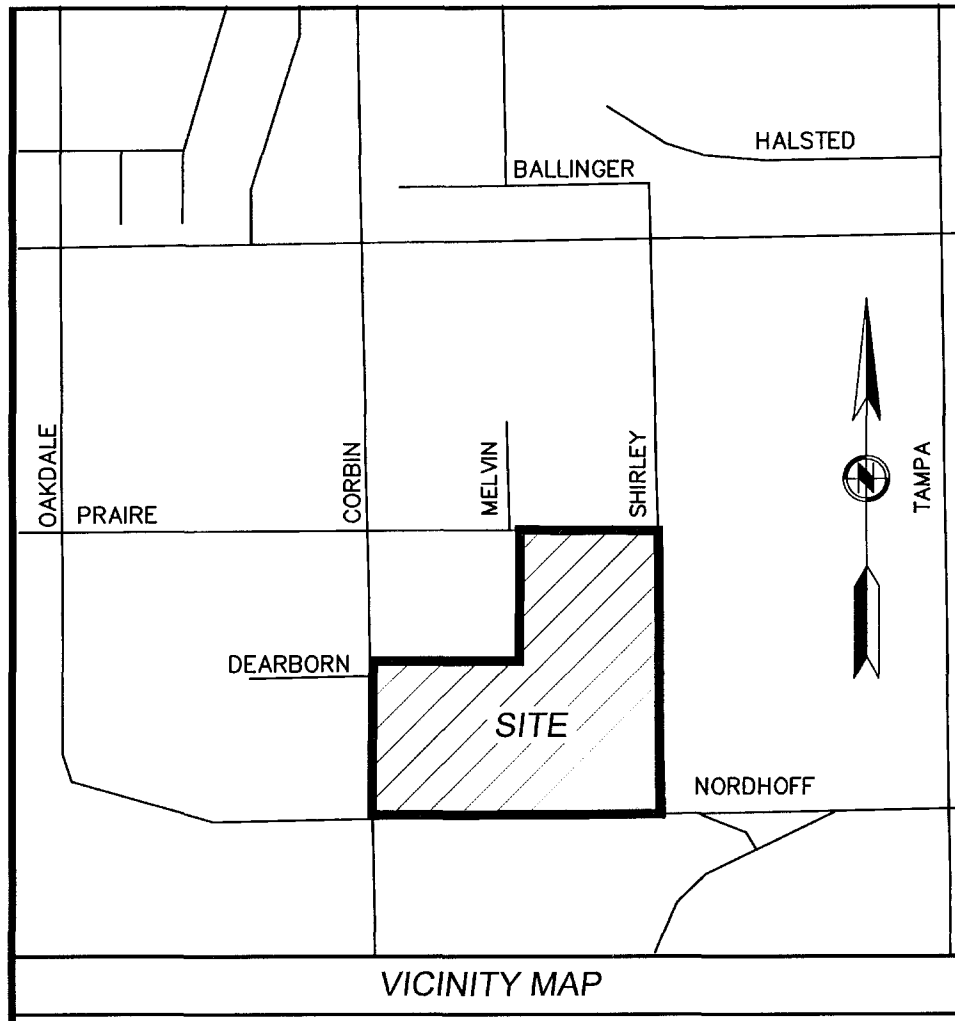
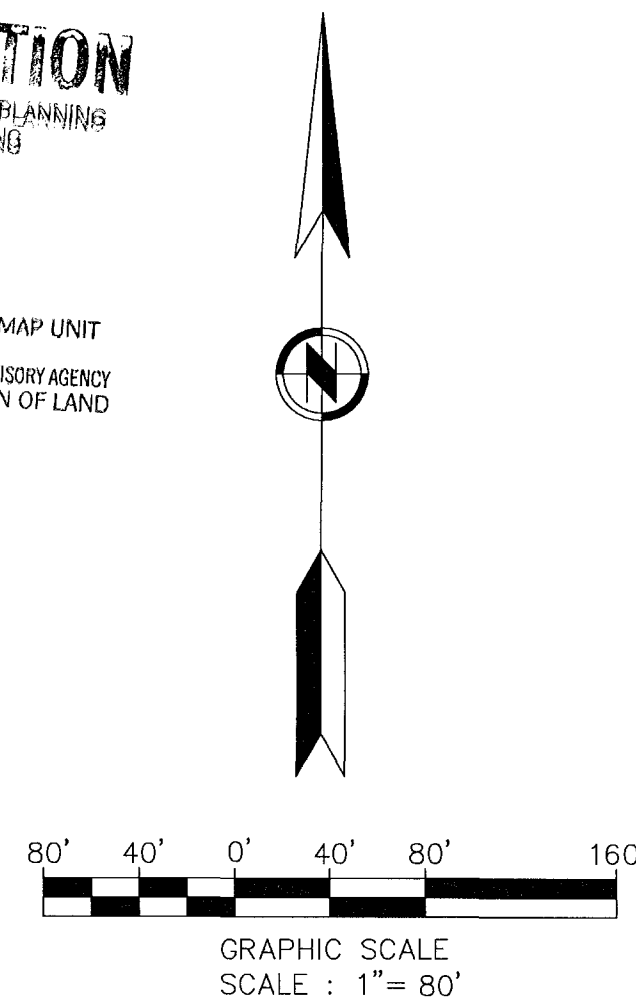


REVISED AND MODIFIED VESTING TENTATIVE TRACT MAP NO. 063625

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

MODIFICATION
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
JAN 16 2008
[] REVISED MAP [] FINAL MAP UNIT
[] TIME EXTENSION [] DEPUTY ADVISORY AGENCY
FILING FEE: _____ DIVISION OF LAND



EXISTING LEGAL DESCRIPTION:

(APN: 2761-035-010)
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 SHOWN ON THIS MAP ARE BASED ON
CITY OF LOS ANGELES
ELEVATION: 842.311 FEET DATUM: NAD 83 (1980 ADJUSTMENT)
CITY OF L.A. BOLT IN EAST CURB CORBIN AVE., 5 FEET SOUTH OF
PRIVATE DRIVEWAY TO TELEPHONE 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°59'31" E

NOTES:

- 1) PROPERTY ADDRESS: 19501 NORDHOFF STREET, NORTHridge, CA 91324
- 2) EXISTING ZONE: [Q]C-1 PER ORDINANCE NO. 176.189 AND 176.190
- 3) PROPOSED DEVELOPMENT IS A MIXED USE, 10 LOT SUBDIVISION, TO BE CONSTRUCTED IN PHASES. PROJECT COMPRISED OF THE FOLLOWING LOTS:
PHASE 1 - GROUND LOT 1: AREA = 48,042 SQ. FT. (1.09 ACRES) - EXISTING LOWES HOME IMPROVEMENT STORE, 141,504 S.F. AND 572 SURFACE PARKING SPACES - NO ADDITIONAL DEVELOPMENT PROPOSED
PHASE 2 - GROUND LOT 2: AREA = 123,147 SQ. FT. (2.82 ACRES) - PROPOSED MIXED USE DEVELOPMENT
PHASE 3 - GROUND LOT 3: AREA = 152,233 SQ. FT. (3.49 ACRES) - PROPOSED MIXED USE DEVELOPMENT
PHASE 4 - GROUND LOT 4: AREA = 88,141 SQ. FT. (2.02 ACRES) - COMMON AREA (THIS LOT IS PROPOSED TO COVER ALL PRIVATE STREET AREA EXCLUDING THE EASEMENT OVER LOT 2)
PHASE 5 - GROUND LOT 5: AREA = 12,524 SQ. FT. (0.29 ACRES) - PROPOSED RETAIL PAVILION
PHASE 6 - GROUND LOT 6: AREA = 31,187 SQ. FT. (0.72 ACRES) - PROPOSED COMMUNITY FACILITY
PHASE 7 - GROUND LOT 7: AREA = 59,140 SQ. FT. (1.35 ACRES) - PROPOSED MIXED USE DEVELOPMENT
PHASE 8 - GROUND LOT 8: AREA = 84,777 SQ. FT. (1.93 ACRES) - PROPOSED RESIDENTIAL DEVELOPMENT
PHASE 9 - GROUND LOT 9: AREA = 76,902 SQ. FT. (1.77 ACRES) - PROPOSED RESIDENTIAL DEVELOPMENT
PHASE 10 - GROUND LOT 10: AREA = 70,671 SQ. FT. (1.62 ACRES) - PROPOSED RESIDENTIAL DEVELOPMENT
TOTAL NUMBER OF SPACES FOR THE RESIDENTIAL PROJECT = 1,988 PARKING SPACES
TOTAL NUMBER OF RESIDENTIAL UNITS FOR THE PROJECT = 920 UNITS
- 4) EXISTING PROJECT 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 = 1,344,109 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 PROTECTED 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') 2' IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PER INST. NO. 06-1321723 O.R.
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.
- 12) 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.
- 13) BUILDING ENVELOPE OUTLINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT REPRESENTATIONAL OF ANY PARTICULAR BUILDING BUT DELINEATE COMPLIANCE WITH SETBACKS, ETC.
- 14) PROPERTY IS IN FLOOD ZONE "C", (AREA OF MINIMAL FLOODING), PER FIRM NO. 060137 0018C, DATED DECEMBER 2, 1980.
- 15) EASEMENTS OF RECORD ON SUBJECT PROPERTY, PER PRELIMINARY TITLE REPORT NO. 21050049-X52, 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.
- 16) PROPERTY IS VACANT; LOWE'S HOME IMPROVEMENT BUILDING ON LOT 1
- 17) UNITIZED FINAL MAPS MAY BE RECORDED.

EASEMENTS OF RECORD (SEE NOTE 14)

PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 21050049-X52, DATED JULY 17, 2007

- 4 EASEMENT RECORDED, 12-16-66, INST. NO. 2722, O.R. FOR TRANSPORTING, CONVEYING AND DISTRIBUTING WATER PURPOSES (QUITCLAIM PENDING PER DWP CASE P-803225)
- 5 EASEMENT, RECORDED 11-13-66, INST. NO. 86-156047, O.R. (QUITCLAIM PENDING PER DWP CASE P-802522)
- 15 AN IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC STREET PURPOSES. RECORDED PER RESOLUTION, 8-25-1999, AS INSTR. NO. 99-1603832, O.R.
- 23 EASEMENT RECORDED 10-05-01, INST. NO. 01-1899129 O.R. (QUITCLAIM PENDING PER DWP CASE P-802522)
- 24 EASEMENT FOR SIDEWALK PURPOSES, PER PARCEL MAP NO. 7191, P.M.B. 289, PAGES 44-45
- 48 AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND, 06-15-06 AS INST. NO. 06-1321723 O.R.
- 48 RECIPROCAL EASEMENT AGREEMENT, 07-09-07 AS INST. NO. 07-1618467 O.R.
- 48 COVENANT & AGREEMENT, 07-09-07 AS INST. NO. 07-1618488 O.R.

APPLICANT:

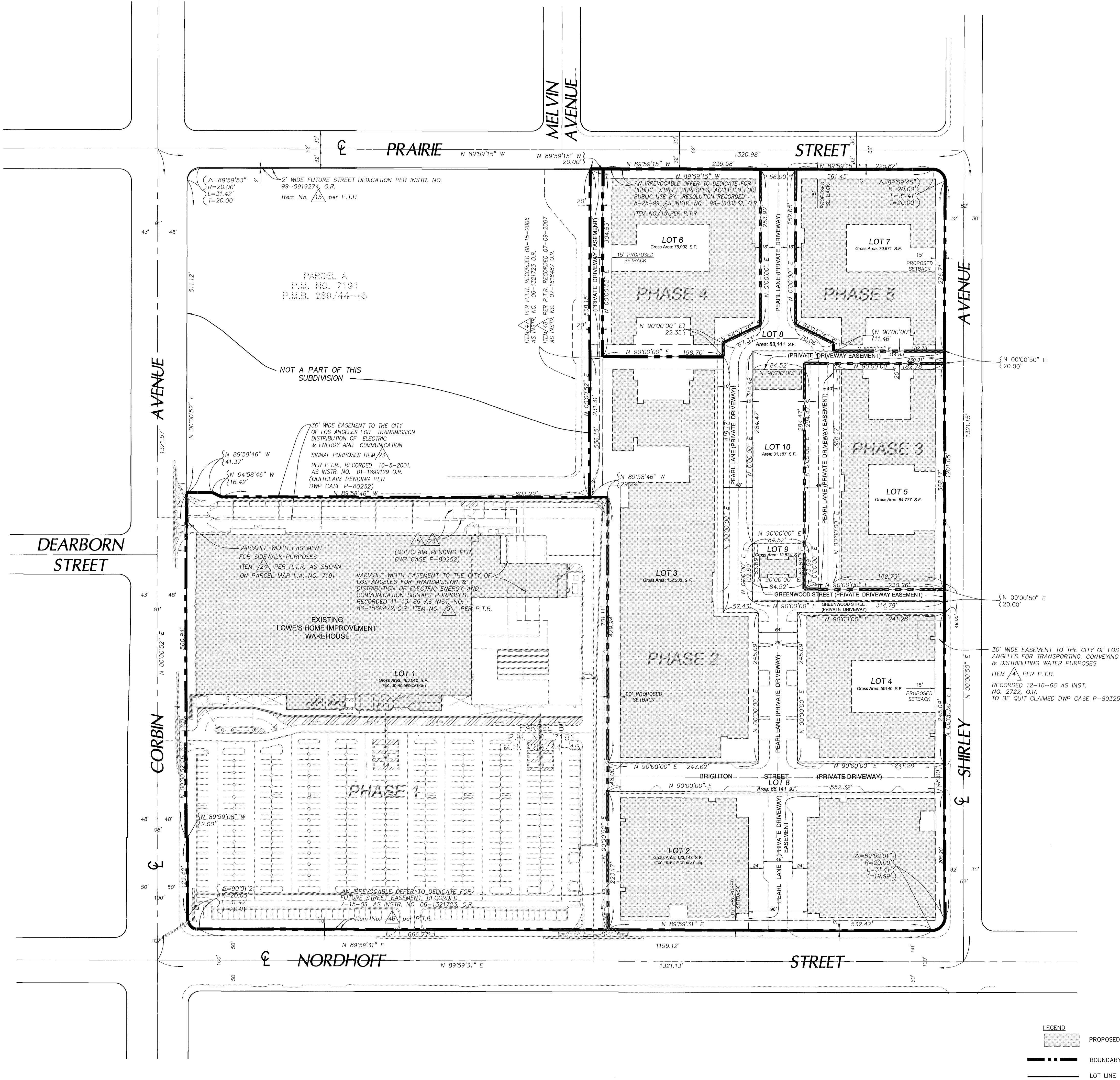
NEW URBAN WEST, INC.
1733 OCEAN AVENUE
SUITE 350
SANTA MONICA, CA 90401
ATTN: TOM ZARBA
(310) 394-3370 TEL
(310) 394-6872 FAX
E-MAIL: TOM@NUWI.COM

PREPARED BY

MOLLENHAUER GROUP
727 WILSHIRE BLVD., 40TH FLOOR
LOS ANGELES, CA 90017
(213) 624-2661



Gregory D. Hinson
GREGORY D. HINSON, P.L.S., 5670
DATE: 12/18/07
LICENSE EXPIRES: 09-30-09



REVISED AND MODIFIED VESTING TENTATIVE TRACT MAP NO. 63625

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

P.M.B. 289/44-45

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

© 2004 MOLLENHAUER GROUP
ALL RIGHTS RESERVED

SCALE: 1" = 80'	CAD FILE: 18899-789-0101.dwg
DRAFTED: NBL	CHECKED: GDH
SURVEY PREPARED FOR: NEW URBAN WEST, INC.	
SHEET NO. 1 OF 1 SHEETS	
SURVEY DATE: AUGUST 12, 2004	JOB NO.: LX70011