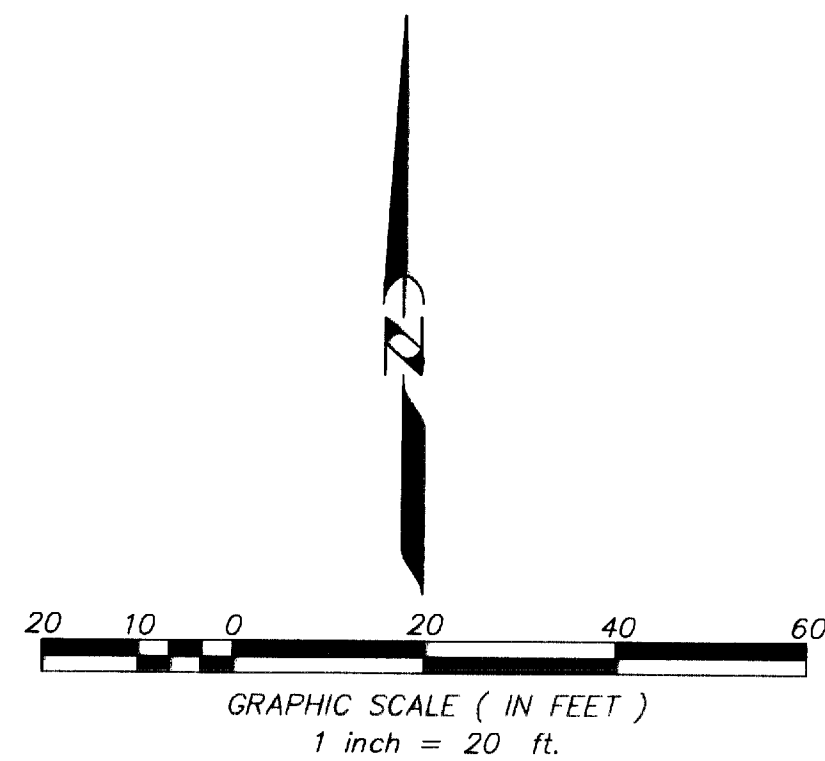


- LEGEND:**
- PROPERTY BOUNDARY
  - LOT LINES
  - RIGHT OF WAY
  - CENTERLINE
  - CURB
  - CF CURBFACE
  - OHW OVERHEAD WIRES
  - BLOCK WALL
  - TSC TRAFFIC SIGNAL
  - TSPB TRAFFIC SIGNAL CABINET
  - SUFB STREET LIGHT PULL BOX
  - TR TELEPHONE RISER
  - WV WATER VALVE
  - WM WATER METER
  - L/S LANDSCAPED SLOPE
  - PROPOSED BUILDING
  - PROPOSED BUILDING HATCH
  - PROPOSED ARCHITECTURAL OVERHANG
  - PROPOSED ARCHITECTURAL PROJECTION
  - PROPOSED CURB
  - PROPOSED DRIVEWAY



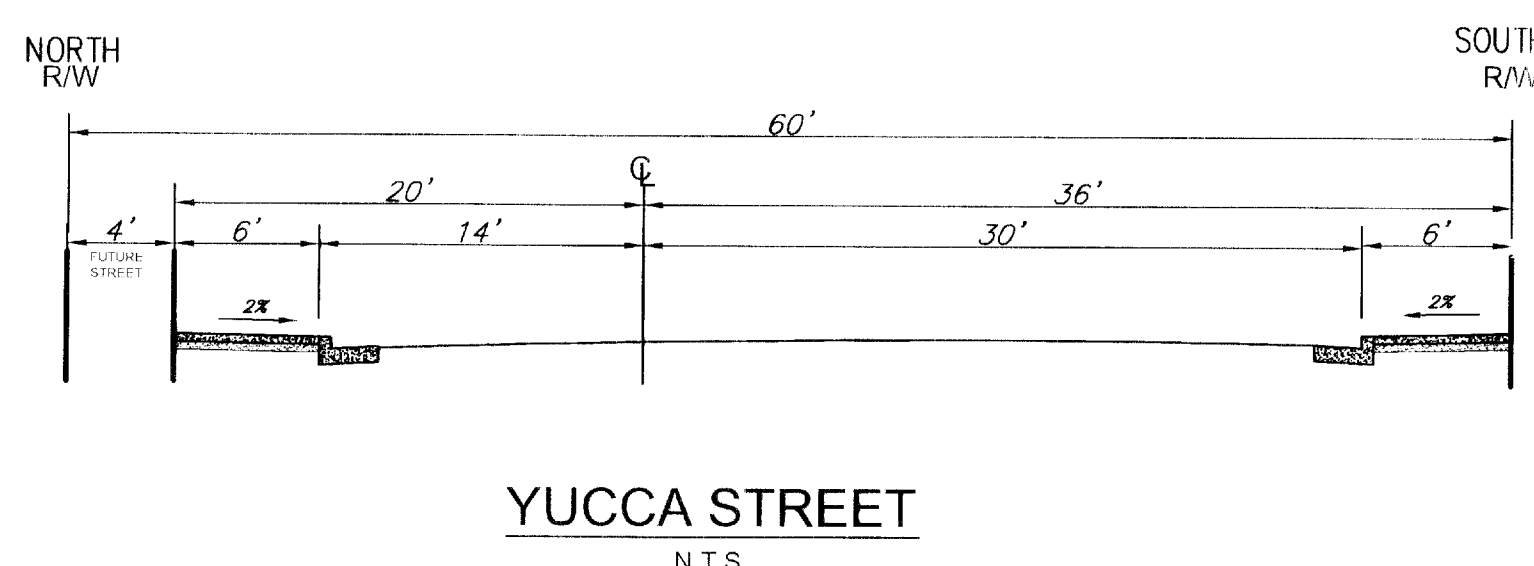
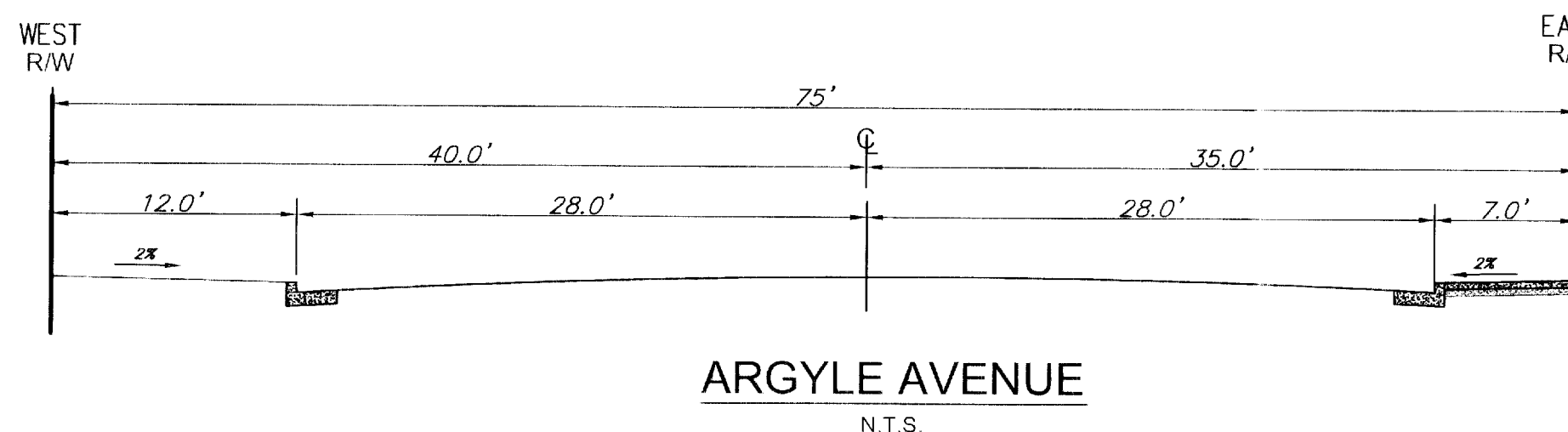
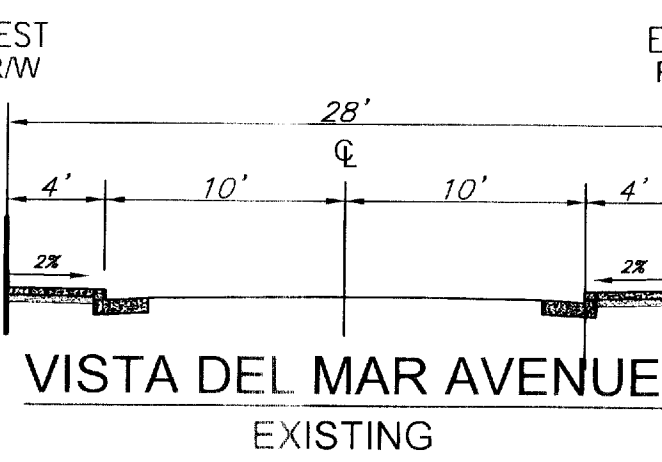
**OWNER(S):**  
THE RUBINFELD FAMILY LIMITED PARTNERSHIP  
308 VERDUGO AVE  
BURBANK, CA 91502  
TEL: (818) 566-8330

**SUBDIVIDER:**  
RILEY REALTY, LP  
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**TOPOGRAPHY:**  
PARTNER ENGINEERING & SCIENCE, INC.  
1761 E. GARRY AVE  
SANTA ANA, CA 92705  
949-930-9095

**TREE CONSULTANT:**  
CARLBURG ASSOCIATES  
2402 CALIFORNIA AVENUE  
SANTA MONICA, CA 90403  
TEL: (310) 453-8733  
CONTACT: CY CARLBURG



## PROPOSED CONDOMINIUM AND APARTMENT

### UNITS BY LEVEL:

#### RESIDENTIAL

- 191 RESIDENTIAL APARTMENT UNITS - GROUND FLOOR AND FLOORS 2 THROUGH 6 AND 13 THROUGH 32
- 1 RESIDENTIAL CONDOMINIUM UNIT FOR RESIDENTIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 4 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL PARKING ON FLOORS 2 THROUGH 5

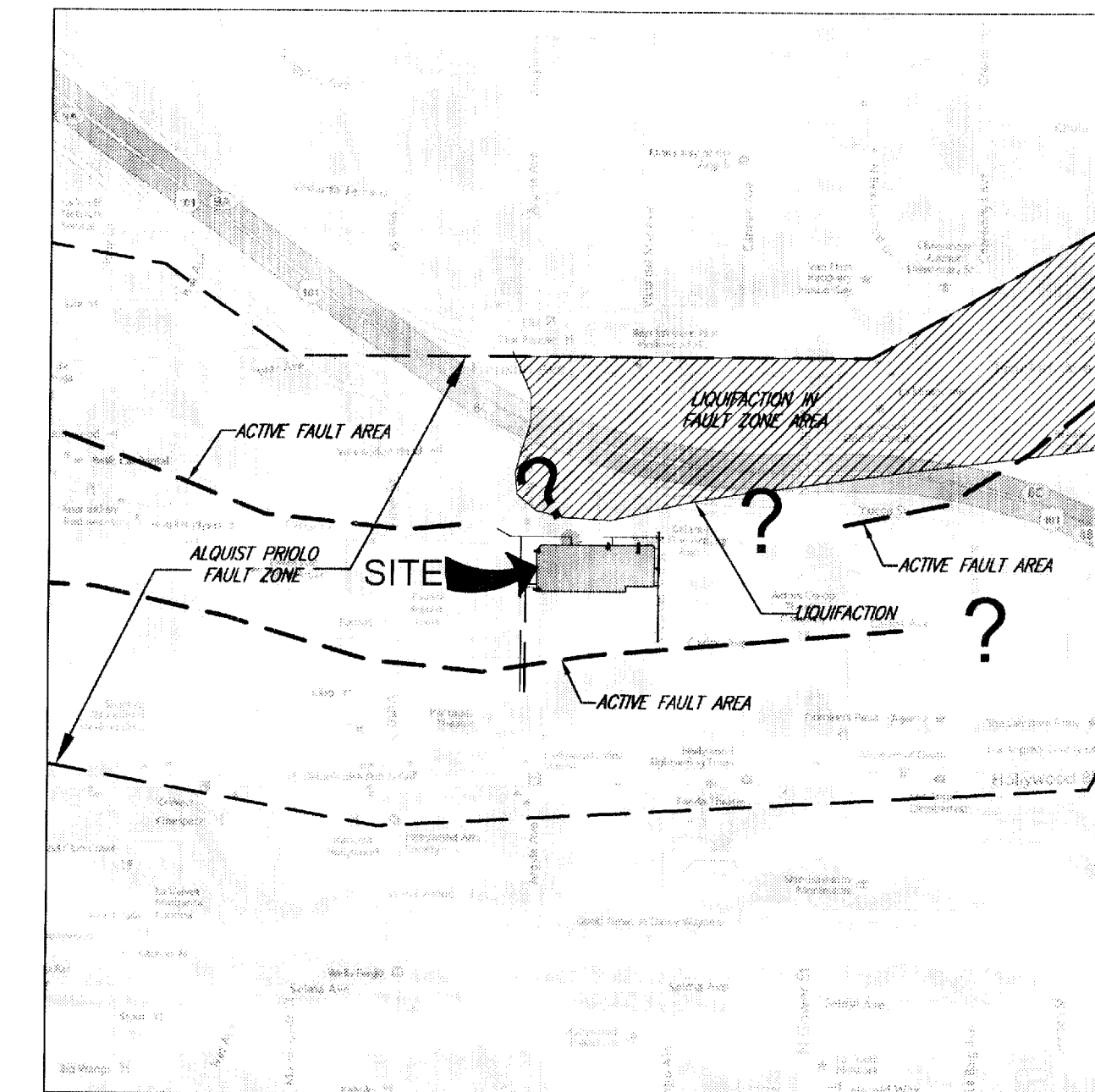
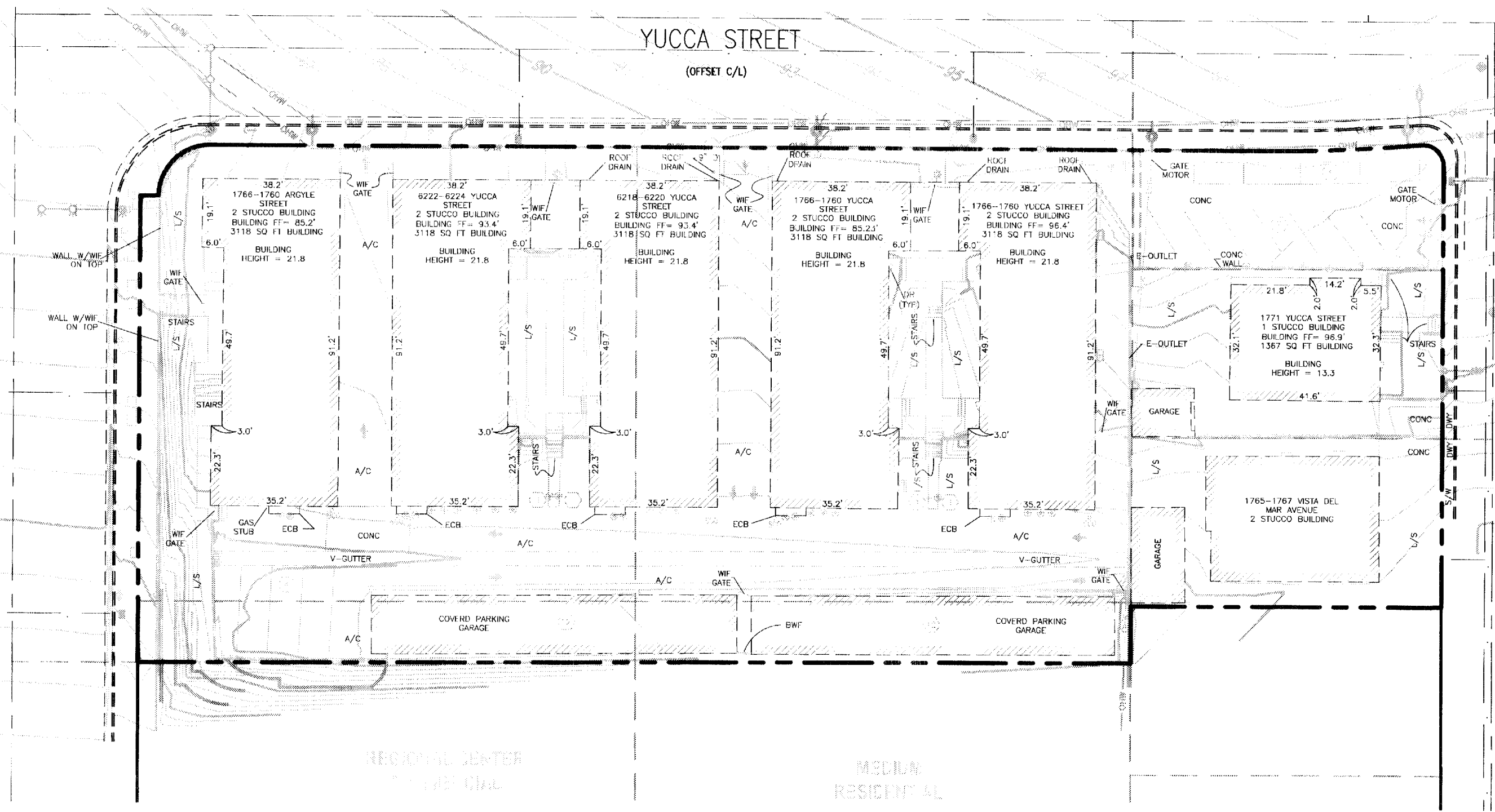
#### HOTEL

- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR 258 HOTEL ROOMS - FLOORS 2 THROUGH 6
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT ON THE 6TH FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL MEETING SPACE ON THE GROUND FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT HOTEL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 3 HOTEL COMMERCIAL CONDOMINIUM UNITS FOR HOTEL PARKING ON THE P1 LEVEL, GROUND FLOOR AND THE 2ND FLOOR

#### GENERAL COMMON AREAS

- 3 CONDOMINIUM UNITS FOR BUILDING OPEN SPACE ON THE GROUND FLOOR, 6TH FLOOR (POOL AND POOL EQUIPMENT) AND 13TH FLOOR
- COMMERCIAL**
- 3 COMMERCIAL CONDOMINIUM UNITS ON THE P1 LEVEL, GROUND FLOOR AND 1ST FLOOR
- 1 COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT
- 1 COMMERCIAL CONDOMINIUM UNIT FOR COMMERCIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 3 COMMERCIAL CONDOMINIUM UNITS FOR COMMERCIAL LOADING AREA, PARKING AND BIKE PARKING ON THE P1 LEVEL

TOTAL APARTMENT UNITS = 218



**VICINITY MAP**  
SCALE: 1" = 500'

### GENERAL NOTES:

- PROJECT ADDRESS: 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028
- APN: 5546-031-031, 5546-031-027, 5546-031-007, 5546-031-008
- AREA: GROSS: 72,002.62 SQ. FT. (1.65 AC)  
(GROSS IS DEFINED TO CENTERLINE OF ABUTTING STREET)  
NET: 50,322.63 SQ. FT. (1.16 AC)
- EXISTING GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
- EXISTING ZONING: (Q) R3-1XL R4-2D, C4-2D-SN
- PROPOSED ZONING: R3-2, C4-2, C4-2-SN
- THE PROPERTY IS LOCATED WITHIN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA
- DEVELOPMENT TYPE: COMMERCIAL/RESIDENTIAL
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., DATED DECEMBER 17, 2013.
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- THE PROPOSED PROJECT AREA IS NOT WITHIN HILLSIDE OR FLOOD HAZARD AREAS.
- THE PROJECT SITE IS NOT LOCATED WITHIN THE VICINITY OF MULTIHOLLAND SCENIC PARKWAY.
- THE PROPOSED PROJECT IS WITHIN THE ALQUIST PRUDD FAULT ZONE. (SEE SOILS REPORT)
- THERE ARE 5 PRIVATE PROPERTY TREES, 2 CITY RIGHTS-OF-WAY TREES, AND 7 TREES THAT OVERHANG THE SUBJECT PROPERTY LOCATED ON THE PROPERTY TO THE SOUTH. NONE OF THE PRIVATE PROPERTY TREES ARE CONSIDERED PROTECTED BY THE ORDINANCE. THERE ARE NO TREES AFFECTED BY PROPOSED CONSTRUCTION ON CONTIGUOUS PROPERTIES OTHER THAN THE ONES TO THE SOUTH. (SEE TREE REPORT)
- EARTHWORK QUANTITIES: CUT: 10,311 CYDS  
FILL: 1,384 CYDS  
EXPORT = 8,927 CYDS
- THE PROPOSED PROJECT WILL REQUIRE A MAJOR ROUTE PLAN
- ALL NEW STRUCTURES ARE TO BE SPRINKLERED

### LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
THAT PORTION OF LOT 1 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 86 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT 14 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.82 FEET, THROUGH AN ANGLE OF 95 DEGREES 13 MINUTES 12 SECONDS, AN ARC DISTANCE OF 9.67 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 428 FEET, THROUGH AN ANGLE OF 05 DEGREES 14 MINUTES 53 SECONDS, AN ARC DISTANCE OF 39.20 FEET; THENCE TANGENT SOUTH 88 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, DISTANT THEREON 33.09 FEET NORTHERLY FROM SAID SOUTHWESTERLY CORNER, THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 33.09 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE, RESERVED BY TRANIGNE INC. IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-18875

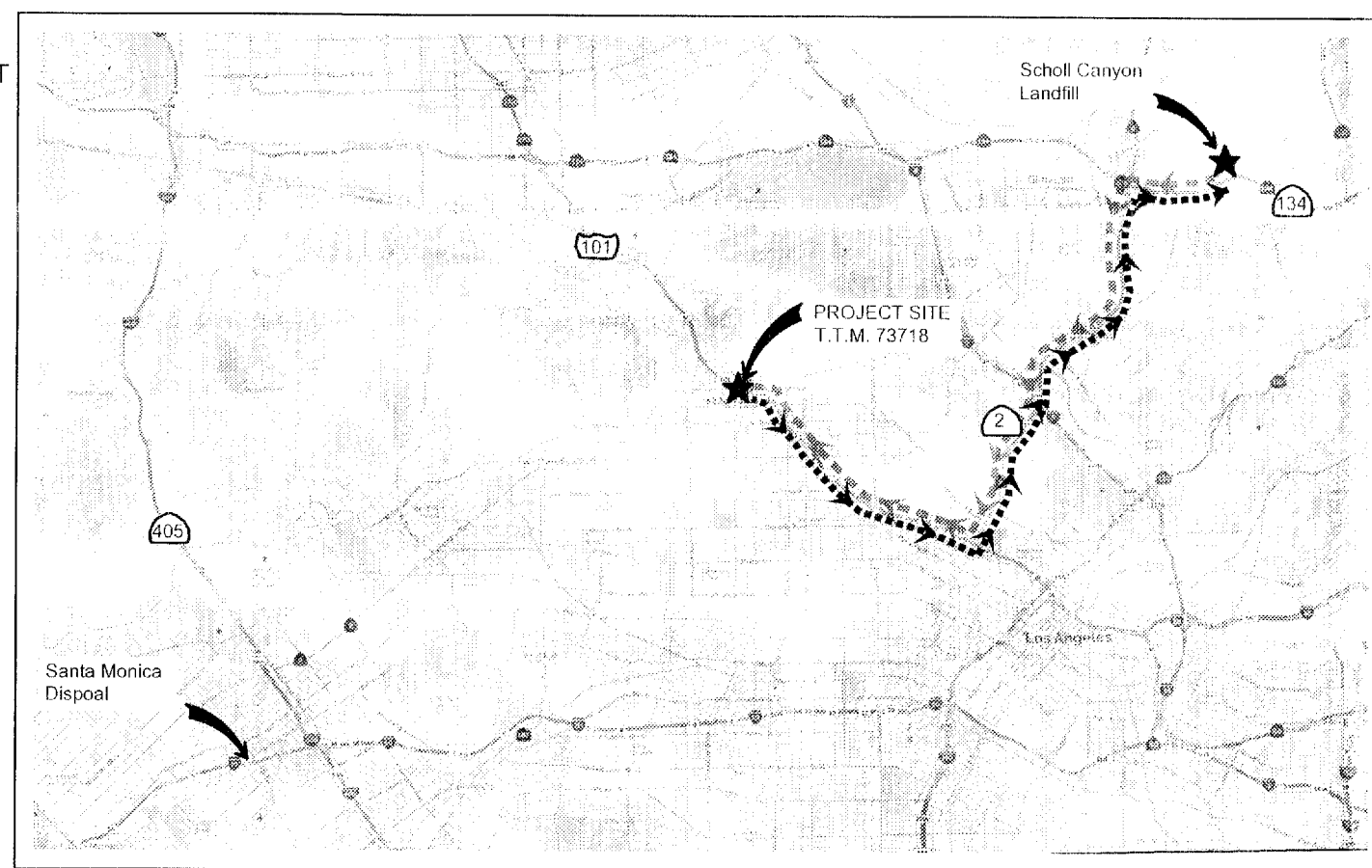
PARCEL 2:  
LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

PARCEL 3:  
LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES, BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264868, DATED OCTOBER 21, 2013.



### PROPOSED HAUL ROUTE

NOT TO SCALE

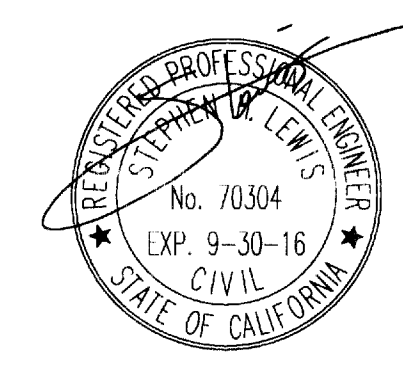
**PRIMARY LANDFILL:** SCHOLL CANYON LANDFILL  
7721 N. FIGUEROA ST.  
LOS ANGELES, CA 90041  
(818) 243-9779

**ALTERNATIVE LANDFILL:** SANTA MONICA DISPOSAL  
1837 24TH ST.  
SANTA MONICA, CA 90404  
(310) 828-6445

### 6220 YUCCA STREET - EARTHWORK QUANTITIES:

QUANTITY	CUT (C.Y.)	FILL (C.Y.)
RAW EXCAVATION (CUT)	10,311	-
RAW EMBANKMENT (FILL)	-	1,384
0% CUT SHRINKAGE FACTOR	-	0
<b>TOTALS</b>	<b>10,311</b>	<b>1,384</b>
EXPORT	8,927	

**Southland**  
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www.SouthlandCivil.com



**SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP**  
ENGINEER: STEPHEN LEWIS, P.E.  
DESIGNED BY: BKL  
DRAWN BY: BKL  
CHECKED BY: LARRY MARK, P.E.  
DRAWING SCALE:

**VESTING TENTATIVE TRACT MAP NO. 73718**  
FOR CONDOMINIUM PURPOSES  
6220 WEST YUCCA STREET, LOS ANGELES, CA 90028  
**THE RUBINFELD FAMILY LIMITED PARTNERSHIP**  
308 W VERDUGO AVE., BURBANK, CA 91502  
TEL: (818) 566-8330

**SHEET TITLE:** VESTING TENTATIVE TRACT MAP NO. 73718  
FOR CONDOMINIUM PURPOSES  
6220 WEST YUCCA STREET, LOS ANGELES, CA 90028  
**OWNER:** THE RUBINFELD FAMILY LIMITED PARTNERSHIP  
308 W VERDUGO AVE., BURBANK, CA 91502  
TEL: (818) 566-8330

**JOB NUMBER:** 780-15020  
**DRAWING NO.:**

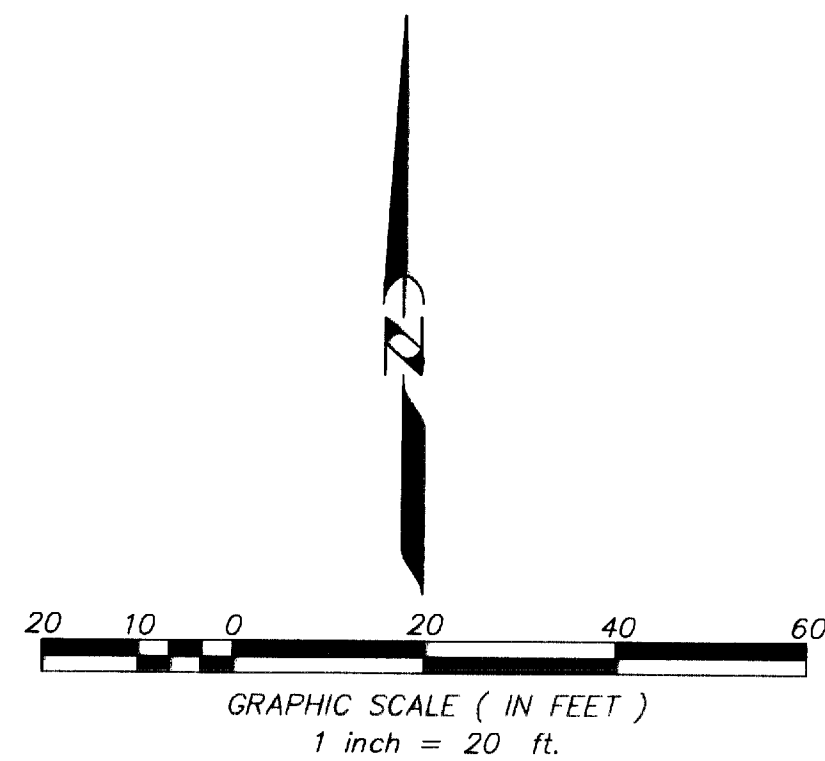
**SHEET OF SHEETS:** 1 OF 1







- LEGEND:**
- PROPERTY BOUNDARY
  - LOT LINES
  - RIGHT OF WAY
  - CENTERLINE
  - CURB
  - CF CURBFACE
  - OHW OVERHEAD WIRES
  - BLOCK WALL
  - TSC TRAFFIC SIGNAL
  - TSPB TRAFFIC SIGNAL CABINET
  - SUFB STREET LIGHT PULL BOX
  - TR TELEPHONE RISER
  - WV WATER VALVE
  - WM WATER METER
  - L/S LANDSCAPED SLOPE
  - PROPOSED BUILDING
  - PROPOSED BUILDING HATCH
  - PROPOSED ARCHITECTURAL OVERHANG
  - PROPOSED ARCHITECTURAL PROJECTION
  - PROPOSED CURB
  - PROPOSED DRIVEWAY



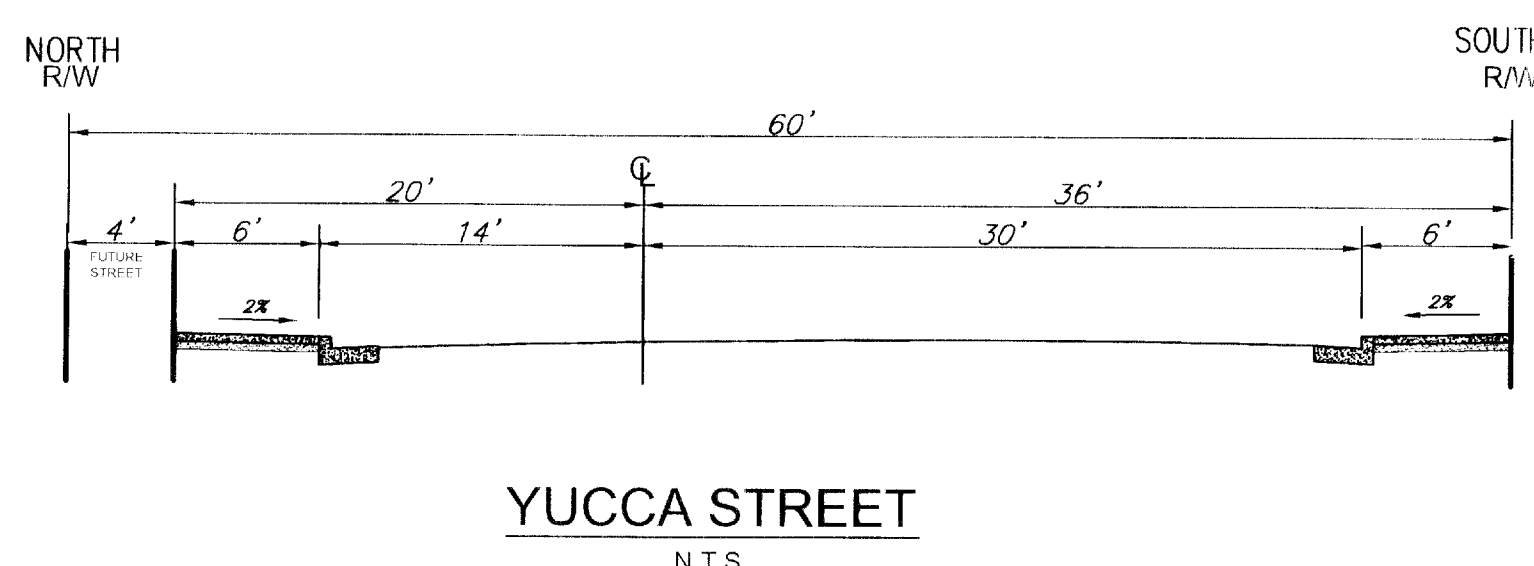
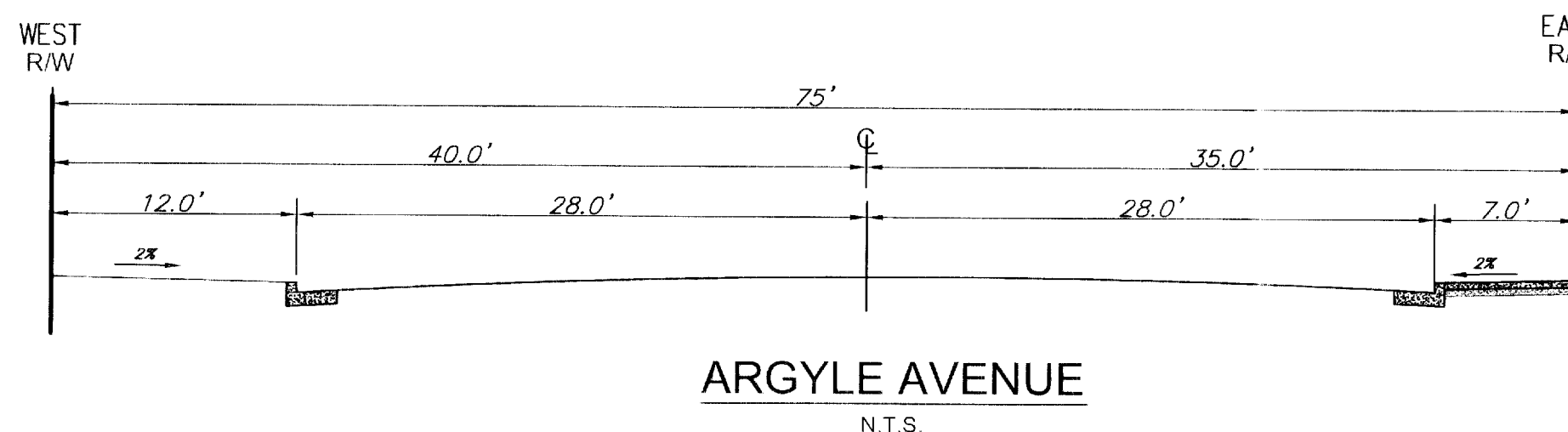
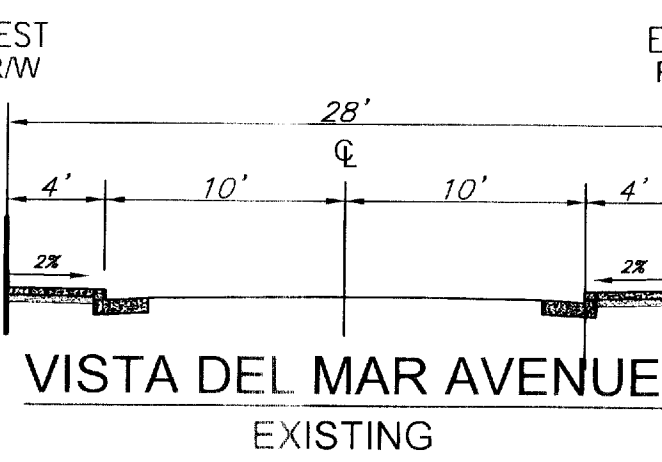
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TEL: (818) 566-8330

**SUBDIVIDER:**  
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11620 WILSHIRE BLVD, SUITE 1150  
LOS ANGELES, CA 90025  
TEL: (310) 312-8020

**ENGINEER:**  
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& SURVEY, LLP  
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TEL: (626) 486-2555

**TOPOGRAPHY:**  
PARTNER ENGINEERING & SCIENCE, INC.  
1761 E. GARRY AVE  
SANTA ANA, CA 92705  
949-930-9095

**TREE CONSULTANT:**  
CARLBURG ASSOCIATES  
2402 CALIFORNIA AVENUE  
SANTA MONICA, CA 90403  
TEL: (310) 453-8733  
CONTACT: CY CARLBURG



## PROPOSED CONDOMINIUM AND APARTMENT

### UNITS BY LEVEL:

#### RESIDENTIAL

- 191 RESIDENTIAL APARTMENT UNITS - GROUND FLOOR AND FLOORS 2 THROUGH 6 AND 13 THROUGH 32
- 1 RESIDENTIAL CONDOMINIUM UNIT FOR RESIDENTIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 4 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL PARKING ON FLOORS 2 THROUGH 5

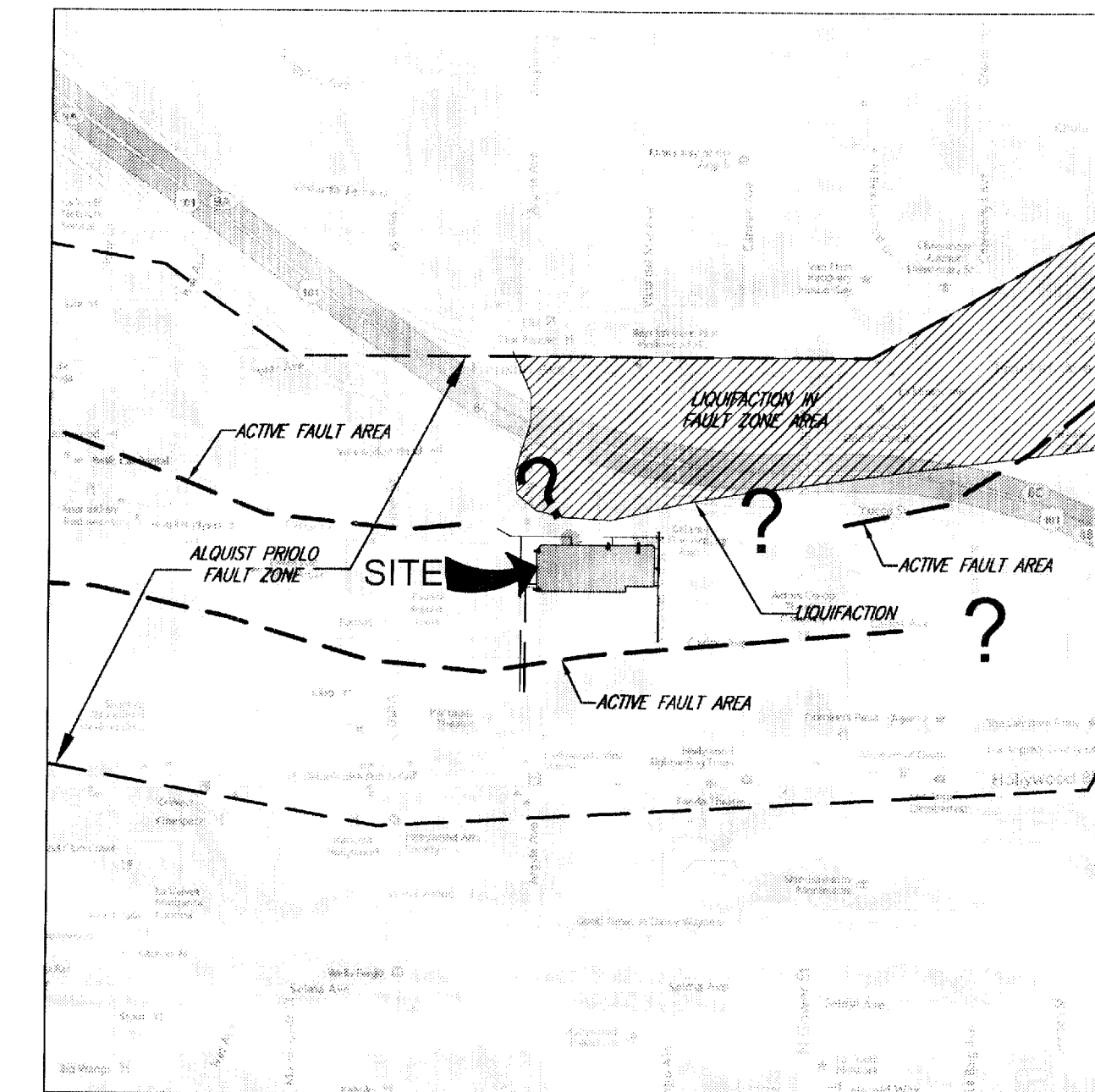
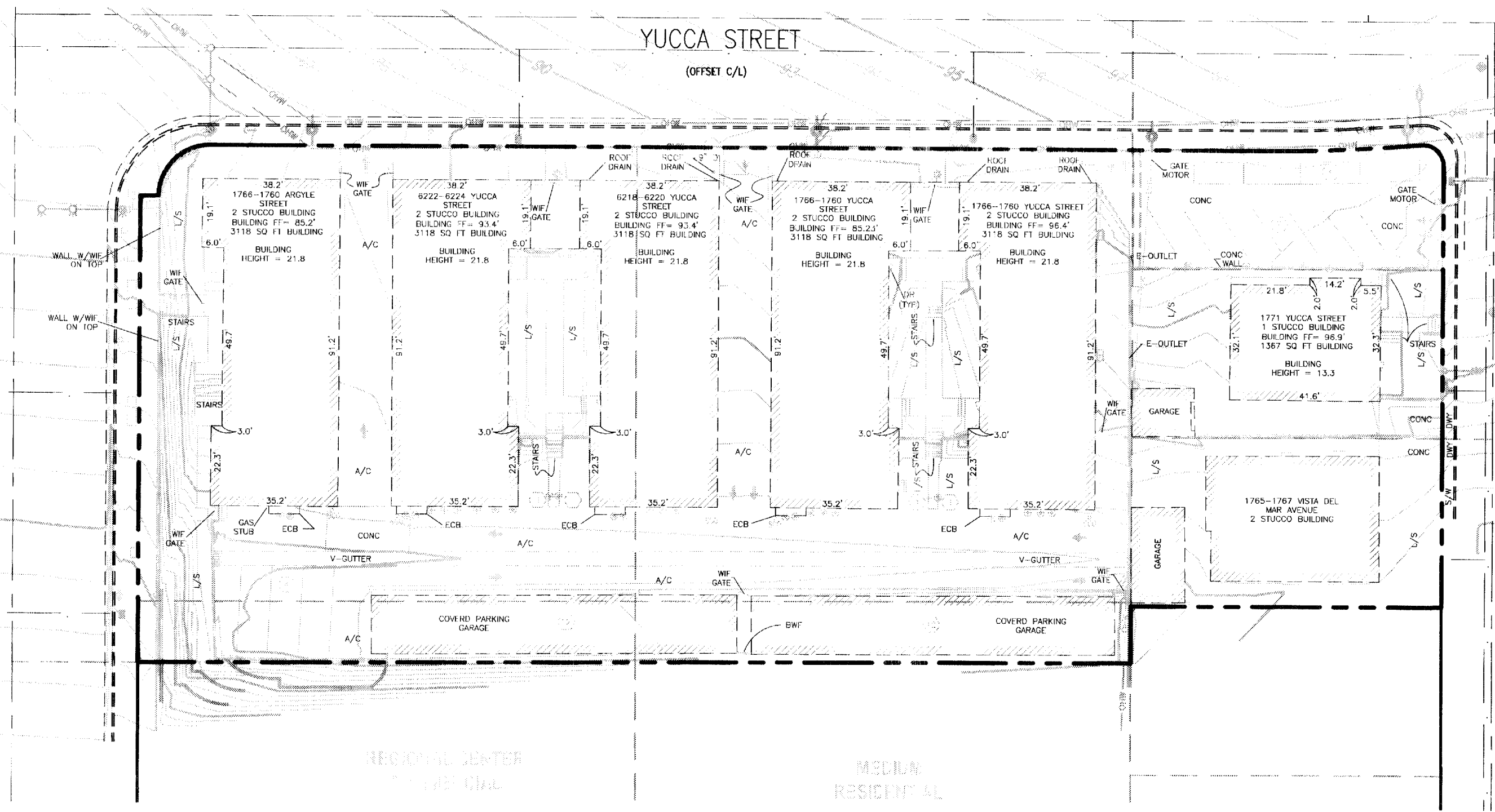
#### HOTEL

- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR 258 HOTEL ROOMS - FLOORS 2 THROUGH 6
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT ON THE 6TH FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL MEETING SPACE ON THE GROUND FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT HOTEL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 3 HOTEL COMMERCIAL CONDOMINIUM UNITS FOR HOTEL PARKING ON THE P1 LEVEL, GROUND FLOOR AND THE 2ND FLOOR

#### GENERAL COMMON AREAS

- 3 CONDOMINIUM UNITS FOR BUILDING OPEN SPACE ON THE GROUND FLOOR, 6TH FLOOR (POOL AND POOL EQUIPMENT) AND 13TH FLOOR
- COMMERCIAL**
- 3 COMMERCIAL CONDOMINIUM UNITS ON THE P1 LEVEL, GROUND FLOOR AND 1ST FLOOR
- 1 COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT
- 1 COMMERCIAL CONDOMINIUM UNIT FOR COMMERCIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 3 COMMERCIAL CONDOMINIUM UNITS FOR COMMERCIAL LOADING AREA, PARKING AND BIKE PARKING ON THE P1 LEVEL

TOTAL APARTMENT UNITS = 218



VICINITY MAP

SCALE: 1" = 500'

### GENERAL NOTES:

- PROJECT ADDRESS: 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028
- APN: 5546-031-031, 5546-031-027, 5546-031-007, 5546-031-008
- AREA: GROSS: 72,002.62 SQ. FT. (1.65 AC)  
(GROSS IS DEFINED TO CENTERLINE OF ABUTTING STREET)  
NET: 50,322.63 SQ. FT. (1.16 AC)
- EXISTING GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
- EXISTING ZONING: (Q) R3-1XL R4-2D, C4-2D-SN
- PROPOSED ZONING: R3-2, C4-2, C4-2-SN
- THE PROPERTY IS LOCATED WITHIN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA
- DEVELOPMENT TYPE: COMMERCIAL/RESIDENTIAL
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., DATED DECEMBER 17, 2013.
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- THE PROPOSED PROJECT AREA IS NOT WITHIN HILLSIDE OR FLOOD HAZARD AREAS.
- THE PROJECT SITE IS NOT LOCATED WITHIN THE VICINITY OF MULTIHOLLAND SCENIC PARKWAY.
- THE PROPOSED PROJECT IS WITHIN THE ALQUIST PRUDD FAULT ZONE. (SEE SOILS REPORT)
- THERE ARE 5 PRIVATE PROPERTY TREES, 2 CITY RIGHTS-OF-WAY TREES, AND 7 TREES THAT OVERHANG THE SUBJECT PROPERTY LOCATED ON THE PROPERTY TO THE SOUTH. NONE OF THE PRIVATE PROPERTY TREES ARE CONSIDERED PROTECTED BY THE ORDINANCE. THERE ARE NO TREES AFFECTED BY PROPOSED CONSTRUCTION ON CONTIGUOUS PROPERTIES OTHER THAN THE ONES TO THE SOUTH. (SEE TREE REPORT)
- EARTHWORK QUANTITIES: CUT: 10,311 CYDS  
FILL: 1,384 CYDS  
EXPORT = 8,927 CYDS
- THE PROPOSED PROJECT WILL REQUIRE A HAUL ROUTE PLAN
- ALL NEW STRUCTURES ARE TO BE SPRINKLERED

### LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 86 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT 14 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.82 FEET, THROUGH AN ANGLE OF 95 DEGREES 13 MINUTES 12 SECONDS, AN ARC DISTANCE OF 9.67 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 428 FEET, THROUGH AN ANGLE OF 05 DEGREES 14 MINUTES 53 SECONDS, AN ARC DISTANCE OF 39.20 FEET; THENCE TANGENT SOUTH 88 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, DISTANT THEREON 33.09 FEET NORTHERLY FROM SAID SOUTHWESTERLY CORNER, THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 33.09 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE, RESERVED BY TRANIGNEW, INC. IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-18879.

PARCEL 2:

LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

PARCEL 3:

LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES, BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264868, DATED OCTOBER 21, 2013.

### 6220 YUCCA STREET - EARTHWORK QUANTITIES:

QUANTITY	CUT (C.Y.)	FILL (C.Y.)
RAW EXCAVATION (CUT)	10,311	-
RAW EMBANKMENT (FILL)	-	1,384
0% CUT SHRINKAGE FACTOR	-	0
TOTALS	10,311	1,384
EXPORT	8,927	-

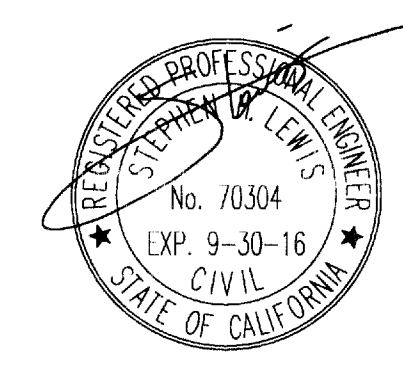
### PROPOSED HAUL ROUTE

NOT TO SCALE

PRIMARY LANDFILL: SCHOLL CANYON LANDFILL  
7721 N. FIGUEROA ST.  
LOS ANGELES, CA 90041  
(818) 243-9779

ALTERNATIVE LANDFILL: SANTA MONICA DISPOSAL  
1837 24TH ST.  
SANTA MONICA, CA 90404  
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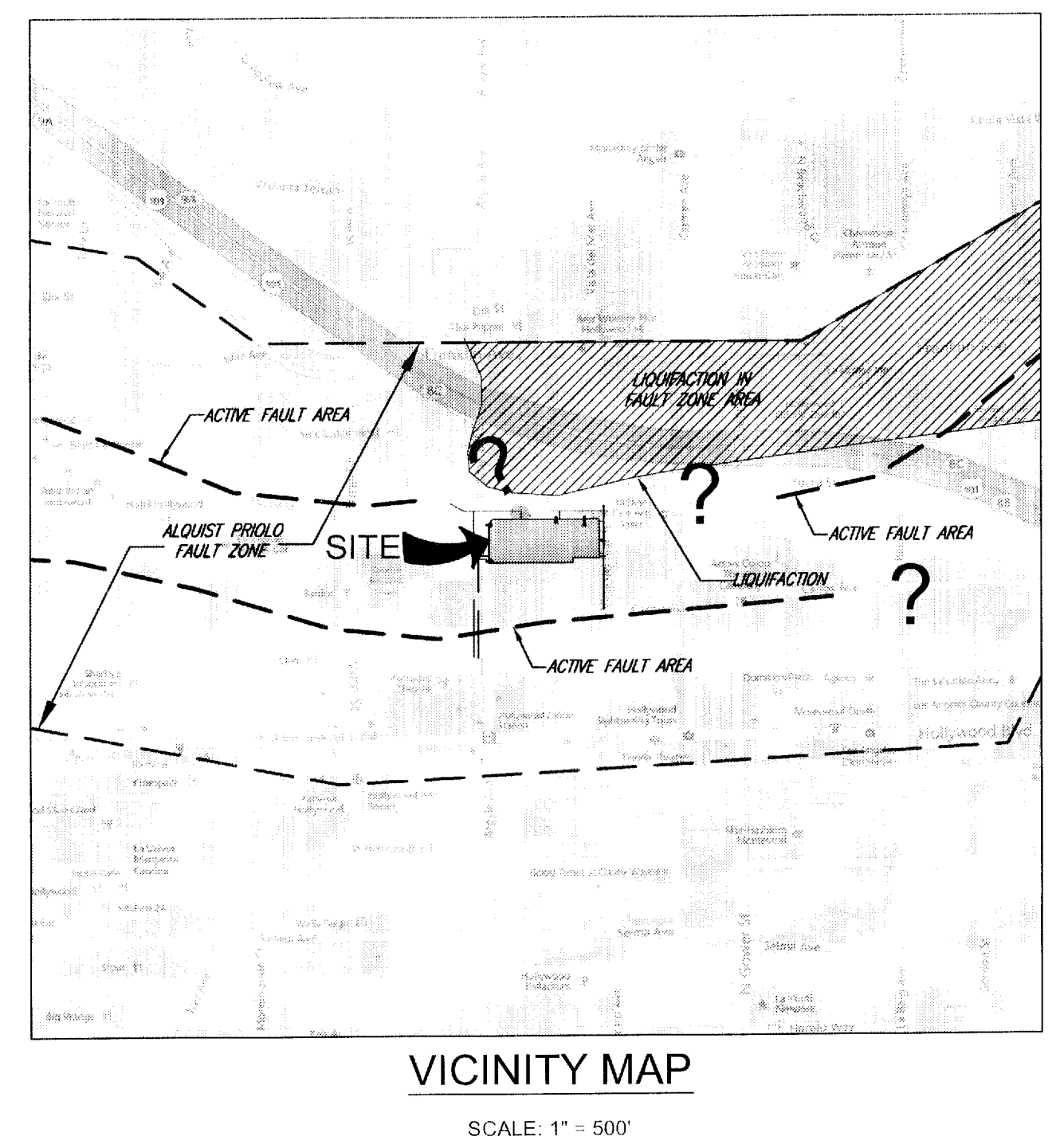
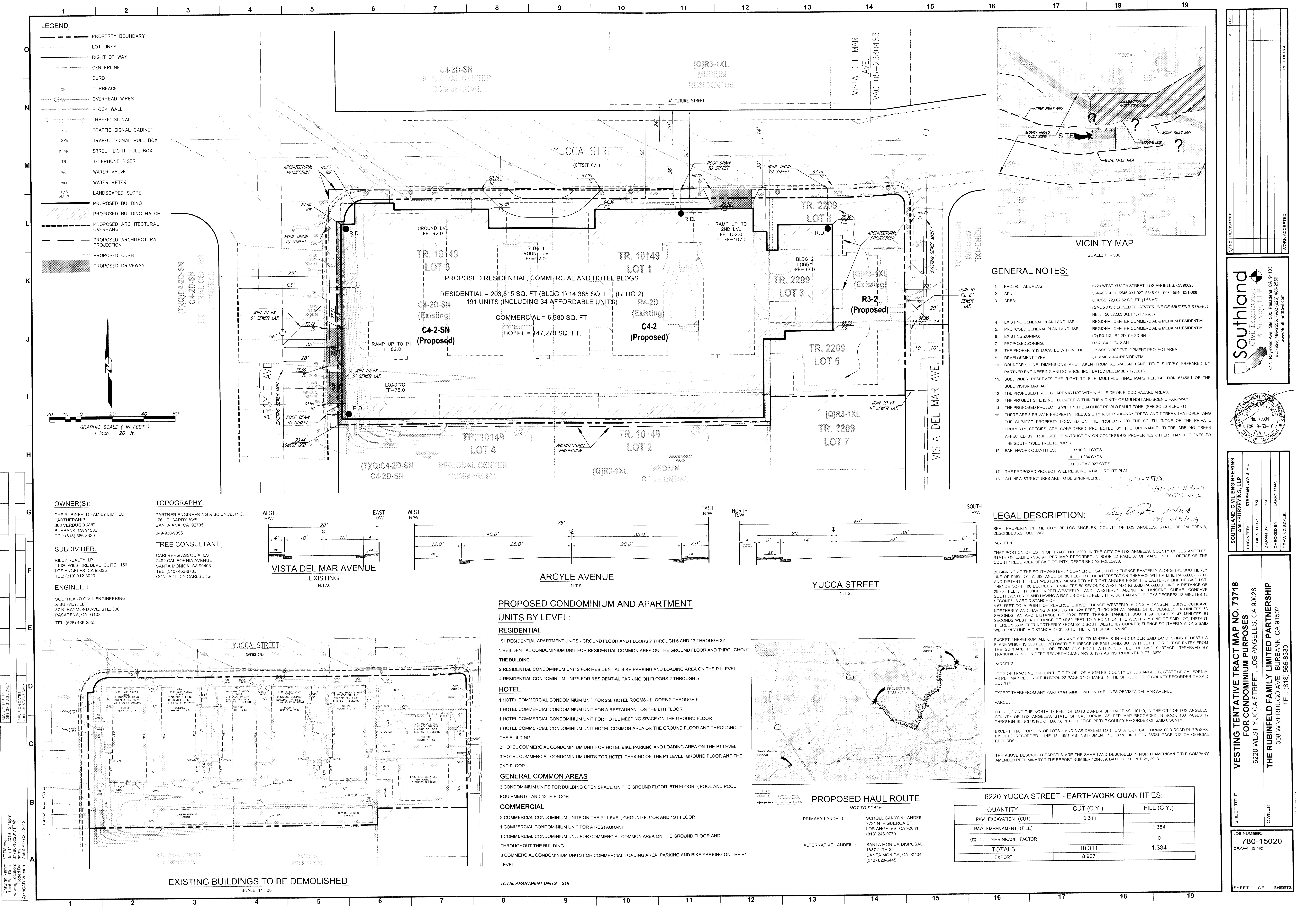


**SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP**  
ENGINEER: STEPHEN LEWIS, P.E.  
DESIGNED BY: BKL  
DRAWN BY: BKL  
CHECKED BY: LARRY MARK, P.E.  
DRAWING SCALE:

**VESTING TENTATIVE TRACT MAP NO. 73718**  
FOR CONDOMINIUM PURPOSES  
6220 WEST YUCCA STREET, LOS ANGELES, CA 90028  
THE RUBINFELD FAMILY LIMITED PARTNERSHIP  
308 W VERDUGO AVE., BURBANK, CA 91502  
TEL: (818) 566-8330

SHEET TITLE: 780-15020  
JOB NUMBER: 780-15020  
DRAWING NO.:  
SHEET OF SHEETS: 30X30





- GENERAL NOTES:**
- PROJECT ADDRESS: 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028
  - APN: 5546-031-031, 5546-031-027, 5546-031-007, 5546-031-008
  - AREA: GROSS: 72,002.62 SQ. FT. (1.65 AC)  
(GROSS IS DEFINED TO CENTERLINE OF ABUTTING STREET)  
NET: 50,322.63 SQ. FT. (1.16 AC)
  - EXISTING GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
  - PROPOSED GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
  - EXISTING ZONING: (Q) R3-1XL, R4-2D, C4-2D-SN
  - PROPOSED ZONING: R3-2, C4-2, C4-2-SN
  - THE PROPERTY IS LOCATED WITHIN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.
  - DEVELOPMENT TYPE: COMMERCIAL/RESIDENTIAL
  - BOUNDARY LINE DIMENSIONS ARE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., DATED DECEMBER 17, 2013.
  - SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
  - THE PROPOSED PROJECT AREA IS NOT WITHIN HILLSIDE OR FLOOD HAZARD AREAS.
  - THE PROJECT SITE IS NOT LOCATED WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY.
  - THE PROPOSED PROJECT IS WITHIN THE ALQUIST PRIOLO FAULT ZONE. (SEE SOILS REPORT)
  - THERE ARE 5 PRIVATE PROPERTY TREES, 2 CITY RIGHTS-OF-WAY TREES, AND 7 TREES THAT OVERHANG THE SUBJECT PROPERTY LOCATED ON THE PROPERTY TO THE SOUTH. NONE OF THE PRIVATE PROPERTY SPECIES ARE CONSIDERED PROTECTED BY THE ORDINANCE. THERE ARE NO TREES AFFECTED BY PROPOSED CONSTRUCTION ON CONTIGUOUS PROPERTIES OTHER THAN THE ONES TO THE SOUTH\* (SEE TREE REPORT)
  - EARTHWORK QUANTITIES: CUT: 10,311 CYDS  
FILL: 1,384 CYDS  
EXPORT: 8,927 CYDS
  - THE PROPOSED PROJECT WILL REQUIRE A HAUL ROUTE PLAN.
  - ALL NEW STRUCTURES ARE TO BE SPRINKLERED.

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 86 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT 14 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; THENCE NORTH 06 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.82 FEET, THROUGH AN ANGLE OF 95 DEGREES 13 MINUTES 12 SECONDS, AN ARC DISTANCE OF 9.67 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 428 FEET, THROUGH AN ANGLE OF 05 DEGREES 14 MINUTES 53 SECONDS, AN ARC DISTANCE OF 39.20 FEET; THENCE TANGENT SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, DISTANT THEREON 33.09 FEET NORTHERLY FROM SAID SOUTHWESTERLY CORNER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 33.09 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE, RESERVED BY TRANSGENCO INC., IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-16879.

PARCEL 2:

LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

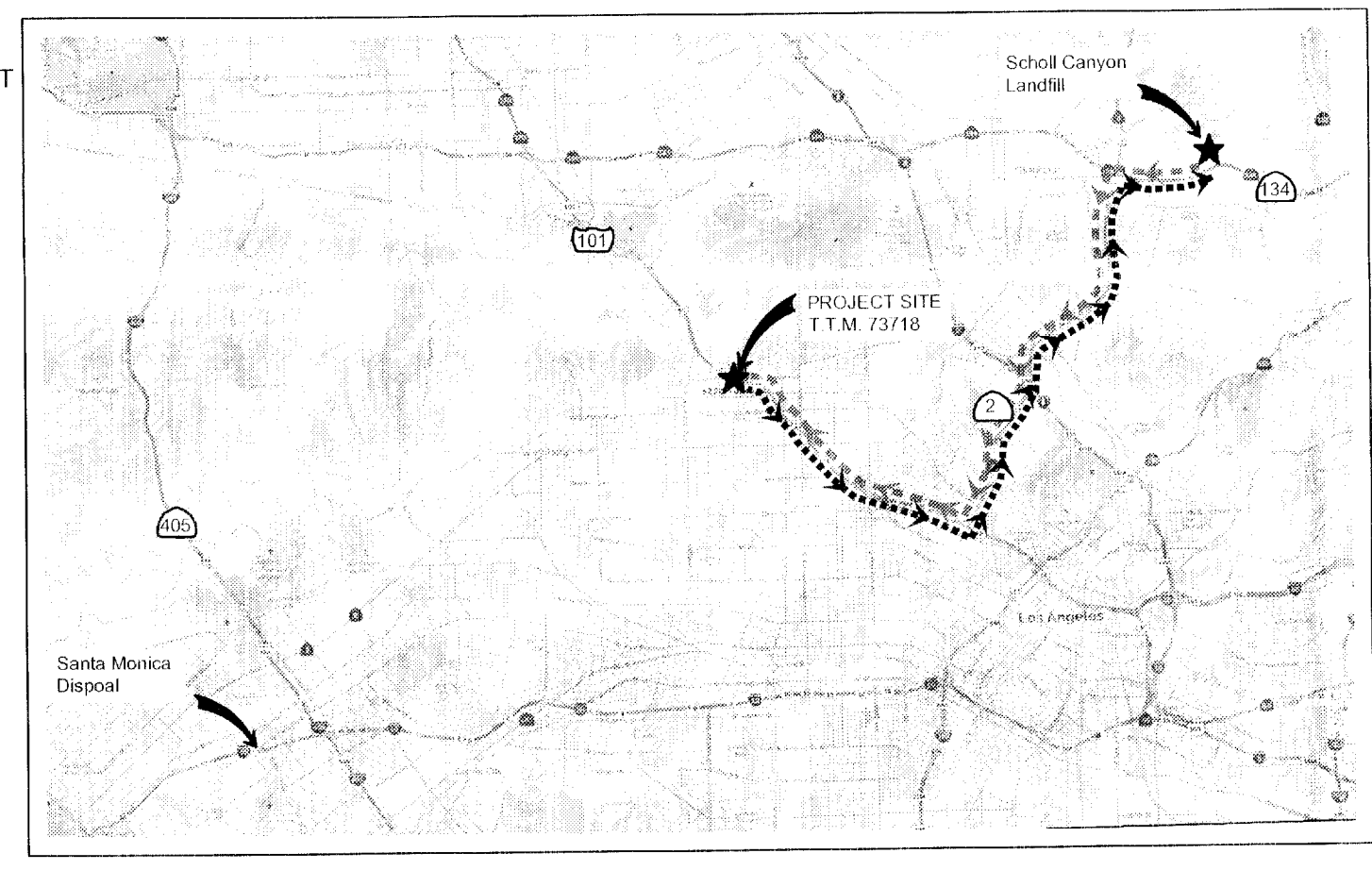
EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

PARCEL 3:

LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES, BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264889, DATED OCTOBER 21, 2013.



6220 YUCCA STREET - EARTHWORK QUANTITIES:		
QUANTITY	CUT (C.Y.)	FILL (C.Y.)
RAW EXCAVATION (CUT)	10,311	-
RAW EMBANKMENT (FILL)	-	1,384
0% CUT SHRINKAGE FACTOR	-	0
TOTALS	10,311	1,384
EXPORT	8,927	

**PROPOSED CONDOMINIUM AND APARTMENT UNITS BY LEVEL:**

- RESIDENTIAL**
- 191 RESIDENTIAL APARTMENT UNITS - GROUND FLOOR AND FLOORS 2 THROUGH 6 AND 13 THROUGH 32
- 1 RESIDENTIAL CONDOMINIUM UNIT FOR RESIDENTIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 4 RESIDENTIAL CONDOMINIUM UNITS FOR RESIDENTIAL PARKING ON FLOORS 2 THROUGH 5
- HOTEL**
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR 258 HOTEL ROOMS - FLOORS 2 THROUGH 6
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT ON THE 6TH FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL MEETING SPACE ON THE GROUND FLOOR
- 1 HOTEL COMMERCIAL CONDOMINIUM UNIT HOTEL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 2 HOTEL COMMERCIAL CONDOMINIUM UNIT FOR HOTEL BIKE PARKING AND LOADING AREA ON THE P1 LEVEL
- 3 HOTEL COMMERCIAL CONDOMINIUM UNITS FOR HOTEL PARKING ON THE P1 LEVEL, GROUND FLOOR AND THE 2ND FLOOR
- GENERAL COMMON AREAS**
- 3 CONDOMINIUM UNITS FOR BUILDING OPEN SPACE ON THE GROUND FLOOR, 6TH FLOOR (POOL AND POOL EQUIPMENT) AND 13TH FLOOR
- COMMERCIAL**
- 3 COMMERCIAL CONDOMINIUM UNITS ON THE P1 LEVEL, GROUND FLOOR AND 1ST FLOOR
- 1 COMMERCIAL CONDOMINIUM UNIT FOR A RESTAURANT
- 1 COMMERCIAL CONDOMINIUM UNIT FOR COMMERCIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
- 3 COMMERCIAL CONDOMINIUM UNITS FOR COMMERCIAL LOADING AREA, PARKING AND BIKE PARKING ON THE P1 LEVEL

TOTAL APARTMENT UNITS = 218

**OWNER(S):**

THE RUBINFELD FAMILY LIMITED PARTNERSHIP  
308 VERDUGO AVE.  
BURBANK, CA 91502  
TEL: (818) 566-8330

**SUBDIVIDER:**

RILEY REALTY, LP  
11620 WILSHIRE BLVE. SUITE 1150  
LOS ANGELES, CA 90025  
TEL: (310) 312-9020

**ENGINEER:**

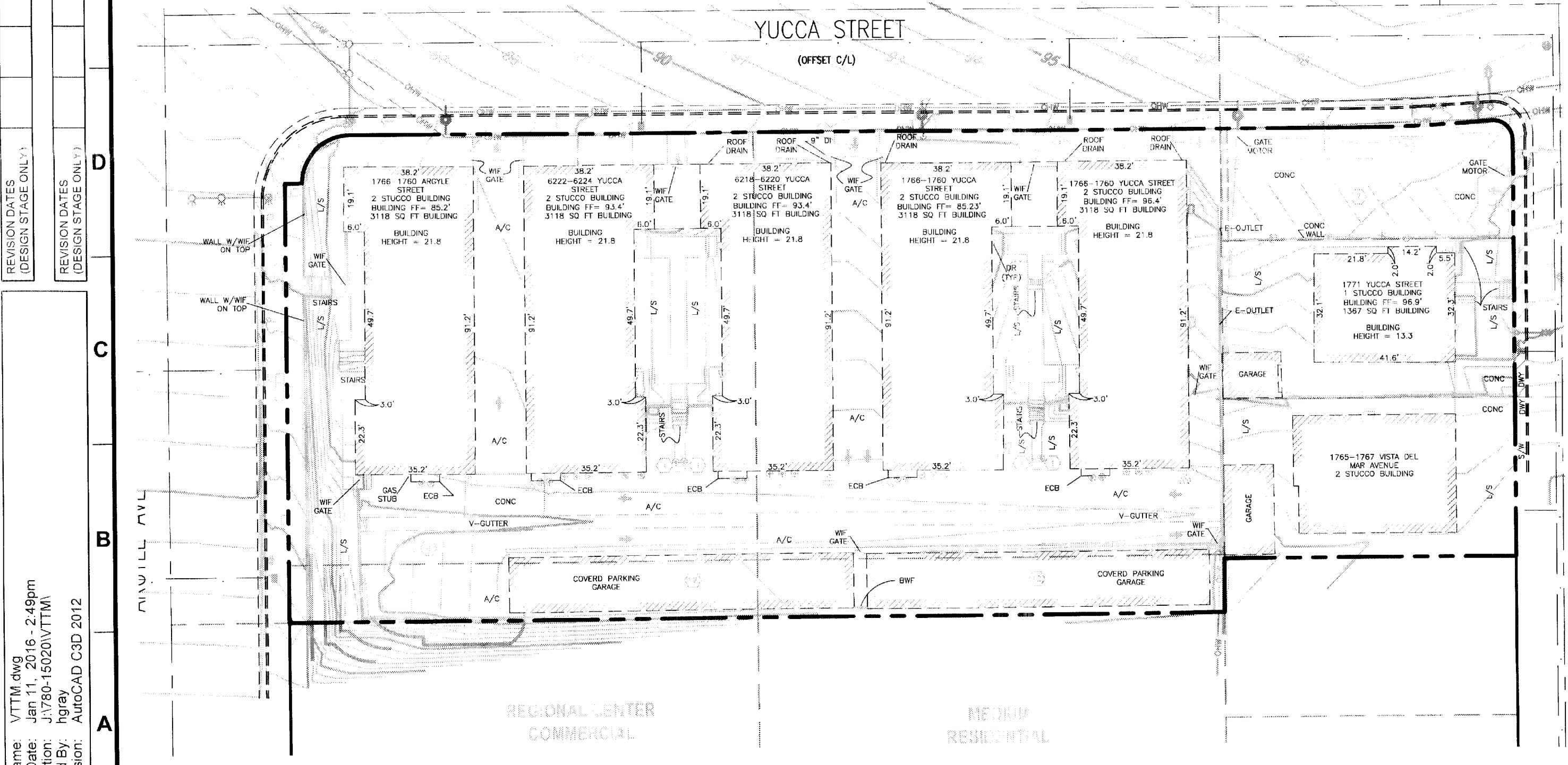
SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP  
87 N. RAYMOND AVE. STE. 500  
PASADENA, CA 91103  
TEL: (626) 486-2555

**TOPOGRAPHY:**

PARTNER ENGINEERING & SCIENCE, INC.  
1761 E. GARRY AVE.  
SANTA ANA, CA 92705  
949-930-9095

**TREE CONSULTANT:**

CARLBERG ASSOCIATES  
2402 CALIFORNIA AVENUE  
SANTA MONICA, CA 90403  
TEL: (310) 453-8733  
CONTACT: CY CARLBERG



EXISTING BUILDINGS TO BE DEMOLISHED  
SCALE: 1" = 30'

DATE: 11/15/2012

BY: [Signature]

NO. OF REVISIONS: 0

REVISIONS: [Table]

WORK ACCEPTED: [Signature]

**Southland**  
CIVIL ENGINEERING & SURVEY, LLP  
87 N. Raymond Ave., Ste. 500, Pasadena, CA 91103  
TEL: (626) 486-2555 FAX: (626) 486-2556  
www.SouthlandCivil.com

REGISTERED PROFESSIONAL CIVIL ENGINEER  
No. 70304  
EXP. 9-30-16  
STATE OF CALIFORNIA

SOUTHLAND CIVIL ENGINEERING AND SURVEY, LLP  
ENGINEER: STEPHEN LEWIS, P.E.  
DESIGNED BY: BKL  
DRAWN BY: BKL  
CHECKED BY: LARRY MAR, P.E.  
DRAWING SCALE:

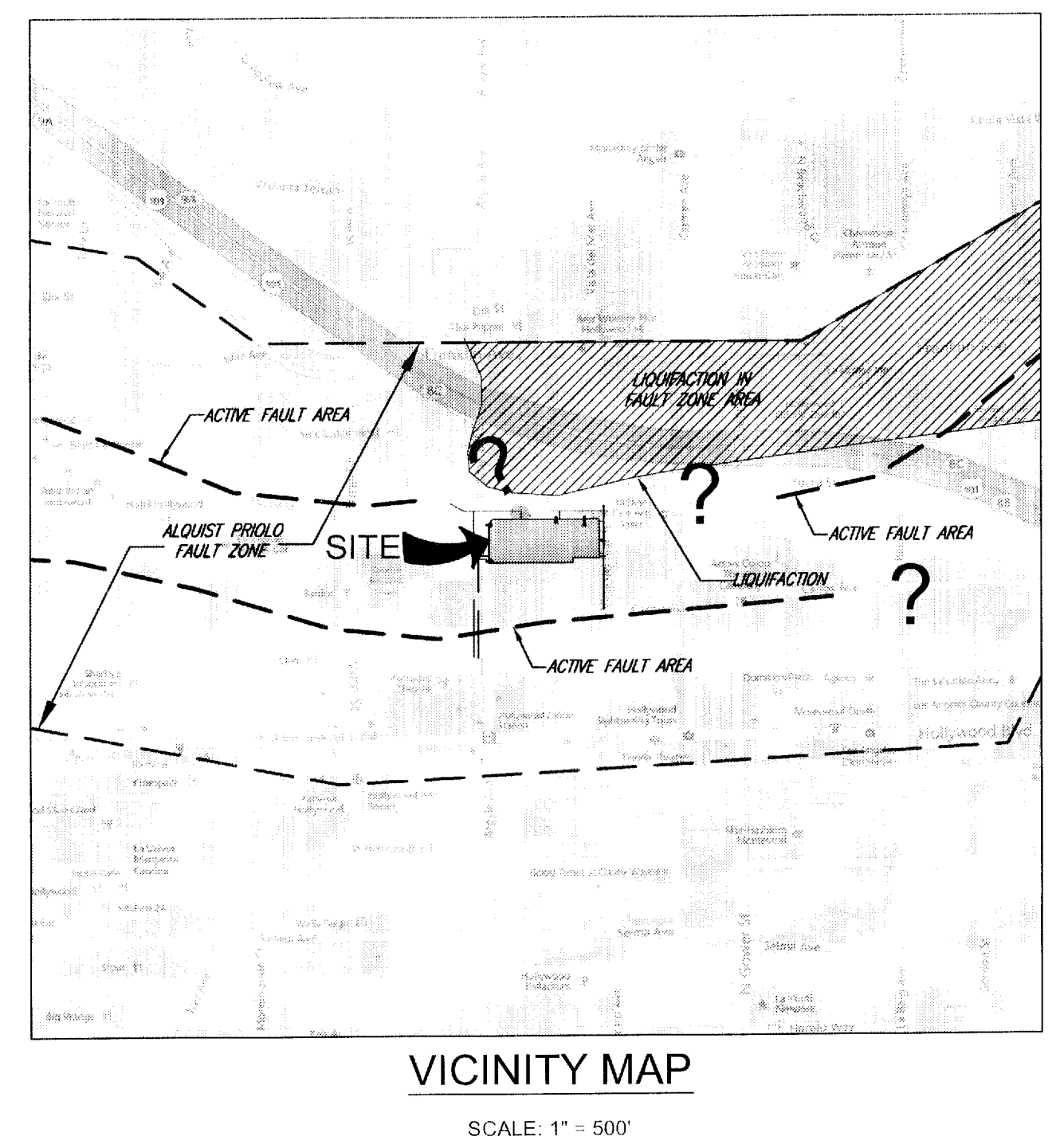
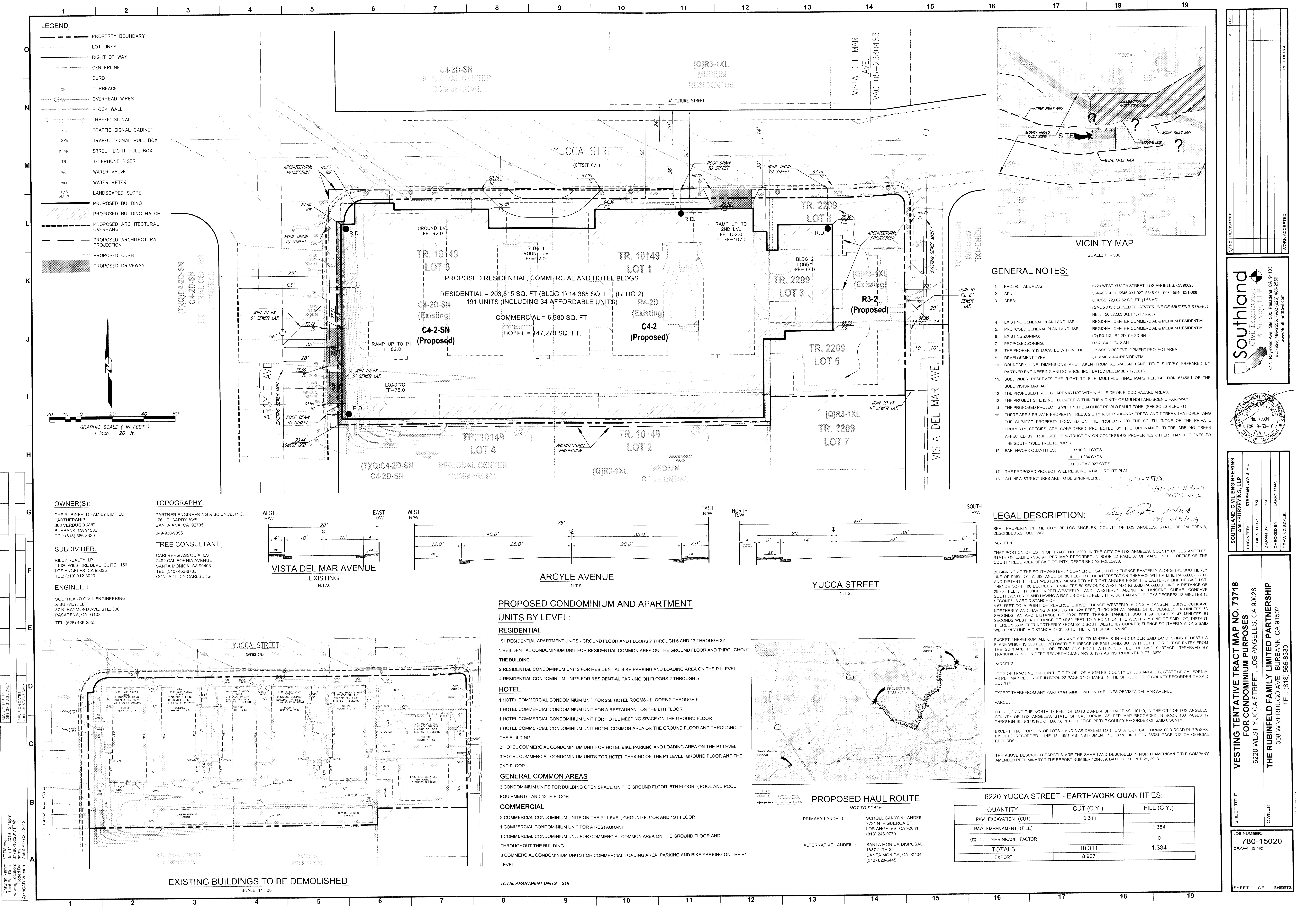
SHEET TITLE: VESTING TENTATIVE TRACT MAP NO. 73718 FOR CONDOMINIUM PURPOSES 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028

OWNER: THE RUBINFELD FAMILY LIMITED PARTNERSHIP 308 W VERDUGO AVE., BURBANK, CA 91502 TEL: (818) 566-8330

JOB NUMBER: 780-15020  
DRAWING NO. [Blank]

SHEET OF SHEETS: 1 OF 1





- GENERAL NOTES:**
- PROJECT ADDRESS: 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028
  - APN: 5546-031-031, 5546-031-027, 5546-031-007, 5546-031-008
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  - DEVELOPMENT TYPE: COMMERCIAL/RESIDENTIAL
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  - EARTHWORK QUANTITIES: CUT: 10,311 CYDS  
FILL: 1,384 CYDS  
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  - ALL NEW STRUCTURES ARE TO BE SPRINKLERED.

**LEGAL DESCRIPTION:**

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EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE, RESERVED BY TRANSGEN INC., IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-16879.

PARCEL 2:  
LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

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THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264889, DATED OCTOBER 21, 2013.

6220 YUCCA STREET - EARTHWORK QUANTITIES:		
QUANTITY	CUT (C.Y.)	FILL (C.Y.)
RAW EXCAVATION (CUT)	10,311	-
RAW EMBANKMENT (FILL)	-	1,384
0% CUT SHRINKAGE FACTOR	-	0
TOTALS	10,311	1,384
EXPORT	8,927	

**PROPOSED CONDOMINIUM AND APARTMENT**

**UNITS BY LEVEL:**

- RESIDENTIAL**
- 191 RESIDENTIAL APARTMENT UNITS - GROUND FLOOR AND FLOORS 2 THROUGH 6 AND 13 THROUGH 32
- 1 RESIDENTIAL CONDOMINIUM UNIT FOR RESIDENTIAL COMMON AREA ON THE GROUND FLOOR AND THROUGHOUT THE BUILDING
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- 3 COMMERCIAL CONDOMINIUM UNITS FOR COMMERCIAL LOADING AREA, PARKING AND BIKE PARKING ON THE P1 LEVEL

TOTAL APARTMENT UNITS = 218

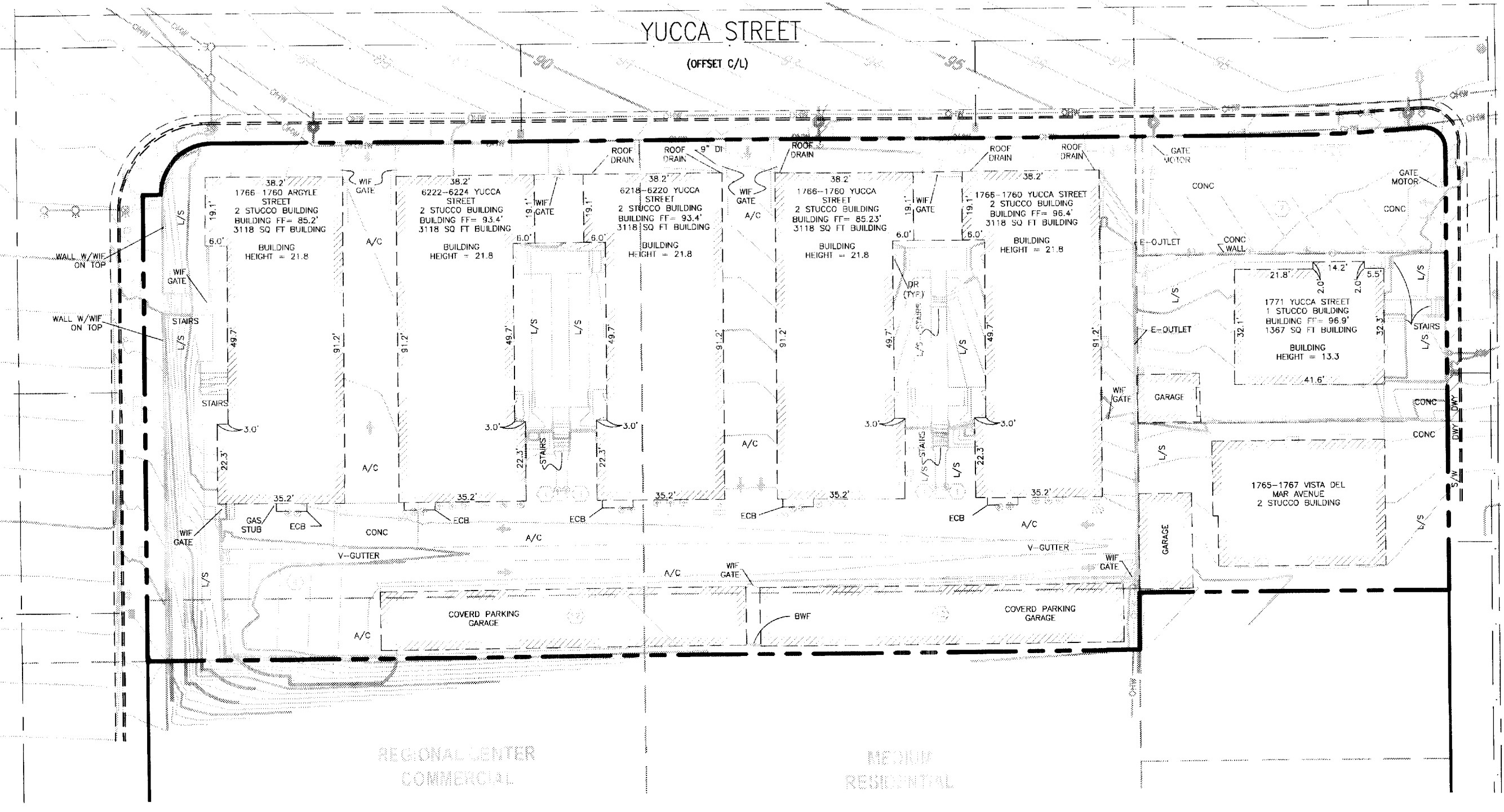
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949-930-9095

**TREE CONSULTANT:**  
CARLBERG ASSOCIATES  
2402 CALIFORNIA AVENUE  
SANTA MONICA, CA 90403  
TEL: (310) 453-8733  
CONTACT: CY CARLBERG



EXISTING BUILDINGS TO BE DEMOLISHED

DATE: 11/15/2012

NO. OF REVISIONS: 0

WORK ACCEPTED

**Southland**  
CIVIL ENGINEERING & SURVEY, LLP  
87 N. Raymond Ave., Ste. 500, Pasadena, CA 91103  
TEL: (626) 486-2555 FAX: (626) 486-2556  
www.SouthlandCivil.com

**SOUTHLAND CIVIL ENGINEERING AND SURVEY, LLP**  
ENGINEER: STEPHEN LEWIS, P.E.  
DESIGNED BY: BKL  
DRAWN BY: BKL  
CHECKED BY: LARRY MAR, P.E.  
DRAWING SCALE:

**VESTING TENTATIVE TRACT MAP NO. 73718**  
FOR CONDOMINIUM PURPOSES  
6220 WEST YUCCA STREET, LOS ANGELES, CA 90028  
**THE RUBINFELD FAMILY LIMITED PARTNERSHIP**  
308 W VERDUGO AVE., BURBANK, CA 91502  
TEL: (818) 566-8330

SHEET TITLE: 780-15020  
JOB NUMBER: 780-15020  
DRAWING NO. 780-15020  
SHEET OF SHEETS

