

**EXHIBIT "A"**  
Page No. 1 of 3  
Case No. VTT-83927-HCA

**REVISED**  
4:36 pm, Mar 28, 2024

**BASIS OF BEARING:**

THE BEARING OF NORTH ALONG THE CENTERLINE OF SHIRLEY AVENUE AS SHOWN ON MAP OF TRACT NO. 17011, M.B. 601 PG 01

**BENCHMARK:**

BM: # 07-10311 DATUM: NAVD 1988 YEAR: 2000

WIRE SPK IN S CURB VENTURA BLVD; 3FT W OF B C CURB RET W OF CORBIN AVE

ELEVATION: 834.870 (FEET) 254.469 (METERS)

**EXCEPTIONS AND EXCLUSIONS**

ITEMS 1-4 NOT SURVEY RELATED/CANNOT BE PLOTTED

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6028 OF DEEDS, PAGE 236,
- IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION
- AFFECTS: BLANKET IN NATURE - NOT DELINEATED ON MAP
6. AN EASEMENT FOR RIGHT-OF-WAY FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 1978-259471 OF OFFICIAL RECORDS
- IN FAVOR OF: CITY OF LOS ANGELES
- AFFECTS: PARCELS 1, 2, & 3 - PLOTTED HEREON

**PROJECT PARCEL SIZE:**

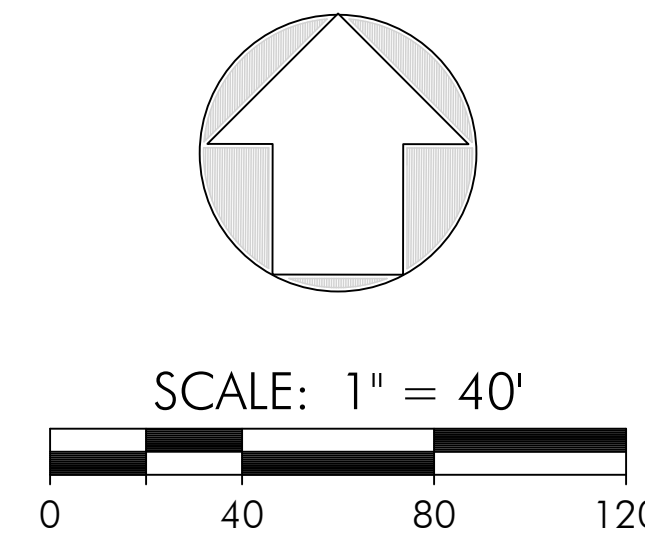
GROSS AREA: (BLUE BORDER) 612,868 SQ.FT. (14.07 AC)  
PUBLIC STREET DEDICATION: 33,820 (0.78 AC)  
NET AREA = GROSS - STREET DEDICATION: 579,049 SQ.FT. (13.29 AC)

**SURVEY PREPARED BY:**

**PACIFIC COAST CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168  
WWW.PACIFICCOASTCIVIL.COM

**LEGEND:**

- FIRE HYDRANT  
● SANITARY MANHOLE  
● ORANGE TREE TO BE PRESERVED  
● ORANGE TREE TO BE REMOVED  
✱ PALM TREES ALONG OAKDALE TO BE PRESERVED  
✱ PALM TREES ALONG OAKDALE TO BE REMOVED  
--- CENTERLINE  
--- PROJECT PROPERTY LINE  
--- PROPOSED PROPERTY LINE  
--- EXISTING LOT LINE  
--- ROW  
BLDG BUILDING  
CL CENTER LINE  
COR CORNER  
FL FLOW LINE  
TC TOP OF CURB  
TDG TOP OF DRAIN GRATE  
TW TOP OF WALL



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*Richard E. Doss*  
RICHARD E. DOSS  
R.C.E. C48987

March 13, 2024

**OWNER/DEVELOPER:**

**OAKDALE ESTATES, LLC**  
11766 WILSHIRE BLVD., SUITE 820  
LOS ANGELES, CA 90025  
P: (310) 582-1991 X203  
C: (310) 864-3330

**VTTM NO. 083927**  
**FOR MERGER AND SUBDIVISION**  
**BOTHWELL RANCH**  
**EXISTING CONDITIONS**

5300 OAKDALE AVENUE  
WOODLAND HILLS, CA 91364  
A.P.N.: 2164-008-001, 005, 006 & 007

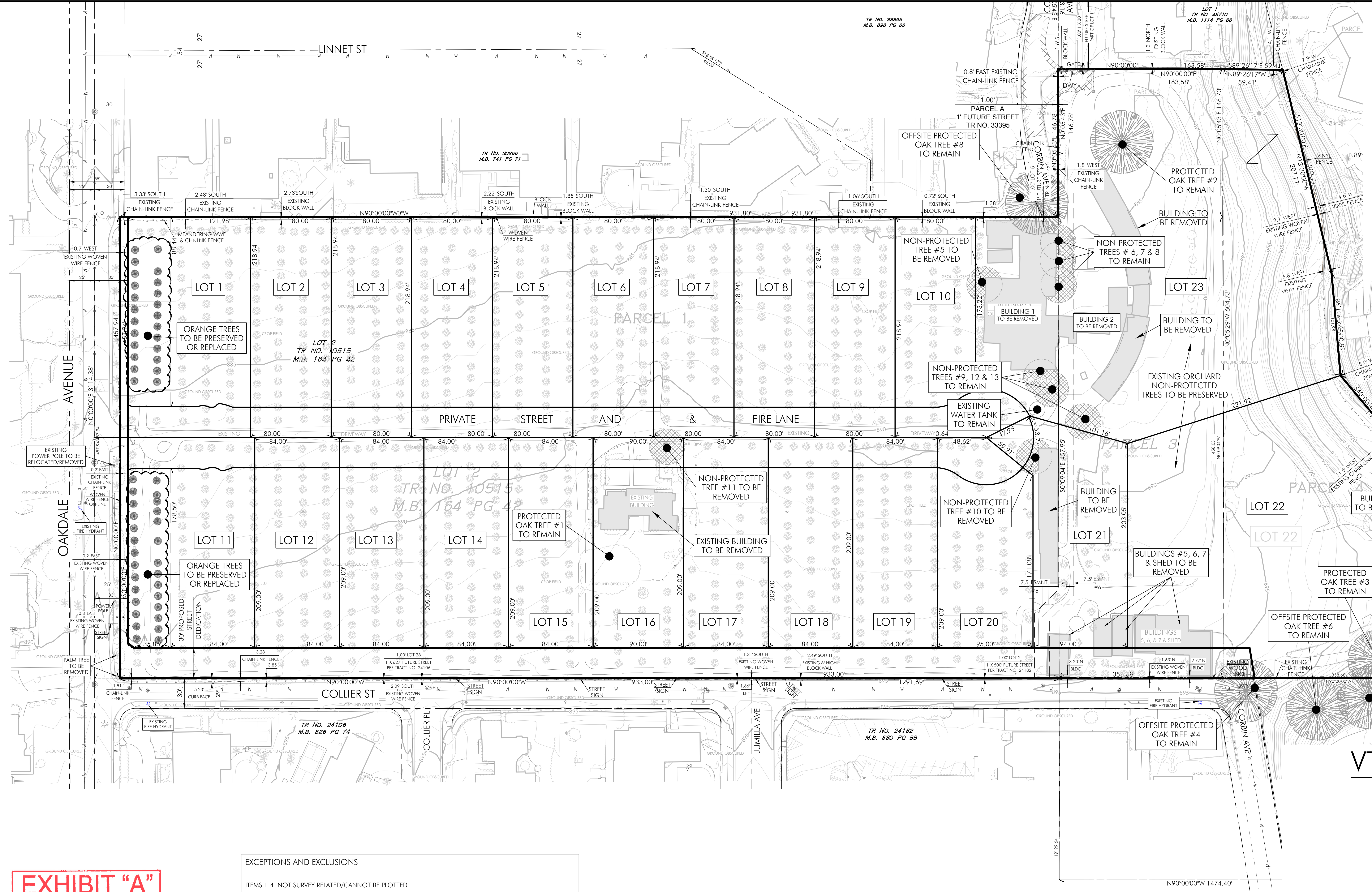
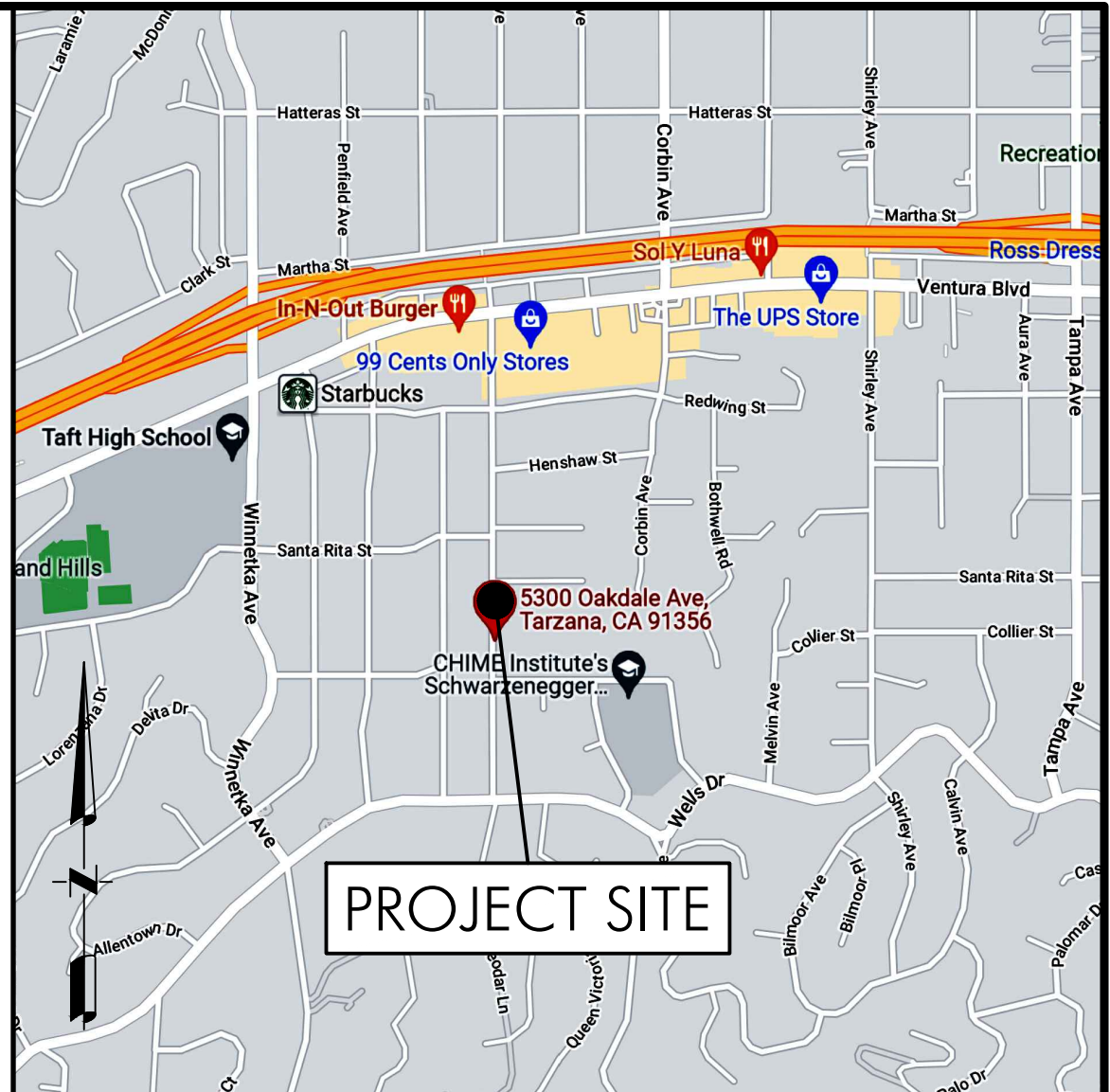
**LEGAL DESCRIPTION**

PARCEL 1: (APN: 2164-008-001)  
LOT 2, OF TRACT NO. 10515, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 164, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

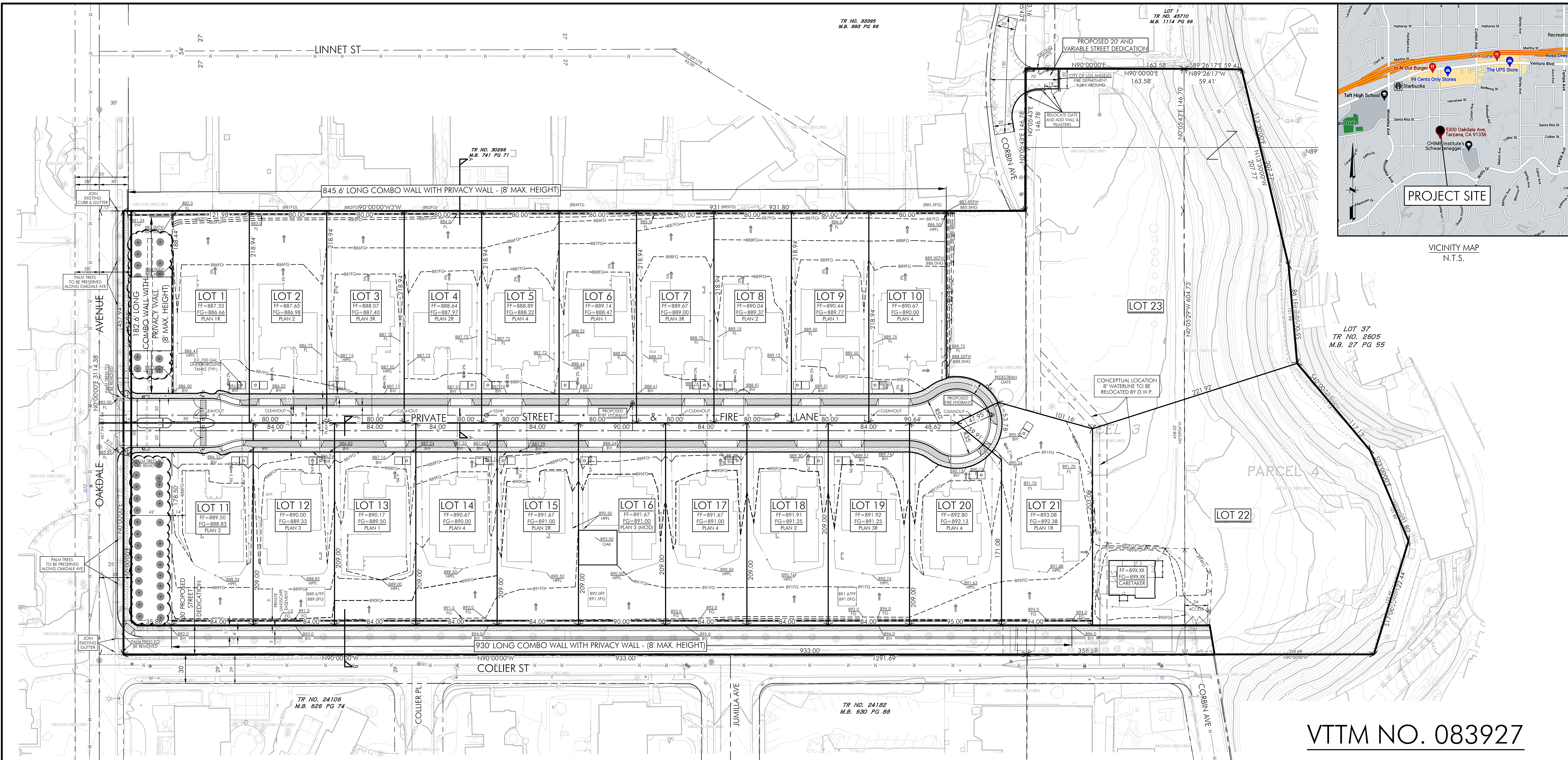
PARCEL 2: (APN: 2164-008-005)  
THE WEST 143.58 FEET OF SOUTH 81.81 FEET OF LOT 36, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 2164-008-006)  
THE WEST 163.58 FEET OF THE NORTH 522.98 FEET OF LOT 37, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN: 2164-008-007)  
PART OF LOTS 36 AND 37, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







VICINITY MAP  
N.T.S.

## VTTM NO. 083927

FOR MERGER AND SUBDIVISION  
**BOTHWELL RANCH**  
PROPOSED RESIDENTIAL LIVING

5300 OAKDALE AVENUE  
WOODLAND HILLS, CA 91364  
A.P.N.: 2164-008-001, 005, 006 & 007

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March 13, 2024

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WWW.PACIFICCOASTCIVIL.COM

### SOILS ENGINEER:

**ALBUS & ASSOCIATES, INC.**  
10111 N. ARMANDO STREET  
ANAHEIM, CA 92806-2606  
PHONE: (714) 630-1626  
J.N.: 3064.00  
DATED: APRIL 26, 2022

### ZONING:

RA-1

### EARTHWORK

ESTIMATED CUT: 13,000 C.Y.  
ESTIMATED FILL: 13,000 C.Y.

### BALANCE ON SITE

### BASIS OF BEARING:

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### BENCHMARK:

BM: # 07-10311 DATUM: NAVD 1988 YEAR: 2000  
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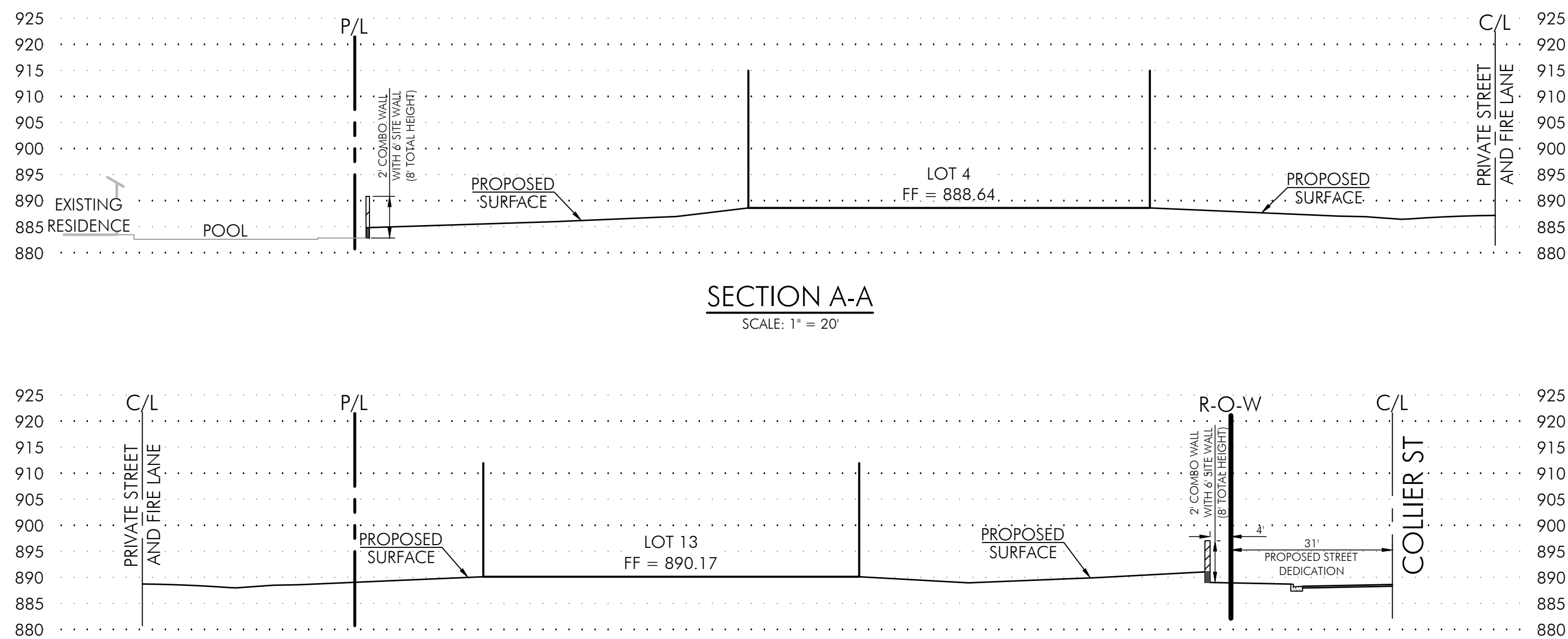
ELEVATION: 834.870 (FEET)

254.469 (METERS)








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**EXHIBIT "A"**  
Page No. 2 of 3  
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### SECTION B-B SCALE: 1" = 20'



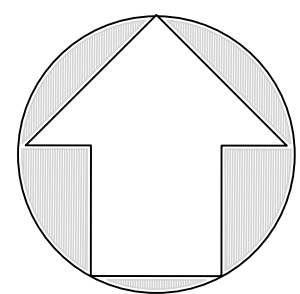
### LEGEND:

-  FIRE HYDRANT
-  SANITARY MANHOLE
-  RAIN HARVEST TANKS
-  RETAINING WALL
-  CENTERLINE
-  PROJECT PROPERTY LINE
-  PROPERTY LINE
-  LOT LINE
-  ROW
-  BUILDING
-  CENTER LINE
-  CORNER
-  FINISH FLOOR
-  FLOW LINE
-  FINISH GROUND
-  TOP OF CURB
-  TOP OF DRAIN GRATE
-  TOP OF WALL

### PROJECT PARCEL SIZE:

GROSS AREA: (BLUE BORDER) 612,868 SQ. FT. (14.07 AC)  
PUBLIC STREET DEDICATION: 33,820 (0.78 AC)  
NET AREA = GROSS - STREET DEDICATION: 579,049 SQ. FT. (13.29 AC)

SCALE: 1" = 40'  
0 40 80 120



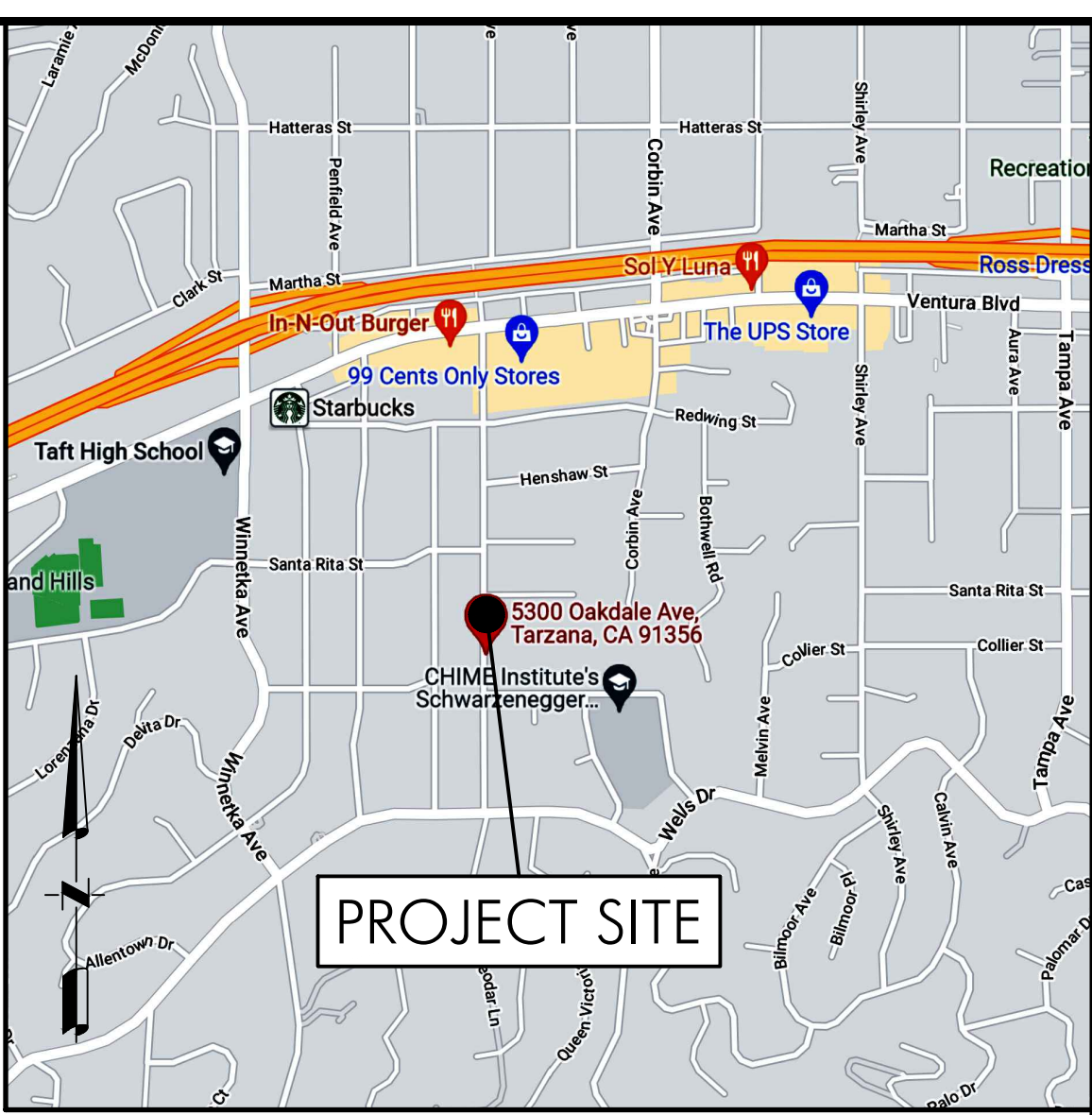
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 **RICHARD E. DOSS**  
No. C48987  
Exp. 9-30-24  
CIVIL  
STATE OF CALIFORNIA

March 13, 2024





STORM DRAIN  
(818)374-4838

3/13/24  
DATE

* ALL ROOF SLOPES GREATER THAN 25%	** IDENTIFY THE BONUS BEING APPLIED FOR 20%		<b>SUB TOTAL</b>	W/ EXTERNAL MOTION SENSOR		FIRE HYDRANT	RICHARD E. DOSS	K.C.E.# C48987	DATE	SHEET: 3 OF 3
<small>DRAWN BY: CTD/ST 1643-5000/CABLE AND WIRING BY ST 1643 -COTD/MO/163971 QUA</small>										