

RECEIVED
DIVISION OF REGIONAL PLANNING
P0072916 TENTATIVE
DATE: 28 MAY 2014

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 - COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS THE JOHN A. ROWLAND 166.64 ALLOTMENT OF THE PARTITION OF PART OF SAID RANCHO AS SHOWN ON THE MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 5800 AND SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732 FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 72916, HOWEVER IS A PART OF THE PROJECT SITE PLAN: (APN: 8264-021-027 - CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VICATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2, 1983 AS INSTRUMENT NO. 83-48028, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND VEGETATION WITH THE EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLITTS THE SITE FROM NORTH TO SOUTH. IN GENERAL, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM FALL OF APPROXIMATELY 30 FEET TO AN EXISTING EARTHEN CHANNEL. THE SOUTHERLY HALF OF THE SITE SLOPES IN A SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"CSD" LOS ANGELES COUNTY COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

PROPOSED LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROLAND HEIGHTS GENERAL PLAN" THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "M-1.5-B" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

BENCHMARK:

CITY OF INDUSTRY BENCHMARK NO. "M-3" FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBEIN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #1889782 ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE ELEVATION = 453.233' (NOV 29 / FOUND 08/2006)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRS CORN STATIONS "C000" AND "EWPP", BOTH PUBLISHED ON CSRS DATA SHEETS, BEING N 68°10'01.0926" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VOF SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ONSITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRATE INLETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIOTRETENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1: DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL CONDOMINIUM PURPOSES, ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2: DEVELOPMENT OF TWO (2) STORY BUILDINGS FOR HOTEL PURPOSES. PHASE I: FULL SERVICE HOTEL WITH 273 KEYS. PHASE II: SELECT SERVICE HOTEL WITH 225 KEYS.

SITE ADDRESS:

EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA. EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA.

PROPOSED ADDRESS: TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

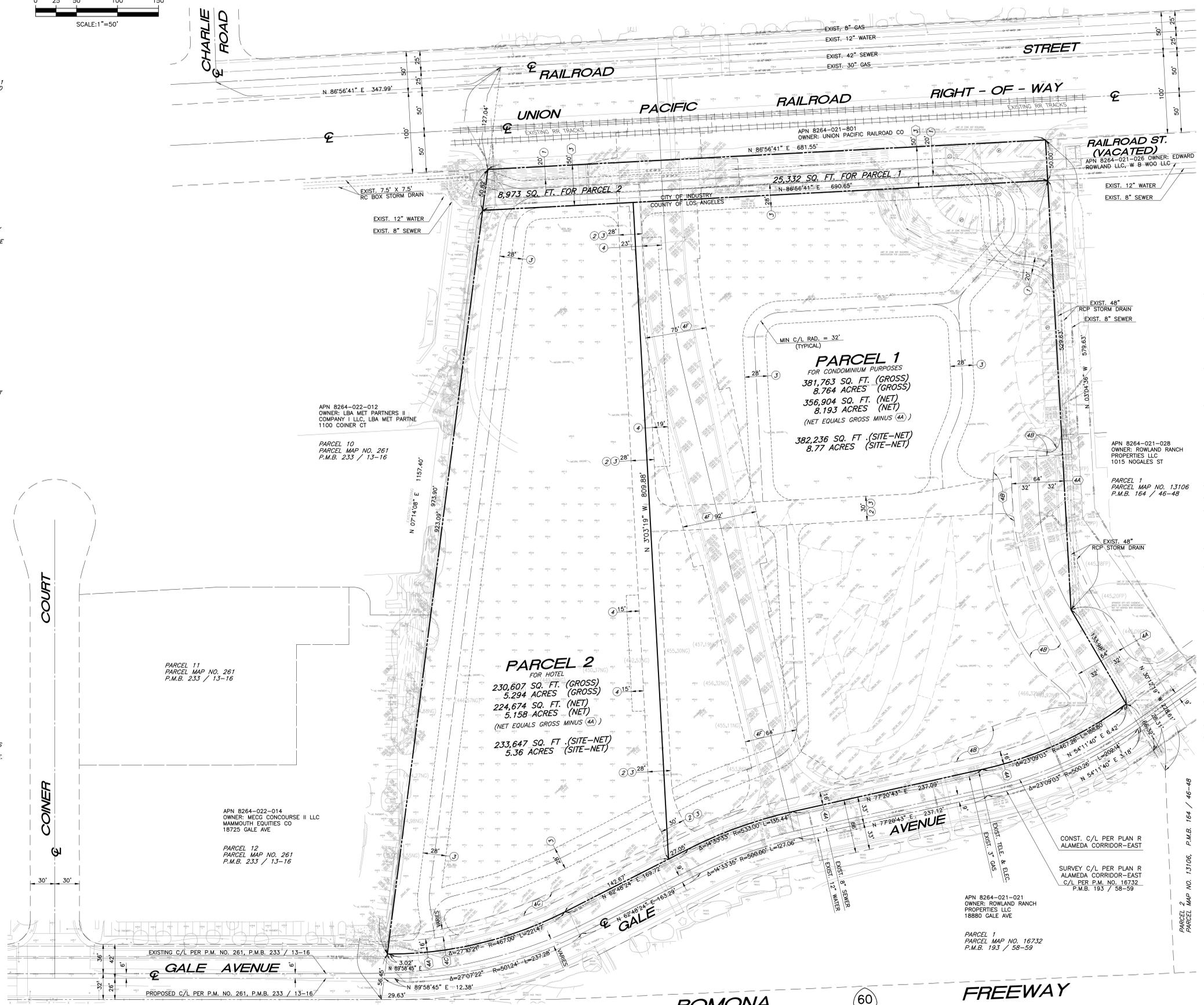
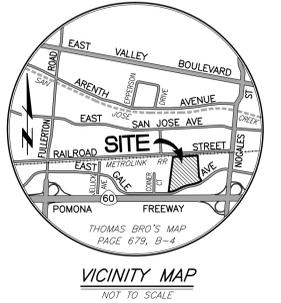
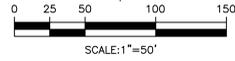
REVISIONS:

Table with 3 columns: NO., DESCRIPTION, DATE. Contains revision entries.

VESTING TENTATIVE PARCEL MAP NO 72916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXISTING EASEMENTS:

- 1 ACCESS RIGHTS TO OR FROM POMONA FREEWAY ADJUTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1961, BOOK D1092, PAGE 90, OF OFFICIAL RECORDS.
2 EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW) GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED: AUGUST 30, 1971, INSTRUMENT NO. 2525, OF O.R. (SAID EASEMENT WAS OUTCLAIMED NOVEMBER 12, 2013 BY INST. NO. 2013-1604882, O.R. AND THUS IS NOT PLOTTED HEREON)
3 EASEMENT: GRANTED TO: DSL SERVICE COMPANY SUPERIOR COURT OF LOS ANGELES COUNTY CASE NO.: 84-401378-014 ALAMEDA CORRIDOR -EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVERN PURPOSE: JUDGMENT IN CONDEMNATION RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R. AFFECTS: APN: 8264-021-020 AND 8264-021-027 A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS. (EASEMENTS PLOTTED HEREON AS FOLLOWS:
4A 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE
4B 4B. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE1
4C 4C. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE2)
4D 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE1-TCE
4E 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE2-TCE
4F 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TCE1)
(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON.)

PROPOSED EASEMENTS:

- 1 A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
2 A 28', 30' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE RESERVED ON PARCEL MAP.
3 PRIVATE DRIVEWAY AND FIRELANE TO BE RESERVED ON PARCEL MAP.
4 RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE RESERVED ON PARCEL MAP.

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc. CIVIL ENGINEERING & LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Signature of Brian L. Thienes, dated 05/23/14

BRIAN L. THIENES PLS. NO. 5750 REG. EXP. 12/31/15 brian@thieneseng.com



RECEIVED
DEPT OF REGIONAL PLANNING
PROJECT TENTATIVE
DATE: 28 MAY 2014

LEGEND:

- ABAN ABANDONED
- ACC ACCEPTED
- AC ASPHALTIC CONCRETE
- AP ANGLE POINT
- BC BEGINNING OF CURVE
- BUILDING BUILDING
- BR BRASS
- BRMP BOTTOM OF RAMP
- BSTP BOTTOM STEP
- BW BACK OF WALK
- CATV CABLE TELEVISION
- C&G CURB AND GUTTER
- C&P CATCH BASIN
- CC & R's COVENANTS, CONDITIONS AND RESTRICTIONS
- CEFR COUNTY ENGINEER'S FIELD BOOK
- CL CURB FACE
- CLL CENTERLINE
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- COR CORNER
- Δ DELTA-CENTRAL ANGLE
- Δ DELTA-CENTRAL ANGLE
- DCV DETECTOR CHECK VALVE
- DESCRIBED DESCRIBED
- DI DROP INLET
- DIRTWAY DIRTWAY
- DIRTWAY EAST
- ELY EASTERLY
- EOC END OF CURVE
- ELEC ELECTRIC
- EM ELECTRIC METER
- EMH ELECTRIC MAN HOLE
- EPB ELECTRIC PULL BOX
- ESMT EASEMENT
- F&D FIRE DEPARTMENT CONNECTION
- FI FIRE HYDRANT
- FL FLOW LINE
- FL INSIDE WALL CB
- FM FENCE
- FP FINISH PAVEMENT
- FS FINISH SURFACE
- FS FRONT OF WALK
- DIRG DIRECTION OF DRAINAGE FLOW
- GA GAS LINE
- GA GUY ANCHOR
- GM GAS METER
- GP GUARD POST
- GTE GENERAL TELEPHONE CONDUIT
- GTE MH GENERAL TELEPHONE MANHOLE
- GTE VLT GENERAL TELEPHONE VAULT
- GV GAS VALVE
- HC HOSE BIB
- HANDICAP HANDICAP
- HCR HANDICAP RAMP
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- INST. NO. INSTRUMENT NUMBER
- INT INTERSECTION
- INV INVERT
- IRON PIPE IRON PIPE
- L LENGTH
- LIP LIP OF GUTTER
- LP LIGHT POLE
- LS LICENSED SURVEYOR
- LEAD AND TAG LEAD AND TAG
- LT&T LEAD TACK AND TAG
- LT LOT LIGHT
- LT STD LIGHT STANDARD
- M MEASURED
- M MANHOLE
- MS MOW STRIP
- MW MONITORING WELL
- N NORTH
- NLY NORTHERLY
- N&P NOT A PART
- NE NORTHEAST
- NEARLY NORTHEAST
- NG NATURAL GROUND
- NO. NUMBER
- NW NORTHWEST
- NW CORNER NORTHWEST CORNER
- NWLY NORTHWESTERLY
- OW OIL WASTE WATER LINE
- OFF. SET. OFFICIAL RECORDS
- OS PLASTER AREA
- P FULL BOX
- P&C POINT OF COMPOUND CURVE
- P&L PARCEL
- P&R PERMANENT
- PL PROPERTY LINE
- PI POST INDICATOR VALVE
- P&M PARCEL MAP
- P&M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- P&C POINT ON CURVE
- P&C.C. POINT OF CONNECTION
- POS POINT ON SLOPE
- POWER POLE POWER POLE
- PRC POINT OF REVERSE CURVE
- PROB. PROLONGATION
- PR. PRELIMINARY TITLE REPORT
- P&W PARKWAY DRAIN
- R. 11 W. RANGE 11 WEST
- RAD. RADIAL
- R.C.B. REINFORCED CONCRETE BOX
- R.C.E. REGISTERED CIVIL ENGINEER
- R.C.L. RECLAIMED WATER LINE
- RO. ROOF DRAIN
- R.O.D.B. ROAD DEPARTMENT FIELD BOOK
- REC. RECORD
- REF. REFERENCE
- RET. RETAINING
- RA. RAILROAD
- R.O.W. RIGHT OF WAY
- S. SEWER LINE
- SOUTH. SOUTH
- S.E.L. SOUTHERLY
- S&W SPIKE & WASHER
- S&W FUEL SOUTHERN CALIF. EDISON FUEL LINE
- SCD SEWER CLEAN OUT
- SD. STORM DRAIN
- S&M.H. STORM DRAIN MANHOLE
- SE. SOUTHWEST
- S.E.L. SOUTHEASTERLY
- SEC. SECTION 7
- S.F. SQUARE FEET
- S.F. SEARCHED, FOUND NOTHING
- SLCB. STREET LIGHT CONTROL BOX
- SLPB. STREET LIGHT PULL BOX
- SMH. SEWER MANHOLE
- SP. SIGN POST
- ST.L. STREET LIGHT
- SW. SOUTHWEST
- SW.L. SOUTHWESTERLY
- SW&T SPIKE WASHER & TIN
- SW. SUREMELY
- T. TANGENT
- T. 3 S. TOWNSHIP 3 SOUTH
- TC. TOP OF CURB
- TE. TRASH ENCLOSURE
- TELE. TELEPHONE
- TELE SW B. TELEPHONE SWITCH BOX
- TR. TOP OF GRADE
- 10" TR. 10" DIAMETER TREE
- TOP. TOP OF SLOPE
- T.P.O.B. TRUE POINT OF BEGINNING
- TR. TRANSFORMER
- TR. TRANSFORMER
- TR. TOP OF RAMP
- TS. TRAFFIC SIGN
- TS&C. TRAFFIC SIGNAL CONTROL BOX
- TSPB. TRAFFIC SIGNAL PULL BOX
- TSTP. TOP STEP
- TW. TOP OF WALL
- TWB. TOP OF BLOCK WALL
- TR. TRUNK
- UDG. UNDERGROUND CONDUIT
- ULT. ULTIMATE
- UTL. UTILITY
- UTL B. UTILITY BOX
- UTL CAB. UTILITY CABINET
- V. VALVE
- V. VALVE
- V. VALVE
- W. WATER LINE
- W. WEST
- W. WITH
- W.L. WESTERLY
- WA. WATER ASSEMBLY
- WF. WOOD FENCE
- WF. WROUGHT IRON FENCE
- WM. WATER METER
- WW. WATER WASH OFF VALVE
- WV. WATER VALVE
- WV. WATER VALVE
- X-ARM. CROSS ARM
- Y. TREE
- Y. PALM TREE

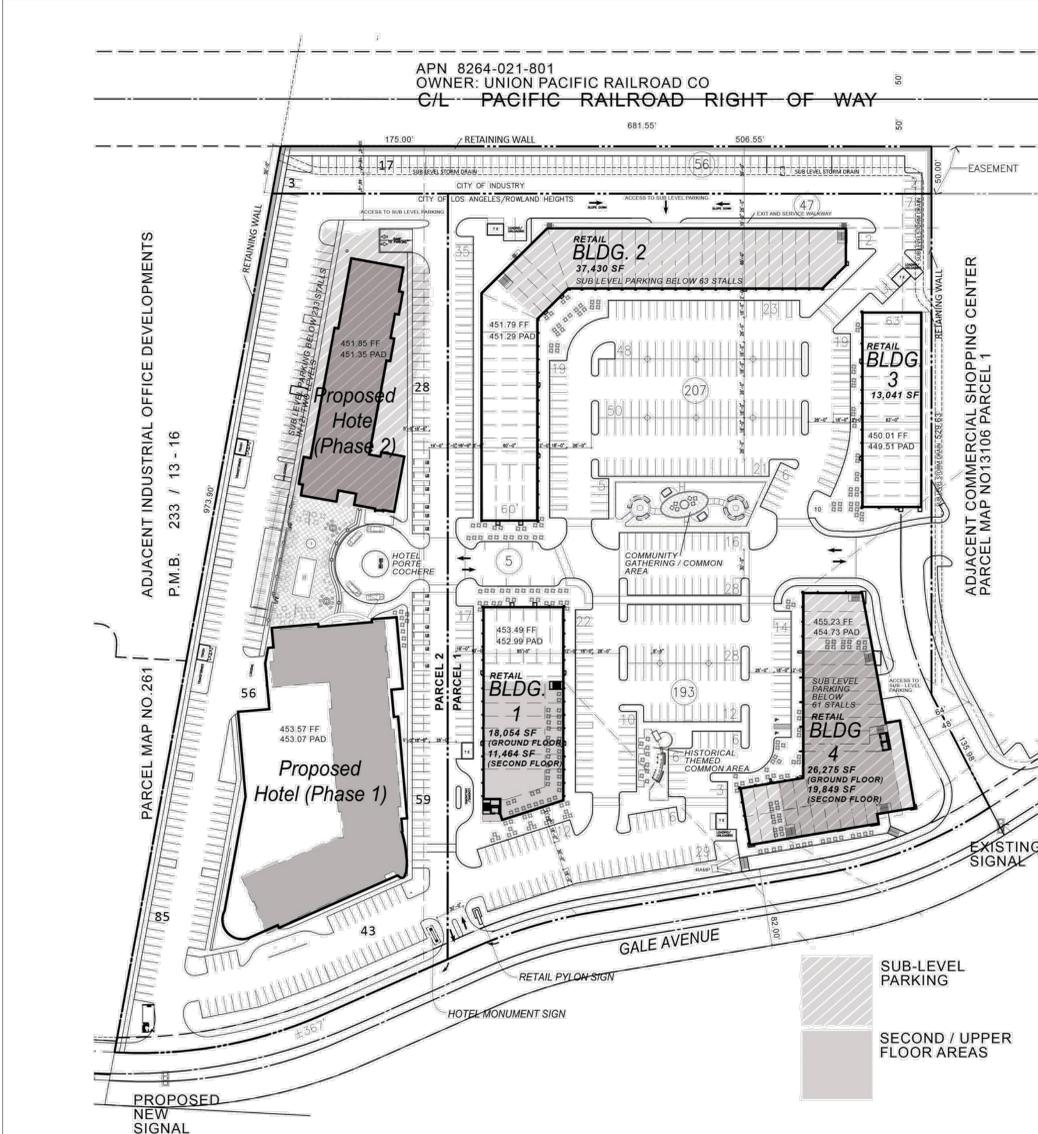
REVISIONS:

NO.	DESCRIPTION	DATE
1		
2		
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4		
5		
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VESTING TENTATIVE PARCEL MAP NO 72916

MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT SUMMARY

LAND AREA (GROSS - COUNTY OF LOS ANGELES)	8.764 ACRES	PARCEL 1 356,904 SF	8.193 ACRES
PARCEL 1	381,763 SF	PARCEL 2	224,674 SF
PARCEL 2	230,607 SF	PARCEL 2	5,158 ACRES

BUILDING AREAS (GROSS)	FLOOR AREA (GROSS)	OUTDOOR SEATING	OS+GBA	FLOOR AREA (NET)	RETAIL USE (NET)	RESTAURANT / FOOD SERVICE USE (NET)
PARCEL 1 - RETAIL						
BUILDING 1 (GROUND FLOOR)	18,054 SF	1,000 SF	19,054 SF	17,925 SF	11,325 SF	6,600 SF
BUILDING 2 (SECOND FLOOR)	11,464 SF	1,800 SF	13,264 SF	10,608 SF	7,108 SF	3,500 SF
BUILDING 3	37,430 SF	2,000 SF	39,430 SF	39,286 SF	34,286 SF	5,000 SF
BUILDING 4	13,041 SF	1,000 SF	14,041 SF	13,897 SF	9,397 SF	4,500 SF
BUILDING 4 (GROUND FLOOR)	26,275 SF	500 SF	26,775 SF	23,947 SF	15,947 SF	8,000 SF
BUILDING 4 (SECOND FLOOR)	19,849 SF	2,000 SF	21,849 SF	20,157 SF	8,157 SF	16,000 SF
SUB TOTAL	126,113 SF	8,300 SF	134,413 SF	125,820 SF	82,220 SF	43,600 SF
% OF FLOOR AREA				65%		35%

PARCEL 2 - HOTEL(S)	FLOOR AREA (GROSS)	KEYS
HOTEL PHASE 1 - FULL SERVICE (6) SIX STORIES	185,250 SF	273 KEYS
HOTEL PHASE 2 - SELECT SERVICE (6) SIX STORIES	106,000 SF	225 KEYS
SUB TOTALS	291,250 SF	498 KEYS
TOTAL	417,363 SF	

F.A.R. CALCULATIONS

SITE AREA PARCEL 1 (NET)	356,904 SF	8.193 ACRES
FLOOR AREA (GROSS)	291,250 SF	
F.A.R.	0.813	

SITE AREA PARCEL 2 (NET) 224,674 SF

FLOOR AREA (GROSS)	291,250 SF
F.A.R.	1.296

COUNTY OF LOS ANGELES PARKING REQUIREMENTS BASED ON FLOOR AREA (NET)

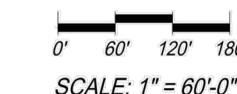
RETAIL USES	RESTAURANT / OUTDOOR SEATING ASSOCIATED WITH USE	HOTEL PHASE 1	MEETING ROOMS (12,000 SF)	HOTEL PHASE 2	TOTAL
AT 1/250 SF	AT 953/1000 SF	1.0 X 273 KEYS	12,000/35/3	1.0 X 225 KEYS	
329	415	273	114	225	1,356

PARKING	REQUIRED / CODE	REQUIRED (W/SHARED ANALYSIS)**	PROVIDED	NOTE
STANDARD STALLS	1,356	1,052	1,052	PARCEL 1 (576 STALLS) + PARCEL 2 (476 STALLS)
CLEAN AIR VEHICLES 8%				(STANDARD STALLS)
ACCESSIBLE STALLS				ADDITIONAL PARKING OF 78 STALLS AVAILABLE ON ADJACENT CITY OF INDUSTRY LAND ASSOCIATED WITH PARCELS.
ACCESSIBLE VAN STALLS				
PARKING TOTAL	1,356	1,052	1,052	

** REQUIRED PARKING BASED ON SHARED PARKING ANALYSIS STUDY PREPARED BY KUNZMAN AND ASSOCIATES, INC.

SITE APN(S) 8264-021-020, 8264-021-027
SITE ADDRESS: 1880 GALE AVENUE, ROWLAND HEIGHTS, CA

SITE PLAN



A1

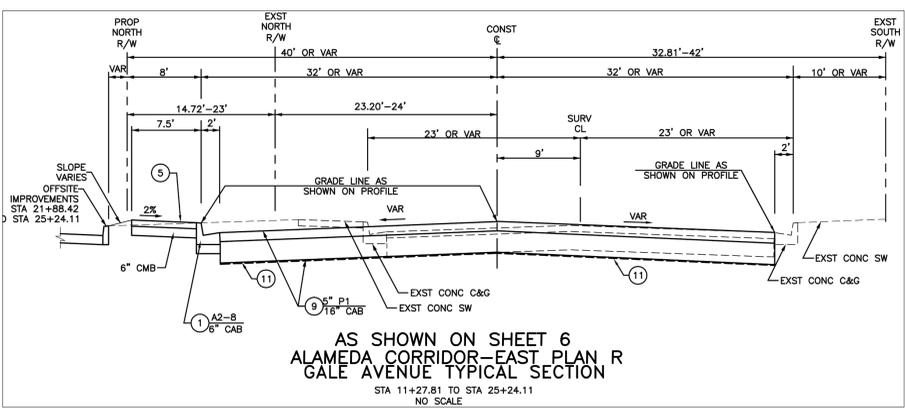


MIXED-USE GALE AVENUE, ROWLAND HEIGHTS, CA

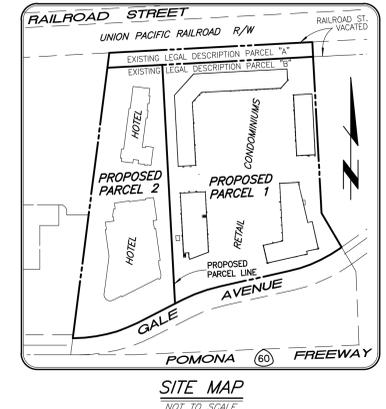
APPLICANT: PARALLAX INVESTMENT CORPORATION
26 SOHO STREET, SUITE 205
TORONTO, ONTARIO M5T 1Z7
CONTACT: STAFFORD LAWSON, (416) 944-0968 STAFFORD@PARALLAXCORP.CA

HOTEL ARCHITECT
GENE FONG ASSOCIATES
1130 WESTWOOD BOULEVARD
LOS ANGELES, CA 90024
WEB SITE WWW.GFAARCHITECTS.COM
CONTACT: GENE FONG, GFONG@GFAARCHITECTS.COM

RETAIL ARCHITECT
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860
WEB SITE WWW.ARCHITECTSORANGE.COM
CONTACT: KEN SMITH, KENS@ARCHITECTSORANGE.COM



AS SHOWN ON SHEET 6
ALAMEDA CORRIDOR - EAST PLAN R
GALE AVENUE TYPICAL SECTION
STA 11+27.81 TO STA 25+24.11
NO SCALE



APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:
PREPARED UNDER THE DIRECTION OF:
[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/15
brian@thieneseng.com
DATE: 05/23/14
PROFESSIONAL LAND SURVEYOR
BRIAN L. THIENES
NO. 5750
EXP. 12/31/15
STATE OF CALIFORNIA
Last Update: 05/23/14
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