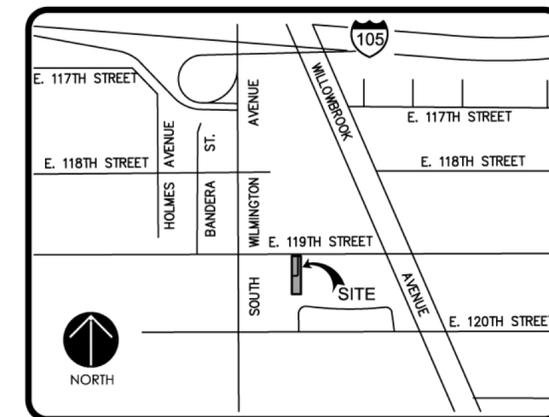


MINOR LAND DIVISION HOUSING PERMIT SITE PLAN TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71909 HOUSING PERMIT NO. 201300001 EXHIBIT MAP



PROPERTY ADDRESS

1932 EAST 119TH STREET
LOS ANGELES, CA 90059

ASSESSOR'S PARCEL No.
6150-007-902

OWNER

COMMUNITY DEVELOPMENT COMMISSION OF
THE COUNTY OF LOS ANGELES, A PUBLIC
BODY CORPORATE AND POLITICAL

CONTACT PERSON:
ISMAEL MAYANS
MAYANS DEVELOPMENT
22343 LA PALMA AVENUE SUITE 132
YORBA LINDA, CA 92887
PH. (714) 692-1900
FAX (714) 692-1933
EMAIL: ismael@mayansdevelopment.com

BENCHMARK

LOS ANGELES COUNTY OF PUBLIC WORKS BM Y-11382

LOS ANGELES TAG IN CB 13 FT. S/O BCR @ SW COR OF IMPERIAL
HIGHWAY & WILMINGTON AVENUE

ELEVATION = 94.422' U.S. SURVEY FEET (NAVD'88 PUBLISHED, 2005)

ENGINEER/SURVEYOR

PASCAL APOTHELOZ, PLS# 7734

DRC ENGINEERING, INC

160 S. OLD SPRINGS ROAD

SUITE 210

ANAHEIM, CA 92808

PH. (714) 685-6860

FAX (714) 685-6801

EMAIL: papotheloz@drc-eng.com



FLOOD ZONE

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS
"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD
INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1815F, DATED SEPTEMBER
26, 2008.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF 119TH STREET PER THE
SPRINGDALE TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 194, OF MAPS, RECORDS OF LOS
ANGELES COUNTY, BEING WEST.

EXISTING ZONING

THE PROPERTY SHOWN HEREON IS ZONED "R1 / SINGLE FAMILY RESIDENCE"
PER THE COUNTY OF LOS ANGELES ZONING ORDINANCE.

PARCEL AREAS

TOTAL SITE AREAS
SITE BEFORE DEDICATIONS 10,501 SF / 0.24 AC
DEDICATIONS 500 SF
SITE AFTER DEDICATIONS 10,001 SF / 0.23 AC

PARCEL AREAS (AFTER DEDICATIONS)
PARCEL 1 GROSS 3,449 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY 259 SF
PARCEL 1 NET 3,186 SF / 0.07 AC

PARCEL 2 GROSS 6,556 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY 1,378 SF
PARCEL 2 NET 5,178 SF / 0.12 AC

EARTHWORK

FILL 260 CUBIC YARDS
CUT 10 CUBIC YARDS
NET 250 CUBIC YARDS (IMPORT)

TITLE INFORMATION

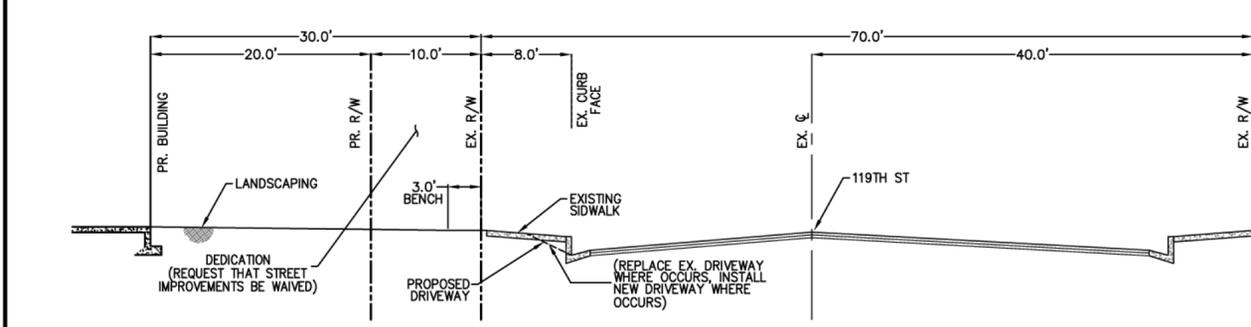
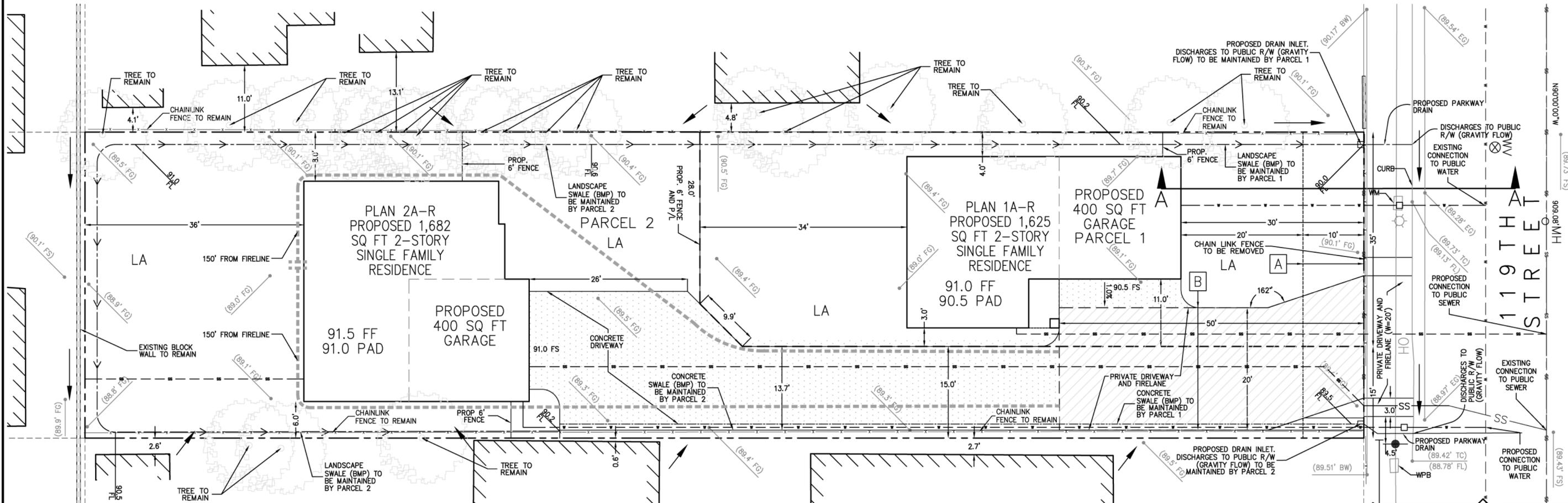
THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976163 (29) DATED AUGUST 1, 2013,
ISSUED BY FIRST AMERICAN TITLE COMPANY, CORONA, CALIFORNIA (TITLE OFFICER: HUGO TELLO, TELEPHONE
(951) 256-5883. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS
MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED ARE OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:
LOT 121 OF THE SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 6, PAGE 194, OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

[A] INDICATES PROPOSED OFFER OF STREET DEDICATION
[B] INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT
BETWEEN PARCEL 1 AND PARCEL 2



LEGEND

- EXISTING PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXISTING LOT LINE
- PROPOSED PARCEL LINES
- PROPOSED BUILDINGS
- FENCE
- OVERHEAD LINE
- BUILDING
- VAULT
- LIGHT POLE
- CATCH BASIN (DRAIN INLET)
- POWER POLE
- SINGLE TREE
- FIRE HYDRANT
- POWER POLE / STREET LIGHT
- GUY ANCHOR
- SIGN
- BLOCKWALL
- DIRECTION OF FLOW
- FIRE LANE
- HARDSCAPE
- DECIDUOUS
- PALM

PM 071909 REQUESTED INCENTIVES		
DEVELOPMENT STANDARDS	REQUIRED	PROPOSING
TABLE D INCENTIVES (ON-MENU, MAX 3)	SIDE SETBACK (MAX 20% REDUCTION)	5 FT. PARCEL 1-4 FT. WEST SIDE (20% REDUCTION)
	LOT SIZE (MAX 50% REDUCTION)	5,000 SQ. FT. PARCEL 1-3,186 SQ. FT. (36% REDUCTION)
	LOT WIDTH (MAX 50% REDUCTION)	50 FT. PARCEL 1-35 FT. (30% REDUCTION)
ADDITIONAL INCENTIVES (OFF-MENU, MAX 3)	FRONTAGE	SAME AS AVERAGE WIDTH PARCEL 1-35 FT. PARCEL 2-15 FT.
	SIDE SETBACKS	5 FT. PARCEL 1-3FT EAST SIDE

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

SECTION A-A
SCALE: 1/8" = 1'