

BASIS OF BEARINGS:
 THE CENTERLINE OF DON JULIAN ROAD, BEING NORTH 50°04'00" WEST PER TRACT NO 26778, M.B. 761/53-54, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:
 LOS ANGELES COUNTY A.P.N. 8112-022-024, 026 & 028

AREA:
 7.132± ACRES CALCULATED

BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK "BM 339"
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 339" AS SHOWN ON THE "BALDWIN PARK" 7.5 MINUTE QUADRANGLE MAP OF SAID COUNTY, AND VACATED BY RESOLUTION OF SUMMARY VACATION OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A COPY OF WHICH RECORDED JULY 20, 1988, AS INSTRUMENT NO. 88-1142062, DESCRIBED AS FOLLOWS:

TITLE REPORT IDENTIFICATION:
 COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08021355, DATED AS OF FEBRUARY 5, 2014.

LEGAL DESCRIPTION:
 LOTS 3 AND 4 IN BLOCK 28 OF TRACT NO. 1343, IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND VACATED BY RESOLUTION OF SUMMARY VACATION OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A COPY OF WHICH RECORDED JULY 20, 1988, AS INSTRUMENT NO. 88-1142062, DESCRIBED AS FOLLOWS:
 TOGETHER WITH THAT PORTION OF WORKMAN MILL ROAD (FORMERLY SECOND AVENUE), AS SHOWN ON MAP OF TRACT NO. 1343, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND VACATED BY RESOLUTION OF SUMMARY VACATION OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A COPY OF WHICH RECORDED JULY 20, 1988, AS INSTRUMENT NO. 88-1142062, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT TO A CURVE CONCENTRIC WITH AND 50 FEET SOUTHEASTERLY, MEASURED RADIALLY, FROM THAT CERTAIN 1500 FOOT RADIUS CURVE IN THE CENTERLINE OF WORKMAN MILL ROAD, AS SAID CENTERLINE IS SHOWN ON MAP OF TRACT NO. 30939, AS PER MAP RECORDED IN BOOK 884, PAGES 79 THROUGH 82, INCLUSIVE OF MAPS; THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY THEREON TO THE POINT OF BEGINNING, PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE 01-412, RECORDED MARCH 1, 2002, AS INSTRUMENT NO. 2002-0490842, OF OFFICIAL RECORDS.

EXCEPT FROM A PORTION OF SAID ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING 150 FEET BELOW THE SURFACE; PROVIDED, HOWEVER, THAT ANY OPERATION FOR PROSPECTING FOR OR PRODUCING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SHALL BE DONE BY MEANS OF DIRECTIONAL DRILLING THE SURFACE OPERATIONS FOR WHICH SHALL BE LOCATED ON LANDS OTHER THAN SAID LANDS, AS RESERVED BY ERNEST V. JARVIS AND JANE L. JARVIS, HIS WIFE, IN DEED RECORDED NOVEMBER 10, 1958, AS INSTRUMENT NO. 83, IN BOOK D270, PAGE 119, OF OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET OR MORE BELOW THE SURFACE OF THE LAND HEREIN DESCRIBED, PROVIDED THAT ANY OPERATION FOR PROSPECTING FOR OR PRODUCING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SHALL BE DONE BY MEANS OF DIRECTIONAL DRILLING THE SURFACE OPERATIONS FOR WHICH SHALL BE LOCATED ON LANDS OTHER THAN SAID LAND, AS RESERVED BY EDWARD G. WESSEL AND MARTHA E. WESSEL, HUSBAND AND WIFE, IN DEED RECORDED MARCH 28, 1960, AS INSTRUMENT NO. 1545, IN BOOK D794, PAGE 528, OF OFFICIAL RECORDS.

ALSO, EXCEPT FROM A PORTION OF SAID LAND, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET OR MORE BELOW THE SURFACE OF THE LAND HEREIN DESCRIBED, PROVIDED THAT ANY PORTION FOR PROSPECTING FOR OR PRODUCING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES SHALL BE DONE BY MEANS OF DIRECTIONAL DRILLING, THE SURFACE OPERATIONS FOR WHICH SHALL BE LOCATED ON LANDS OTHER THAN SAID LAND, AS RESERVED BY EDWARD G. WESSEL AND MARTHA E. WESSEL, HUSBAND AND WIFE AND ERNEST V. JARVIS AND JANE L. JARVIS, HUSBAND AND WIFE, IN DEED RECORDED MAY 26, 1960, AS INSTRUMENT NO. 865, IN BOOK D858, PAGE 611, OF OFFICIAL RECORDS.

DATE OF SURVEY:
 FEBRUARY 11, 2014

LIVING PLANTS STATEMENT:
 THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

PROFESSIONAL LAND SURVEYOR
 BERT HASE
 No. 7211
 Exp. 3-31-16
 STATE OF CALIFORNIA

- EASEMENT NOTES:**
- EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08021355, DATED AS OF FEBRUARY 5, 2014.
- 2 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WATER PIPES, DITCHES AND FLUMES, RECORDED IN BOOK 4679, PAGE 306, OF DEEDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- ABOVE EASEMENTS QUITCLAIMED OVER APN 8112-022-024 BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 1964, AS INSTRUMENT NO. 12, OFFICIAL RECORDS. (EXCEPTION CONTAINED WITHIN DON JULIAN RD. & WORKMAN MILL RD.)
- ③ AN EASEMENT FOR POWER LINES, RECORDED JANUARY 7, 1952, AS INSTRUMENT NO. 2167, IN BOOK 37985, PAGE 260, OFFICIAL RECORDS. (APPROX. LOCATION SHOWN)
- 4 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY, RECORDED AUGUST 10, 1962, AS INSTRUMENT NO. 4018, IN BOOK D1718, PAGE 670, OFFICIAL RECORDS. (CONTAINED WITHIN WORKMAN MILL RD.)
- 5 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY, RECORDED AUGUST 27, 1962, AS INSTRUMENT NO. 3661, OFFICIAL RECORDS. (CONTAINED WITHIN DON JULIAN RD. & WORKMAN MILL RD.)
- 6 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY, RECORDED FEBRUARY 21, 1964, AS INSTRUMENT NO. 4718, IN BOOK D-2368, PAGE 672, OFFICIAL RECORDS. (CONTAINED WITHIN DON JULIAN RD. & WORKMAN MILL RD.)
- 7 AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY, RECORDED FEBRUARY 21, 1964, AS INSTRUMENT NO. 4719, IN BOOK D-2368, PAGE 675, OFFICIAL RECORDS. (CONTAINED WITHIN DON JULIAN RD.)
- 8 AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY, RECORDED FEBRUARY 28, 1964, AS INSTRUMENT NO. 6903, OFFICIAL RECORDS. (CONTAINED WITHIN DON JULIAN RD. & WORKMAN MILL RD.)
- 9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PARKING AND ACCESS, RECORDED NOVEMBER 27, 1964, AS INSTRUMENT NO. 1179, IN BOOK M-1687, PAGE 1, OFFICIAL RECORDS. MODIFICATION RECORDED DECEMBER 1, 1965, AS INSTRUMENT NOS. 1466 AND 1467, BOTH OF OFFICIAL RECORDS. (NON-BUILDING AREAS OF SHOPPING CENTER, EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 10 A DECLARATION OF PARTY WALL EASEMENT, DATED OCTOBER 12, 1964, RECORDED NOVEMBER 27, 1964, AS INSTRUMENT NO. 1180, OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- ⑬ AN EASEMENT FOR POLES, CABLES, UNDERGROUND CONDUITS AND MANHOLES, RECORDED JULY 6, 1965, AS INSTRUMENT NO. 3346, OFFICIAL RECORDS.
- ⑭ AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC LINE AND COMMUNICATION LINES, RECORDED JULY 7, 1965, AS INSTRUMENT NO. 4212, OFFICIAL RECORDS.
- ⑮ AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC LINE AND COMMUNICATION LINES, RECORDED JULY 14, 1965, AS INSTRUMENT NO. 4389, OFFICIAL RECORDS.
- ⑯ AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC LINE AND COMMUNICATION LINES, RECORDED JULY 14, 1965, AS INSTRUMENT NO. 4409, OFFICIAL RECORDS.
- ⑰ AN EASEMENT GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES, RECORDED DECEMBER 4, 1986, AS INSTRUMENT NO. 86-1676946, OFFICIAL RECORDS.
- ⑱ AN EASEMENT FOR PUBLIC UTILITIES, RECORDED JULY 20, 1988, AS INSTRUMENT NO. 88-1142062, OFFICIAL RECORDS.
- DENOTES ITEM PLOTTED HEREON



C.R. CARNEY ARCHITECTS

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APPLICANT



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SITE INFORMATION

DON JULIAN

510 WORKMAN MILL ROAD
 LA PUENTE, CA 91746

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZM SITE ACC:		
VZM SF:		
VZM INTERCONNECT:		
VZM UTILITY COORD:		
VZM CONST. MGR:		
VZM PROJ. MGR:		

ISSUE DATE

02/17/14

Construction Review

REVISIONS

△	Description	Date
1	ISSUED FOR REVIEW (JA)	02/17/14
2	ADDED TITLE INFO. (JA)	02/27/14
3	REVISED ITEM 13 (JA)	03/06/14
4	ADJUSTED GEO. ARROW (CW)	03/14/14

Job Number: **JN. 728.301** Drawn By: **JA**
 Scale: **1" = 40'** Checked By: **CWW**

SHEET TITLE

TOPOGRAPHIC SURVEY

LS-1

SEE SHEET LS-2 FOR SITE DETAILS



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SITE INFORMATION

DON JULIAN

510 WORKMAN MILL ROAD
LA PUENTE, CA 91746

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACC:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR:		
VZW PROJ. MGR:		

ISSUE DATE

02/17/14

Construction Review

REVISIONS

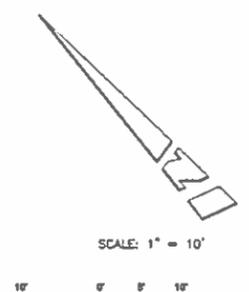
△	Description	Date
1	ISSUED FOR REVIEW (JA)	02/17/14
2	ADDED TITLE INFO. (JA)	02/27/14
3	REVISED ITEM 13 (JA)	03/05/14
4	ADJUSTED GEO. ARROW (CW)	03/14/14

Job Number:	N. 728.301	Drawn By:	JA
Scale:	1" = 10'	Checked By:	CWW

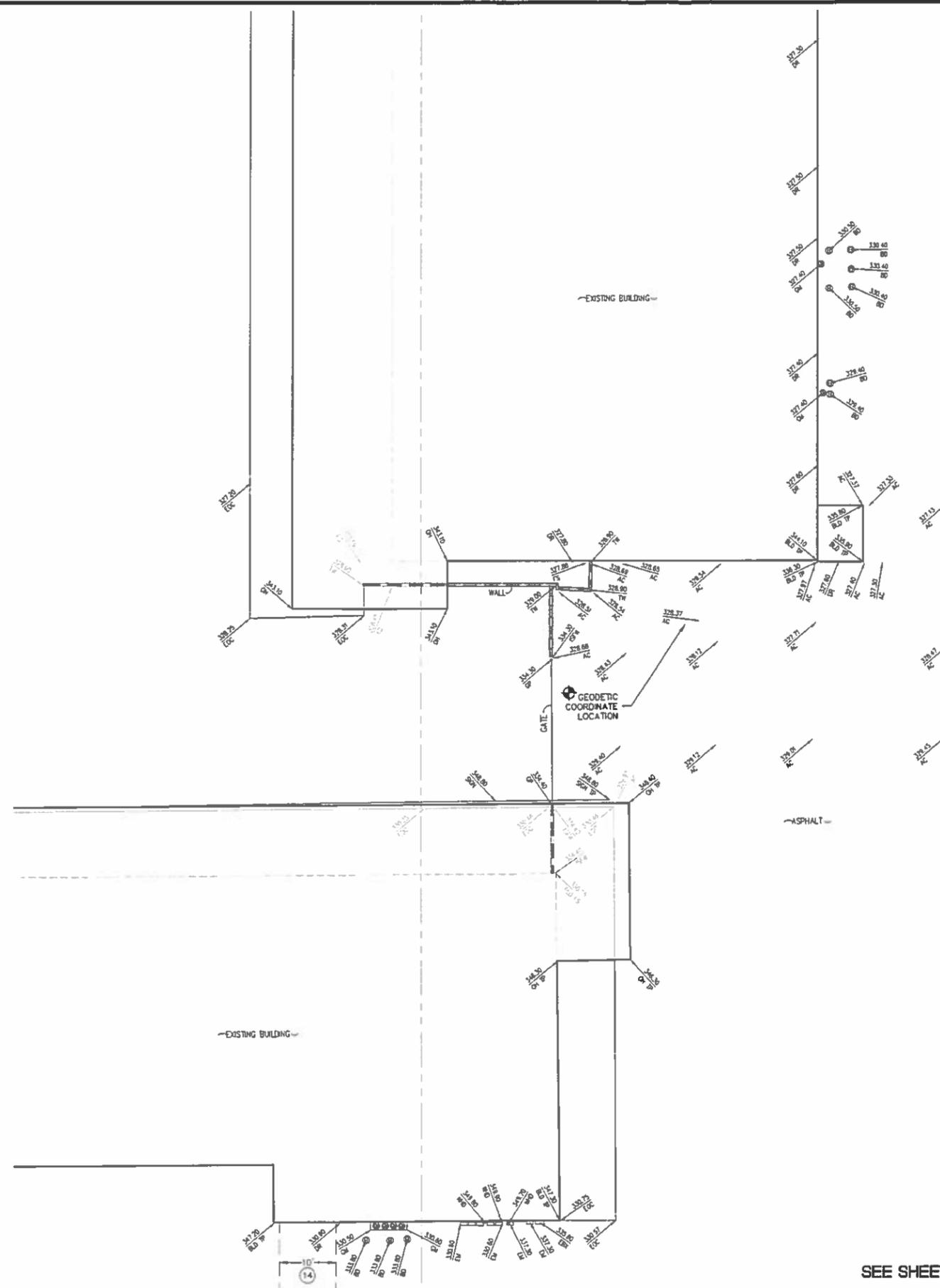
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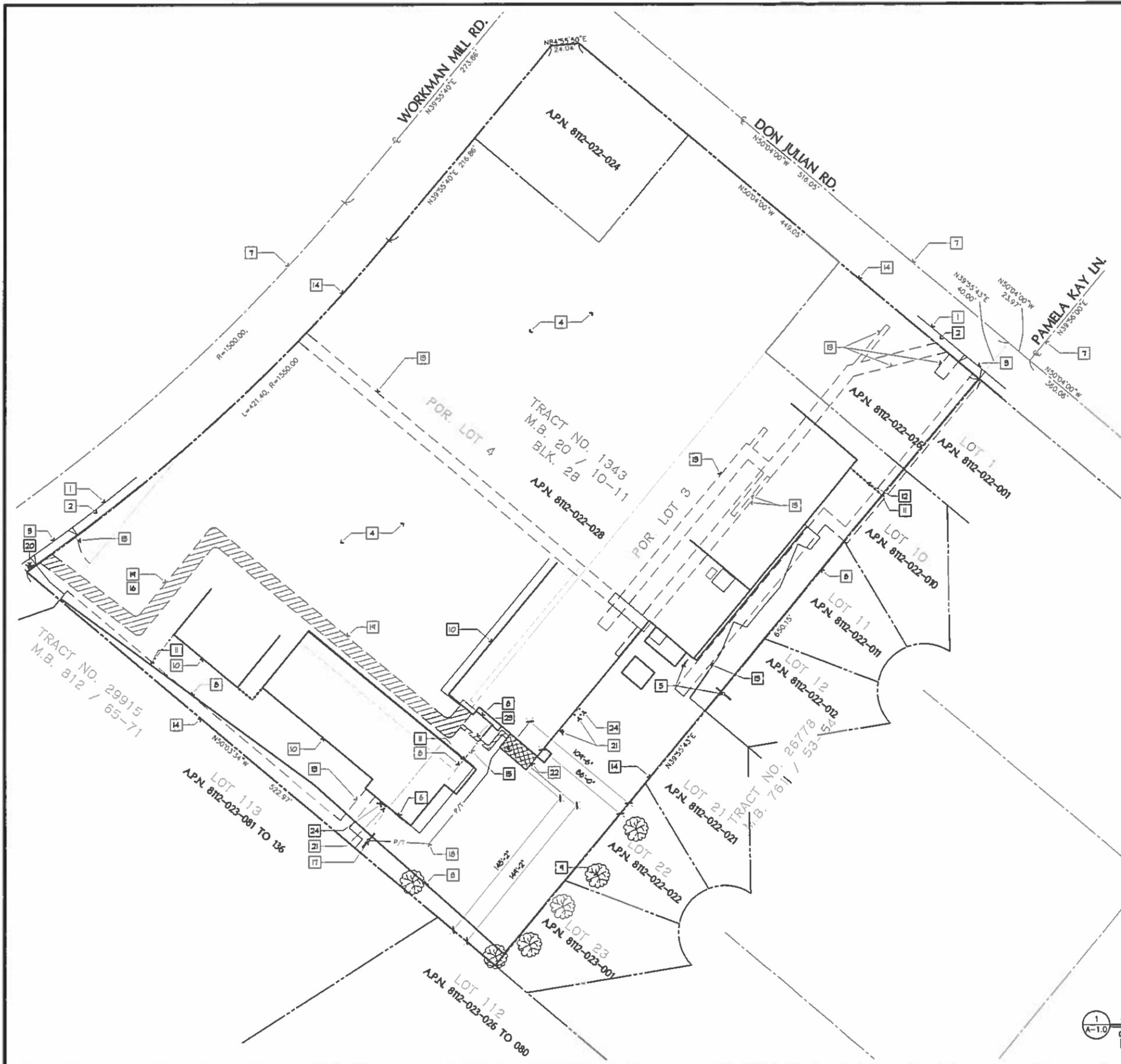
**TOPOGRAPHIC
SURVEY**

LS-2



- LEGEND:**
- AC ASPHALT CONCRETE
 - ACU AIR CONDITIONING UNIT
 - BD BOLLARD
 - BLD BUILDING
 - BW BACK OF WALK
 - DR DOOR
 - EBX ELECTRICAL BOX
 - EM ELECTRICAL METER
 - EOC EDGE OF CONCRETE
 - FD FOUND
 - FH FIRE HYDRANT
 - FS FINISHED SURFACE
 - GM GAS METER
 - GP GATE POST
 - GRP GROUP
 - IP IRON PIPE
 - ISFW INSIDE FACE OF WALL
 - LDK LOADING DOCK
 - LT LEAD, TACK, AND TAG
 - NG NATURAL GROUND
 - OH OVERHAND
 - RFL ROOF LINE
 - S&W SPIKE AND WASHER
 - TC TOP OF CURB
 - TP TOP
 - TR TREE
 - TW TOP OF WALL
 - UBX UTILITY BOX
 - UP UTILITY POLE
 - WHD WEATHER HEAD
 - WF WROUGHT IRON FENCE
 - WMH WELL MONUMENT
- BLOCK WALL
 - ⊙ BOLLARD
 - ⊙ CENTERLINE
 - ▽ FIRE HYDRANT
 - FOUND MONUMENT
 - GAS METER
 - UTILITY POLE
 - WROUGHT IRON FENCE





KEY NOTES:

1. EXISTING CURB
2. EXISTING CONCRETE SIDEWALK
3. EXISTING CURB CUT & DRIVEWAY
4. EXISTING ASPHALT PAVED PARKING LOT
5. EXISTING UTILITY POLE
6. EXISTING UTILITY
7. EXISTING STREET CENTERLINE
8. EXISTING BLOCK WALL
9. EXISTING TREE, TYP.
10. EXISTING BUILDING
11. EXISTING GATE POST
12. EXISTING WROUGHT IRON FENCE
13. EXISTING EASEMENT, SEE SURVEY LS-1 & LS-2
14. EXISTING PROPERTY LINE
15. EXISTING 12'-0" WIDE CHAIN LINK ACCESS GATE
16. EXISTING ASPHALT DRIVE
17. EXISTING UTILITY POLE #125487E & POINT OF CONNECTION FOR POWER AND TELCO TRENCH
18. PROPOSED UNDERGROUND POWER AND TELCO TRENCH
19. PROPOSED VERIZON WIRELESS NON-EXCLUSIVE 12' WIDE VEHICULAR PATH OF ACCESS INTO PARKING SPACE
20. EXISTING FIRE HYDRANT
21. EXISTING BOLLARDS
22. PROPOSED VERIZON WIRELESS LEASE AREA
23. PROPOSED VERIZON WIRELESS 5' WIDE PEDESTRIAN PATH OF ACCESS TO LEASE AREA
24. EXISTING GAS METERS



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APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACC:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR:		
VZW PROJ. MGR:		

REVISIONS

△	Description	Date
0	Client Review- 90% ZDs	3/6/14
1	Client Review- 100% ZDs	3/21/14

Job Number:	1404G	Drawn By:	Y.M.
Walk Date:	01/29/14	Checked By:	U.C.

SHEET TITLE

SITE PLAN
A-1.0





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APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACQ:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR.:		
VZW PROJ. MGR.:		

REVISIONS

△	Description	Date
0	Client Review- 90% ZDs	3/6/14
1	Client Review- 100% ZDs	3/21/14

Job Number: 1404G	Drawn By: Y.M.
Walk Date: 01/29/14	Checked By: U.C.

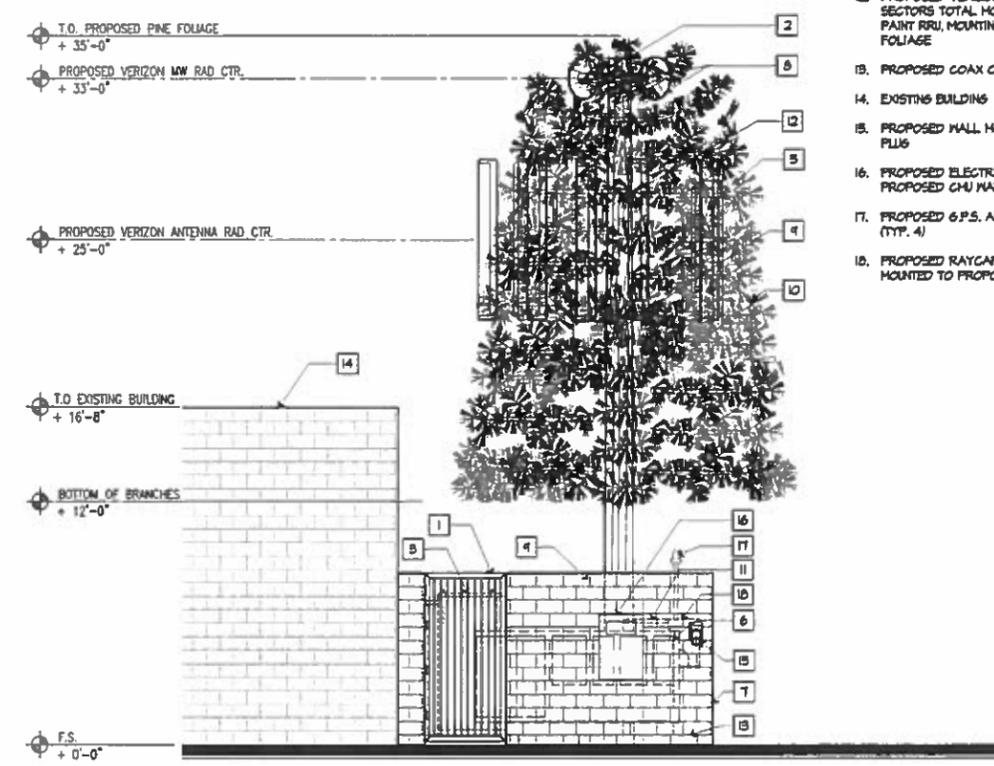
SHEET TITLE

ELEVATIONS

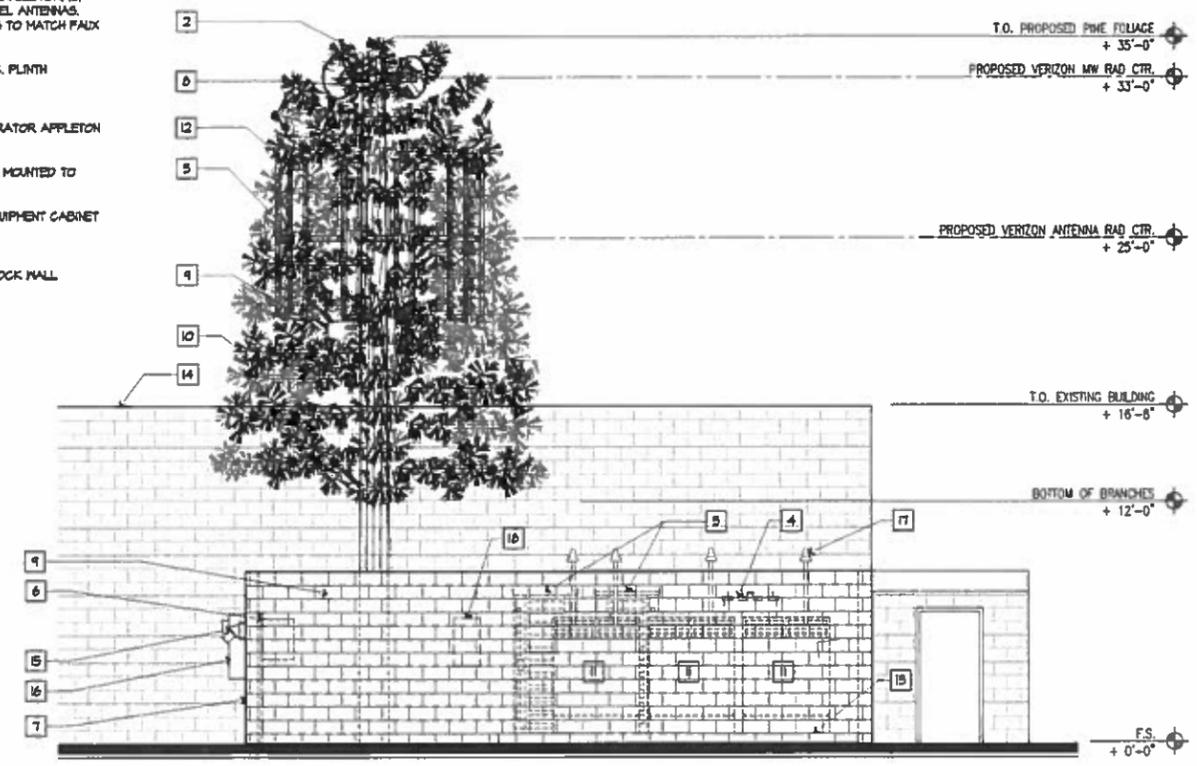
A-3.0

KEY NOTES:

1. PROPOSED 4' WIDE STEEL FRAMED GATE IV 4076 CORRUGATED METAL PANELS, PAINT TO MATCH ENCLOSURE WALLS
2. PROPOSED 95'-0" TALL MONOPINE
3. PROPOSED (2) VERIZON WIRELESS ILL LISTED RBA64 BATTERY CABINETS MOUNTED TO NEW CONCRETE PLINTH
4. PROPOSED VERIZON WIRELESS PERMANENT STANDBY GENERATOR MOUNTED ON CONC. PLINTH
5. PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (4) PER SECTOR, (8) SECTORS TOTAL, PAINT ANTENNAS, MOUNTING HARDWARE & CABLES TO MATCH FAUX FOLIAGE, PROVIDE FOLIAGE SOCKS
6. PROPOSED UTILITY EQUIPMENT MOUNTED ON CHU BLOCK WALL
7. PROPOSED 8'-6" TALL CHU BLOCK WALL AROUND VERIZON LEASE AREA, TO MATCH EXISTING BUILDING
8. PROPOSED (2) VERIZON WIRELESS 2'x 1'x 1' MM DISHS, MOUNTED TO PROPOSED MONOPINE
9. PROPOSED RAYCAP OVP BOX (2) TOTAL, MOUNTED TO TOP AND BOTTOM OF PROPOSED MONOPINE, PAINT BROWN TO MATCH TREE BARK
10. PROPOSED FAUX PINE FOLIAGE
11. PROPOSED (3) VERIZON WIRELESS ILL LISTED 8402 LTE RES RADIO EQUIPMENT CABINETS, MOUNT TO NEW CONCRETE PLINTH
12. PROPOSED VERIZON WIRELESS RRU'S, (2) PER SECTOR, (8) SECTORS TOTAL MOUNTED BEHIND NEW PANEL ANTENNAS, PAINT RRU, MOUNTING HARDWARE & CABLES TO MATCH FAUX FOLIAGE
13. PROPOSED COAX CABLE TRAY ATOP CONC. PLINTH
14. EXISTING BUILDING
15. PROPOSED WALL MOUNTED STANDBY GENERATOR APFLETION PLUS
16. PROPOSED ELECTRICAL METER AND PANEL MOUNTED TO PROPOSED CHU WALL
17. PROPOSED 6 P.S. ANTENNA MOUNTED TO EQUIPMENT CABINET (TYP. 4)
18. PROPOSED RAYCAP OVP BOX (1) TOTAL, MOUNTED TO PROPOSED 8'-6" HIGH CHU BLOCK WALL



2 NORTHWEST ELEVATION SCALE 1/4"=1'-0"
A-3.0
Graphic Scale



1 SOUTHWEST ELEVATION SCALE 1/4"=1'-0"
A-3.0
Graphic Scale

