TENTATIVE TRACT NO. 061502

BEING A PROPOSED SUBDIVISION OF LOT 86 AND LOT 97, EXCEPT THE SE'LY 50 FT OF LOT 97 THEREOF, AS PER MAP RECORDED IN BOOK 77, PAGES 16 AND 17 OF MAPS, RECORDS OF LOS ANGELES COUNTY

IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

NOTES:
1. PROJECT ADDRESS
   12712-12724 BRADLEY AVENUE

2. PROPOSED 30 UNIT CONDOMINIUM PROJECT
   ON ONE LOT (INCLUDES DENSITY BONUS)

3. EXISTING ZONE R-1
   PROPOSED ZONE (H) R-3-1

4. PROPOSED PARKING
   60 UNIT PARKING SPACES
   7 GUEST PARKING SPACES
   67 TOTAL PARKING SPACES

5. PROPOSED DRAINAGE TO BRADLEY AVENUE

6. THOMAS GUIDE PAGE 481 GRID J5
   DISTRICT MAP NO. 222 B 149
   APN 2506-030-023

7. AREA SUMMARY
   NET LOT AREA 1.65 ACRES 71955 SQ FT
   AFTER DEDICATION AREA PRIOR TO DEDICATION GROSS AREA TO CL STREETS

8. NO OAK TREES ON SITE

9. SITE IS NOT NEAR ANY DANGEROUS AREAS

30TH UNIT REQUIRES A ZONING ADMINISTRATOR'S ADJUSTMENT FOR AREA

BENCHMARK: CITY OF LOS ANGELES DATUM

MAP PREPARED MAY 25, 2004

OWNER AND SUBDIVIDER
SHIELD AND TURNER INVESTMENTS
19425 BURBANK BOULEVARD
TAZANA CA 91356
TEL (818) 343-4622

ATTN: MR. ARIEL PREMINGER

CIVIL ENGINEER:
HARVEY A. GOODMAN
RCE 15600
834-17TH STREET
SANTA MONICA CA 90403
TEL (310) 829-1037

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