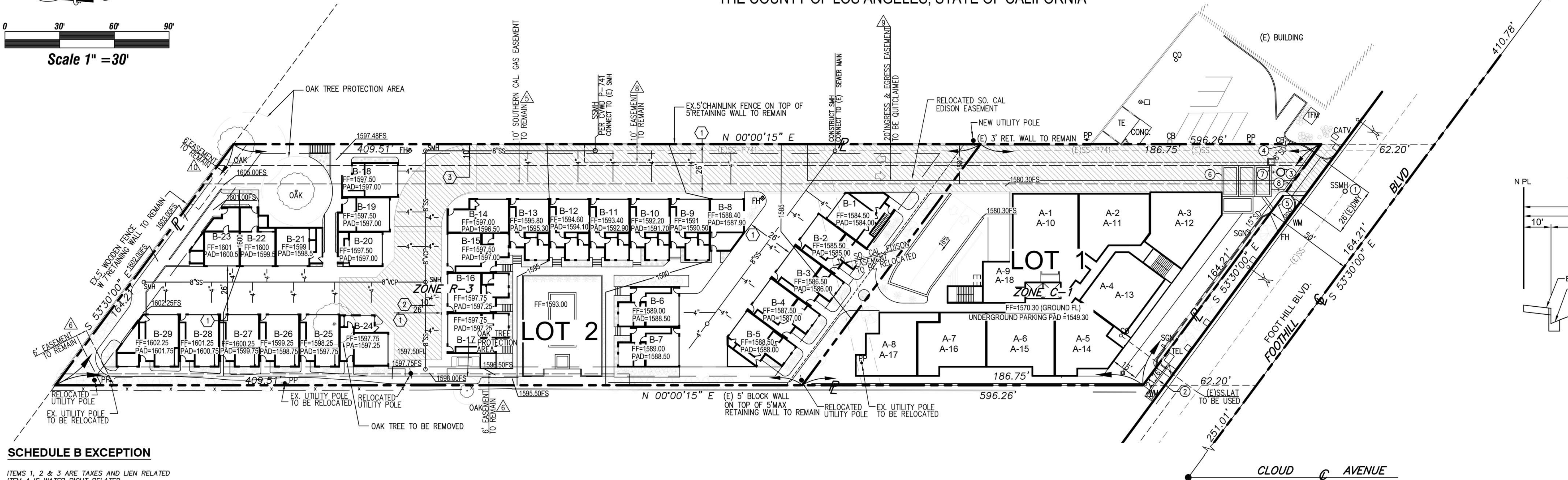
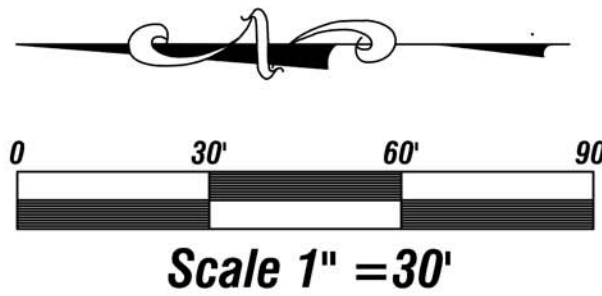


"MAJOR LAND DIVISION"  
EXHIBIT "A"  
TENTATIVE TRACT NUMBER 073310  
(FOR CONDOMINIUM PURPOSES)  
LOCATE IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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 TO REMAIN

△ 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 TO REMAIN

△ 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 2433 PAGE 655, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND  
EASEMENT TO BE RELOCATED

△ 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 TO REMAIN

△ 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. MCKAY 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 TO BE QUITCLAIMED

△ 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  
EASEMENT TO REMAIN

AREA SUMMARY

	GROSS		NET	
TOTAL AREA	78,711 SF	1.807 AC	62,501 SF	1.435 AC
PROPOSED LOT 1	24,653 SF	0.566 AC	20,200SF	0.464 AC
PROPOSED LOT 2	54,058 SF	1.241 AC	42,301SF	0.971 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 CF FOOTHILL BLVD. 46FT N/O C/L & E/O C/L RAMSDELL AVE.

LEGEND

— — — — —	CENTER LINE
— — — — —	PROPERTY LINE
— x — x —	WROUGHT IRON FENCE
— — — — —	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
SDCB	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

● MONUMENT FD.  
(AS NOTED)

NOTE:

- GROSS AREA = 78,711 SF (1.807 AC), NET AREA = 62,501 SF (1.435 AC)
- PROPOSED DEVELOPMENT:  
LOT 1 18 UNITS RESIDENTIAL CONDOMINIUM (9 UNIT/EACH FLOOR)  
1 UNIT COMMERCIAL CONDOMINIUM  
LOT 2 29 DETACHED CONDOMINIUM.
- 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
- APN NO: 5802-011-009, 5802-011-010
- HAUL ROUTE PLAN IS REQUIRED.
- TO REQUEST WAIVING STREET FRONTAGE ON LOT 2
- ALL DRAINAGE DEVICES TO BE MAINTAINED BY THE HOA

CONSTRUCTION NOTES

- REMOVE & DRIVEWAY PER SPPWC STD 110-2 TYPE C.
- REMOVE (E) DWY CONST. SIDEWALK CURB & GUTTER
- CONSTRUCT 48"Ø X 40' DEEP MAXWELL DRYWELL TYPE IV
- CONNECT 4"SD TO EXISTING STORM DRAIN B.I. 0545
- CONNECT CONSTRUCT 6" WIDE PARKWAY DRAIN PER APWA 151-2
- CONSTRUCT UNDERGROUND TANK SIZE PER PLAN
- CONSTRUCT 4"x4" CATCH BASIN WITH FILTER INSERT
- CONSTRUCT 1" WIDE TRENCH DRAIN WITH FILTER INSERT ALONG THE DRIVEWAY

PROPOSED EASEMENTS

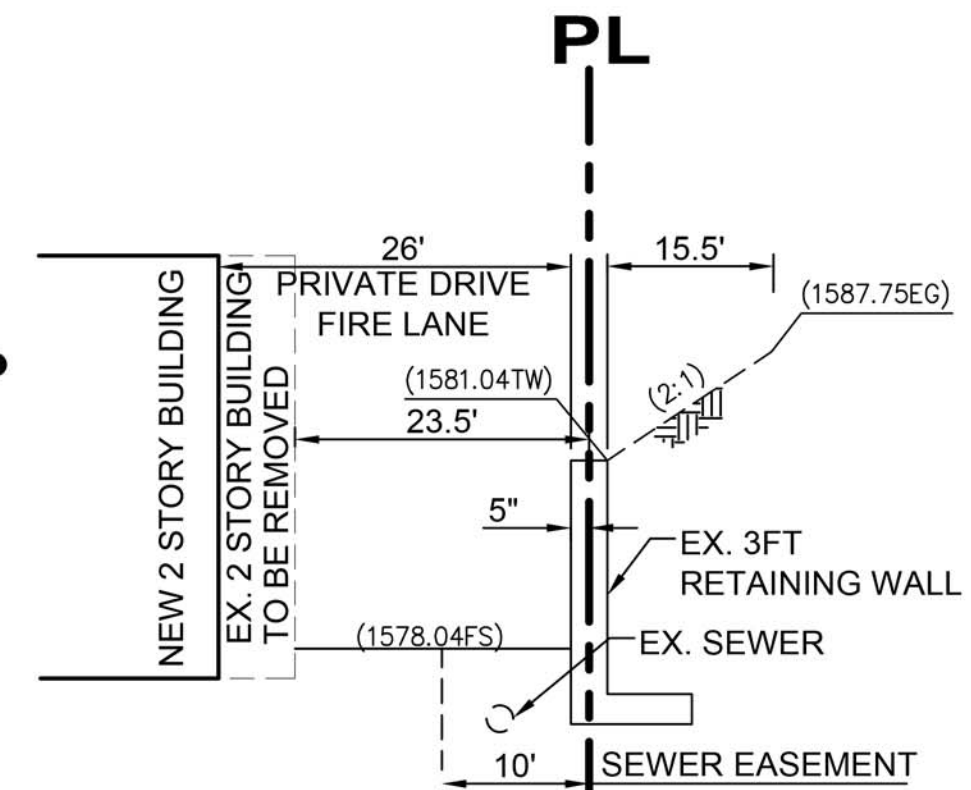
- 26' WIDE PRIVATE DRIVE, RECIPROCAL ACCESS, DRAINAGE & UTILITY EASEMENT
- 10' WIDE SEWER EASEMENT

□ FIRE LANE AND APPARATUS INTERMEDIATE TURN-AROUND

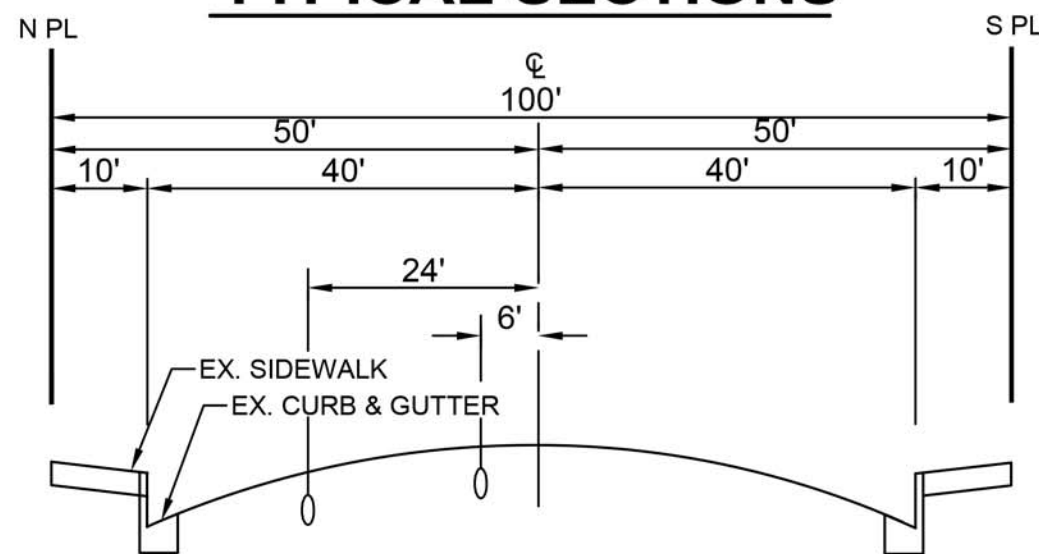
LIST OF UTILITIES

SOUTHERN CALIFORNIA GAS COMPANY  
SOUTHERN CALIFORNIA EDISON COMPANY  
AT&T  
CV WATER & SEWER

(213) 244-1234  
(800) 227-2600  
(800) 729-5323  
(800) 248-3925

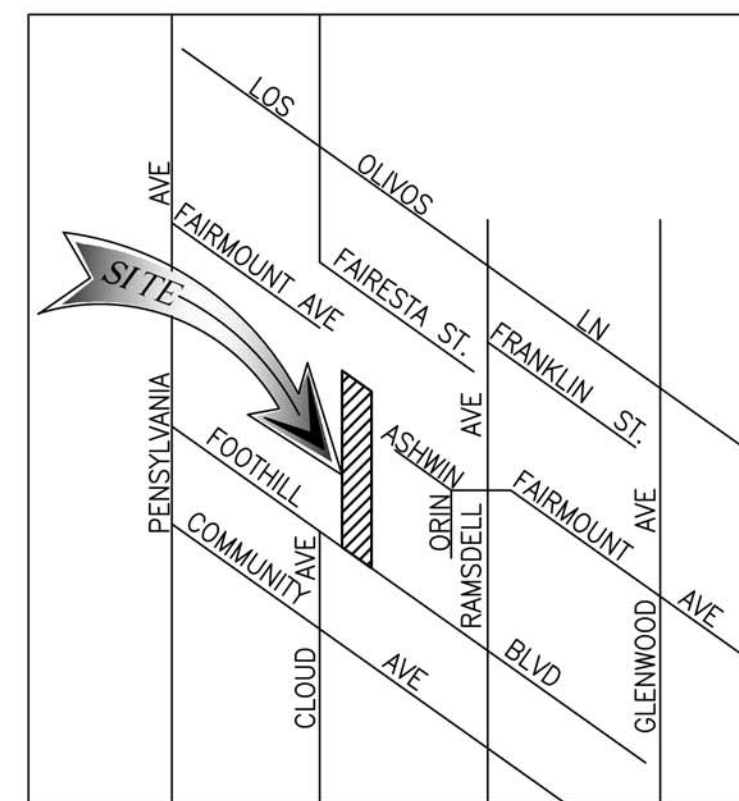


TYPICAL SECTIONS



FOOTHILL BLVD.

SCALE: 1"=20'



VICINITY MAP

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

CIVIL 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

Desmond Hing Lew  
DESMOND HING LEW, RCE 29393



SEE GUEST PARKING SPACES, THE OPEN SPACE AND  
LANDSCAPING CALCULATIONS, LOT COVERAGE  
CALCULATIONS ON SHEET A101.1