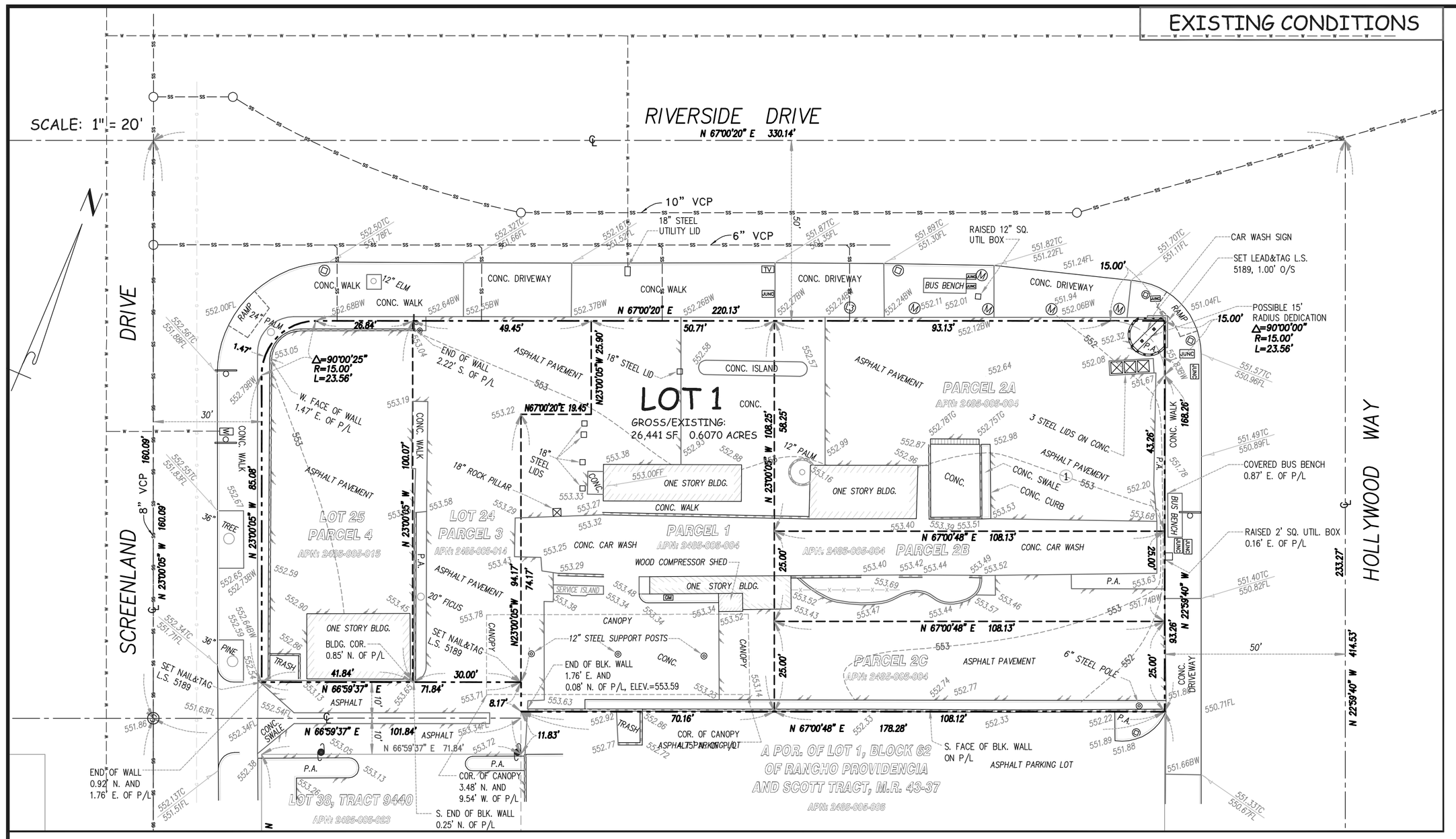
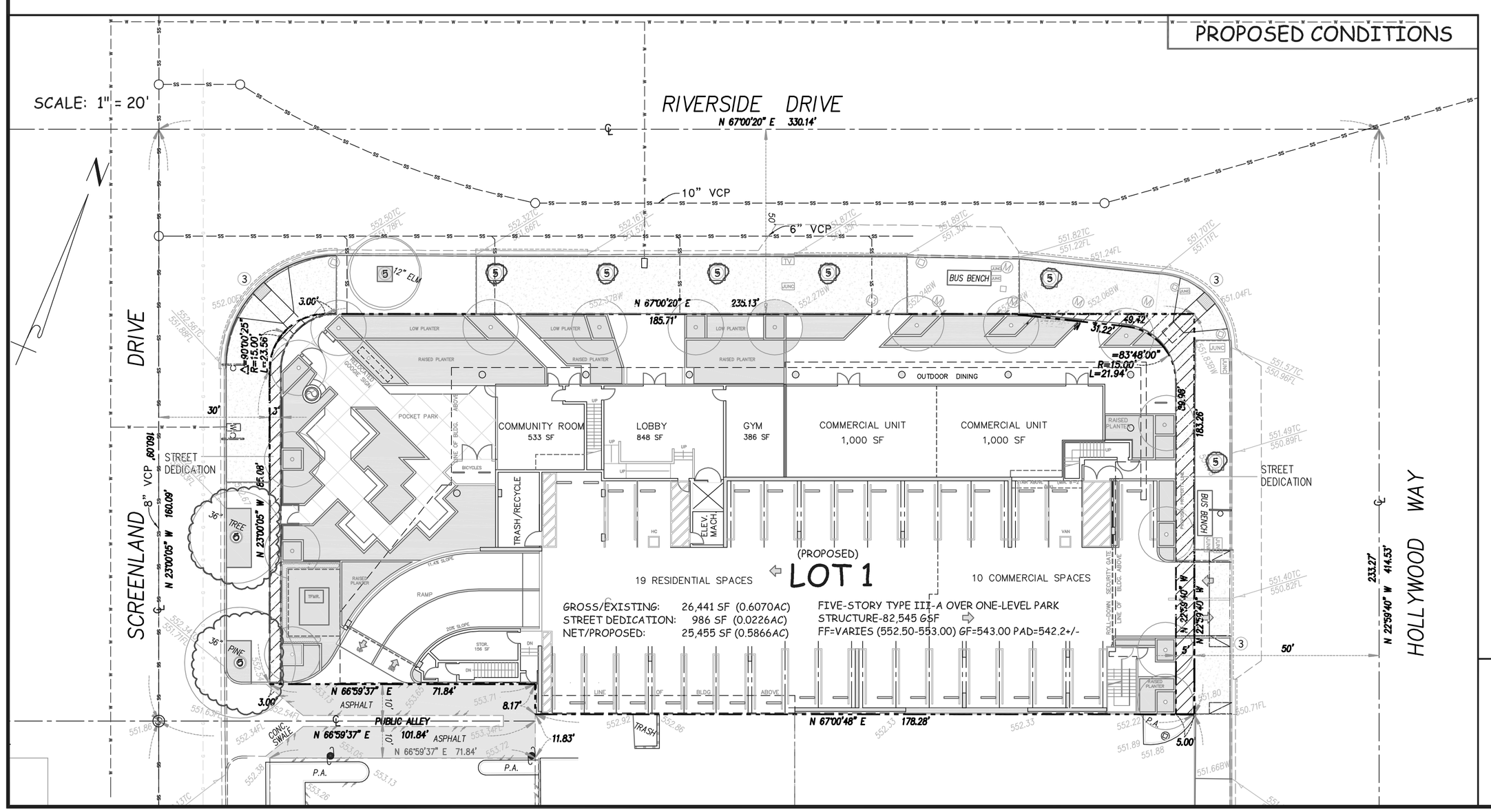
VESTING TENTATIVE TRACT NO. 82605

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR MERGER AND SUBDIVISION PURPOSES
FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES





OWNER:

3700 W. RIVERSIDE INVESTMENTS, LLC
ADDRESS: 127 N. MADISON AVE, SUITE 200
PASADENA, CA 91101
CONTACT: MIKE BALIAN & ZOVI SEFERIAN
TEL: (626) 584-0460
EMAIL: mbalian@msbconstructors.com
zseferian@msbconstructors.com

PROJECT:

STATE AFFORDABLE HOUSING BONUS & CITY OF BURBANK T.O.D. BONUS RESIDENTIAL AND COMMERCIAL MIXED-USE SUBDIVISION
@ 3700 RIVERSIDE DR., BURBANK, CA 91505
EXISTING APN: 2485-005-004, 014 & 015

PROPOSED LOT 1:
--- 49-RESIDENTIAL CONDOMINIUM UNITS
(4 AFFORDABLE UNITS)
--- 2-COMMERCIAL CONDOMINIUM UNITS
--- 80 RESIDENTIAL PARKING SPACES
10 COMMERCIAL PARKING SPACES
6 BIKE PARKING SPACES

NOTES:

1 --- EXISTING CONTOURS ARE CREATED FROM FIELD POINTS DATA. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
2 --- NO EXISTING EASEMENT ARE SHOWN PER UPDATED PRELIMINARY REPORT DATED JUNE 25, 2018 ISSUED BY LAWYERS TITLE FILE NO. 117040234.
3 --- EXISTING UNDERGROUND UTILITIES AND PROPOSED STREET IMPROVEMENT IN REFERENCE TO THE PRECISE GRADING & DRAINAGE PLAN PREPARED BY RHYTON ENGINEERING DATED SEPTEMBER 19, 2019. SEE GRADING PLAN FOR DETAILS.
4 --- THIS PROJECT GENERATES THE SAME AMOUNT OF RUNOFF AS THE EXISTING ONSITE DEVELOPMENT DOES NOT CHANGE ANYTHING IN THE WAY THE RUNOFF IS CONVEYED ALONG THE STREET GUTTERS. THERE ARE NO AREAS INUNDATED (FLOODED) BY STORMWATER ON SITE.
5 --- PROPOSED NEW STREET TREES TO BE INSTALLED ALONG IN RIVERSIDE DRIVE AND HOLLYWOOD WAY, IN 4'X4' TREE WELLS. THERE ARE TWO LARGE TREES TO REMAIN IN SCREENLAND DRIVE.

EXISTING PARCELS LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 1 BLOCK 62 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 37, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF RIVERSIDE DRIVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 24, TRACT NO. 9440, AS PER MAP RECORDED IN BOOK 134 PAGES 53 AND 54 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID SOUTHERLY LINE NORTH 67 °00'20" EAST 50.71 FEET; THENCE SOUTH 22 °59'40" EAST 108.16 FEET; THENCE SOUTH 67 °00'45" WEST 70.16 FEET TO A POINT IN THE EASTERLY LINE OF THE ABOVE MENTIONED LOT 24; THENCE ALONG SAID EASTERLY LINE NORTH 22 ° 59'40" WEST 82.25 FEET, TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 67 °00'20" EAST 19.45 FEET ALONG THE BOUNDARY OF SAID LOT 24; THENCE NORTH 22 °59'40" WEST 25.90 FEET ALONG THE BOUNDARY OF SAID LOT 24 TO THE POINT OF BEGINNING.

PARCEL 2:
A. THAT PORTION OF LOT 1 IN BLOCK 62 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 37 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF RIVERSIDE DRIVE, DISTANT 50.71 FEET NORTHEASTERLY FROM THE MOST NORTHERLY CORNER OF LOT 24 OF TRACT NO. 9440, AS PER MAP RECORDED IN BOOK 134 PAGES 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE NORTH 67°00'20" EAST 108 FEET TO THE SOUTHWESTERLY LINE OF HOLLYWOOD WAY, 100 FEET WIDE; THENCE ALONG SAID SOUTHWEST LINE, SOUTH 22 °50'40" EAST 58.17 FEET TO A LINE PARALLEL WITH THE SOUTHEAST LINE OF SAID LOT 1 AND DISTANT NORTHWESTERLY 125 FEET, MEASURED AT RIGHT ANGLES THEREFROM; THENCE ALONG SAID PARALLEL LINE, SOUTH 67 °00'45" WEST 108 FEET; THENCE NORTH 22 °59'40" WEST 58.16 FEET TO THE POINT OF BEGINNING.
B. ALL OF THE NORTH ONE-HALF OF THE NORTHWEST 50 FEET OF THE SOUTHEAST 125 FEET OF THE NORTHWEST 208.16 FEET OF LOT 1, BLOCK 62 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE NORTHEAST 30 FEET THEREOF IN THE STREET. ALSO EXCEPT THE WEST 70.16 FEET THEREOF.
C. THE SOUTH HALF OF THE NORTHWEST 50 FEET OF THE SOUTHEAST 125 FEET OF THE NORTHEAST 208.18 FEET OF LOT 1 IN BLOCK 62 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE NORTHEAST 30 FEET THEREOF IN THE STREET. ALSO EXCEPT THE SOUTHWEST 70.16 FEET THEREOF.

PARCEL 3:
LOT 24 OF TRACT NO. 9440, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 53 AND 54, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A PORTION OF SAID LAND IS INCLUDED WITHIN THE NORTHEASTERLY 208.16 FEET OF THE SOUTHWESTERLY 157.97 FEET OF LOT 1 IN BLOCK 62 OF THE RANCHO PROVIDENCIA AND SCOTT TRADE, AS PER MAP RECORDED IN BOOK 43 PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOT 25 OF TRACT NO. 9440, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 53 AND 54, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APPLICANT:

PSOMAS
CONTACT: PAUL GARRY
TEL: (213) 223-1451
EMAIL: paul.garry@psomas.com

ZONING CODE:

ZONE: MDC-3 MEDIA DISTRICT GENERAL BUSINESS
DISTRICT: RIVERSIDE DRIVE CORRIDOR

TENTATIVE MAP PREPARED:

TRITECH ENGINEERING ASSOCIATES INC.
C/O MAHMOUD KHALILI SAMANI AND GUAN WANG
CONTACT: LINDA TRIEU
TEL: (626) 570-1918
EMAIL: linda@tritechengineer.com

ARCHITECT:

STRUERE
CONTACT: HRAZTAN ZEITLIAN & DUANE WEISENHAUS
TEL: (310) 748-7649
EMAIL: hraztan@struere.com
dweisenhaus.struere@gmail.com

LOT 1 AREA:

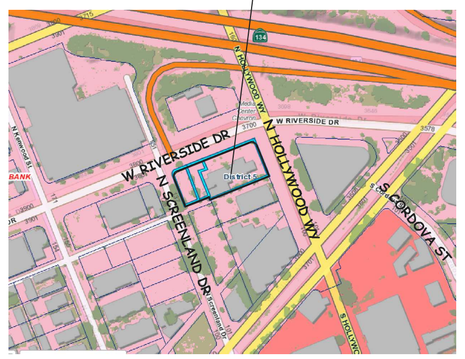
GROSS/EXISTING:	26,441 SF	0.6070 ACRES
STREET DEDICATION:	986 SF	0.0226 ACRES
NET/PROPOSED:	25,455 SF	0.5866 ACRES

FIELD SURVEY DATA:

CALIFORNIA SURVEYING SERVICE
CONTACT: R.J. Smith - L.S. 5189
TEL: (818) 957-3345
EMAIL: randall2741@att.net

PROPERTY IN FLOOD ZONE "X",
FIRM PANEL NO. 06037C1339F
DATED: 09-26-2008

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

LEGEND:

- BUILDING LINE
- CABLE TV BOX
- CENTERLINE
- EDGE OF PAVEMENT
- GAS METER
- JUNCTION BOX
- LIGHT POLE
- MANHOLE STAMPED "M.F.N."
- MANHOLE STAMPED "LEVEL 3"
- POWER POLE
- PROPERTY LINE
- SEWER MANHOLE
- STREET DEDICATION
- 52.52 52.52 SIGN POST
- WALL
- WATER METER

ABBREVIATIONS:

BW	BACK OF WALK
CONC.	CONCRETE
E	EAST
FF	FINISHED FLOOR
FL	FLOWLINE
N	NORTH
P.A.	PLANTER AREA
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
W	WEST

BASIS OF BEARINGS:

THE BEARING OF N 67°00'20" E OF THE CENTERLINE OF RIVERSIDE DRIVE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 183, PAGE 20 OF RECORDS OF SURVEY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCH MARK:

BM #1104-1 ELEVATION: 549.144 (FT)
2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1104 ·1 AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF OLIVE AVENUE AND MAPLE STREET ABOUT 81 FEET NORTH OF THE CENTERLINE OF OLIVE AVENUE AND ABOUT 22 FEET WEST OF THE CENTERLINE OF MAPLE STREET. SET TOP NORTHWEST CORNER OF A 10X3.5 FOOT CATCH BASIN WEST SIDE OF MAPLE STREET AND ABOUT 10.5 FEET SOUTH OF F.H. #139.

GEOLOGIST OR SOILS ENGINEER:

BYER GEOTECHNICAL, INC.
CONTACT: RAFFI S. BABAYAN
TEL: (818) 549 9959
EMAIL: INFO@BYERGEO.COM
PROJECT NO. BG 23084 DATED SEPTEMBER 25, 2019

LICENSED LAND SURVEYOR
MAHMOUD KHALILI SAMANI
LS 8766
STATE OF CALIFORNIA

TRITECH ENGINEERING ASSOCIATES

SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

VESTING TENTATIVE TRACT NO. 82605		
SCALE: 1"=20'	APN: 2485-005-004, 014, 015	DRAWN BY: ii
DATE: 9-26-19		REVISED:
3700 Riverside Drive, Burbank, CA 91505		
Sheet 1 of 1 Sheet		JOB NO. 190111