

NOTES:

OWNER MEDIA STUDIOS PHASE VII AND VIII OWNER, LLC C/O HINES GLOBAL INCOME TRUST

713 821-6000

ATTN: JOHN HARRISON 4800 POST OAK BLVD, SUITE 4800 HOUSTON, TX 77056

APPLICANT/SUBDIVIDER HINES GLOBAL INCOME TRUST ATTN: SYED ALI 444 S. FLOWER STREET, SUITE 2100

> ATTN: SYED ALI 613 612-4200 SYED.ALI@HINES.COM

LOS ANGELES, CA 90071

SURVEYOR/ENGINEER. ATTN: DOUGLAS R. HOWARD 555 SOUTH FLOWER STREET, SUITE 4300

LOS ANGELES, CA 90071 (213) 223-1400 DHOWARD@PSOMAS.COM

PROJECT ADDRESS. 3401 WEST EMPIRE AVENUE, BURBANK CA

AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS: 122,519 SQ. FT. = 2.8126 ACRES (GROSS AREA INCLUDED OUT TO THE CENTERLINE OF THE

ALLEY TO THE NORTH ALLEY, AVON TO THE EAST AND EMPIRE TO THE SOUTH.) 83,509 SQ. FT. = 1.9171 ACRES (NET)

"GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON

AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

APN'S. 2464-004-006, 029, 030 AND 031

PROPOSED USE LIGHT INDUSTRIAL, ENTERTAINMENT.

. SUBJECT PROPERTY LIES WITHIN ZONE "X", FLOOD ZONE WITH MINIMAL FLOODING AND ZONE "AE" (671') AND LOMRSAS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1328F DATED SEPTEMBER 26, 2008 AS PUBLISHED BY FEDERAL EMERGENCY

MANAGEMENT AGENCY EXISTING UTILITIES. THE EXISTING SITE HAS SEWER AND STORM DRAIN SERVICE BY CITY OF BURBANK FACILITES AND

POWER, COMMUNICATIONS, GAS AND WATER PROVIDED BY OTHERS. (ALL PUBLICY UTILITIES ARE AVAILABLE AND SERVING THE SITE)

EXISTING STRUCTURES. ALL EXISTING STRUCTURES TO REMAIN (NEWLY CONSTRUCTED MSG DONE PROJECT)

EXISTING AND M-2 GENERAL INDUSTRIAL

PROPOSED ZONING

TREES. THERE ARE NO PROTECTED TREES ON THE SITE. ALL EXISTING TREES TO REMAIN, AS PLANTED PER LANDSCAPING PLAN APPROVED BY CITY OF BURBANK 6/14/2021,

PARKING. THE SITE HAS A TOTAL OF 54 PARKING SPACES, INCLUDING 3 HANDICAP SPACES.

TO NOTED CITY BENCH MARK (SITE IS RELATIVELY FLAT.)

GEOLOGIST/SOILS. STAN TANG, GEOTECHNOLOGIES, INC., 439 WESTERN AVE, GLENDALE 91201

(SOILS AND GEOTEC REPORTS ARE APPROVED BY THE CITY OF BURBANK PRIOR TO ISSUANCE OF

EXISTING EASEMENTS

3.1' - 8.3 AND VARIABLE WIDTH EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF BURBANK PER DOCUMENT REC. NOVEMBER 18, 2021 AS INSTRUMENT NO. 20211712463, O.R. EASEMENT LIES OUTSIDE OF THE PROPOSED PARCEL A BOUNDARY

8.3' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF BURBANK PER DOCUMENT REC. MAY 6, 2022 AS INSTRUMENT NO. 20220494959, O.R. EASEMENT LIES OUTSIDE OF THE PROPOSED PARCEL A BOUNDARY

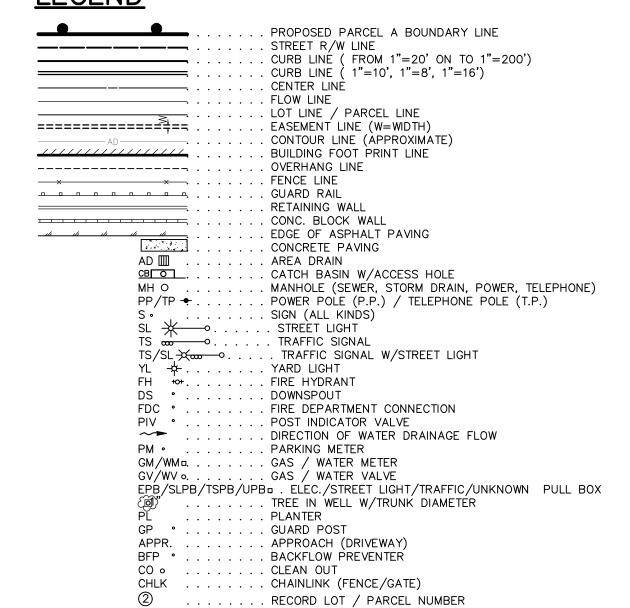
LEGAL DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY AMENDED TITLE REPORT NO. 014-30073781-E-TS4 DATED JANUARY 14, 2022.

PROJECT SYNOPSIS:

THE PROPOSED PROJECT IS 1 PARCEL, VESTING TENTATIVE PARCEL MAP NO. 83827 IN THE CITY OF BURBANK, CA. THE PURPOSE OF THE MAP IS TO CONSOLIDATE ALL EXISTING LOTS AND PORTIONS OF VACATED ALLEYS INTO ONE (1) PARCEL FOR THE PURPOSE OF RECENTLY CONSTRUCTED DEVELOPMENT APPROVED BY THE CITY OF BURBANK ON JUNE 14, 2022.

LEGEND



SEAL	
	SIGNAL LAND SE
	DOUGLAS R. HOWARD
	No. 6169
,	OF CALIFORN
	11/04/2022

DRH CITY OF BURBANK BRASS DISK STAMPED BM 2003-1 4 FT EAST OF EAST CURB HOLLYWOOD WAY 32.2 FT NORTH OF BCR NORTH OF WINONA AVE DRH ELEV. 699.302 FEET 08-30300 ADJUSTMENT 2000 (NAVD88) PATH/PLOT DATE: /\ |11/04/22 ADDED STREET EASEMENT AT NORTH END OF ALLEY Nov. 04, 2022 - 06:39:01 DWG Name: W:\1MSG010200\SURVEY\SUBDIVISION\TENTATIVE PARCEL MAP\PL-TPM_01.dwg Updated By: dhoward REV DATE DESCRIPTION

BENCHMARK BENCH MARKS NO 08-30300

Los Angeles, CA 90071 (213) 223–1444 (FAX) www.psomas.com

GRAPHIC SCALE SCALE: 1" = 20'

VESTING TENTATIVE PARCEL MAP 83827 SCALE

COUNTY OF LOS ANGELES

IN THE CITY OF BURBANK

3401 WEST EMPIRE AVENUE

MAY 2, 2022 1" = 20'1HIN030700

STATE OF CALIFORN!