

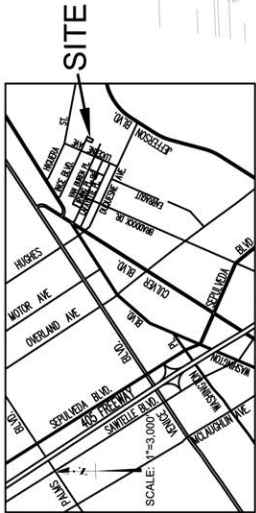
SCALE: 1"=20'

SHT 1 OF 1 SHTS

TENTATIVE TRACT MAP NO. 69482

A THREE LOT TRACT MAP FOR CONDOMINIUM PURPOSES THAT COMPRISES 6 AIR SPACE UNITS BEING THE SUBDIVISION OF A PORTION OF LOT 4, TRACT NO. 3244 IN THE CITY OF CULVER CITY PER MAP RECORDED IN BOOK 37, PAGE 22 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

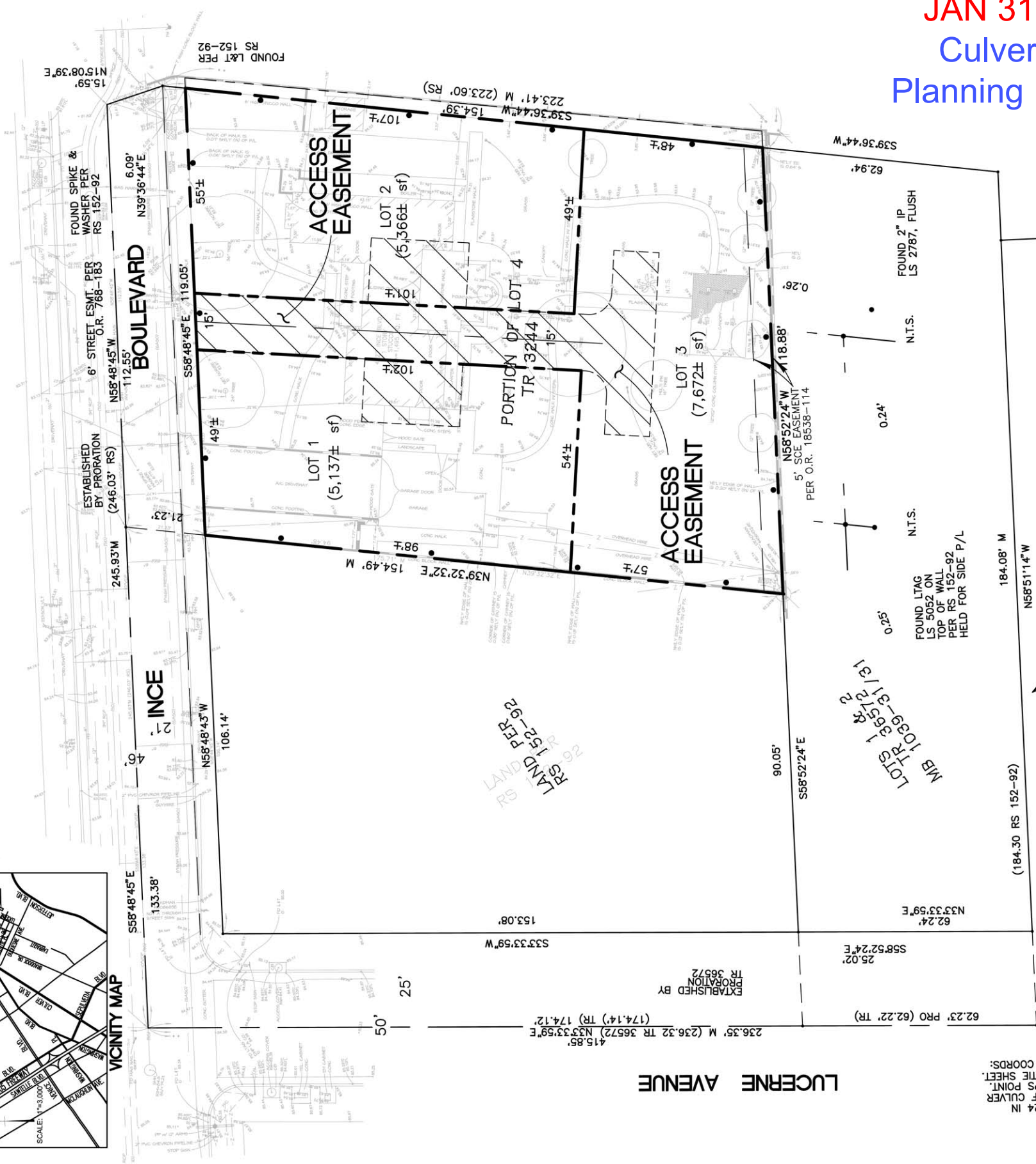
ADDRESS: 4227 INCE BOULEVARD



VICINITY MAP



SITE



FOUND SPIKE & WASHER
LS 4996 IN LIEU OF
SPIKE & WASHER
RCE 22202
PER RS 152-92

FD CONC. MONUMENT
& STAMPED BRASS
CAP H.D. BROWN
PER CFB 21403-9
& PER RS 152-92

FOUND 2" IP
LS 2787, FLUSH
N 15° 08' 39" E
15.59'
18.72'
15.59'
18.72'

SCALE: 1"=20'



VAN BUREN PLACE

LEGEND

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

PREPARED BY
PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 SLAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853



THIS IS TO STATE THAT ALL EASEMENTS OF RECORD SHOWN
ON THE PRELIMINARY TITLE REPORT No. 71065755X49
DATED MAY 9, 2007, ISSUED BY CHICAGO TITLE COMPANY
ARE INDICATED ON THIS MAP.

NOTES

1. TOTAL AREA: 18,175 SQ. FT.
2. ZONING EXISTING: R2
3. USE: RESIDENTIAL (CONDOMINIUM)
4. PARKING SPACES: 12
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
7. SITE: TO BE DEMOLISHED.
8. SITE IS LEVEL.
9. EASEMENTS OF RECORD, ON THE SUBJECT PROPERTY, SHOWN.
10. THE SITE IS LOCATED IN FLOOD ZONE "C" PER COMMUNITY PANEL NO.-0801140005 C, EFFECTIVE DATE: 02/01/1980.
11. THE AREA FOR EACH UNIT IS:
UNIT 1 1,823 S.F. UNIT 2 1,777 S.F.
UNIT 3 1,823 S.F. UNIT 4 1,777 S.F.
UNIT 5 2,284 S.F. UNIT 6 2,284 S.F.
12. THE DOMESTIC WATER IS SUPPLIED BY GOLDEN STATE WATER COMPANY
13. ASSESSOR IDENTIFICATION NUMBER 4204-001-038

SUBDIVIDER/OWNER
HERZER STERLING FAMILY TRUST
8922 ELLIS AVENUE
LOS ANGELES, CA 90034
(310) 839-9009

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