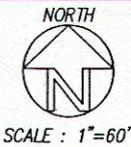


# EXHIBIT "A" MAP VESTING TENTATIVE PARCEL MAP NO. 063463

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 15 OF TRACT NO. 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE(S) 15 THROUGH 18 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

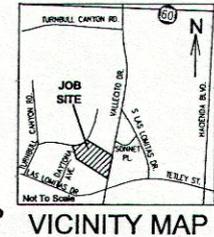


PREPARED BY:  
EGL ASSOCIATES, INC.  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
TEL: (626) 263-3588  
FAX: (626) 263-3599

OWNER:  
K.K. KWONG & ASSOCIATES, INC.  
2440 S. HACIENDA BLVD., SUITE 113  
HACIENDA HEIGHTS, CA 91745  
TEL: (626) 336-2015  
FAX: (626) 336-8588

BENCH MARK:  
LACPWSD BM #64800  
ELEV. = 612.596'

ROBM TAG IN N CB 600MM E/O BCR @  
NE COR LAS LOMITAS DR & TURNBULL  
CYN RD 12.8M E & 6.4M N/O C/L INT



PROJECT LOCATION:  
**2 LOTS SUBDIVISION**  
2576 1/2 TURNBULL CANYON ROAD  
HACIENDA HEIGHTS, CALIFORNIA

REVISIONS BY	DATE
1	08/15/2008
2	05/23/2008
3	10/11/2008
4	04/14/2011
5	08/28/2011
6	07/28/2011
7	07/28/2011
8	08/17/2011
9	08/17/2011

PREPARED FOR:  
**K.K. KWONG & ASSOCIATES, INC.**  
2440 S. HACIENDA BLVD., SUITE 113  
HACIENDA HEIGHTS, CALIFORNIA 91745

**EGL Associates, Inc.**  
11819 Goldring Road, Unit A  
Arcadia, CA 91006  
Tel: (626) 263-3588  
Fax: (626) 263-3599

DATE	BY	DESCRIPTION
04/09/08		
05-07-08		
11-08		

**EARTHWORK**  
CUT: 2000 CY  
FILL: 1000 CY  
EXPORT: 1000 CY

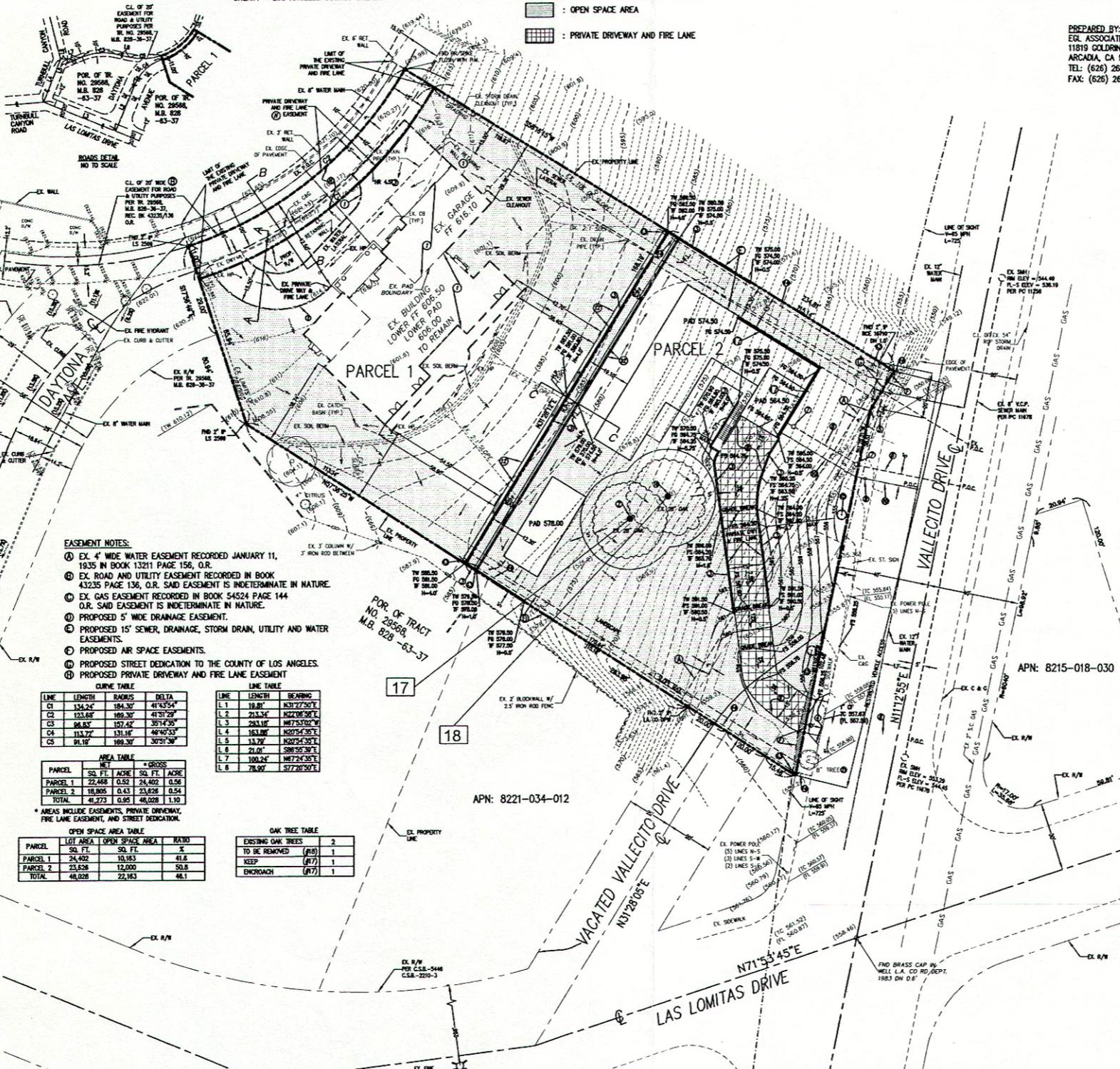
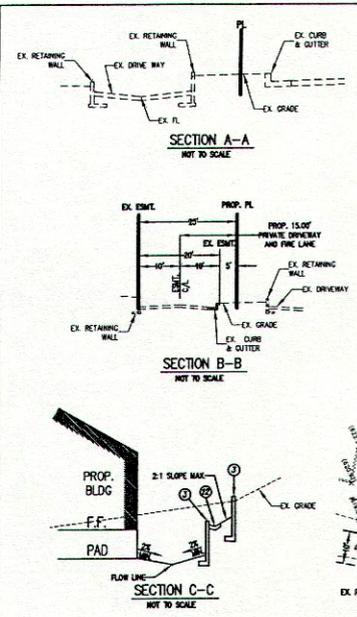
**SPECIAL NOTE:**  
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

**BASE OF BEARING:**  
CENTER LINE OF LOS LOMITAS DRIVE N71°53'45"E

**UTILITY SERVICES:**  
WATER—SAN GABRIEL VALLEY WATER COMPANY  
SEWER—COUNTY OF LOS ANGELES SANITATION DISTRICT  
GAS—SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL—SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE—AT&T  
SCHOOL—HACIENDA HEIGHTS SCHOOL DISTRICT  
FIRE—LOS ANGELES COUNTY FIRE DEPARTMENT  
SHERIFF—LOS ANGELES COUNTY SHERIFF

**NOTES:**  
LAND USE-U-1 (3.3 DWELLING UNITS PER ACRE MAXIMUM DENSITY)  
EXISTING ZONING: R-A-12,000 (RESIDENTIAL AGRICULTURE-12,000 SF MIN. LOT SIZE)  
PROPOSED ZONING: R-A-12,000  
NO. OF EX. LOTS: 1  
NO. OF PROPOSED LOTS: 2  
AREA OF TOTAL LOTS: 48,028 SF/1.10 AC  
A.P.N.: 8221-016-053  
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.  
WAIVER OF STREET FRONTAGE FOR PARCEL 1 IS HEREBY REQUESTED.

- [Symbol] : OPEN SPACE AREA
- [Symbol] : PRIVATE DRIVEWAY AND FIRE LANE



- EASEMENT NOTES:**
- EX. 4' WIDE WATER EASEMENT RECORDED JANUARY 11, 1935 IN BOOK 13211 PAGE 156, O.R.
  - EX. ROAD AND UTILITY EASEMENT RECORDED IN BOOK 43235 PAGE 136, O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.
  - EX. GAS EASEMENT RECORDED IN BOOK 54524 PAGE 144 O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.
  - PROPOSED 5' WIDE DRAINAGE EASEMENT.
  - PROPOSED 5' SEWER, DRAINAGE, STORM DRAIN, UTILITY AND WATER EASEMENTS.
  - PROPOSED AIR SPACE EASEMENTS.
  - PROPOSED STREET DEDICATION TO THE COUNTY OF LOS ANGELES.
  - PROPOSED PRIVATE DRIVEWAY AND FIRE LANE EASEMENT.

**CURVE TABLE**

LINE	LENGTH	RADIUS	DELTA
C1	124.24'	184.30'	41°43'54"
C2	123.65'	189.30'	41°51'29"
C3	96.83'	157.42'	35°14'58"
C4	114.72'	131.18'	46°42'53"
C5	94.19'	189.30'	30°51'50"

**AREA TABLE**

PARCEL	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL 1	22,468	0.52	24,402	0.56
PARCEL 2	18,988	0.43	23,228	0.54
TOTAL	41,456	0.95	48,028	1.10

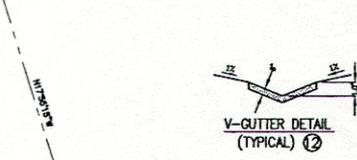
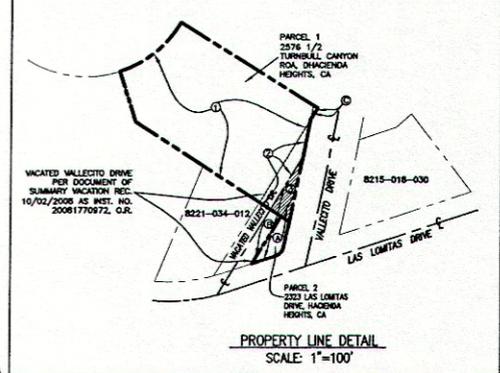
**OPEN SPACE AREA TABLE**

PARCEL	LOT AREA	OPEN SPACE AREA	RATIO
PARCEL 1	24,402	10,183	41.8
PARCEL 2	23,228	12,000	50.8
TOTAL	48,028	22,183	46.1

**OAK TREE TABLE**

EXISTING OAK TREES	TO BE REMOVED	KEEP	ENCROACH
2	(#19)	1	
	(#17)	1	
	(#17)	1	

- NEW LOT LINE AFTER LOT LINE ADJUSTMENT**
- ORIGINAL PARCEL 1 PER GRANT DEED REC. 02/08/2007 AS INST. NO. 20070276769, O.R.
  - PARCEL 1 AFTER GAINING PORTION OF VACATED VALLECITO DRIVE PER CERTIFICATION OF COMPLIANCE NO. CC-02-389 REC. 03/14/2011 AS INST. NO. 20110387399, O.R.
  - PARCEL 1 AFTER GAINING PORTION OF LAND FROM PARCEL 2 PER LOT LINE ADJUSTMENT RLA 2010 000225 REC. 03/14/2011 AS INST. NO. 20110387408, O.R.
  - ORIGINAL PARCEL 2 PER GRANT DEED REC. 04/30/2002 AS INST. NO. 02-0998855, O.R.
  - PARCEL 2 AFTER GAINING PORTION OF VACATED VALLECITO DRIVE PER CERTIFICATION OF COMPLIANCE NO. CC-06-88 REC. 03/14/2011 AS INST. NO. 20110387398, O.R.
  - PARCEL 2 AFTER LOT LINE ADJUSTMENT PER LOT LINE ADJUSTMENT RLA 2010 000225 REC. 03/14/2011 AS INST. NO. 20110387408, O.R.
  - PROPOSED STREET DEDICATION TO THE COUNTY OF LOS ANGELES.



- CONSTRUCTION NOTES:**
- EX. STRUCTURE TO REMAIN
  - EX. OAK TREE TO BE PROTECTED IN PLACE.
  - PROPOSED RETAINING WALL (MAX. 6' HIGH)
  - PROPOSED DRIVEWAY APPROACH.
  - PROPOSED FIRE HYDRANT PER FIRE DEPT. REQUIREMENT.
  - PROPOSED SEWER LATERAL.
  - PROPOSED SEWER CLEANOUT.
  - PROPOSED CONC. PAVEMENT.
  - PROPOSED WATER METER.
  - PROPOSED WATER LATERAL.
  - EXISTING TREE TO BE REMOVED.
  - PROPOSED CONC. V-GUTTER.
  - PROPOSED CATCH BASIN.
  - PROPOSED DRAIN PIPE.
  - PROPOSED STREET TREE.
  - EX. OAK TREE TO BE REMOVED.
  - PROPOSED DEEP FOOTING.

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IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA