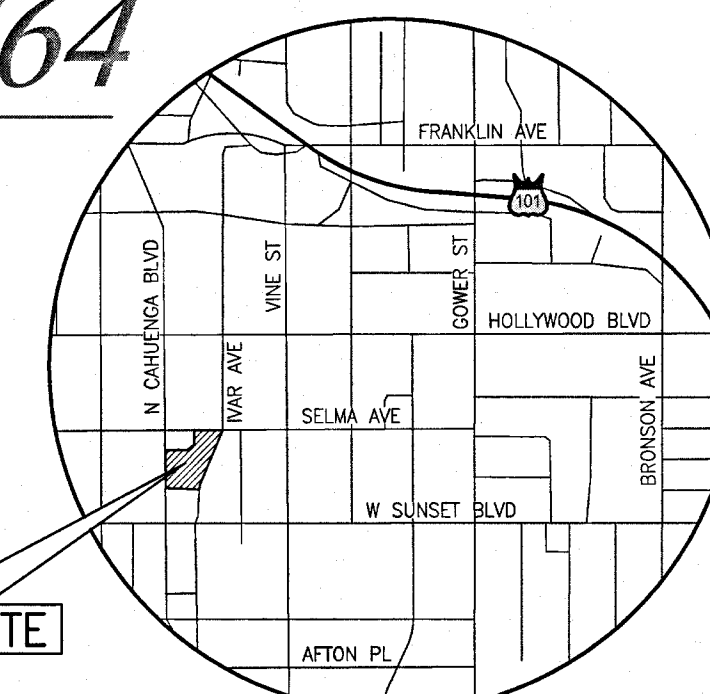


VESTING TENTATIVE TRACT MAP NO. 82764

FOR MERGER, SUBDIVISION AND COMMERCIAL CONDOMINIUM PURPOSES



VICINITY MAP
NOT TO SCALE

LINETYPES

	BUILDING FOOTPRINT
	BUILDING OVERHANG
	CENTERLINE
	CONCRETE CURB
	DEVELOPABLE PROPERTY LINE
	EASEMENT LINE
	FLOWLINE
	LOT LINE
	PARCEL LINE
	PROPERTY LINE FEE
	TRACT LINE
	WALL

PROJECT NOTES

VESTING TENTATIVE TRACT MAP IS BEING SOUGHT TO MERGE AND RESUBDIVIDE PROJECT SITE TO ALLOW FUTURE COMMERCIAL CONDOMINIUM UNITS IN CONNECTION WITH PROPOSED MIXED-USE RESIDENTIAL AND COMMERCIAL PROJECT OVER SUBTERRANEAN PARKING LEVELS. NO RESIDENTIAL CONDOMINIUMS ARE PROPOSED. SEE ACCOMPANYING ENTITLEMENT DRAWINGS FOR BUILDING ENVELOPE INFORMATION.

THOMAS BROS. GUIDE: 593-F4

DISTRICT MAP: 148-5A187 & 147A187

COMMUNITY PLAN AREA: HOLLYWOOD

GENERAL LAND USE: REGIONAL CENTER COMMERCIAL

SPECIFIC PLAN AREA: NONE

EXISTING ZONING: C4-2D-SN & C4-2D

PROPOSED ZONING: C4-2D-SN & C4-2D

AREA: GROSS AREA (PROPERTY LINE FEE)
67,462 SQ. FT. OR 2.008 ACRES, MORE OR LESS.

GROSS AREA (TO CENTERLINE OF STREETS)
96,811 SQ. FT. OR 2.222 ACRES, MORE OR LESS.

NET AREA (DEVELOPABLE PROPERTY LINE PRE-DEDICATION)
67,581 SQ. FT. OR 1.551 ACRES, MORE OR LESS.

NET AREA (POST-DEDICATION)
66,896 SQ. FT. OR 1.536 ACRES, MORE OR LESS.

STREET DESIGNATIONS:	SELMA AVENUE	LOCAL STREET - STANDARD
	IVAR AVENUE	60 FT RIGHT-OF-WAY WIDTH (DESIGNATED)
	CAHUENGA BLVD	60 FT RIGHT-OF-WAY WIDTH (DESIGNATED)
		MODIFIED AVENUE II
		80 FT RIGHT-OF-WAY WIDTH (DESIGNATED)

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

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

REQUEST IS MADE FOR A HAUL ROUTE.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES.

YARD SETBACKS: PROPERTY LINES WITH STREET FRONTAGE WILL BE CONSIDERED AS FRONT YARD. ALL OTHER PROPERTY LINES WILL BE CONSIDERED AS SIDE YARD FOR SETBACK CALCULATIONS.

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00092046-997-LT1-JC4 DATED MAY 25, 2018)

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, (PLOTTED HEREON)

ENTITLED: FINAL DECREE
COURT: SUPERIOR COURT
CASE NO: 202250
PURPOSE: PUBLIC STREET
RECORDING DATE: OCTOBER 18, 1929
RECORDING NO: 1085, IN BOOK 9421 PAGE 173, OF OFFICIAL RECORDS
AFFECTS: ALL PARCELS

⑪ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT (PLOTTED HEREON)

ENTITLED: COVENANT AND AGREEMENT
RECORDING DATE: NOVEMBER 14, 2008
RECORDING NO: 2008-012159, OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 - 3
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

⑫ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT (PLOTTED HEREON)

ENTITLED: COVENANT AND AGREEMENT
RECORDING DATE: AUGUST 20, 2012
RECORDING NO: 20121238741, OF OFFICIAL RECORDS
AFFECTS: PARCELS 3 - 5
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

*REMAINING ITEMS ON PRELIMINARY TITLE REPORT NOT SHOWN ABOVE ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER JONES, PLS #193
CHRIS.JONES@KPF.COM

09/10/2019

DATE

LEGEND

	AREA DRAIN
	AREA LIGHT
	BOLLARD
	CABLE TV PULLBOX
	CLEANOUT
	CURB DRAIN
	ELECTRIC MANHOLE
	ELECTRIC PULLBOX
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	IRRIGATION CONTROL VALVE
	PARKING METER
	SANITARY SEWER MANHOLE
	SIGN
	STORM DRAIN MANHOLE
	STREET LIGHT
	STREET LIGHT PULLBOX
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGNAL PULLBOX
	UNKNOWN MANHOLE
	UNKNOWN PULLBOX
	VENT
	WATER MANHOLE
	WATER METER
	WATER VALVE
	PALM
	TREE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ASPH	ASPHALT
BK	BIKE RACK
BL	BOLLARD
C	CENTERLINE
CAB	CABINET
CB	CATCH BASIN
CD	CURB DRAIN
CLM	COLUMN
CONC	CONCRETE
CO	CLEANOUT
COC	CONCRETE
DI	DRAIN INLET
DR	DOOR
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
ESTAB	ESTABLISHED
EVL	ELECTRIC VAULT
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
GV	GAS VAULT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LA	LANDSCAPE AREA
LP	LIGHT POLE
LT&T	LEAD TACK AND TAG
NG	NATURAL GROUND
OH	OVERHANG
PL	PROPERTY LINE
PP	POWERPOLE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SNF	SEARCHED NOTHING FOUND
SS	SANITARY SEWER
SWK	SIDEWALK
TG	TOP OF GRATE
TRANS	TRANSFORMER PAD
TRW	TREE WELL
TW	TOP OF WALL
TYP	TYPICAL
UNK	UNKNOWN
UTIL	UTILITY
UVLT	UNKNOWN VAULT
WV	WATER VALVE
WVL	WATER VAULT
NLY	NORTHERLY
Sly	SOUTHERLY
Ely	EASTERLY
Wly	WESTERLY
NEly	NORTHEASTERLY
NWly	NORTHWESTERLY
SEly	SOUTHEASTERLY
SWly	SOUTHWESTERLY

COMMENTS

DATES OF SURVEY	SEPTEMBER 11, 14, 20 & 21, & DECEMBER 27, 2018
SITE ADDRESS	1520-1542 N. CAHUENGA BOULEVARD, LOS ANGELES, CA 90028 1523-1545 N. IVAR AVENUE, LOS ANGELES, CA 90028 6350 W. SELMA AVENUE, LOS ANGELES, CA 90028
APN NO.	5546-012-002, 5546-012-004, 5546-012-005, 5546-012-006 & 5546-012-009
BOUNDARY LINES	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS	THE BEARING OF N001°32'25"W ALONG THE CENTERLINE OF CAHUENGA AVENUE AS SHOWN ON THE MAP OF TRACT NO. 2129, AS RECORDED IN MAP BOOK 24, PAGE 68, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCH MARK	CITY OF LA BM# 12-19970, SPK N CURB SUNSET BLVD, 3 FT E/O BOR E/O IVAR AVE. ELEV. = 357.031 FT; NAVD 1988, RECORDED 2000
INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED	
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE OBTAINED BY LOS ANGELES COUNTY SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 16037C1605F EFFECTIVE DATE SEPTEMBER 20, 2008.

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00092046-997-LT1-JC4 DATED MAY 25, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF BLOCK 4 OF HOLLYWOOD AND IVAR AVENUE, VACATED, 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 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF LOT "A", TRACT NO. 2129, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT "A", 381.01 FEET TO THE NORTHEAST CORNER OF SAID LOT "A"; IN THE CENTER LINE OF IVAR AVENUE, VACATED, AS SAID AVENUE IS SHOWN ON SAID MAP OF HOLLYWOOD; THENCE NORTHERLY ALONG SAID CENTER LINE 52.35 FEET TO THE SOUTH LINE OF THE NORTH 16.3 FEET OF LOT 13 IN SAID BLOCK 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 211.81 FEET TO THE EASTERLY LINE OF LOT 4 IN SAID BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE 0.30 FEET TO THE SOUTH LINE OF THE NORTHERLY 16 FEET OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 171.61 FEET TO THE EASTERLY LINE OF CAHUENGA BOULEVARD, 75 FEET WIDE; THENCE SOUTHERLY ALONG SAID BOULEVARD, 50.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY LINE OF IVAR AVENUE, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 202550, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: THAT PORTION OF LOT 4 OF TRACT NO. 2129, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE EASTERLY LINE OF IVAR AVENUE AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 202550, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3: THOSE PORTIONS OF LOTS 15, 16, 14 AND THE NORTH 16.3 FEET OF LOT 13, ALL IN BLOCK 4 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, LYING WESTERLY OF THE CENTER LINE OF IVAR STREET, AS CONDEMNED BY THE CITY OF LOS ANGELES, CALIFORNIA.

PARCEL 4: THE SOUTH 20 FEET OF LOT 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 4 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 THE WEST 10 FEET THEREOF, AS CONVEYED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

PARCEL 5: THE EAST 171.5 FEET OF THE SOUTH 45 FEET OF LOT 3 AND THE EAST 171.5 FEET OF THE NORTH 16 FEET OF LOT 4 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.

APN: 5546-012-002, 004, 005, 006, 009



700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpf.com

GENERAL NOTES:

OWNER:

W-AP CAHUENGA OWNER VII, L.P.
C/O ARTISAN REALTY ADVISORS
3000 OLYMPIC BLVD, #1255
SANTA MONICA, CA 90404
CONTACT: MARK LADERMAN
(310) 315-4851

SUBDIVIDER:

W-AP CAHUENGA OWNER VII, L.P.
C/O ARTISAN REALTY ADVISORS
3000 OLYMPIC BLVD, #1255
SANTA MONICA, CA 90404
CONTACT: MARK LADERMAN
(310) 315-4851

LAND SURVEYOR:

KPF CONSULTING ENGINEERS, INC.
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: CHRISTOPHER JONES, PLS
(213) 418-0201

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP

SEP 19 2019

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

REVISIONS

DATE ISSUED FOR

DATE

PROJECT NUMBER 1800494

DRAWN BY DB

CHECKED BY CJ

SCALE AS SPECIFIED

PROJECT DESCRIPTION

ARTISAN HOLLYWOOD