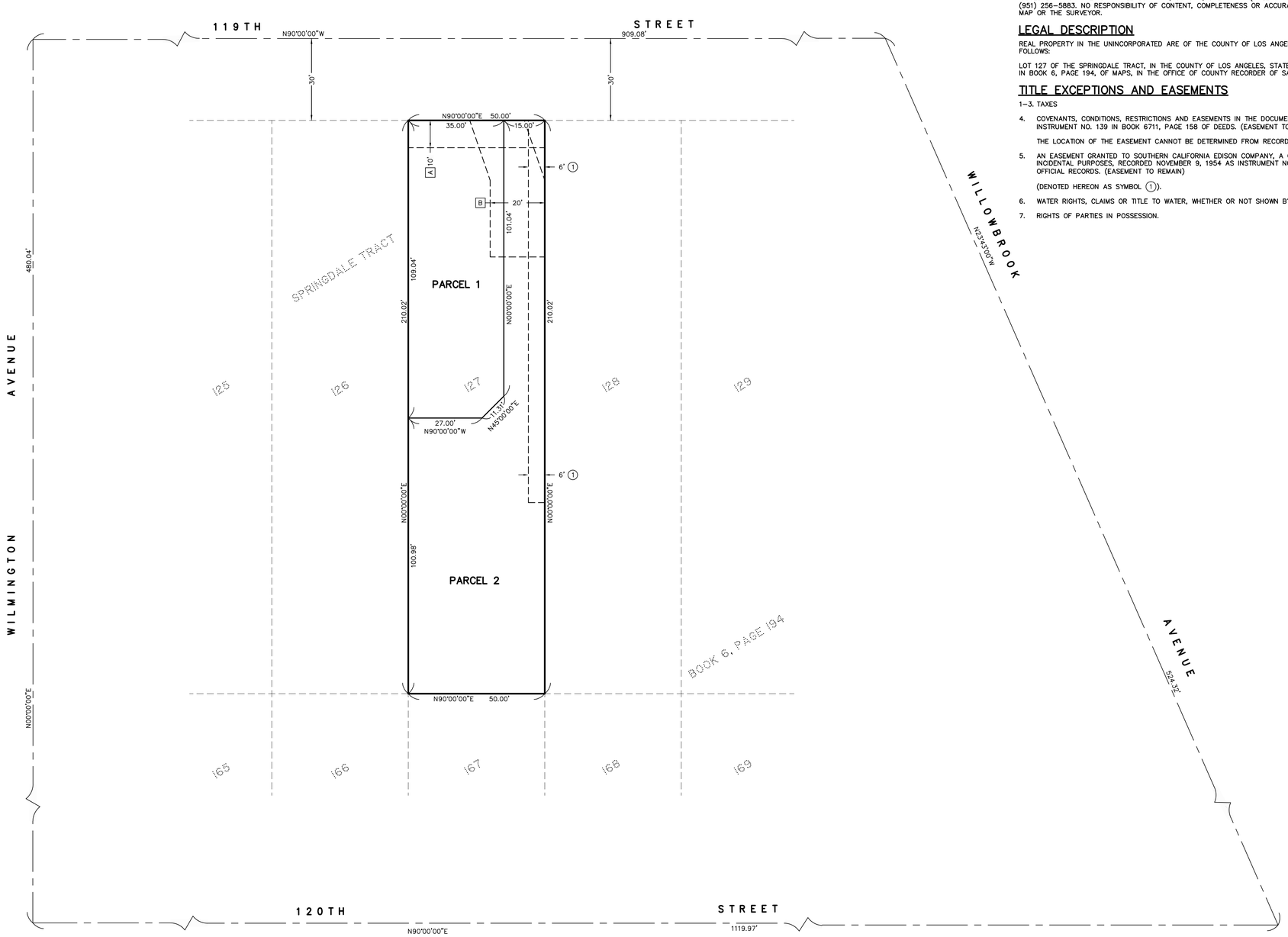


TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976174 (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 127 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.

TITLE EXCEPTIONS AND EASEMENTS

1-3. TAXES

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 1, 1918 AS INSTRUMENT NO. 139 IN BOOK 6711, PAGE 158 OF DEEDS. (EASEMENT TO REMAIN)

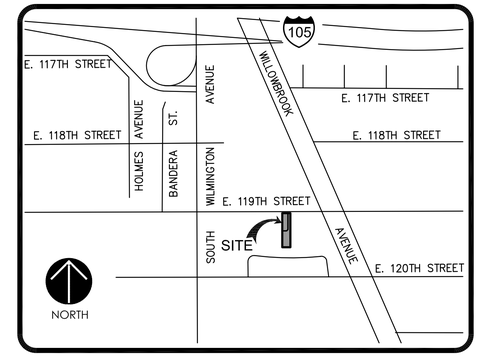
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1954 AS INSTRUMENT NO. 3142 IN BOOK 46065, PAGE 158, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)

   (DENOTED HEREON AS SYMBOL 1).

6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.

7. RIGHTS OF PARTIES IN POSSESSION.



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY

PROPERTY ADDRESS

2026 EAST 119TH STREET
LOS ANGELES, CA 90059

ASSESSOR'S PARCEL No.

6150-007-905

OWNER

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

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

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
EXP. 12/31/13
LS 7734
STATE OF CALIFORNIA

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	3,434 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	225 SF
PARCEL 1 NET	3,209 SF / 0.07 AC
PARCEL 2 GROSS	6,567 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY	1,365 SF
PARCEL 2 NET	5,202 SF / 0.12 AC

EASEMENTS

1 INDICATES EXISTING SCE EASEMENT 46065-158, RECORDED NOV 9, 1954 (TO REMAIN)

A INDICATES PROPOSED OFFER OF STREET DEDICATION

B INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT BETWEEN PARCEL 1 AND PARCEL 2

NOTE

SEE HOUSING PERMIT SITE PLAN FOR LIST OF REQUESTED INCENTIVES TO MODIFY REQUIRED FRONTAGE, AVERAGE WIDTH, AND LOT SIZE.

MINOR LAND DIVISION

VESTING TENTATIVE PARCEL MAP NO. 71910

TO ACCOMPANY HOUSING PERMIT SITE PLAN

IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A MINOR LAND DIVISION OF LOT 127 OF THE SPRINGDALE TRACT, RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

N

OCTOBER, 2013
SCALE: 1" = 20'
JOB NO. 11-439F

FILENAME: L:\2011\11-439 Mayans LA Co Maps\11-439F 2026 E 119th Street\TM\11-439F TM01.dwg, LAST SAVED ON: Oct 08 2013 2:08pm PLOTTED BY: JAKE, ON: Oct 08 2013 2:44pm

DEPT OF REGIONAL PLANNING
PM071910 EXHIBIT
OCT 15 2013

MINOR LAND DIVISION
HOUSING PERMIT SITE PLAN
TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71910
HOUSING PERMIT NO. 201300002 EXHIBIT MAP

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6150-007-905

PROPERTY ADDRESS

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LOS ANGELES, CA 90059

OWNER

COMMUNITY DEVELOPMENT
COMMISSION OF THE COUNTY OF
LOS ANGELES, A PUBLIC BODY
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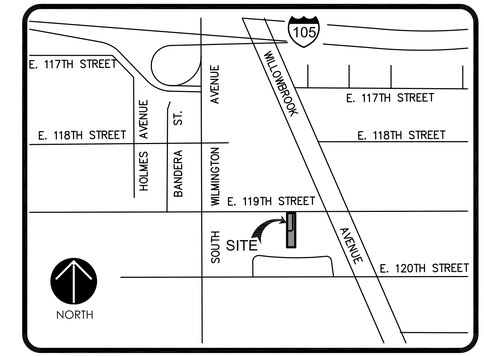
[A] INDICATES PROPOSED OFFER OF STREET DEDICATION

[B] INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT BETWEEN PARCEL 1 AND PARCEL 2

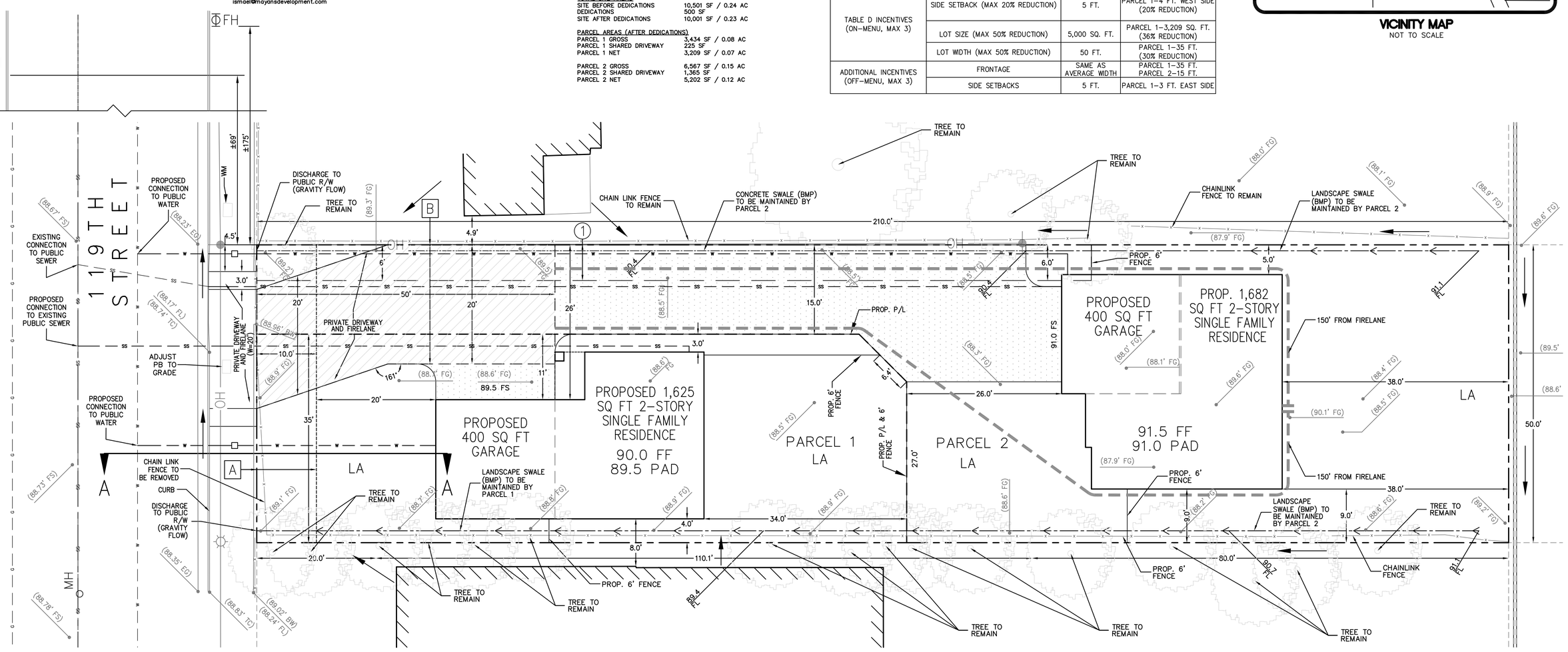
EARTHWORK

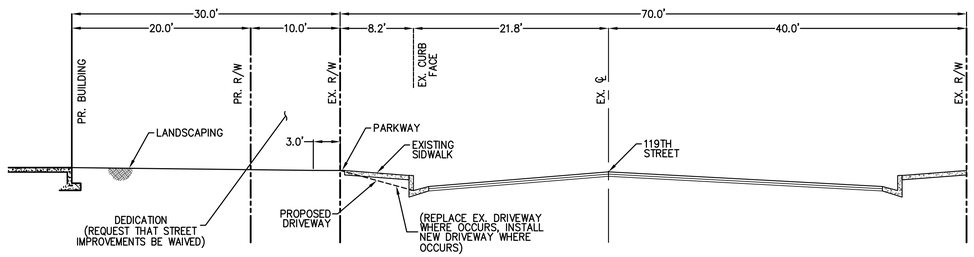
FILL 20 CUBIC YARDS
CUT 40 CUBIC YARDS
NET 20 CUBIC YARDS (EXPORT)

PM 071910 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 1-3,209 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 1-3 FT. EAST SIDE



VICINITY MAP
NOT TO SCALE





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

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 — DECIDUOUS — PALM
FIRE HYDRANT
POWER POLE / STREET LIGHT
GUY ANCHOR
SIGN
BLOCKWALL
DIRECTION OF FLOW

FIRE LANE
HARDSCAPE

BW	BACK OF WALK
EG	EDGE OF GUTTER
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PB	PULLBOX
PP	POWER POLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

OCTOBER, 2013
SCALE: 1/8" = 1'
JOB NO. 11-439F

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FILENAME: M:\2011\11-439 Mayans\11-439F 2026 E 119th\Exhibit A\11439F EXH A.dwg, LAST SAVED ON: Oct 04 2013 12:49pm PLOTTED BY: JAKE, ON: Oct 08 2013 2:59pm