

VESTING TENTATIVE TRACT MAP NO. 74865
FOR MERGER AND SUBDIVISION PURPOSES

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-797214-LA2 DATED JUNE 3, 2016)
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 3, 4, 5, AND 6, BLOCK 4, TRACT 7555, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5510-022-058 (AFFECTS: LOTS 5 AND 6) AND 5510-022-059 (AFFECTS: LOTS 3 AND 4)
AND
(PER FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-811256-LA2 DATED OCTOBER 13, 2016)
LOTS 7, 8 AND 9 OF BLOCK 4, TRACT NO. 7555, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80 PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5510-022-033 (AFFECTS LOT 7) 5510-022-034 (AFFECTS LOT 8) 5510-022-035 (AFFECTS LOT 9)

BASIS OF BEARINGS

THE BEARING OF N 07°49'20" E ALONG THE CENTERLINE OF SWEETZER AVENUE AS SHOWN ON THE MAP OF TRACT NO. 7555 FILED IN BOOK 80, PAGES 51 THROUGH 53 INCLUSIVE, OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK INFORMATION

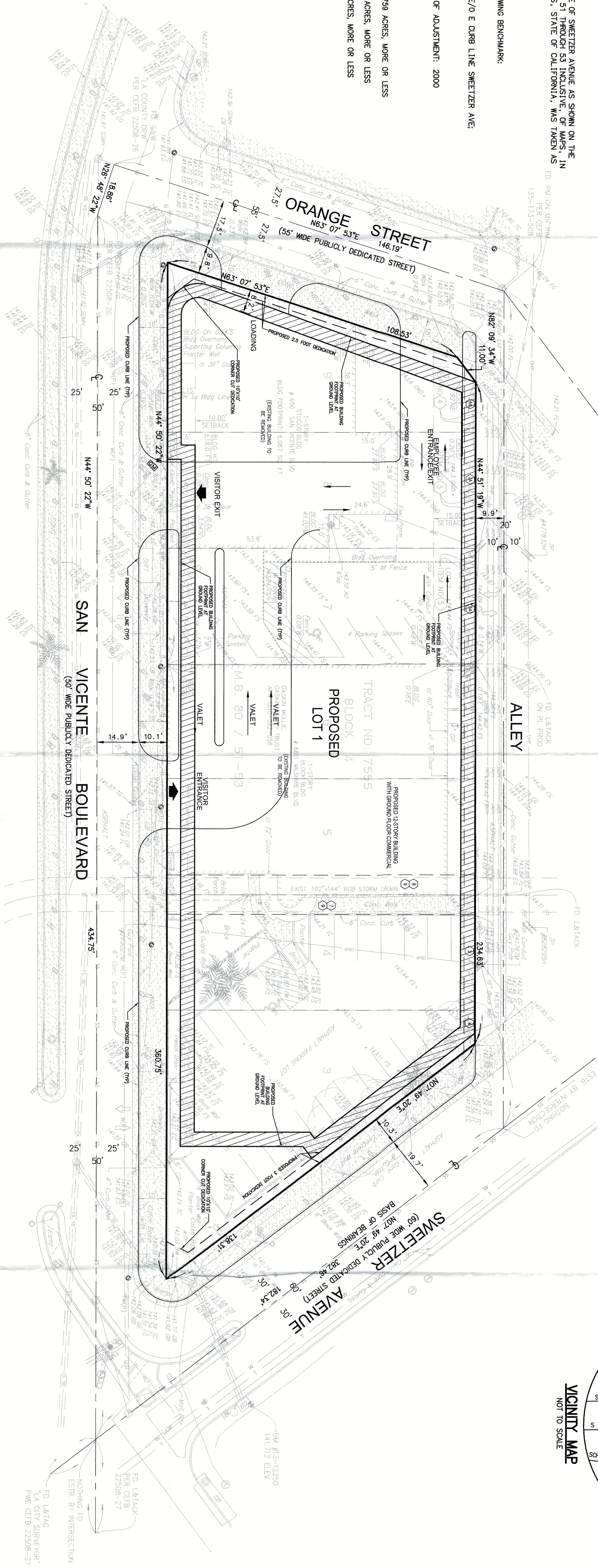
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE FOLLOWING BENCHMARK:
CITY OF LOS ANGELES BENCHMARK NO. 13-12250
CORN SPK, 9671 N OF N R/L WILSHIRE BLVD, 3.5 FT E/O E CURB LINE SWEETZER AVE;
NE COR CB 50 FT E/O R/L SAN VICENTE BLVD
ELEV. = 141.712 FEET; DATUM: NAD 1983; YEAR OF ADJUSTMENT: 2000

SITE AREA

GROSS AREA (BEFORE DEDICATIONS): 33,066 SQ.FT. OR 0.759 ACRES, MORE OR LESS
NET AREA (AFTER DEDICATIONS): 32,290 SQ.FT. OR 0.741 ACRES, MORE OR LESS
GROSS AREA TO CENTERLINES: 54,406 SQ. FT. OR 1.25 ACRES, MORE OR LESS

ZONING

EXISTING: C1-1A-C-0
PROPOSED: [O]C2-2D



EXCEPTIONS

(PER FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-797214-LA2 DATED JUNE 3, 2016)
(3) AN EASEMENT FOR POLE LINES AND STORM DRAINS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3932, PAGE 211 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA TRUST COMPANY
AFFECTS: LOT 4, AS DESCRIBED THEREIN
(4) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1950 IN BOOK 3994, PAGE 232 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA TRUST COMPANY
AFFECTS: LOT 5, AS DESCRIBED THEREIN
(5) AN EASEMENT FOR POLE LINES AND STORM DRAINS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1950 IN BOOK 4486, PAGE 76 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA TRUST COMPANY
AFFECTS: LOT 5, AS DESCRIBED THEREIN
(6) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1950 IN BOOK 4894, PAGE 346 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA TRUST COMPANY
AFFECTS: LOT 6, AS DESCRIBED THEREIN
(7) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED IN BOOK 10246, PAGE 120 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: LOT 4, AS DESCRIBED THEREIN
(8) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED IN BOOK 10307, PAGE 130 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: LOT 5, AS DESCRIBED THEREIN
(9) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED IN BOOK 10348, PAGE 264 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: LOT 5, AS DESCRIBED THEREIN

EXCEPTIONS

(PER FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-811256-LA2 DATED OCTOBER 13, 2016)
(3A) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 3055 PAGE 354 OF OFFICIAL RECORDS.
AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT.
FOR: POLE LINES AND INCIDENTAL PURPOSES.
(AFFECTS LOT 8)
(4A) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 3129 PAGE 353 OF OFFICIAL RECORDS.
AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT.
FOR: POLE LINES AND INCIDENTAL PURPOSES.
(AFFECTS LOT 9)
(5A) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 17, (AFFECTS LOT 7)

PROJECT NOTES

SITE ADDRESS: 650 - 676 SOUTH SAN VICENTE, LOS ANGELES, CA 90048
APN: 5510-022-033, 034, 035, 058 AND 059
DISTRICT MAP: 135B173
THOMAS BROS. GUIDE: 633-A-2
THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X", NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS, PER PANEL NO. 06037C/165P WITH EFFECTIVE DATE OF 09/26/2008.
THE SUBJECT SITE IS IN THE METHANE ZONE (METHANE HAZARD SITE).
PER THE CITY OF LOS ANGELES DEPT. OF CITY PLANNING AND LANDS PARCEL REPORTS, AS FOUND ON VINCLITE L.A.S. WEBSITE, THERE ARE NO OTHER HAZARD AREAS LISTED AFFECTING SUBJECT SITE AT THE TIME THIS MAP WAS PREPARED.
ELEVATIONS SHOWN HEREON FROM CLIENT PROVIDED FIELD SURVEY DATA PERFORMED SEPTEMBER, 2016.
PROJECT CONSISTS OF: 1 GROUND LOT.
THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES TO BE REMOVED.
THE SITE SHALL BE INFO EXISTING SEWER INFRASTRUCTURE.
STREET DESIGNATIONS: SAN VICENTE BLVD.
ORANGE STREET - LOCAL STREET - STANDARD
SWEETZER AVENUE - COLLECTOR
COMMUNITY PLAN: WILSHIRE
GENERAL PLAN DESIGNATION: EXISTING: LIMITED COMMERCIAL
PROPOSED: REGIONAL CENTER
SPECIFIC PLAN AREA: NONE
EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE VINCLITE L.A. WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN.
PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.
LOT CONFIGURATION WILL BE FINALIZED DURING THE FINAL MAP PHASE.
REQUEST IS MADE FOR A HAIL ROUTE.

PROJECT OVERVIEW

CONSTRUCTION OF A 12-STORY MIXED-USE BUILDING WITH GROUND FLOOR COMMERCIAL.
BUILDING HEIGHT: 218'-0"
BUILDING AREA: APPROXIMATELY 145,400 GSF (GROSS SQUARE FEET)

