

PRELIMINARY PARCEL MAP NO. 73789

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

LOT 8 IN BLOCK 19 OF TRACT NO. 1775, IN THE CITY OF CULVER, 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.
APN: 4207-022-008

ATTACHMENT NO. 3

TRACT MAP NOTES

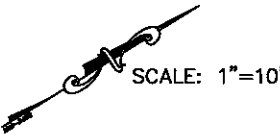
OWNER:
BROCK WYLAN
111 E 14TH STREET
NEW YORK, NY. 10003
(646) 659-0439
ATTN: MR. BROCK WYLAN

ADDRESS SITE:
4241 DUQUESNE AVENUE
CULVER CITY, CA. 90232

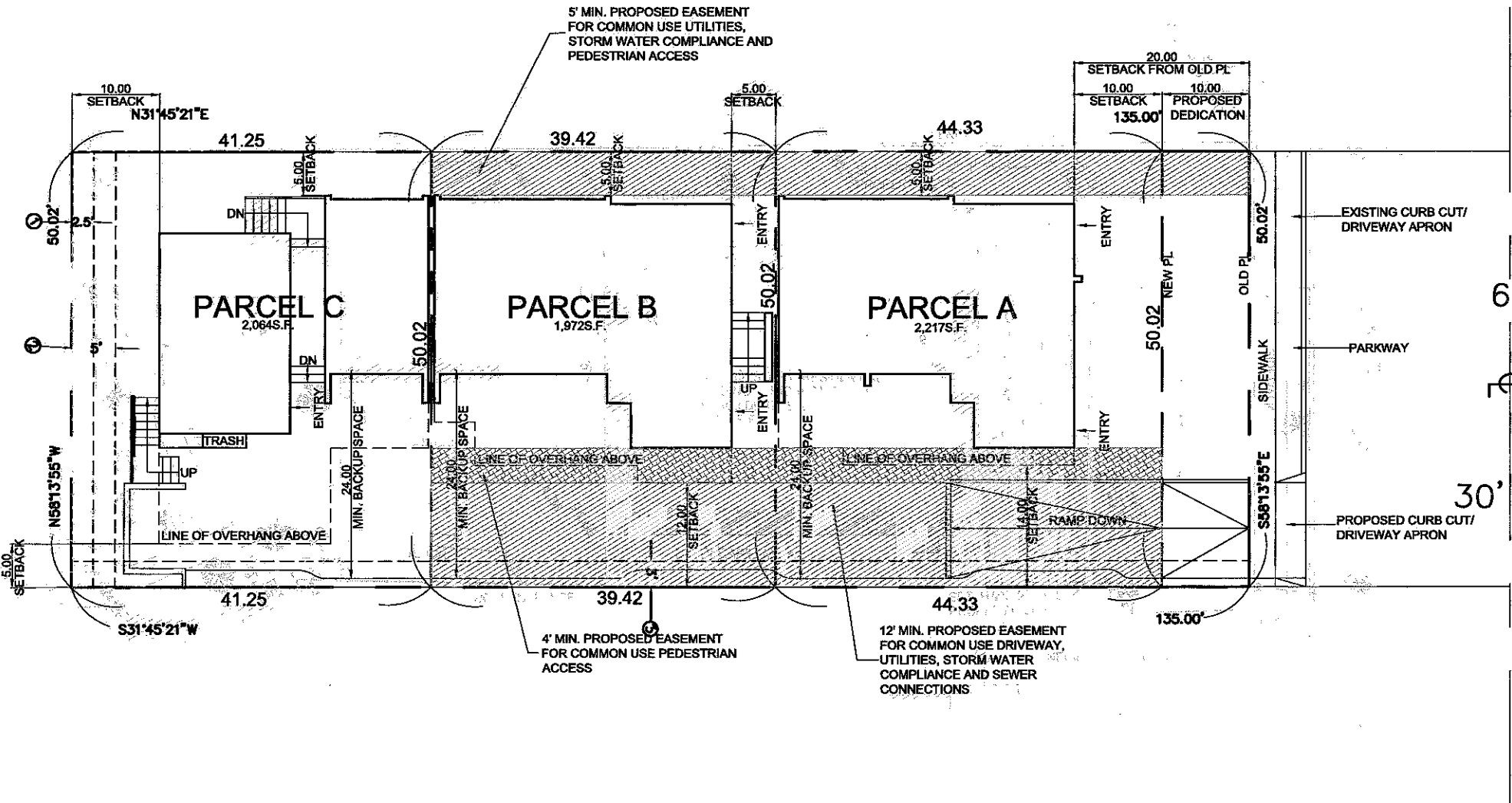
SITE DATA:
GROSS AREA: 8,254.20 SQ. FT. 0.189 ACRES
PIQ PLUS HALF OF DUQUESNE AVE.
NET AREA (PIQ ONLY): 6,753.38 SQ. FT. 0.155 ACRES
NET AREA AFTER DEDICATION: 6,253 SQ. FT. 0.143 ACRES

- NOTES:
1. NO PROTECTED SPECIES ON THE SITE.
 2. ALL UTILITIES ARE AVAILABLE TO SITE.
 3. PROPOSED PROJECT: 3 PARCELS
 4. EXISTING ZONE: RMD PROPOSED ZONE: SAME
 5. NO EASEMENT EXCEPT SHOWN HEREON.
 6. PROPOSED PARKING SPACES: 6 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 IN LIQUEFACTION AREA.

- EASEMENT NOTES:
- PER LAWYERS TITLE COMPANY, REFERENCE NO. 010212-MT; DATED: AUGUST 4, 2014.
- ① EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDED: IN BOOK 6284 PAGE 261 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
- ② EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDED: IN BOOK 6849 PAGE 328 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
- ③ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 5, 1978 IN BOOK 78-11223 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHWESTERLY 3 FEET OF SAID LAND

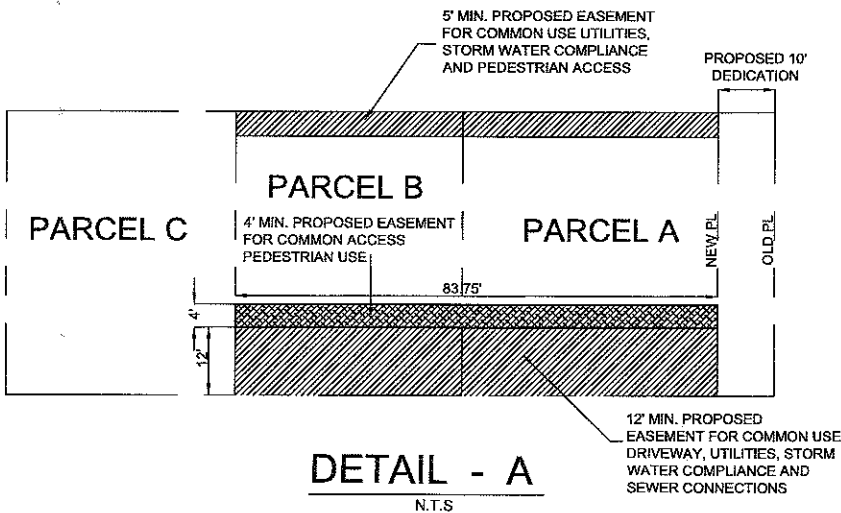
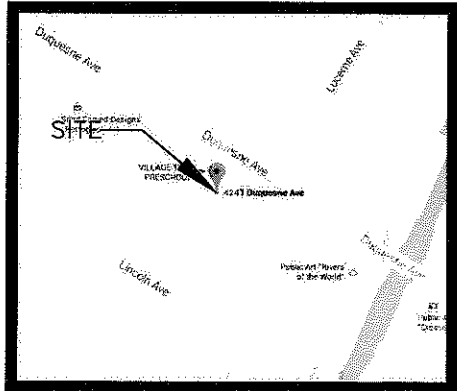


SCALE: 1"=10'



DUQUESNE AVE

VICINITY MAP
N.T.S.



DUQUESNE AVENUE

* AFTER DEDICATION

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	FRONT	SIDE 1	SIDE 2	REAR
A	2,217 S.F. *	10' - 0" EAST *	5' - 0" NORTH	14' - 0" SOUTH	0' - 4" WEST
B	1,972 S.F.	12' - 0" SOUTH	5' - 0" EAST	0' - 4" WEST	5' - 0" NORTH
C	2,064 S.F.	5' - 0" SOUTH	0' - 5" EAST	10' - 0" WEST	5' - 0" NORTH

PRELIMINARY PARCEL MAP

TALA ASSOCIATES
1916 COLBY AVENUE
LOS ANGELES, CA. 90025 (424) 832-3455

REYNALDO T. DE RAMA R.C.E. 29108 EXP. 3-31-17

DATE	REVISIONS
08-27-15	
SCALE: AS SHOWN	
DESIGNED: KK	
DRAWN: KK	
CHECKED: RDR	
SHEET: 1 OF 1	
JOB NO. 3159	