EXHIBIT MAP

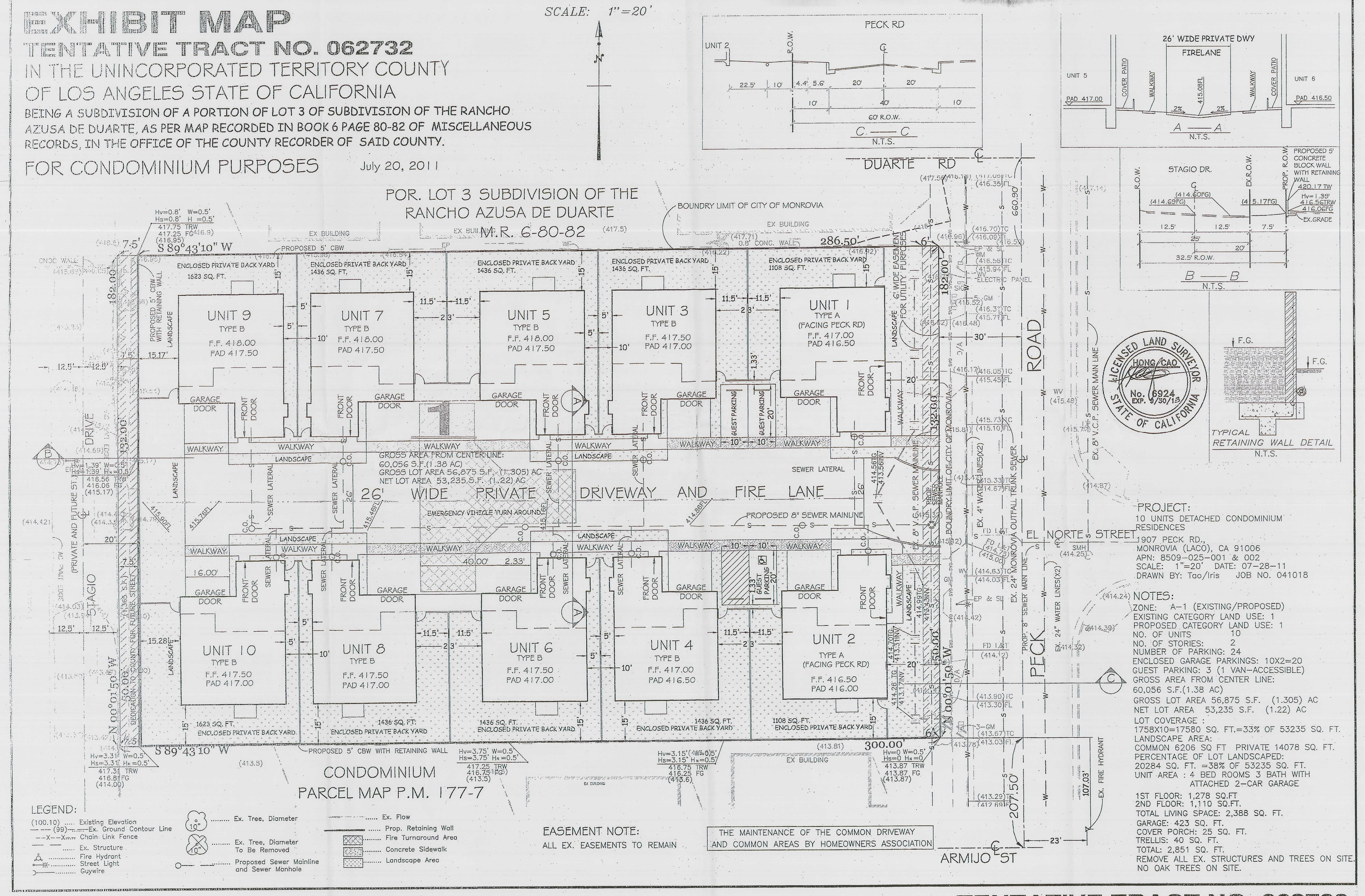
TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6 PAGE 80-82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES July 20, 2011

SCALE: 1"=20'



PROJECT:
10 UNITS DETACHED CONDOMINIUM RESIDENCES
1907 PECK RD.,
MONROVIA (LACO), CA 91006
APN: 8509-025-001 & 002
SCALE: 1"=20' DATE: 07-28-11
DRAWN BY: Tao/Iris JOB NO. 041018

NOTES:
ZONE: A-1 (EXISTING/PROPOSED)
EXISTING CATEGORY LAND USE: 1
PROPOSED CATEGORY LAND USE: 1
NO. OF UNITS 10
NO. OF STORIES: 2
NUMBER OF PARKING: 24
ENCLOSED GARAGE PARKINGS: 10X2=20
GUEST PARKING: 3 (1 VAN-ACCESSIBLE)
GROSS AREA FROM CENTER LINE:
60,056 S.F.(1.38 AC)
GROSS LOT AREA 56,875 S.F. (1.305) AC
NET LOT AREA 53,235 S.F. (1.22) AC
LOT COVERAGE :
1758X10=17580 SQ. FT.=33% OF 53235 SQ. FT.
LANDSCAPE AREA:
COMMON 6206 SQ FT PRIVATE 14078 SQ. FT.
PERCENTAGE OF LOT LANDSCAPED:
20284 SQ. FT. =38% OF 53235 SQ. FT.
UNIT AREA : 4 BED ROOMS 3 BATH WITH ATTACHED 2-CAR GARAGE
1ST FLOOR: 1,278 SQ.FT
2ND FLOOR: 1,110 SQ.FT.
TOTAL LIVING SPACE: 2,388 SQ. FT.
GARAGE: 423 SQ. FT.
COVER PORCH: 25 SQ. FT.
TRELLIS: 40 SQ. FT.
TOTAL: 2,851 SQ. FT.
REMOVE ALL EX. STRUCTURES AND TREES ON SITE.
NO OAK TREES ON SITE.

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