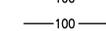
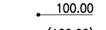
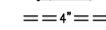
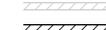
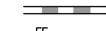
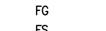
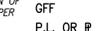
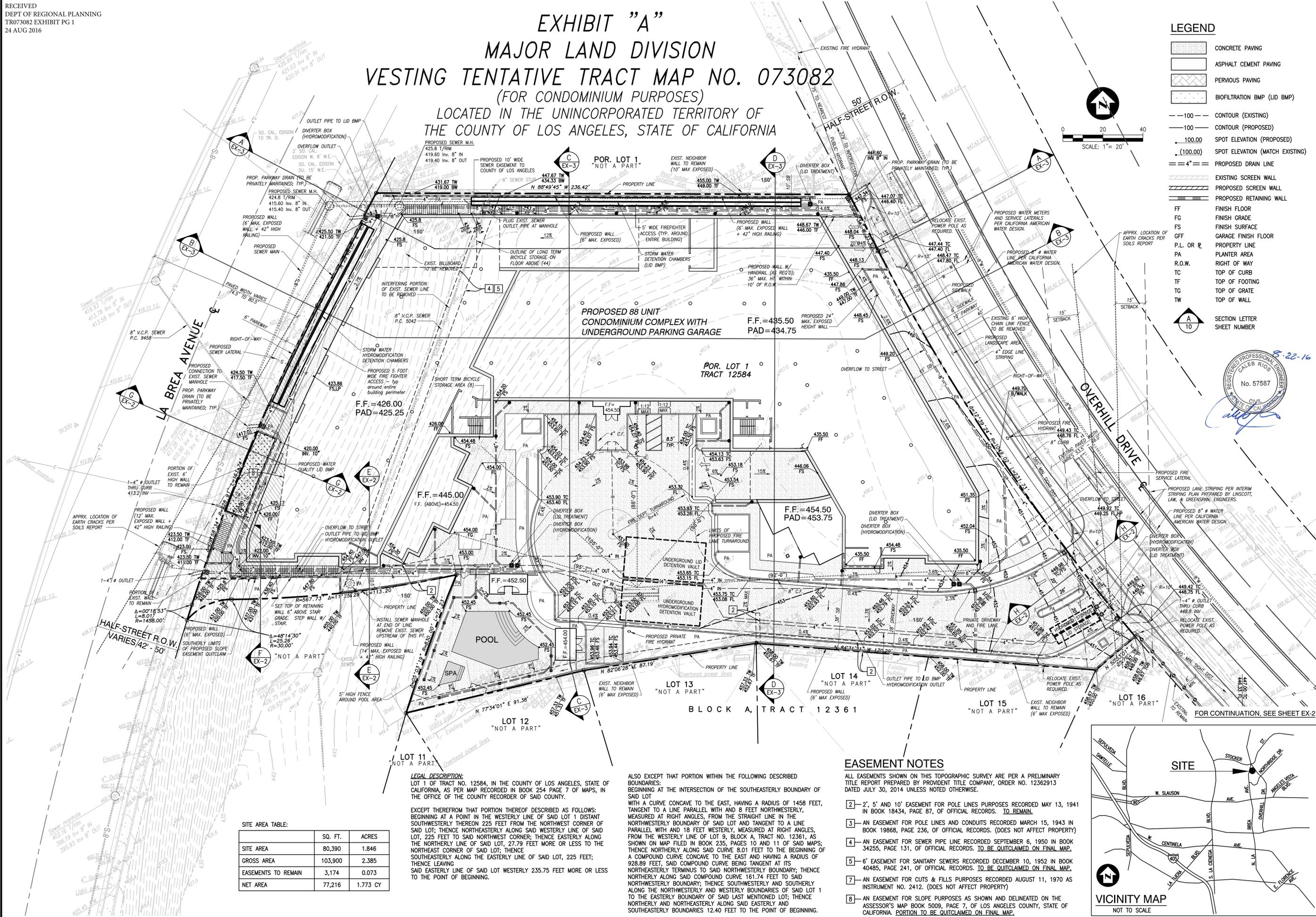
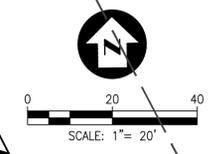


EXHIBIT "A" MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND

-  CONCRETE PAVING
-  ASPHALT CEMENT PAVING
-  PERVIOUS PAVING
-  BIOSFILTRATION BMP (LID BMP)
-  ---100--- CONTOUR (EXISTING)
-  ---100.00--- CONTOUR (PROPOSED)
-  100.00 SPOT ELEVATION (PROPOSED)
-  (100.00) SPOT ELEVATION (MATCH EXISTING)
-  ==4"== PROPOSED DRAIN LINE
-  --- --- EXISTING SCREEN WALL
-  --- --- PROPOSED SCREEN WALL
-  --- --- PROPOSED RETAINING WALL
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- GFF GARAGE FINISH FLOOR
- P.L. OR PL PROPERTY LINE
- PA PLANTER AREA
- R.O.W. RIGHT OF WAY
- TC TOP OF CURB
- TF TOP OF FOOTING
- TG TOP OF GRATE
- TW TOP OF WALL
-  SECTION LETTER
-  SHEET NUMBER



SITE AREA TABLE:

	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773 CY

LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES

- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
- 2- 2', 5' and 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
 - 3- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
 - 4- AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
 - 5- 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
 - 7- AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
 - 8- AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. PORTION TO BE QUITCLAIMED ON FINAL MAP.

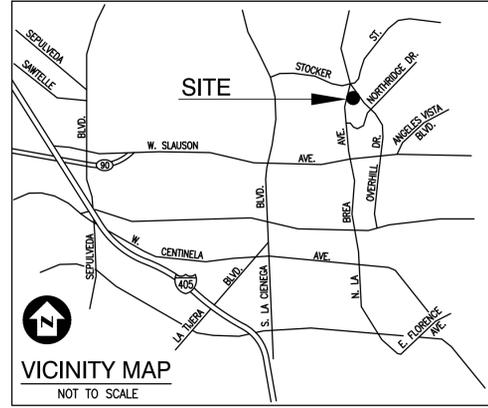


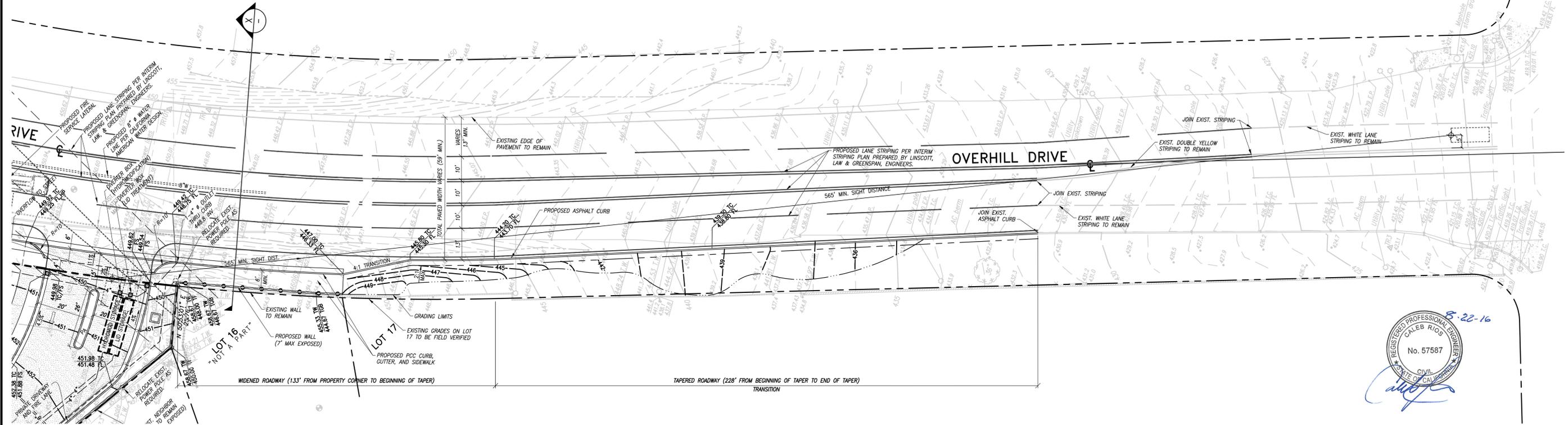
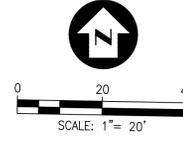
EXHIBIT "A"

TRACT MAP NO. 073082

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND

- | | | | |
|--|---|--------------|-----------------------------|
| | CONCRETE PAVING | | PROPOSED RETAINING WALL |
| | ASPHALT CEMENT PAVING | FF | FINISH FLOOR |
| | PERVIOUS PAVING | FG | FINISH GRADE |
| | ---100--- CONTOUR (EXISTING) | FS | FINISH SURFACE |
| | —100— CONTOUR (PROPOSED) | GFF | GARAGE FINISH FLOOR |
| | •100.00 SPOT ELEVATION (PROPOSED) | P.L. OR P.L. | PROPERTY LINE |
| | •(100.00) SPOT ELEVATION (MATCH EXISTING) | PA | PLANTER AREA |
| | ==4"== PROPOSED DRAIN LINE | R.O.W. | RIGHT OF WAY |
| | EXISTING SCREEN WALL | TC | TOP OF CURB |
| | PROPOSED SCREEN WALL | TF | TOP OF FOOTING |
| | | TG | TOP OF GRATE |
| | | TW | TOP OF WALL |
| | | | SECTION LETTER SHEET NUMBER |



FOR CONTINUATION, SEE SHEET EX-1

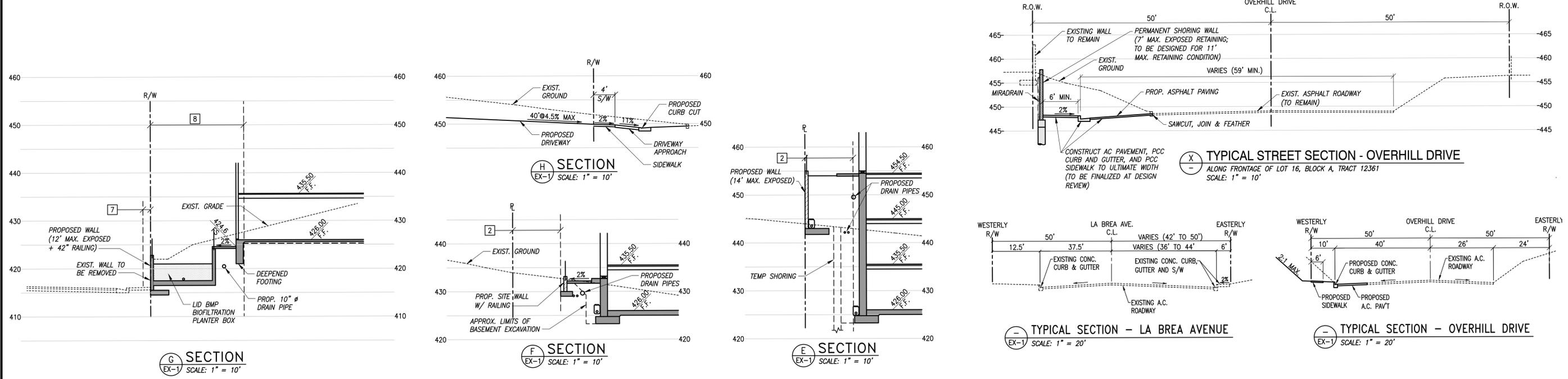
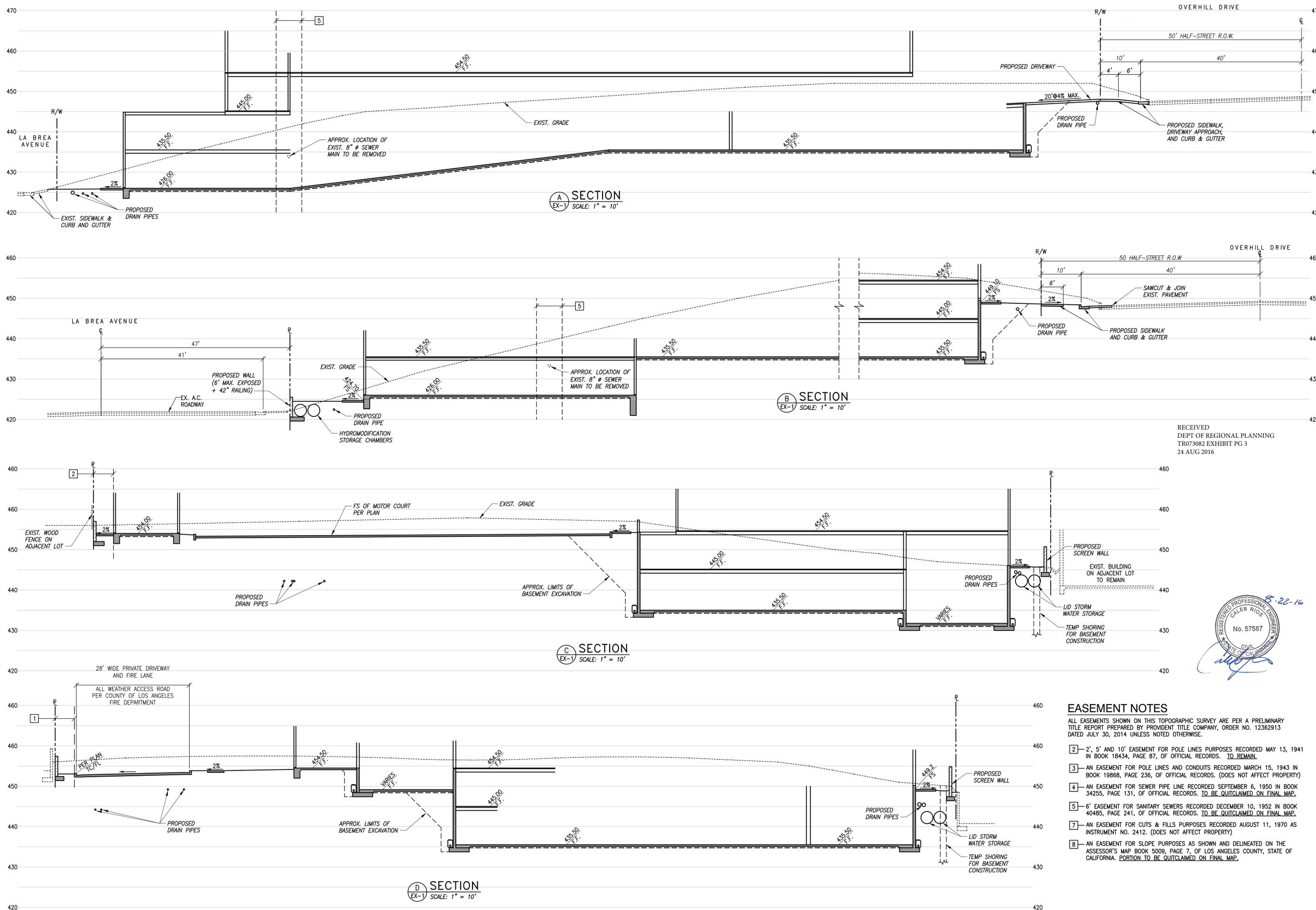


EXHIBIT "A" - OVERHILL DRIVE		DATE: 8/22/16
5101 S. OVERHILL DRIVE (POR, LOT 1, TRACT 12584)		V. SCALE: -
LOS ANGELES, CALIFORNIA		DRN: M.F.B.
PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC		DATE OF SURVEY: 9/25/14
H. SCALE: 1"=20'	DR. FILE -	APPD. C.R.
BY	DATE	APVD.
R E V I S I O N S	BY	DATE
<p>TOAL ENGINEERING, INC. Civil Engineers and Land Surveyors 139 Avenida Navarro, San Clemente, Calif. 92672 Ph: 949-492-8586 Fax: 949-498-8625 www.toalengineering.com</p>		
SHEET EX-2		9/5/2012 9:27 AM N:\1533x\15341\Drawings\Civil\15341-slope-density-01.dwg
2 OF 4		
JOB NO.		
15341		



RECEIVED
 DEPT OF REGIONAL PLANNING
 TR073082 EXHIBIT PG 3
 24 AUG 2016



- EASEMENT NOTES**
- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
- [2] - 2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
 - [3] - AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
 - [4] - AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
 - [5] - 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
 - [7] - AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
 - [8] - AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. PORTION TO BE QUITCLAIMED ON FINAL MAP.

EXHIBIT "A" - SECTIONS
 5101 S. OVERHILL DRIVE (POR, LOT 1, TRACT 12584)
 LOS ANGELES, CALIFORNIA
 PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

DATE	BY	DATE	BY
8/22/16			
9/25/14			

TOAL ENGINEERING, INC.
 Civil Engineers and Land Surveyors
 139 Avenida Navarero, San Clemente, Calif. 92672
 Ph: 949-492-8586 Fax: 949-498-8625
 www.toalengineering.com

SHEET **EX-3**
 3 OF 4
 JOB NO. **15341**

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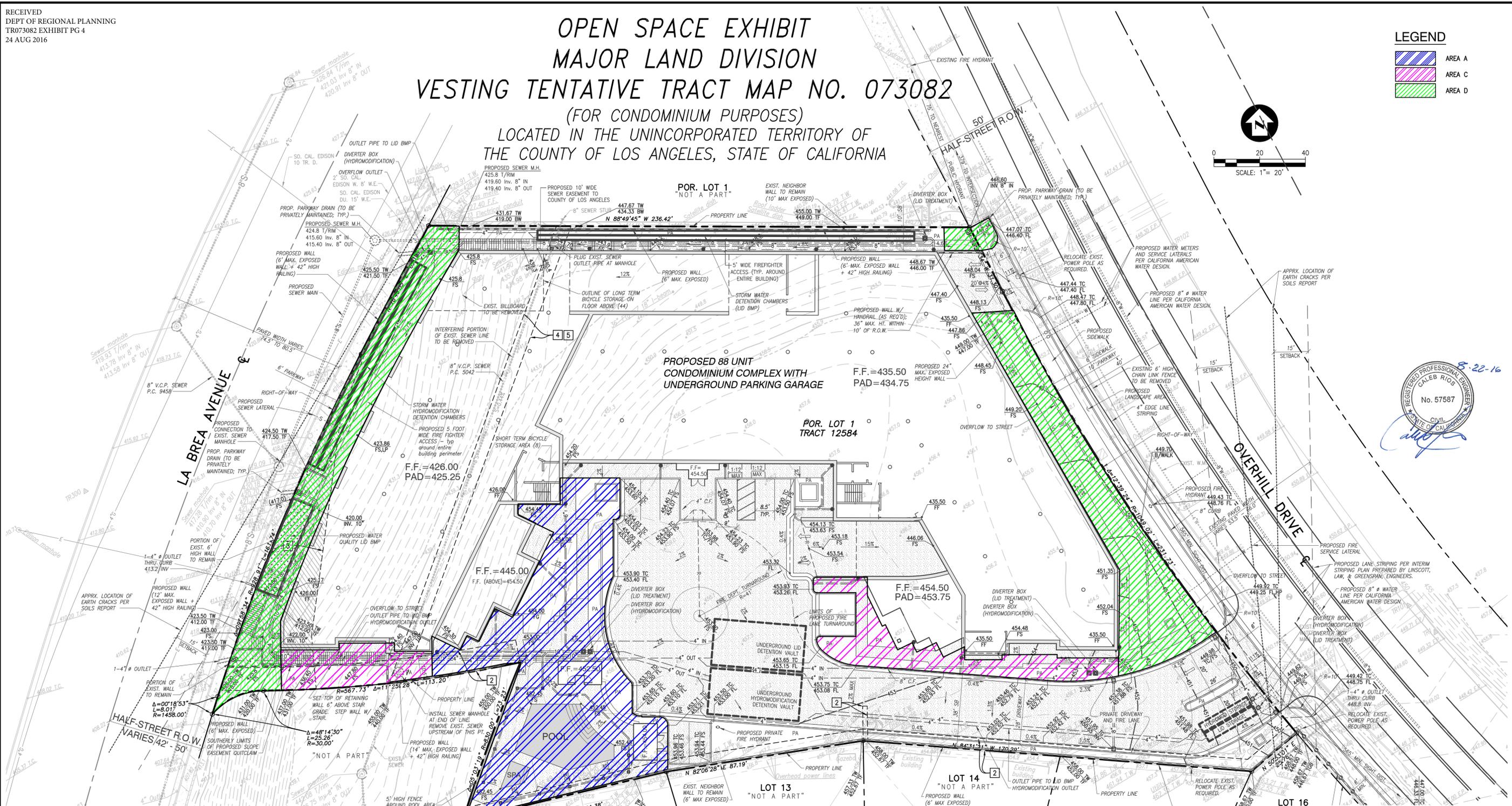
OPEN SPACE EXHIBIT MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND

- AREA A
- AREA C
- AREA D

0 20 40
SCALE: 1" = 20'



8-22-16
REGISTERED PROFESSIONAL ENGINEER
CALEB RIOS
No. 57587
CIVIL
STATE OF CALIFORNIA

SITE AREA TABLE:

	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773

EASEMENT NOTES

- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
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LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

SITE/AREA	DESCRIPTION	S.F.	PERCENTAGE
SITE	TOTAL GROSS SITE	77,216 S.F. (1.77 ACRES)	
	TOTAL OPEN SPACE / COMMON AREA REQUIRED	19,200 S.F.	25% REQUIRED
AREA A	COMMON AREA AT POOL AND COMMUNITY OPEN AREA	7,245 S.F.	9%
AREA B	UNUSED	-	-
AREA C	COMMON AREA AT TRANSITION/PEDESTRIAN ENTRY AREAS	2,720 S.F.	4%
AREA D	COMMON AREA AT STREETScape AREAS	7,300 S.F.	9%
AREA E	INTERIOR COMMON AREA AT EXERCISE ROOM	2,554 S.F.	3%
AREA F	INTERIOR COMMON AREA AT COMMUNITY ROOM	1,279 S.F.	2%
	TOTAL OPEN SPACE / COMMON AREA PROVIDED	21,098 S.F.	27%

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625
www.toalengineering.com

EXHIBIT "A" - OPEN SPACE
5101 S. OVERHILL DRIVE (POR, LOT 1, TRACT 12584)
LOS ANGELES, CALIFORNIA
PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

DATE: 8/22/16
H. SCALE: 1"=20'
V. SCALE: -
DATE OF SURVEY: 9/25/14

DR. FILE -
APPD. -
CR. -

REVISIONS

SHEET **EX-4**
4 OF 4
JOB NO. **15341**

9/5/2012 9:27 AM N:\15341\15341 Drawings\Civil\15341-slope-density-01.dwg