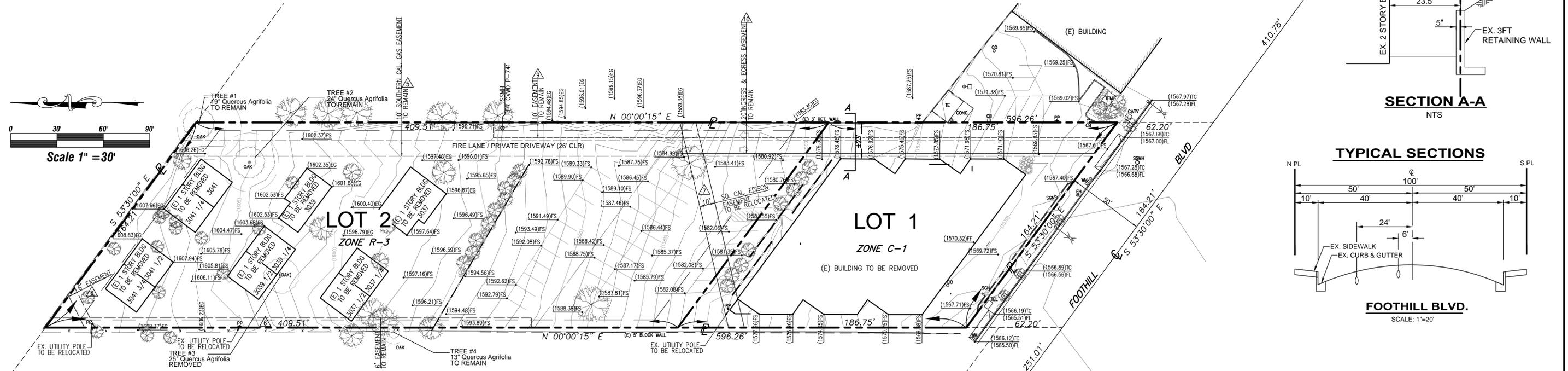


# "MAJOR LAND DIVISION" TENTATIVE TRACT NUMBER 073310

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



**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA CRESCENTA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
THAT PORTION OF LOT 1 IN BLOCK "G" OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; 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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, PAGE 3, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 164.208 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, RESERVED BY FRED J. FRIEDMEYER AND HOPE M. FRIEDMEYER, HUSBAND AND WIFE, RECORDED JUNE 11, 1979 AS INSTRUMENT NO. 79-627527 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 5802-011-009

**PARCEL 2:**  
THAT PORTION OF LOT 1 IN BLOCK "G" OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHWEST CORNER 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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 0° 00' 15" WEST TO THE CENTER LINE OF SAID FOOTHILL BOULEVARD; THENCE ALONG THE CENTER LINE OF SAID FOOTHILL BOULEVARD, NORTH 53° 30' 00" WEST 164.208 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT 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.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, SAID PARALLEL LINE BEING THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO STATE OF CALIFORNIA, RECORDED NOVEMBER 5, 1953 AS INSTRUMENT NO. 3087 IN BOOK 43095, PAGE 398 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, RESERVED BY FRED J. FRIEDMEYER AND HOPE M. FRIEDMEYER, HUSBAND AND WIFE, RECORDED JUNE 11, 1979 AS INSTRUMENT NO. 79-627527 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 5802-011-010

**SCHEDULE B EXCEPTION**

ITEMS 1, 2 & 3 ARE TAXES AND LIEN RELATED  
ITEM 4 IS WATER RIGHT RELATED  
ITEMS 8 & 15 ARE AGREEMENT RELATED  
ITEM 12 IS UNRECORDED LEASE RELATED  
ITEMS 13 & 17 ARE DEED RELATED  
ITEMS 14 & 16 ARE FINANCE RELATED  
ITEM 18 IS JUDGEMENT RELATED  
ITEM 19 IS RIGHT RELATED

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PIPE LINES  
RECORDING DATE: APRIL 29, 1955  
RECORDING NO. 3941, BOOK 47636 PAGE 256, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PIPE LINES  
RECORDING DATE: JUNE 3, 1955  
RECORDING NO. 3750, BOOK 47968 PAGE 340, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: APRIL 14, 1964  
RECORDING NO. 5037, BOOK D-2433 PAGE 655, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: CONSTRUCT, MAINTAIN, OPERATE AND USE, A SEWER LINE AND APPURTENANT  
RECORDING DATE: MAY 1, 1981  
RECORDING NO. 81-440005, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: ANNA MARY MALIZIA AND MAMIE PARK MCMANN, AS TENANTS IN COMMON AND ROBERT C. MOKAY AS LESSEE OF 3033 FOOTHILL BOULEVARD  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: JANUARY 26, 1995  
RECORDING NO.: 95-1365915, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF PARCEL 2

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: JANUARY 4, 1996  
RECORDING NO.: 96-18208, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF PARCEL 2

**AREA SUMMARY**

TOTAL AREA	78,711 SF	1.807 AC
PROPOSED LOT 1	24,653 SF	0.566 AC
PROPOSED LOT 2	54,058 SF	1.241 AC

**BASIS OF BEARING**  
THE CENTERLINE OF FOOTHILL BOULEVARD BEARING N 53°30'00" W PER TRACT NO. 43595 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 BEARING AS SHOWN ON THIS MAP

**BENCH MARK**  
B.M. Y4478 ELEV. = 1570.507 (2005 ADJ.)  
B.N. WIRE SPK. NR. C/L CONC. HDWL. DRAINAGE CHANNEL 5FT N/O OF FOOTHILL BLVD. 48FT N/O OF FOOTHILL BLVD. 46FT N/O C/L & E/O C/L RAMSDELL AVE.

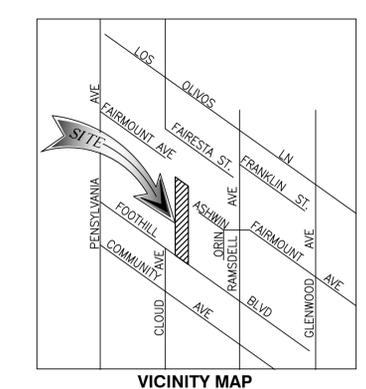
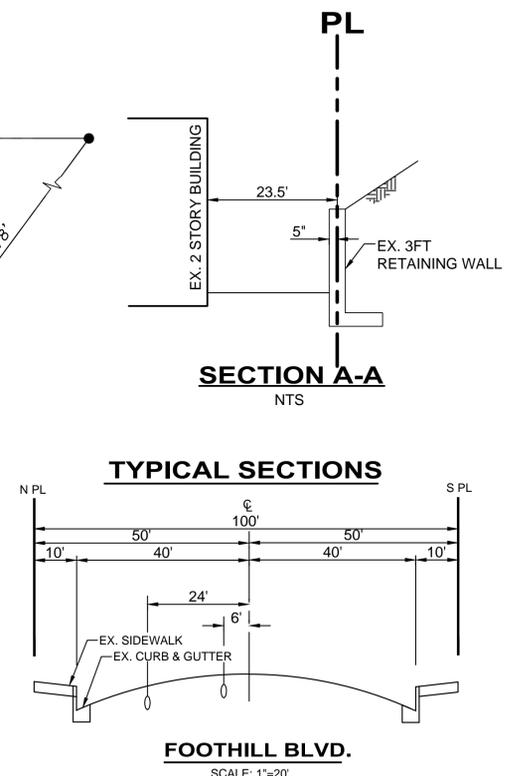
**LEGEND**

- CENTER LINE
- PROPERTY LINE
- x-x- WROUGHT IRON FENCE
- o-o- WOODEN FENCE
- G-G- GAS LINE
- S-S- SEWER LINE
- W-W- WATER LINE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- B BOLLARD
- CB CATCH BASIN
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CO CLEAN OUT
- CONC. CONCRETE
- DI DRAINAGE INLET
- DO DRAINAGE OUTLET
- DR DOOR
- SS STREET SIGN/STOP SIGN
- SDBC STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MAN HOLE
- SGN SIGN
- TC TOP OF CURB
- TW TOP OF WALL
- TE TRASH ENCLOSURE
- TFM TRANSFORMER
- WB WATER BIB
- WM WATER METER
- WV WATER VALVE
- (100.00) RECORD DISTANCE
- 100.00(m) MEASURED DISTANCE
- 100.00(c) CALCULATED DISTANCE
- DRWY DRIVEWAY
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- FL FLOW LINE
- FH FIRE HYDRANT
- FP FLAGPOLE
- FS FINISH SURFACE
- GM GAS METER
- LS LANDSCAPE
- LP LIGHT POLE
- MH MANHOLE
- MB MAIL BOX
- PL PROPERTY LINE
- PP POWER POLE
- PB PULL BOX
- SMH SANITARY SEWAGE MANHOLE

- MONUMENTS**
- TREE
  - BUSH
  - OAK TREE
  - POWER POLE
  - SIGN
  - CATCH BASIN
  - FIRE HYDRANT
  - STREET LIGHT
  - MONUMENT FD. (AS NOTED)

- NOTE:**
- GROSS AREA = 86,932 SF (1.996 AC), NET AREA = 78,711 SF (1.807 AC)
  - PROPOSED DEVELOPMENT:  
LOT 1 MIXED USE (1 COMMERCIAL CONDO ON GROUND FLOOR + 18 RESIDENTIAL CONDO)  
LOT 2 29 TOWNHOUSES CONDO
  - EXISTING ZONE AND PROPOSED ZONE : C1 & R3
  - EXISTING USE: 1- COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
  - STREET ADDRESS: 3037-3043 FOOTHILL BLVD. LA CRESCENTA, CA 91214.
  - ALL UTILITIES ARE AVAILABLE
  - THERE ARE NO POTENTIAL DANGEROUS AREAS.
  - APN NO: 5802-011-009, 5802-011-010

- LIST OF UTILITIES**
- |                                    |                |
|------------------------------------|----------------|
| SOUTHERN CALIFORNIA GAS COMPANY    | (213) 244-1234 |
| SOUTHERN CALIFORNIA EDISON COMPANY | (800) 227-2600 |
| AT&T                               | (800) 729-5323 |
| CV WATER & SEWER                   | (800) 248-3925 |



**RECORD OWNER/ SUBDIVIDER:**  
YST INVESTMENT, LLC  
4502 DYER STREET #101, LA CRESCENTA, CA 91214  
TEL: (818) 249-5222

**SOIL ENGINEER:**  
PACIFIC GEOTECH, INC  
15038 CLARK AVE, HACIENDA HEIGHTS, CA 91745  
TEL (626) 333-8507  
Paul Kim, RGE 2066

**SUBDIVIDER ENGINEER:**  
JP CIVIL ENGINEERS  
1000 S. COAST DR., SUITE A204, COSTA MESA, CA 92626  
TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com  
REPRESENTATIVE: JIRAYUS PUKKANASUT

PREPARED UNDER THE DIRECTION OF  
Andrew J. Koltavary, P.E. 26571

