



# TENTATIVE TRACT NO. 74081

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES

A ONE LOT TRACT FOR CONDOMINIUM PURPOSES. BEING A SUBDIVISION OF  
A PORTION OF LOTS 40 AND 41 OF TRACT NO. 5740 PER MAP RECORDED  
IN BOOK 66, PAGE 11 OF MAPS, RECORDS OF LOS ANGELES COUNTY  
CREATING 5 RESIDENTIAL AND ONE COMMERCIAL AIR SPACE UNITS

## LEGEND

INDICATES THE BOUNDARY OF THE  
LAND BEING SUBDIVIDED BY THIS MAP

 FIRE HYDRANT  
 STREET LIGHT

## NOTES:

1. ADDRESS: 12712 & 12718 WASHINGTON BOULEVARD
2. A.P.N. 4231-028-056
3. GENERAL PLAN DESIGNATION: GENERAL CORRIDOR
4. EXISTING ZONE: CG
5. USE: PROPOSED 5 RESIDENTIAL CONDOMINIUM UNITS OVER 2 COMMERCIAL CONDOMINIUMS AT GROUND LEVEL
6. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
7. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET & STORM DRAIN SYSTEM.
8. SITE IS LEVEL.
9. THE SITE IS LOCATED IN FLOOD ZONE "X" ON F.I.R.M. NO. 06037C1760F EFFECTIVE 9-26-2008 AND IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
10. GAS-SOUTHERN CALIFORNIA GAS COMPANY
11. POWER-SOUTHERN CALIFORNIA EDISON COMPANY
12. TELEPHONE- AT&T
13. TELEVISION- TIME WARNER CABLE
14. LOT DIMENSIONS SHOWN HEREON ARE BASED ON RECORD DATA.
15. LOT AREA=7,618 SQ. FT.
16. EXISTING BUILDING CONSTRUCTION UNDER PERMIT NO. 85856.

## PARKING

- GROUND LEVEL PARKING:
- 4 - REGULAR (ON-SITE AND OFF-SITE)
  - 1 - HANDICAP
- BASEMENT PARKING:
- 17 - REGULAR STALLS

## OWNERS

FARROKH AND ZOHREH KEYVAN  
139 S. LAYTON DRIVE  
LOS ANGELES, CA 90049  
PHONE: 310-266-2383

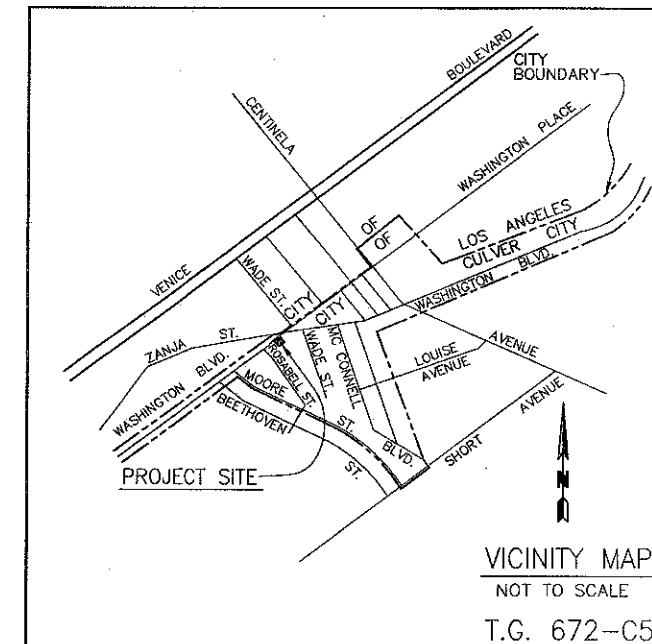
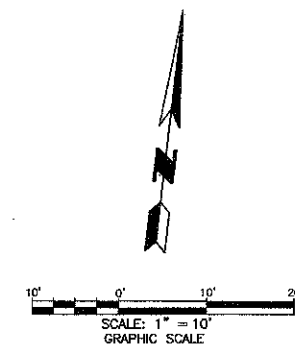
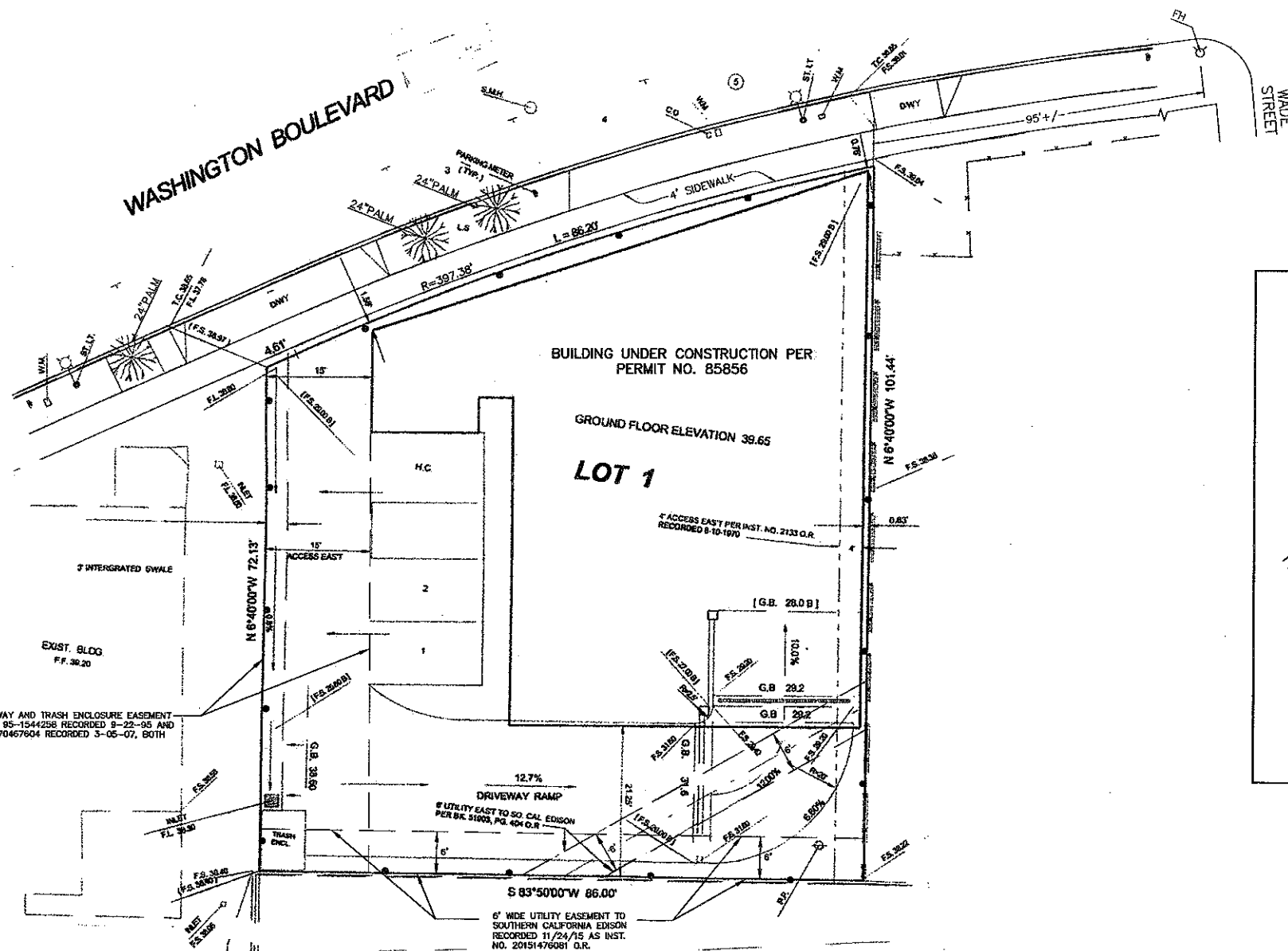
## CIVIL ENGINEER

SIKAND ENGINEERING ASSOCIATES  
15230 BURBANK BLVD., SUITE 100  
VAN NUYS, CA 91411  
PHONE: 818-787-8550

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION  
AND SHOWS ALL EASEMENTS OF RECORD AS INDICATED IN  
THE PRELIMINARY SUBDIVISION REPORT NO. 115040119 DATED  
FEBRUARY 19, 2016 PREPARED BY LAWYERS TITLE COMPANY.

*Ronald R. Horn*  
RONALD R. HORN R.C.E. 16913

4-21-16  
DATE



VICINITY MAP  
NOT TO SCALE  
T.G. 672-C5

TENTATIVE TRACT NO. 74081



15230 Burbank Blvd.  
Van Nuys, CA 91411  
Tel: (818) 787-8550  
Fax: (818) 901-7451  
info@sikand.com