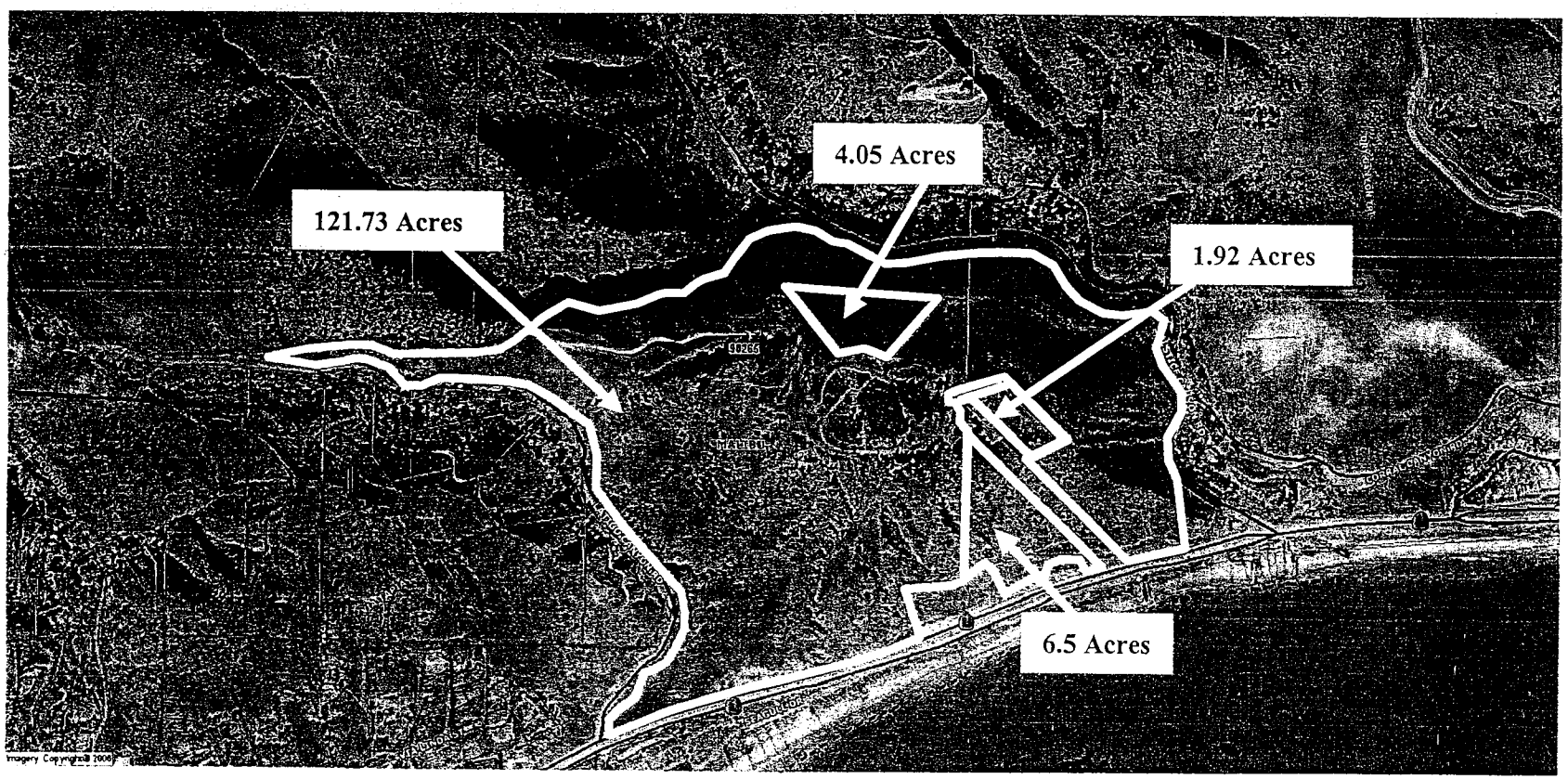
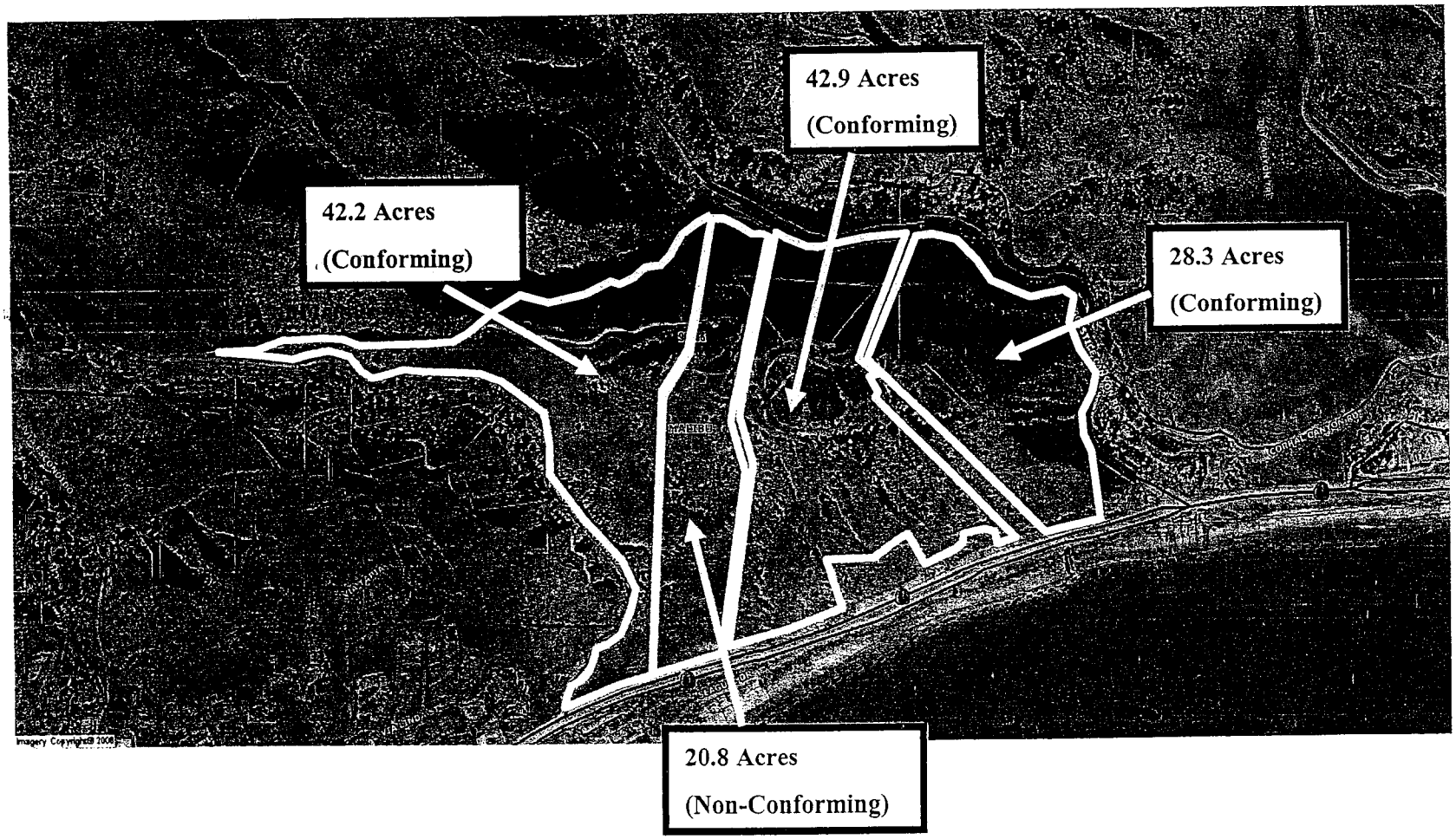
Existing Parcels

SMMC
Attachment
7-31-06
Item 10b



Proposed Parcels



OWNER

PRIMROSE
BUCKINGHAM PROPERTIES

PREPARED FOR

HENRY SUAREZ
BENNETT & ASSOCIATES
29360 WEST PACIFIC COAST HIGHWAY, UNIT 13
MALIBU, CA. 90265
310-589-0775

SITE ADDRESS

PACIFIC COAST HIGHWAY
MALIBU, CA. 90265

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT: LLA 95-003
APN NUMBERS:
4458-001-004
4458-003-003
4458-004-001
4458-005-001
4458-005-004

AREAS

PARCEL	SQ FT	ACRES
PARCEL 1	1,428,332	32.8
PARCEL 2	906,916	20.8
PARCEL 3	1,366,774	31.4
PARCEL 4	1,233,746	28.3
TOTALS	5,945,752	134.3

LEGEND

VICT.	VICTOR ENGINEERING VALVE
STTR	STATE TRANSITION
—	SPLICE BOX
—	POWER POLE
—	MANHOLE
—	WATER VALVE
—	WATER METER
—	CENTER LINE
—	FIRE HYDRANT
—	EDGE OF ASPHALT
—	FENCE
—	DRIP LINE

Slope %	PLANIMETRIC AREA SQ FT	ACRES
0% to 20%	788,438	18.1
20% to 25%	248,292	5.7
25% to 33%	431,244	9.9
33% to 40%	422,532	9.7
40% to 100%	3,537,072	81.2
100%	418,174	9.6
Totals	5,845,752	134.2

GRAPHIC SCALE 1" = 100'
0 100 200 300 400

THIS IS NOT A PART OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THE MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF BEARING.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

NOTE

THE SLOPE STUDY WAS PREPARED UTILIZING AERIAL TOPOGRAPHIC MAPPING PROVIDED BY THE CLIENT, DATED 12/04/2000. PEAK SURVEYS, INC. HAS NOT VERIFIED THE ACCURACY OF THIS MAPPING

#	REVISIONS	DATE

PREPARED BY
PEAK SURVEYS INC.
CIVIL ENGINEERING & LAND SURVEYING
STATE PLANE COORDINATE SYSTEM NAD 83 ZONE 5
WESTLAKE VILLAGE CA 91361
(805) 497-5402 (805) 495-7241

CITY OF MALIBU
SLOPE STUDY
LOT LINE ADJUSTMENT: LLA 02-002
DRAWN BY / DATE: M. CHAN, 15 SEPT
CHECKED BY / DATE: M. CHAN, 15 SEPT
SHEET 1 OF 1

CDP 05-087