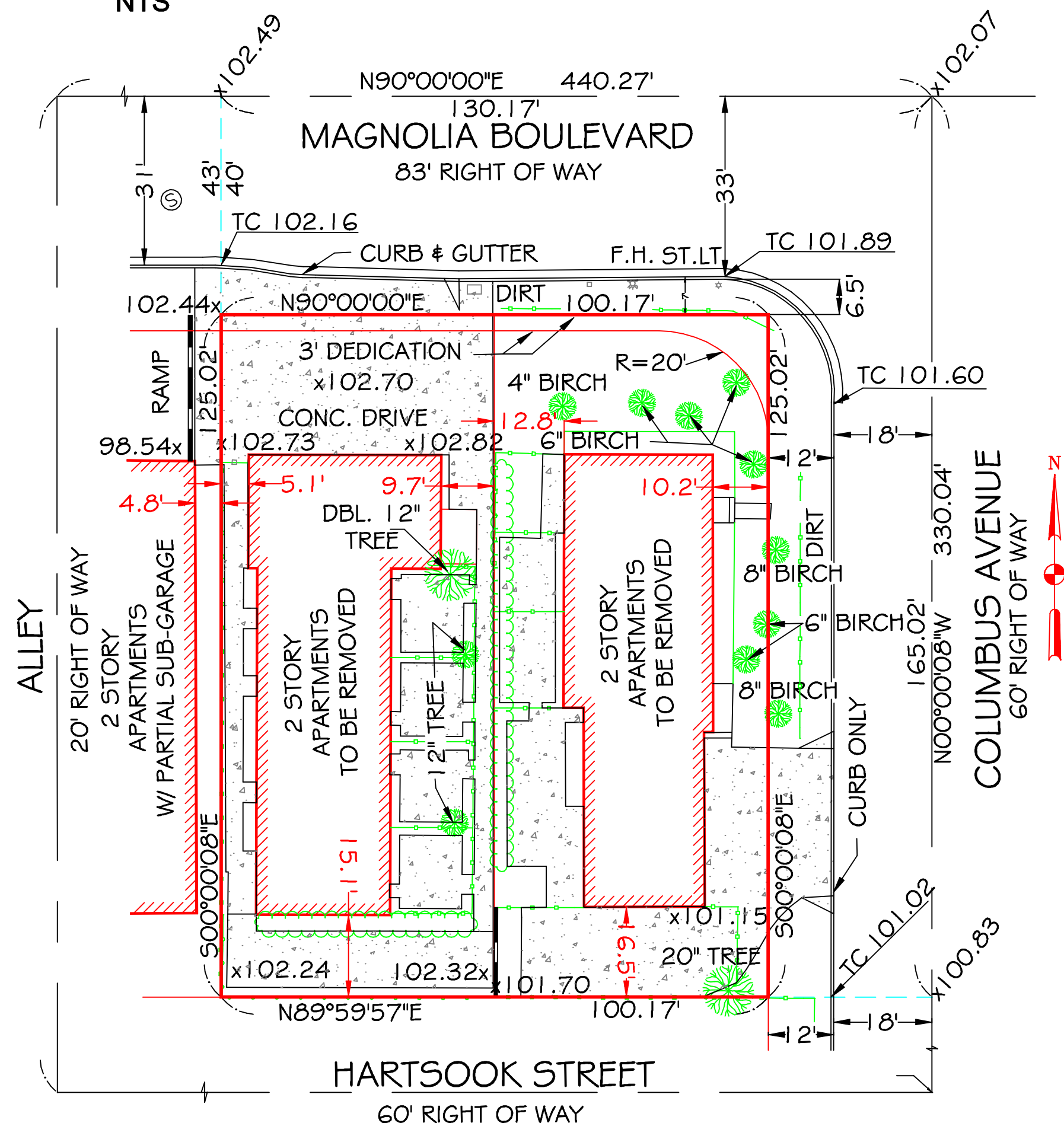


HARTSOOK STREET
VICINITY MAP
NTS



SCALE 1"=30'

TENTATIVE TRACT MAP NO. 74069

IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:

LOTS 17 & 18 IN BLOCK 1 OF TRACT NO. 7307 AS RECORDED IN MAP BOOK 85,
PAGES 1 TO 5 INCLUSIVE OF MAPS IN THE OFFICE OF THE RECORDER OF LOS
ANGELES COUNTY.

ASSESSORS PARCEL NO. 2263-002-013 #014

PROJECT NOTES:

1. PROPERTY ADDRESS IS 15200 TO 15208 MAGNOLIA BOULEVARD
2. THE PROPERTY CURRENTLY IS ZONED [Q]R3-1-RIO. PROPOSED IS SAME.
3. SANITARY SEWERS ARE AVAILABLE.
4. THE PROPOSED DEVELOPMENT IS 10 RESIDENTIAL CONDOMINIUMS WITH 22 PARKING SPACES.
5. THE GROSS AREA IS 12,523.4 SQ.FT., 0.287 AC.
NET AREA 12,137.1 SQ.FT., 0.278 AC (AFTER DEDICATION).
6. THERE ARE NO POTENTIALLY DANGEROUS AREAS ON SUBJECT PROPERTY TO MY KNOWLEDGE.
7. E.A.F. IS BEING FILED CONCURRENTLY WITH THIS MAP.
8. THERE ARE NO CALIFORNIA SYCAMORE, CALIFORNIA BAY OR BLACK WALNUT TREES ON SUBJECT SITE.
9. ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE DEMOLISHED.
10. THE PROJECT WILL DEDICATE A 3' STRIP OF LAND FOR PUBLIC RIGHT OF WAY ALONG MAGNOLIA BOULEVARD ALONG WITH A 20' RADIUS DEDICATION AT THE CORNER OF MAGNOLIA BOULEVARD AND COLUMBUS AVENUE.

SUBDIVIDER/ OWNER:

15200 MAGNOLIA, LLC.
P.O. BOX 492012
LOS ANGELES CA 90049
(310) 486-8438

SURVEYOR:

JACK LITTLE CO., INC.
17620 SHERMAN WAY, SUITE 218
VAN NUYS, CA. 91406
(818) 342-3277