

# Property Analysis

## Land Description and Analysis

### Land Description

Land Areas	0.65 acres; 28,130 SF (Area Owned in Fee) 0.73 acres; 31,880 SF (Assembled with Surface Easement)
Source of Land Area	Public Records and MRCA
Primary Street Frontage	Firenze - 100± feet
Shape	Irregular
Corner	No
Topography	Gradual slope from south to north with a level portion in the center of the site
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06037C1605F
Date	September 26, 2008
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

### Zoning; Other Regulations

Zoning Jurisdiction	City of Los Angeles
Zoning Designation	RE11-1
Description	Residential Estate
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	One-family dwellings, parks, playgrounds, community centers, and accessory living structures
Minimum Lot Area	11,000 SF
Minimum Lot Width (Feet)	70
Minimum Setbacks (Feet)	Front - 20% of lot depth up to 25 feet max; Side - 10% of lot width up to 10 feet max; Rear - 25% of lot depth up to 25 feet max
Maximum Building Height	36 feet
Maximum Floor Area Ratio	3:1
Parking Requirement	2 covered spaces per dwelling unit

### Utilities

Service	Provider
Water	City of Los Angeles Department of Water and Power
Sewer	City of Los Angeles Department of Water and Power
Electricity	City of Los Angeles Department of Water and Power
Natural Gas	Southern California Gas Company
Local Phone	Various

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.