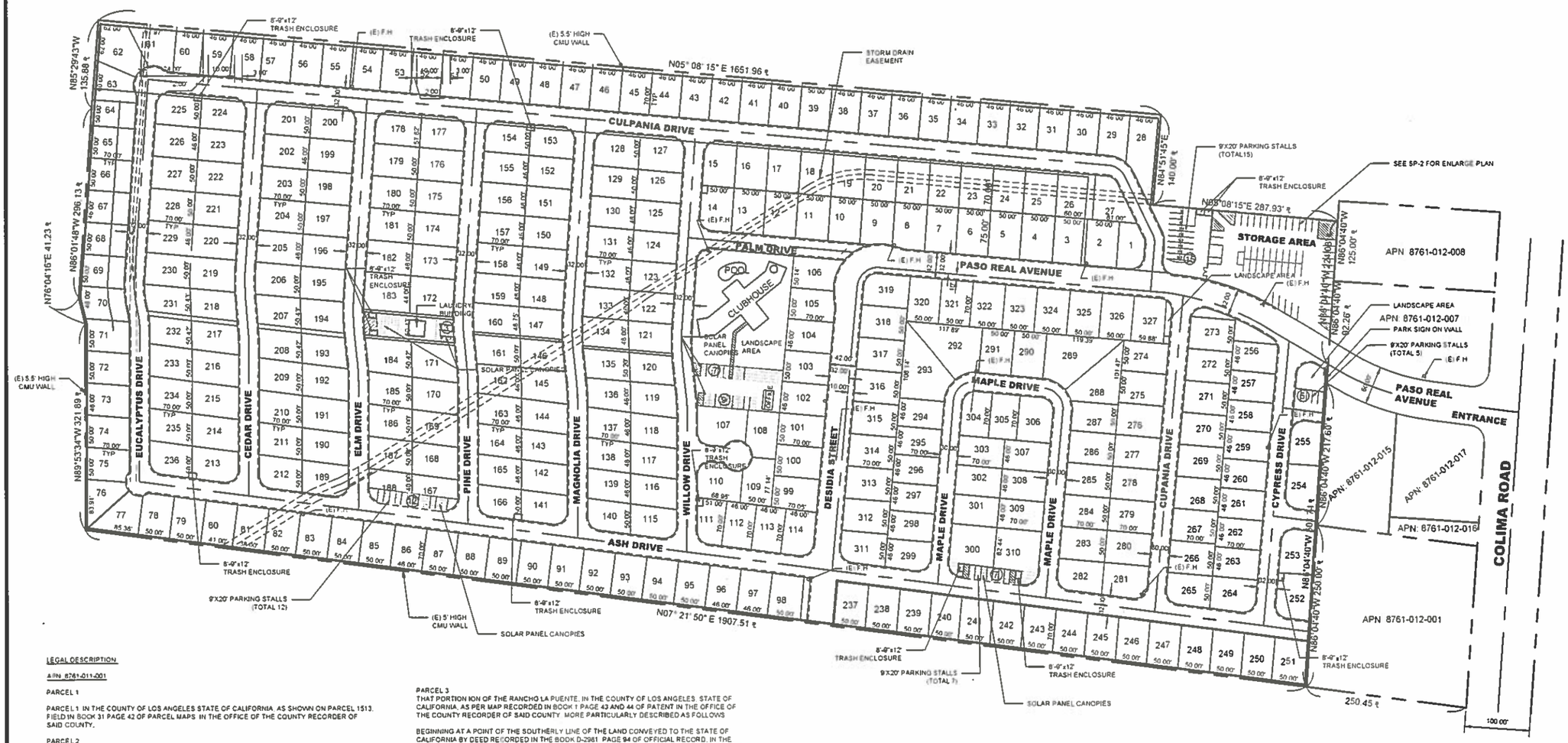

LEGAL DESCRIPTION

APN 8761-011-001

PARCEL 1

PARCEL 1 IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS SHOWN ON PARCEL 1513, FIELD IN BOOK 31 PAGE 42 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

THAT PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGE 43 AND 44 OF PATENTS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES AND THAT PORTION OF SAID RANCHO LA PUENTE AS PARTITIONED BY THE REFEREES IN SUPERIOR COURT CASE NO. 5800 AS SHOWN ON CLERKS FILED MAP ON THE FILE IN THE OFFICE OF SAID RECORDER, ALL IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE EASTERLY LINE OF TRACT NO. 29926, AS PER MAP RECORDED IN BOOK 732 PAGES 73 THROUGH 79 INCLUSIVE OF MAPS, IN THE OFFICE OF SAID RECORDER, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 77 PAGES 63 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID RECORDER AND WHICH NORTHWEST CORNER IS DISTANT NORTH 7° 21' 50" EAST 300.54 FEET FROM THE CENTER LINE OF GRAZIDE ROAD (NOW CALL COLIMA ROAD) 100 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 29926, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND THE EASTERLY PROLONGATION THEREOF SOUTH 86° 04' 40" EAST 502.18 FEET TO THE EASTERLY LINE OF THE WESTERLY 10 FEET OF THAT PORTION OF PASO REAL AVENUE SHOWN AS 42 FEET WIDE ON THE MAP ATTACHED TO AND MADE A PART OF THE ROAD DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON MAY 11 1971 AS DOCUMENT NO. 3572 IN BOOK D-6054 PAGE 300 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, THENCE ALONG SAID AVENUE NORTH 30°59'52" EAST 122.88 FEET, THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 350 FEET THROUGH A CENTRAL ANGLE OF 25°51'37" AN ARC DISTANCE OF 157.97 FEET, THENCE TANGENT TO SAID CURVE, NORTH 5°08'15" EAST 475.00 FEET, THENCE NORTH 84°51'45" WEST 561.69 FEET TO SAID EASTERLY LINE, THENCE ALONG SAID EASTERLY LINE, SOUTH 7°21'50" WEST 749.44 FEET TO THE POINT OF BEGINNING.

PARCEL 3
THAT PORTION ION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 43 AND 44 OF PATENT IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN THE BOOK D-2981 PAGE 94 OF OFFICIAL RECORD, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK D-4752 PAGE 697 OFFICIAL RECORD OF SAID COUNTY, THENCE ALONG SAID SOUTHER LINES.

1. SOUTH 85°29'43" EAST 0.86 FEET
2. SOUTH 5°09'00" WEST 1651.97 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAS SAID PARCEL OF LAND HEREINBEFORE DESCRIBED, THENCE, WESTERLY ALONG SAID PROLONGATION
3. NORTH 85°51'45" WEST 0.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL

AREA 1,558,168 SQ.FT. 35.771 ACRES

BASIS OF BEARING

THE BEARING N 86°04'40" W FOR THE CENTERLINE OF COLIMA ROAD AS SHOWN ON PARCEL MAP NO. 1513, BOOK 31, PAGE 42 OF PARCEL MAPS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARING FOR THE MAP

AS-BUILT SITE PLAN
SCALE: 1" = 80'

EXISTING STRUCTURES

(E) CLUBHOUSE = 5407 S.F.
(E) LAUNDRY ROOM = 576 S.F.
(E) MOBILE OFFICE = 360 sf.

PARKING

GUEST PARKING: (9'x20')
70 STALL PROVIDED

40 STALLS PROVIDE FOR RV/STORAGE

ALL UTILITIES UNDERGROUND

OF SPACES

327 SPACES PROVIDED

OCCUPANT LOAD

CLUB HOUSE 5407 S.F.
- ASSEMBLY AREAS = 3619 / 15 = 241 OCCUPANTS
- KITCHEN = 270 / 200 = 2 OCCUPANTS
- OFFICE = 405 / 100 = 5 OCCUPANTS
- STORAGE AREA = 721 / 300 = 3 OCCUPANTS
- REMAINING AREA OF 392 S.F. DON'T REQUIRE OCCUPANT LOAD
- (EX. RESTROOM, MAINTENANCE AREA, POOL EQUIPMENT ETC.)

PARKING REQUIREMENTS

CLUB HOUSE 5407 S.F.
- ASSEMBLY AREAS 241 / 3 = 80 STALLS REQUIRED
- KITCHEN & OFFICE = 675 / 250 = 3 STALLS REQUIRED
- OFFICE TRAILER = 338 / 250 = 2 STALLS REQUIRED
- TOTAL PARKING STALLS REQUIRED = 85 STALLS
- PARKING PROVIDED = 58 STALLS (PARKING HAVE GRANDFATHERED)

1. EVERY SPACE HAS 2 PARKING SPACES

PLANS PREPARED BY
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PALMDALE, CA. 93550
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APPLICANT

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Engineering stamp

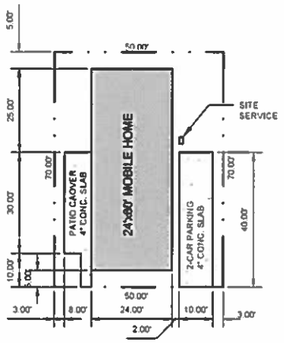
Project Information
ROWLAND HEIGHTS MOBILE ESTATES
1441 PASO REAL AVENUE
ROWLAND HEIGHTS, CA. 91748
626-964-5915

SITE PLAN

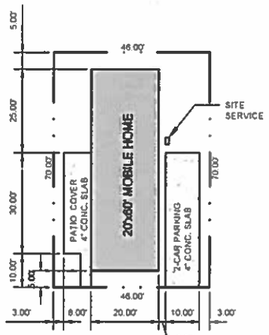
rev	DESCRIPTION	DATE

PROJECT NUMBER: 220-2015
DATE: 8/25/15
FILE: 220-SITE

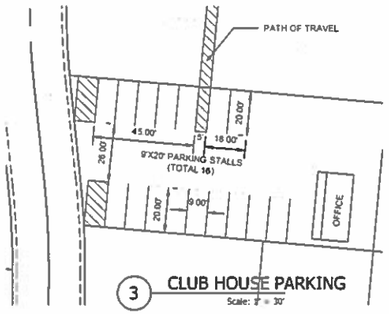
Sheet
SP-1



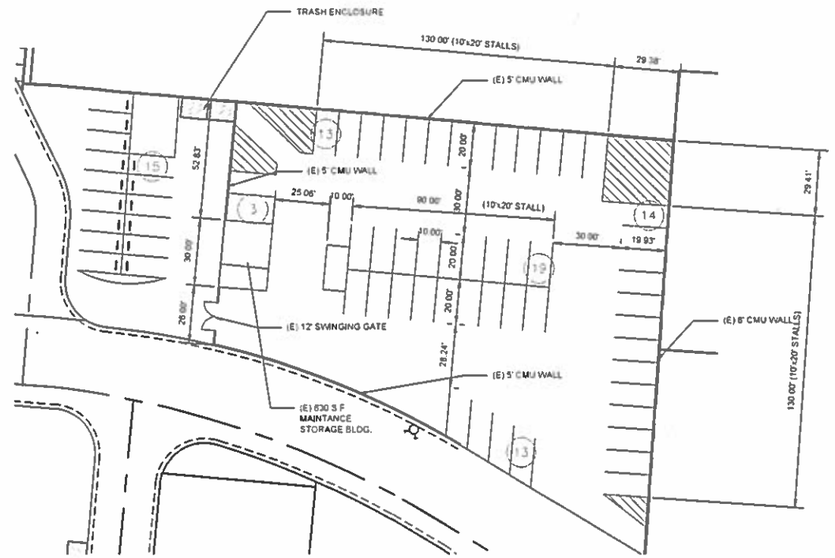
1 TYP. 50'x70' SPACE
Scale: 1" = 20'



2 TYP 46'x70' SPACE
Scale: 1" = 20'



3 CLUB HOUSE PARKING
Scale: 1" = 30'



4 ENLARGE PARKING PLAN
Scale: 1" = 30'

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SITE PLAN ENLARGE PLANS

rev	DESCRIPTION	DATE

PROJECT NUMBER: 220-2015
DATE: 8/25/15
FILE: 220-SITE

Sheet
SP-2