

# VESTING TENTATIVE TRACT MAP NO. 74550

## FOR MERGER AND CONDOMINIUM PURPOSES

**LEGAL DESCRIPTION:** (PER COMMONWEALTH LAND TITLE COMPANY TITLE ORDER NO. 09191646-919-DAA-DA6 DATED AUGUST 30, 2016)

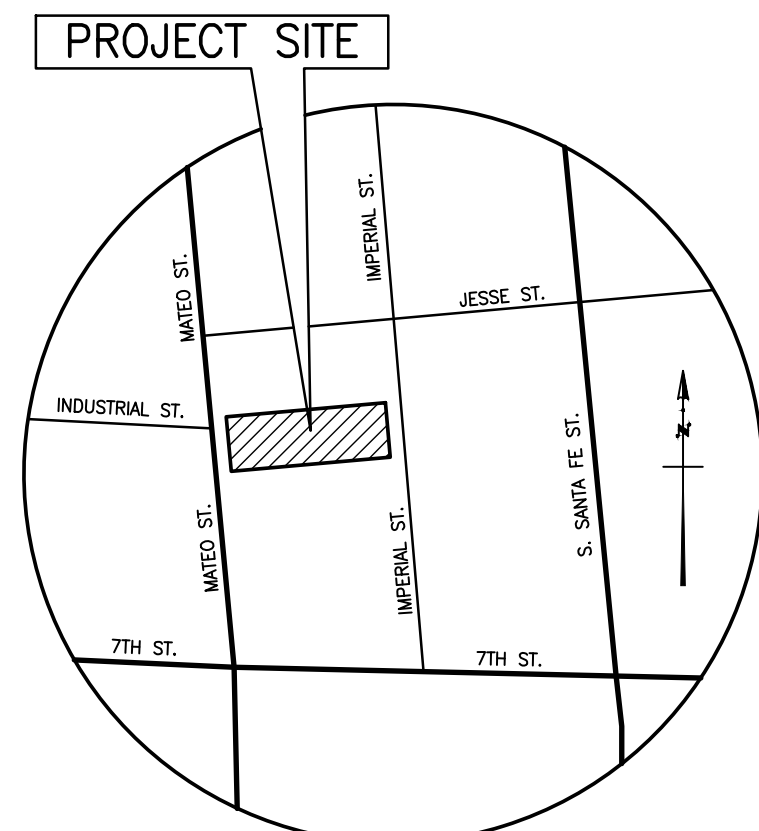
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 165, 166, 167, 168, 182, 183, 184 AND 185 OF WINGERTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5164-020-021

**EASEMENTS OF RECORD:** (PER COMMONWEALTH LAND TITLE COMPANY TITLE ORDER NO. 09191646-919-DAA-DA6 DATED AUGUST 30, 2016)

NO EASEMENT OF RECORD.



**VICINITY MAP**  
NOT TO SCALE  
THOMAS GUIDE LOS ANGELES EDITION  
PAGE: 634 GRID: H-6

**NOTES:**

THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD.

PROJECT CONSISTS OF 185 LIVE/WORK UNITS AND APPROXIMATELY 23,380 SQ. FT. OF COMMERCIAL SPACE  
PROJECT OPTION CONSISTS OF 159 LIVE/WORK UNITS AND APPROXIMATELY 45,873 SF OF COMMERCIAL SPACE, WITHIN SAME BUILDING ENVELOPE.

SITE DOES NOT CONTAIN PROTECTED TREES.

PROJECT WILL TIE IN TO EXISTING CITY SEWER SERVICES.

WE ARE REQUESTING A HAUL ROUTE WITH THIS MAP.

**SITE AREA:**

44,839 SQ. FT. OR 1.029 ACRES, MORE OR LESS (NET AREA EXCLUDING PROPOSED STREET DEDICATIONS)

42,598 SQ. FT. OR 0.978 ACRES, MORE OR LESS (NET AREA AFTER PROPOSED STREET DEDICATIONS)

53,639 SQ. FT. OR 1.231 ACRES, MORE OR LESS (GROSS AREA TO CENTERLINE)

**ZONING:**

EXISTING: M3-1-RIO

PROPOSED: C2-2-RIO

**STREET DESIGNATIONS:**

MATEO STREET: AVENUE III (72' DESIGNATED)

IMPERIAL: INDUSTRIAL COLLECTOR (68' DESIGNATED)

**PARKING:**

PROPOSED SPACES: 287

**COMMUNITY PLAN AREA:** CENTRAL CITY NORTH

**COUNCIL DISTRICT:** #14

**COMMUNITY PLAN DESIGNATION:**

EXISTING: HEAVY INDUSTRIAL  
PROPOSED: REGIONAL CENTER COMMERCIAL

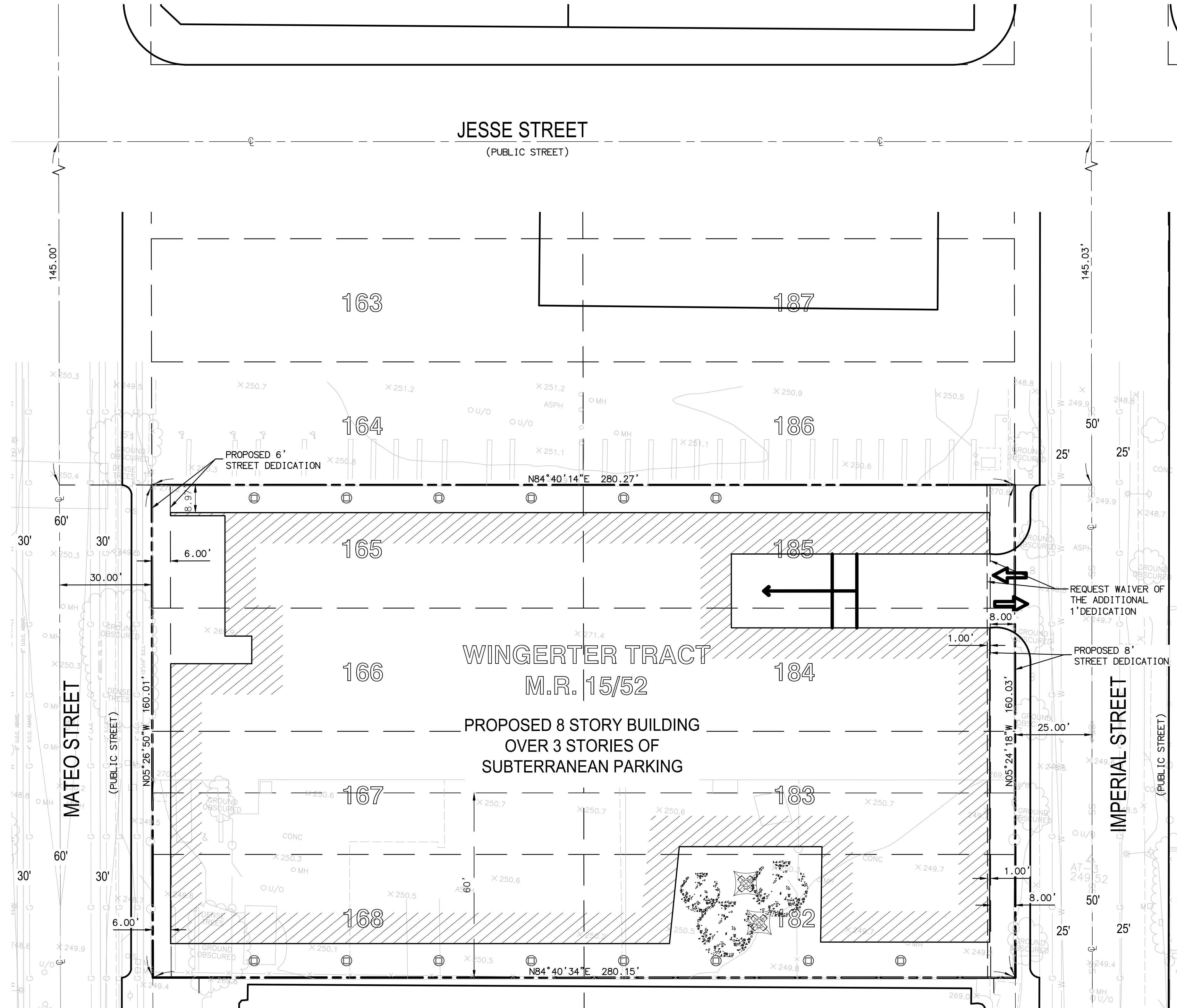
**BASIS OF BEARINGS:**

THE BEARING OF N84°40'00"E ALONG THE CENTERLINE OF JESSE STREET AS SHOWN ON THE MAP OF WINGERTER TRACT, AS RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK:**

CITY OF LA BM# 12-04070, CUT SPIKE 7FT S OF S CURB LINE 7TH ST; 0.8FT W OF W END OF HANDRAIL TO BRIDGE 25FT E OF SANTA FE AVE

ELEV. = 249.527 FT; NAVD 1988, 2000 ADJUSTMENT



**GENERAL NOTES:**

OWNER:

DISTRICT CENTRE, LP  
C/O EDGAR KHALATIAN  
MAYER BROWN, LLP  
350 S. GRAND AVE., 25TH FLOOR  
LOS ANGELES, CA 90071  
(213) 229-9548

SUBDIVIDER:

DISTRICT CENTRE, LP  
C/O EDGAR KHALATIAN  
MAYER BROWN, LLP  
350 S. GRAND AVE., 25TH FLOOR  
LOS ANGELES, CA 90071  
(213) 229-9548

LAND SURVEYOR:

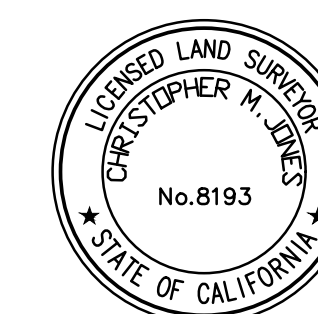
KPFF CONSULTING ENGINEERS, INC.  
6080 CENTER DRIVE, SUITE 700  
LOS ANGELES, CA 90045  
ATTN: CHRISTOPHER JONES, PLS 8193  
(310) 665-2800

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
BKRET	BRICK RETAINING
BKWL	BRICK WALL
BLDG	BUILDING
BLK.	BLOCK
BSW	BACK OF SIDEWALK
C&G	CURB & GUTTER
CB	CATCH BASIN
CC	CONCRETE
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
DN	DOWN
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ER	EARTH
EUC	EUCALYPTUS
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GSD	GAS SHUT OFF
INF	IRON FENCE
L&T	LEAD & TACK
M.B.	MAP BOOK
MH	MANHOLE
N'LY	NORTHERLY
DHD	OVERHEAD
DHG	OVERHANG
PC	PROPERTY CORNER
POR.	PORTION
PP	POWER POLE
PWR	POWER
REF.	REFERENCE
RET.	RETAINING
S. GATE	SLIDE GATE
TC	TOP OF CURB
TW	TOP OF WALL
W'LY	WESTERLY
WDF	WOOD FENCE
WM	WATER METER
YBTS	YARD BOX TRAFFIC SIG.

**LEGEND**

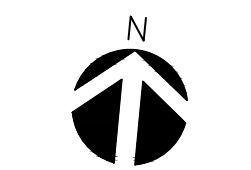
—	CENTER LINE
- - -	EASEMENT LINE
— · —	PROPERTY LINE
	WALL
-x-x-x-	FENCE
	SIGN
● PP	POWER POLE
○ 10"	TREE WITH TRUNK DIAMETER



PREPARED UNDER THE DIRECTION OF:

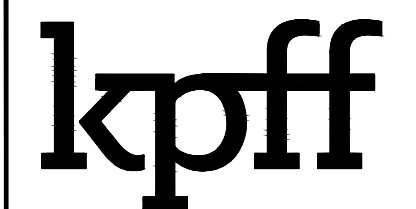
*C.J.*  
CHRISTOPHER JONES, LS 8193

08/13/2020



0 10' 20'  
SCALE: 1"=20'

**EXHIBIT A-VTTM-74550-CN**  
**Stamp date: September 2, 2020**



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Los Angeles, CA 90045  
O: 310.665.2800  
F: 310.665.9075  
www.kpff.com

REVISIONS	
DATE	ISSUED FOR

DATE	08/13/2020
PROJECT NUMBER	1600387
DRAWN BY	CJ/DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION  
**676 MATEO STREET**

SHEET NUMBER  
**SHEET 1 OF 1**

**VESTING TENTATIVE TRACT NO. 74550**