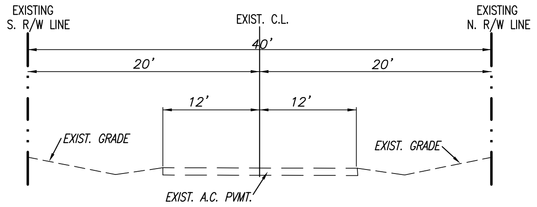
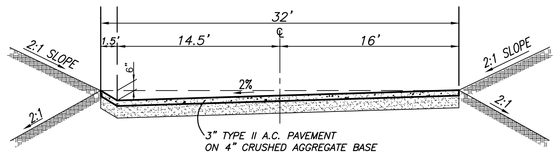


EXISTING TYPICAL SECTION
LOPEZ CANYON
NOT TO SCALE

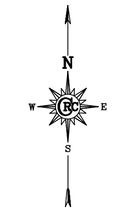


PRIVATE DRIVEWAY – DETAIL SECTION "A"–"A"
NOT TO SCALE

RECEIVED
DEPT OF REGIONAL PLANNING
PM073374 EXHIBIT
DATE: 14 JAN 2015

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 73374
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

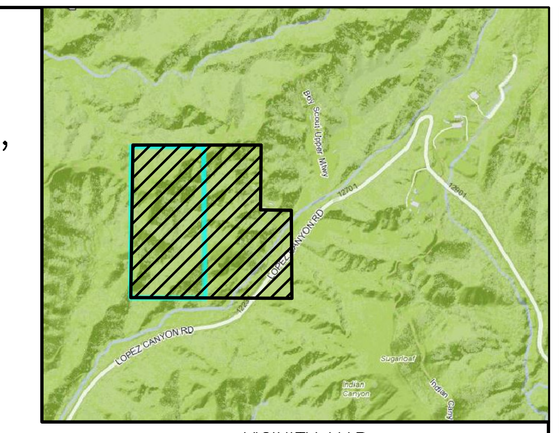
EXHIBIT "B"



SCALE 1" = 60'

AREAS

EXISTING:			
APN: 2581-013-002	854,831 S.F.	19.62 AC.	
APN: 2581-013-003	638,755 S.F.	14.66 AC.	
TOTAL	1,493,586 S.F.	34.29 AC.	
PROPOSED:			
APN: 2581-013-002 REMAINDER	615,447 S.F.	14.13 AC.	
APN: 2581-013-003 LOTS 1–4	878,139 S.F.	20.16 AC.	
TOTAL	1,493,586 S.F.	34.29 AC.	
LOTS:			
LOT 1 =	217,791 S.F.	5.00 AC.	
LOT 2 =	219,053 S.F.	5.03 AC.	
LOT 3 =	221,810 S.F.	5.09 AC.	
LOT 4 =	219,485 S.F.	5.04 AC.	
TOTAL	878,139 S.F.	20.16 AC.	



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER

A.P.N. 2581-013-002
MOSHE ZEMACH, FORUM ENGINEERING AND CONST.
4804 LAUREL CANYON BLVD. #599
VALLEY VILLAGE, CA. 91607

A.P.N. 2581-013-003
MAYA Y. ZEMACH
4804 LAUREL CANYON BLVD. #599
VALLEY VILLAGE, CA. 91607

LEGAL DESCRIPTION

A.P.N. 2581-013-002

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T3N, R14W, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 18, 1904

A.P.N. 2581-013-003

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T3N, R14W, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN DISTRICT LAND OFFICE ON JULY 18, 1904.

EXCEPT THEREFROM THE NORTHEAST QUARTER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, T3N, R14W.

BENCH MARK:

CITY OF LOS ANGELES BM #03-00609

SPIKE NE CURB FOOTHILL BLVD. 2FT SE/O PAXTON STREET.

ELEVATION = 1155.855 (2000)ADJ

SITE NOTES:

1. TOTAL AREA IS 34.29 ACRES
2. PROPERTY ADDRESS:
   12615 LOPEZ CANYON
   SYLMAR, CA.
3. GENERAL PLAN LAND DESIGNATION: O–NF
   ANTELOPE VALLEY
4. EXISTING AND PROPOSED ZONING: A–2–5
5. PROJECT SCOPE OF PROPOSED SUBDIVISION:
   FOUR (4) SINGLE FAMILY RESIDENTIAL LOTS, AND A REMAINDER PORTION.
6. THERE ARE NO EXISTING STRUCTURES ON SITE.
7. THERE ARE NO OAK TREES ON SITE.
8. **NEAREST: FIRE DEPARTMENT**
   CITY OF LOS ANGELES FIRE STATION #98
   13035 VAN NUYS BLVD.
   PACOIMA, CA.
   ± 5 MILES
9. **NEAREST: POLICE DEPARTMENT**
   LAPD FOOTHILL DIVISION;
   12760 OSBORNE STREET
   ARLETA, CA.
   ± 6 MILES
10. **UTILITY PROVIDERS:**
    GAS: – NONE
    ELEC: – SOUTHERN CALIFORNIA EDISON
    WATER: – PRIVATE WELL
    SEWER – PRIVATE SEPTIC
11. GRADING IS PROPOSED.
    CUT = 32,270 C.Y.
    FILL = 32,270 C.Y.
    BALANCED SITE

TITLE REPORT NOTES

THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 0657–994–x59 DATED NOV. 24, 2014 ARE SHOWN UNLESS OTHERWISE NOTED.

(5) AN 40 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES REC. JULY 27, 1931 IN BK. 10952, PG. 288 AND IN BK. 10936, BK 369, BOTH OF OFFICIAL RECORDS. (EASEMENTS TO REMAIN).

(7) AN EASEMENT FOR WATER AND SPRINGS REC. JUNE 21, 1951 AS INST. # 3186, OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN).

(9) AN EASEMENT FOR DITCHES AND CANALS REC. IN BK. 12, PG. 10 OF PATENTS. (SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN).

(10) DECLARATION AND GRANT OF EASEMENT REC. JULY 23, 1970 AS INST. # 1897, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

(11) DECLARATION AND GRANT OF EASEMENT REC. SEPT. 4, 1970 AS INST. # 2268, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

(12) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES REC. APRIL, 25, 1989, AS INST. # 89–646429, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

(19) AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PURPOSES REC. NOV. 19, 2012 AS INST. 20121760039, OF OFFICIAL RECORDS. (EASEMENT IS TO REMAIN)

THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 116746627–X59 DATED DEC. 8, 2014 ARE SHOWN UNLESS OTHERWISE NOTED.

(2) AN 40 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES REC. JULY 27, 1931 IN BK. 10952, PG. 288 AND IN BK. 10936, BK 369, BOTH OF OFFICIAL RECORDS. (EASEMENTS TO REMAIN).

(4) AN EASEMENT FOR WATER AND SPRINGS REC. JUNE 21, 1951 AS INST. # 3186, OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN).

(6) AN EASEMENT FOR DITCHES AND CANALS REC. IN BK. 12, PG. 10 OF PATENTS. (SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN).

(7) DECLARATION AND GRANT OF EASEMENT REC. JULY 23, 1970 AS INST. # 1897, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

(8) DECLARATION AND GRANT OF EASEMENT REC. SEPT. 4, 1970 AS INST. # 2268, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

(9) AN EASEMENT FOR INGRESS AND EGRESS REC. APRIL. 25, 1989 AS INST. 89–646429, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN).

LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

EXHIBIT "B"
PLANS PREPARED UNDER THE DIRECTION OF

05 JAN. 15
RON KOESTER LS 5930 — DATE

REVISIONS
DATE

VESTING TENTATIVE
PARCEL MAP NO. 73374
SHEET 1 OF 1 SHEETS
CRC 2995

PREPARED FOR
MAYA ZEMACH
4804 LAUREL CANYON ROAD #599
VALLEY VILLAGE CA. 91607

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita CA 91350
Telephone (661) 297–2336 FAX (661) 297–2331