

SCALE: 1"=30'

EXHIBIT MAP TENTATIVE TRACT NO. 73310

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

LISTING OF UTILITIES NOTES:

SOUTHERN CALIFORNIA GAS COMPANY: 213-244-1234
 SOUTHERN CALIFORNIA EDISON COMPANY: 800-227-2600
 A.T.T.: 800-729-5333
 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. 43998 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

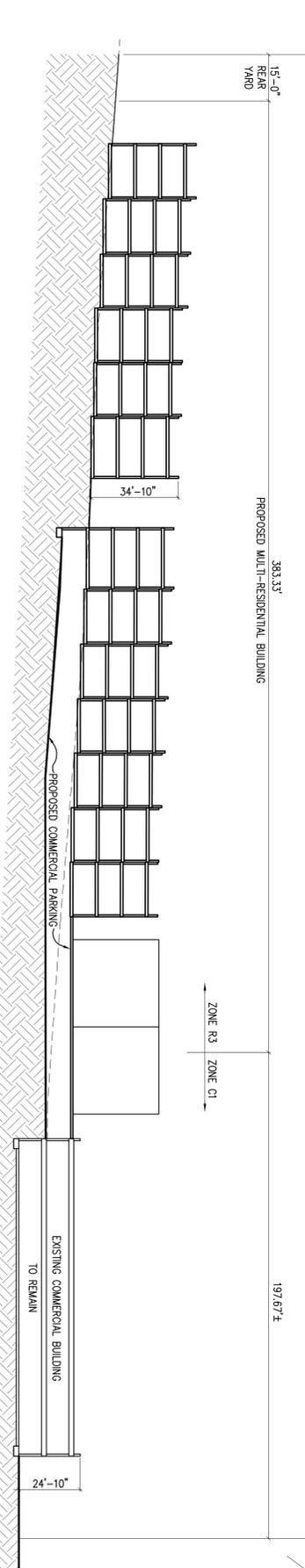
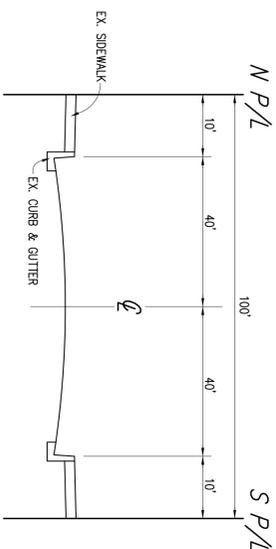
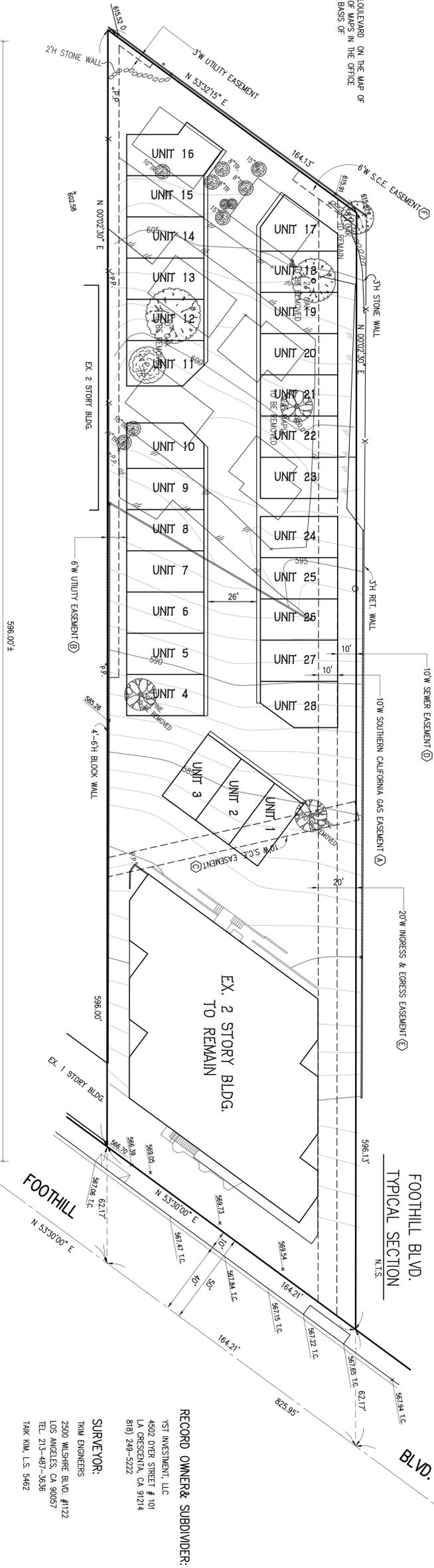
B.M. NO. Y4478 ELEV=1570.507 (2005 ADJ.)
 WIRE SPR. NR C/L CONC HDWL DRAINAGE CHANNEL
 5FT N/O OF FOOTHILL BLDG. 46 FTN/O C/L & E/O
 C/L RAMSDELL AVE

NOTE

ADD 1000 FEET IN ORDER TO OBTAIN ACTUAL ELEVATION.

LEGENDS:

- ⊕ CENTERLINE
- 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
- ▬ BLOCK WALL
- ▬ WOODEN FENCE
- ▬ CHAIN LINK FENCE
- ▬ EDGE OF ASPHALT PAVEMENT



GENERAL NOTES:

1. PROPOSED 28 UNITS CONDOMINIUM
- 1 UNIT COMMERCIAL CONDOMINIUM
2. EXISTING ZONE AND PROPOSED ZONE : C1 & R3
3. EXISTING USE: 1-COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
4. STREET ADDRESS IS 3037-3043 FOOTHILL BLVD. LA GRESSENTIA, CA 91214
5. ALL UTILITIES ARE AVAILABLE.
6. THERE ARE NO POTENTIAL DANGEROUS AREAS.
7. AREA NET: 781722 SQ.FT. (1.807 ACRE)
 GROSS: 863932 SQ.FT. (1.996 ACRE)
8. APN NO: 5802-011-009 AND 5802-011-010

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

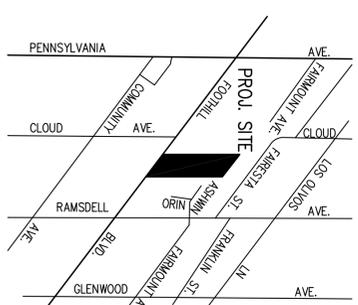
THAT PORTION OF LOT 1 IN BLOCK 6^c OF GRESSENTIA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 374 AND 375 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND 573 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 246.312 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0° 00' 15" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 316.62 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, TO THE EASTERY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1949 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY, SAID EASTERY LINE ALSO BEING THE WESTERY LINE OF TRACT NO. 17291, AS PER MAP RECORDED IN BOOK 646, PAGE 3, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERY LINE OF SAID TRACT 1, TO THE NORTHERLY LINE OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE 194,288 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 5802-011-009

PARCEL 2:

THAT PORTION OF LOT 1 IN BLOCK 6^c OF GRESSENTIA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 374 AND 375 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND 573 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 246.312 FEET, THENCE SOUTH 0° 00' 15" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 316.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, TO THE EASTERY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1949 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERY LINE ALSO BEING THE WESTERY LINE OF TRACT NO. 17291, AS PER MAP RECORDED IN BOOK 646, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED EASTERY LINE AND 15' SOUTHERLY PARALLEL THEREON TO THE SOUTH LINE OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE AND 15' SOUTHERLY PARALLEL THEREON TO A POINT OF BEGINNING, THENCE ALONG SAID SOUTH LINE AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING, THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 0° 00' 15" EAST TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 5802-011-010



EASEMENT NOTES:

THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #113085429 PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 4, 2013 :

- Ⓐ 10' WIDE TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE RECORDED APRIL 23, 1953 AS INSTRUM. NO. 3941 IN BOOK 47638, PAGE 296 O.R.
- Ⓑ 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JUNE 3, 1955 AS INSTRUM. NO. 3750 IN BOOK 47988, PAGE 340 O.R.
- Ⓒ 10' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY LINE RECORDED APRIL 14, 1964 AS INSTRUM. NO. 5037 IN BOOK 0-2433, PAGE 655 O.R.
- Ⓓ 10' WIDE TO CRESSENTIA VALLEY COUNTY WATER DISTRICT FOR SEWER LINE RECORDED MAY 1, 1981 AS INSTRUM. NO. 81-44005 O.R.
- Ⓔ 20' WIDE FOR INGRESS & EGRESS
- Ⓕ 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JANUARY 4, 1996 AS INSTRUM. NO. 996-1996008208

RECORD OWNER & SUBDIVIDER:

YST INVESTMENT LLC
 4502 DYER STREET # 101
 LA GRESSENTIA, CA 91214
 (818) 219-5222

SURVEYOR:

TKM ENGINEERS
 2500 WILSHIRE BLVD. #1122
 LOS ANGELES, CA 90057
 TEL. 213-487-3636
 TKM KIM, L.S. 5462

EXHIBIT MAP

TENTATIVE TRACT NO. 73310

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

2500 WILSHIRE BLVD. #1122
 LOS ANGELES, CA 90057
 TEL. (213) 487-3636
 FAX. (213) 487-3666



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