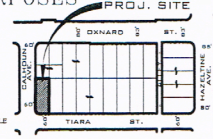
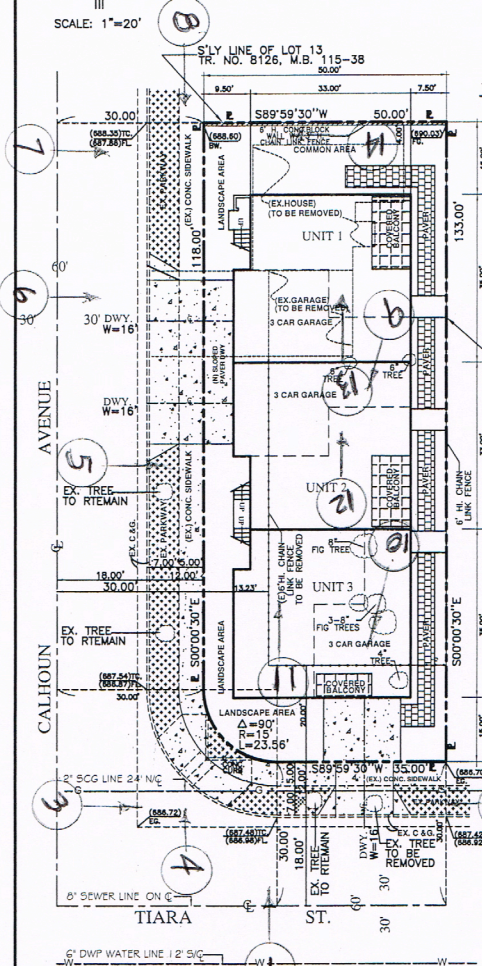


PRELIMINARY PARCEL PMLA. NO. 2013-
IN THE CITY OF LOS ANGELES
FOR NEW CONDOMINIUM PURPOSES
DATE: NOV 12, 2013

PHOTO LOCATION MAP

SCALE: 1"=20'



OWNER / SUBDIVIDER

ARTHUR BABAIAN
 13629 WYANDOTTE STREET #101
 VAN NUYS, CALIFORNIA 91405
 TEL: (818) 800-1800

ENGINEER

TECHNA LAND CO. INC.
 HAYK MARTIROSIAN
 1545 N. VERDUGO RD. SUITE 2
 GLENDALE, CA 91208
 TEL: (818) 547-0543
 RCE 52563

LEGAL DESCRIPTION

TRACT: 8126
 MAP: M.S. 115-38
 BLK: NONE
 LOT: 50

PROJECT DATA

EXIST. ZONE: QJRD2-1
 PROP. ZONE: QJRD2-1
 GEN PLAN LAND USE: LOW-MED. II RESIDENTIAL
 EXIST. USE: SINGLE FAMILY
 PROP. USE: 3 UNIT CONDO'S
 PROPOSED PARKING: 9
 LOT AREA: 6,601.7 S.F. = 0.15AC

UNIT 1: 2,386.00 SQ. FT.
 UNIT 2: 2,210.00 SQ. FT.
 UNIT 3: 2,400.00 SQ. FT.

PROJECT ADDRESS

14157 W. TIARA AVE./5944 CALHOUN AVE
 LOS ANGELES, CA 91401

GENERAL NOTES

- 1- NO OAK TREES ON SITE
- 2- ALL PUBLIC UTILITIES ARE AVAILABLE
- 3- SITE IS RELATIVELY FLAT
- 4- EXIST. STRUCTURES & ON-SITE TREES TO BE REMOVED
- 5- SITE IS NOT IN A POTENTIALLY DANGEROUS AREA
- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
- 7- SITE IS NOT IN VICINITY OF MULHOLLAND SCENIC PKWY.
- 8- COMMUNITY PLAN AREA: SOUTH VALLEY
- 9- CD: 4
- 10- T.G.I.: 562-81
- 11- DM.I.: 177B153
- 12- A.P.N.: 2245-001-024
- 13- C.T.: 1286.01
- 14- NO PROTECTED TREES ON SITE.
- 15- NO HAZARDOUS CONDITIONS EXIST.



TLC TECHNA LAND CO.
 CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.

HAYK MARTIROSIAN DATE
 1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
 TEL: (818) 547-0543, FAX: (818) 547-1074

AA 2014 200