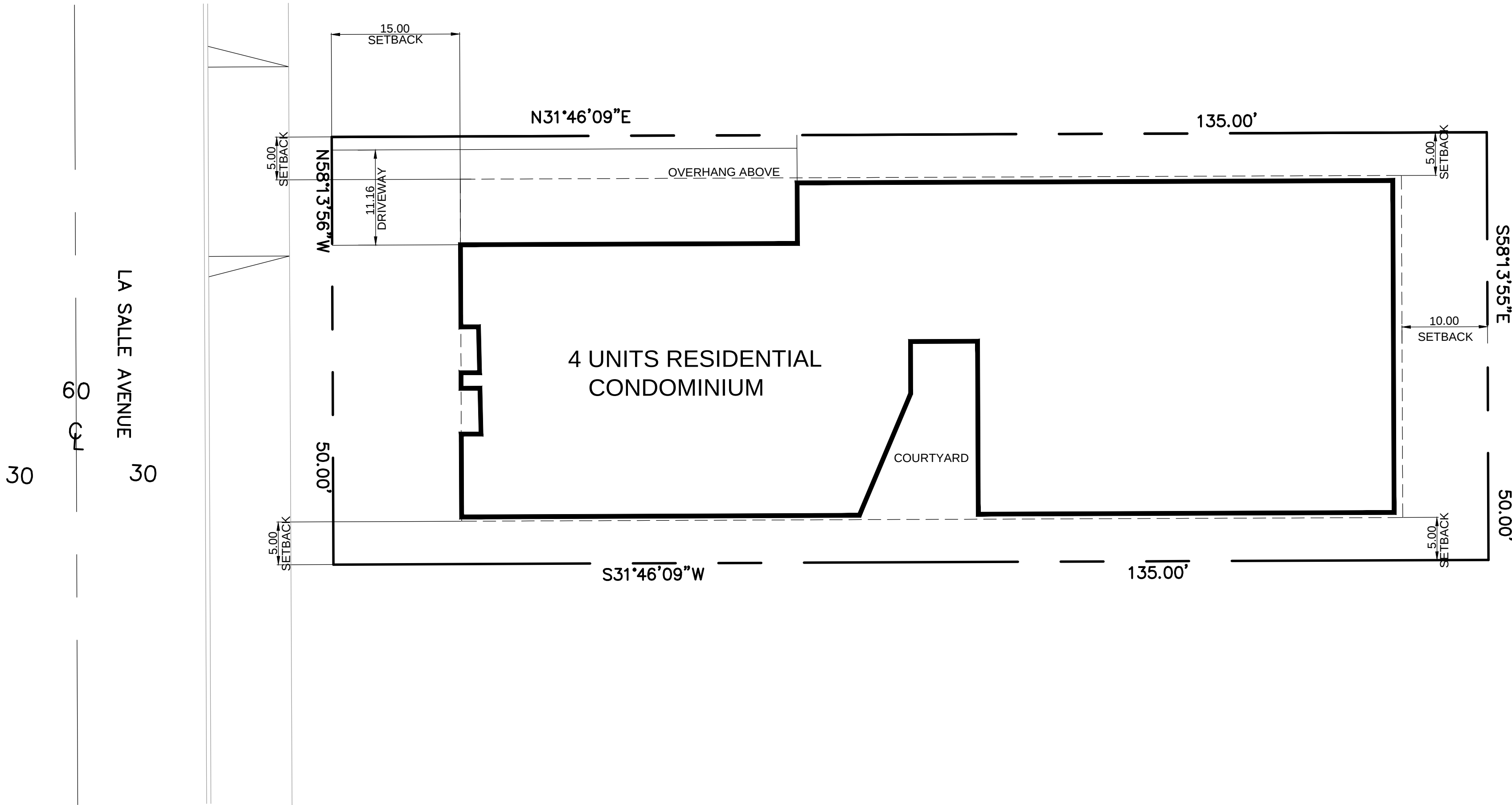
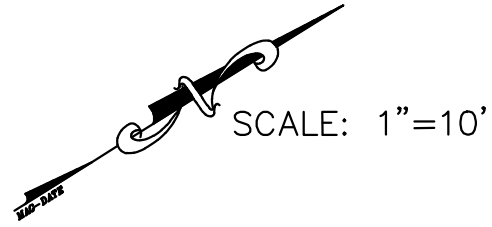


TENTATIVE PARCEL MAP NO. 74402

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

BEING A SUBDIVISION OF LOT 22 IN BLOCK 11 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 THROUGH 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CREATING FOUR SINGLE FAMILY LOTS.

APN: 4207-011-019



TRACT MAP NOTES

OWNER:

4034 LA SALLE DEVELOPMENT
528 PALISADES DRIVE #530
PACIFIC PALISADES, CA. 90272
(310) - 477- 8090
ATTN: MR. KAMBIZ KAMBAR

ADDRESS SITE:

4034 LA SALLE AVENUE
CULVER CITY, CA. 90232

SITE DATA:

NET AREA (PIQ ONLY): 6,750.00 SQ. FT. 0.155 ACRES
NET AREA (PIQ ONLY) + HALF OF LA SALLE AVE. = GROSS AREA
6,750SQ.FT. + 1,500SQ.FT. = 8,250SQ.FT.
GROSS AREA: 8,250.00SQ. FT. 0.189 ACRES
PIQ PLUS HALF OF LA SALLE AVE.

NOTES:

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: 4 UNITS CONDOMINIUM
4. EXISTING ZONE: RMD PROPOSED ZONE: SAME
5. NO EASEMENT EXCEPT SHOWN HEREON.
6. PROPOSED PARKING SPACES: 9 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 NOT IN LIQUEFACTION AREA.
11. FLOOD ZONE X, COMMUNITY # 06037C1595F, AREA OF MINIMAL FLOOD
HAZARD AREA PER FEMA
12. LISTS OF UTILITY COMPANIES:
 - a. COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY (SEWER
LOS ANGELES COUNTY (SEWER ONLY)
 - b. CITY CULVER CITY DEPARTMENT OF PUBLIC WORKS
(REFUSE, RECYCLING, STREET SWEEPING)
 - c. GOLDEN STATE WATER COMPANY
 - d. METROPOLITAN WATER DISTRICT (WATER EMERGENCIES)
 - e. SOUTHERN CALIFORNIA EDISON COMPANY
 - f. SOUTHERN CALIFORNIA GAS COMPANY
 - g. DIG ALERT

EASEMENT NOTES:

PER FIDELITY NATIONAL TITLE COMPANY; ORDER NO.:
00106720-995-LBG-YE, DATED: AUGUST 21, 2015.

- ④ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT
GRANTED: AS PROVIDED THEREIN
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 6284, PAGE 261, DEEDS
AFFECTS: THE REAR 2.5 FEET OF SAID LAND.
- ⑤ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT
GRANTED: AS PROVIDED THEREIN
PURPOSE: PUBLIC UTILITIES
RECORDED DATE: JULY 24, 1929
RECORDING NO. IN BOOK 8228, PAGE 135, OFFICIAL RECORDS
AFFECTS: THE REAR 2.5 FEET OF SAID LAND.
- ⑥ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT
GRANTED: AS PROVIDED THEREIN
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 3941, PAGE 228, OFFICIAL RECORDS
AFFECTS: THE REAR 2.5 FEET OF SAID LAND.

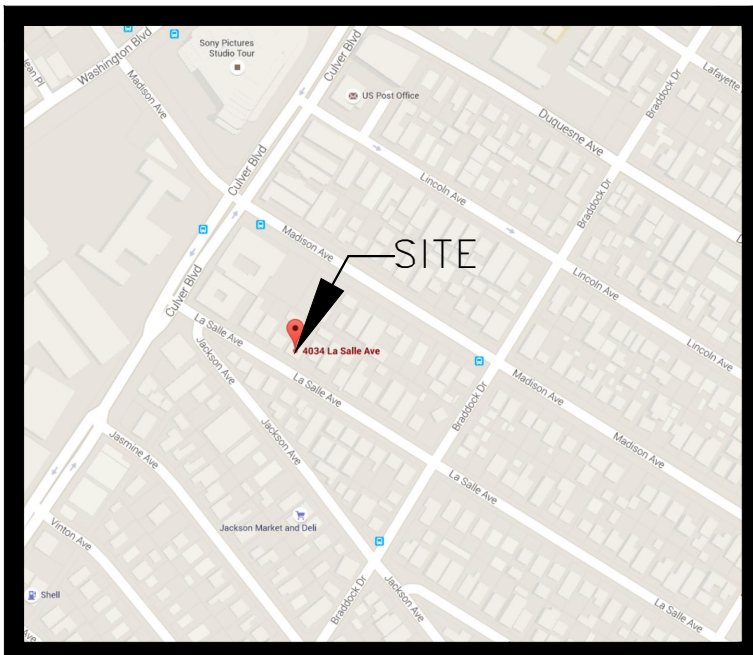
ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND
SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN PRELIMINARY TITLE
REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AUGUST 21,
2015

REYNALDO T DE RAMA
R.C.E. 29108
EXPIRES: 03-31-17

DATE: JULY 05-2016

VICINITY MAP
N.T.S.



TENTATIVE PARCEL MAP NO. 74402				DATE: 07-01-16	REVISIONS
 TALA ASSOCIATES 1916 COLBY AVENUE LOS ANGELES, CA. 90025 (424) 832-3455				SCALE: AS SHOWN	
				DESIGNED: KK	
				DRAWN: KK	
				CHECKED: RDR	
				SHEET: 1 OF 1	
REYNALDO T. DE RAMA R.C.E. 29108 EXP. 3-31-17				JOB NO. 3304	