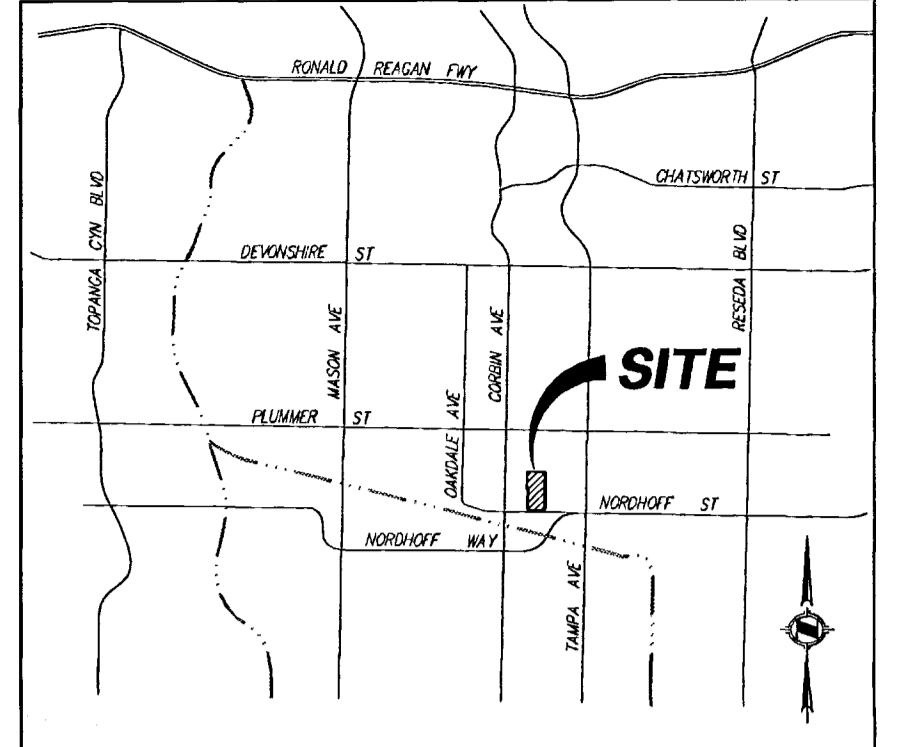


## VICINITY MAP



# 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

**H & A**

HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Bridges • Irvine, CA 92618  
Fax: (949) 583-0759 • Ph: (949) 583-1010

## 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 = 842.31 FEET, DATUM = NAVD 1988 (1989 ADJUSTMENT).  
CITY OF L.S. BOLT IN EAST CURB 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 LA. NO. 7191, FILED IN BOOK 289, PAGES 44-45 OF PARCEL MAPS SHOWN AS N 89°39'31" E.

## NOTES

- PROPERTY ADDRESS: 19801 NORDHOFF STREET, NORTHridge, CA 91324 (PREVIOUSLY APPROVED AS 19501 NORDHOFF STREET).
- EXISTING ZONING: [T]Q2-1 PER ORDINANCE NOS. 176,189 AND 178,190. PROJECT IS A MIXED USE, 4 LOT SUBDIVISION, TO BE CONSTRUCTED IN PHASES. PROJECT COMPRISING OF THE FOLLOWING LOTS:
  - PHASE 1 - GROUN LOT 1 (RECORDED AS TRACT 63625-01): AREA = 483,042 SQ. FT. (11.09 ACRES) - PROPOSED COMMERCIAL DEVELOPMENT (PER P.T.R. AS INST. NO. 06-15842/42).
  - PHASE 2 - GROUN LOT 2: AREA = 144,938 SQ. FT. (3.33 ACRES) - PROPOSED RESIDENTIAL/COMMERCIAL DEVELOPMENT.
  - PHASE 2 - GROUN LOT 3: AREA = 154,017 SQ. FT. (3.54 ACRES) - PROPOSED RESIDENTIAL/COMMERCIAL DEVELOPMENT.
  - PHASE 2 - GROUN LOT 4: AREA = 40,982 SQ. FT. (0.93 ACRES) - PROPOSED RESIDENTIAL/RECREATIONAL TOTAL NUMBER OF PARKING SPACES FOR THE RESIDENTIAL PROJECT = 1,317 TOTAL NUMBER OF PARKING SPACES FOR COMMERCIAL USE = 1,000 TOTAL SQUARE FOOTAGE (FLOOR AREA) FOR COMMERCIAL USES = 21,591 SQ. FT.
- EXISTING TRACT AREA = 1,185,288 SQ. FT. (27.21 ACRES) (ACTUAL SIZE OF PROPERTIES, BASE ON FIELD SURVEY AS OF APRIL 2013).
- SURVEYED AREA = 1,134,109 SQ. FT. (26.96 ACRES) TO CENTERLINE OF NORDHOFF STREET, CORBIN AVENUE, PRAIRIE STREET AND SHIRLEY AVENUE.
- AREA AFTER RECORD DEDICATION (NET AREA) = 1,181,723 SQ. FT. (27.13 ACRES)
- DO NOT ESTABLISH CROWNS ON CROWNED MONUMENTED STREETS (AS SHOWN).
- UTILITY SHOWN PER BEST AVAILABLE PUBLIC RECORDS, AND FIELD SURVEY LOCATION.
- PROPERTY RELATIVELY LEVEL.
- POWER UTILITIES SERVING PROPERTY FROM PRAIRIE STREET AND SHIRLEY STREET, (FOR EXISTING AND PROPOSED).
- THERE ARE NO POTENTIALLY DANGEROUS HAZARDOUS AREAS, TO THE BEST OF MY KNOWLEDGE.
- NO 1/4 MILE 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. 06-1321723 O.R.
- CORBIN AVENUE CLASSIFIED AS A SECONDARY HIGHWAY (UW=64'), 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 SHARED WITH THE EAST HALF OF SHIRLEY AVENUE, AND NO ADDITIONAL DEDICATION IS REQUIRED PER CITY OF LOS ANGELES HIGHWAY DEDICATION.
- SHIRLEY AVENUE 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.
- BUILDING ENVELOPE OUTLINE SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT REPRESENTATIONAL OF ANY PARTICULAR BUILDING BUT DELINEATE CONFORMANCE WITH SETBACKS, ETC.
- PROPOSED ZONING: C-1, COMMERCIAL GENERAL ZONING, DRAFT COORDINATED PLAN, 080137 00185, DATED DECEMBER 2, 1990.
- EASEMENTS OF RECORD, SUBJECT PROPERTY, FILE REPORT NO. 21050049-X52, DATED JULY 11, 2011, 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 DEARBORN AVENUE AND NORDHOFF STREET, 9.5 SOUTH OF BLACKTOP ROAD, 304' EAST OF DRIVEWAY ON SHIRLEY AVENUE.
- PROPERTY IS VACANT; LOWE'S HOME IMPROVEMENT BUILDING ON LOT 1.
- UNLINED MAPS MAY BE RECALLED.
- ALL TREES REMOVED FROM THE PROPERTY SHALL BE MIGRATED AND REPLACED IN ACCORDANCE WITH THE REVISED HORTICULTURAL TREE REPORT, DATED MARCH 3, 2014, PREPARED BY TREES, ETC.

## EASEMENTS OF RECORD

- 1 EASEMENT RECORDED, 12-18168, INST. NO. 2722, O.R. FOR TRANSPORTING, CONVEYING AND DISTRIBUTING WATER PURPOSES (QUITCLAIM PENDING PER DWP CASE P-8025)
- 2 EASEMENT, RECORDED 11-13-86, INST. NO. 86-158047, O.R. (QUITCLAIM PENDING PER DWP CASE P-8025)
- 3 AN IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PURPOSES. RECORDED PER RESOLUTION, 8-25-1999, AS INST. NO. 99-1803832, O.R.
- 4 EASEMENT RECORDED 10-5-01, INST. NO. 01-1899129 O.R. (QUITCLAIM PENDING PER DWP CASE P-8025)
- 5 EASEMENT FOR SIDEWALK PURPOSES, PER PARCEL MAP NO. 7191, P.M.B. 289, PAGES 44-45
- 6 AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND, 06-15-06 AS INST. NO. 06-1321723 O.R.
- 7 RECIPROCAL EASEMENT AGREEMENT, 07-09-07 AS INST. NO. 07-1618487 O.R.
- 8 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

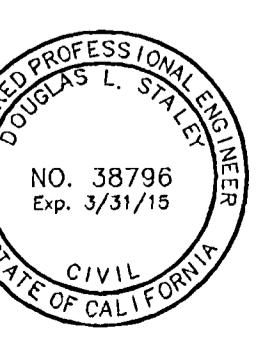
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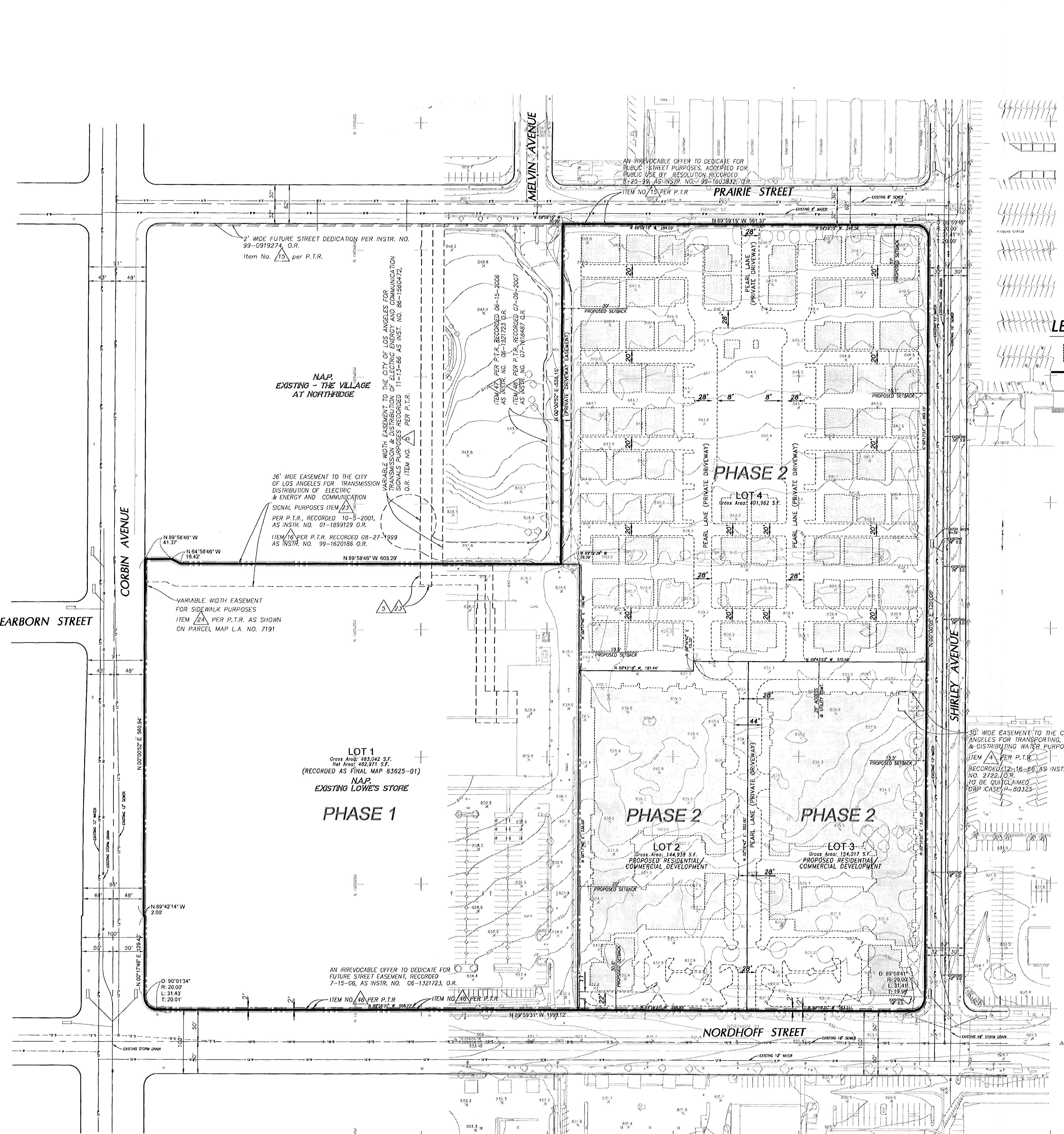
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Douglas L. Staley, RCE #38766  
DATE: 7/10/14  
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



VTT 63625

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP

REvised Map Final Map Unit  
Filing Fee Time Extension  
Divisity Advisory Agency  
Division of Land

REvised Map  
Survey Date: Job No.

## M5 - REVISED AND MODIFIED VESTING TENTATIVE TRACT NO. 63625 PARCEL B, PARCEL MAP L.A. NO. 7191 PMB 289/4445

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

REVISED MAP

FILING FEE

TIME EXTENSION

Divisity ADVISORY AGency

Division of Land

Survey Date: Job No.

REvised Map

Survey Date: Job No.