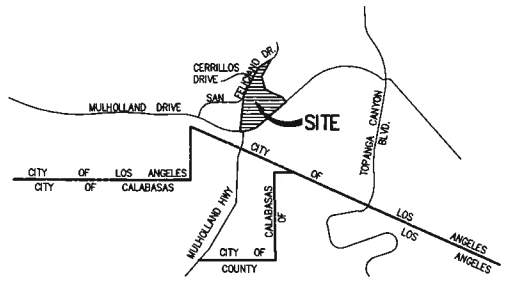


# VESTING TENTATIVE TRACT MAP NO. 67505

22255 MULHOLLAND DRIVE

GRAPHIC SCALE: 1" = 40'

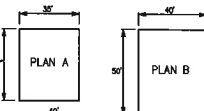
**Exhibit A- Retaining Walls  
ZA-2007-1255-ZAD  
Stamp date: November 1, 2019**



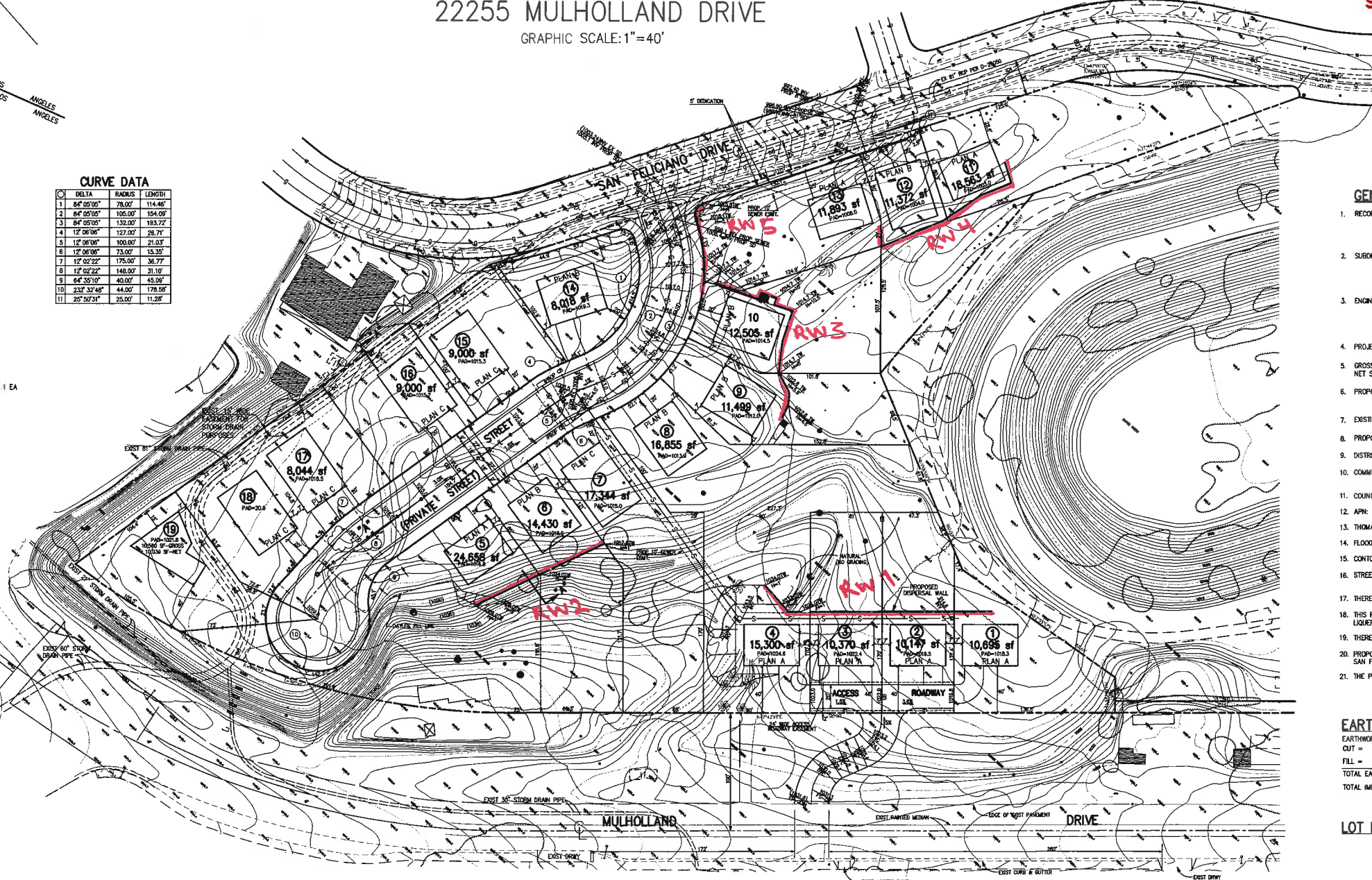
VICINITY MAP  
NOT TO SCALE

**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH
1	84° 05' 05"	78.00'	114.46'
2	84° 05' 05"	105.00'	154.09'
3	84° 05' 05"	132.00'	193.72'
4	17° 06' 06"	127.00'	28.71'
5	17° 06' 06"	100.00'	21.03'
6	17° 06' 06"	73.00'	15.30'
7	17° 02' 22"	175.00'	36.77'
8	17° 02' 22"	148.00'	31.10'
9	84° 25' 10"	40.00'	45.29'
10	23° 32' 48"	44.00'	178.95'
11	20° 50' 31"	25.00'	11.28'



**UNIT COUNT**  
PLAN A = 8 EA  
PLAN B = 9 EA  
PLAN C = 5 EA  
SPEC HOME (LOT 19) = 1 EA



**GENERAL NOTES:**

- RECORD OWNER: SAN FELICIANO HOLDING COMPANY, LLC  
6363 WILSHIRE BLVD., SUITE 600  
LOS ANGELES, CA 90048  
(323) 658-1511
- SUBOWNER: HARRIDGE DEVELOPMENT GROUP  
6363 WILSHIRE BLVD., SUITE 600  
LOS ANGELES, CA 90048  
(323) 658-1511
- ENGINEER: WESTCON ENGINEERING, INC.  
6365 TOPANGA CANYON BLVD., SUITE 411  
WOODLAND HILLS, CA 91367  
818 226-0444 OFFICE 818 226-0448 FAX
- PROJECT ADDRESS: 22255 MULHOLLAND DRIVE, WOODLAND HILLS, CA 91364
- GROSS SITE AREA: 269,857 SQ FT (6.20 ACRES)  
NET SITE AREA: 237,798 SQ FT (5.49 ACRES)
- PROPOSED DEVELOPMENT AREA: 18 SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITH 36 PARKING SPACES.
- EXISTING ZONE: R-1
- PROPOSED ZONE: R-1
- DISTRICT MAP: 165 B 101
- COMMUNITY PLANNING AREA: CANOGA PARK - WINNETKA  
WOODLAND HILLS - WEST HILLS
- COUNCIL DISTRICT: COUNCIL DISTRICT 3
- APN: 2076-023-019
- THOMAS GUIDE: LA 559-J5
- FLOOD ZONE: NOT IN A FLOOD ZONE
- CONTOUR INTERVAL: 1 FT
- STREET DESTINATION: MULHOLLAND DRIVE - MAJOR HIGHWAY  
SAN FELICIANO DRIVE - COLLECTOR
- THERE ARE PROTECTED TREES ON SITE. SEE TREE REPORT FOR TREES TO BE REMOVED.
- THIS PROPERTY IS LOCATED IN THE MOUNTAIN & FIRE DISTRICT, HILLSIDE AND LIQUEFACTION AREAS.
- THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.
- PROPOSED SEWAGE DISPOSAL TO EXISTING SANITARY SEWER LOCATED IN SAN FELICIANO DRIVE.
- THE PROJECT IS LOCATED IN THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA.

**EARTHWORK GRADING SUMMARY:**

EARTHWORK -  
OUT = 3,040 CY ±  
FILL = 7,240 CY ±  
TOTAL EARTHWORK = 10,280 CY ±  
TOTAL IMPORT = 4,200 CY ±

**LOT INFORMATION LEGEND:**

LOT NUMBER

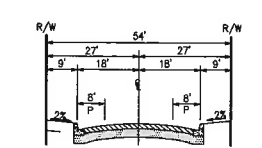
**LEGAL DESCRIPTION:**

**PARCEL 1:**  
THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 1 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN THE BOOK 75, PAGE 6, ET SEQ. OF SAID MAPS; THENCE SOUTH 0°11' WEST 59.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 1083, PAGE 54, OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTLY TERMINUS OF THAT CERTAIN COURSE RECORDED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET; THENCE TANGENT TO SAID CURVE SOUTH 89°59' WEST 30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 318.60 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 178.80 FEET TO THE TRUE POINT OF BEGINNING A RADIAL LINE TO SAID TRUE POINT OF BEGINNING BEARS NORTH 92°10' WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 77.00 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 13°59' 00" WEST 325.00 FEET; THENCE SOUTH 27°51' 30" WEST 89.89 FEET; THENCE SOUTH 23°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHERLY LINE OF MULHOLLAND HIGHWAY 200 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 3162, PAGE 41, OFFICIAL RECORDS; SAID LAST MENTIONED POINT BEING IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 599.72 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 42°21' 32" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 397.09 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND ALONG THE NORTHWESTERLY LINE OF SAID MULHOLLAND HIGHWAY NORTH 47°42' 13" EAST 510.85 FEET, MORE OR LESS; TO THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE RECORDED IN SAID DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 1083, PAGE 54, OFFICIAL RECORDS, AS HAVING A BEARING OF NORTH 42°17' 47" WEST AND A LENGTH OF 20 FEET; THENCE TO AND ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED; THE FOLLOWING COURSE: NORTH 42°17' 47" WEST 30 FEET; THENCE SOUTH 82°55' 50" WEST 158.46 FEET; THENCE NORTH 85°00' 10" WEST 180.00 FEET; THENCE NORTH 1°43' 40" WEST 200.00 FEET; THENCE NORTH 27°42' 23" EAST 44.15 FEET TO A LINE WHICH BEARS SOUTH 82°10' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, NORTH 82°10' 10" WEST 65.28 FEET TO THE TRUE POINT OF BEGINNING.

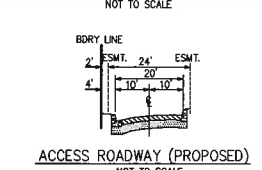
**PARCEL 2:**  
THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 TO 34, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 0°11' WEST 59.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 1083, PAGE 54 OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTLY TERMINUS OF THAT CERTAIN COURSE RECORDED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET; THENCE THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 27°42' 23" EAST ALONG SAID CURVE 199.78 FEET TO THE MOST NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JOE A. MORAN AND WIFE, RECORDED IN BOOK 1529, PAGE 304, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE NORTH 82°10' 10" WEST 65.28 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 318.60 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 82°10' 10" EAST; SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LAND OF MORAN; THENCE SOUTHERLY ALONG SAID CURVE 77 FEET; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY

LINE OF THE LAND OF MORAN THE FOLLOWING COURSES: SOUTH 13°59' WEST 325.00 FEET; THENCE SOUTH 21°51' 30" WEST 89.89 FEET; THENCE SOUTH 23°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHWESTERLY LINE OF MULHOLLAND DRIVE 200 FEET WIDE; SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND OF MORAN; THENCE NORTH 11°52' 40" EAST 431.79 FEET; THENCE NORTH 30°07' 30" EAST 510.80 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 338.302 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32°38' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 39.048 FEET; THENCE TANGENT TO SAID CURVE, NORTH 47°22' EAST 129.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 7.62 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 13.64 FEET TO THE POINT OF BEGINNING.

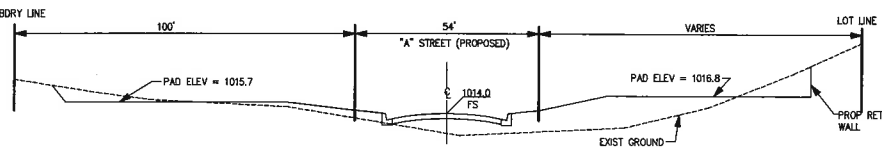
**EASEMENT DATA, EXCEPTIONS & EXCLUSIONS:**  
PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE ORDER NO. 09507428-27 DATED JULY 31, 2009 AT 7:30 AM.  
GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYS TO SAID REPORT AND ARE AS FOLLOWS:  
**ITEM 1:**  
PURPOSE: POLE LINES AND CONDUITS IN FAVOR OF: TITLE INSURANCE AND TRUST COMPANY  
RECORDING DATE: BOOK 19829, PAGE 304 O.R.  
AFFECTS: ENTRANCE PARCEL 1  
**ITEM 2:**  
PURPOSE: POLES, CONDUITS IN FAVOR OF: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
RECORDING DATE: BOOK 16505, PAGE 178 O.R.  
AFFECTS: AS SHOWN HEREON  
**ITEM 3:**  
PURPOSE: COVERED STORM DRAIN IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL  
RECORDING DATE: MAY 22, 1970 AS INST. NO. 2087, O.R.  
AFFECTS: AS SHOWN HEREON



"A" STREET (PROPOSED PRIVATE STREET)  
NOT TO SCALE



ACCESS ROADWAY (PROPOSED)  
NOT TO SCALE



TYPICAL GRADING SECTION "A" - "A"  
NOT TO SCALE

**LEGEND:**

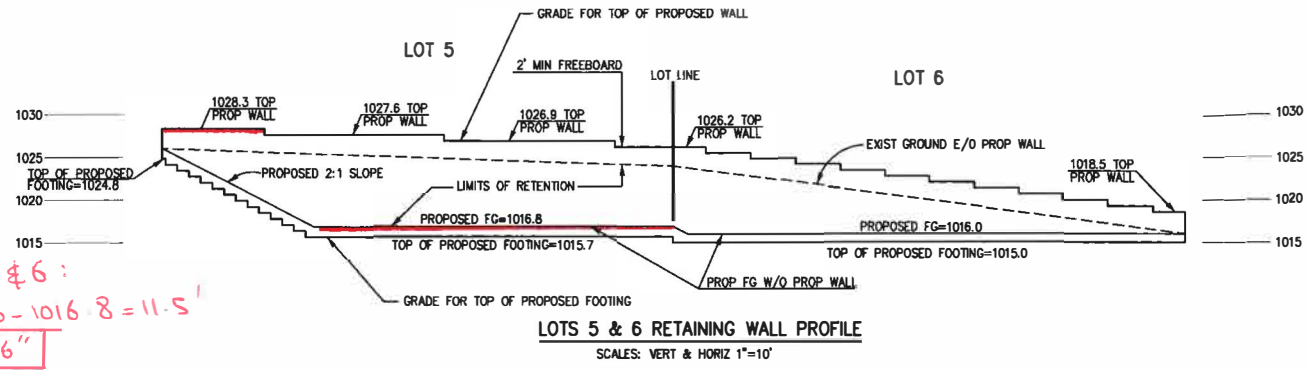
—	TRACT BOUNDARY	—	STREET LIGHT
—	PROPOSED LOT LINE	—	TRAFFIC SIGNAL W/STREET LIGHT
—	PROPOSED RETAINING WALL	—	FIRE HYDRANT
—	EASEMENT LINE (W-WIDTH)	—	GAS/WATER METER
—	PROPOSED STORM DRAIN	—	GAS/WATER VALVE
—	PROPOSED SANITARY SEWER	—	SIGNAGE
—	PROPOSED CONTOUR	—	PROPOSED SLOPE
—	EXISTING CONTOUR	—	TREE
—	EXISTING SANITARY SEWER		
—	EXISTING STORM DRAIN		
—	EXISTING GAS LINE		
—	EXISTING WATER LINE		

**LOT SUMMARY**

LOT NO.	LOT AREA (NET)		PAD AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES
1	10,695	0.25	1,645	0.04
2	10,147	0.23	1,645	0.04
3	10,370	0.24	1,645	0.04
4	15,300	0.35	1,645	0.04
5	24,658	0.57	1,645	0.04
6	14,430	0.33	2,000	0.05
7	17,344	0.40	2,400	0.06
8	16,855	0.39	2,000	0.05
9	10,176	0.25	2,000	0.05
10	8,209	0.19	2,000	0.05
11	18,563	0.43	1,645	0.04
12	8,003	0.18	2,000	0.05
13	20,341	0.47	1,645	0.04
14	8,018	0.18	2,000	0.05
15	9,000	0.21	2,400	0.06
16	9,000	0.21	2,400	0.06
17	8,044	0.18	2,400	0.06
18	8,066	0.19	2,400	0.06
19	10,039	0.23	1,740	0.04
TOTAL	237,798	5.46	37,255	0.86

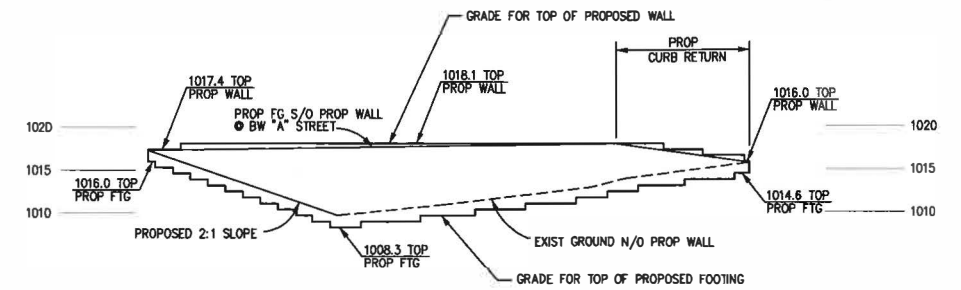
	PREPARED BY: <b>WESTCON ENGINEERING, INC.</b> LAND PLANNING ENGINEERING LAND SURVEYING 6355 TOPANGA CANYON BLVD., SUITE 345 WOODLAND HILLS, CA 91367 818 226-0444 VOICE 818 226-0448 FAX E-MAIL: info@westconeng.com	REV. DATE DESCRIPTION DATE APP'D 1/24/13 ADDED CURVE DATA, DIAMETERED REVERSE CURVE ON "A" ST., REVISED ENGINEER INFO 4/10/13 ADDED "PRIVATE STREET" TO "A" STREET, REALIGNED PROPOSED STORM DRAIN 4/14/15 REVISED DRIVEWAY LOCATION LOTS 11 & 12, REVISED SETBACK ON LOT 13 FROM 13' TO 16', REVISED SIDEYARD ON LOT 4 FROM 7' TO 9' 4/08/19 REMOVE ACCELERATION AND DECELERATION LINES ON MULHOLLAND DR, PROVIDE DRYWY WITHIN TRACT AND ADDED COMMUNITY DRYWY FOR LOTS 11,12 AND 13	BENCH MARK: LOS ANGELES COUNTY PUBLIC WORKS SURVEY DIVISION MALIBU QUAD 1988 (ADJ) BN NUMBER: 110436 DPW BN TAG W CB 1M S/O BCR @ SW COR MULHOLLAND DR & MULHOLLAND HWY 27M & 5M W/O C/L INT. ELEV = 1046.966 1998 ADJ	VESTING TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES: <b>VESTING TENTATIVE TRACT MAP TRACT NO. 67505</b> DS VENTURES, LLC IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: AUG. 21, 2009 SCALE: 1"=40' JOB NO. _____ OF _____ SHEETS DESIGNED BY: _____ DRAFTED BY: _____ CHECKED BY: _____
	RICHARD F. PRUTZ R.C.E. 19335	DATE: _____	DATE: _____	DATE: _____	SHEET 1 OF 1





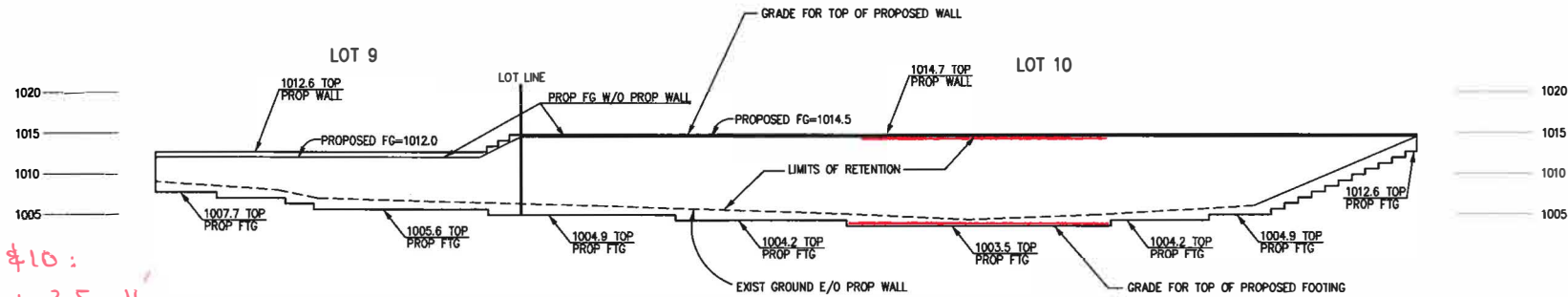
LOTS 5 & 6:  
 $1028.3 - 1016.8 = 11.5'$   
 H: 11' 6"

**LOTS 5 & 6 RETAINING WALL PROFILE**  
 SCALES: VERT & HORIZ 1"=10'



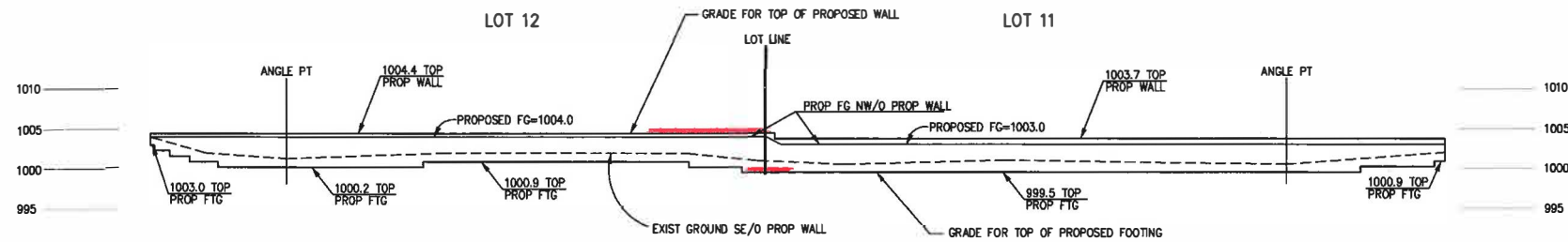
**LOT 13 RETAINING WALL PROFILE**  
 SCALES: VERT & HORIZ 1"=10'

LOT 13:  $1018.1 - 1008.3 = 9.8'$   
 H: 9' 10"



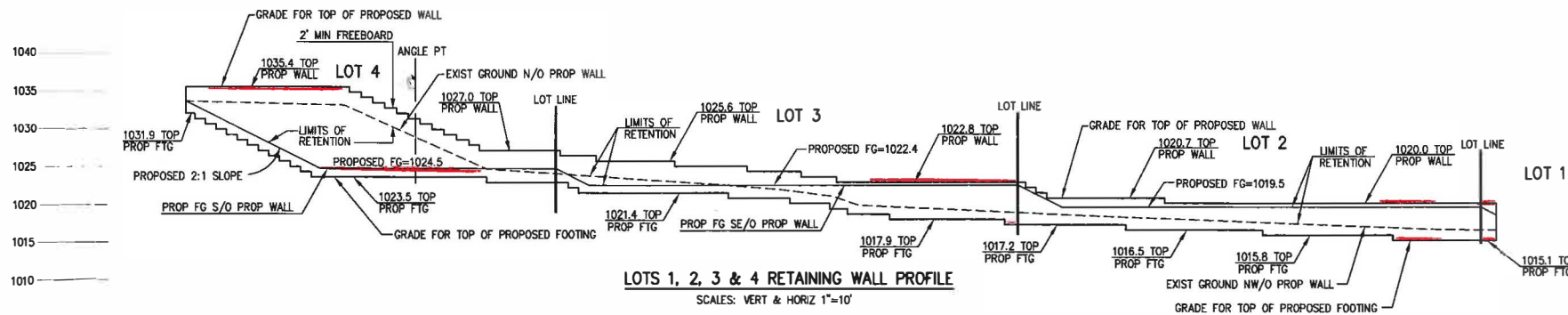
LOTS 9 & 10:  
 $1014.7 - 1003.5 = 11'$   
 H: 11' 0"

**LOTS 9 & 10 RETAINING WALL PROFILE**  
 SCALES: VERT & HORIZ 1"=10'



LOTS 11 & 12:  
 $1004.0 - 999.5 = 4.5'$   
 H: 4' 6"

**LOTS 12 & 11 RETAINING WALL PROFILE**  
 SCALES: VERT & HORIZ 1"=10'



LOTS 1, 2, 3 & 4:  
 LOT 1:  $1020.0 - 1015.1 = 4.9'$  H: 4' 11" LOT 1  
 LOT 2:  $1020.0 - 1015.1 = 4.9'$  H: 4' 11" LOT 2  
 LOT 3:  $1022.8 - 1017.2 = 5.6'$  H: 5' 7" LOT 3  
 LOT 4:  $1035.4 - 1024.5 = 10.9'$  H: 10' 11" LOT 4

**LOTS 1, 2, 3 & 4 RETAINING WALL PROFILE**  
 SCALES: VERT & HORIZ 1"=10'

**Exhibit A- Retaining Walls**  
**ZA-2007-1255-ZAD**  
**Stamp date: November 1, 2019**

DATE	REVISIONS		PLAN PREPARED UNDER THE DIRECTION OF:	PREPARED BY:	PREPARED FOR:	PROJECT:	W.O. 15-602
				RICHARD F. PRUTZ R.C.E. 19335	WESTCON ENGINEERING, INC. LAND PLANNING ENGINEERING, LAND SURVEYING 6363 WILSHIRE BLVD., #600 LOS ANGELES, CA 90048	HARRIDGE DEVELOPMENT GROUP 6363 WILSHIRE BLVD., #600 LOS ANGELES, CA 90048	VESTING TENTATIVE TRACT MAP NO. 67505 22255 MULHOLLAND DRIVE, WOODLAND HILLS, CA. WALL PROFILES