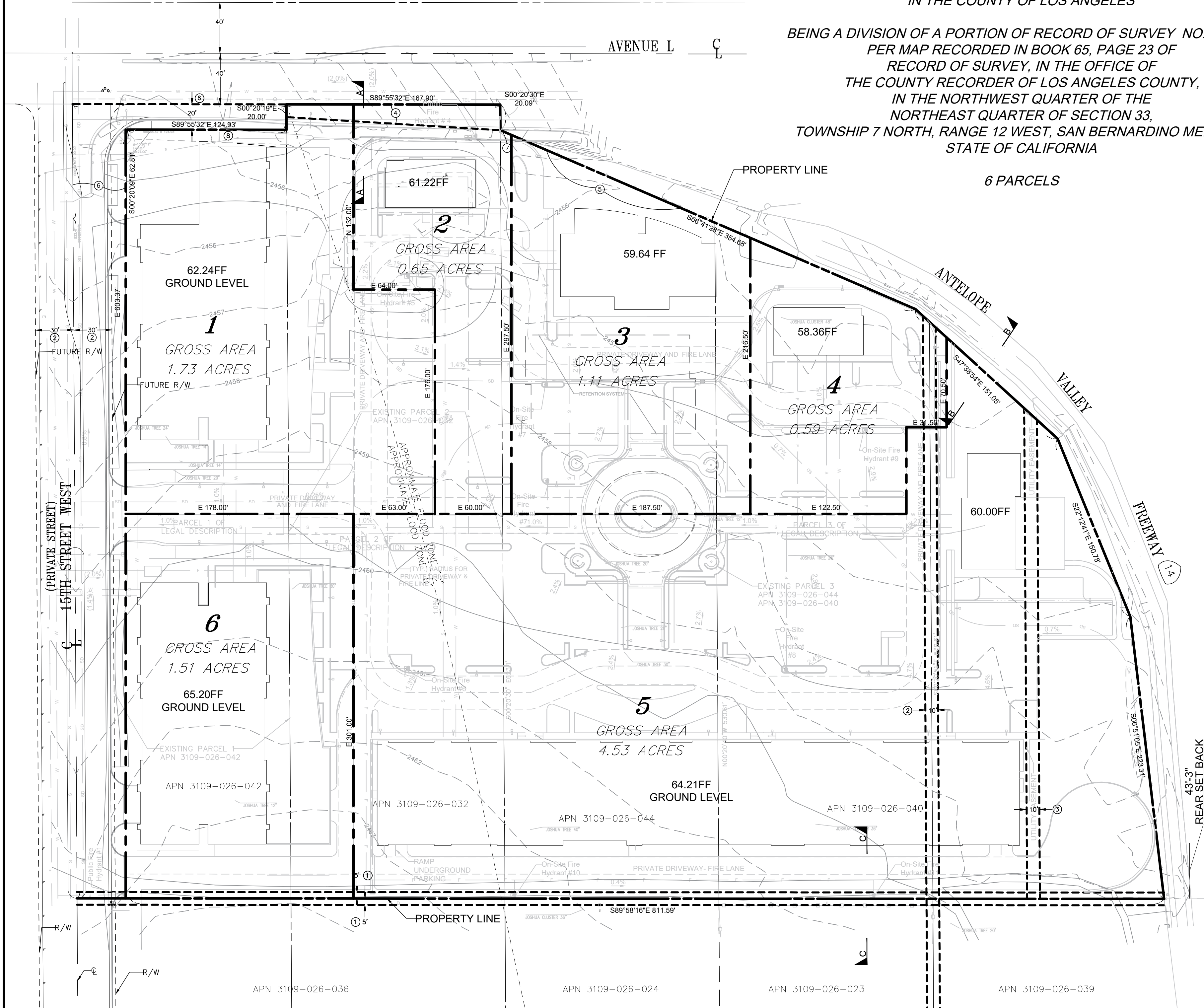


TENTATIVE TRACT MAP NO. 084317

IN THE COUNTY OF LOS ANGELES

BEING A DIVISION OF A PORTION OF RECORD OF SURVEY NO. 065-23,
PER MAP RECORDED IN BOOK 65, PAGE 23 OF
RECORD OF SURVEY, IN THE OFFICE OF
THE COUNTY RECORDER OF LOS ANGELES COUNTY,
IN THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN
STATE OF CALIFORNIA

6 PARCELS



LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST HALF OF PARCEL NO. 9, AS SHOWN ON A RECORD OF SURVEY MAP FILED IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, ALSO SHOWN AS PARCEL 9 ON A RECORD OF SURVEY MAP FILED IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST HALF OF PARCEL 9, RECORD OF SURVEY IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS.

PARCEL 3:

THAT PORTION OF PARCEL 11, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 65, PAGE(S) 23 TO 26 INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN DEEDS (STATE PARCEL C1511), RECORDED FEBRUARY 17, 1966 IN BOOK D3210, PAGE(S) 571 (STATE PARCEL C1512), RECORDED NOVEMBER 22, 1965 IN BOOK D3122, PAGE(S) 150, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE, AND THAT PORTION OF PARCEL 10, AS SHOWN ON SAID LICENSED SURVEYOR'S MAP DESCRIBED IN DEED (STATE PARCEL 48381) RECORDED APRIL 21, 1969 IN BOOK D4344, PAGE(S) 275 OF OFFICIAL RECORDS, LYING WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE WEST HALF OF SAID PARCEL 10, SAID POINT BEING IN THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 0° 20' 29" EAST 20.08 FEET IN DEED (STATE PARCEL C1509) RECORDED IN BOOK D3237, PAGE(S) 289 OF SAID OFFICIAL RECORDS; THENCE SOUTH 66° 41' 28" EAST 354.68 FEET; THENCE SOUTH 47° 38' 54" EAST 151.05 FEET; THENCE SOUTH 22° 12' 41" EAST, 150.78 FEET; THENCE SOUTH 6° 51' 05" EAST 223.31 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DIRECTOR'S DEED D-C1506, RECORDED NOVEMBER 1, 1971 IN BOOK D5242, PAGE(S) 84 AND 85 OF SAID OFFICIAL RECORDS.

AREA

447,379 SQ. FT. = 10.270 ACRES WITH EXCEPTION 16
441,078 SQ. FT. = 10.126 ACRES WITHOUT EXCEPTION 16

DATE OF SURVEY/ CONTOUR COMPILATION

JUNE 22, 2006

TITLE REPORT IDENTIFICATION

ALLIANCE TITLE
PRELIMINARY REPORT No. 15191074-114
DATED: MAY 24, 2006

PROJECT SCOPE:

PROPOSED TENTATIVE TRACT MAP TO SUBDIVIDE FOUR
PARCELS INTO SIX NEW PARCELS.
SHARED ACCESS AGREEMENT ANTICIPATED.

FLOOD NOTE:

DIVIDING LINE BETWEEN ZONE "B" AND ZONE "C" RUNS THROUGH
PROPERTY. APPROXIMATE LOCATION OF LINE IS PLOTTED HEREON AS
SHOWN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP,
COMMUNITY No. 060672, PANEL 0010 B, DATED JANUARY 6, 1982.

WESTERLY PORTION OF PROPERTY:

ZONE "B"
FLOOD ZONE DESCRIPTION: AREAS BETWEEN LIMITS OF THE 100-YEAR
FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO
100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE SQUARE
MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

EASTERLY PORTION OF PROPERTY:

FLOOD ZONE DESCRIPTION: AREAS OF MINIMUM FLOODING.

SUMMARY OF EARTHWORK QUANTITIES

ITEM	A CUT/CUBIC YDS.	B FILL/CUBIC YDS.
1. LAND DEVELOPMENT PROGRAM FOR PURE VOLUME (RAW)	31,587	19,525
2. SUBSIDENCE LOSS - 0.04'		653
3. OVEREXCAVATION - PAD 134,677 x 5.5 / 27	27,434	27,434
4. OVEREXCAVATION - ROAD 230,000 x 2 / 27	17,037	17,037
5. SUBTOTALS	76,058	84,650
6. SHRINKAGE @ 15%		11,409
7. TOTALS	76,058	76,058
8. BALANCE ON SITE		

SURVEYOR

MP SURVEYORS, INC.
17982 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
(949) 250-0272

GENERAL PLAN DESIGNATION:

NU

ZONING AND USES:

BY CITY OF LANCASTER MUNICIPAL CODE AS SHOWN:
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF
LANCASTER.

EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL

ZONING RR-2.5 RURAL RESIDENTIAL PER THE CITY OF LANCASTER.
PROPOSED ZONING: C

EASEMENT NOTES

EASEMENTS SHOWN HEREON ARE PER ALLIANCE TITLE PRELIMINARY REPORT No.
15191074-114, DATED MAY 24, 2006.

① AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 1951
IN BOOK 35968, PAGE 180, OF OFFICIAL RECORDS.

② AN EASEMENT FOR PRIVATE ROADS, POLE LINES, PIPE LINES, PUBLIC UTILITIES AND
INCIDENTAL PURPOSES.

③ AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1953 IN
BOOK 42259, PAGE 398, OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA
EDISON COMPANY, A CORPORATION.

④ AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1966
AS INSTRUMENT NO. 939 OF OFFICIAL RECORDS. IN FAVOR OF THE STATE OF
CALIFORNIA.

⑤ THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF
ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS
HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED JULY 16, 1969
AS INSTRUMENT NO. 3776, OFFICIAL RECORDS.

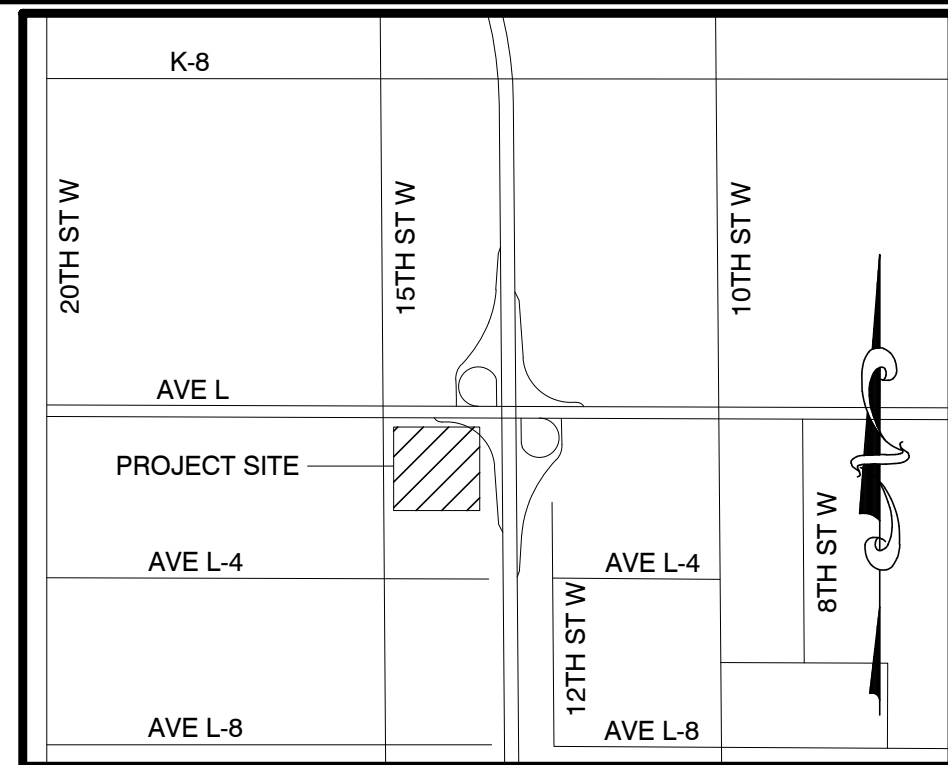
⑥ AN EASEMENT AFFECTING THE PORTION OF SAID LAND, TAKEN BY THE CITY OF
LANCASTER IN FEE FOR PUBLIC USE AND FOR THE PURPOSES STATED HEREIN, AND
INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE RECORDED FEBRUARY 2, 1998
AS INSTRUMENT No. 98-171792, OFFICIAL RECORDS.

⑦ AN EASEMENT FOR PUBLIC ROAD AND UTILITIES AND INCIDENTAL PURPOSES,
RECORDED AUGUST 27, 1999 AS INSTRUMENT NO. 99-1622522 OF OFFICIAL RECORDS, IN
FAVOR OF CITY OF LANCASTER, A MUNICIPAL CORPORATION.

⑧ AN EASEMENT FOR DRAINAGE AND SLOPE PURPOSES, CONDEMNED BY FINAL DECREE
IN CASE No. BC 228749, RECORDED MAY 8, 2001 AS INSTRUMENT NO. 01-0789984,
OFFICIAL RECORDS.

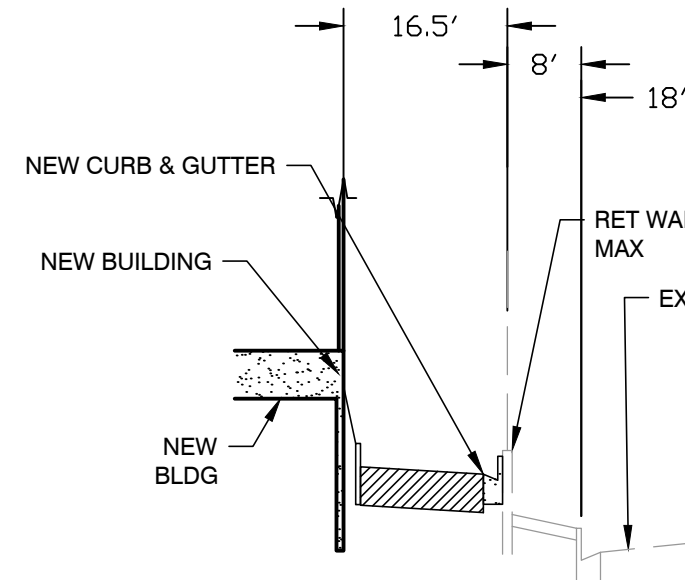
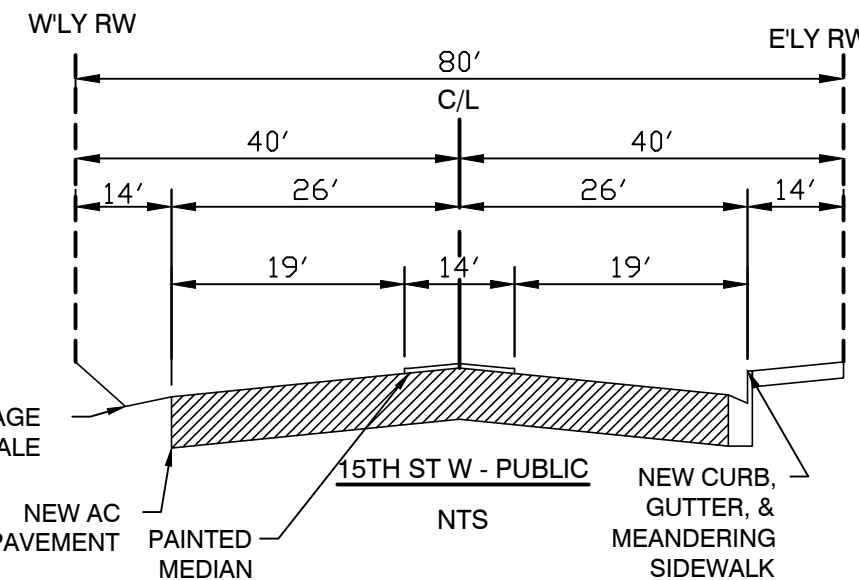
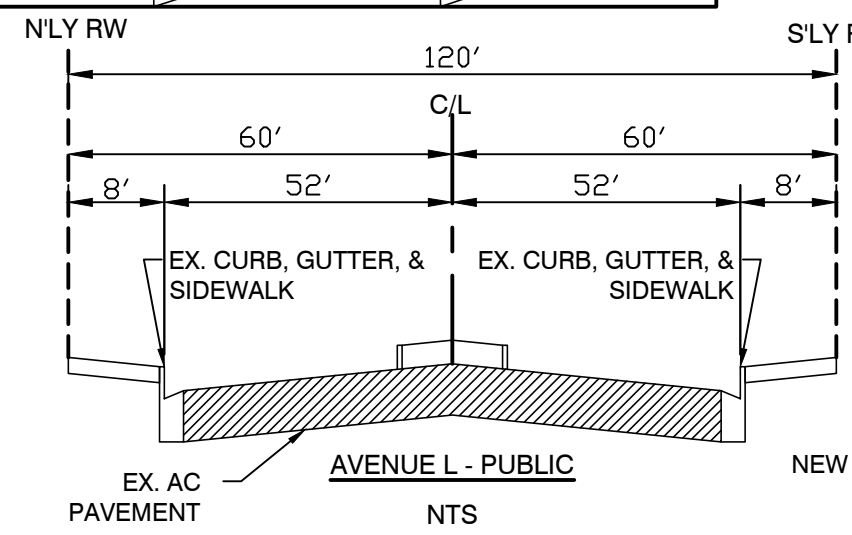
LEGEND

---	CENTERLINE
---	NEW P/L
---	EX. EDGE OF DIRT ROAD
---	EX. P/L
---	EX. EASEMENT
---	EX. R/W
---	EX. WATER MAIN
---	NEW WATER MAIN
---	NEW SEWER
---	NEW STORM DRAIN
---	NEW FIRELINE
---	EX. OHP
---	PROPOSED BUILDING
---	EX. WATER VALVE
---	EX. FIRE HYDRANT
---	EX. JOSHUA TREES
---	EX. MINOR CONTOURS
---	EX. MAJOR CONTOURS



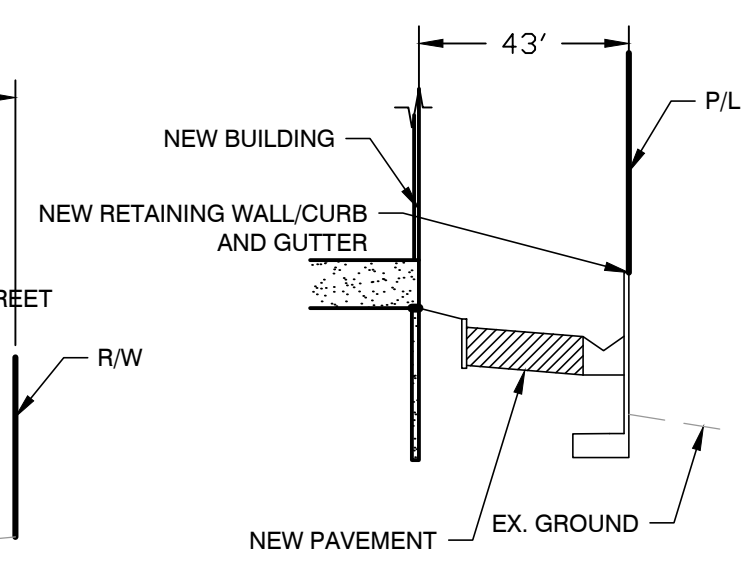
VICINITY MAP

NTS



SECTION A-A

VERT: 1" = 4'
HORZ: 1" = 20'



SECTION C-C

VERT: 1" = 4'
HORZ: 1" = 20'

ASSESSOR'S IDENTIFICATION

LOS ANGELES COUNTY A.P.N. 3109-026-032
LOS ANGELES COUNTY A.P.N. 3109-026-040
LOS ANGELES COUNTY A.P.N. 3109-026-042
LOS ANGELES COUNTY A.P.N. 3109-026-044

BENCHMARK

LOS ANGELES COUNTY B.M. No. L 5635

DPW BM TAG IN W CB 1M(3.3FT) N/O BCR 74M(242FT) N/O C/L AVE L
OVERPASS @ NW COR SIERRA HWY & AVE L WEST BOUND OFF RAMP
28M(91.9FT) N/O & 17.4M(57.1FT) W/O C/L INT

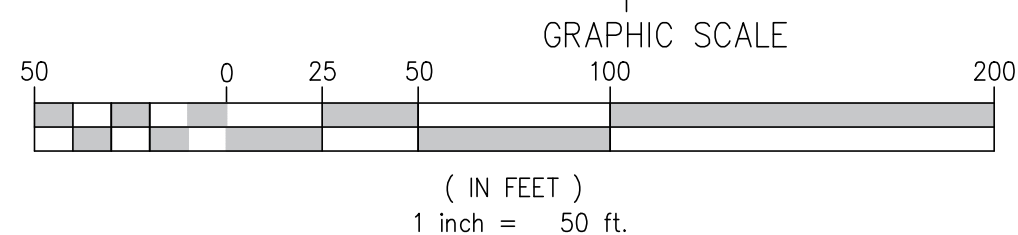
ELEVATION = 2,476.016 (NAVD88)(ADJ.2004)

BASIS OF BEARINGS

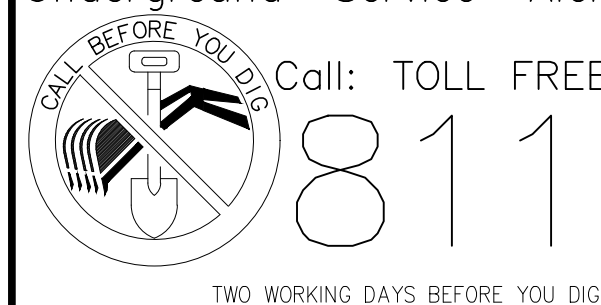
THE CENTERLINE OF AVENUE L, BEING NORTH 89°55'32" WEST PER STATE OF
CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP No. LA
14M 65.5, ON FILE AS FILED MAP No. 21724-9, RECORDS OF LOS ANGELES
COUNTY.

RECORD OWNERS

WESTLANC PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
AND JACK FARAH AND AZITA FARAH-TORKAN, HUSBAND AND WIFE AS JOINT
TENANTS, AS TO AN UNDIVIDED 16.47% INTEREST, AS TENANTS IN
COMMON.



Underground Service Alert



PROJECT OWNER

JULIAN TORKAN

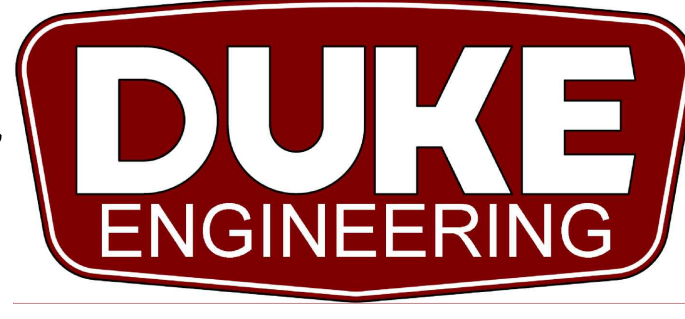
1401 WESTWOOD BLVD.,
SUITE 320
LOS ANGELES, CA 90024
(310) 446-6614

ENGINEER OF RECORD

759 W. LANCASTER BLVD.,

LANCASTER, CA 93534

(661) 952-7918



NO.	REVISION DESCRIPTION	BY	DATE	APPROVED

CHECKED BY:

PLAN CHECK ENGINEER

DATE

CITY OF LANCASTER

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP

APN: 3109-026-032,-040,-042,-044
LANCASTER, CA

DESIGNED:RD

DRAWN:EI

CHECKED:RD

SHEET No.

1 OF 1