN LINK FENCE
---		DWY	DRIVEWAY
---		ELEV	ELEVATION
---		EST	ESTABLISHED
---		FF	FINISH FLOOR
---		GR	GRASS
---		I. GATE	IRON GATE
---		INF	IRON FENCE
---		IP	IRON PIPE
---		L&T	LEAD AND TACK
---		LN	LANDING
---		M.B.	MAP BOOK
---		NW LY	NORTH WESTERLY
---		D/S	OFFSET
---		DHD	OVERHEAD
---		DHG	OVERHANG
---		PA	PLANTING AREA
---		PCOR	PROPERTY CORNER
---		PERP	PERPENDICULAR
---		PL	PROPERTY LINE
---		PP	POWER POLE
---		PWR	POWER
---		RF	ROOF
---		SCD	SEWER CLEAN OUT
---		SCOL	STEEL COLUMN
---		SE' LY	SOUTH EASTERLY
---		SLT	STREET LIGHT
---		SPK&W	SPIKE AND WASHER
---		SQ. FT.	SQUARE FEET
---		T. B. M.	TEMPORARY BENCHMARK
---		TEL	TELEPHONE
---		TW	TOP OF WALL
---		TWN	TOP OF WINDOW
---		VD	WOOD
---		WDF	WOOD FENCE
---		WH	WATER HEATER
---		WM	WATER METER
---		WN	WINDOW
---		YBSL	YARD BOX STREET LIGHT

- NOTES**
- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: LAWYERS TITLE COMPANY UPDATED PRELIMINARY REPORT, FILE NO. 118070142, DATED SEPTEMBER 25, 2018.
 - SITE ADDRESS: 4225 LA SALLE AVENUE, CULVER CITY, CA 90232
 - OWNER AND SUBDIVIDER: WILLIAM BRUNSTEN, TRUSTEE OF THE BRUNSTEN FAMILY TRUST 11355 W. OLYMPIC BLVD., STE 300 LOS ANGELES, CA 90064 (310) 478-3200
 - GROSS LAND AREA: 6,750 SQ. FT. 0.155 ACRE
PARCEL 1: 3,550 SQ. FT. 0.082 ACRE
PARCEL 2: 3,200 SQ. FT. 0.073 ACRE
 - ASSESSOR'S PARCEL NUMBER: 4207-025-005.
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: RESIDENTIAL
 - ZONE: R2 (TWO FAMILY RESIDENTIAL) DISTRICT
 - BUILDING RESTRICTIONS:
SETBACKS: 15' FRONT, 4' SIDE, 10' REAR
HEIGHT LIMIT: 30 FEET
IN ADDITION, THIS PROPERTY IS SUBJECT TO CULVER CITY'S GATEWAY ADJACENT DESIGN GUIDELINES PER CURRENT PLANNING DIVISION, ZONING INFORMATION CARTOON (310) 253-5725.
 - FLOOD ZONE NOTE:
THE PROPERTY SHOWN ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPERTY LIES WITHIN ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP OF LOS ANGELES COUNTY AND INCORPORATED AREAS AS COMMUNITY PANEL NUMBER 06037C1595F, DATED SEPTEMBER 25, 2008.
 - APPROXIMATE GRADING QUANTITIES:
CUT: 68 CUBIC YARDS
FILL: 97 CUBIC YARDS
EXPORT: 0.00 CUBIC YARDS
IMPORT: 29 CUBIC YARDS
 - ALL SET POINTS ARE TAGGED LS 7123.
 - CORNER RECORD MAP RECORDED AS PWF 1116/1345-1346 ON MAY 1, 2018.

LEGAL DESCRIPTION
LOT 5 IN BLOCK 10 OF TRACT NO. 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES
② A RIGHT OF WAY TO CONSTRUCT AND MAINTAIN POLES AND WIRES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC LIGHT AND POWER CORPORATION BY DEED RECORDED IN BOOK 6284, PAGE 261 OF DEEDS. PLOTTED.
③ AN EASEMENT FOR ELECTRIC LIGHT, POWER, WATER, GAS AND SEWER PIPE AND RIGHTS INCIDENTAL THERETO PER BOOK 2757, PAGE 270 OF OFFICIAL RECORDS. PLOTTED.

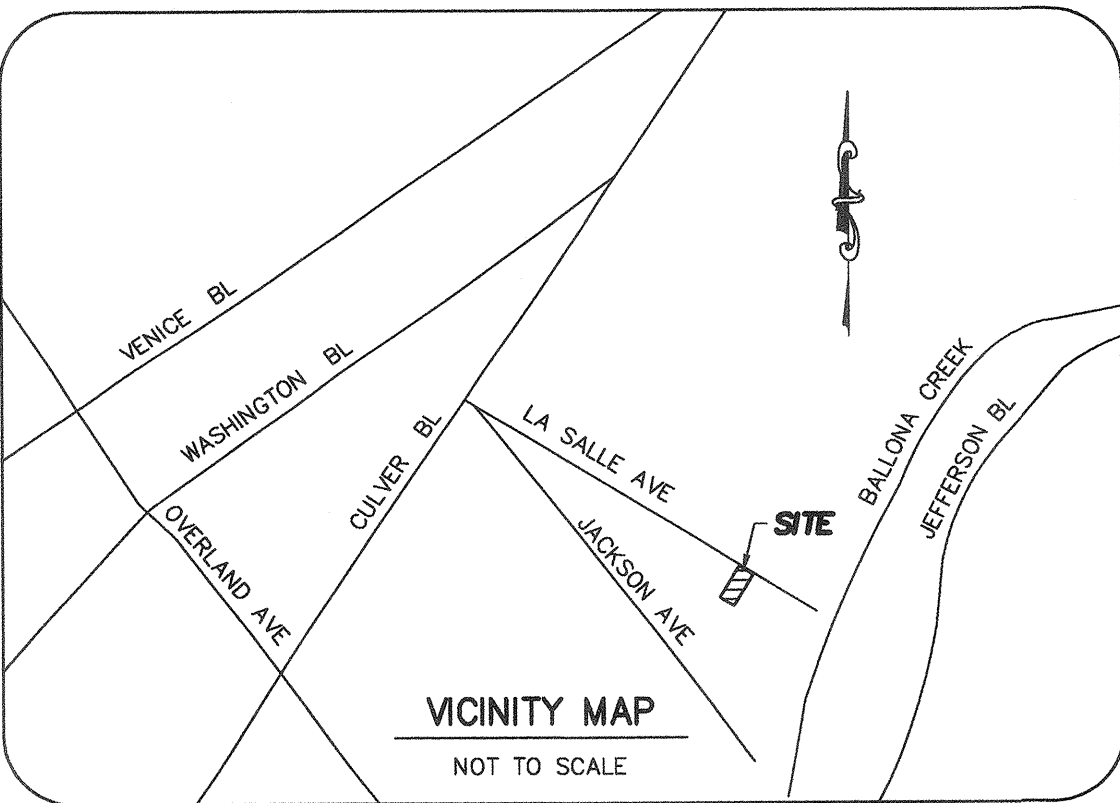
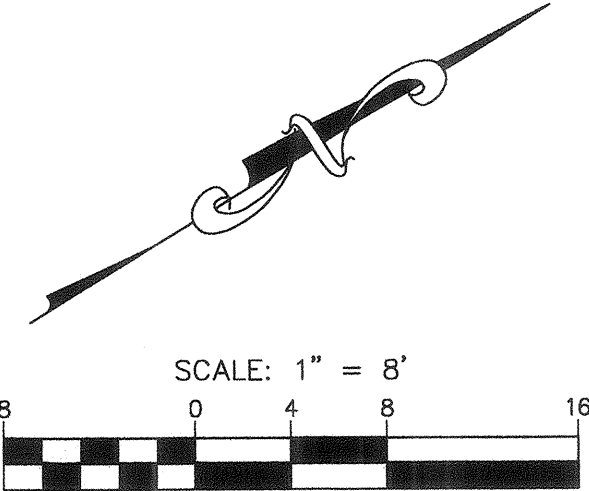
BASIS OF BEARINGS
THE CENTERLINE OF LA SALLE AVENUE, BEING N 58°13'55" W
PER TRACT NO. 1775 M.B. 21/190-191.

BENCH MARK
THE FINISH FLOOR OF THE HOUSE INDICATED HEREON AS T.B.M. ELEV=100.00

PROFESSIONAL LAND SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND SHOWS ALL EASEMENTS OF RECORD, AS REPORTED IN THE UPDATED PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY DATED SEPTEMBER 25, 2018.

Ofer Shapira
10-18-18
DATE
OFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2018

SERVING UTILITY COMPANIES		
UTILITY	NAME	TELEPHONE
WATER	GOLDEN STATE WATER COMPANY	(800) 999-4033
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
SEWER	CITY OF CULVER CITY	(310) 253-6520
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911
REFUSE, RECYCLING, & STREET SWEEPING	CULVER CITY SANITATION	(310) 253-6400



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TENTATIVE PARCEL MAP NO. 82444
4225 LA SALLE AVENUE
CULVER CITY, CALIFORNIA 90232

DATE: 10-18-18	DRAWN BY: A.S., R.P.
DATE OF SURVEY: 2-6-18	CHECKED BY: O.S.
JOB NAME: ROSENBERG/BRUNSTEN	SHEET: 1 OF 1