

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 - COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS THE JOHN A. ROWLAND 166.64 ALLOTMENT OF THE PARTITION OF PART OF SAID RANCHO AS SHOWN ON THE MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 5800 AND SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 072916, HOWEVER IS A PART OF THE PROJECT SITE PLAN. SEE DETAILS ON SHEET 2. (APN: 8264-021-027 - CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VACATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED IN BOOK 2 1983 AS INSTRUMENT NO. 83-48648, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND WITH THE EXISTENCE OF A NEWLY CONSTRUCTED ROAD THAT SLOPES THE SITE FROM NORTH TO SOUTH. IN GENERAL, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM FALL OF APPROXIMATELY 30 FEET TO AN EXISTING GARTHER CHANNEL, THE SOUTHERLY HALF OF THE SITE SLOPES IN A SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE, WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"CSD" LOS ANGELES COUNTY COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROWLAND HEIGHTS COMMUNITY GENERAL PLAN" THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET WEBSITE SHOWS THE LAND TO BE ZONED "M-1-S" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

PROPOSED ZONING FOR THE HOTEL PROPOSED PARCELS 2 & 3: C-3 (DP)

BENCHMARK:

CITY OF INDUSTRY: FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTERBERG STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #188878E. W/ POINT TO FIRE HYDRANT ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE. ELEVATION = 455.233' (NGVD '29 / FOUND 08/2006) (NGVD '29 PLUS 2.37' EQUALS L.A. CO. BM NAVD '88.) CITY OF LOS ANGELES BENCHMARK NO. C 3462. 4.8M TAD IN N 03.300M(T) W/O BOX @ NW COR VALLEY BL & NOGALES ST 15.2M(SOFT) N/O & 16.8M(SOFT) W/O C/L INT. ELEVATION = 460.507' (NAVD 88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983 AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRS CORNERS STATIONS "CCCD" AND "EWPP", BOTH PUBLISHED ON CSRS DATA SHEETS, BEING N 68°10'01.0926" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VCP SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ONSITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRADE WEETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIOTENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1: DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL CONDOMINIUM PURPOSES, ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2: DEVELOPMENT OF ONE (6) STORY BUILDINGS FOR HOTEL PURPOSES. PHASE I: FULL SERVICE - HOTEL "A" WITH PROPOSED 275 KEYS.

PROPOSED PARCEL 3: DEVELOPMENT OF ONE (6) STORY BUILDING FOR HOTEL PURPOSES. PHASE II: SELECT SERVICE - HOTEL "B" WITH PROPOSED 202 KEYS.

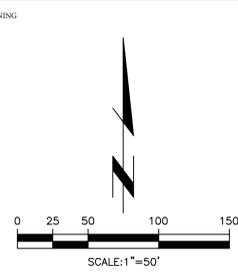
SITE ADDRESS:

EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA. EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA.

PROPOSED ADDRESS: TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

REVISIONS:

Table with 3 columns: NO., DESCRIPTION, DATE. Contains 7 revision entries.

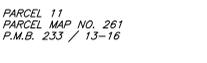


LINE TABLE with columns: LINE #, LENGTH, BEARING. Lists 16 line segments.

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH. Lists 13 curve data points.

AREA NOTES:

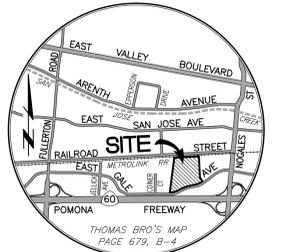
GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916. NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916. (GROSS MINUS PROPOSED STREET DEDICATIONS) SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP, HOWEVER IS A PART OF THE PROJECT.



VESTING TENTATIVE PARCEL MAP NO. 072916 MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXISTING EASEMENTS:

- 1 ACCESS RIGHTS TO OR FROM POMONA FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1961, BOOK 07029, PAGE 90, OF OFFICIAL RECORDS. (RELINQUISHED ACCESS RIGHTS TO REMAIN)
2 EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW) GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED: AUGUST 30, 1971, INSTRUMENT NO. 2925, OF O.R. (SAID EASEMENT WAS OUTCLAIMED NOVEMBER 12, 2013 BY INST. NO. 2013-160482, O.R. AND THIS IS NOT PLOTTED HEREON)
3 EASEMENT: GRANTED TO: DSL SERVICE COMPANY PURPOSE: SANITARY SEWER AND WATERLINE AND INCIDENTAL PURPOSES RECORDED: JANUARY 23, 1984, INSTRUMENT NO. 84-86161, O.R. (EASEMENT TO REMAIN AND PLOTTED HEREON)
4 EASEMENT AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. 014-175-014 IN FAVOR OF: ALAMEDA CORRIDOR-EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVER PURPOSE: JUDGMENT IN CONDEMNATION RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R. AFFECTS: APN: 8264-021-020 AND 8264-021-027 A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS. EASEMENTS PLOTTED HEREON AS FOLLOWS:
4A) 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE (EASEMENT TO REMAIN)
4B) 4B. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE1 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
4C) 4C. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE2 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
4D) 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC1 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
4E) 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC2 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
4F) 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC3 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON)
(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT, PLOTTED HEREON BY CONSTRUCTION DRAWINGS AND SIMILAR AREA):

PROPOSED EASEMENTS:

- 1 A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP. NOTE: PORTION OF EASEMENT OVER VACATED RAILROAD STREET (APN: 8264-021-027) TO BE GRANTED TO THE COUNTY OF LOS ANGELES BY SEPARATE INSTRUMENT.
2 EASEMENTS FOR PUBLIC STREET PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
3 A 28' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 TO BE RESERVED ON PARCEL MAP.
4 PRIVATE DRIVE AND FIRELANE TO BE RESERVED ON PARCEL MAP. NOTE: PORTION OF PRIVATE DRIVE AND FIRELANE OVER VACATED RAILROAD STREET (APN: 8264-021-027) TO BE GRANTED BY SEPARATE INSTRUMENT. SEE PROJECT DETAIL ON SHEET 2 OF 2.
5 RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.
6 50' WIDE INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 WILL BE GRANTED BY SEPARATE INSTRUMENT. SEE PROJECT DETAIL ON SHEET 2 OF 2.
7 RECIPROCAL FIRE LINE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 TO BE RESERVED ON PARCEL MAP.
8 INDICATES LINE OF SIGHT EASEMENTS (55mph @ 500' Sight Distance) TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
9 INDICATES EASEMENT FOR TRAFFIC SIGNAL PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

APPLICANT / REPRESENTATIVE:

Logo for Thienes Engineering, Inc. CIVIL ENGINEERING & LAND SURVEYING. 146349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH:(714)521-4811 FAX:(714)521-4173

SURVEYOR: BRIAN L. THIENES REG. EXP. 12/31/15 brian@thieneseng.com PREPARED UNDER THE DIRECTION OF: [Signature] 07/17/15 DATE

