

PRELIMINARY PARCEL MAP NO. AA-2016-2813-PMLA

FOR CONDOMINIUM PURPOSES
 LOT 18, BLOCK 28 OF TRACT NO. 7803, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88 PAGES 73-75 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROCHESTER AVE.

OWNER:

POURANDOKHT SHAHIN AND
 MOSTAFA SHAHROKH-ILBEIGI
 10717 OHIO AVENUE, LOS ANGELES, CA 90024
 PH (310) 720-4835

PROJECT NOTES:

1. THE PROPERTY IS IN THE WESTWOOD MULTIFAMILY RESIDENTIAL SPECIFIC PLAN AND THE WESTWOOD DESIGN REVIEW BOARD COMMUNITY SPECIFIC PLAN.
2. LAND AREA BEFORE DEDICATION = 5911.88 SQ FT
3. LAND AREA AFTER DEDICATION = 5761.82 SQ FT
4. THERE ARE 6 NON-PROTECTED TREES ONSITE. 5 TREES (4 ONSITE; 1 ON PARKWAY) ARE TO BE REMOVED. PLEASE REFER TO PLAN.

PROJECT DATA

TOTAL EXISTING/PROPOSED LOT: 1
 TOTAL AREA OF NEW BLDG: 8,032 SQ. FT.
 PROPOSED USE: NEW 3-UNIT CONDOMINIUM (3-STORIES)
 EXISTING AND PROPOSED ZONING: [Q]RD1.5-1
 ALL UTILITIES AVAILABLE TO THE SITE
 DRAINAGE FOR THE SITE WILL BE DIRECTED TO THE STREET
 IN A MANNER SATISFACTORY TO THE CITY ENGINEER
 A.P.N. 4325-013-018
 LAND AREA = 5,911.88 SQ. FT. (BEFORE DEDICATION)
 LAND AREA = 5,761.82 SQ. FT. (AFTER DEDICATION)
 NO HAZARDOUS CONDITIONS EXIST.
 EXISTING DWELLINGS TO BE DEMOLISHED.
 THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)

SURVEYOR:

M&G CIVIL ENGINEERING AND LAND SURVEYING
 CYNTHIA A. DE LEON
 347 S. ROBERTSON BLVD.,
 BEVERLY HILLS, CA 90211
 REC 31604 EXPIRES: 12/31/16

JOB ADDRESS:

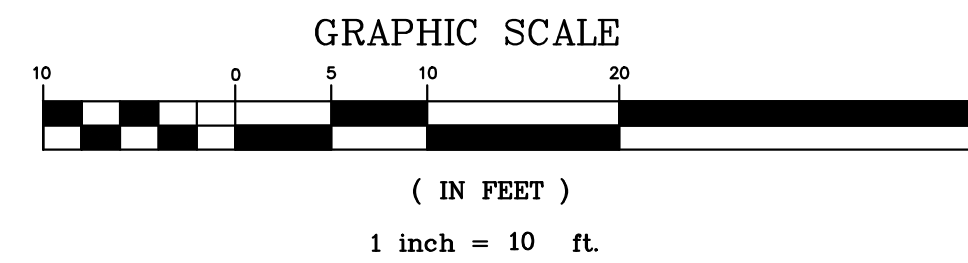
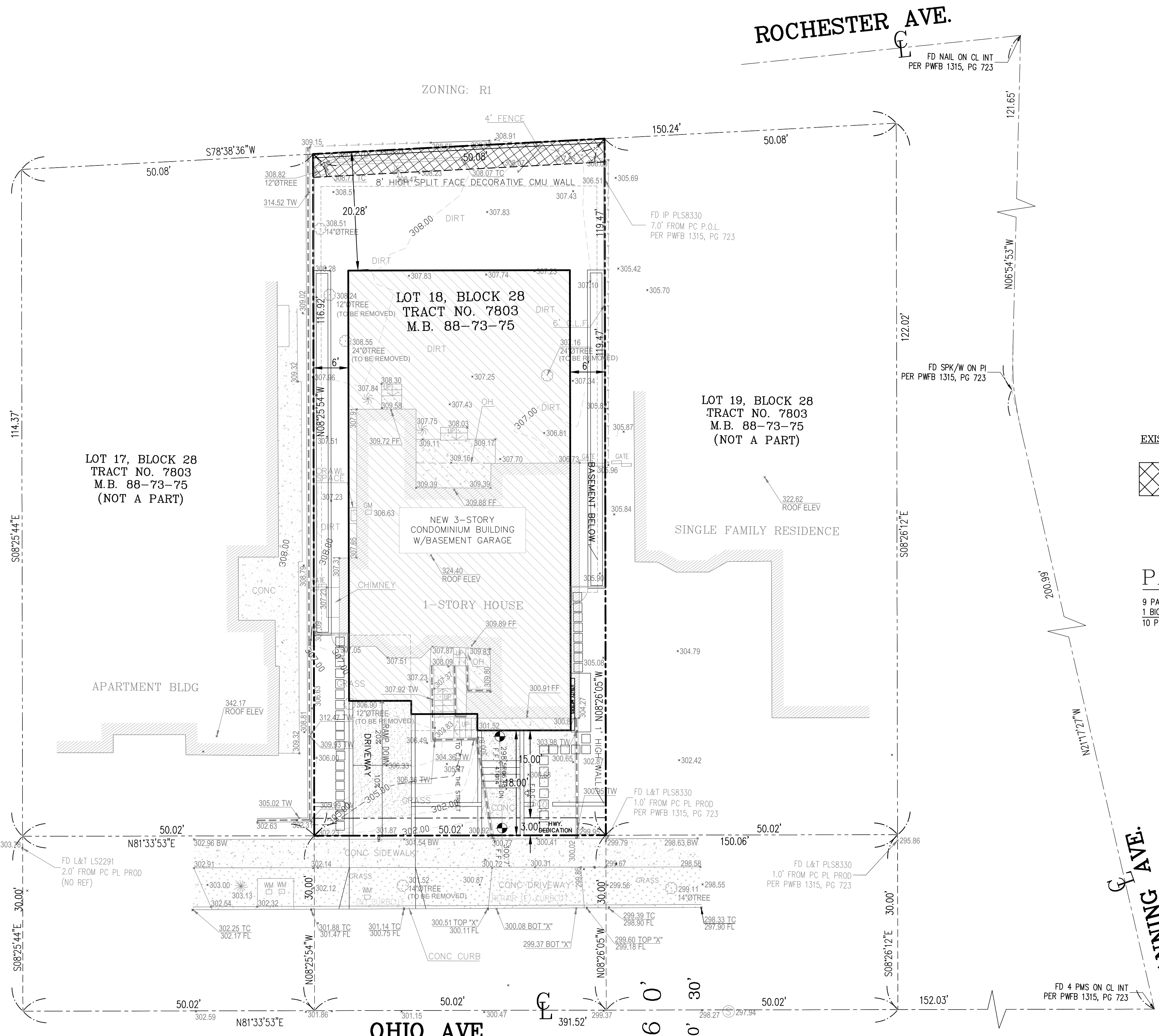
10717 OHIO AVENUE, LOS ANGELES, CA 90024

BENCHMARK:

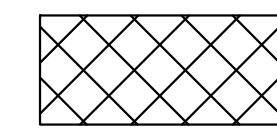
BM ID: 13-28628 (NAVD 1988)
 DESCRIPTION: SPK S CURB OHIO AVE; 6 FT E/O BOR E/O MANNING AVE.
 ELEV. = 280.853 FT.

BASIS OF BEARINGS:

THE BEARING NORTH 21° 17' 27" WEST, ON THE CENTERLINE OF MANNING AVENUE AS SHOWN ON TRACT NO. 7803, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 88, PAGES 73-75 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXISTING EASEMENTS:



AN EASEMENT FOR PURPOSES HEREIN STATE, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE INSTRUMENT (PER ALTA HOMEOWNER'S POLICY DATED JULY 30, 2013 PROVIDED BY THE OWNER)

RECORDED: IN BOOK 3138, PAGE 232 OF OFFICIAL RECORDS
 FOR: POLE LINES AND INCIDENTAL PURPOSES
 AFFECTS: THE REAR 4 FEET OF SAID LAND

PARKING INFORMATION:

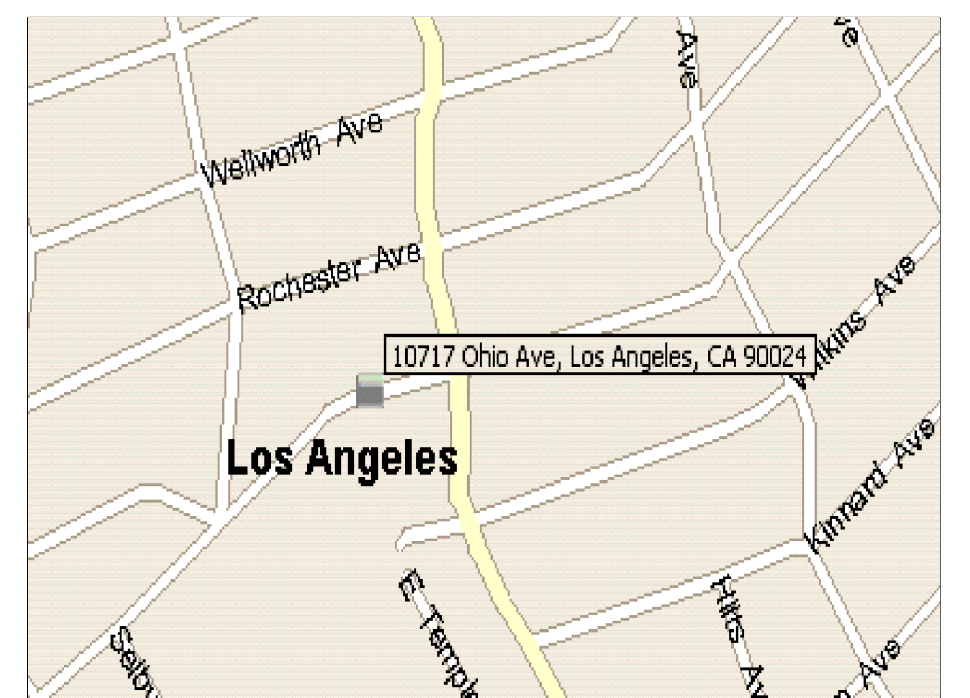
- 9 PARKING SPACES (2 ASSIGNED FOR GUEST PARKING)
- 1 BICYCLE CAGE WITH 3 DOUBLE RACKS
- 10 PARKING STALLS (TOTAL)

LEGEND:

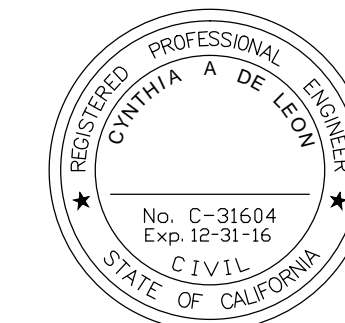
- BM - BENCHMARK
- BW - BACK OF WALK
- C/L - CENTERLINE
- C.L.F. - CHAIN LINK FENCE
- CONC - CONCRETE
- COR - CORNER
- EG - EXISTING GRADE
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- FS - FINISH SURFACE ELEV.
- INT - INTERSECTION
- IP - IRON PIPE
- LS - LAND SURVEYOR
- L & T - LEAD & TACK
- MB - MAP BOOK
- OH - OVERHANG
- P.C. - PROPERTY CORNER
- PI - PAGE
- PL - POINT OF INTERSECTION
- R/PL - PROPERTY LINE
- P.O.L. - POINT ON LINE
- PMS - PUNCH MARKS
- PROD - PRODUCED (PROLONGED)
- SPK/W - SPIKE & WASHER TO CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.

SYMBOLS:

- GAS METER
- GATE
- PALM TREE
- PINE TREE
- SEWER CL OUT
- SEWER MANHOLE
- TREE
- WATER METER
- PROPERTY LINE
- CENTERLINE
- WALL
- BUILDING LINE
- FENCE LINE



M&G CIVIL ENGINEERING AND
 LAND SURVEYING



TITLE: PRELIMINARY PARCEL MAP NO. AA-2016-2813-PMLA 10717 OHIO AVENUE, LOS ANGELES, CA 90024		
CLIENT: GABBAY ARCHITECTS	DESIGNED BY: F.G. / WG	JOB NO.: 16-10041
SCALE: 1" = 10'	DRAWN BY: KL	DATE: 03/02/16
CHECKED BY: C.D.L.	TOPO/BNDY: FB	SHEET 1 OF 1 SHEET
CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 659-0871 FAX (310) 659-0845 info@mglandsur.com www.mglandsur.com		