

VESTING TENTATIVE TRACT NO. 74371

NOTES:

CONTACT INFORMATION:

OWNER/. 6436 HOLLYWOOD BLVD LLC (SUCCESSOR TO 6436 HOLLYWOOD EAT, LLC) & 1624 WILCOX AVE. LP (SUCCESSOR TO PRINCETON LEASING LIMITED PARTNERSHIP)
 SUBDIVIDER ATTN: DAVID TWERDUN
 40 WEST 57TH STREET, 23RD FLOOR
 NEW YORK, NY 10019
 (212) 708-6504

SURVEYOR/ENGINEER. PSOMAS
 ATTN: MATTHEW ROWE
 555 SOUTH FLOWER STREET, SUITE 4300
 LOS ANGELES, CA 90071
 (213) 223-1400

PROJECT INFORMATION:

PROJECT ADDRESS. 1624 - 1648 WILCOX AVENUE, 6430 TO 6440 HOLLYWOOD BOULEVARD
 LOS ANGELES, CA 90028

APN: 5546-007-001, -002, -007, -029, -030

DISTRICT MAP: 148-5A187

THOMAS BROS. GUIDE: LA 593-E4, -F4

FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1605F, DATED 9-26-2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS: THERE ARE PUBLIC EASEMENTS ON THE PROPERTY.

AREA: BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

GROSS: 79,890 SQ. FT. = 1.8340 ACRES
 NET: 59,933 SQ. FT. = 1.3759 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING STREET, "NET" IS DEFINED AS THE AREA OF PROPERTY TO BE SUBDIVIDED. THE "NET" IS "GROSS" MINUS THE EXISTING STREET EASEMENTS AND ANTICIPATED STREET DEDICATIONS, IF ANY.

TREES: THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL TREES TO BE REMOVED.

STREET DESIGNATION: HOLLYWOOD BOULEVARD - AVENUE I
 WILCOX AVENUE - MODIFIED AVENUE III
 MOBILITY PLAN 2035

COMMUNITY PLAN: HOLLYWOOD PLAN

GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL

ZONING: C4-2D, C4-2D-SN

BUILDING SETBACKS: (FOR BUILDINGS ERECTED AND USED FOR RESIDENTIAL PURPOSES):

FRONT YARD: 0 FEET
 REAR YARD: 0 FEET
 SIDE YARD: 0 FEET

PROJECT SYNOPSIS:

THE PROJECT: THE PROJECT CONSISTS OF 3 LOTS AND MERGER OF EXISTING STREET EASEMENT ALONG WILCOX AVENUE.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.

EXISTING UTILITIES: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHTING CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAINED FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN INDEX.

SHEET INDEX

SHEET 1 COVER PAGE, EXISTING CONDITIONS
 SHEET 2 PROPOSED CONDITIONS

LOT INDEX

LOT 1 CONSISTING OF 3 COMMERCIAL CONDOMINIUMS
 LOT 1, CONDOMINIUM UNIT 1 PARKING
 LOT 1, CONDOMINIUM UNIT 2 RESIDENTIAL APARTMENTS
 LOT 1, CONDOMINIUM UNIT 3 COMMERCIAL
 LOT 2 COMMERCIAL USE (PRE-EXISTING DEVELOPMENT)
 LOT 3 COMMERCIAL USE (NEW DEVELOPMENT)

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
ELECTRIC	CITY OF LOS ANGELES (DWP)	(213) 977-6000	201 N FIGUEROA, 4TH FLOOR, L.A., CA
WATER	CITY OF LOS ANGELES (DWP)	(213) 977-6000	201 N FIGUEROA, 4TH FLOOR, L.A., CA
TELEPHONE	AT&T	(714) 363-7964	29311 BROOKHURST STREET, SUITE 200
TELEPHONE	OMNITEL	(800) 592-0201	500 10TH STREET, 10TH FLOOR, DENVER, CO, 80202
GAS	SOUTHERN GAS COMPANY	(817) 689-2099	2911 N. BULLHEAD, DENVER, CO
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6000	201 N FIGUEROA, 4TH FLOOR, L.A., CA
SEWER	CITY OF LOS ANGELES	(213) 977-6000	201 N FIGUEROA, 4TH FLOOR, L.A., CA

SUBSTRUCTURE PLAN INDEX

CITY OF LOS ANGELES	PLAN NO.	PLAN DATE
5585363-11 A -19	PLAN D-1129-2	
5585363-12 A-5		

The only substructure information made available by public agencies and public utilities to their location within public rights-of-way. Therefore, no on-site substructures are shown on this map. The location of any substructures should be determined and verified from other sources before the beginning of construction.

CALL TOLL SERVICE ALERT (USA) 1-800-642-2444 USA represents many, but not necessarily all, utilities and all companies that have underground lines within the project. In order to locate and identify these lines, please call USA (working hours only) at (800) 642-2444 or visit their website at www.usa.com. USA will assist in identifying these lines, but they cannot be held responsible for any damage to the lines or for any other loss or damage resulting from the use of this information. In order to identify and locate these lines, please call USA (working hours only) at (800) 642-2444 or visit their website at www.usa.com. USA will assist in identifying these lines, but they cannot be held responsible for any damage to the lines or for any other loss or damage resulting from the use of this information.

NOTES (CONTINUED):

PROJECT NOTES:

1. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
3. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
4. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
5. STATUS OF EXISTING BUILDINGS ARE AS NOTED.
6. PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
7. PROPERTY IS NOT IN THE HILLSIDE GRADING AREA, BUT UNDER ZI 1802, IT IS LOCATED IN THE HILLSIDE GRADING ORDINANCE EXEMPTION AREA.
8. PROPERTY IS NOT IN A FLOODWAY.
9. PROPERTY IS NOT IN A MUD-PRONE AREA.
10. PROPERTY IS NOT IN A METHANE ZONE.
11. PROPERTY IS NEAR SEISMIC FAULT (HOLLYWOOD FAULT).
12. REQUEST IS MADE FOR A HAUL ROUTE.
13. REQUESTING THE ABILITY TO FILE PHASED FINAL MAPS.

LEGAL DESCRIPTION

1624 & 1636 WILCOX AVENUE:

PARCEL 1:

LOT 5 AND THE NORTH 19 FEET 10 INCHES OF THE WEST 205.8 FEET OF LOT 6 IN BLOCK 14 OF "HOLLYWOOD", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID LOT 5 THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT B OF SACKETT TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE SOUTH 0°03'45" WEST ALONG THE WEST LINE OF SAID LOT B, 64.98 FEET TO AN ANGLE POINT THEREIN, THENCE NORTH 89°55'30" WEST ALONG THE BOUNDARY LINE OF SAID LOT B, 5.07 FEET, THENCE NORTH 0°03'45" EAST PARALLEL TO THE WEST LINE OF SAID LOT B TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT B, THENCE SOUTH 89°55'45" EAST 5.07 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3 AND 4 AND WESTERLY 8.5 FEET OF LOT 15 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 16 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT EASTERLY 110.50 FEET THEREOF.

6430 HOLLYWOOD BOULEVARD:

PARCEL 4:

THE EAST 49.90 FEET OF THE WEST 100 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4A:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN, OVER, ALONG AND UPON THE SOUTH 10 FEET OF THE WEST 50.10 FEET OF LOT 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

6436 HOLLYWOOD BOULEVARD:

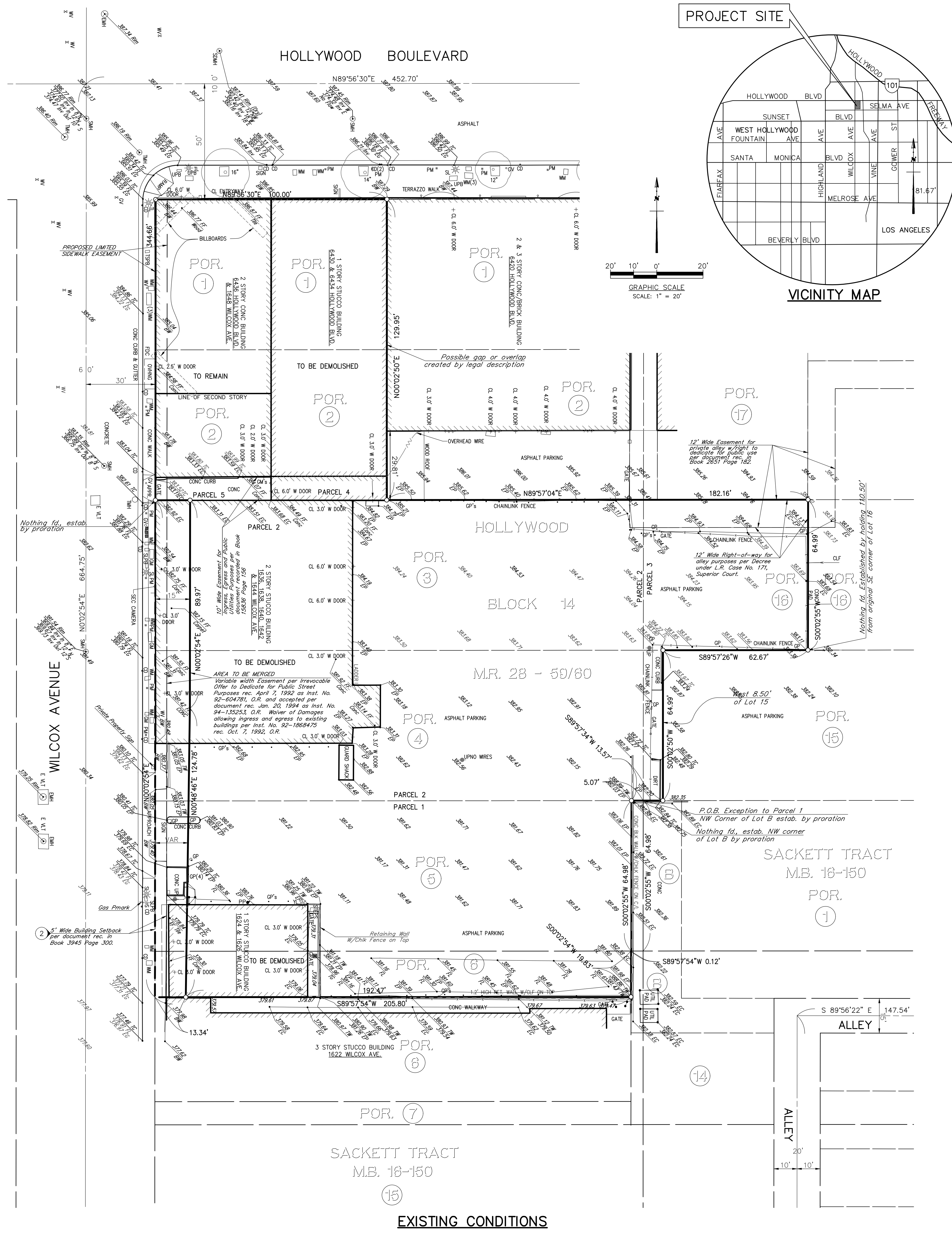
PARCEL 5:

THE WEST 50.10 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: LEGAL DESCRIPTION IS WRITTEN IN A METHOD WHERE IT MAY CREATE A POSSIBLE GAP OR OVERLAP OF THE EASTERLY LINE WITH THE WESTERLY LINE OF THE EAST 110.8 FEET OF LOTS 1 AND 2.

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=20' ON TO 1"=200')
---	CURB LINE (1"=10', 1"=8', 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (WIDTH)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	STONE (ALL KINDS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSPOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
---	TREE IN WELL W/TRUNK DIAMETER
---	PLANTER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	BACKFLOW PREVENTER
---	CLEAN OUT
---	CHAINLINK (FENCE/GATE)
---	BENCHMARK
---	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
---	EDGE OF CONCRETE ELEVATION
---	EDGE OF GUTTER ELEVATION
---	EDGE OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF GRATE ELEVATION
---	TOP OF WALL ELEVATION
---	MANHOLE RIM ELEVATION
---	MANHOLE INVERT ELEVATION
---	CURB DRAIN
---	PROPOSED FINISHED SURFACE



	DESIGNED	G.R.G.	DATE	8/23/2016
	DRAWN	G.R.G.	DATE	8/22/16
	CHECKED	M.J.R.	DATE	8/22/16
PROJECT: UPDATED SITE PLAN TO MERGE PORTION OF WILCOX				
BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-20010 1 1/2" BOLT IN CONC MON HWD I-1-A; 7.3 FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD				
ELEVATION 355.751 FEET ADJUSTMENT 2000 (NAVD88)				
DEVELOPED DATE: Aug 23, 2016 - 08:36:30 DMC Name: W:\E\1010\1010\1010\1010\1010.dwg, updated by: dward				

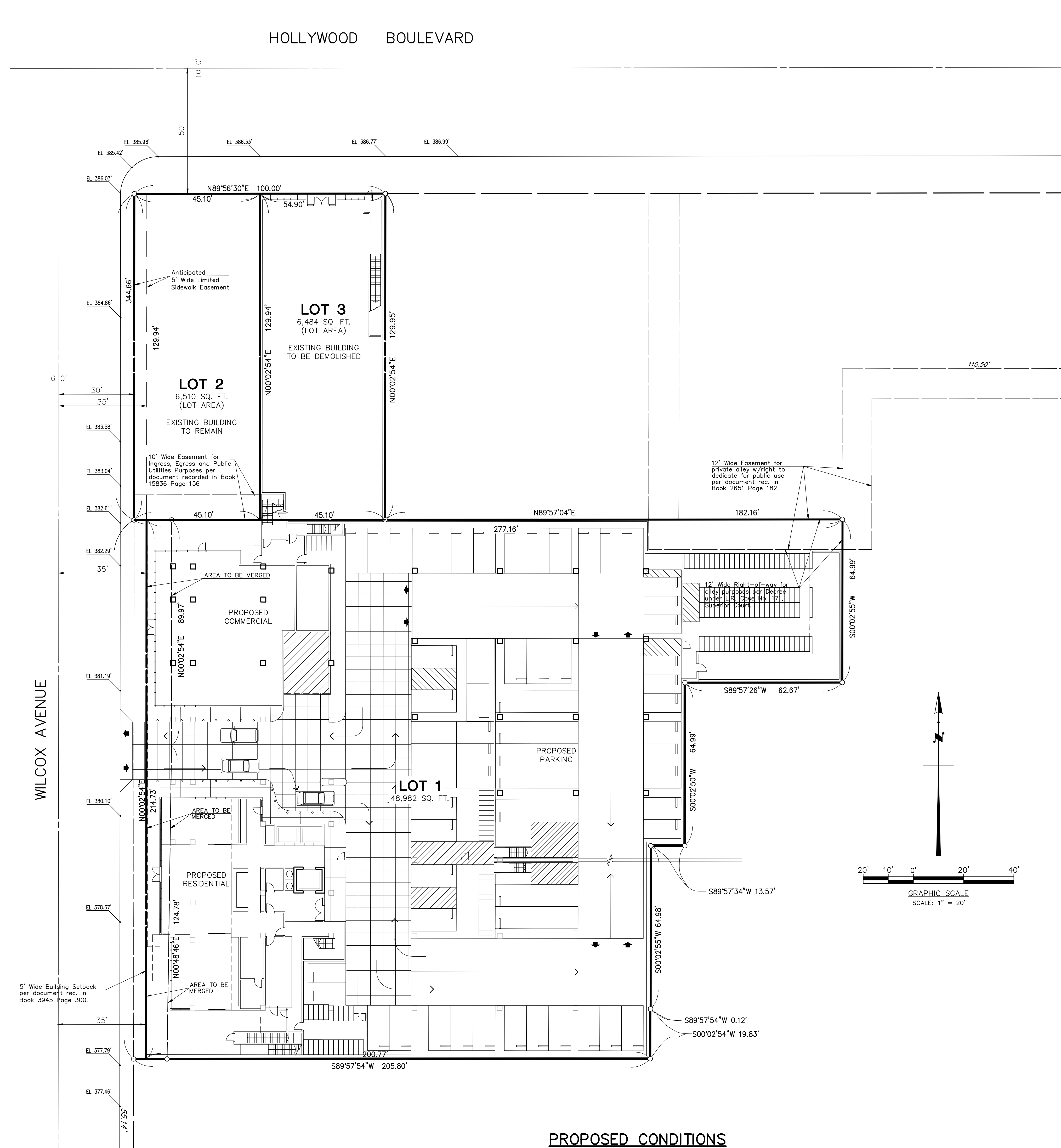
PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

VESTING TENTATIVE MAP FOR SUBDIVISION AND COMMERCIAL CONDOMINIUM PURPOSES:
HOLLYWOOD & WILCOX TRACT NO. 74371
 1624-1648 WILCOX AVE. & 6430-6440 HOLLYWOOD BLVD.
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	JUNE 16, 2016	SHEET	1
SCALE	1" = 20'		2
PROJECT NUMBER	1HWB010100		

REF: 1LEF01010

VESTING TENTATIVE TRACT NO. 74371



PROPOSED CONDITIONS

DESIGNED	G. R. G.	DATE	
DRAFTED	G. R. G.	DATE	
CHECKED	M. J. R.	DATE	8/22/16
BY	APPD	DATE	

BENCHMARK	CITY OF LOS ANGELES BENCHMARK NO. 12-20010
1 1/2" BOLT IN CONC MON HWD 1-1-A; 7.3 FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD	
ELEVATION	355.751 FEET
ADJUSTMENT	2000 (NAVD88)
DATE	Aug 23, 2016 - 11:26:52
FILE NAME	W:\115707000\SURVEY\SUBMISSION\TENTATIVE\115707000-115707.dwg Updated by: drownd

PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

VESTING TENTATIVE MAP FOR SUBDIVISION AND COMMERCIAL CONDOMINIUM PURPOSES:
HOLLYWOOD & WILCOX
TRACT NO. 74371
 1624-1648 WILCOX AVE. & 6430-6440 HOLLYWOOD BLVD.
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	JUNE 16, 2016	SHEET	2
SCALE	1" = 20'		
PROJECT NUMBER	1HWB010100		2