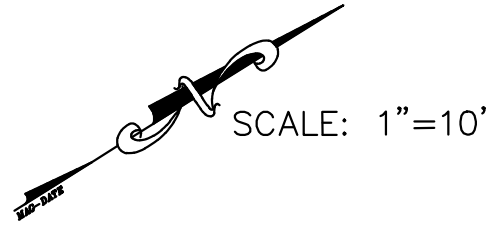


# TENTATIVE PARCEL MAP NO. 74402

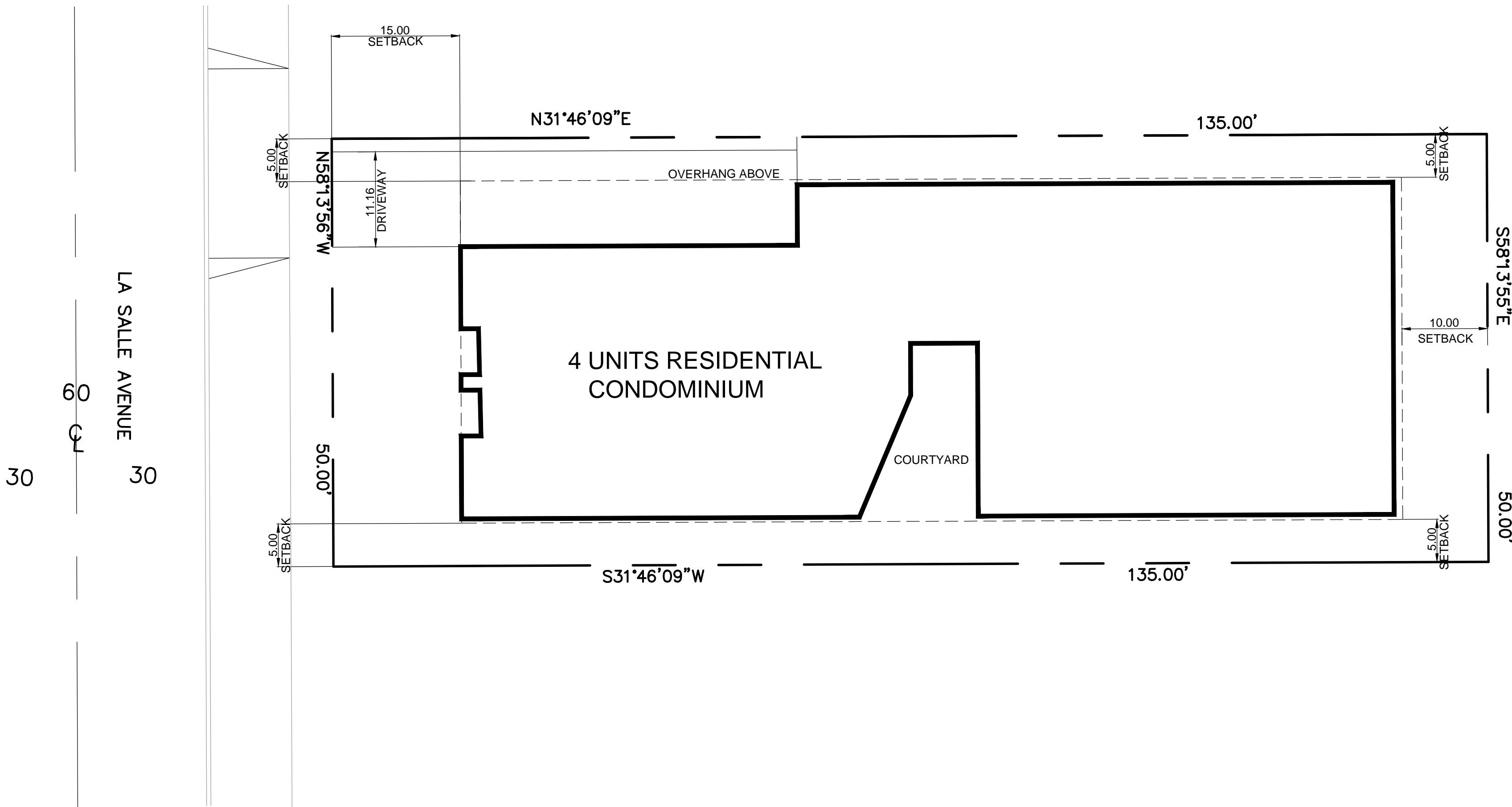
FOR CONDOMINIUM PURPOSES  
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

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



SCALE: 1"=10'



## 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.:  
00106720-965-LBO-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.

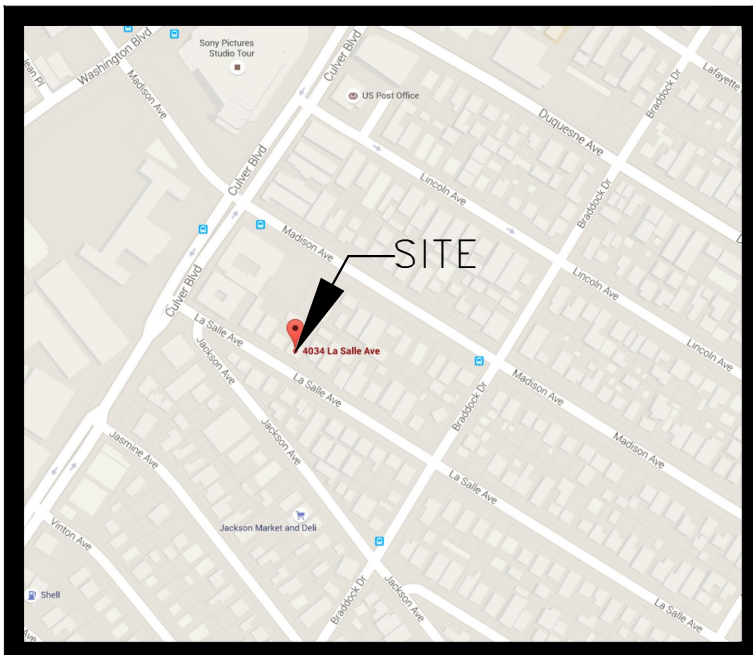
### ENGINEER'S STATEMENT:

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

 <b>TALA ASSOCIATES</b> 1916 COLBY AVENUE LOS ANGELES, CA. 90025      (424) 832-3455			DATE: 07-01-16	REVISIONS
			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	