

EXISTING LEGAL DESCRIPTION:

(APN: 2781-035-000)
THOMAS GUIDE: PAGE 500-F7

PARCEL B OF PARCEL MAP L.A. NO. 7191, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 289 PAGES 44 AND 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

CITY OF LOS ANGELES B.M. 07-06937

CITY OF L.A. BOLT IN E. CURB CORBIN AVE. 1.8 FT. N/O NLY CURB LINE PROD. O/DEARBORN ST.

ELEVATION = 945.592 FEET (2000 ADJUST)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NORDHOFF STREET AS SHOWN ON THE PARCEL L.A. NO. 7191, FILED IN BOOK 289, PAGES 44-45 OF PARCEL MAPS SHOWN AS N 89°59'31" E

NOTES:

- 1) PROPERTY ADDRESS: 19501 NORDHOFF STREET, NORTHRISE, CA 91324
- 2) EXISTING ZONE: 132-1 PER ORDINANCE NO. 176,189 AND 176,190
PROPOSED ZONE: 132-1
- 3) PROPOSED DEVELOPMENT IS A MIXED USE, 23 LOT SUBDIVISION, (3 GROUND LOTS AND 20 AIRSPACE LOTS) TO BE CONSTRUCTED IN PHASES. PROJECT COMPRISED OF THE FOLLOWING LOTS:
GROUND LOT 1: AREA = 483,042 SQ. FT. (11.09 ACRES) - LOWES HOME IMPROVEMENT STORE (UNDER CONSTRUCTION) AND 572 SURFACE PARKING SPACES
GROUND LOT 2: AREA = 311,923 SQ. FT. (7.16 ACRES) - PROPOSED MIXED USE DEVELOPMENT
GROUND LOT 3: AREA = 386,759 SQ. FT. (8.88 ACRES) - PROPOSED RESIDENTIAL DEVELOPMENT
AIRSPACE LOTS 13, 15: COMMON AREA PRIVATE DRIVEWAYS, PEDESTRIAN WALKWAYS, PASEOS AND CURB SURFACE PARKING
AIRSPACE LOT 14: RECREATION AREA AND FACILITIES (COMMUNITY BUILDINGS)
AIRSPACE LOTS 4, 5, 6: COMMERCIAL, RETAIL UNITS AND 292 PARKING SPACES
AIRSPACE LOTS 7, 8, 9, 10: RESIDENTIAL LOTS (CONSTRUCTION PHASE 1), 316 RESIDENTIAL UNITS - INCLUDING RESIDENTIAL PARKING WITHIN LOT 9
AIRSPACE LOTS 11, 12: RESIDENTIAL PARKING (CONSTRUCTION PHASE 1), 790 PARKING SPACES
AIRSPACE LOTS 16, 17, 18, 19: RESIDENTIAL LOTS (CONSTRUCTION PHASE 2), 504 RESIDENTIAL UNITS
AIRSPACE LOTS 20, 21, 22, 23: RESIDENTIAL PARKING (CONSTRUCTION PHASE 2), 1,260 PARKING SPACES
TOTAL NUMBER OF SPACES FOR THE RESIDENTIAL PROJECT = 2,050 PARKING SPACES
TOTAL NUMBER OF RESIDENTIAL UNITS FOR THE PROJECT = 820 UNITS
- 4) EXISTING PROJECT AREA = 1,185,289 SQ. FT. (27.21 ACRES) (ACTUAL SIZE OF PROPERTIES, BASED ON FIELD SURVEY AND CITY OF LOS ANGELES CENTERLINE MONUMENTATION)
GROSS AREA = 1,344,109 SQ. FT. (30.86 ACRES) TO C OF NORDHOFF STREET, CORBIN AVENUE, PRAIRIE STREET AND SHIRLEY AVENUE.
AREA AFTER REQUIRED DEDICATION (NET AREA) = 1,181,723 SQ. FT. (27.13 ACRES)
- 5) BOUNDARY ESTABLISHED FROM CITY ENGINEER MONUMENTED STREETS (AS SHOWN)
- 6) UTILITY SHOWN PER BEST AVAILABLE PUBLIC RECORDS, AND FIELD SURVEY LOCATION.
- 7) PROPERTY IS RELATIVELY LEVEL.
- 8) PUBLIC UTILITIES SERVING PROPERTY FROM CORBIN AVENUE, PRAIRIE STREET AND SHIRLEY STREET, (FOR EXISTING AND PROPOSED)
- 9) THERE ARE NO POTENTIALLY DANGEROUS HAZARDOUS AREA, TO THE BEST OF MY KNOWLEDGE
- 10) THERE ARE NO OAK TREES ON THE PROPERTY. (ALL EXISTING TREES WILL BE REMOVED) SEE TREE REPORT.
- 11) PROPOSED DEDICATION:
D.O.T./HIGHWAY DEDICATION (CITY OF LOS ANGELES REQUIREMENT):
NORDHOFF STREET CLASSIFIED AS A MAJOR HIGHWAY, CLASS II, (UW=104') PROPOSED 2' DEDICATION REQUIREMENT PER CITY OF LOS ANGELES, HIGHWAY DEDICATION. (PENDING UNDER DEDICATION CASE NO. CPC-02-7295 WITH THE CITY OF LOS ANGELES)
CORBIN AVENUE CLASSIFIED AS A SECONDARY HIGHWAY (UW=90'), EXISTING STREET VARIABLE WIDTH 91', 96', TO 100' WIDE, AND NO ADDITIONAL DEDICATION REQUIREMENT PER CITY OF LOS ANGELES, HIGHWAY DEDICATION.
SHIRLEY AVENUE CLASSIFIED AS A COLLECTOR STREET (UW=64'), WEST HALF OF SHIRLEY AVENUE WIDTH IS SATISFACTORY TO THE CITY STANDARDS, AND NO ADDITIONAL DEDICATION IS REQUIRED PER CITY OF LOS ANGELES, HIGHWAY DEDICATION.
PRAIRIE STREET IS CLASSIFIED AS A COLLECTOR STREET (UW=64'), SOUTH HALF OF PRAIRIE STREET IS 32' WIDE AND SATISFACTORY TO CITY STANDARDS, AND NO ADDITIONAL DEDICATION IS REQUIRED PER CITY OF LOS ANGELES, HIGHWAY DEDICATION.
- 12) PROPERTY IS IN FLOOD ZONE "C", (AREA OF MINIMAL FLOODING), PER FIRM NO. 060137 0018C, DATED DECEMBER 2, 1980.
- 13) EASEMENTS OF RECORD ON SUBJECT PROPERTY, PER PRELIMINARY TITLE REPORT NO. 21050049-X52, DATED JULY 19, 2004, AND ISSUED BY CHICAGO TITLE COMPANY, AS SHOWN BELOW.
- 14) NEAREST FIRE HYDRANT LOCATION: SIDEWALK NEAR THE INTERSECTION OF CORBIN AVENUE AND DEARBORN STREET, SIDEWALK NEAR THE INTERSECTION OF PRAIRIE STREET AND MELVIN STREET AND SIDEWALK NEAR THE INTERSECTION OF SHIRLEY AVENUE AND NORDHOFF STREET, 9.5' SOUTH OF BLACKTOP ROAD, 304' EAST OF DRIVEWAY ON SHIRLEY AVENUE, AS SHOWN ON SHEET 2 OF 2, ALSO ON PROPERTY.
- 15) PROPERTY IS VACANT; BUILDING ON GROUND LOT 1 - UNDER CONSTRUCTION.
- 16) UNUTILIZED FINAL MAPS MAY BE RECORDED.

EASEMENTS OF RECORD (SEE NOTE 14)

PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 21050049-X52, DATED JULY 19, 2004

- △ EASEMENT RECORDED, 12-16-66, INST. NO. 2722, O.R. FOR TRANSPORTING, CONVEYING AND DISTRIBUTING WATER PURPOSES (QUITCLAIM PENDING PER DWP CASE P-80325)
- △ EASEMENT, RECORDED 11-13-86, INST. NO. 86-158047, O.R. (QUITCLAIM PENDING PER DWP CASE P-80252)
- △ AN IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PURPOSES. RECORDED PER RESOLUTION, 8-25-1999, AS INSTR. NO. 99-1603832, O.R.
- △ RIGHTS AND SURVEY DISCLOSURES PER INSPECTION (SHOWN ON SHEET 2 OF 2)
- △ EASEMENT RECORDED 10-05-01, INST. NO. 01-1899129 O.R. (QUITCLAIM PENDING PER DWP CASE P-80252)
- △ EASEMENT FOR SIDEWALK PURPOSES, PER PARCEL MAP NO. 7191, P.M.B. 289, PAGES 44-45

APPLICANT:

NEW URBAN WEST, INC.
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(310) 394-6872 FAX
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PREPARED BY

MOLLENHAUER GROUP
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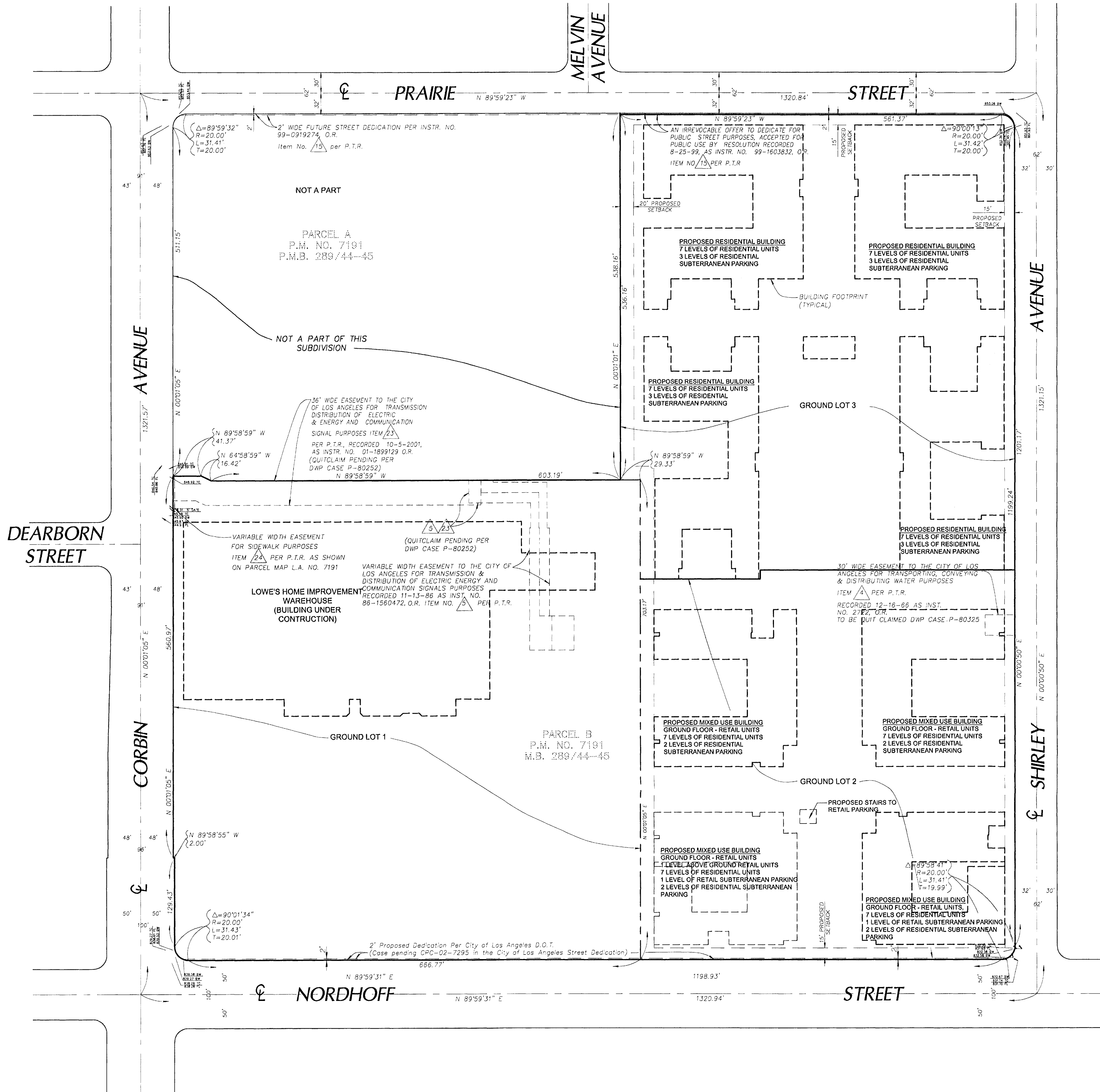
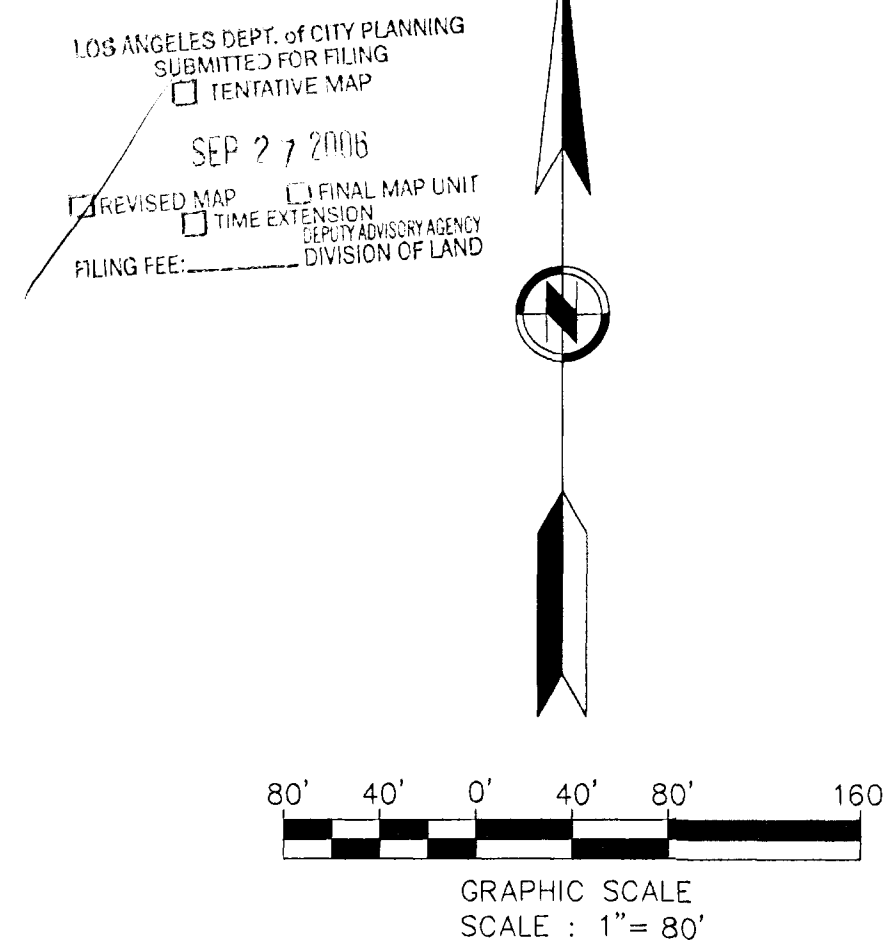


GREGORY D. HINDSON, P.L.S. 5670
LICENSE EXPIRES: 09-30-07

DATE 01/31/06

REVISED VESTING TENTATIVE TRACT MAP NO. 063625

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
(FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES)



BOUNDARY ESTABLISHMENT AND EXISTING EASEMENTS OF RECORD

SEE SHEET 2 OF 2 FOR AIRSPACE LOTS

REVISED VESTING TENTATIVE TRACT MAP NO. 63625
PARCEL B, PARCEL MAP L.A. NO. 7191

P.M.B. 289/44-45

THE DISTRICT AT NORTHRISE
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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SCALE: 1" = 80' CAD FILE: 18859-TM-SHO1.dwg

DRAFTED: VC CHECKED: RF

SURVEY PREPARED FOR:

NEW URBAN WEST, INC.

SHEET NO. 1 OF 2 SHEETS

SURVEY DATE: AUGUST 12, 2004 JOB NO. 18859

REVISED VESTING TENTATIVE TRACT MAP NO. 063625

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
(FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES)



CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

213 624 2661 TEL
213 614 1863 FAX

801 SOUTH FIGUEROA ST 4TH FLOOR
LOS ANGELES CALIFORNIA 90017

REVISION	DATE	BY	VC	IC
REVISED NUMBER OF AIRSPACE LOTS AND PARKING SPACES PER ARCHITECTURAL PLANS	1-31-05			
REVISION ON PARKING RATIO AND CHANGING SUBDIVISION OF PARKING LOT 11.	8-22-05			

REVISED VESTING TENTATIVE TRACT MAP NO. 63625

PARCEL B, PARCEL MAP L.A. NO. 7191

P.M.B. 289/44-45

THE DISTRICT AT NORTHRIDGE
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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SCALE: NO SCALE CAD FILE: 18859-TM-SH02.dwg

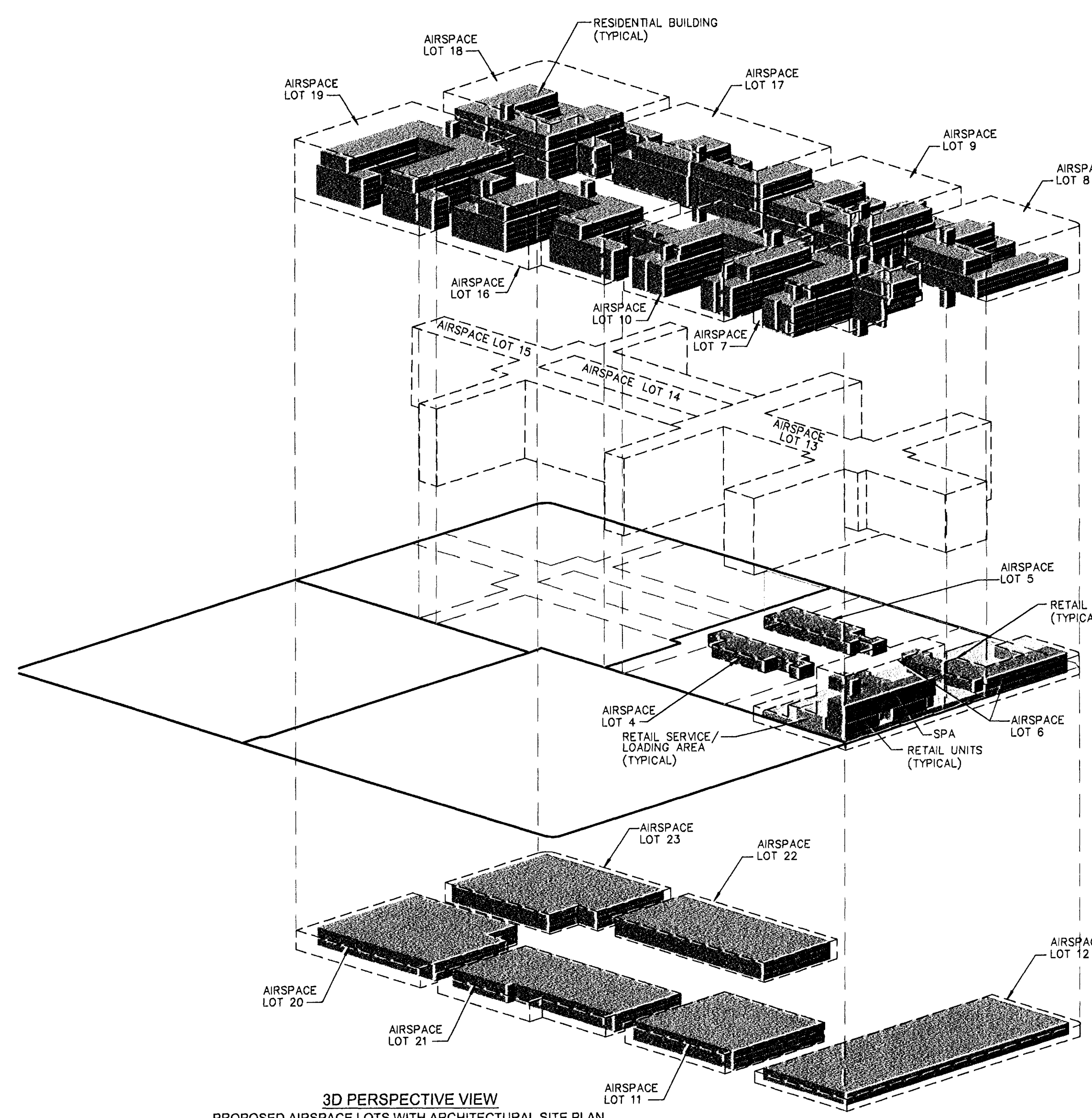
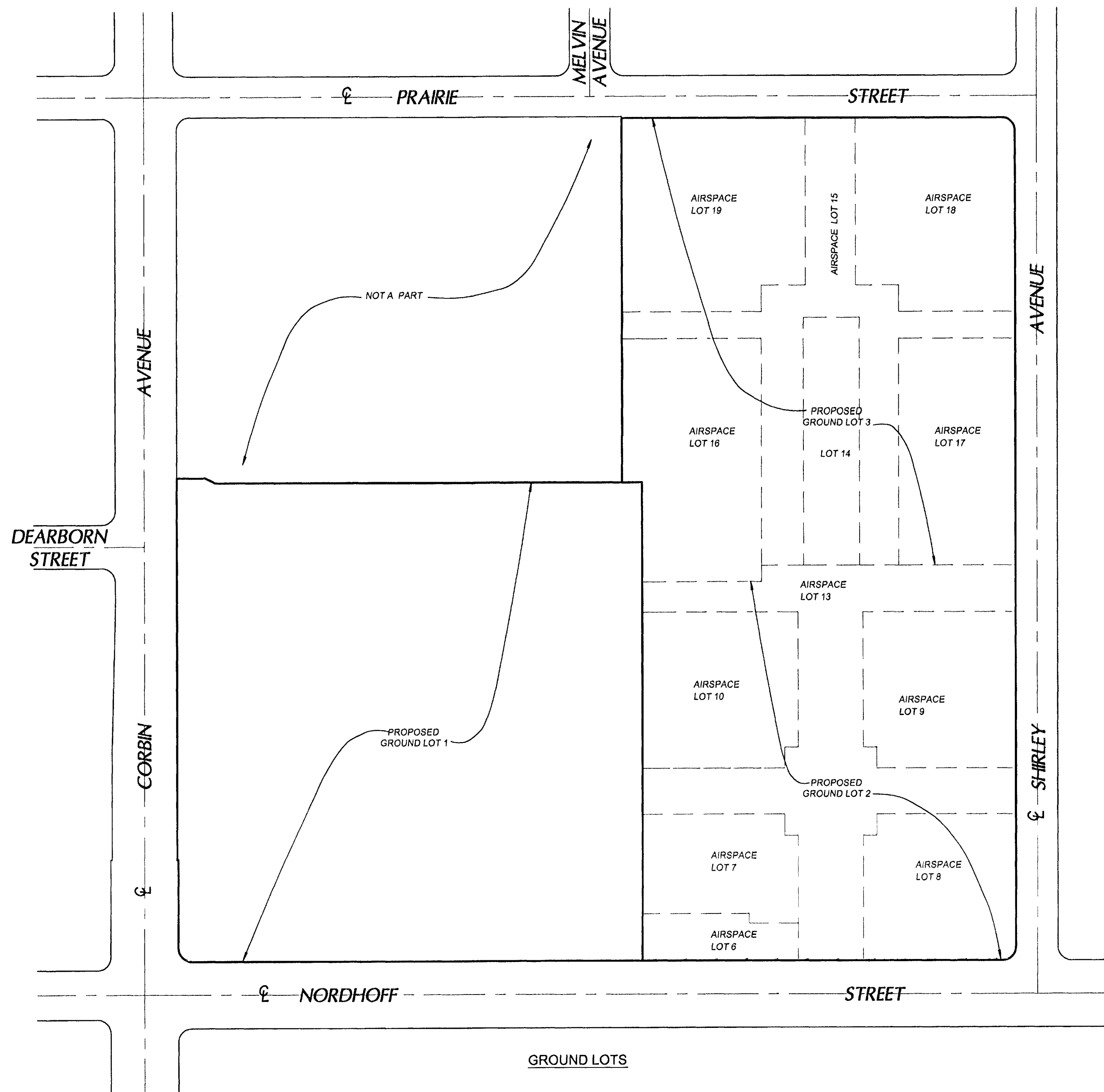
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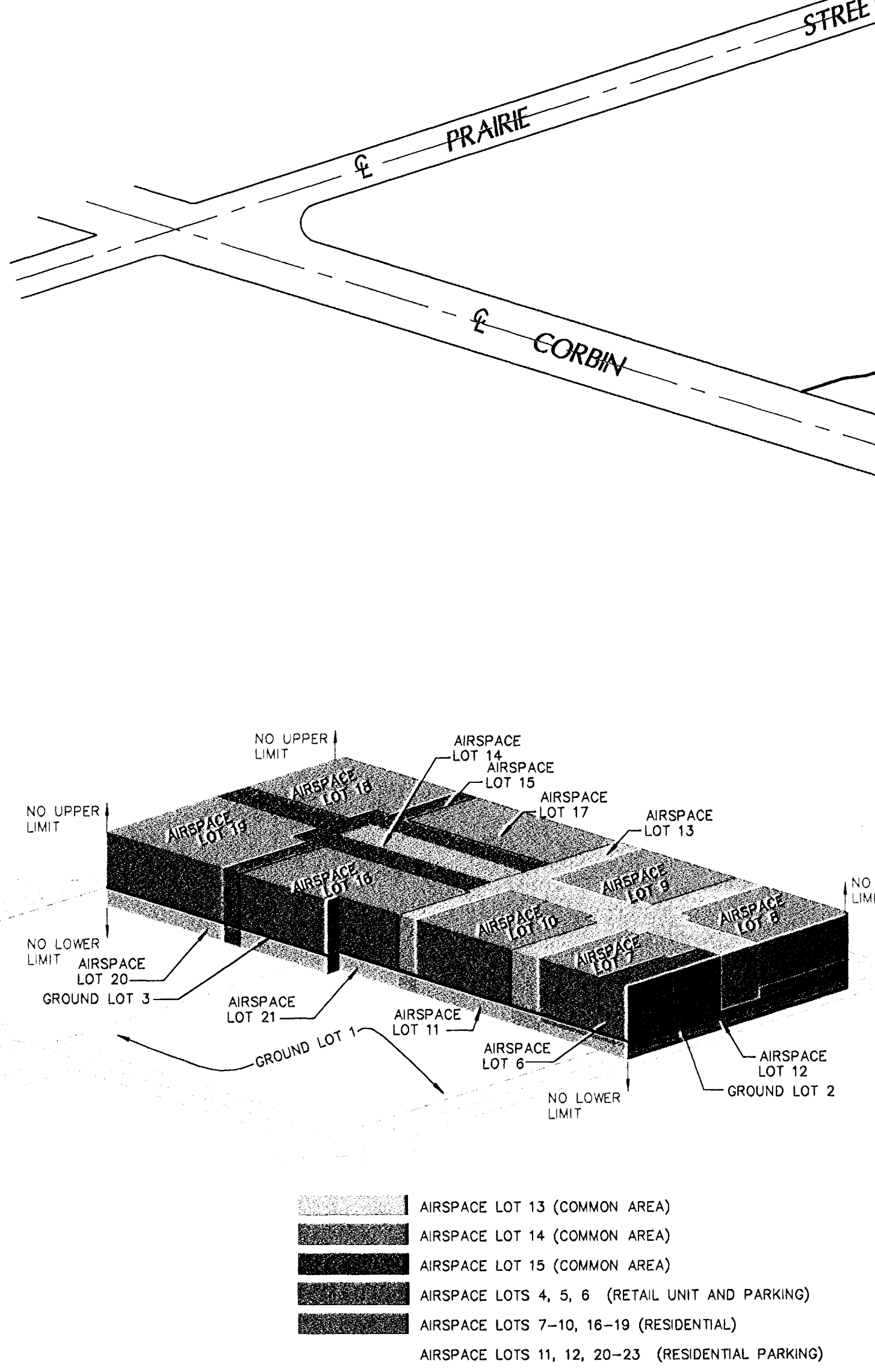
NEW URBAN WEST,
INC.

SHEET NO. 2 OF 2 SHEETS

SURVEY DATE: AUGUST 12, 2004 JOB NO. 18859

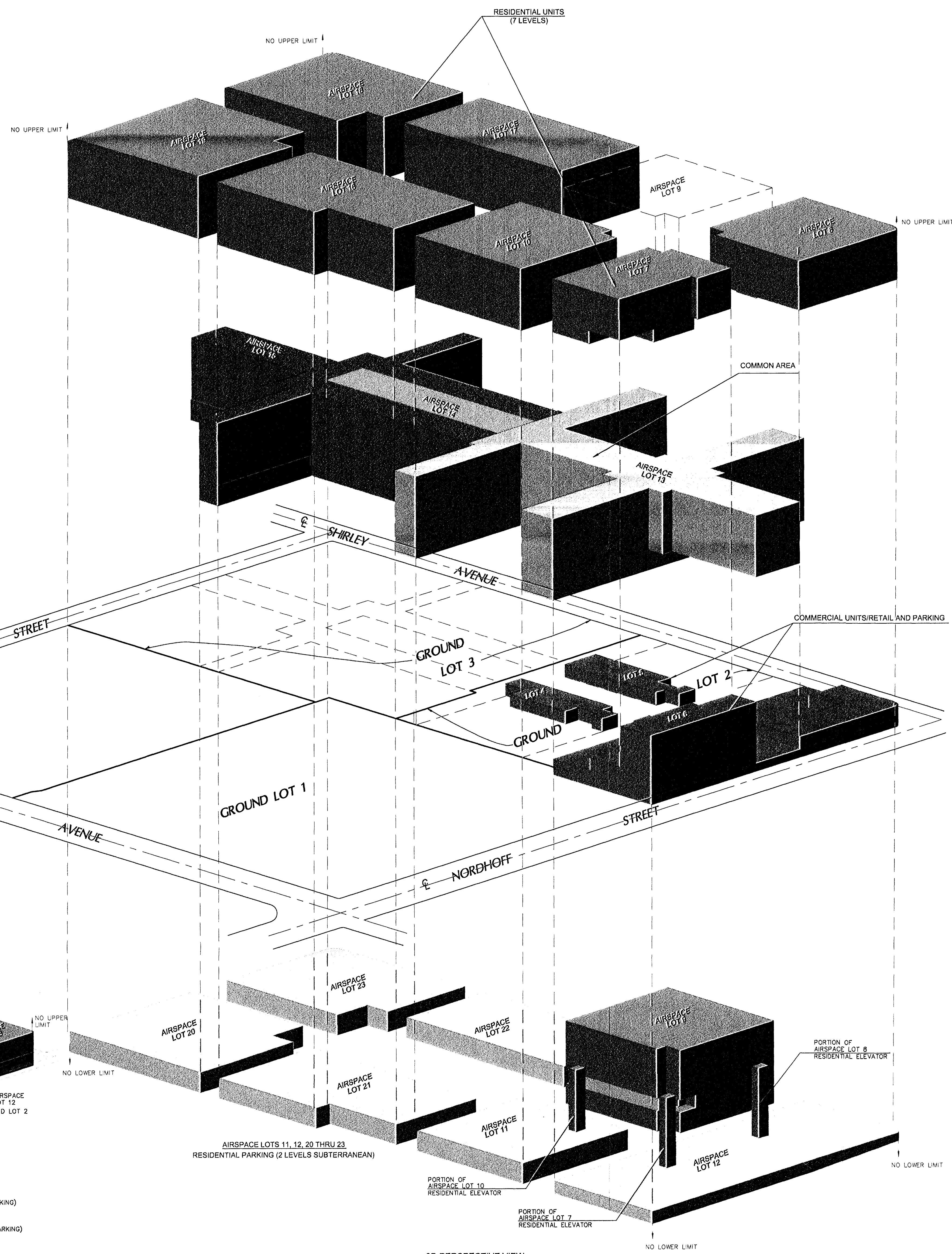


3D PERSPECTIVE VIEW
PROPOSED AIRSPACE LOTS WITH ARCHITECTURAL SITE PLAN



- AIRSPACE LOT 13 (COMMON AREA)
- AIRSPACE LOT 14 (COMMON AREA)
- AIRSPACE LOT 15 (COMMON AREA)
- AIRSPACE LOTS 4, 5, 6 (RETAIL UNIT AND PARKING)
- AIRSPACE LOTS 7-10, 16-19 (RESIDENTIAL)
- AIRSPACE LOTS 11, 12, 20-23 (RESIDENTIAL PARKING)

3D PERSPECTIVE VIEW



3D PERSPECTIVE VIEW