



**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 527.77 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 OF SAID LOT 1; 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.

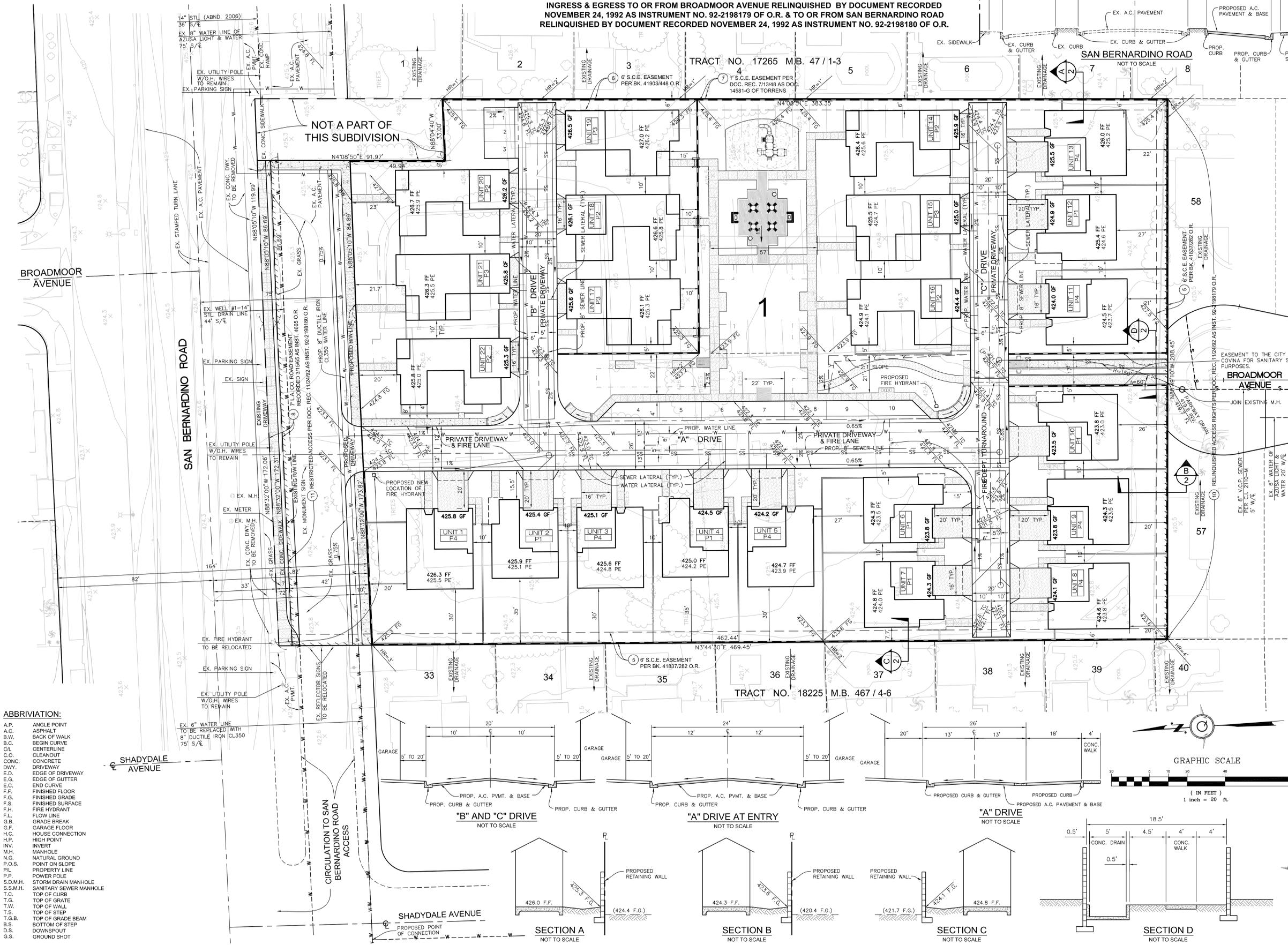
SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.  
 APN: 8435-027-001

- 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 41953, 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 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.

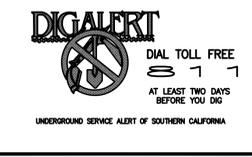
- NOTES:**
- SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
  - ASSESSORS PARCEL: 8436-027-001
  - THOMAS BROTHERS 598-F.F.
  - GENERAL PLAN/LOCAL PLAN: COUNTYWIDE
  - ZONING: (ZONED DISTRICT-RWINDAL)  
 EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6,000 S.F. MIN. LOT AREA)
  - LAND USE:  
 EXISTING: 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 BROADMOOR AVENUE.
  - GAS IS AVAILABLE IN BROADMOOR AVENUE.
  - PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
  - ALL LOTS WILL DRAIN TO STREET.
  - 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.
  - 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.
  - 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.
  - 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: 122,202 SQ. FT. (2.805 AC.)
  - PROPOSED 22 UNITS.
  - PROPOSED PARKING:  
 RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES  
 GUEST PARKING PROVIDED: 10 GUEST PARKING SPACES  
 APRON PARKING: 28 SPACES  
 TOTAL PARKING PROVIDED: 80 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: SEMPRAR: ..... 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) 364-5220  
 WATER: AZUSA LIGHT & WATER: ..... PHONE: (626) 812-5225



- ABBREVIATION:**
- A.P. ANGLE POINT
  - A.C. ASPHALT
  - B.W. BACK OF WALK
  - B.C. BEGIN CURVE
  - C.L. CENTERLINE
  - C.O. CLEANOUT
  - C.C. CONCRETE
  - D.W. 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
  - I.V. 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 WALK
  - T.S. TOP OF STEP
  - T.G.B. TOP OF GRADE BEAM
  - B.S. BOTTOM OF STEP
  - D.S. DOWNSPOUT
  - G.S. GROUND SHOT



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 LUTHERAN 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  
 BOR @ 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  
 David W. Weston  
 DATE: 07-21-14 JOB N°: 213042 DRAWN BY: SAZ

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |

**DEVELOPER:**  
 WATT COMMUNITIES  
 2716 OCEAN PARK BLVD. # 2025  
 SANTA MONICA, CA 90405  
 ATTN: ERFREM JOELSON  
 (310) 314-5074  
 (310) 450-0281 FAX  
 ejelons@wattcommunities.com

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|--|---|---------------------------|
| <b>PROJECT TITLE</b><br>TENTATIVE TRACT NO. 072718<br>FOR CONDOMINIUM PURPOSES |   | <b>SCALE:</b><br>1" = 20' |
| <b>JOB ADDRESS</b><br>16050 E. SAN BERNARDINO ROAD<br>COVINA, CA 91722         | <b>LEGAL DESCRIPTION</b><br>SEE ABOVE HEREON. | <b>SHEET</b><br>2 OF 2    |

**EXHIBIT MAP**