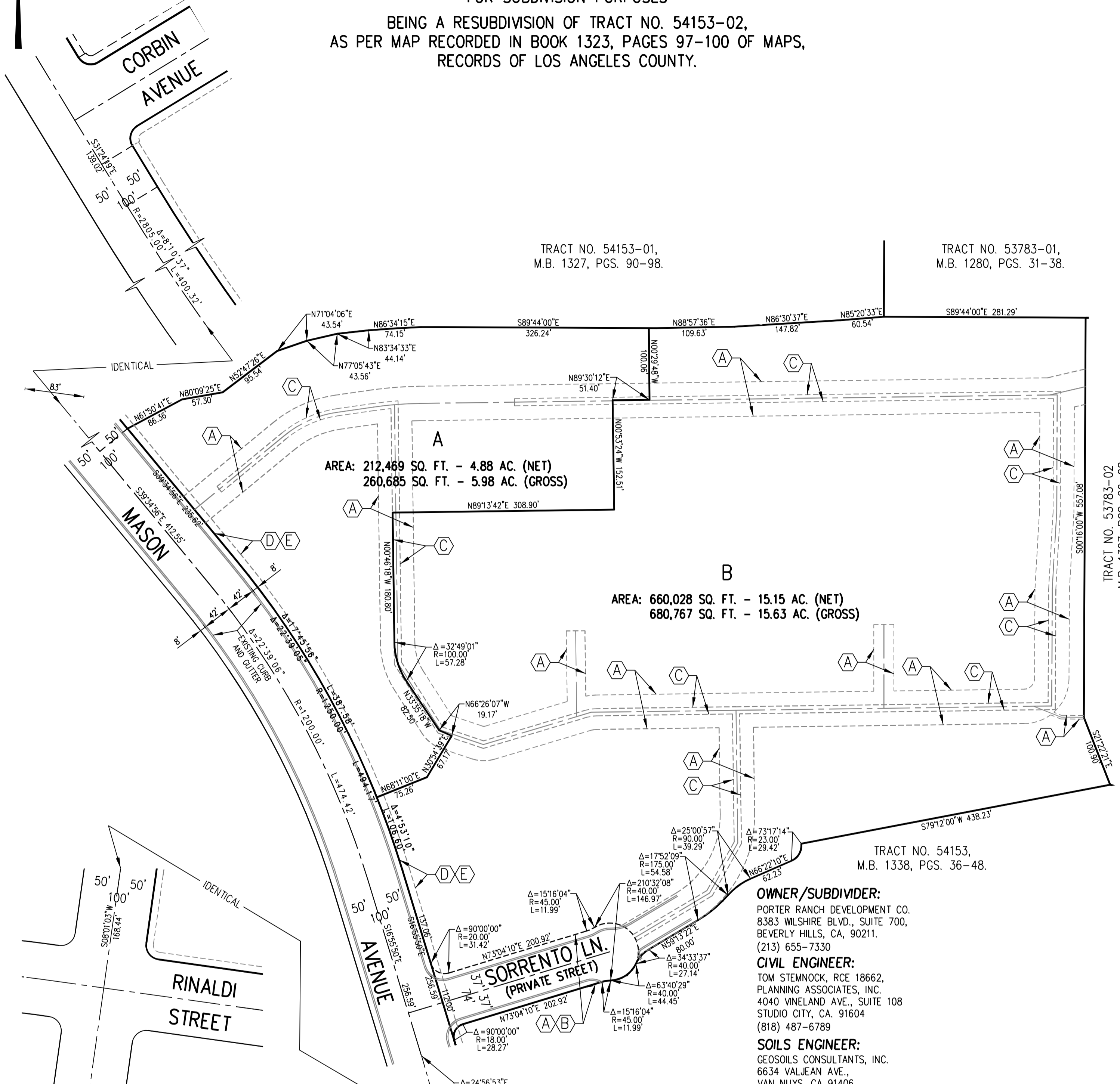


PRELIMINARY PARCEL MAP NO. _____

IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES
BEING A RESUBDIVISION OF TRACT NO. 54153-02,
AS PER MAP RECORDED IN BOOK 1323, PAGES 97-100 OF MAPS,
RECORDS OF LOS ANGELES COUNTY.



TRACT NO. 54153-01,
M.B. 1327, PGS. 90-98.

TRACT NO. 53783-01,
M.B. 1280, PGS. 31-38.

AREA: 212,469 SQ. FT. - 4.88 AC. (NET)
260,685 SQ. FT. - 5.98 AC. (GROSS)

AREA: 660,028 SQ. FT. - 15.15 AC. (NET)
680,767 SQ. FT. - 15.63 AC. (GROSS)

TRACT NO. 54153,
M.B. 1338, PGS. 36-48.

TRACT NO. 53783-02,
M.B. 1307, PGS. 26-28.

OWNER/SUBDIVIDER:
PORTER RANCH DEVELOPMENT CO.
8383 WILSHIRE BLVD., SUITE 700,
BEVERLY HILLS, CA, 90211.
(213) 655-7330

CIVIL ENGINEER:
TOM STEMNOCK, RCE 18662,
PLANNING ASSOCIATES, INC.
4040 VINELAND AVE., SUITE 108
STUDIO CITY, CA. 91604
(818) 487-6789

SOILS ENGINEER:
GEOSOILS CONSULTANTS, INC.
6634 VALJEAN AVE.,
VAN NUYS, CA 91406
(818) 785-2158

PROJECT ADDRESS:
20355 SORRENTO LANE AND 11300 MASON AVENUE,
PORTER RANCH, CA. 91326

THOMAS GUIDE:
PAGE 500-D1

ZONING:
EXISTING: [T]C4-2D

GENERAL PLAN:
CHATSWORTH-PORTER RANCH: COMMUNITY COMMERCIAL

SPECIFIC PLAN:
PORTER RANCH LAND USE/TRANSPORTATION

PROJECT AREA:
PARCEL A: 212,469 SQ. FT. - 4.88 AC. (NET);
260,685 SQ. FT. - 5.98 AC. (GROSS)
PARCEL B: 660,028 SQ. FT. - 15.15 AC. (NET);
680,767 SQ. FT. - 15.63 AC. (GROSS)

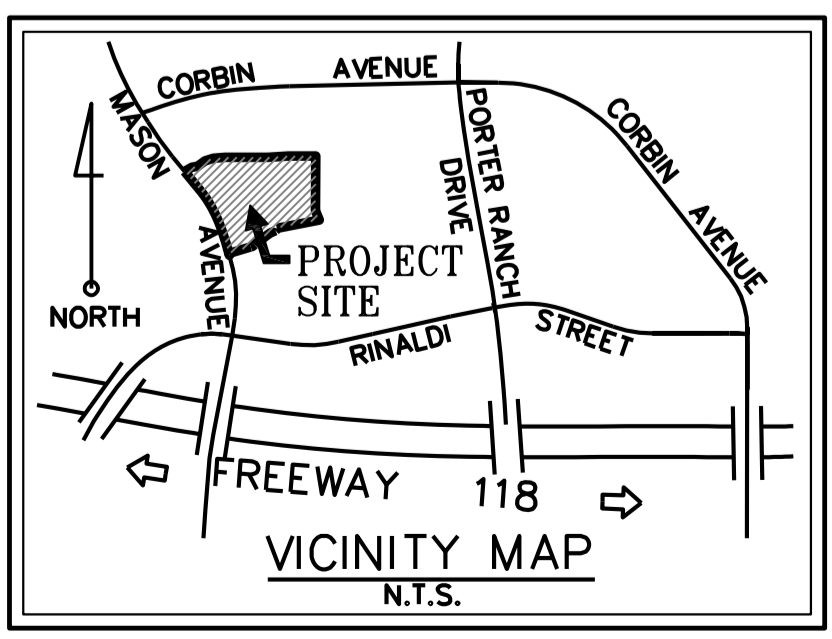
PROPOSED PROJECT:
PARCEL A: PROPOSED SENIOR APARTMENTS - 88 UNITS, 176 PARKING SPACES.
PARCEL B: APARTMENTS, EXISTING AND UNDER CONSTRUCTION - 310 UNITS,
638 PARKING SPACES.

NOTES:

- ALL EXISTING STRUCTURES TO REMAIN.
- PROJECT SITE IS IN A HILLSIDE ZONING AND SPECIAL GRADING AREA.
- THE SITE HAS BEEN GRADED IN CONNECTION WITH TR. NO. 54153-02 AND ONLY MINOR REFINEMENTS ARE NEEDED FOR PAD DRAINAGE AND AND RECERTIFICATION: TOTAL GRADING IS ESTIMATED TO BE:
CUT: 900 C.Y.
FILL: 900 C.Y.
- PROJECT CONNECTED TO PUBLIC SEWER.
- EIR NO. 88-0026 (SP) (ZC) (PA) - ADDENDUM OCTOBER, 2006.
- THE PROPERTY IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE, A HIGH WIND VELOCITY AREA AND A LANDSLIDE AREA.
- SEE SITE PLAN FOR PROPOSED AND COMPLETED LAYOUT OF DWELLING UNITS AND GRADED SLOPES.
- THERE ARE NO PROTECTED TREES AND DESIRABLE TREES 8" OR MORE IN CUMULATIVE DIAMETER ON THE SITE.

EASEMENT NOTES:

- (A) 48' WIDE AND VARIABLE WIDTH EASEMENT OF THE CITY OF LOS ANGELES FOR WATER LINE RIGHT-OF-WAY AND PUBLIC UTILITIES PURPOSES PER TRACT NO. 54153-02, M.B. 1323, PGS. 97-100.
- (B) 74' WIDE AND VARIABLE WIDTH EASEMENT OF THE CITY OF LOS ANGELES FOR SANITARY SEWER AND STORM DRAIN PURPOSES PER TRACT NO. 54153-02, M.B. 1323, PGS. 97-100.
- (C) 10' WIDE EASEMENT OF THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES PER TRACT NO. 54153-02, M.B. 1323, PGS. 97-100.
- (D) 10' WIDE EASEMENT OF THE CITY OF LOS ANGELES FOR SIDEWALK PURPOSES PER TRACT NO. 54153-02, M.B. 1323, PGS. 97-100.
- (E) 10' WIDE EASEMENT OF THE CITY OF LOS ANGELES FOR PUBLIC UTILITIES PURPOSES PER TRACT NO. 54153-02, M.B. 1323, PGS. 97-100.



PREPARED UNDER THE DIRECTION OF:
Tom Stemnock 7/29/10
TOM STEMNOCK, RCE 18662