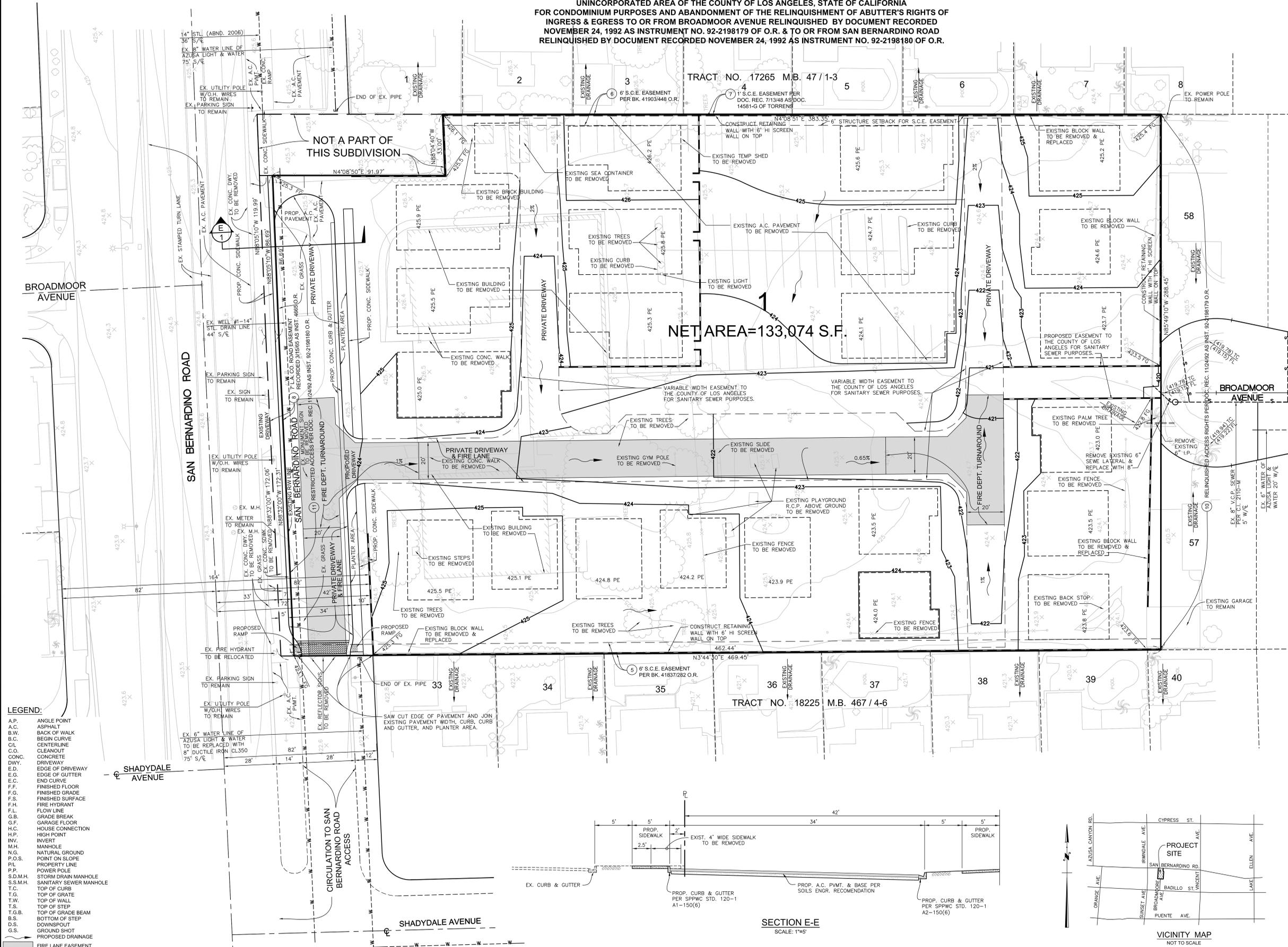


TENTATIVE TRACT NO. 072718
 MAJOR DIVISION OF LAND
 UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF
 INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED
 NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD
 RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.



LEGAL DESCRIPTION:
 PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST, AND DISTANT 455.57 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 469.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 4° 09' 05" EAST ALONG SAID EASTERLY LINE, 98.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTERLY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTERLY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.
 APN: 8435-027-001

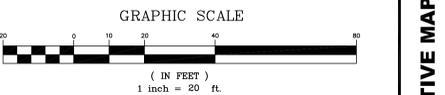
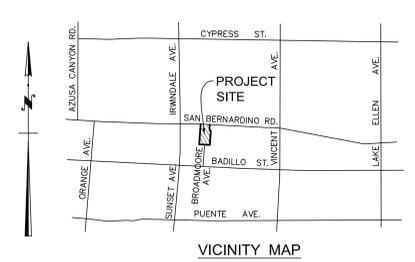
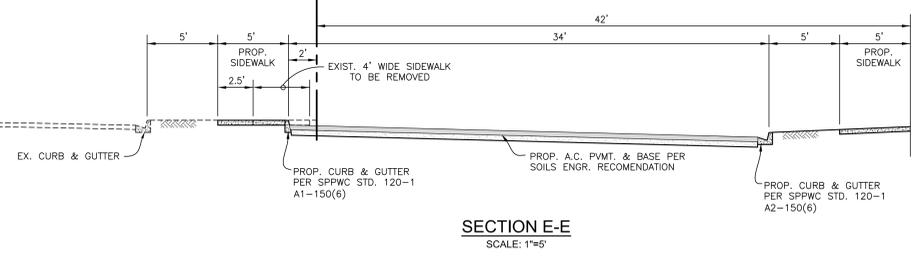
- EASEMENTS:**
 PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
- EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID COUNTY RECORD NO. 11242492 AS INST. 92-2198179 OF O.R. ARE AS FOLLOWS:**
- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41953, PAGE 449 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4665 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.

- NOTES:**
- SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
 - ASSESSORS PARCEL: 8435-027-001
 - THOMAS BROTHERS, 598-F
 - GENERAL PLAN/LOCAL PLAN: COUNTYWIDE
 - ZONING: (ZONED DISTRICT-IRWDNAL) EXISTING: A-1-6000 (LIGHT AGRICULTURAL)
 - LAND USE:
 EXISTING: CHURCH
 PROPOSED: RESIDENTIAL
 - ADJACENT LAND USES:
 NORTH, SOUTH, EAST, AND WEST-RESIDENTIAL
 - FLOOD ZONE: "X" PER FEMA MAP 06037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
 - SEWER IS AVAILABLE IN BROADMOOR AVENUE.
 - WATER IS AVAILABLE IN SAN BERNARDINO ROAD AND BROADMOOR AVENUE.
 - GAS IS AVAILABLE IN BROADMOOR AVENUE.
 - PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS TO SATISFACTION OF DRP.
 - ALL LOTS WILL DRAIN TO BROADMOOR AVENUE.
 - ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
 - ESTIMATED EARTHWORK QUANTITIES:
 APPROXIMATE CUT: 8,000 C.Y.
 APPROXIMATE FILL: 2,000 C.Y.
 SHRINKAGE: 3,000 C.Y.
 APPROXIMATE EXPORT: 3,000 C.Y. TO MIRA LOMA DR. & GLADSTONE ST., IRVINDALE DISPOSAL SITE.
 - THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
 - ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS. ALL ON-SITE STORM DRAIN INFRASTRUCTURE TO BE MAINTAINED BY THE H.O.A.
 - ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
 - EXISTING STRUCTURES, TREES AND LANDSCAPE TO BE REMOVED MAY 2015.
 - THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA ELK WALKNUT TREES ON THE SUBJECT SITE.
 - NOT A FLOOD HAZARD AREA.

- LOT SUMMARY:**
- TOTAL EXISTING LOTS: 1
 - TOTAL PROPOSED LOTS: 1
 - TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.) (TO CENTERLINE OF ABUTTING STREET)
 NET AREA 133,074 SQ. FT. (3.055 AC.)
 - PROPOSED 22 UNITS:
 RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
 GUEST PARKING PROVIDED: 13 GUEST PARKING SPACES
 APRON PARKING: 28 SPACES
 TOTAL PARKING PROVIDED: 83 SPACES
 - COMMON OPEN SPACE: 14,998 SQ. FT.
 PRIVATE OPEN SPACE: 27,438 SQ. FT.
 TOTAL OPEN SPACE: 42,436 SQ. FT.

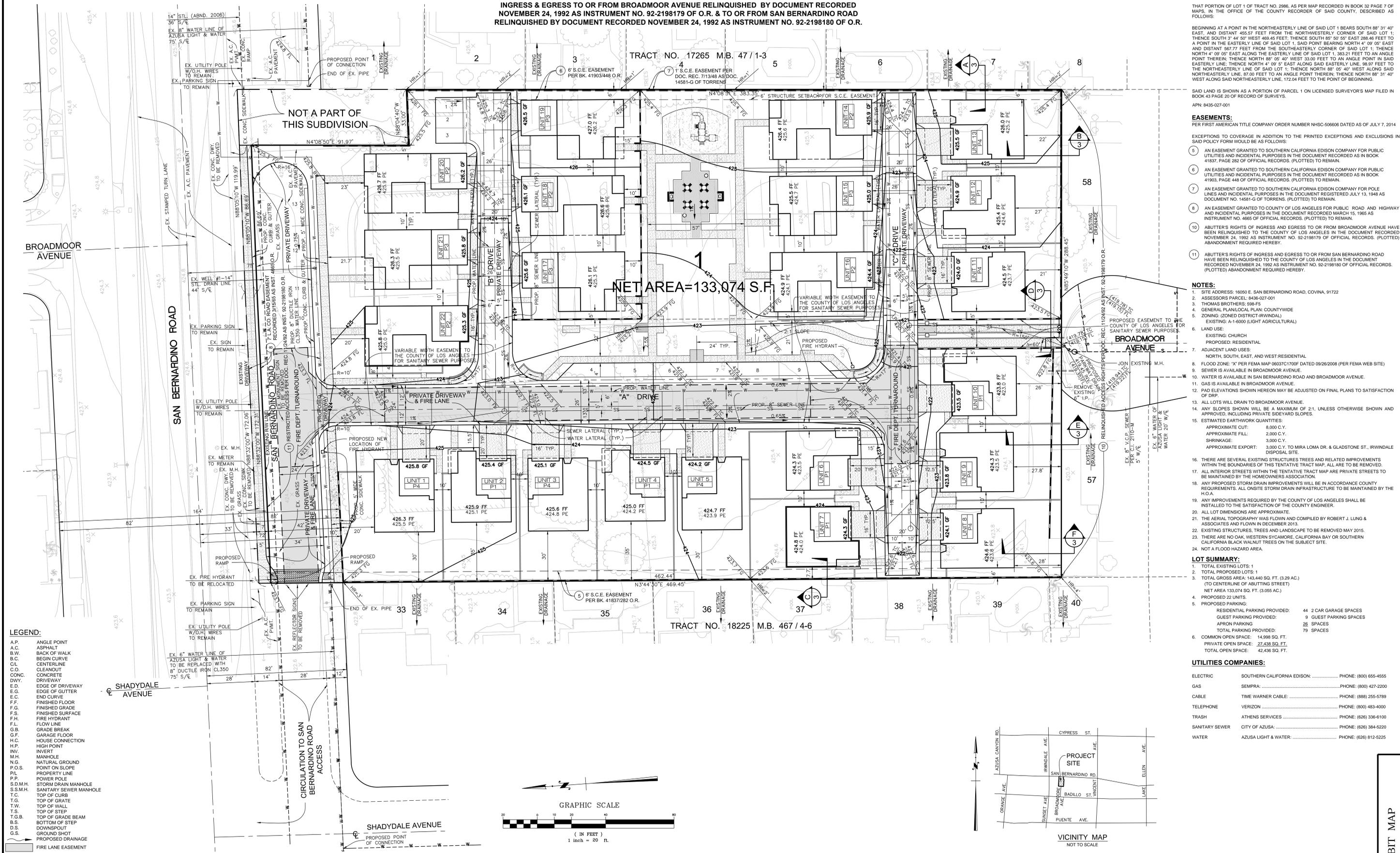
- UTILITIES COMPANIES:**
- ELECTRIC SOUTHERN CALIFORNIA EDISON: PHONE: (800) 655-4555
 GAS SEMPR: PHONE: (800) 427-2200
 CABLE TIME WARNER CABLE: PHONE: (688) 255-5789
 TELEPHONE VERIZON: PHONE: (800) 483-4000
 TRASH ATHENS SERVICES: PHONE: (626) 336-6100
 SANITARY SEWER CITY OF AZUSA: PHONE: (626) 364-5220
 WATER AZUSA LIGHT & WATER: PHONE: (626) 812-5225

- LEGEND:**
- A.P. ANGLE POINT
 - A.C. ASPHALT
 - B.W. BACK OF WALK
 - B.C. BEGIN CURVE
 - C.L. CENTERLINE
 - C.O. CLEANOUT
 - CONC. CONCRETE
 - D.W.Y. DRIVEWAY
 - E.D. EDGE OF DRIVEWAY
 - E.G. EDGE OF GUTTER
 - E.C. END CURVE
 - F.F. FINISHED FLOOR
 - F.G. FINISHED GRADE
 - F.S. FINISHED SURFACE
 - F.H. FIRE HYDRANT
 - F.L. FLOW LINE
 - G.B. GRADE BREAK
 - G.F. GARAGE FLOOR
 - H.C. HOUSE CONNECTION
 - H.P. HIGH POINT
 - INV. INVERT
 - M.H. MANHOLE
 - N.G. NATURAL GROUND
 - P.O.S. POINT ON SLOPE
 - P.L. PROPERTY LINE
 - P.P. POWER POLE
 - S.D.M.H. STORM DRAIN MANHOLE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - T.C. TOP OF CURB
 - T.G. TOP OF GRATE
 - T.W. TOP OF WALL
 - T.S. TOP OF STEP
 - T.G.B. TOP OF GRADE BEAM
 - B.S. BOTTOM OF STEP
 - D.S. DOWNSPOUT
 - G.S. GROUND SHOT
 - PROPOSED DRAINAGE
 - FIRE LANE EASEMENT



<p>DIAL TOLL FREE 8 1 7 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A.DIG ALERT AT 1400-227-2800 FOR UNDERGROUND UTILITY MARKINGS AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.	ARCHITECT / PLANNER NEWMAN GARRISON 1401 DOVE STREET SUITE # 401 NEWPORT BEACH, CA 92660 PHONE: (949) 756-0818	OWNER: TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722	BENCH MARK: B.M. NO. G 4955 ELEV. 421.134 DPW BM TAG E CB 13M(42.7 FT) N/O BCR @ NE COR IRVINDALE AVE & SAN BERNARDINO RD COVINA (2005)	PLANS PREPARED BY: MORAN CONSULTING CORPORATION CIVIL ENGINEERING • SURVEYING • LAND PLANNING 1907 Border Avenue Torrance, California 90501 (310) 320-4125 Fax (310) 320-5125 E-Mail Address: bquinn@moran-corp.com	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION					DEVELOPER: WATT COMMUNITIES 2716 OCEAN PARK BLVD.# 2025 SANTA MONICA, CA 90405 ATTN: ERFREM JOELSON (310) 314-5074 (310) 450-0281 FAX ejoelsson@wattcommunities.com	PROJECT TITLE TENTATIVE TRACT NO. 072718 FOR CONDOMINIUM PURPOSES	JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722	SCALE: 1" = 20'	LEGAL DESCRIPTION SEE ABOVE HEREON.	SHEET 1 OF 3
	NO.	DATE	BY	DESCRIPTION																
DAVID W. WESTON R.C.E. 20228 EXP. 9/30/15 DATE: 09-23-14 JOB N° 213042 DRAWN BY: SAZ																				

TENTATIVE TRACT NO. 072718
 MAJOR DIVISION OF LAND
 UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF
 INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED
 NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD
 RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.



LEGAL DESCRIPTION:
 PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST, AND DISTANT 425.67 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 469.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 4° 09' 05" EAST ALONG SAID EASTERLY LINE, 98.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTERLY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTERLY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

- SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.
 APN: 8435-027-001
- EASEMENTS:**
 PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
- EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41838, PAGE 448 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS, (PLOTTED) TO REMAIN.
 - AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 16, 1965 AS INSTRUMENT NO. 4666 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.

- NOTES:**
- SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
 - ASSESSOR'S PARCEL: 8436-027-001
 - THOMAS BROTHERS 589-F
 - GENERAL PLAN/LOCAL PLAN COUNTYWIDE
 - ZONING: (ZONED DISTRICT-IR/INDAL) EXISTING: A-1-6000 (LIGHT AGRICULTURAL)
 - LAND USE: EXISTING: CHURCH PROPOSED: RESIDENTIAL
 - ADJACENT LAND USES: NORTH, SOUTH, EAST, AND WEST RESIDENTIAL
 - FLOOD ZONE: "X" PER FEMA MAP 06037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
 - SEWER IS AVAILABLE IN BROADMOOR AVENUE.
 - WATER IS AVAILABLE IN SAN BERNARDINO ROAD AND BROADMOOR AVENUE.
 - GAS IS AVAILABLE IN BROADMOOR AVENUE.
 - PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS TO SATISFACTION OF DRP.
 - ALL LOTS WILL DRAIN TO BROADMOOR AVENUE.
 - ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
 - ESTIMATED EARTHWORK QUANTITIES:
 APPROXIMATE CUT: 8,000 C.Y.
 APPROXIMATE FILL: 2,000 C.Y.
 SHRINKAGE: 3,000 C.Y.
 APPROXIMATE EXPORT: 3,000 C.Y. TO MIRLA LOMA DR. & GLADSTONE ST., IRVINDALE DISPOSAL SITE.
 - THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
 - ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS. ALL ONSITE STORM DRAIN INFRASTRUCTURE TO BE MAINTAINED BY THE H.O.A.
 - ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
 - EXISTING STRUCTURES, TREES AND LANDSCAPE TO BE REMOVED MAY 2015.
 - THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
 - NOT A FLOOD HAZARD AREA.

LOT SUMMARY:

- TOTAL EXISTING LOTS: 1
- TOTAL PROPOSED LOTS: 1
- TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.) (TO CENTERLINE OF ABUTTING STREET)
 NET AREA 133,074 SQ. FT. (3.055 AC.)
- PROPOSED 22 UNITS
- PROPOSED PARKING:
 RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
 GUEST PARKING PROVIDED: 9 GUEST PARKING SPACES
 APRON PARKING: 28 SPACES
 TOTAL PARKING PROVIDED: 79 SPACES
- COMMON OPEN SPACE: 14,998 SQ. FT.
 PRIVATE OPEN SPACE: 27,438 SQ. FT.
 TOTAL OPEN SPACE: 42,436 SQ. FT.

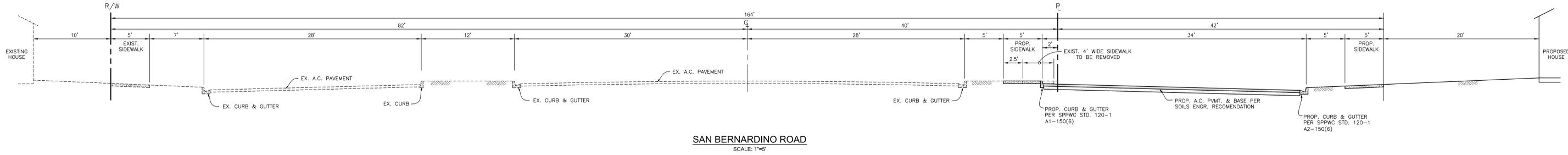
UTILITIES COMPANIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON:	PHONE: (800) 655-4555
GAS	SEMPRA:	PHONE: (800) 427-2200
CABLE	TIME WARNER CABLE:	PHONE: (888) 255-5789
TELEPHONE	VERIZON:	PHONE: (800) 483-4000
TRASH	ATHENS SERVICES:	PHONE: (626) 336-6100
SANITARY SEWER	CITY OF AZUSA:	PHONE: (626) 384-5220
WATER	AZUSA LIGHT & WATER:	PHONE: (626) 812-6225

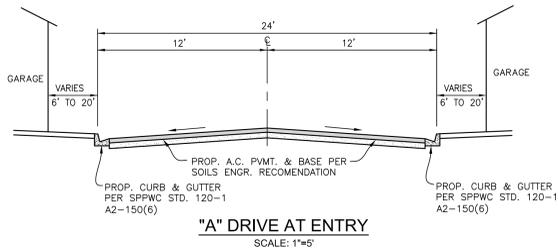
<p>DIAL TOLL FREE 1-800-333-7111 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-333-7111 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.</p>	<p>ARCHITECT / PLANNER NEWMAN GARRISON 1401 DOVE STREET SUITE 401 NEWPORT BEACH, CA 92660 PHONE: (949) 756-0818</p>	<p>OWNER: TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722</p>	<p>BENCH MARK: B.M. NO. G 4955 ELEV. 421.134 DPW BM TAG E CB 13M(42.7 FT) N/O BOR @ NE COR IRVINDALE AVE & SAN BERNARDINO AVE COVINA (2005)</p>	<p>PLANS PREPARED BY: MORAN CONSULTING CORPORATION CIVIL ENGINEERING • SURVEYING • LAND PLANNING 1907 Border Avenue Torrance, California 90501 (310) 320-4125 Fax (310) 320-5125 E-Mail Address: bquinn@moran-corp.com COVINA (2005)</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	REVISIONS	DESCRIPTION						<p>DEVELOPER: WATT COMMUNITIES 2716 OCEAN PARK BLVD. # 2025 SANTA MONICA, CA 90405 ATTN: EREM JOELSON (310) 314-5074 (310) 450-0281 FAX ejoson@wattcommunities.com</p>	<p>PROJECT TITLE TENTATIVE TRACT NO. 072718 FOR CONDOMINIUM PURPOSES</p> <p>JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722</p> <p>LEGAL DESCRIPTION SEE ABOVE HEREON.</p>	<p>SCALE: 1" = 20'</p> <p>SHEET 2 OF 3</p>
	NO.	DATE	BY	REVISIONS	DESCRIPTION														
<p>DATE: 09-23-14 JOB N°: 213042 DRAWN BY: SAZ</p>		<p>DATE: 09-23-14</p>		<p>DATE: 09-23-14</p>		<p>DATE: 09-23-14</p>		<p>DATE: 09-23-14</p>											

EXHIBIT MAP

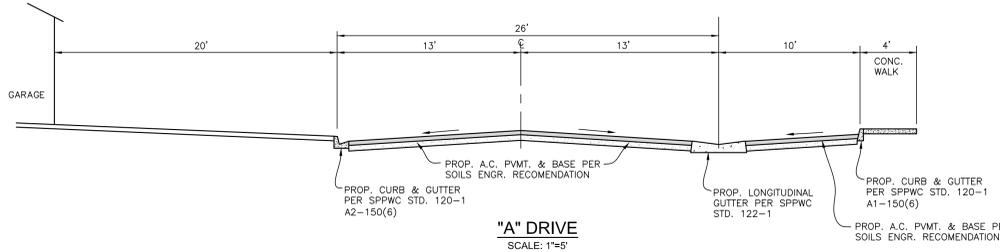
TENTATIVE TRACT NO. 072718
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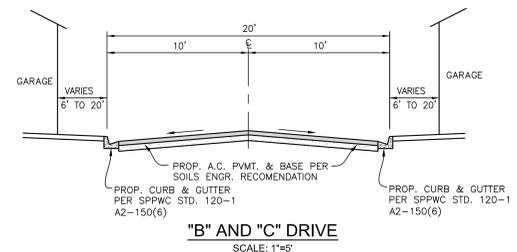
SAN BERNARDINO ROAD
SCALE: 1"=5'



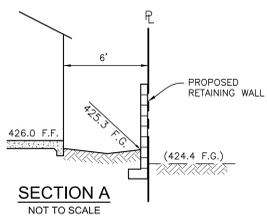
"A" DRIVE AT ENTRY
SCALE: 1"=5'



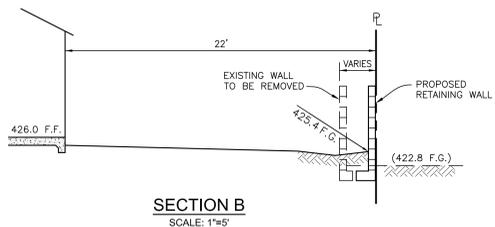
"A" DRIVE
SCALE: 1"=5'



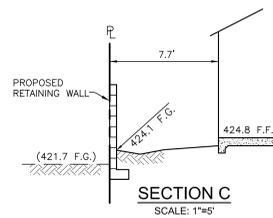
"B" AND "C" DRIVE
SCALE: 1"=5'



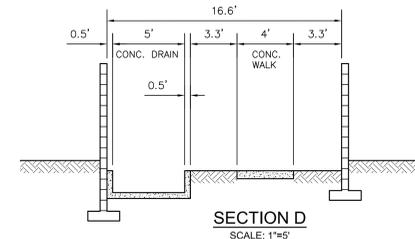
SECTION A
NOT TO SCALE



SECTION B
SCALE: 1"=5'

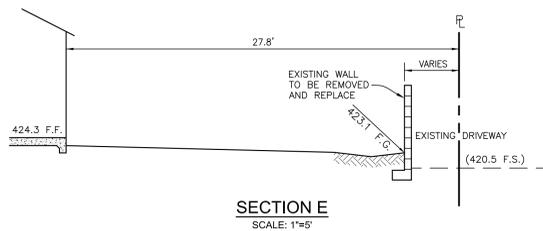


SECTION C
SCALE: 1"=5'

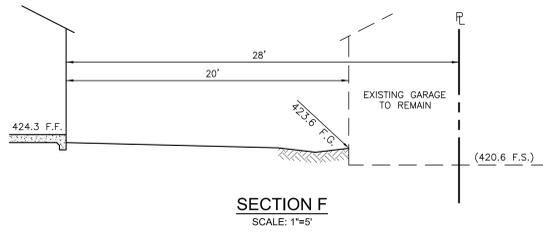


SECTION D
SCALE: 1"=5'

- LEGEND:**
- A.P. ANGLE POINT
 - A.C. ASPHALT
 - B.W. BACK OF WALK
 - B.C. BEGIN CURVE
 - C.L. CENTERLINE
 - C.O. CLEANOUT
 - CONC. CONCRETE
 - D.W.Y. DRIVEWAY
 - E.D. EDGE OF DRIVEWAY
 - E.G. EDGE OF GUTTER
 - E.C. END CURVE
 - F.F. FINISHED FLOOR
 - F.G. FINISHED GRADE
 - F.S. FINISHED SURFACE
 - F.H. FIRE HYDRANT
 - F.L. FLOW LINE
 - G.B. GRADE BREAK
 - G.F. GARAGE FLOOR
 - H.C. HOUSE CONNECTION
 - H.P. HIGH POINT
 - INV. INVERT
 - M.H. MANHOLE
 - N.G. NATURAL GROUND
 - P.O.S. POINT ON SLOPE
 - P.L. PROPERTY LINE
 - P.P. POWER POLE
 - S.D.M.H. STORM DRAIN MANHOLE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - T.C. TOP OF CURB
 - T.G. TOP OF GRATE
 - T.W. TOP OF WALL
 - T.S. TOP OF STEP
 - T.G.B. TOP OF GRADE BEAM
 - B.S. BOTTOM OF STEP
 - D.S. DOWNSPOUT
 - G.S. GROUND SHOT
 - PROPOSED DRAINAGE
 - FIRE LANE EASEMENT



SECTION E
SCALE: 1"=5'



SECTION F
SCALE: 1"=5'

<p>DIAL TOLL FREE 8 1 1 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1400-227-2800 FOR UNDERGROUND UTILITY MARKINGS AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.</p>	<p>ARCHITECT / PLANNER NEWMAN GARRISON 1401 DOVE STREET SUITE 401 NEWPORT BEACH, CA 92660 PHONE: (949) 756-0818</p>	<p>OWNER: TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722</p>	<p>BENCH MARK: B.M. NO. G 4955 ELEV. 421.134 DPW 8M TAG E CB 13M(42.7 FT) N/O BOR @ NE COR IRWINDALE AVE & SAN BERNARDINO RD COVINA (2005)</p>	<p>PLANS PREPARED BY: MORAN CONSULTING CORPORATION • CIVIL ENGINEERING • SURVEYING • LAND PLANNING 1907 Border Avenue Torrance, California 90501 (310) 320-4125 Fax (310) 320-5125 E-Mail Address: bquinn@moran-corp.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>N°</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				N°	DATE	BY	DESCRIPTION																					<p>DEVELOPER: WATT COMMUNITIES 2718 OCEAN PARK BLVD.# 2025 SANTA MONICA, CA 90405 ATTN: EFREM JOELSON (310) 314-5074 (310) 450-0281 FAX ej@joelson@wattcommunities.com</p>	<p>PROJECT TITLE TENTATIVE TRACT NO. 072718 FOR CONDOMINIUM PURPOSES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722</td> <td>SCALE: 1" = 4'</td> </tr> <tr> <td>LEGAL DESCRIPTION SEE ABOVE HEREON.</td> <td>SHEET 3 OF 3</td> </tr> </table>	JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722	SCALE: 1" = 4'	LEGAL DESCRIPTION SEE ABOVE HEREON.	SHEET 3 OF 3
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