

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	83.04	392.00	09124°
C2	184.72	303.00	34305°
C3	182.00	300.00	44372°
C4	37.12	30.00	42320°
C5	149.11	13.00	86415°
C6	22.05	23.00	37325°
C7	11.84	38.25	17139°
C8	23.58	15.00	90300°

LINE TABLE			
LINE	LENGTH	BEARING	MARKING
L1	15.87	186°00'00"	1/2" H.I. W/ 1/2" H.I. THROUGH IRON FENCE
L2	4.04	58°45'00"	

NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

# TENTATIVE TRACT NO. 072684

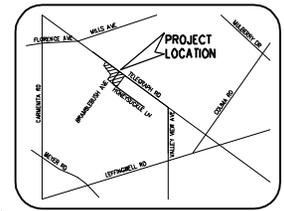
RECEIVED (FOR CONDOMINIUM PURPOSES)  
DEPT OF REGIONAL PLANNING  
TR072684 EXHIBIT  
DATE: 25 JUN 2014

## EXHIBIT "A"

LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARKING SUMMARY					
PARKING SUMMARY PER LOT					
LOT	NO. OF GARAGE UNITS	SURFACE PARKING SPACES	HANDICAP SPACES		
1	20	40	5		
2	33	66	12		
TOTAL	53	106	17		
RATIO	2.1/UNIT	0.32/UNIT	2% OF TOTAL		

PARKING REQUIRED (TOTAL)		PARKING PROVIDED	
UNIT TYPE	SPACES PER UNIT	PARKING TYPE	SPACES
2-BR	2/UNIT	GARAGE	106
GUEST	1 PER 41	STREET	19/2
TOTAL	119	TOTAL	125



VICINITY MAP  
N1S

LOT 1: GROSS AREA = 1.21 Acres  
NET AREA = 1.19 Acres  
LOT 2: GROSS AREA = 2.75 Acres  
NET AREA = 2.43 Acres

ZONING: (EXISTING)  
EXISTING PLAN CATEGORIES  
OPEN SPACE (OS), AREA = 2.75 Acres AND  
LOW DENSITY RESIDENTIAL (LDR) AREA = 1.21 Acres

EXISTING ZONING DESIGNATIONS  
A-1 (AREA=2.75 Acres) AND  
A-1 (AREA=1.21 Acres)

ZONING: (PROPOSED)  
PROPOSED LAND USE CATEGORY  
CATEGORY 3 (MEAN DENSITY RESIDENTIAL-12-22 DWELLING UNITS/PER ACRE)

PROPOSED ZONING  
R2-2P (LIMITED MULTIPLE RESIDENCE DEVELOPMENT PROGRAM)

UTILITIES:  
SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SEWER MAINTENANCE DIVISION  
P.O. BOX 1475  
ALHAMBRA, CA 91802-1475  
(626) 300-3389

WATER: ORCHARD DALE WATER DISTRICT  
13818 EAST TELEGRAPH ROAD,  
WHITTIER, CA 90604  
(562) 941-0114

BASIS OF BEARING  
THE BEARING SHOWN HEREIN ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°40'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

FLOOD ZONE DESIGNATION  
FLOOD ZONE: X  
FLOOD MAP NO.: 960370841F  
COMMUNITY PANEL NO.: 1941  
DATE OF MAP: SEPTEMBER 26, 2008

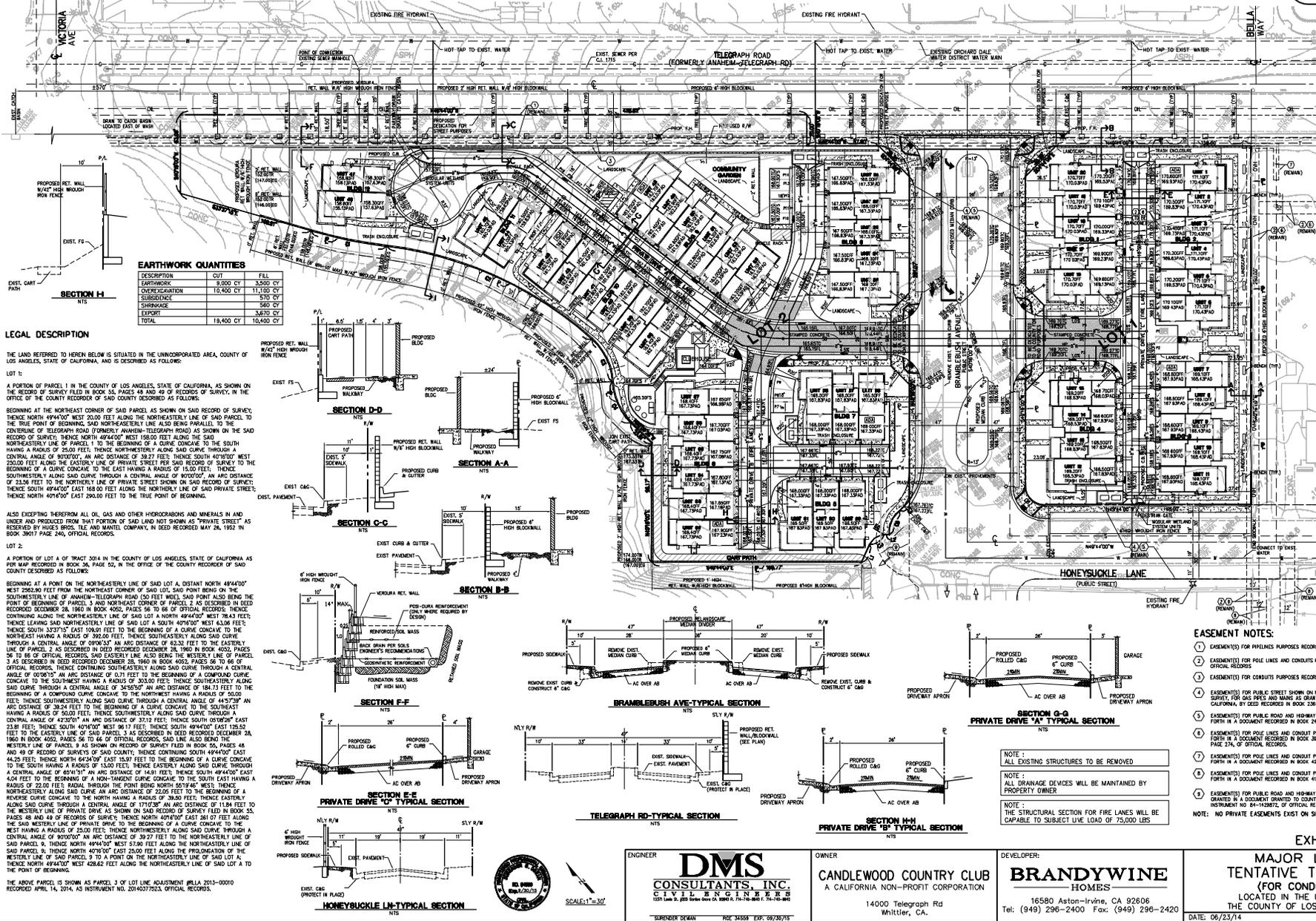
BENCHMARK  
BM V 8224 ELEV. 138.832  
(SANTA FE QUAD 2003)

PROJECT DESCRIPTION  
1. NO. OF LOTS: 2  
2. NO. DWELLING UNITS: 53  
3. NO. OF BUILDINGS PROPOSED: 12  
4. APN: 8030-008-011 & 8030-023-024

SITE ADDRESS  
14000 TELEGRAPH ROAD, WHITTIER, CA 90604

ADA UNITS	
REQUIRED	PROVIDED
53	6
LOT 1	2
LOT 2	4

- EASEMENT NOTES:
- EASEMENT(S) FOR RIGHTEAS PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 38333, PAGE 5, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42886, PAGE 24, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48, OF RECORDS OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHWEST UTILITIES GAS COMPANY BY DEED RECORDED IN BOOK 23816, PAGE 196, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 29448, PAGE 196, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39334, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39334, PAGE 276, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42871, PAGE 440, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 9, 1984, INSTRUMENT NO. 817872, OF OFFICIAL RECORDS
- NOTE: NO PRIVATE EASEMENTS EXIST ON SITE.



**EARTHWORK QUANTITIES**

DESCRIPTION	CUT	FILL
LANDSCAPING	9,000 CY	2,500 CY
OVEREXCAVATION	10,400 CY	11,100 CY
SUBSIDENCE	560 CY	0
EXPORT	2,670 CY	0
TOTAL	19,400 CY	10,400 CY

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:  
A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGE 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY, THENCE NORTH 49°40'00" WEST 20.00 FEET ALONG THE NORTHEASTERN LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING; SAID NORTHEASTERN LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH RD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°40'00" WEST 195.00 FEET ALONG THE SAID NORTHEASTERN LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°10'00" WEST 22.00 FEET ALONG THE LINE OF PRIVATE STREET FOR SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERN LINE OF SAID LOT 1; THENCE SOUTH 49°40'00" WEST 188.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE SOUTH 40°10'00" EAST 29.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCED FROM SAID PARCEL AS SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGHES BROS. TILE AND MANTLE COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39073 PAGE 240, OFFICIAL RECORDS.

LOT 2:  
A PORTION OF LOT 1 OF TRACT 5018 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHEASTERN LINE OF SAID LOT 1, DISTANT NORTH 49°40'00" WEST 200.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHWESTERN LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE); SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCELS 1 AND NORTHEAST CORNER OF PARCEL 2, AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1961 IN BOOK 4062, PAGES 56 TO 68 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTERN LINE OF SAID LOT 1 NORTH 49°40'00" WEST 78.12 FEET; THENCE LEAVING SAID NORTHEASTERN LINE OF SAID LOT 1 SOUTH 40°10'00" WEST 63.06 FEET; THENCE SOUTH 33°17'00" EAST 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°00'00" AN ARC DISTANCE OF 82.33 FEET TO THE EASTERN LINE OF PARCEL 2, AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1961 IN BOOK 4062, PAGES 56 TO 68 OF OFFICIAL RECORDS; SAID EASTERN LINE ALSO BEING THE WESTERN LINE OF PARCEL 1, AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1961 IN BOOK 4062, PAGES 56 TO 68 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 3.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°05'00" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'00" AN ARC DISTANCE OF 26.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°00'00" AN ARC DISTANCE OF 37.27 FEET; THENCE SOUTH 40°10'00" EAST 23.81 FEET; THENCE NORTH 40°10'00" WEST 96.17 FEET; THENCE SOUTH 49°40'00" EAST 126.52 FEET TO THE EASTERN LINE OF SAID PARCEL 1, AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1961 IN BOOK 4062, PAGES 56 TO 68 OF OFFICIAL RECORDS; SAID EAST LINE ALSO BEING THE WESTERN LINE OF PARCEL 1, AS SHOWN ON RECORDS OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY OF SAID COUNTY; THENCE CONTINUING SOUTH 49°40'00" EAST 44.25 FEET; THENCE NORTH 49°40'00" WEST 12.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 171°00'00" AN ARC DISTANCE OF 1.84 FEET TO THE WESTERN LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 25, PAGES 48 AND 49 OF RECORDS OF SURVEY OF SAID COUNTY; THENCE NORTH 49°40'00" EAST 36.10 FEET ALONG SAID WESTERN LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTERN LINE OF SAID PARCEL 1; THENCE NORTH 49°40'00" WEST 57.90 FEET ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1; THENCE NORTH 40°10'00" EAST 20.00 FEET ALONG THE PROLONGATION OF THE WESTERN LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERN LINE OF SAID LOT 1; THENCE NORTH 49°40'00" WEST 428.62 FEET ALONG THE NORTHEASTERN LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT (M/LA 2001-0010) RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 2014077024, OFFICIAL RECORDS.

SECTION H-TYPICAL SECTION  
SECTION D-D  
SECTION A-A  
SECTION C-C  
SECTION B-B  
SECTION F-F  
SECTION G-G  
SECTION E-E  
SECTION I-I  
SECTION J-J  
HONEYUCKLE LN-TYPICAL SECTION

ENGINEER  
**DMS CONSULTANTS, INC.**  
CIVIL ENGINEER  
1100 Loop S, Ste 200, Torrance, CA 90501-1714 (310) 574-1000

OWNER  
**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA

DEVELOPER:  
**BRANDYWINE HOMES**  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

EXHIBIT "A"  
**MAJOR LAND DIVISION**  
**TENTATIVE TRACT NO. 072684**  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
DATE: 06/23/14