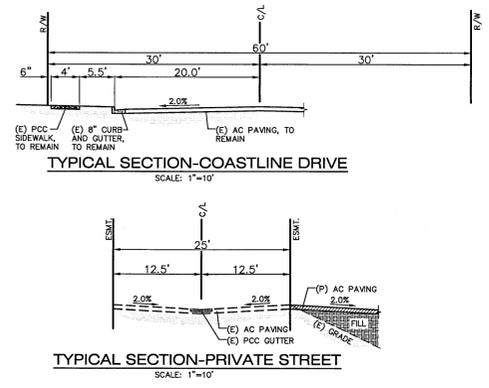
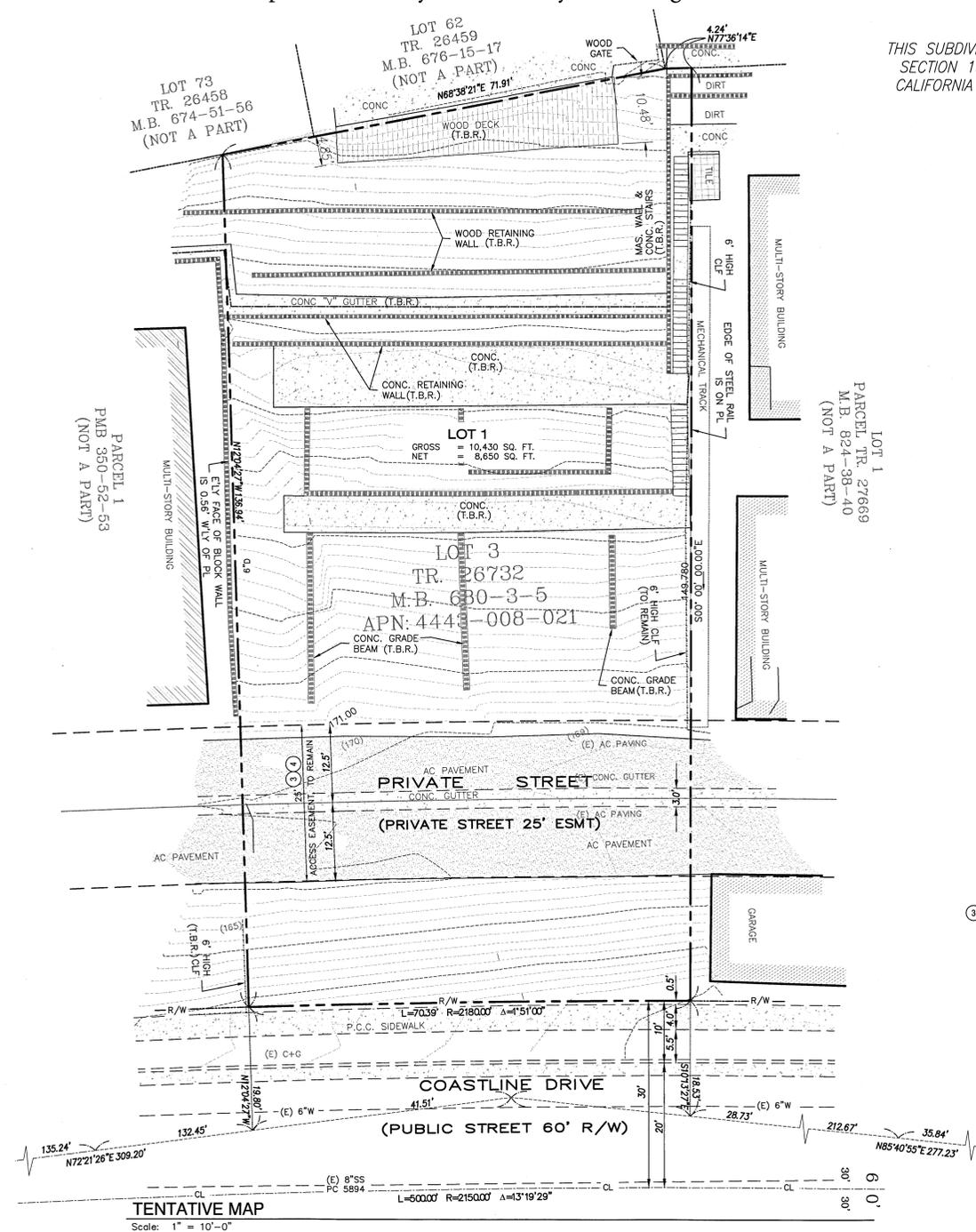


MINOR LAND DIVISION
Vesting Tentative Parcel Map #073804
For Condominium Purposes

Located in the Unincorporated Territory of the County of Los Angeles, State of California

March 16, 2016



THIS SUBDIVISION IS FOR CONDOMINIUM PURPOSES AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

APPLICANT/DEVELOPER:
L+V ARCHITECTS
2332 COTNER AVENUE #303
WEST LOS ANGELES, CA 90064
PHONE: (310) 325-5577
CONTACT: LUBA TOMALEVSKA

ENGINEER / MAP PREPARED BY:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE 210
LOMITA, CA 90717
PHONE: (310) 429-8681
ATTN: DANIEL J BOLTON, P.E.
RCE 63290 EXP. 6/30/12
BEC JOB NO. 14347

ARCHITECT:
L+V ARCHITECTS
2332 COTNER AVENUE #303
WEST LOS ANGELES, CA 90064
PHONE: (310) 325-5577
CONTACT: LUBA TOMALEVSKA

SOILS ENGINEER:
Bay City Geology
2800 NELSON WAY
SANTA MONICA, CA 90405
PHONE: (310) 429-8681
CONTACT: JONATHAN MILLER

PROPERTY ADDRESS:
18225 COASTLINE DRIVE
MALIBU, CALIFORNIA 90265

EXISTING USE:
THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 10,430 SQ. FT.
NET = 8,650 SQ. FT.

LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOT 3 OF TRACT NO. 26732 AS PER MAP RECORDED IN BOOK 680 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING: R-3 (LIMITED MULTIPLE RESIDENCE), CURRENT AND PROPOSED.
LAND USE: U20 (RESIDENTIAL 20du/ac)

FLOOD ZONE:
THE SUBJECT PROPERTY IS MAPPED AS ZONE "X" NOTES:
1. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING UTILITIES IN THE PRIVATE STREET EASEMENT CROSSING THE LOT AND ADJACENT PUBLIC RIGHT OF WAY TO BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.

SUBDIVISION SUMMARY:
THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH THREE (3) CONDOMINIUM AIRSPACES:
1-3 - TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

EARTHWORK QUANTITIES:
BY METHOD OF TYPICAL SECTION:
CUT: 1066 CY (N=429.6sf X 67')/27'
OVEREX: 80 CY
TOTAL CUT: 1146 CY

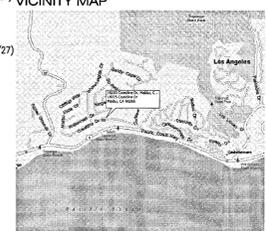
RECOMPACT: 80
FILL: 164 CY (N=66.26sf X 67')/27'
TOTAL FILL: 244 CY (RAW)
FILL: 305 CY (20% SHRINKAGE)

NET: 841 CY EXPORT
EXPORT SITE: Colobano Landfill
5300 Lost Hills Road
Agoura, CA 91301

EASEMENTS:
FROM A TITLE REPORT BY LAWYERS TITLE COMPANY DATED APRIL 6, 2015:
④ AN EASEMENT FOR A PRIVATE DRIVE AS SHOWN ON TRACT MAP 26732, BOOK 680, PAGES 3 THROUGH 5, AND AN EASEMENT TO GENERAL TELEPHONE FOR UNDERGROUND CONDUITS OVER SAME, TO REMAIN.

BENCHMARK:
BM NUMBER: 11313 (NAD 1983)
FOUND CAL-TRANS BRASS DISC IN CONCRETE CURB RETURN 2.5M(8.2') WEST OF BCR @ NORTH WEST CORNER TOPANGA CANYON BLVD. AND PACIFIC COAST HIGHWAY.
ELEV. = 44.664 FT.

WATER PURVEYOR:
LA COUNTY WATERWORKS DISTRICT 29



TENTATIVE MAP
Scale: 1" = 10'-0"

NORTH

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717