In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C.27, the Advisory Agency approved Preliminary Parcel Map No. 2016-706-PMLA-SL, located at 4162-4166 East Willimet Avenue for a maximum of two (2) small lots for the purposes of a Small Lot Subdivision as shown on map stamp-dated March 2, 2016 in the Northeast Los Angeles Community Plan. This unit density is based on the RD2-1-RIO Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency’s approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.
BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 15-foot radius property line return, or a 10-foot by 10 foot corner cut be dedicated at the intersection of Laclede Avenue and Willimet Avenue.

2. That any fee deficit under Work Order No. EXP00151 expediting this project be paid.

3. That if necessary and for street address purposes, if this parcel map approved as “Small Lot Subdivision”, then all the common access area to this subdivision be named on the final map.

4. That if this parcel map is approved as small lot subdivision, then the final map be labeled as “Small Lot Subdivision per Ordinance 176354”.

5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
   a. Improve Willimet Avenue being dedicated and adjoining the subdivision by the reconstruction of the longitudinal concrete gutter and the adjoining asphalt concrete pavement easterly of the said gutter, between north and south sides of Willimet Avenue; repair or replace any broken or offgrade curb, gutter, concrete roadway, concrete sidewalk, including constructing additional concrete sidewalk in the corner cut area; plant trees and landscape the parkway area.
   b. Improve Laclede Avenue adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, sidewalk, and roadway pavement; plant trees and landscape the parkway area.
   c. Construct the necessary house connection sewers to serve each parcel and evaluate the efficiency of the existing house connection sewers, acceptable to the Central Engineering District Office.

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.

b. Parcel B do not comply with the minimum 15 ft. front yard setback along Laclede Avenue after required street dedication is taken as required for the RD2-1RIO Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.

b. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

Please contact this section at (213) 482-7023 for any questions regarding the above.
FIRE DEPARTMENT

10. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

a. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482 -6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.

BUREAU OF STREET LIGHTING

12. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Willimet Ave. and one (1) on Laceda Ave.

BUREAU OF SANITATION

13. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

INFORMATION TECHNOLOGY AGENCY

14. That satisfactory arrangements be made in accordance with the requirements of
the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the RD2-1-RIO Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal of all trees in the public right-of-way may require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of 2 small lots.

b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. 2016-706 shall not be issued until after the final map has been recorded.

c. Provide a minimum of 2 off-street parking spaces per dwelling unit.

d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

h. If a common area which requires the establishment of a common access easement is to be designated, then a Maintenance Agreement shall be formed for the small lot portion of the project, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, public access way(s), walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land and including the remaining parcels. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

1) Setbacks shall be permitted as follows:

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<th>Lot No.</th>
<th>Setbacks</th>
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<td>Front</td>
</tr>
<tr>
<td>A</td>
<td>24'-1.5&quot;</td>
</tr>
<tr>
<td>B</td>
<td>8'-3''</td>
</tr>
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</table>

18. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

19. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the
entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:
"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on July 11, 2016, issued ENV-2016-707-CE and determined that the City of Los Angeles guidelines for the implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-706-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is located within the Northeast Los Angeles Community Plan, one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Medium II Residential land use designation, with the following corresponding zones: RD1.5, RD2, RW2, and RZ2.5. As the project site is zoned RD2-1-RIO, the zone is consistent with the land use designation. The site is not located within a specific plan area.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The RD2 Zone would permit a maximum density of four dwelling units, one dwelling per 2,000 square feet of lot area. As proposed, for a maximum of two small lot homes, the density is consistent with the zone and land use designation.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically Section 17.50 requires that the preliminary parcel map comply with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The parcel map indicates the location for vehicular access and
frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C.27. Additionally, the map indicates the location of utilities and public right-of-ways.

At the public hearing, the Deputy Advisory Agency approved the removal of a condition requiring a Certificate of Compliance to legalize a parcel which is less than 50 feet wide. As the existing non-conforming lot would be merged and resubdivided as part of the recordation of the parcel map, it is not necessary to legalize a non-conforming lot.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The design and improvement of the proposed subdivision are consistent with the Northeast Los Angeles Community Plan and are not subject to any Specific Plan requirements. Willimet Avenue is designated as a Local Street - Standard and is dedicated to a width of 60 feet at the project's street frontage. Laclede Avenue is designated as a Local Street – Standard and is dedicated to a width of 60 feet at the project's street frontage. For the purposes of approving a small lot subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for the construction of the necessary on-site mainline sewers and from the Bureau of Street Lighting, which would require the installation of street lights on Willimet Avenue and Laclede Avenue if the streets were to be widened. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

At the public hearing, the Deputy Advisory Agency approved a modification regarding a maintenance agreement to maintain common areas. The project does not currently propose a common area; however, in the future a common area may be established. The modified condition would require a maintenance agreement at any time prior to the designation of a common area that would require a common access easement. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The project site is an irregularly shaped lot located at the northwest corner of
Willimet Avenue and Laclede Avenue. The site is improved with two detached, one-story single family dwellings with two existing driveway aprons to serve each dwelling. The project proposes to maintain both dwellings as is. The small lot subdivision would allow for the sale of each the homes separately while preserving the existing homes. While the site is located within the Hollywood Fault Zone, the project proposes to maintain the existing homes and does not propose to construct additional dwellings. However, any construction that would occur would be required to comply with existing building codes as it relates to seismic safety. The site is not located within the Alquist-Priolo Fault Zone. The site is not located within a hillside area, BOE special grading area, liquefaction, landslide area, methane hazard site, very high fire hazard severity zone, fire district no. 1 or flood zone. The site is within Flood Zone Type C, which denotes minimal flooding.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The adjacent properties are primarily zoned RD2-1-RIO and are developed with single- and multi-family dwellings. The project proposes to maintain the existing two single family dwellings on the site, with one dwelling proposed to be located on each of the small lots. The RD2 Zone would permit a maximum of 4 dwelling units. The proposed project will comply with all LAMC requirements for parking, and yards in accordance with Ordinance No. 176,354. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. On July 11, 2016, the City Planning Department issued the Categorical Exemption ENV-2016-707-CE. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be
connected to the City’s sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (Ref. Section 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-706-PMLA-SL.

Vincent P. Bertoni, AICP
Advisory Agency

Jordann Turner
Deputy Advisory Agency

JT: MS

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the
decision date as noted in this letter. For an appeal to be valid to the East Los Angeles Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department’s Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at http://cityplanning.lacity.org/.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City’s decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.
LEGAL DESCRIPTION

PARCEL 1 (PARCEL A): LOT 29 OF TRACT NO 3362 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 42 PAGE(S) 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 21 FEET OF THE WEST 110 FEET THEREOF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

PARCEL 2 (PARCEL B):

THE EAST 40 FEET OF THE NORTH 29 FEET OF THAT PORTION OF LOT 6 OF WATT'S SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 425 FEET 81 DEGREES 35 MINUTES EAST FROM A POINT IN THE WESTERLY LINE OF SAID LOT 6, DISTANT 713.76 FEET NORTH 8 DEGREES 25 MINUTES WEST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE 150 FEET NORTH 8 DEGREES 25 MINUTES WEST; THENCE 100 FEET SOUTH 8 DEGREES 25 MINUTES WEST; THENCE 150 FEET SOUTH 81 DEGREES 35 MINUTES WEST; THENCE 100 FEET SOUTH 8 DEGREES 25 MINUTES EAST TO THE POINT OF BEGINNING.

APN: 5594-002-030

PROPERTY OWNER:

NU URBAN RESIDENTIAL LLC. / DRU II LLC

984 MONUMENT ST. STE 102

PACIFIC PALISADES, CA 90272

PH 818.281.8062

ARCHITECT:

JASON SHAH

4109 LYCEUM AVE.

LOS ANGELES, CA 90066

CODE SECTION: 17.50

SUB DIVISION: 17654

ZONING: RD2-1-RIO

FLAT LOT - NO CONTOURS

NO HAZARDOUS CONDITIONS

NO EASEMENTS

APN: 5594-002-030

4088 SQ. FT.

ARCHITECT:

JASON SHAH

4109 LYCEUM AVE.

LOS ANGELES, CA 90066

818.281.8062

EXISTING SITE PLAN - PLOT PLAN

SCALE: 1" = 40'

J.R.SHAH

ARCHITECTURE

4166 E. WILLIMET AVE.

LOS ANGELES CA 90066

ARCHITECTURE

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LEGAL DESCRIPTION

PARCEL 1 (PARCEL A): LOT 29 OF TRACT NO 3362 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 42 PAGE(S) 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 21 FEET OF THE WEST 110 FEET TEROF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

PARCEL 2 (PARCEL B):

THE EAST 40 FEET OF THE NORTH 29 FEET OF THAT PORTION OF LOT 6 OF WATT'S SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 425 FEET 81 DEGREES 35 MINUTES EAST FROM A POINT IN THE WESTERLY LINE OF SAID LOT 6, DISTANT 713.76 FEET NORTH 8 DEGREES 25 MINUTES WEST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE 150 FEET NORTH 81 DEGREES 35 MINUTES WEST; THENCE 100 FEET FROM NORTH 8 DEGREES 25 MINUTES WEST; THENCE 150 FEET SOUTH 81 DEGREES 35 MINUTES WEST; THENCE 100 FEET SOUTH 8 DEGREES 25 MINUTES EAST TO THE POINT OF BEGINNING

APN:5594-002-030

PROPERTY OWNER:
NU URBAN RESIDENTIAL LLC / DRU II LLC
984 MONUMENT ST. STE 102
PACIFIC PALISADES, CA 90272
PH 818.281.8062

ARCHITECT:
JASON SHAH
4109 LYCEUM AVE.
LOS ANGELES, CA 90066

PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1-RIO ZONE PURSUANT TO ORDINANCE NO 176.354

CODE SECTION: 17.50
SUB DIVISION: 17654
ZONING: RD2-1-RIO
FLAT LOT - NO CONTOURS
NO HAZARDOUS CONDITIONS
NO EASEMENTS

E. WILLIMET AVE.
WIDTH (29'-7")

4166 E. WILLIMET
PARCEL A
3748 SQ. FT.

4162 E. WILLIMET
PARCEL B
4778 SQ. FT.

SETBACK MATRIX

<table>
<thead>
<tr>
<th>LOT</th>
<th>FRONT</th>
<th>REAR</th>
<th>EAST SIDE</th>
<th>WEST SIDE</th>
<th>BLDG. CLEARANCE</th>
<th>SQ FT.</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>24'-1 1/2&quot;</td>
<td>20'-1&quot;</td>
<td>5'-0&quot;</td>
<td>8'-11&quot;</td>
<td>31'-9&quot;</td>
<td>3748</td>
</tr>
<tr>
<td>B</td>
<td>8'-3&quot;</td>
<td>7'-11&quot;</td>
<td>12'-11 1/2&quot;</td>
<td>13'-5&quot;</td>
<td>31'-9&quot;</td>
<td>4778</td>
</tr>
</tbody>
</table>

CODE SECTION: 17.50
SUB DIVISION: 17654
ZONING: RD2-1-RIO
FLAT LOT - NO CONTOURS
NO HAZARDOUS CONDITIONS
NO EASEMENTS
LEGAL DESCRIPTION

PARCEL 1 (PARCEL A): LOT 28 OF TRACT NO 3362 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 42 PAGE(S) 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 21 FEET OF THE WEST 110 FEET THEREOF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

PARCEL 2 (PARCEL B):

THE EAST 40 FEET OF THE NORTH 29 FEET OF THAT PORTION OF LOT 6 OF WATT’S SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 425 FEET 81 DEGREES 35 MINUTES EAST FROM A POINT IN THE WESTERLY LINE OF SAID LOT 6, DISTANT 713.76 FEET NORTH 8 DEGREES 25 MINUTES WEST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE 150 FEET NORTH 81 DEGREES 35 WEST; THENCE 100 FEET FROM NORTH 8 DEGREES 25 MINUTES WEST; THENCE 150 FEET SOUTH 81 DEGREES 35 MINUTES WEST; THENCE 100 FEET SOUTH 8 DEGREES 25 MINUTES EAST TO THE POINT OF BEGINNING.

APN:5594-002-030

PROPERTY OWNER:
NU URBAN RESIDENTIAL LLC. / DRU II LLC
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ARCHITECT:
JASON SHAH
4109 LYCEUM AVE.
LOS ANGELES, CA 90066

CODE SECTION: 17.50
SUB DIVISION: 17654
ZONING: RD2-1-RIO
FLAT LOT - NO CONTOURS
NO HAZARDOUS CONDITIONS
NO EASEMENTS