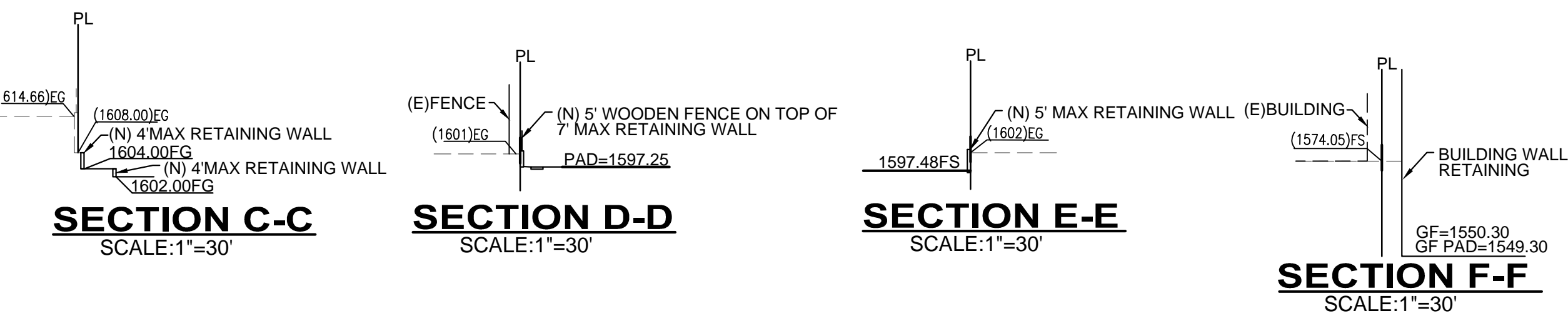
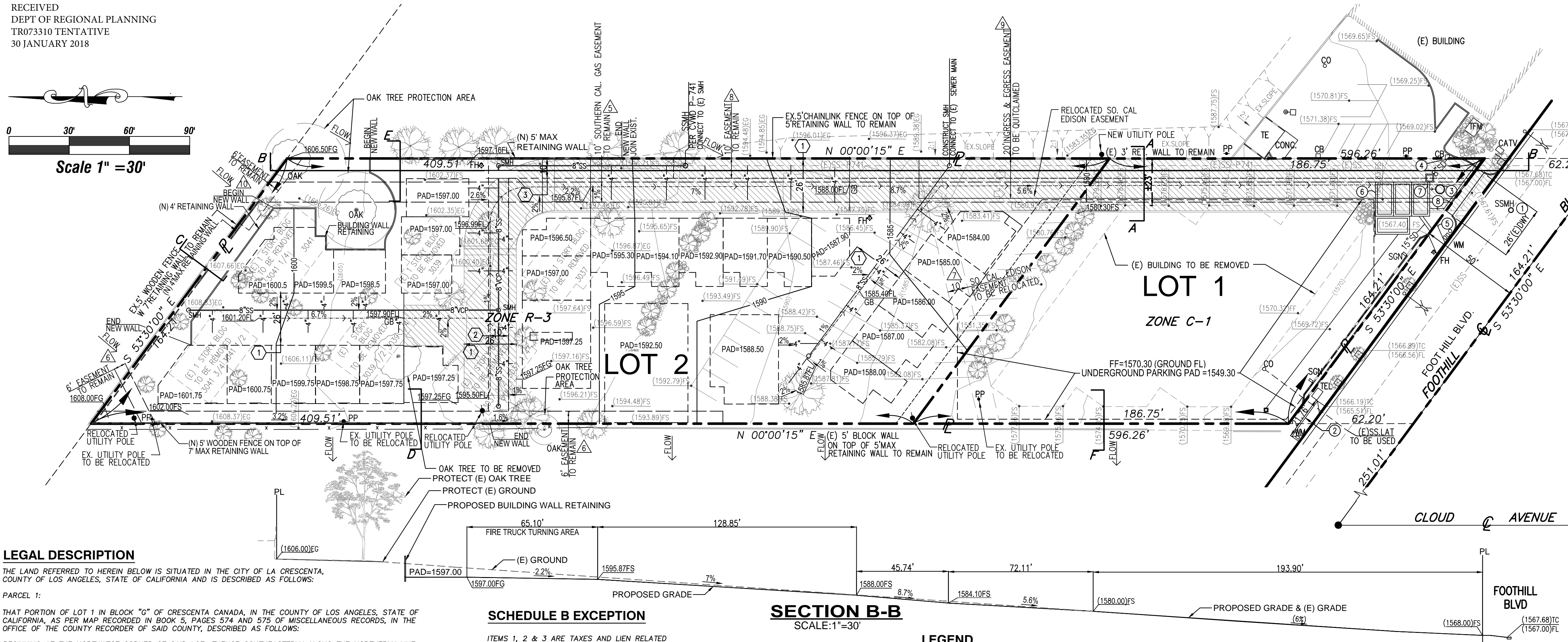
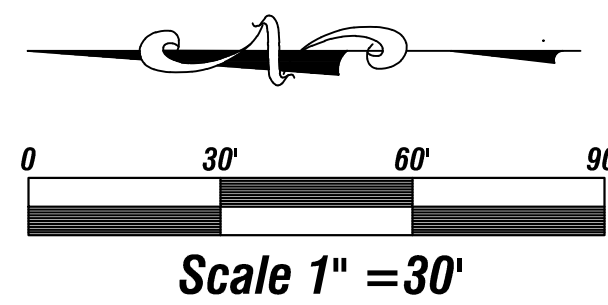


"MAJOR LAND DIVISION"
TENTATIVE TRACT NUMBER 073310
(FOR CONDOMINIUM PURPOSES)
LOCATE IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



RECEIVED
DEPT OF REGIONAL PLANNING
TR073310 TENTATIVE
30 JANUARY 2018



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 NORTHERLY ALONG SAID LOT 1, A DISTANCE OF 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 D1933, 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 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, A DISTANCE OF 246.312 FEET, THENCE SOUTH 0° 00' 15" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 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 43065, 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 D1933, 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 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 6336 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 D-2433 PAGE 655, 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: 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 PARCEL 2
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 MCMAHON, 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 REMAIN

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

LEGEND

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

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

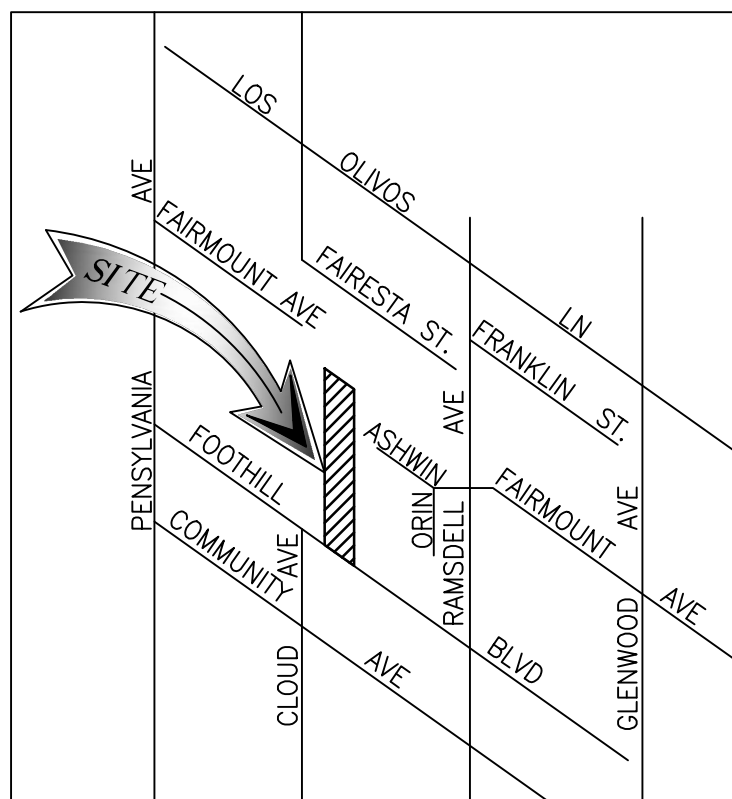
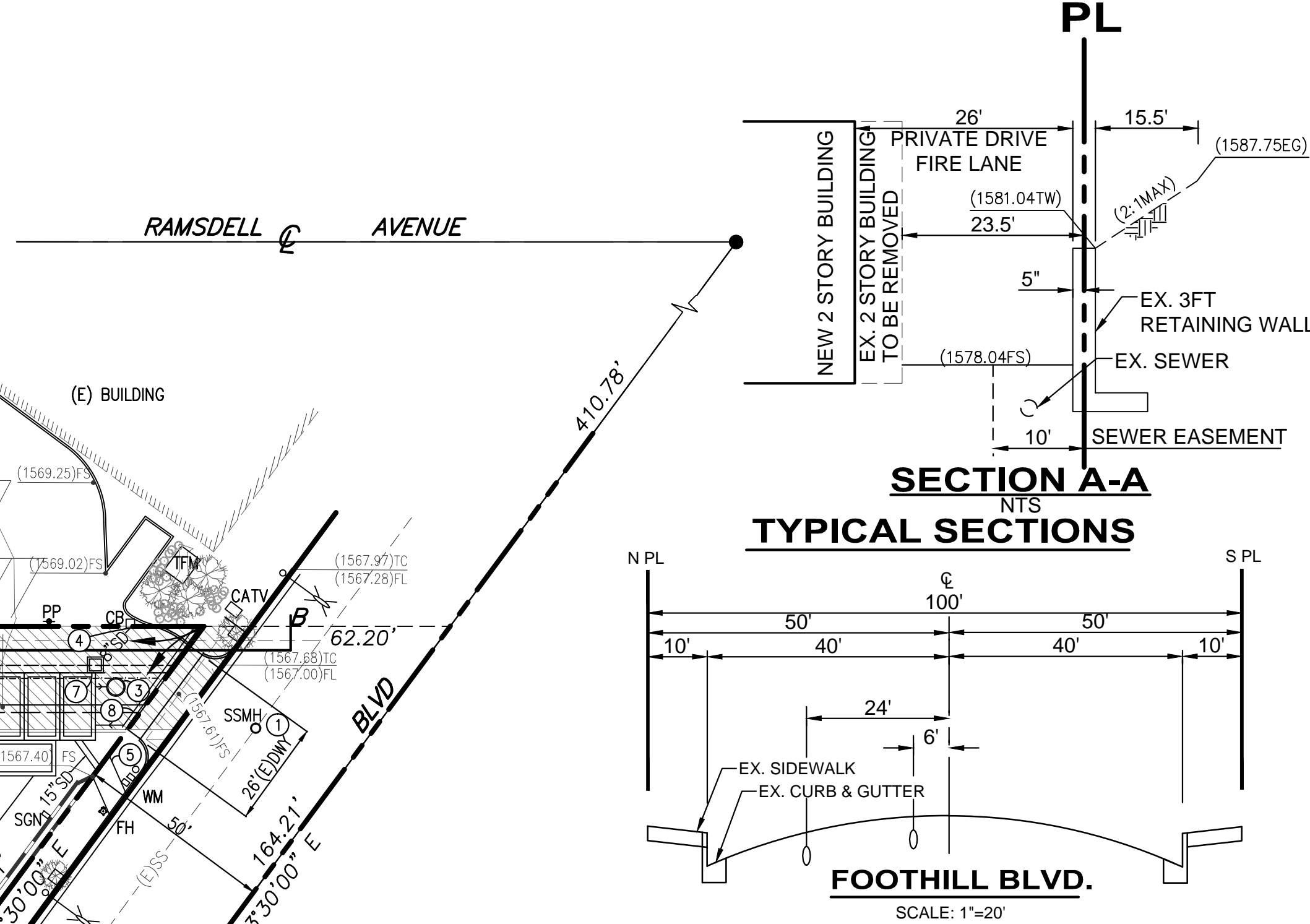
BENCH MARK

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.

PROPOSED EASEMENTS

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

FIRE LANE AND APPARATUS INTERMEDIATE TURN-AROUND



FIRE FLOW NOTE

THE REQUIRED FIRE FLOW FOR THIS DEVELOPMENT AT THIS TIME IS 8000 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 4 HOURS. THE REQUIRED FIRE FLOW MAY BE REDUCED WHEN DETAIL INFORMATION ON THE CONSTRUCTION TYPE AND TOTAL SQUARE FOOTAGE OF EACH BUILDING IS PROVIDED.

POST DEVELOPMENT

LOT 1 TOTAL AREA	= 24,653 SF	CUT	= 35,162 CY
IMPERVIOUS AREA	= 24,653 SF (100%)	FILL	= 850 CY
LOT 2 TOTAL AREA	= 54,058 SF	EXPORT	= 34,312 CY
IMPERVIOUS AREA	= 46,826 SF (86.6%)	IMPORT	= 0 CY
PERVIOUS AREA	= 7,232 SF (13.4%)	OVEREXCAVATION	= 5,340 CY

EARTHWORK QUANTITIES

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

CONSTRUCTION NOTES

- REMOVE & DRIVEWAY PER SPWPC STD 110-2 TYPE C.
- REMOVE (E) DWY CONST. SIDEWALK CURB & GUTTER
- CONSTRUCT 48" 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

RECORD OWNER/ SUBDIVIDER:

YEST 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
15038 CLARK AVE, HACIENDA HEIGHTS, CA 91745
TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com
REPRESENTATIVE: JIRAYUS PUKKANASUT

PREPARED UNDER THE DIRECTION OF

Desmond Hing Lew
DESMOND HING LEW, RCE 29393