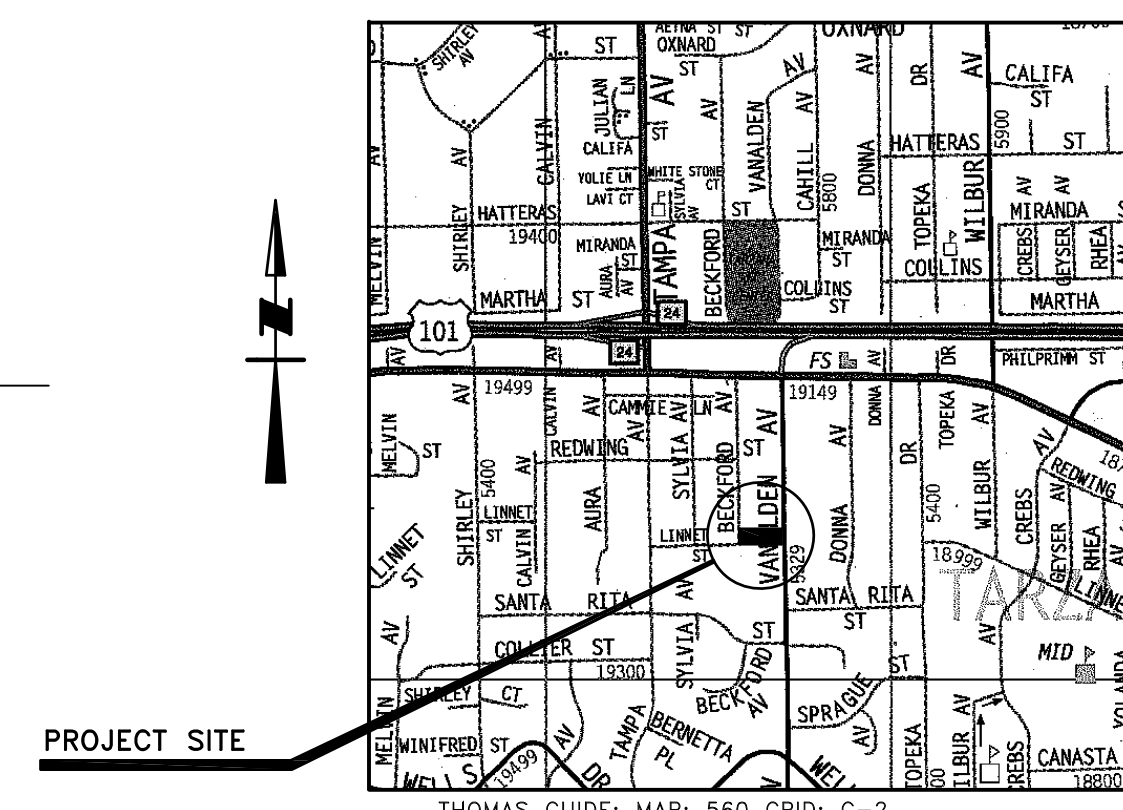
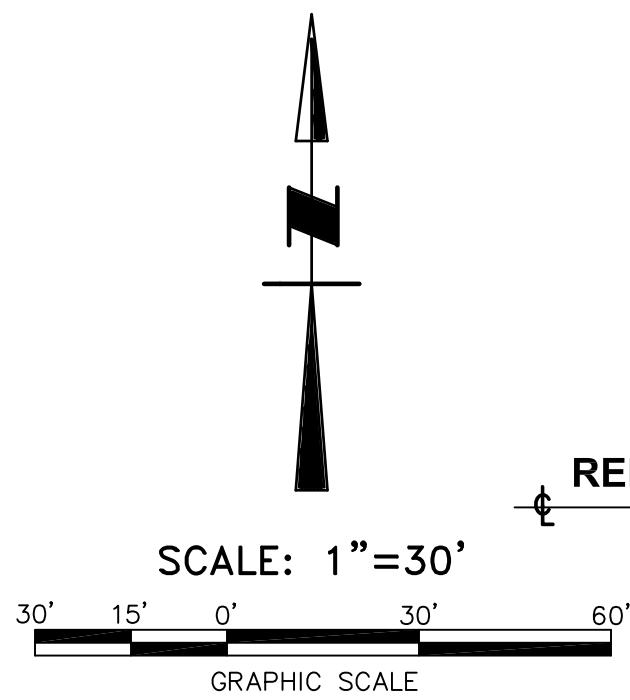


# TENTATIVE PARCEL MAP NO.

IN THE CITY OF LOS ANGELES  
FOR SUBDIVISION PURPOSES



VICINITY MAP  
SCALE: N.T.S.

**PROJECT ADDRESS:** 5401 VANALDEN AVE.  
LOS ANGELES, CA 91356

**CONSULTANT:** AHN & ASSOCIATES  
4924 BALBOA BLVD., SUITE # 518  
ENCINO, CA 91316  
TEL: (818) 906-7449

**OWNER:** GCL PROPERTIES  
5401 VANALDEN AVE.  
LOS ANGELES, CA 91365

**BASIS OF BEARINGS:**  
THE BEARING OF N. 00°02'35" E. ALONG THE CENTERLINE OF VANALDEN AVENUE AS SHOWN ON TRACT NO. 14402, MB 297-3-4 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

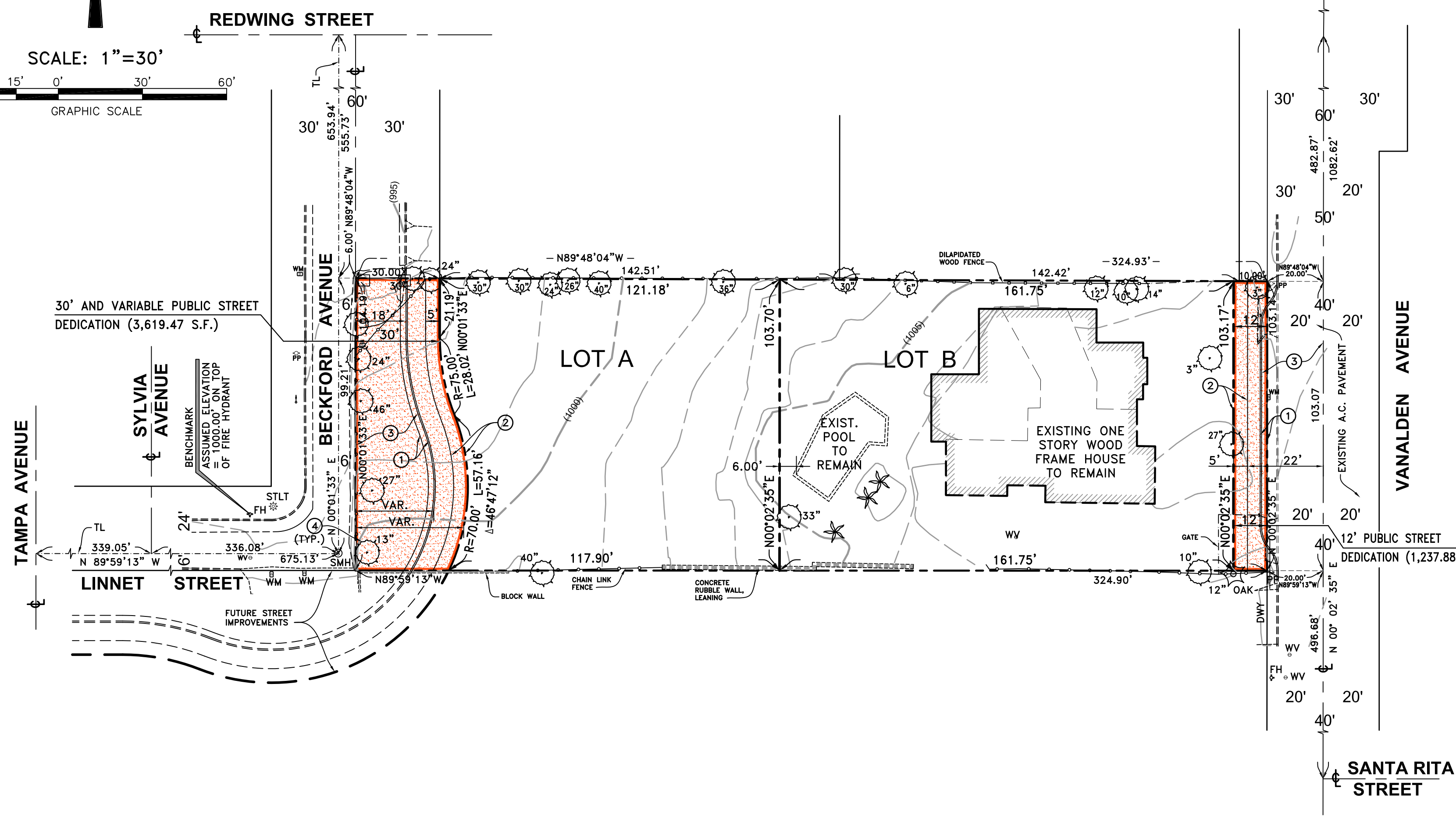
**BENCHMARK:**  
AN ELEVATION OF 1000.00' WAS ASSUMED ON TOP OF A FIRE HYDRANT NEAR THE NORTH WEST CORNER OF BECKFORD AVENUE AND LINNET STREET, AS SHOWN.

**LEGAL DESCRIPTION:**  
THE SOUTH 104 FEET OF LOT 12 TRACT NO. 2605 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 27, PAGES 55 THROUGH 75 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #2163-018-008

**COMMENTS:**

- EXISTING ZONE IS: RA-1
- PROPOSED ZONE IS: RA-1
- TOTAL SITE AREA = 33,681.79 S.F. (0.773 AC.)  
LOT "A" AREA (GROSS) = 15,713.30 S.F. (0.361 AC.),  
(NET) = 12,093.83 S.F. (0.289 AC.)  
LOT "B" AREA (GROSS) = 17,968.48 S.F. (0.412 AC.),  
(NET) = 16,730.60 S.F. (0.389 AC.)
- NO OAK TREES ON SITE
- HAZARDOUS CONDITION: NONE



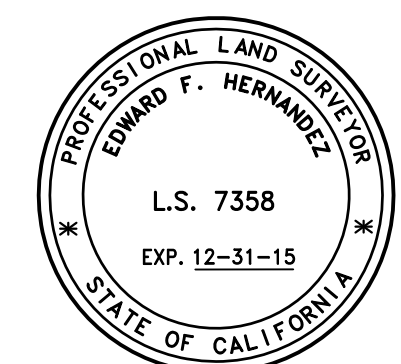
**LEGEND:**

- |   |                                     |         |                                |      |                 |
|---|-------------------------------------|---------|--------------------------------|------|-----------------|
| ⊗ | - EXISTING GAS METER                | —       | - EXISTING CHAIN LINK FENCE    | BW   | - BACK OF WALK  |
| ⊕ | - EXISTING WATER METER              | —       | - EXISTING WOOD FENCE          | DWY  | - DRIVEWAY      |
| ⊙ | - EXISTING POWER POLE               | —       | - EXISTING WROUGHT IRON FENCE  | FF   | - FINISH FLOOR  |
| ⊛ | - EXISTING OAK TREE (SIZE AS NOTED) | —       | - EXISTING EDGE OF A.C. PAVING | FH   | - FIRE HYDRANT  |
| ⊙ | - EXISTING PALM TREE                | — (180) | - EXISTING MAJOR CONTOURS      | FL   | - FLOW LINE     |
| ⊙ | - EXISTING TREE (SIZE AS NOTED)     | —       | - EXISTING MINOR CONTOURS      | GA   | - GAY ANCHOR    |
|   |                                     | —       | - EXISTING CONCRETE ROCK WALL  | PP   | - POWER POLE    |
|   |                                     | —       | - EXISTING CONCRETE            | STLT | - STREET LIGHT  |
|   |                                     | —       |                                | SMH  | - SEWER MANHOLE |
|   |                                     | —       |                                | TC   | - TOP OF CURB   |
|   |                                     | —       |                                | TL   | - TRANSIT LINE  |
|   |                                     | —       |                                | WM   | - WATER METER   |
|   |                                     | —       |                                | WV   | - WATER VALVE   |

**CONSTRUCTION NOTES:**

- PROPOSED CURB AND 2 FOOT GUTTER
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED STREET PAVING
- REMOVE EXISTING TREE

- DEDICATION AREA



**GEORGE G. BOGHOSSIAN & ASSOC., INC.**  
CIVIL ENGINEERS LAND PLANNERS SURVEYORS  
1111 N. BRAND BLVD., SUITE 202  
GLENDALE, CA 91202 (818) 241-9998  
FAX: (818) 241-0990

PLANS PREPARED UNDER THE DIRECTION OF  
EDWARD F. HERNANDEZ

DRAWN BY: E.D.
REVISED: 03-11-15
SCALE: 1"=30'
DATE: 02-13-2015
JOB NO. 14-583
SHEET 1 OF 1