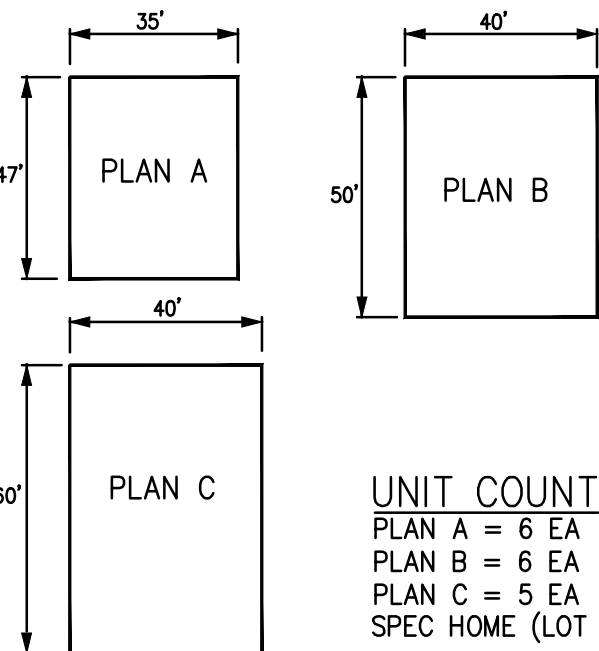


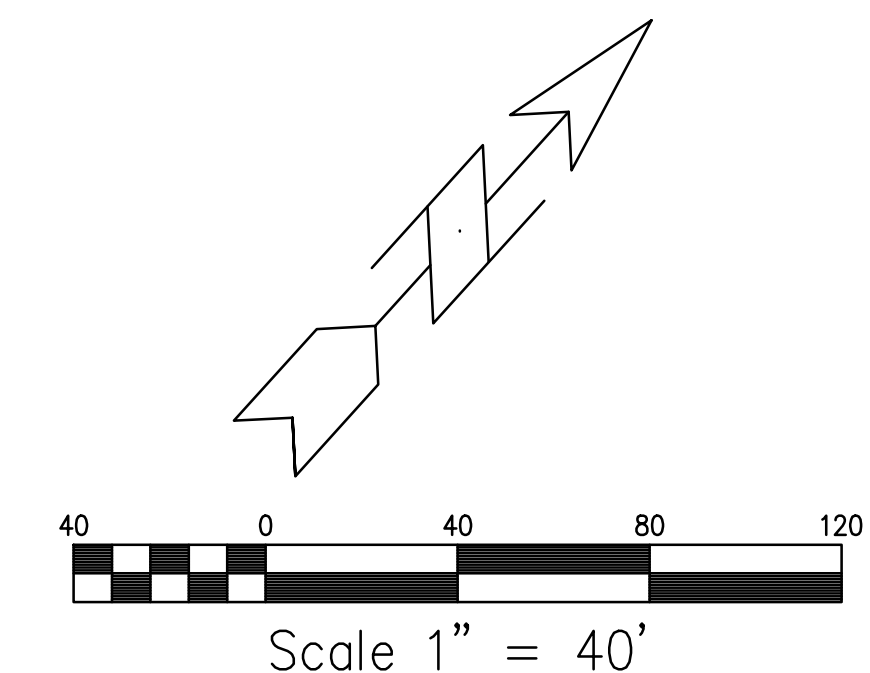
GRAPHIC SCALE: 1"=40'



CURVE DATA			
○	DELTA	RADIUS	LENGTH
2	84° 05' 05"	78.00'	114.46'
3	84° 05' 05"	105.00'	154.09'
4	84° 05' 05"	132.00'	193.72'
4	12° 06' 06"	127.00'	26.71'
5	12° 06' 06"	100.00'	21.03'
6	12° 06' 06"	73.00'	15.35'
8	12° 02' 22"	175.00'	36.77'
8	12° 02' 22"	148.00'	31.10'
9	64° 35' 10"	40.00'	45.09'
10	23° 32' 48"	44.00'	178.58'
11	25° 50' 31"	25.00'	11.28'



UNIT COUNT
PLAN A = 6 EA
PLAN B = 6 EA
PLAN C = 5 EA
SPEC HOME (LOT 19) = 1 EA



LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 1 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, EISEO, OF SAID MAPS; THENCE SOUTH 89° 01' 11" WEST 59.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF ANOTHER TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FOR A DISTANCE OF 122.61 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID DEED BEING 221° 59' 00" EAST AND 100.00 FEET LONG; THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHWEST FOR A DISTANCE OF 59° 59' 59" WEST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.608 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 178.80 FEET TO THE TRUE POINT OF BEGINNING OF ANOTHER TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 77.00 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 13° 59' 00" WEST 325.00 FEET; THENCE SOUTH 21° 51' 30" WEST 89.89 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300 FEET FOR A DISTANCE OF 100.00 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 09' 59" WEST 397.09 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND ALONG THE NORTHWESTERLY LINE OF SAID MULHOLLAND HIGHWAY, NORTH 47° 42' 15" EAST 150.85 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID HIGHWAY WITH THE WESTERLY BOUNDARY OF SAID TRACT NO. 6170, BEARING NORTH 47° 42' 15" WEST 150.85 FEET; THENCE ALONG SAID WESTERLY BOUNDARY OF BOOK 10853, PAGE 54, OFFICIAL RECORDS, AS HAVING A BEARING OF NORTH 42° 17' 43" WEST AND A LENGTH OF 20.00 FEET; THENCE TO AND ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF THE TRACT OF LAND OWNED BY THE CITY OF LOS ANGELES, BEARING NORTH 42° 17' 43" WEST 150.85 FEET; THENCE SOUTH 82° 25' 50" WEST 158.46 FEET; THENCE NORTH 65° 00' 10" WEST 180.00 FEET; THENCE NORTH 1° 43' 40" WEST 200.00 FEET; THENCE NORTH 27° 23' 24" EAST 44.15 FEET TO A LINE WHICH BEARS SOUTH 62° 10' 10" WEST 65.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 TO 34, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH $61^{\circ}15'$ WEST 59.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.08 FEET; THENCE ALONG SAID CURVE 59.63 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 10853, PAGE 1, OF OFFICIAL RECORDS, THENCE CONTINUING SOUTHWEST $10^{\circ}15'$ EAST 10.00 FEET TO THE INTERSECTION OF THE CENTER LINE OF SAID PARCELS; THENCE ALONG SAID DEED AS HAVING A BEARING OF NORTH $27^{\circ}42' 25"$ EAST AND A LENGTH OF 238.91 FEET, BEING THE TRUE POINT OF BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.08 FEET; THENCE ALONG SAID NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JOE A NORIN AND WIFE, RECORDED IN BOOK 15929 PAGE 1, OF OFFICIAL RECORDS, SOUTHWEST $10^{\circ}15'$ EAST 10.00 FEET TO THE INTERSECTION OF THE CENTER LINE OF SAID PARCELS; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.08 FEET, A RADIAL LINE OF SAID CURVE FROM THE POINT OF BEGINNING OF SAID CURVE TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF JOE A NORIN; THENCE SOUTHERLY ALONG SAID CURVE 77 FEET; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY

LINE OF THE LAND OF NORIN; THE FOLLOWING COURSES: SOUTH 13°59' WEST 325.00 FEET, THENCE SOUTH 21°51' 30" WEST 89.89 FEET, THENCE SOUTH 28°30' 18" WEST 431.6 FEET TO A POINT ON THE NORTHEASTERLY LINE OF MULLHOLLAND DRIVE 200 FEET WIDE, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND OF NORIN; THENCE NORTH 11°52' 40" EAST 431.79 FEET, THENCE NORTH 30°07' 30" EAST 513.60 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 338.302 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32°35' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, 59.045 FEET; THENCE TANGENT TO SAID CURVE, NORTH 47°25' EAST 129.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7.62 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 13.64 FEET TO THE POINT OF BEGINNING.

EASEMENT DATA, EXCEPTIONS & EXCLUSIONS:

PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE.
ORDER NO. 09507426-27 DATED JULY 31, 2009 AT 7:30 AM.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH EFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:

ITEM 2:
PURPOSE: POLE LINES AND CONDUITS.
IN FAVOR OF: TITLE INSURANCE AND TRUST COMPANY
RECORDING DATE: BOOK 15929, PAGE 304 O.R.
AFFECTS: ENTIRE PARCEL 1

ITEM 4:
PURPOSE: POLES, CONDUITS
IN FAVOR OF: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
RECORDING DATE: BOOK 16205, PAGE 176 O.R.
AFFECTS: AS SHOWN HEREON

ITEM 6:
PURPOSE: COVERED STORM DRAIN
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL
RECORDING DATE: MAY 22, 1970 AS INST. NO. 2087, O.R.
AFFECTS: AS SHOWN HEREON



PREPARED BY:

WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD.; SUITE 345
WOODLAND HILLS, CA. 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

REV.	DATE	DESCRIPTION	DATE	APP'D
△	1/04/13	ADDED CURVE DATA, ELIMINATED REVERSE CURVE ON "A" ST., REVISED ENGINEER INFO		
	4/19/13	ADDED "PRIVATE STREET" TO "A" STREET, REALIGNED PROPOSED STORM DRAIN		
	4/14/15	REVISED DRIVEWAY LOCATION LOTS 11 & 12, REVISED SETBACK ON LOT 13 FROM 13' TO 16', REVISED SIDEYARD ON LOT 4 FROM 7' TO 9'		
	4/09/19	REMOVE ACCELERATION AND DECELERATION LANES ON MULLHOLLAND RD, PROVIDE DRWY WITHIN TRACT AND ADDED COMMUNITY DRWY FOR LOTS 11,12 AND 13		

BENCH MARK:
LOS ANGELES COUNTY PUBLIC WORKS SURVEY
DIVISION
MALIBU QUAD 1998 (ADJ)
BM NUMBER: Y10436
DPW BM TAG W CB 1M S/O BCR @ SW COR
MULHOLLAND DR & MULHOLLAND HWY 27M
& 9M W/O C/L INT.
ELEV = 1046.966 1998 ADJ

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES:

VESTING TENTATIVE TRACT MAP
TRACT NO. 67505

DS VENTURES, LLC

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

DATE: AUG. 21, 2009

SCALE: 1"=40'

DESIGNED BY:

DRAFTED BY:

CHECKED BY:

LOT SUMMARY				
LOT No.	LOT AREA (NET)		PAD AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES
1	10,695	0.25	1,645	0.04
2	10,147	0.23	1,645	0.04
3	10,370	0.24	1,645	0.04
4	15,300	0.35	1,645	0.04
5	24,658	0.57	1,645	0.04
6	14,430	0.33	2,000	0.05
7	17,344	0.40	2,400	0.06
8	16,855	0.39	2,000	0.05
9	10,176	0.25	2,000	0.05
10	8,209	0.19	2,000	0.05
11	18,563	0.43	1,645	0.04
12	8,003	0.16	2,000	0.05
13	20,341	0.47	1,645	0.04
14	8,018	0.18	2,000	0.05
15	9,000	0.21	2,400	0.06
16	9,000	0.21	2,400	0.06
17	8,044	0.18	2,400	0.06
18	8,066	0.19	2,400	0.06
19	10,039	0.23	1,740	0.04
TOTAL	237,798	5.46	37,255	0.86

Exhibit A - Tract Map
Case No. VTT-67505
Stamp dated April 10, 2019