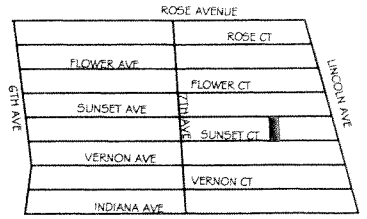


# EXHIBIT 4

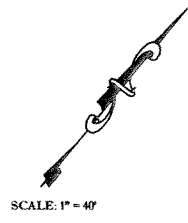
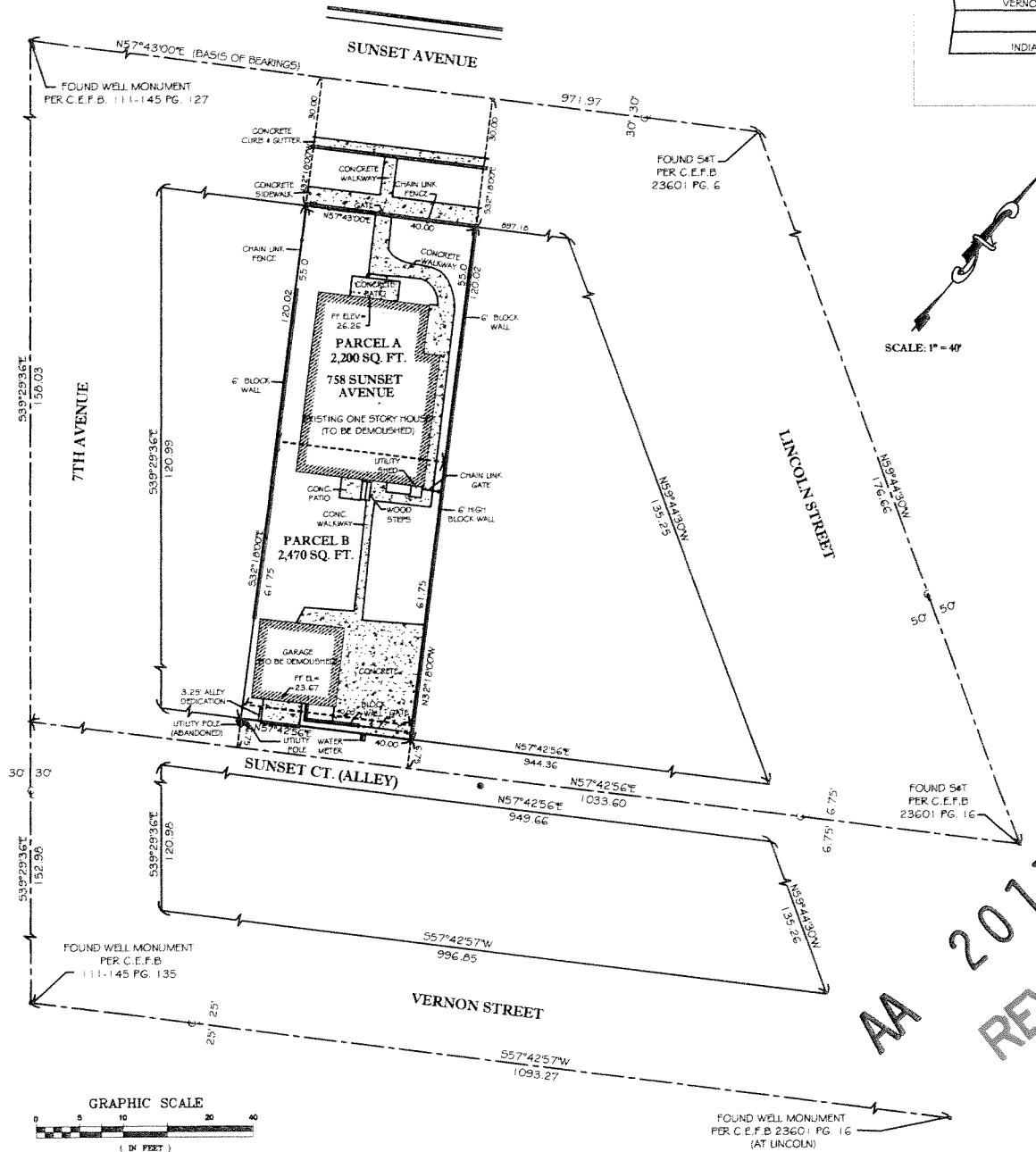
**REVISED TENTATIVE PARCEL MAP NO. AA-2013-1086-PALM-82**

**FOR SMALL LOT SUBDIVISION PURPOSES**  
 LEGAL DESCRIPTION: IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOT 15, OF TRACT NO. 1693 AS PER MAP RECORDED IN BOOK 21, PAGE 54-55 OF  
 MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

**758 SUNSET AVENUE, VENICE, CA 90291**  
**EXISTING CONDITIONS**

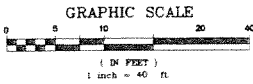


VICINITY MAP



SCALE: 1" = 40'

**AA 2013 1086**  
**REVISED MAP**  
 8/5/14 GW



**BOUNDARY DESCRIPTION**

BEING LOT 15, OF TRACT NO. 1693, RECORDED IN BOOK 21, PAGES 54-55 OF  
 MAPS, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

**BASIS OF BEARINGS**

BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 57°43'00" EAST ALONG SUNSET  
 AVENUE, AS SHOWN ON TRACT 1693 RECORDED IN BOOK 21, PAGES 54-55 OF  
 MAPS, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

**SURVEYOR'S NOTES**

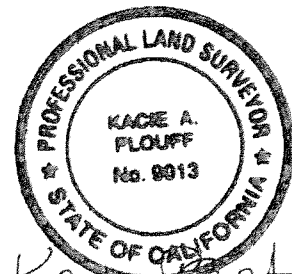
- ELEVATIONS ARE BASED ON LOS ANGELES CITY BENCHMARK NO. 16-00450, A WIRE SPIKE IN THE W CURB OF LINCOLN AVE, 8.0 NORTH OF BC CURB RETURN AT VERNON AVENUE. ELEVATION=21.957
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN, NO PROTECTED TREES ON SITE.

**SURVEYOR'S NARRATIVE**

AT THE REQUESTED BY THE CLIENT, THIS SURVEY WAS PERFORMED FOR THE  
 PURPOSE OF DETERMINING THE PROPERTY BOUNDARY, AND THE LOCATION OF  
 IMPROVEMENTS AND ELEVATIONS ON THE SUBJECT PROPERTY FOR THE PURPOSE  
 OF A PROPOSED 2 LOT SUBDIVISION. EXISTING MONUMENTS AND TIES AS SHOWN  
 HEREON WERE USED TO CONTROL THIS SURVEY.

**LEGEND**

- PARCEL BOUNDARY
- PROPOSED LOT LINE
- ADJACENT BOUNDARY
- BOUNDARY TIE
- ROAD CENTERLINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- BUILDING
- WALL (AS NOTED)
- CHAIN LINK FENCE
- WOOD FENCE
- GROUND CONTOUR
- SPOT ELEVATION



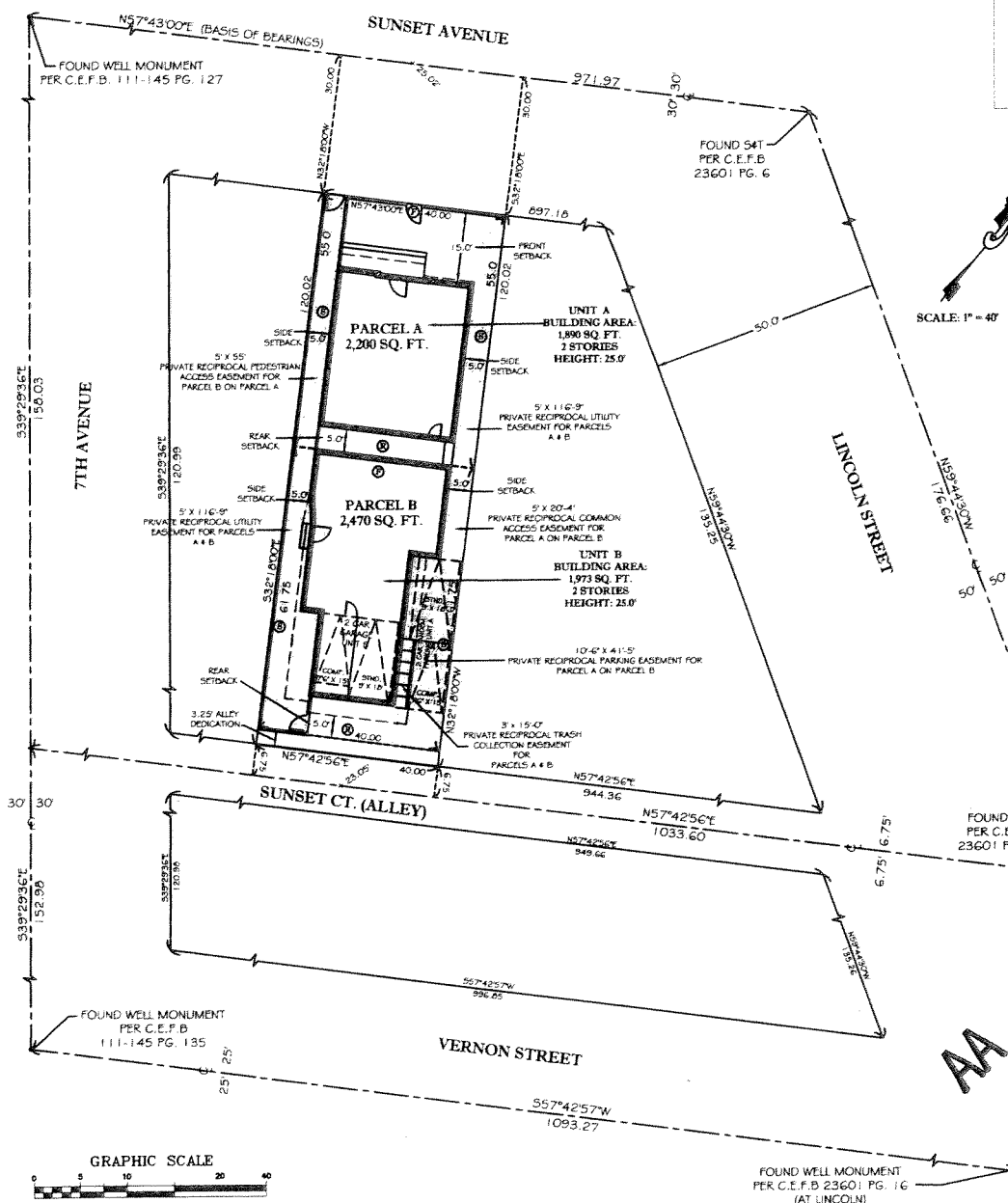
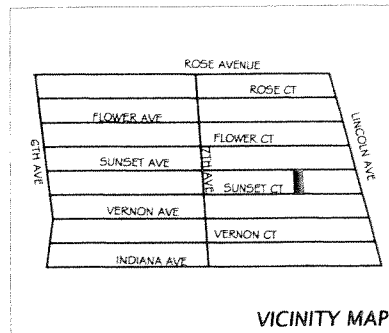
*Kacie A. Plouff*

KACIE A. PLOUFF, PLS 9013

**FOR SMALL LOT SUBDIVISION PURPOSES**

LEGAL DESCRIPTION: IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOT 15, OF TRACT NO. 1693 AS PER MAP RECORDED IN BOOK 21, PAGE 54-55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

**758 SUNSET AVENUE, VENICE, CA 90291  
 PROPOSED IMPROVEMENTS**



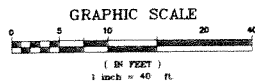
SCALE: 1" = 40'

**SETBACK SUMMARY**

PARCEL	FRONT STREET	SUNSET AVE.
PARCEL A	FRONT YARD	15'
	SIDE YARD - EAST	5'
	SIDE YARD - WEST	5'
	REAR YARD	5'
PARCEL B	FRONT STREET	SUNSET AVE.
	FRONT YARD	0'
	SIDE YARD - EAST	5'
	SIDE YARD - WEST	5'
	REAR YARD (ALLEY)	5' (15' FROM CENTERLINE OF ALLEY)

**LOT COVERAGE**

PARCEL A	1,050 S.F. (47%)
PARCEL B	2,470 S.F. (51%)



**AA 2013 1086**  
**REVISED MAP**  
 8/5/14 gvw

**OWNER**  
 RUSPESH LUNIA  
 5324 MONTEMALAGA DR.  
 RANCH PALOS VERDES, CA 90275  
 310-621-1563

**ARCHITECT**  
 10-19 ARCHITECTURE LTD.  
 2330 WESTWOOD BLVD.,  
 SUITE 207  
 LOS ANGELES, CA 90064  
 310-441-5155

**SURVEYOR**  
 CHRISTENSEN & PLOUFF LAND SURVEYING  
 24713 AVENUE ROCKEFELLER  
 VALENCIA, CA 91355  
 661-645-9320  
 INFO@CPLANDSURVEYING.COM

**NOTES**  
 SMALL LOT SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO ORDINANCE NO. 176354  
 REQUIRED ACCESS AISLE WIDTHS (RESIDENTIAL)  
 25'-4" (STANDARD STALLS 8' X 18')  
 25'-4" (COMPACT STALLS 7' 6" X 15')  
 (PER LADBS PIZZ 2002-001)

**VESTING NOTES**

- BUILDING HEIGHT: 25 FOOT MAX
- ACCESS FROM SUNSET CT. (ALLEY)

**LEGEND**

- PARCEL BOUNDARY
- - - PROPOSED LOT LINE
- ADJACENT BOUNDARY
- BOUNDARY TIE
- ROAD CENTERLINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ▨ BUILDING
- ▨ WALL (AS NOTED)
- ○ CHAIN LINK FENCE
- □ WOOD FENCE
- 100.00 GROUND CONTOUR
- x 100.00 SPOT ELEVATION

**PARCEL INFORMATION**

**PARCEL A:**  
 LOT AREA = 2,200 sq. ft.  
 PARKING SPACES = 2 COVERED (GARAGE)  
 BLDG AREA = 1,890 sq. ft.

**PARCEL B:**  
 LOT AREA = 2,470 sq. ft.  
 PARKING SPACES = 2 UNCOVERED (TANDEM)  
 BLDG AREA = 1,973 sq. ft.

**SURVEYOR'S NOTES**

- ZONING RD 1.5-1
- PROPOSED USE: 2 SINGLE FAMILY DWELLINGS
- PARKING: 4 SPACES
- LOT HAS 1 S.F. HOUSE AND A GARAGE (TO BE REMOVED)
- NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN BLACK WALNUT ARE PRESENT ON THE PROPERTY. REMOVE ALL TREES.
- THERE ARE NO HAZARDS OR HAZARDOUS MATERIALS ON THE PROPERTY
- PROPOSED IMPROVEMENTS WERE PROVIDED BY THE PROJECT ARCHITECT, AND ARE SHOWN HEREON FOR REFERENCE PURPOSES.

**PARCEL INFORMATION**

**PARCEL A** 2,200 SQ. FT. (NET)

**PARCEL B** 2,600 SQ. FT. (GROSS)  
 2,470 SQ. FT. (NET)

**ALLEY DEDICATION** 130 SQ. FT.

**TOTAL:** 4,800 SQ. FT. 0.11 ACRES (GROSS)  
 4,670 SQ. FT. 0.11 ACRES (NET)