

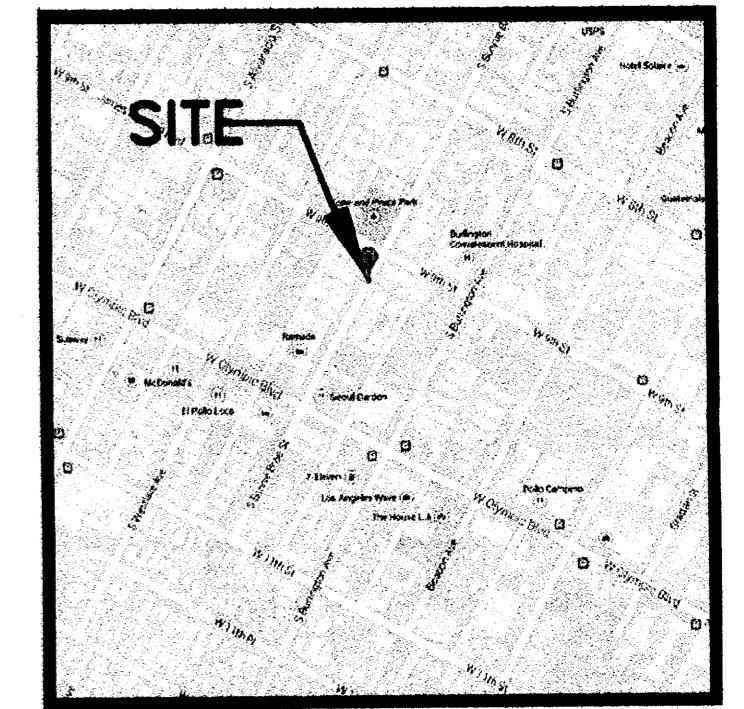
PRELIMINARY PARCEL MAP

FOR 3 UNIT SMALL LOT SUBDIVISION

LOTS 75 OF LAKESIDE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6 PAGE 42 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5404-004-020

SCALE: 1"=10'



VICINITY MAP
N.T.S.

TRACT MAP NOTES

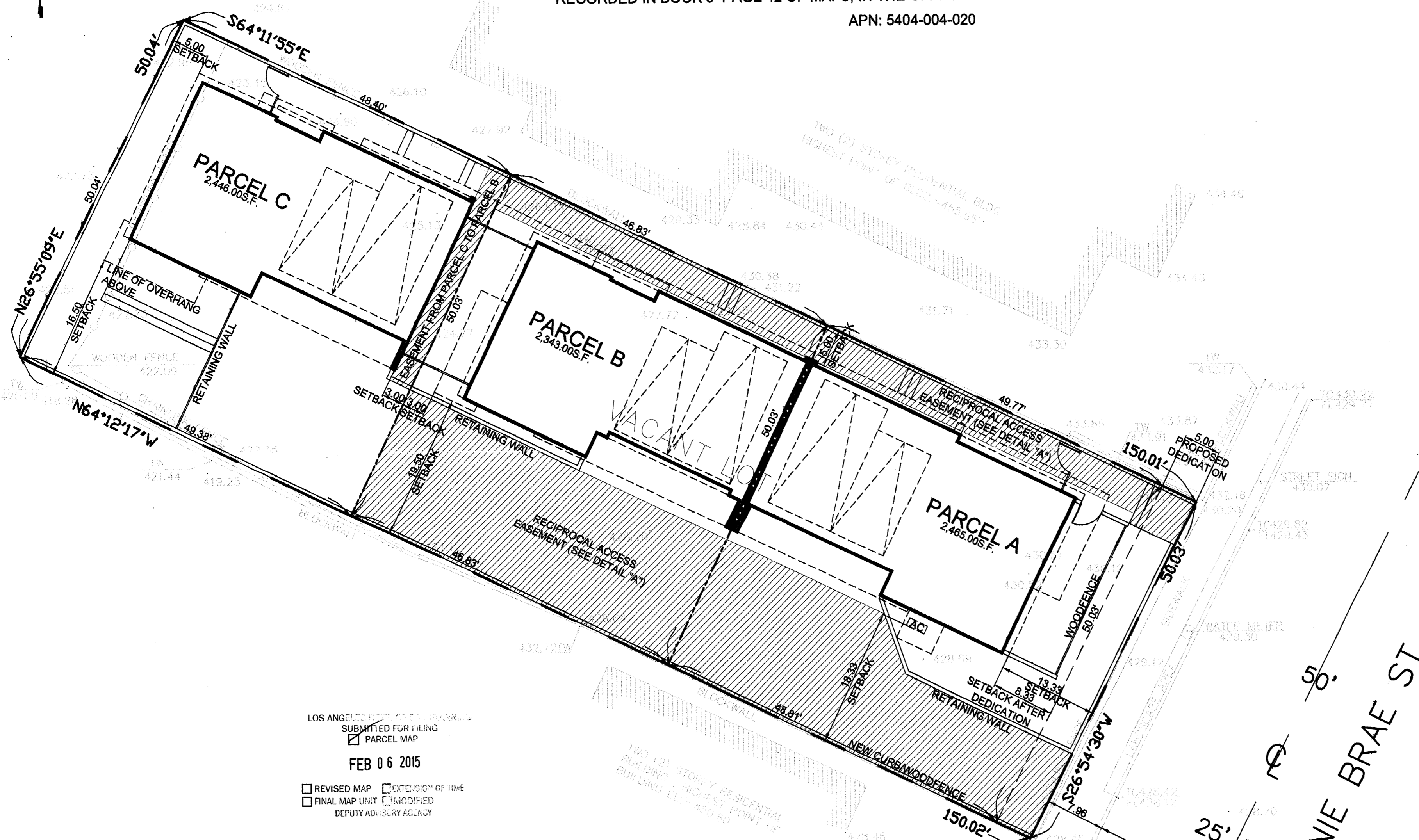
OWNER & SUBDIVIDER:
PRIORITY 1 CAPITAL, LLC
223 E. THOUSAND OAKS BLVD. #412
THOUSAND OAKS, CA. 91360
(805) 217-1699
ATTN: JOHN PROIA

SITE ADDRESS:
911 N BONNIE BRAE STREET
LOS ANGELES, CA. 90028

GROSS AREA: 8,754.80SQ. FT. = 0.200 ACRES
PIQ + HALF OF BONNIE BRAE STREET

NET- AREA AFTER DEDICATION:
7,254SQ. FT. = 0.1166 ACRES PIQ ONLY

- NOTES:
1. NO AREA IS SUBJECTED TO FLOODING.
 2. NO PROTECTED SPECIES ON THE SITE.
 3. ALL UTILITIES ARE AVAILABLE TO SITE.
 4. PROPOSED PROJECT: 3 PARCELS
 5. EXISTING ZONE: RD2-1VL PROPOSED ZONE: SAME
 6. NO EASEMENT EXCEPT SHOWN HEREON.
 7. PROPOSED PARKING SPACES: 6 PARKING SPACES
2 PARKING SPACES FOR EACH PARCEL
 8. NO GEOLOGICAL HAZARDOUS AREA.
 9. SEWER IS AVAILABLE TO THE SITE.
 10. SITE IS VACANT
 11. SITE IS NOT IN LIQUEFACTION.

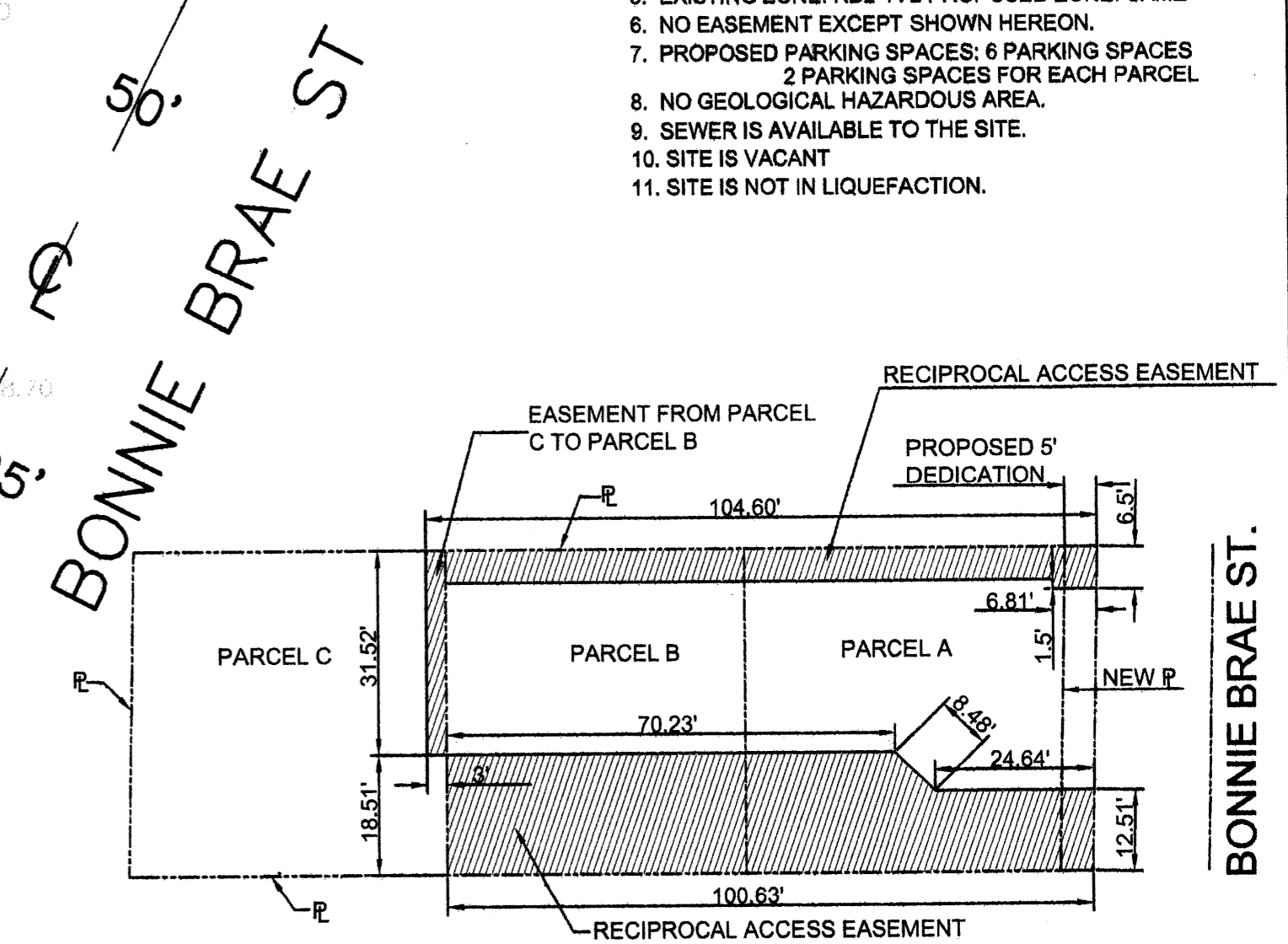


LOS ANGELES COUNTY OFFICIALS
SUBMITTED FOR FILING
 PARCEL MAP
FEB 06 2015
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

AA 2015-0571

* MEASURED AFTER ASSUMED 5'0" DEDICATION

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	FRONT	SIDE 1	SIDE 2	REAR
A	2,465.00 SF *	8' - 4" (EAST) *	5' - 0" (NORTH)	18' - 4" (SOUTH)	0' - 4" (WEST)
B	2,343.00 SF	5' - 0" (NORTH)	3' - 0" (WEST)	0' - 4" (EAST)	19' - 6" (SOUTH)
C	2,446.00 SF	5' - 0" (NORTH)	5' - 0" (WEST)	3' - 0" (EAST)	16' - 6" (SOUTH)



DETAIL - A
N.T.S.

PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3125 DATE: FEBRUARY 02, 2015

