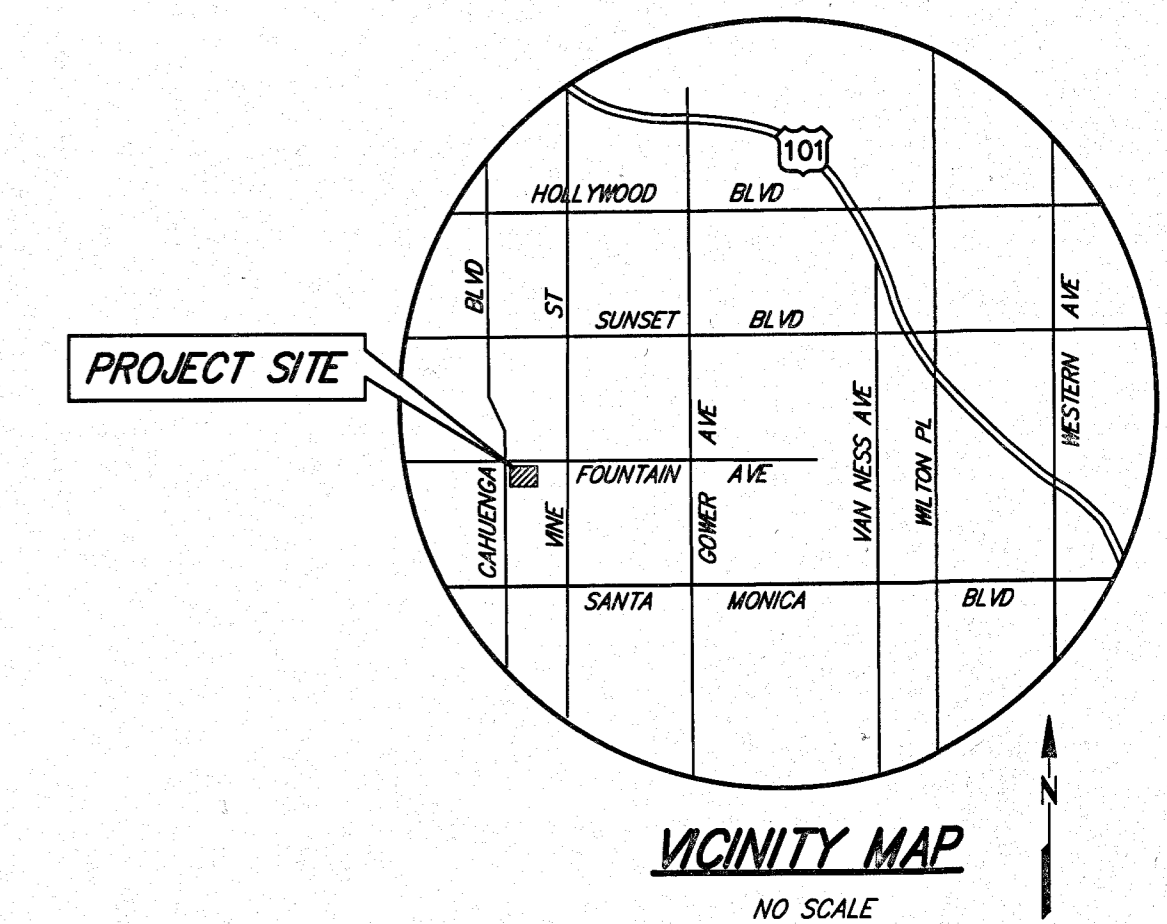


PRELIMINARY PARCEL MAP L.A. NO. 2019-XXXX



PRELIMINARY PARCEL MAP NOTES

OWNER:
FOUNTAIN OWNERS, LLC
1015 N. FAIRFAX AVE.
WEST HOLLYWOOD, CA 90046
PHONE: (310) 800-4114
dfo@fountainowners-llc.com

SUBDIVIDER:
BARDAS INVESTMENT GROUP
ATTN: DAVID SIMON
1015 N. FAIRFAX AVE.
WEST HOLLYWOOD, CA 90046
PHONE: (310) 800-4114
dfo@bardasinvest.com

SURVEYOR:
PEARSON LAND SURVEYING
THOMAS MCDERMOTT, PLS 8555
23371 MULHOLLAND DR. #330
WOODLAND HILLS, CA 91364
PHONE: (818) 468-9714
info@pearsonlandsurveying.com

PROJECT ADDRESS:
6344-6350 W. FOUNTAIN AVE.
LOS ANGELES, CA 90028
A.P.N.: 5533-005-006 & 057

LEGAL DESCRIPTION

(PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED 5/23/2018, ORDER NO. 09194773)

PARCEL 1:
LOTS 25, 26, 27 AND 28 OF TRACT NO. 3499, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 29 OF TRACT NO. 3499, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

(PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED 5/23/2018, FILE NO. 09194773. ITEM NUMBERS BELOW ARE PER SAID REPORT. ALL RECORDS ARE LOS ANGELES COUNTY)

- 2. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 1357, PAGE 273 OF DEEDS. TO REMAIN.
- 4. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 1377, PAGE 358 OF DEEDS. TO REMAIN.
- 6. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 7439, PAGE 20 OF DEEDS. TO REMAIN.
- 8. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 4/27/1921 IN BOOK 307, PAGE 6, O.R. TO REMAIN.
- 10. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/30/1922 IN BOOK 141, PAGE 217, O.R. TO REMAIN.
- 12. 1.00' WIDE EASEMENT FOR ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 11/21/1922 IN BOOK 1639, BOOK 149, O.R. TO REMAIN.
- 14. 20.00' EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 1/15/1985 AS INSTRUMENT NO. 85-50483, O.R. SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED 4/11/1986 AS INSTRUMENT NO. 85-474797, O.R. PORTION TO BE VACATED.
- 22. EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 8/16/1980 AS INSTRUMENT NO. 80-883075, O.R. SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED 5/21/1991 AS INSTRUMENT NO. 91-743299, O.R. PORTION TO BE VACATED.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 12-13670
WIRE SPIKE IN W CURB VINE ST 15FT N OF FOUNTAIN AVE S END CD
ELEVATION = 324.284 FEET, 2000 ADJUSTMENT, NAVD 1988

UTILITY INFORMATION

PROVIDER	PLAN
CITY OF LOS ANGELES	SUBSTRUCTURE MAPS 343-12, 343-13 SERVICER WIRE MAP NO. 1448165-NE

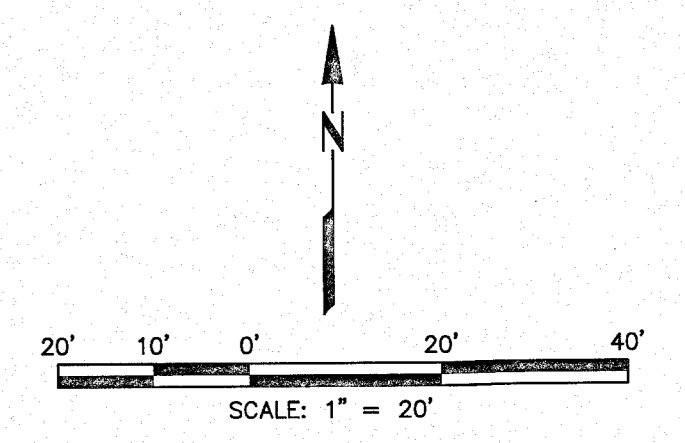
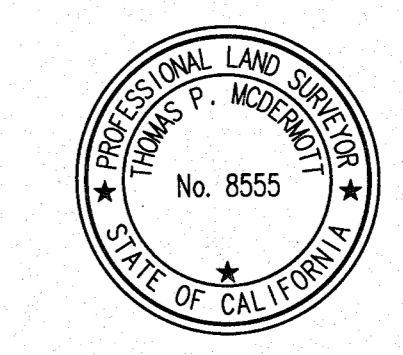
NOTES

1. **PROJECT SYNOPSIS:**
THE PROJECT CONSISTS OF 2 PARCELS ZONED FOR COMMERCIAL PURPOSES, AND THE VACATION OF 3,044 SQ. FEET OF PUBLIC RIGHT-OF-WAY ALONG FOUNTAIN AVENUE AND CAUHENGA BOULEVARD.
2. **PARKING:**
EXISTING: 34 SPACES
3. **TREES:** THERE ARE NO PROTECTED TREES ON THE SITE; ALL EXISTING ONSITE TREES TO BE REMOVED.
4. **ZONING:**
EXISTING & PROPOSED: C2-1-SN (COMMERCIAL)
5. **BUILDING HEIGHT:**
MAXIMUM HEIGHT IS UNLIMITED PER CITY OF LOS ANGELES ZONING REGULATIONS.
6. **COMMUNITY PLAN AREA:** HOLLYWOOD
7. **GENERAL PLAN LAND USE:** HIGHWAY ORIENTED COMMERCIAL
8. **SPECIFIC PLAN AREA:** NONE
9. **DISTRICT MAP:** 144B185
10. **THEMATIC MAP:** 593-F5
11. **AREA:**
BASED ON BEARINGS AND DISTANCES SHOWN HEREON, THE AREA IS:
GROSS: 34,884 SQ. FT. = 0.8008 ACRES
FEE: 30,088 SQ. FT. = 0.6907 ACRES
NET: 33,132 SQ. FT. = 0.7606 ACRES
12. **FLOOD ZONE:** SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037C1605F, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SEPTEMBER 26, 2008).
13. **STREET DESIGNATIONS:**
FOUNTAIN AVENUE: COLLECTOR STREET, 66.00' WIDE
CAUHENGA BOULEVARD: AVENUE II (MODIFIED), 80.00' WIDE
STREET WIDTH INFORMATION PER CITY OF LOS ANGELES "MOBILITY PLAN 2035", DATED SEPTEMBER 7, 2016
14. **TITLE INFORMATION:** PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED MAY 23, 2018, FILE NO. 09194773.
15. **PROPERTY IS NOT IN A SPECIAL HAZARD AREA.**
16. **PROPERTY IS NOT IN A B.G.E. SPECIAL GRADING AREA.**
17. **PROPERTY IS NOT IN A METHANE ZONE.**
18. **PROPERTY IS NOT IN A LIQUEFACTION ZONE.**
19. **A REQUEST IS MADE FOR APPROVAL OF A HAUL ROUTE.**
20. **"FLOOR AREA" REFERS TO SQUARE FOOTAGE THAT INCLUDES ALL THE FLOORS OF THE INDICATED BUILDING. FLOOR AREA SQUARE FOOTAGES HAVE BEEN PROVIDED TO THIS OFFICE BY THE CLIENT.**

LEGEND

C.E.T.R. CITY OF LOS ANGELES ENGINEER'S FIELD BOOK	LOS ANGELES DEPT. OF CITY PLANNING
O.S. OFFSET	SUBMITTED FOR FILING
P.A. PROPERTY LINE	PARCEL MAP
C.A. E. CENTERLINE	
P.O.F.W. PROFILE OF WAY	
S. & W. SPIKE & WASHER	
I.P. IRON PIPE	
C.K. CONCRETE NAIL	
M.P. N. MAG NAIL	
R.P. SPIK. RAILROAD SPIKE	
P.M. PUNCH MARK	
L. & TAG. LEAD & TAG	
L. & IK. LEAD & IK.	
T.C., T.C. TOP OF CURB	
P.R.C. PROLONGATION OF LINE	
P.R.C. POINT OF REVERSE CURVE	
P.I. POINT OF INTERSECTION	
B.C. BEGINNING OF CURVE	
E.C. END OF CURVE	
S.E.V. SOUTHERN EASTERLY, ETC.	
S.V. E.V. ETC. SOUTH VAG. EAST VAG. ETC. OF IMPROVEMENT	
() RECORD DATA PER UNDERLYING MAP	
PROPERTY LINE	
BUILDING FOOTPRINT LINE	
WALL	

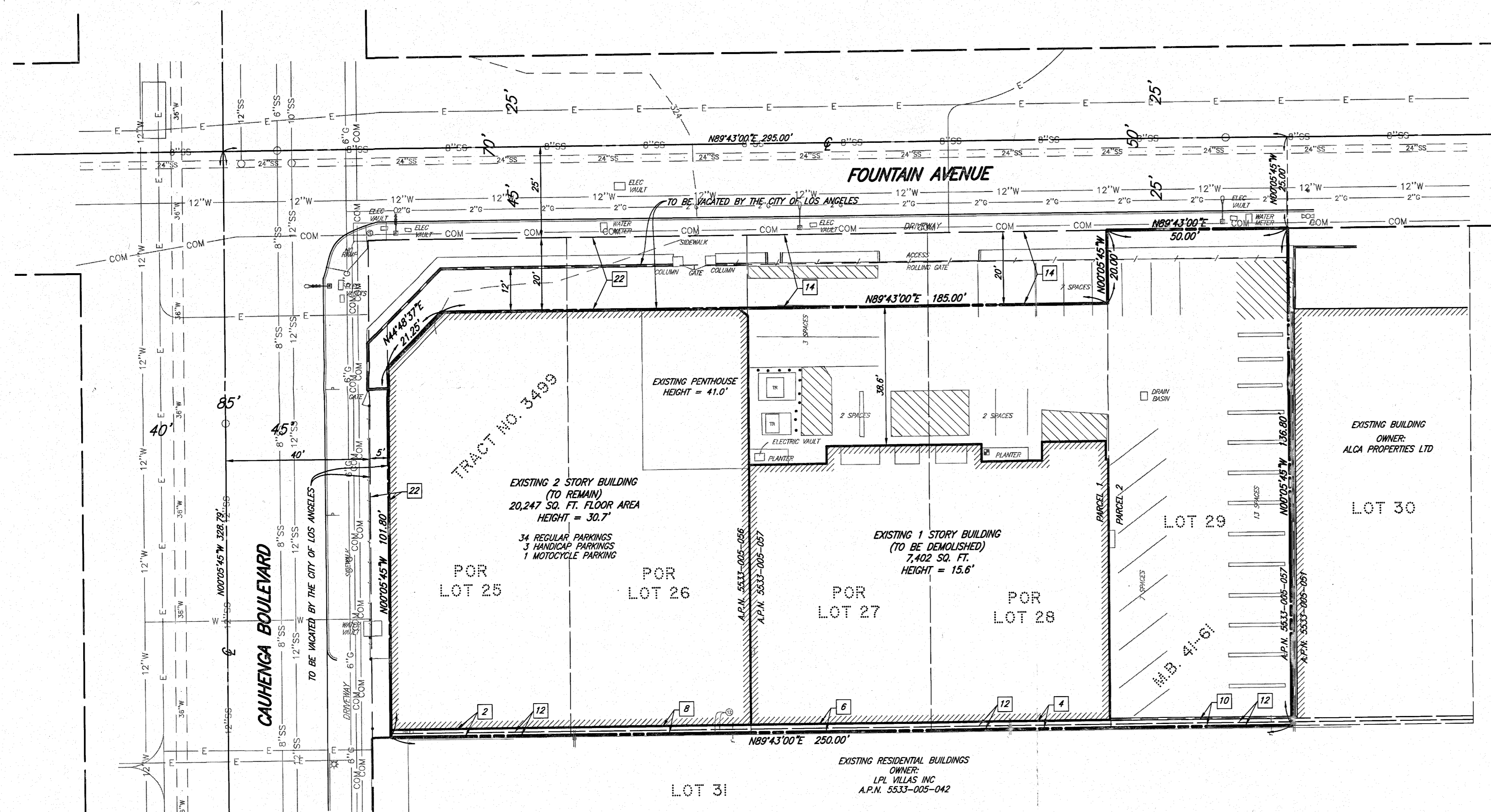
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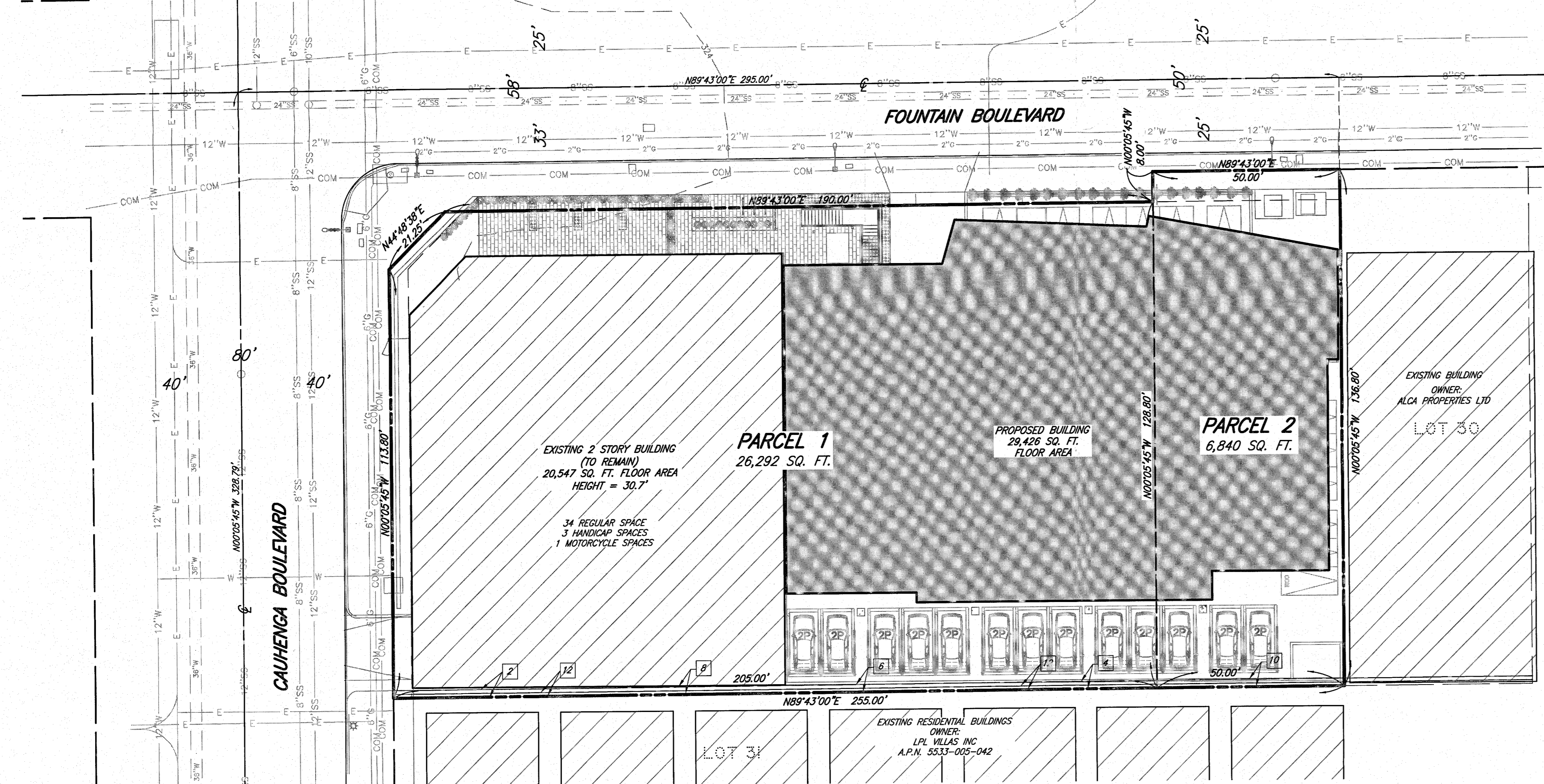
SIGNED: *Thomas F. McDermott* DATE: 7/10/2019

PEARSON LAND SURVEYING
Thomas McDermott, PLS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: TPM JOB NO.: 19BAR0101 DATE: 2/16/2019
CHECKED BY: TPM SCALE: 1" = 20' SHEET 1 OF 1



EXISTING CONDITIONS



PROPOSED CONDITIONS