

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 186.64 AC. ALLOTMENT OF THE PARTITION 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 IS 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 EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLIT THE SITE FROM NORTH TO SOUTH, IN GENERAL, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM SLOPE OF APPROXIMATELY 30 FEET TO AN EXISTING GARDEN CHANNEL TO 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" OF THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "M-1-S-B" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

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

BENCHMARK:

CITY OF INDUSTRY: FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBORN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #188978E, ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVE TO PACIFIC STORAGE, 10102 WALNUT DRIVE. ELEVATION = 455.233' (NGVD '29 / FOUND 08/20/06) (NGVD'29 PLUS 2.37' EQUALS L.A. CO. BM NAVD '88.) COUNTY OF LOS ANGELES BENCHMARK NO. G 5469. E & BM TAG IN N 89 300M(NT) W/O COR @ NW COR VALLEY BL & NOGALES ST. 15.2M(SOFT) N/O & 15.8M(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 CORRS STATIONS "C020" AND "ENR0" BOTH PUBLISHED ON CSRS DATA SHEETS, BEING N 68°10'01.0926" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ON-SITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ON-SITE 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 MILLS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY IMPROVEMENT CATCH BASIN INSERTS INCLUDING STORAGE TO PROMOTE INFILTRATION AND BIORETENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.O.D.M. STORM DRAINAGE 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 UNDERGROUND 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:

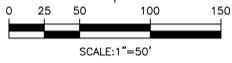
Table with 3 columns: NO., DESCRIPTION, DATE. Lists various revisions to the project plan.

RECEIVED DEPT OF REGIONAL PLANNING PM072916 AMENDED EXHIBIT 09 NOV 2016

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.

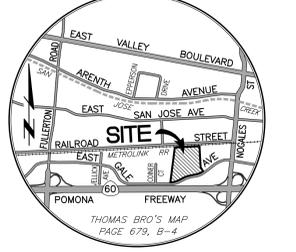
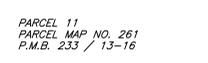


LINE TABLE with columns: LINE #, LENGTH, BEARING. Lists line segments for the site boundary.

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH. Lists curve data for the site boundary.

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.



EXISTING EASEMENTS:

- List of existing easements including access rights, utility easements, and construction easements.

PROPOSED EASEMENTS:

- List of proposed easements including storm drain, fire lane, and utility easements.

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc. CIVIL ENGINEERING & LAND SURVEYING 4349 FIRESTONE BOULEVARD THE MIRADA, CALIFORNIA 90638 PH (714) 521-4811 FAX (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Signature of Brian L. Thienes, dated 11/07/16.

BRIAN L. THIENES PLS. NO. 5750 REG. EXP. 12/31/17 brian@thieneseng.com



