

SCALE: 1"=30'

EXHIBIT "A" MAP TENTATIVE TRACT NO. 073310

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

LISTING OF UTILITIES:
SOUTHERN CALIFORNIA GAS COMPANY: 213-244-1234
SOUTHERN CALIFORNIA EDISON COMPANY: 800-227-2600
A.T.I.: 800-729-5323
CV WATER & SEWER: 800-248-3925

BASIS OF BEARING:

THE BEARING N53°30'00" W OF THE CENTERLINE OF FOOTHILL BOULEVARD ON THE MAP OF TRACT NO. 43398 RECORDED IN BOOK 1016 PAGES 60 TO 62 OF MAPS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

BENCH MARK

B.M. NO. Y4478 ELEV=1570.507 (2005 ADA)
WIRE SPR. NRT C/L CONC HDWL DRAINAGE CHANNEL
5 FT N/O OF FOOTHILL BLDG. 46 FTN/O C/L & E/O
C/L RAMSDELL AVE

NOTE

ADD 1000 FEET IN ORDER TO OBTAIN ACTUAL ELEVATION.

LEGENDS:

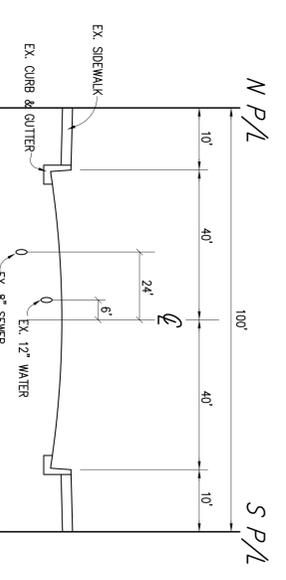
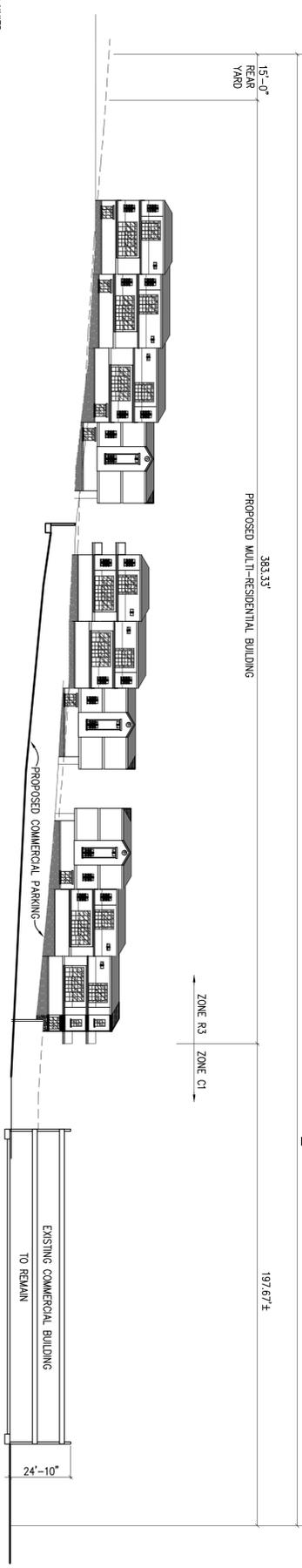
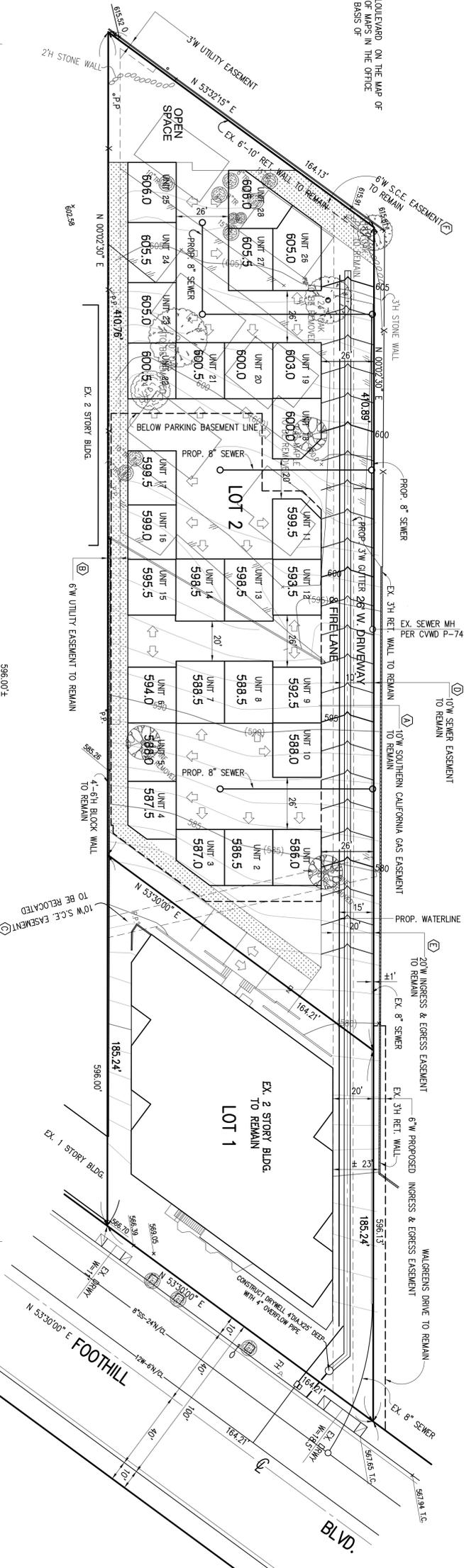
- ℄ CENTERLINE
- RET. RETAINING WALL
- WM WATER METER
- TC TOP OF CURB
- FL FLOWLINE
- TR TREE
- TW TOP OF WALL
- P.P. POWER POLE
- G.W. GUY WIRE
- WOODEN WALL
- WOODEN FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT
- GARAGE ENTRANCE

GENERAL NOTES:

1. PROPOSED 2 LOTS SUBDIVISIONS
LOT 1 AREA: 24,464 SF. (0.562 A.C.)
LOT 2 AREA: 54,258 SF. (1.246 A.C.)
2. PROPOSED: 28 UNITS CONDOMINIUM
1 UNIT COMMERCIAL CONDOMINIUM
3. EXISTING ZONE AND PROPOSED ZONE : C1 & R3
4. EXISTING USE: 1-COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
5. STREET ADDRESS IS 3037-3043 FOOTHILL BLVD.
LA OREGENTA, CA 91214
6. ALL UTILITIES ARE AVAILABLE.
7. THERE ARE NO POTENTIAL DANGEROUS AREAS.
8. AREA NET: 78,722 SQ.FT. (1,807 ACRE)
8. AREA GROSS: 86,932 SQ.FT. (1,996 ACRE)
9. APN NO.: 5902-011-009 AND 5902-011-010

EARTH WORK:

CUT: 11,622 C.Y.
FILL: 0 C.Y.
EXPERT: 11,622 C.Y.



FOOTHILL BLVD.
TYPICAL SECTION
N.T.S.

RECORD OWNER & SUBDIVIDER:

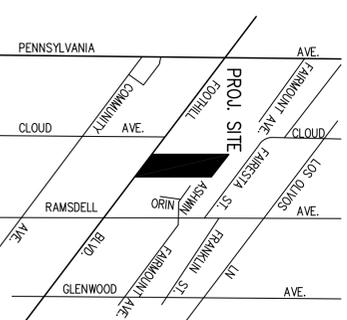
YST INVESTMENT, LLC
4502 DYER STREET # 101
LA OREGENTA, CA 91214
(818) 249-5222

CIVIL ENGINEER:

TKM ENGINEERS
2500 WILSHIRE BLVD. #1122
LOS ANGELES, CA 90037
TEL: 213-487-3636
TAK KIM, R.C.E. 40432

EASEMENT NOTES:

- THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #13085429 PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 4, 2013 :
- Ⓐ 10' WIDE TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE TO REMAIN
 - Ⓑ 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES TO REMAIN
 - Ⓒ 10' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY LINE TO BE RELOCATED
 - Ⓓ 10' WIDE TO OREGENTA VALLEY COUNTY WATER DISTRICT FOR SEWER LINE TO REMAIN
 - Ⓔ 20' WIDE FOR INGRESS & EGRESS TO REMAIN
 - Ⓕ 20' WIDE FOR INGRESS & EGRESS TO REMAIN
 - Ⓖ 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES TO REMAIN



VICINITY MAP
N.T.S.

EXHIBIT "A" MAP

TENTATIVE TRACT NO. 073310

3037-3043 FOOTHILL BLVD
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
TKM ENGINEERS



2500 WILSHIRE BLVD. #1122
LOS ANGELES, CA 90037
TEL: (213) 487-3636
FAX: (213) 487-3666

DEC. 2014
SCALE: 1"=30'
W.O. 2014-013