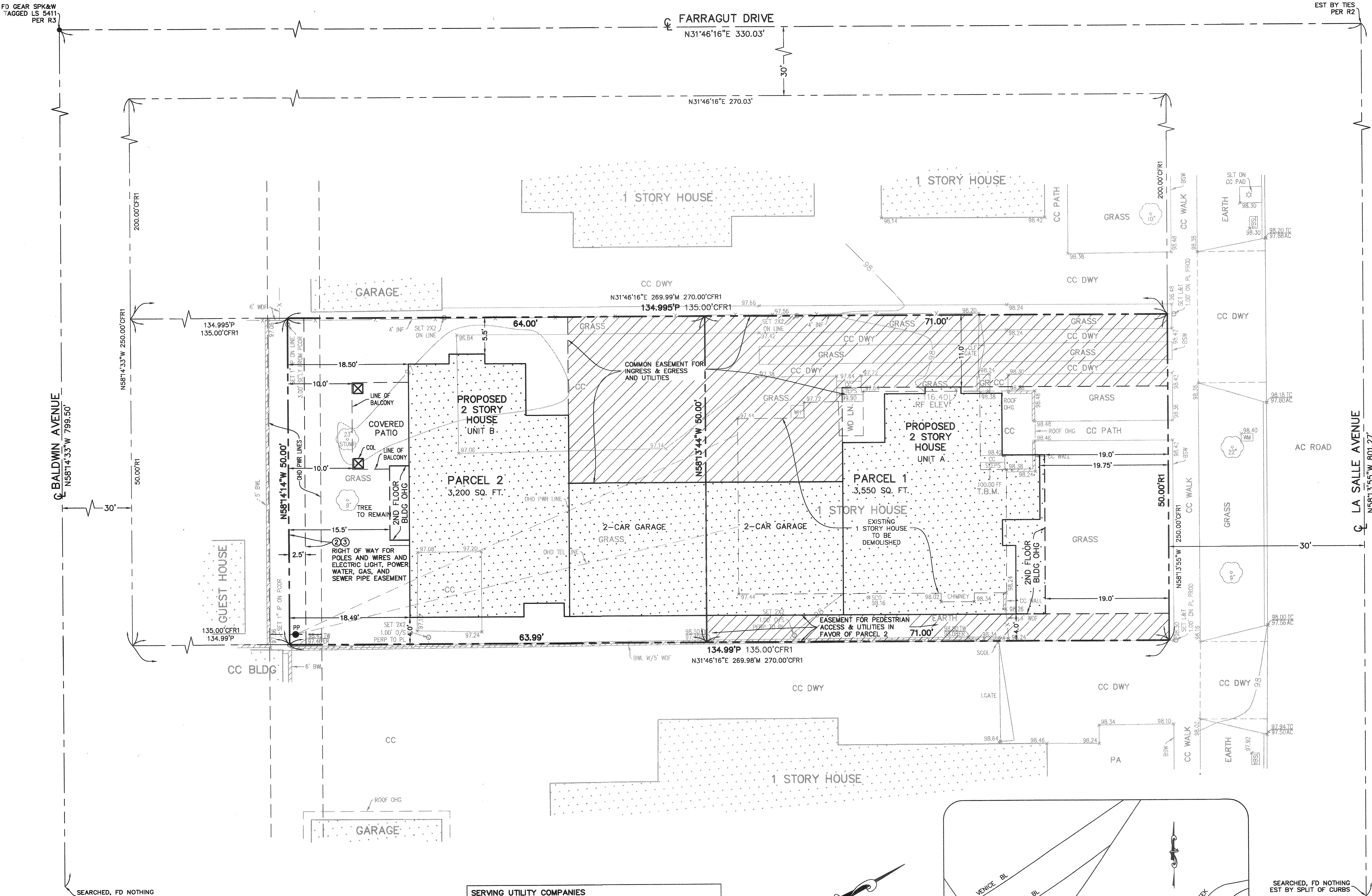


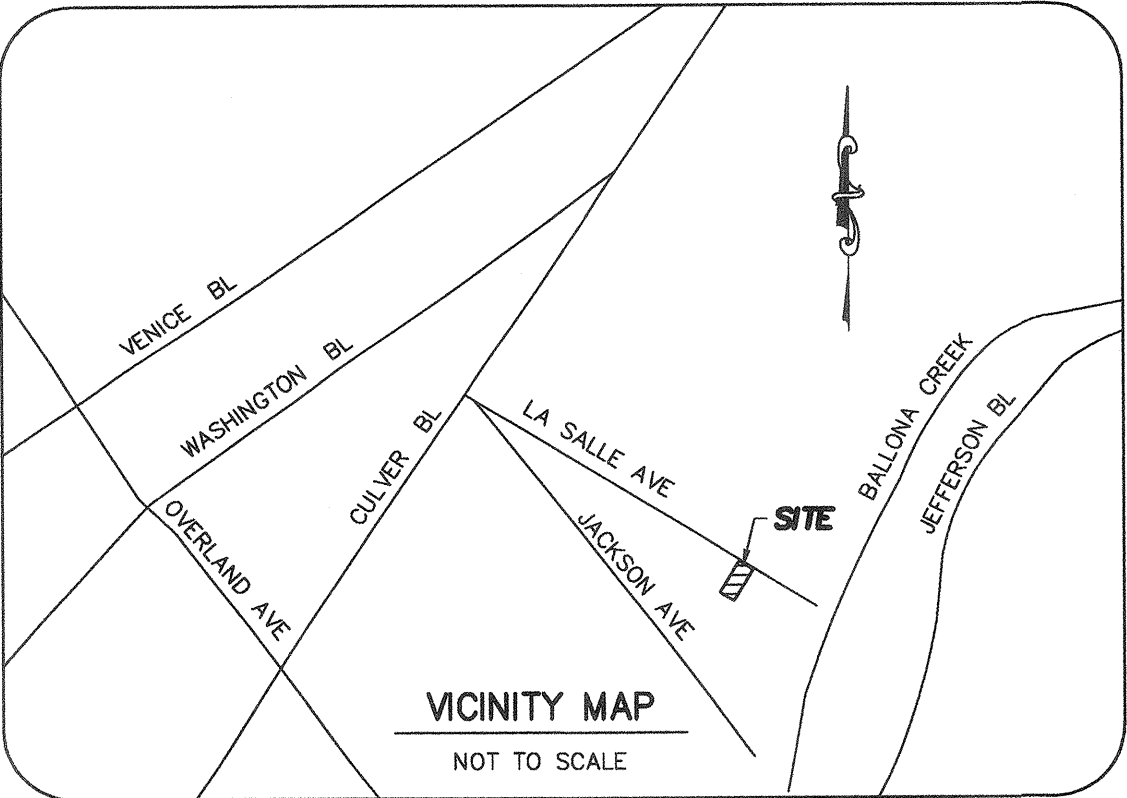
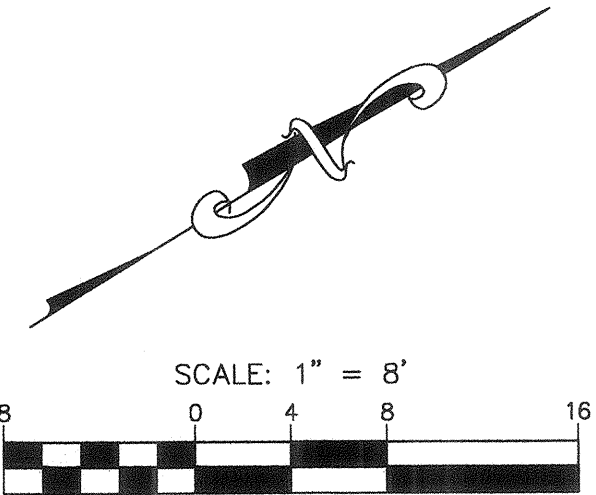
TENTATIVE PARCEL MAP NO. 82444

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

BEING A SUBDIVISION OF LOT 5 IN BLOCK 10 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 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CREATING TWO SINGLE FAMILY LOTS.
APN: 4207-025-005



SERVING UTILITY COMPANIES		
UTILITY	NAME	TELEPHONE
WATER	GOLDEN STATE WATER COMPANY	(800) 999-4033
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
SEWER	CITY OF CULVER CITY	(310) 253-6520
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911
REFUSE, RECYCLING, & STREET SWEEPING	CULVER CITY SANITATION	(310) 253-6400



LEGEND		ABBREVIATIONS	
---	CENTER LINE	AC	ASPHALT CONCRETE
---	EASEMENT LINE	BLDG	BUILDING
---	PROPERTY LINE	BLK	BLOCK
---	PROPOSED BUILDING	BSW	BACK OF SIDEWALK
---	EXISTING BUILDING TO BE DEMOLISHED	BWL	BLOCK WALL
---	PROPOSED EASEMENT	BNW	BACK OF WINDOW
---	CURB UNLESS OTHERWISE NOTED	CC	CONCRETE
---	WALL	CLF	CHAIN LINK FENCE
---	FENCE	DWY	DRIVEWAY
---	COLUMN	ELEV	ELEVATION
PP	POWER POLE	EST	ESTABLISHED
*	STREET LIGHT	FF	FINISH FLOOR
10	TREE WITH TRUNK DIAMETER	GR	GRASS
2	PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBER SEE EASEMENT NOTES.	I GATE	IRON GATE
CF	CALCULATED FROM	INF	IRON FENCE
M	MEASURED	IP	IRON PIPE
P	PRORATED	L&T	LEAD AND TACK
R1	TRACT NO. 1775, M.B. 21/190-191	LN	LANDING
R2	PWFB 1116/369-370	M.B.	MAP BOOK
R3	PWFB 1116/1167-1168	NW LY	NORTH WESTERLY
		D/S	OFFSET
		DHD	OVERHEAD
		DHG	OVERHANG
		PA	PLANTING AREA
		PCOR	PROPERTY CORNER
		PERP	PERPENDICULAR
		PL	PROPERTY LINE
		PP	POWER POLE
		PWR	POWER
		RF	ROOF
		SCD	SEWER CLEAN OUT
		SCOL	STEEL COLUMN
		SE'LY	SOUTH EASTERLY
		SLT	STREET LIGHT
		SPK&W	SPIKE AND WASHER
		SQ. FT.	SQUARE FEET
		T.B.M.	TEMPORARY BENCHMARK
		TEL	TELEPHONE
		TW	TOP OF WALL
		TWN	TOP OF WINDOW
		VD	WOOD
		WDF	WOOD FENCE
		WH	WATER HEATER
		WM	WATER METER
		WN	WINDOW
		YBSL	YARD BOX STREET LIGHT

- NOTES**
- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: LAWYERS TITLE COMPANY UPDATED PRELIMINARY REPORT, FILE NO. 118070142, DATED SEPTEMBER 25, 2018.
 - SITE ADDRESS: 4225 LA SALLE AVENUE, CULVER CITY, CA 90232
 - OWNER AND SUBDIVIDER: WILLIAM BRUNSTEN, TRUSTEE OF THE BRUNSTEN FAMILY TRUST 11355 W. OLYMPIC BLVD., STE 300 LOS ANGELES, CA 90064 (310) 478-3200
 - GROSS LAND AREA: 6,750 SQ. FT. 0.155 ACRE
PARCEL 1: 3,550 SQ. FT. 0.082 ACRE
PARCEL 2: 3,200 SQ. FT. 0.073 ACRE
 - ASSESSOR'S PARCEL NUMBER: 4207-025-005.
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: RESIDENTIAL
 - ZONE: R2 (TWO FAMILY RESIDENTIAL) DISTRICT
 - BUILDING RESTRICTIONS:
SETBACKS: 15' FRONT, 4' SIDE, 10' REAR
HEIGHT LIMIT: 30 FEET
IN ADDITION, THIS PROPERTY IS SUBJECT TO CULVER CITY'S GATEWAY ADJACENT DESIGN GUIDELINES PER CURRENT PLANNING DIVISION, ZONING INFORMATION COUNCIL (310) 253-5725.
 - FLOOD ZONE NOTE:
THE PROPERTY SHOWN ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPERTY LIES WITHIN ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP OF LOS ANGELES COUNTY AND INCORPORATED AREAS AS COMMUNITY PANEL NUMBER 06037C1595F, DATED SEPTEMBER 25, 2008.
 - APPROXIMATE GRADING QUANTITIES:
CUT: 68 CUBIC YARDS
FILL: 97 CUBIC YARDS
EXPORT: 0.00 CUBIC YARDS
IMPORT: 29 CUBIC YARDS
 - ALL SET POINTS ARE TAGGED LS 7123.
 - CORNER RECORD MAP RECORDED AS PWFB 1116/1345-1346 ON MAY 1, 2018.

LEGAL DESCRIPTION
LOT 5 IN BLOCK 10 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 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES
2 A RIGHT OF WAY TO CONSTRUCT AND MAINTAIN POLES AND WIRES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC LIGHT AND POWER CORPORATION BY DEED RECORDED IN BOOK 6284, PAGE 261 OF DEEDS. PLOTTED.
3 AN EASEMENT FOR ELECTRIC LIGHT, POWER, WATER, GAS AND SEWER PIPE AND RIGHTS INCIDENTAL THERETO PER BOOK 2757, PAGE 270 OF OFFICIAL RECORDS. PLOTTED.

BASIS OF BEARINGS
THE CENTERLINE OF LA SALLE AVENUE, BEING N 58°13'55" W PER TRACT NO. 1775 M.B. 21/190-191.

BENCH MARK
THE FINISH FLOOR OF THE HOUSE INDICATED HEREON AS T.B.M. ELEV=100.00

PROFESSIONAL LAND SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND SHOWS ALL EASEMENTS OF RECORD, AS REPORTED IN THE UPDATED PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY DATED SEPTEMBER 25, 2018.

Ofer Shapira
10-18-18
DATE
OFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2018

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

TENTATIVE PARCEL MAP NO. 82444
4225 LA SALLE AVENUE
CULVER CITY, CALIFORNIA 90232

DATE: 10-18-18	DRAWN BY: A.S., R.P.
DATE OF SURVEY: 2-6-18	CHECKED BY: O.S.
JOB NAME: ROSENBERG/BRUNSTEN	SHEET: 1 OF 1