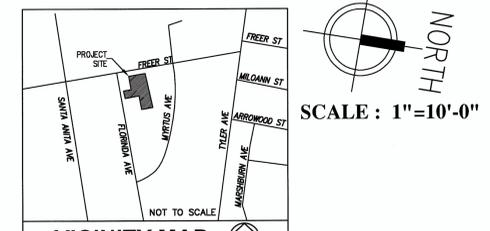
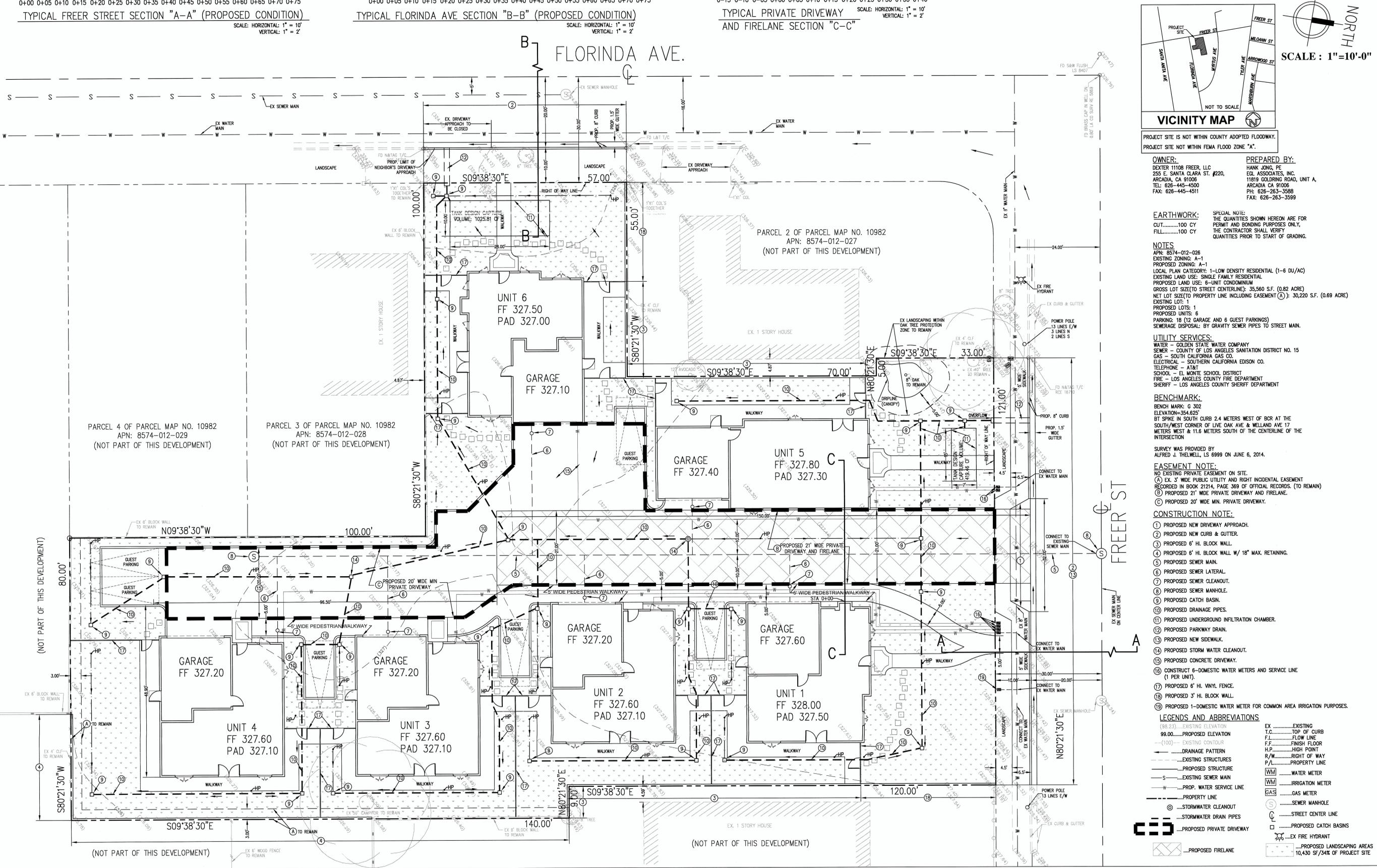
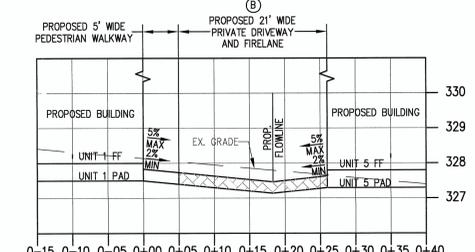
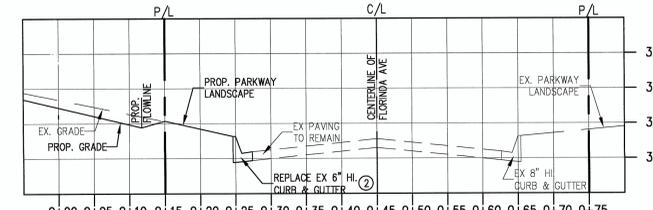
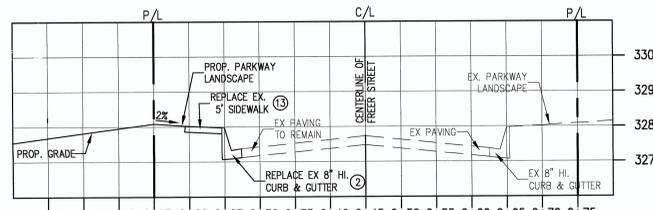


**EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073191**
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 10982, IN THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 124 PAGE
38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



OWNER:
DEXTER 11108 FREER, LLC
255 E SANTA CLARA ST., #220,
ARCADIA, CA 91006
TEL: 626-445-4500
PH: 626-263-3588
FAX: 626-445-4511

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDING ROAD, UNIT A,
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

EARTHWORK:
CUT.....100 CY
FILL.....100 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

NOTES
APN: 8574-012-028
EXISTING ZONING: A-1
PROPOSED ZONING: A-1
LOCAL PLAN CATEGORY: 1-LOW DENSITY RESIDENTIAL (1-6 DU/AC)
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: 6-UNIT CONDOMINIUM
GROSS LOT SIZE(TO STREET CENTERLINE): 35,560 S.F. (0.82 ACRE)
NET LOT SIZE(TO PROPERTY LINE INCLUDING EASEMENT (A)): 30,220 S.F. (0.69 ACRE)
EXISTING LOT: 1
PROPOSED LOTS: 6
PROPOSED UNITS: 6
PARKING: 18 (12 GARAGE AND 6 GUEST PARKINGS)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES:
WATER - GOLDEN STATE WATER COMPANY
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS - SOUTH CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - EL MONTE SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK:
BENCH MARK: G 302
ELEVATION=354.625'
BY SPIKE IN SOUTH CURB 2.4 METERS WEST OF BCR AT THE SOUTH/WEST CORNER OF LIVE OAK AVE & WELLMAN AVE 17 METERS WEST & 11.6 METERS SOUTH OF THE CENTERLINE OF THE INTERSECTION

SURVEY WAS PROVIDED BY:
ALFRED J. THELWELL, LS 6999 ON JUNE 6, 2014.

EASEMENT NOTE:
NO EXISTING PRIVATE EASEMENT ON SITE.
(A) EX. 3' WIDE PUBLIC UTILITY AND RIGHT INCIDENTAL EASEMENT RECORDED IN BOOK 21214, PAGE 369 OF OFFICIAL RECORDS. (TO REMAIN)
(B) PROPOSED 21' WIDE PRIVATE DRIVEWAY AND FIRELANE.
(C) PROPOSED 20' WIDE MIN. PRIVATE DRIVEWAY.

- CONSTRUCTION NOTE:**
- PROPOSED NEW DRIVEWAY APPROACH.
 - PROPOSED NEW CURB & GUTTER.
 - PROPOSED 6" H.I. BLOCK WALL.
 - PROPOSED 6" H.I. BLOCK WALL W/ 18" MAX. RETAINING.
 - PROPOSED SEWER MAIN.
 - PROPOSED SEWER LATERAL.
 - PROPOSED SEWER CLEANOUT.
 - PROPOSED SEWER MANHOLE.
 - PROPOSED CATCH BASIN.
 - PROPOSED DRAINAGE PIPES.
 - PROPOSED UNDERGROUND INFILTRATION CHAMBER.
 - PROPOSED PARKWAY DRAIN.
 - PROPOSED NEW SIDEWALK.
 - PROPOSED STORM WATER CLEANOUT.
 - PROPOSED CONCRETE DRIVEWAY.
 - CONSTRUCT 6-DOMESTIC WATER METERS AND SERVICE LINE (1 PER UNIT).
 - PROPOSED 6" H.I. VINYL FENCE.
 - PROPOSED 3" H.I. BLOCK WALL.
 - PROPOSED 1-DOMESTIC WATER METER FOR COMMON AREA IRRIGATION PURPOSES.

LEGENDS AND ABBREVIATIONS

.....EXISTING ELEVATION	EX.....EXISTING
99.00.....PROPOSED ELEVATION	T.C.....TOP OF CURB
(-100)-.....EXISTING CONTOUR	F.L.....FLOW LINE
.....DRAINAGE PATTERN	F.F.....FINISH FLOOR
.....EXISTING STRUCTURES	H.P.....HIGH POINT
.....PROPOSED STRUCTURE	R/W.....RIGHT OF WAY
S.....EXISTING SEWER MAIN	P/L.....PROPERTY LINE
W.....PROP. WATER SERVICE LINE	(WM).....WATER METER
.....PROPERTY LINE	(IWM).....IRRIGATION METER
.....STORMWATER CLEANOUT	GAS.....GAS METER
.....STORMWATER DRAIN PIPES	(SM).....SEWER MANHOLE
.....PROPOSED PRIVATE DRIVEWAY	(SC).....STREET CENTER LINE
.....PROPOSED FIRELANE	(C).....PROPOSED CATCH BASIN
	(FH).....EX FIRE HYDRANT
PROPOSED LANDSCAPING AREAS 10,430 SF/34% OF PROJECT SITE

PROJECT LOCATION:
**NEW 6-UNIT CONDOMINIUM
11108 FREER ST
LA COUNTY UNINCORPORATED, CA 91780**

REVISIONS BY:
07/23/15 SY
09/10/15 SY

RELEASED DATE

PREPARED FOR:
**DEXTER 11108 FREER, LLC
255 E SANTA CLARA ST., #220
ARCADIA, CA 91006
PH: 626-445-4500**

PREPARED BY:
EGL Associates, Inc.
11819 Golding Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN: SY
CHECKED: JH
DATE: 10/21/14
JOB NO: 14-114-010
SCALE: 1"=10'
FILE: 14114101.DWG
DRAWING: 2 of 2

T-2