

TENTATIVE PARCEL MAP NO. 083409

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR LOT MERGER PURPOSES

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: ASSESSOR'S PARCEL NUMBER: 4215-001-016

THAT PORTION OF THE DOMINGO MACHADO 17.9617 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE DECREE OF PARTITION HAD IN CASE NO. 2722, DISTRICT COURT, A MAP THEREOF BEING RECORDED IN BOOK 3, PAGE 204 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID 17.9617 ACRE ALLOTMENT, BEING A POINT IN THE WESTERLY LINE OF MACHADO STREET "NOW JEFFERSON BOULEVARD" AS SHOWN ON SAID MAP:

THENCE ALONG THE NORTHERLY LINE OF SAID 17.9617 ACRE ALLOTMENT, SOUTH 88° 18' 30" WEST 584.23 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD, AS DESCRIBED IN PARCEL 3 OF THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 416983, SUPERIOR COURT, COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 22, 1937 AS INSTRUMENT NO. 726, BOOK 15113, PAGE 236 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 50° 17' EAST 380 FEET;

THENCE NORTH 42° 24' 30" EAST 106 FEET;

THENCE NORTH 88° 17' 30" EAST 225.50 FEET TO THE EASTERLY LINE OF SAID 17.9617 ACRE ALLOTMENT;

THENCE ALONG SAID EASTERLY LINE NORTH 1° 42' 30" WEST TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE EASTERLY 33.50 FEET, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LAND.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF CULVER CITY, A MUNICIPAL CORPORATION, RECORDED DECEMBER 9, 1993 AS INSTRUMENT NO. 93-2406224 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY RECORDS.

PARCEL 2: ASSESSOR'S PARCEL NUMBER: 4215-001-010

THAT PORTION OF THE DOMINGO MACHADO 17.9617 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE DECREE OF PARTITION HAD IN CASE NO. 2722, DISTRICT COURT, A MAP THEREOF BEING RECORDED IN BOOK 3, PAGE 204 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD, AS DESCRIBED IN PARCEL 3 OF THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 416983, SUPERIOR COURT, COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 22, 1937 AS INSTRUMENT NO. 726, BOOK 15113, PAGE 236 OF OFFICIAL RECORDS OF SAID COUNTY; DISTANT SOUTH 50° 17' EAST 380 FEET ALONG SAID NORTHEASTERLY LINE FROM THE NORTHERLY LINE OF SAID 17.9617 ACRE ALLOTMENT;

THENCE NORTH 42° 24' 30" EAST 106 FEET;

THENCE NORTH 88° 17' 30" EAST 192.00 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF CULVER CITY, RECORDED FEBRUARY 10, 1954 AS INSTRUMENT NO. 337, IN BOOK 43795, PAGE 64 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 1° 42' 30" EAST TO SAID NORTHERLY LINE OF SEPULVEDA BOULEVARD;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 50° 17' WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE DOMINGO MACHADO 17.9617 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE DECREE OF PARTITION HAD IN CASE NO. 2722, DISTRICT COURT, A MAP THEREOF BEING RECORDED IN BOOK 3, PAGE 204 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD AND THE WESTERLY LINE OF JEFFERSON BOULEVARD, SAID INTERSECTION BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF PARCEL 3 OF THE FINAL DECREE OF CONDEMNATION RECORDED JULY 22, 1937 AS INSTRUMENT NO. 726, BOOK 15113, PAGE 236 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 50° 17' WEST 186.96 FEET;

THENCE NORTH 75° 24' EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF CULVER CITY, RECORDED FEBRUARY 10, 1954 AS INSTRUMENT NO. 337, IN BOOK 43795, PAGE 64 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, TO AND ALONG THE WESTERLY LINE OF SAID PARCEL 3, TO THE POINT OF BEGINNING.

PARCEL 3: ASSESSOR'S PARCEL NUMBER: 4215-001-013 (PORTION)

THAT PORTION OF THE DOMINGO MACHADO 17.9617 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE DECREE OF PARTITION HAD IN CASE NO. 2722, DISTRICT COURT, A MAP THEREOF BEING RECORDED IN BOOK 3, PAGE 204 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD AND THE WESTERLY LINE OF JEFFERSON BOULEVARD, SAID INTERSECTION BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF PARCEL 3 OF THE FINAL DECREE OF CONDEMNATION RECORDED JULY 22, 1937 AS INSTRUMENT NO. 726, BOOK 15113, PAGE 236 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 50° 17' WEST 186.96 FEET;

THENCE NORTH 75° 24' EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF CULVER CITY, RECORDED FEBRUARY 10, 1954 AS INSTRUMENT NO. 337, IN BOOK 43795, PAGE 64 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, TO AND ALONG A WESTERLY LINE OF SAID PARCEL 3 TO THE POINT OF BEGINNING.

PARCEL 4: ASSESSOR'S PARCEL NUMBER: 4215-001-013 (PORTION)

THAT PORTION OF SEPULVEDA BOULEVARD AT ITS INTERSECTION WITH JEFFERSON BOULEVARD LOCATED WITHIN ALLOTMENT IN THE RANCHO LA BALLONA AS FOLLOWS:

IN THE DOMINGO MACHADO 17.96 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, ACCORDING TO THE DECREE OF PARTITION HAD IN CASE NUMBER 2722, DISTRICT COURT, A MAP THEREOF BEING RECORDED IN BOOK 3, PAGES 204 THROUGH 206, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

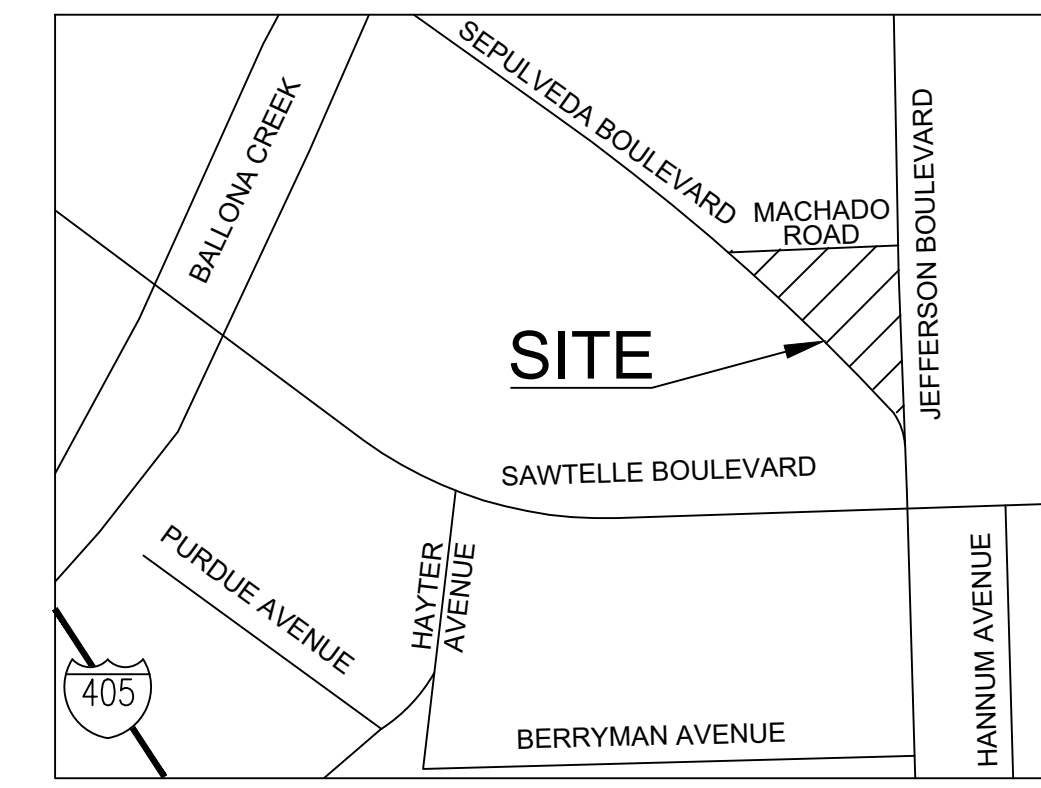
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF JEFFERSON BOULEVARD (10 FEET WIDTH) AND THE NORTHERLY LINE OF SEPULVEDA BOULEVARD (VARIABLE WIDTH), NORTH 50° 17' 00" WEST, 193.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 17.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 10' 47" AN ARC DISTANCE OF 17.26 FEET TO A POINT OF REVERSE CURVE, SAID POINT OF REVERSE CURVE LYING ON A LINE WITH A BEARING SOUTH 48° 04' 51" WEST, RELATIVE TO THE CENTER OF THE FIRST CURVE AND A BEARING OF NORTH 48° 04' 51" EAST RELATIVE TO THE SECOND CURVE;

THENCE FROM THE BEGINNING OF SAID SECOND CURVE HAVING A RADIUS OF 550 FEET, NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 21' 51" AN ARC DISTANCE OF 80.29 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 50° 17' 00" EAST, 95.47 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
SCALE: NTS
THOMAS GUIDE REF# 672-50



TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 09195837-918-KRC-KRE DATED FEBRUARY 9, 2021 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: KATHY RELIGIOSO, TELEPHONE: (213) 330-2330]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNERS

JEFFERSON PARK LLC, C/O THE JOHN BUCK COMPANY

LEGAL DESCRIPTION CONT'D

ASSESSOR'S PARCEL NUMBER:
4215-001-020

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE BERNARDINO MACHADO 18.090535 ACRE TRACT, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO MAP AND FINAL DECREE OF PARTITION IN CASE NO. 2722, DISTRICT COURT OF SAID COUNTY, AS PER MAP RECORDED IN BOOK 3, PAGE 204, ET. SEC., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 16283, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 381, PAGE 43 OF MAPS, IN SAID RECORDER'S OFFICE, WITH THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE LAND AND ITS WESTERLY PROLONGATION, TO THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD, AS SHOWN ON TRACT NO. 29724, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 736, PAGES 90 AND 91 OF MAPS, IN SAID RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG SAID SEPULVEDA BOULEVARD, TO THE SOUTHERLY LINE OF SAID 18.090535 ACRE TRACT; THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT; THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 16.50 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE CENTERLINE OF PARCEL 2A, AS DESCRIBED IN AN EASEMENT DEED RECORDED JUNE 07, 1994 AS INSTRUMENT NO. 94-1090145 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF JEFFERSON BOULEVARD, AS IT NOW EXISTS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES PROVIDED THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2 AND SHALL NOT PENETRATE ANY PART OF OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY CULVER CITY REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, IN AN INSTRUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-468973 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY AND GROUND CONTROL BASED ON ALTA SURVEY PREPARED BY DRC ENGINEERING, INC. ON JANUARY 27, 2020.
DATE OF FIELD SURVEY WAS MARCH, 2019.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY VERTICAL FIRST ORDER CONTROL "AE1733",
ELEVATION = 32.19 FEET (NAVD 88).

DESCRIPTION:
MONUMENT IS ON THE WEST SIDE OF JEFFERSON, JUST NORTH OF SAID JUNCTION, 15 FT (4.6M) SOUTH OF RESTAURANT DRIVEWAY AND 17 FT (5.2M) EAST OF THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO 3.25 INCH MWD BCM STAMPED 64 LLR 1967 FLUSH ON THE TOP OF CURB.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF SEPULVEDA BOULEVARD, BEING N50°09'44"W PER TRACT MAP NO. 52402, RECORDED IN BOOK 1233 PAGES 93 THROUGH 100 OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXISTING EASEMENT

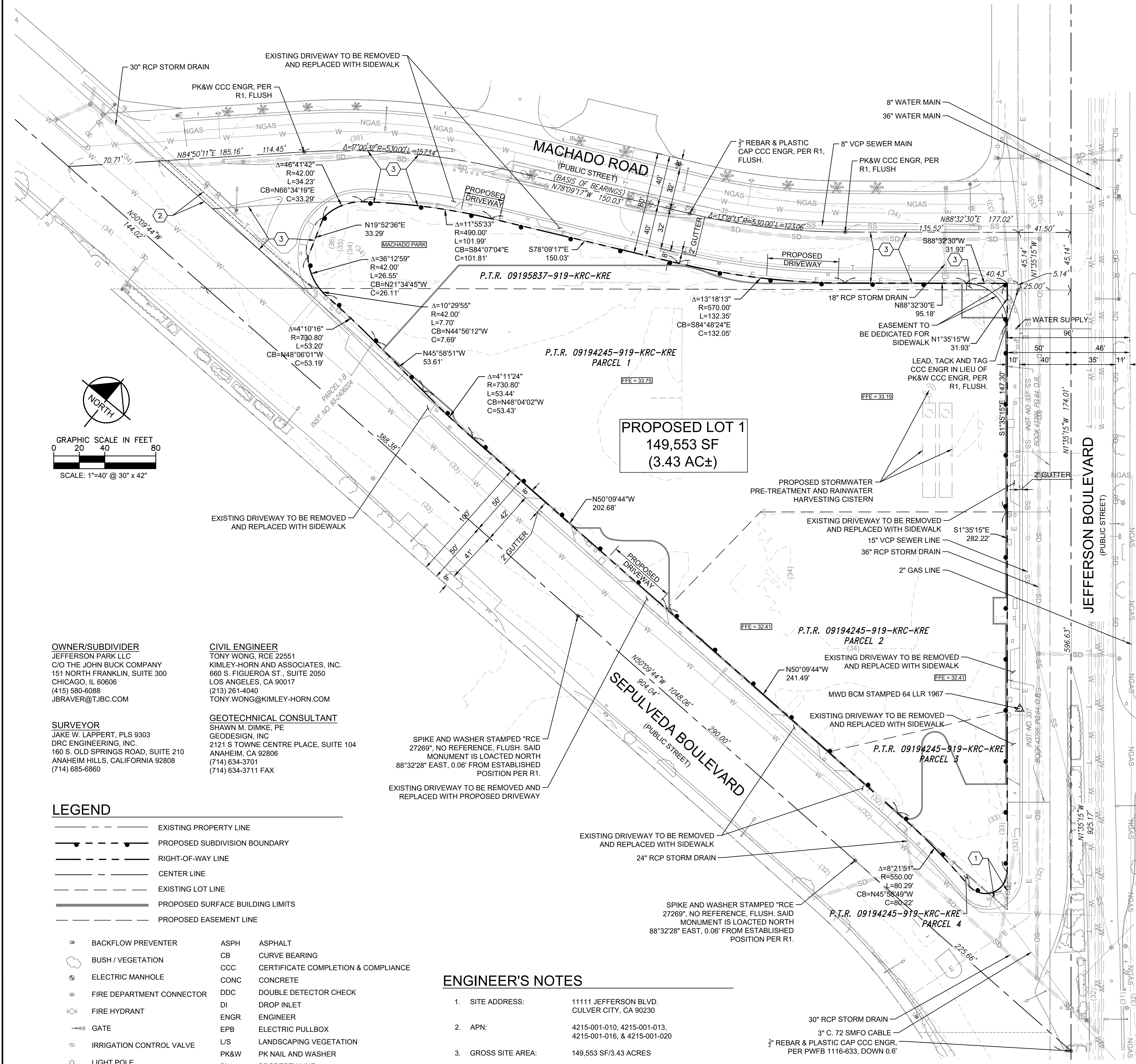
- AN EASEMENT IN FAVOR OF THE CITY OF CULVER CITY FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO, RECORDED MAY 9, 1989 AS INSTRUMENT NO. 89-73730 OF OFFICIAL RECORDS.
- ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY ABANDONED BY RESOLUTION OR ORDINANCE RECORDED OCTOBER 6, 1961 AS INSTRUMENT NO. 4529 OF OFFICIAL RECORDS.
- EASEMENT(S) GRANTED TO THE CITY OF CULVER CITY, A MUNICIPAL CORPORATION FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JUNE 7, 1994 AS INSTRUMENT NO. 94-1090145 OF OFFICIAL RECORDS.

NOTES

- THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION, REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- RE RECORD OF SURVEY, R.S.B. 15735-57

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF TONY WONG, R.C.E.

SIGNATURE/STAMP
 DATE
 4/30/2021



OWNER/SUBDIVIDER
JEFFERSON PARK LLC
C/O THE JOHN BUCK COMPANY
151 NORTH FRANKLIN, SUITE 300
CHICAGO, IL 60606
(415) 580-6088
JBRAVER@TJBC.COM

CIVIL ENGINEER
TONY WONG, RCE 22551
KIMLEY-HORN AND ASSOCIATES, INC.
693 S. FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
(213) 281-4040
TONY.WONG@KIMLEY-HORN.COM

GEOTECHNICAL CONSULTANT
SHAWN M. DIMKE, PE
GEODESIGN, INC
2121 S. TOWNE CENTRE PLACE, SUITE 104
ANAHEIM, CA 92806
(714) 634-3701
(714) 634-3711 FAX

SURVEYOR
JAKE W. LAPPERT, PLS 9303
DRC ENGINEERING, INC
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CALIFORNIA 92808
(714) 685-6860

LEGEND

- EXISTING PROPERTY LINE
 - - - PROPOSED SUBDIVISION BOUNDARY
 - - - RIGHT-OF-WAY LINE
 - CENTER LINE
 - EXISTING LOT LINE
 - - - PROPOSED SURFACE BUILDING LIMITS
 - - - PROPOSED EASEMENT LINE
- | | |
|----------------------|-------------------------------------|
| ● BACKFLOW PREVENTER | ASPH ASPHALT |
| ○ BUSH / VEGETATION | CB CURVE BEARING |
| ○ CCC | CERTIFICATE COMPLETION & COMPLIANCE |
| ○ CONC | CONCRETE |
| ○ DDC | DOUBLE DETECTOR CHECK |
| ○ DI | DROP INLET |
| ○ ENGR | ENGINEER |
| ○ EPB | ELECTRIC PULLBOX |
| ○ L/S | LANDSCAPING VEGETATION |
| ○ PK&W | PK NAIL AND WASHER |
| ○ PL | PROPERTY LINE |
| ○ P.T.R. | PRELIMINARY TITLE REPORT |
| ○ R.C.E. | REGISTERED CIVIL ENGINEER |
| ○ SF | SQUARE FEET |
| ○ SLPB | STREET LIGHT PULLBOX |
| ○ SMFO | SINGLE-MODE FIBER OPTICS |
| ○ TE | TRASH ENCLOSURE |
| ○ TPB | TELEPHONE PULLBOX |
| ○ TSPB | TRAFFIC SIGNAL PULLBOX |
| ○ TYP | TYPICAL |
| ○ ○ | TRAFFIC SIGNAL WITH ARM |
| ○ ○ | TRAFFIC SIGNAL ON POLE |
| ○ ○ | UNKNOWN MANHOLE |
| ○ ○ | UNKNOWN VALVE |
| ○ ○ | WATER VALVE |

ENGINEER'S NOTES

- SITE ADDRESS: 11111 JEFFERSON BLVD. CULVER CITY, CA 90230
- APN: 4215-001-010, 4215-001-013, 4215-001-016, & 4215-001-020
- GROSS SITE AREA: 149,553 SF/3.43 ACRES
- ZONING CLASSIFICATION: CG & R-1 (COMMERCIAL GENERAL & RESIDENTIAL SINGLE FAMILY)
- EXISTING USE: COMMERCIAL
- PROPOSED USE: RESIDENTIAL MIXED-USE DEVELOPMENT
- PROJECT DESCRIPTION: A TENTATIVE PARCEL MAP FOR THE PURPOSE OF CREATING A 1 LOT SUBDIVISION. THE GROUND LOT WILL CONTAIN ONE (1) MIXED-USE BUILDING UNIT WITH SUBTERRANEAN AND ABOVE-GRADE PARKING.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 06037CC1760F, PANEL DATED 9/26/2008.
- ALL EXISTING SITE IMPROVEMENTS TO BE REMOVED.
- PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE.
- PROPOSED PARKING = 653 STALLS
- TOTAL BUILDING SF = 555,221 S.F.
- TENTATIVE PARCEL MAP REFERENCES THE TITLE REPORT DATED FEBRUARY 9, 2021

UTILITY PURVEYORS

WATER
GOLDEN STATE WATER COMPANY
5839 GREEN VALLEY CIRCLE, SUITE 106
CULVER CITY, CA 90230
(800) 999-4033

ELECTRICITY
SOUTHERN CALIFORNIA EDISON (SCE)
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
(909) 274 1073

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1801 S ATLANTIC BLVD.
MONTEREY PARK, CA 91754-8626
(213) 244-1200

Prepared by: Kimley-Horn and Associates, Inc. (KHA) under contract to the City of Culver City. The City of Culver City is the owner of the project. The City of Culver City is not responsible for the accuracy of the information shown on this map. The City of Culver City is not responsible for the accuracy of the information shown on this map. The City of Culver City is not responsible for the accuracy of the information shown on this map.

Kimley-Horn <small>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017 WWW.KIMLEY-HORN.COM</small>	TENTATIVE PARCEL MAP NO. 083409	11111 JEFFERSON <small>PREPARED FOR</small> THE JOHN BUCK COMPANY	SHEET NUMBER 1	CULVER CITY
KHA PROJECT: 09071001 DATE: 04/30/2021 SCALE: AS SHOWN DESIGNED BY: MS DRAWN BY: MS CHECKED BY: C.Y. TW	REVISIONS NO. DATE			