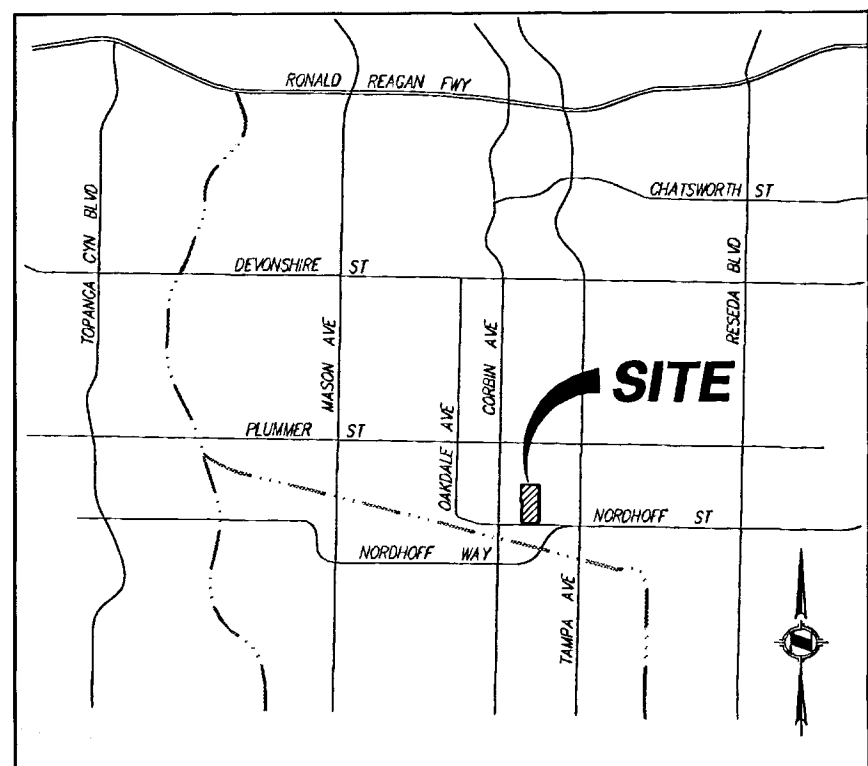


VICINITY MAP



EXISTING LEGAL DESCRIPTION:

(APN: 2761-035-013)
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:

THE ELEVATIONS ON THIS MAP ARE BASED ON CITY OF LOS ANGELES B.M. 07-06937.
ELEVATION = 842.311 FEET, DATUM: NGVD 1929 (1980 ADJUSTMENT)
CITY OF L.S. BOLT IN EAST CORNER CORBIN AVE. 5 FEET SOUTH OF PRIVATE DRIVEWAY TO TELEDYNE SYSTEMS COMPANY, 0.12 MILES NORTH OF NORDHOFF STREET FROM THE EAST.

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: 19801 NORDHOFF STREET, NORTHEDGE, CA 91324 (PREVIOUSLY APPROVED AS 19501 NORDHOFF STREET)
2. EXISTING ZONING: (TT)C2-1 PER ORDINANCE NOS. 176,189 AND 176,190
3. PROPOSED DEVELOPMENT IS A MIXED USE, 4 LOT SUBDIVISION, TO BE CONSTRUCTED IN PHASES, PROJECT COMPRISED OF THE FOLLOWING LOTS:
PHASE 1 - GROUND LOT 1 (RECORDED AS TRACT 63625-01): AREA = 483,042 SQ. FT. (11.09 ACRES) - EXISTING COMMERCIAL DEVELOPMENT (NOT A PART)
PHASE 2 - GROUND LOT 2: AREA = 144,938 SQ. FT. (3.33 ACRES) - PROPOSED RESIDENTIAL/COMMERCIAL DEVELOPMENT
PHASE 2 - GROUND LOT 3: AREA = 154,017 SQ. FT. (3.54 ACRES) - PROPOSED RESIDENTIAL/COMMERCIAL DEVELOPMENT
PHASE 2 - GROUND LOT 4: AREA = 401,982 SQ. FT. (9.23 ACRES) - PROPOSED RESIDENTIAL/RECREATIONAL DEVELOPMENT
TOTAL NUMBER OF PARKING SPACES FOR THE PROJECT = 1,317
TOTAL NUMBER OF PARKING SPACES FOR COMMERCIAL USES = 115
TOTAL SQUARE FOOTAGE (FLOOR AREA) FOR COMMERCIAL USES = 21,591 SQ. FT.
TOTAL NUMBER OF RESIDENTIAL UNITS FOR THE PROJECT = 153 CONDO UNITS/429 APARTMENT UNITS
4. EXISTING TRACT AREA = 1,185,288 SQ. FT. (27.21 ACRES) (ACTUAL SIZE OF PROPERTIES, BASED ON FIELD SURVEY AND CITY OF LOS ANGELES CENTERLINE MONUMENTATION)
GROSS AREA = 1,444,109 SQ. FT. (33.06 ACRES) TO CENTERLINE 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 PRAIRIE STREET AND SHIRLEY STREET, (FOR EXISTING AND PROPOSED).
9. THERE ARE NO POTENTIALLY DANGEROUS HAZARDOUS AREAS, TO THE BEST OF MY KNOWLEDGE.
10. PROPOSED DEDICATION:
D.D.T./HIGHWAY DEDICATION (CITY OF LOS ANGELES REQUIREMENT):
NORDHOFF STREET CLASSIFIED AS A MAJOR HIGHWAY, CLASS II (UW=104) 2" IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PER INST. NO. 08-1321723 O.R.
CORBIN AVENUE CLASSIFIED AS A SECONDARY HIGHWAY (UW=80), EXISTING STREET VARIABLE WIDTH 91', 96', 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.
11. 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. BUILDING ENVELOPE OUTLINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT REPRESENTATIONAL OF ANY PARTICULAR BUILDING BUT DELINEATE COMPLIANCE WITH SETBACKS, ETC.
13. PROPERTY IS IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING), PER FIRM NO. 060137 00160, DATED DECEMBER 2, 1980.
14. EASEMENTS OF RECORD ON SUBJECT PROPERTY, PER PRELIMINARY TITLE REPORT NO. 21050049-K52, DATED JULY 17, 2007, AND ISSUED BY CHICAGO TITLE COMPANY, AS SHOWN BELOW.
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.
15. PROPERTY IS VACANT, LOWE'S HOME IMPROVEMENT BUILDING ON LOT 1.
16. UNUNITED FINAL MAPS MAY BE RECORDED.
17. ALL TREES REMOVED FROM THE PROPERTY SHALL BE MITIGATED AND REPLACED IN ACCORDANCE WITH THE REVISED HORTICULTURAL TREE REPORT, DATED MARCH 3, 2014, PREPARED BY TREES, ETC.

EASEMENTS OF RECORD

- A. EASEMENT RECORDED, 12-16166, INST. NO. 2722, O.R. FOR TRANSPORTING, CONVEYING AND DISTRIBUTING WATER PURPOSES (QUITCLAIM PENDING PER DWP CASE P-80325)
- B. EASEMENT, RECORDED 11-13-86, INST. NO. 86-156047, O.R. (QUITCLAIM PENDING PER DWP CASE P-80252)
- C. AN IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PURPOSES, RECORDED PER RESOLUTION, 8-25-1999, AS INST. NO. 99-1603832, O.R.
- D. EASEMENT RECORDED 10-5-01, INST. NO. 01-1899129 O.R. (QUITCLAIM PENDING PER DWP CASE P-80252)
- E. EASEMENT FOR SIDEWALK PURPOSES, PER PARCEL MAP NO. 7191, P.M.B. 289, PAGES 44-45
- F. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND, 06-15-06 AS INST. NO. 06-1321723 O.R.
- G. RECIPROCAL EASEMENT AGREEMENT, 07-09-07 AS INST. NO. 07-1618489 O.R.
- H. COVENANT & AGREEMENT, 07-09-07 AS INST. NO. 07-1618488 O.R.

PREPARED FOR:

IHP CAPITAL PARTNERS

19800 MACARTHUR BOULEVARD, SUITE 700
IRVINE, CA 92612

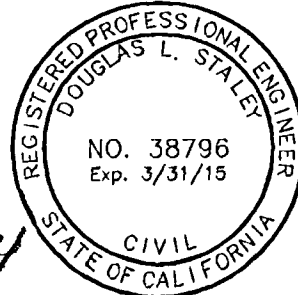
PREPARED BY:



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
PX (949) 583-0759 • FX (949) 583-1010

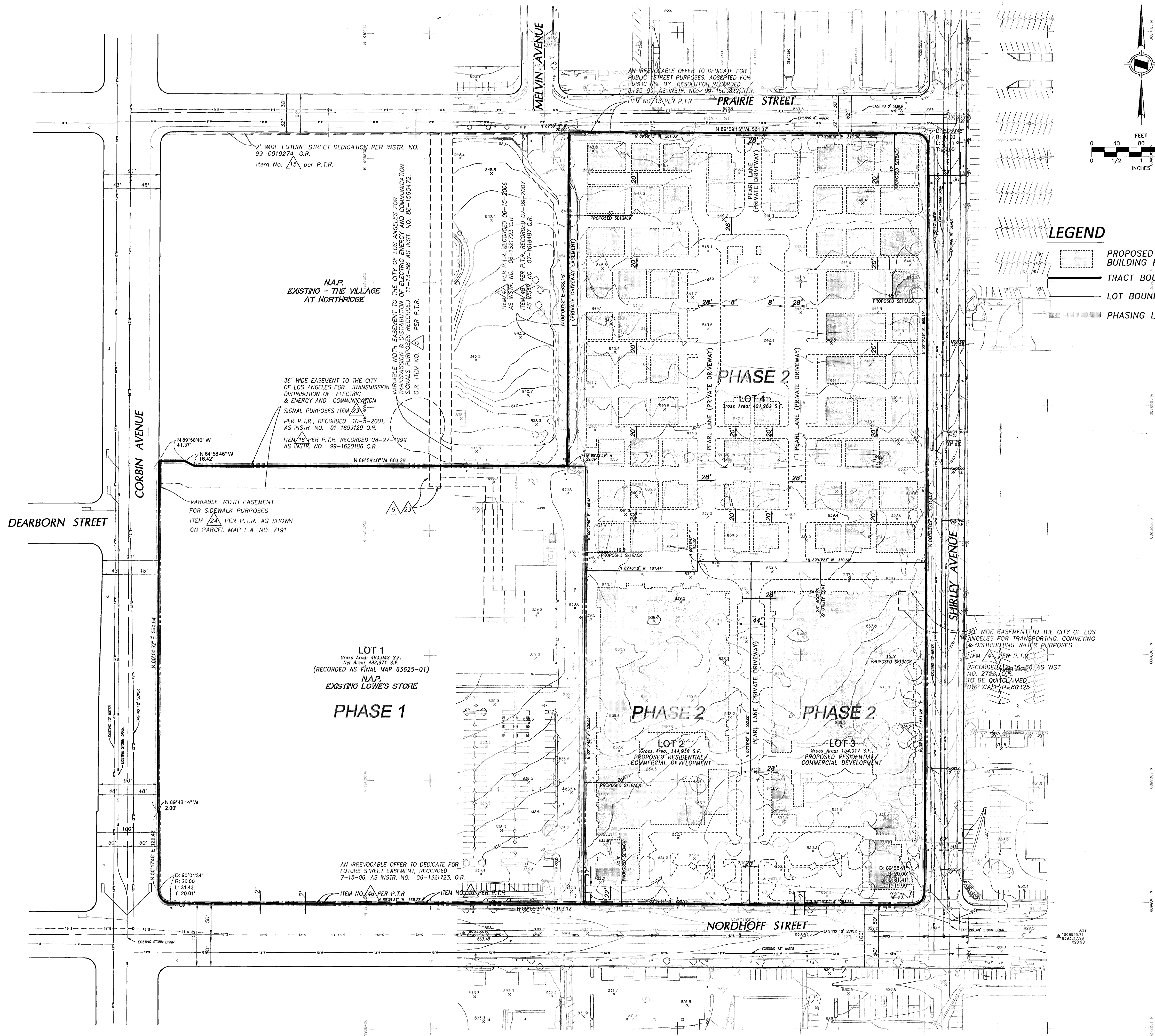
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Douglas L. Staley
DOUGLAS L. STALEY, RCE 38796
LICENSE EXPIRES: 3/31/15



M5 - REVISED AND MODIFIED VESTING TENTATIVE TRACT MAP NO. 63625

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



LEGEND

- PROPOSED CONCEPTUAL BUILDING FOOTPRINT
- TRACT BOUNDARY
- LOT BOUNDARY
- PHASING LIMIT



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NO.	DATE	REVISIONS
1	7/9/14	UPDATED SITE PLAN AND NOTES

M5 - REVISED AND MODIFIED
VESTING TENTATIVE TRACT NO. 63625
PARCEL B, PARCEL MAP L.A. NO. 7191
PMB 289/44-45

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

SCALE: 1" = 80'	CAD FILE:
DRAFTED: JAM	CHECKED: MP
SURVEY PREPARED FOR: IHP CAPITAL PARTNERS 19800 MACARTHUR BOULEVARD SUITE 700 IRVINE, CA 92612	
SHEET NO. 1 OF 1 SHEETS	
SURVEY DATE:	JOB NO.

VTT 63625

LOS ANGELES DEPT. OF CITY PLANNING

SUBMITTED FOR FILING

TENTATIVE MAP

JUL 11 2014

REVISED MAP

TIME EXTENSION

REVISION AGENCY

DIVISION OF LAND

REVISED
MAP