

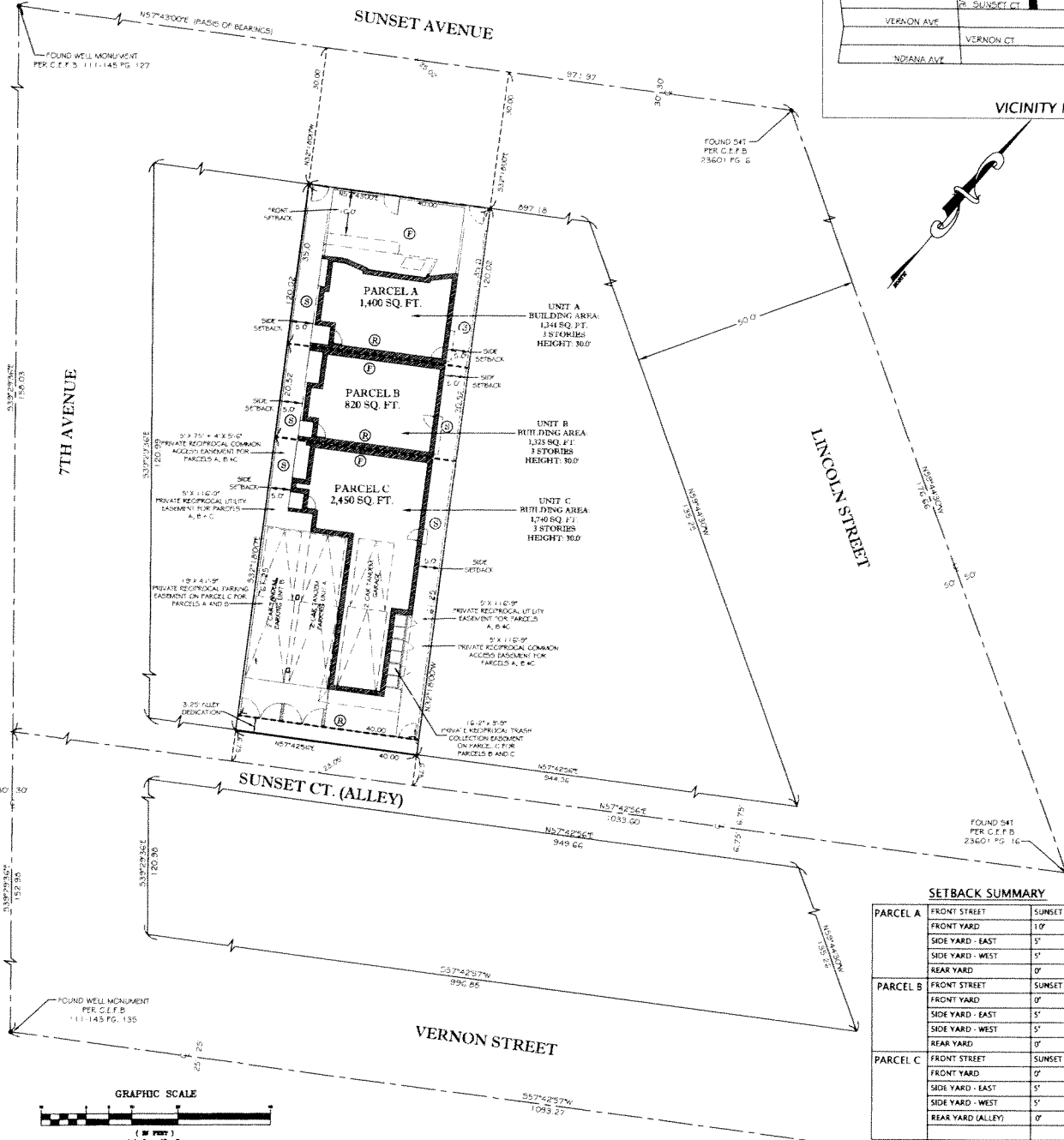
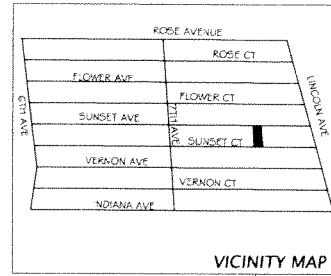
# EXHIBIT 3

SHEET 2 OF 2 SHEETS  
 NO. OF PARCELS: 3  
 AVERAGE: 0.11 ACRES  
 DATE OF SURVEY: 1/23/13

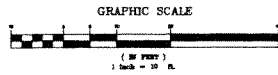
# TENTATIVE PARCEL MAP NO.

FOR SMALL LOT SUBDIVISION PURPOSES  
 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



PARCEL	STREET	SETBACK
PARCEL A	FRONT STREET	SUNSET AVE.
	FRONT YARD	1'0"
	SIDE YARD - EAST	5'
	SIDE YARD - WEST	5'
PARCEL B	FRONT STREET	SUNSET AVE.
	FRONT YARD	0'
	SIDE YARD - EAST	5'
	SIDE YARD - WEST	5'
PARCEL C	FRONT STREET	SUNSET AVE.
	FRONT YARD	0'
	SIDE YARD - EAST	5'
	SIDE YARD - WEST	5'
	REAR YARD (ALLEY)	0'



**OWNER**  
 RUISEPH LUNA  
 5324 MONTALAGA DR.  
 RANCH PALOS VERDES, CA 90275  
 310-621-1563

**ARCHITECT**  
 10-19 ARCHITECTURE LTD.  
 2330 WESTWOOD BLVD  
 SUITE 101  
 LOS ANGELES, CA 90064  
 310-441-6166

**SURVEYOR**  
 CHRISTENSEN & PLOUFF LAND SURVEYING  
 24113 AVENUE ROCKEFELLER  
 VALENCIA, CA 91355  
 661-645-6320  
 INFO@CPLANDSURVEYING.COM

**NOTES**  
 SMALL LOT SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO ORDINANCE NO. 178354  
 REQUIRED ACCESS AISLE WIDTHS (RESIDENTIAL)  
 25'-4" (STANDARD STALLS 9' X 18')  
 25'-4" (IMPACT STALLS 7'9" X 15')  
 (PER LADES PZC 2002-061)

**VESTING NOTES**  
 1. BUILDING HEIGHT: 30 FOOT MAX  
 2. 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
	GROUND CONTOUR
	SPOT ELEVATION

x 100.00

**PARCEL INFORMATION**

<b>PARCEL A:</b> LOT AREA = 1,400 sq. ft. PARKING SPACES = 2 COVERED (GARAGE) BLDG AREA = 1,341 sq. ft.	<b>UNIT A:</b> BUILDING AREA: 1,344 SQ. FT. 3 STORIES HEIGHT: 30.0'
<b>PARCEL B:</b> LOT AREA = 820 sq. ft. PARKING SPACES = 2 COVERED BLDG AREA = 1,325 sq. ft.	<b>UNIT B:</b> BUILDING AREA: 1,325 SQ. FT. 3 STORIES HEIGHT: 30.0'
<b>PARCEL C:</b> LOT AREA = 2,450 sq. ft. PARKING SPACES = 2 PARTIALLY COVERED BLDG AREA = 1,740 sq. ft.	<b>UNIT C:</b> BUILDING AREA: 1,740 SQ. FT. 3 STORIES HEIGHT: 30.0'

- SURVEYOR'S NOTES**
- ZONING RD 1.5-1
  - PROPOSED USE: 3 SINGLE FAMILY DWELLINGS
  - PARKING: 6 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 HAZARDOUS OR HAZARDOUS MATERIALS ON THE PROPERTY
  - PROPOSED IMPROVEMENTS WERE PROVIDED BY THE PROJECT ARCHITECT, AND ARE SHOWN HEREON FOR REFERENCE PURPOSES.

**PARCEL INFORMATION**

<b>PARCEL A</b>	1,400 SQ. FT. (NET)
<b>PARCEL B</b>	820 SQ. FT. (NET)
<b>PARCEL C</b>	2,580 SQ. FT. (GROSS) 2,450 SQ. FT. (NET)
<b>ALLEY DEDICATION</b>	130 SQ. FT.
<b>TOTAL:</b>	4,800 SQ. FT. 0.11 ACRES (GROSS) 4,670 SQ. FT. 0.11 ACRES (NET)