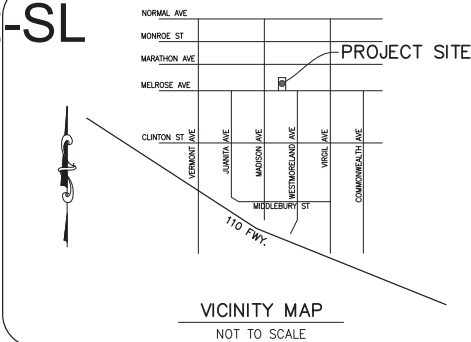


VTT-84762-SL-1A
4061- 4069 ½ West Melrose Avenue

EXHIBITS

C – VESTING TENTATIVE TRACT MAP NO. 84762 (STAMP-DATED 01/26/2026)

VTT-84762-SL



NOTES

1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE, PURSUANT TO ORDINANCE 185,462.
2. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00209020-27X, DATED MAY 17, 2024.
3. SITE ADDRESS: 4061 MELROSE AVENUE, LOS ANGELES, CA 90029
4. ASSESSOR'S PARCEL NUMBER: 5539-020-019.
5. LAND AREA: 15,513 SQ. FT. 0.356 ACRE
6. LEGAL OWNER: BOW HUNTER DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 86.0000% INTEREST AND MELROSE TEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 14.0000% INTEREST, AS TENANTS IN COMMON.
ADDRESS: 5250 LANKERSHIM BLVD. STE 500, NORTH HOLLYWOOD, CA 91601
TELEPHONE NO.: (323) 839-4623
7. ZONE:
EXISTING AND PROPOSED: RD1.5-1XL
8. BUILDING SETBACKS PER ZONE:
FRONT: 15 FT.
SIDE: 5 FT OR 10% OF LOT WIDTH WHERE LOT IS LESS THAN 50 FT WIDE; 3 FT MIN. + 1 FT FOR EACH STORY OVER 2ND, NOT TO EXCEED 16 FT.
REAR: 10% OF LOT WIDTH. 10 FT MAX; 5 FT MIN.
9. ALLOWABLE BUILDING HEIGHT PER ZONE:
30 FEET & 2 STORIES.
10. FLOOR AREA RATIO PER ZONE: 3:1
11. EXISTING PROPERTY USE: RESIDENTIAL
PROPOSED PROPERTY USE: RESIDENTIAL
12. EXISTING PARKING SPACES:
8 STANDARD SPACES
13. PROPOSED PARCEL AREAS:
PARCEL 1 = 1,547 SQ. FT.
PARCEL 2 = 1,454 SQ. FT.
PARCEL 3 = 1,446 SQ. FT.
PARCEL 4 = 1,362 SQ. FT.
PARCEL 5 = 3,918 SQ. FT.
PARCEL 6 = 1,362 SQ. FT.
PARCEL 7 = 1,446 SQ. FT.
PARCEL 8 = 1,454 SQ. FT.
PARCEL 9 = 1,524 SQ. FT.

TOTAL = 15,513 SQ. FT.
14. EXISTING BUILDING FOOTPRINT AREAS:
BUILDING 1 = 616 SQ. FT.
BUILDING 2 = 615 SQ. FT.
BUILDING 3 = 614 SQ. FT.
BUILDING 4 = 615 SQ. FT.
BUILDING 5 = 843 SQ. FT.
BUILDING 6 = 615 SQ. FT.
BUILDING 7 = 614 SQ. FT.
BUILDING 8 = 616 SQ. FT.
BUILDING 9 = 617 SQ. FT.
15. THERE ARE NO PROTECTED TREES OR SHRUBS ON-SITE.
16. THERE WILL BE NO GRADING.
17. SEWERS ARE IN PLACE AND DRAINING INTO THE CITY SEWER IN MELROSE.
18. UTILITIES SHOWN HEREON WERE OBTAINED FROM OBSERVED EVIDENCE AND UNDERGROUND UTILITY LINES WERE TAKEN FROM AVAILABLE SUBSTRUCTURE MAPS.
19. SITE DRAINAGE IS BY SURFACE DRAIN.

BRIEF LEGAL DESCRIPTION

THE WEST 20 FEET OF LOT 446 AND ALL OF LOT 448 AND THE EAST 20 FEET OF LOT 450 OF CONNER'S SUBDIVISION OF THE JOHANNSSEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTE

THERE ARE NO EASEMENTS PER THE REFERENCED PRELIMINARY TITLE REPORT.

BASIS OF BEARINGS

THE EASTERLY LINE OF VIRGIL AVENUE, BEING SOUTH-
PER TRACT NO. 2179 M.B. 21-193A.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 12-18249 ELEV=295.063
DATUM: NAVD 1988
YEAR: 2000

DESCRIPTION: CITY OF L.A. SURV PBM *STMPD* 12-18249 1970* 3.7FT S OF S CURE
LINE MELROSE AVE; 21FT E OF BC CURB RETURN E OF MADISON AVE; SE COR CB.

Ofer Shapira 1-8-26
 OFFER SHAPIRA
 LICENSE NO.: L.S. 7123
 EXPIRES: 12/31/2026 DATE

Surveying & Drafting Services, Inc.

901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

TENTATIVE TRACT NO. 84762
4061 MELROSE AVENUE
LOS ANGELES, CALIFORNIA 90029

DATE: 1-8-26

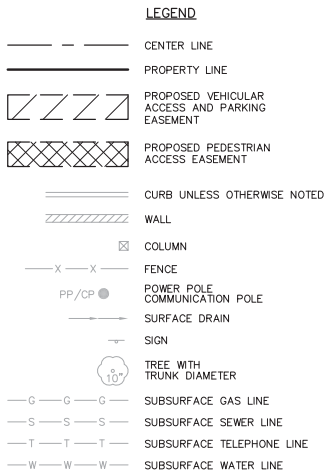
DATE OF SURVEY: 7-25-24

JOB NAME: BMR/MELROSE

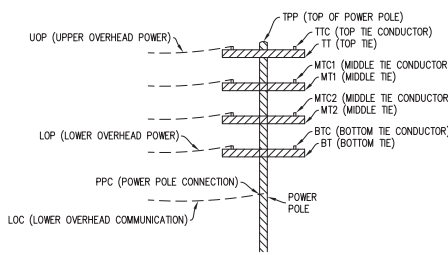
DRAWN BY: A.S., V.L.

CHECKED BY: O.S.

SHEET: 1 OF



POWER LINES LEGEND



SMALL LOT AND SETBACK MATRIX						
LOT	LOT SIZE	LOT COVERAGE	SETBACK			
			WEST	SOUTH	NORTH	EAST
1	1,547 S.F.	40%	7'-7" (SY)	4'-11 1/2" (FY)	4'-9 3/4" (RY)	8'-1 1/2" (SY)
2	1,454 S.F.	42%	7'-9 3/4" (SY)	3'-0" (FY)	4'-11" (RY)	7'-11 3/4" (SY)
3	1,446 S.F.	42%	7'-11 3/4" (SY)	3'-0" (FY)	4'-9 3/4" (RY)	7'-10 3/4" (SY)
4	1,362 S.F.	45%	5'-6 1/2" (SY)	3'-0" (FY)	3'-1" (RY)	7'-9" (SY)
5	3,918 S.F.	22%	34'-0 1/2" (SY)	2'-10 1/2" (FY)	0'-2" (RY)	33'-8 1/2" (SY)
6	1,356 S.F.	45%	8'-0" (SY)	3'-0 3/4" (FY)	3'-0" (RY)	7'-1" (SY)
7	1,462 S.F.	42%	7'-10 3/4" (SY)	3'-0" (FY)	4'-9 3/4" (RY)	7'-11 3/4" (SY)
8	1,454 S.F.	42%	7'-9 3/4" (SY)	3'-0" (FY)	4'-10 3/4" (RY)	8'-0 1/2" (SY)
9	1,524 S.F.	40%	7'-7 3/4" (SY)	4'-4 3/4" (FY)	4'-10 1/4" (RY)	8'-1" (SY)

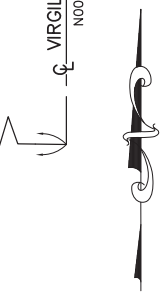
LOS ANGELES DEPT. OF CITY PLANNING

SUBMITTED FOR FILING

TRACT MAP

JAN 26 2026

☒ REVISED MAP ☐ EXTENSION OF TIME
☒ FINAL MAP UNIT ☐ MODIFIED
 DEPUTY ADVISORY AGENCY



SCALE: 1" = 10'

A horizontal graphic scale bar. Above the bar, the text "SCALE: 1" = 10'" is centered. The bar has vertical tick marks at intervals of 5 feet. The numbers 10, 0, 5, 10, and 2 are placed above the tick marks. The segment from 10 to 0 is divided into two 5-foot segments, each with a checkerboard pattern. The segment from 0 to 5 is solid black. The segment from 5 to 10 is divided into two 2.5-foot segments, each with a dashed line pattern. The segment from 10 to 20 is solid black.

