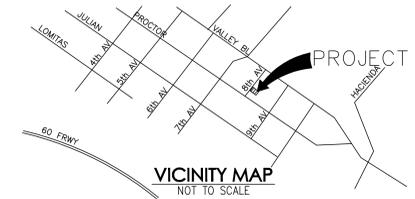


MAJOR LAND DIVISION TENTATIVE TRACT NO. 073349

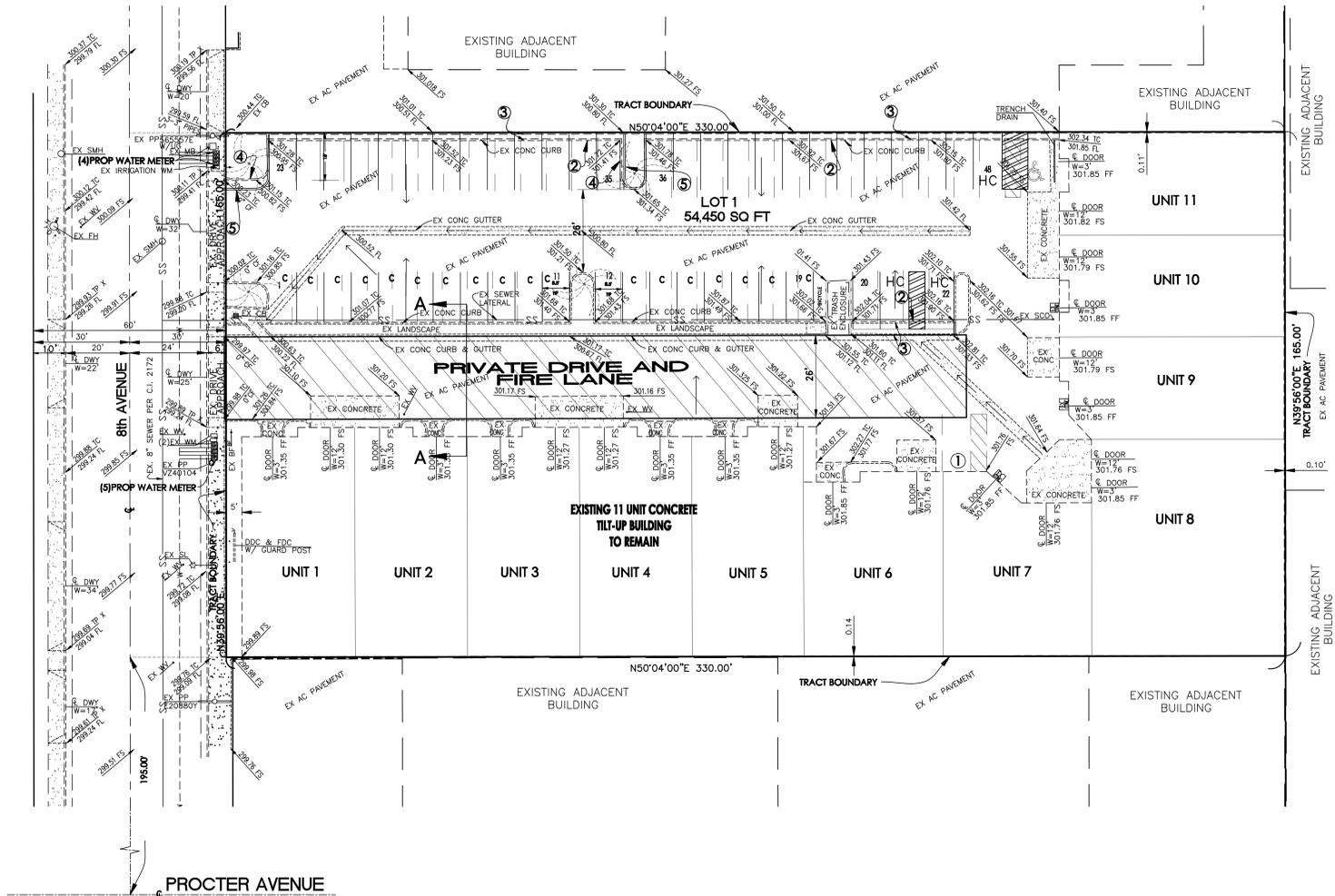
(FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1.36 ACRES GROSS AREAS
1.25 ACRES NET AREA



SCALE: 1"=20'

DATE: 7-28-2015
REVISION DATE: 11-13-15



- CONSTRUCTION NOTE**
- ① EXISTING HANDICAP SPACE TO BE REMOVED
 - ② REMOVE EX. CONCRETE PLANTER CURB AND INSTALL WHEEL STOPS
 - ③ CONSTRUCT A.C. PAVEMENT
 - ④ REMOVE EX. CONCRETE PLANTER CURB
 - ⑤ CONSTRUCT 6" PLANTER CURB

- NOTES:**
- ZONE: M-1-BE-IP (PRESENT)
ZONE: M-1-BE-IP (PROPOSED)
COMMUNITY LAND USE DESIGNATION
EXISTING - IL (LIGHT INDUSTRIAL)
PROPOSED - IL (LIGHT INDUSTRIAL)
- NO. OF EX. BUILDINGS: 1
AREA OF BUILDING: 27,996 SQ.FT.
NO. OF EX. UNITS: 11
NO. OF PROPOSED LOTS: 1
NO. OF PROPOSED CONDOMINIUM UNITS: 11
NO. OF EXISTING PARKING SPACES: 54
NO. OF PROPOSED PARKING SPACES: 48
NO. OF STORIES: 1
AREA OF TRACT: 59,400 SF (1.25 AC) GROSS
54,450 SF (1.14 AC) NET

LEGAL DESCRIPTION
THE NORTHEASTERLY 145 FEET OF THE SOUTHWESTERLY 330 FEET OF LOT 5 IN BLOCK 3 OF TRACT 1343, ON THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 8208-008-005

BENCH MARK:
COUNTY OF LOS ANGELES PUBLIC WORKS BM#: G 4884 L&T IN E C8 8TH AVE 2M(6.5FT) S/O BCR 7M(23FT) E/O C/L & 25M(82FT) S/O C/L VALLEY BLVD ELEVATION = 303.71 FT (NAVD88) PUENTE (2005)

- UTILITY SERVICES:**
- WATER - LA PUENTE COUNTY WATER DISTRICT
 - SEWER - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SEWER CONSOLIDATION MAINTENANCE
 - GAS - SOUTHERN CALIFORNIA GAS CO.
 - ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 - TELEPHONE - VERIZON
 - SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 - FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
 - POLICE - COUNTY OF LOS ANGELES SHERIFF DEPARTMENT

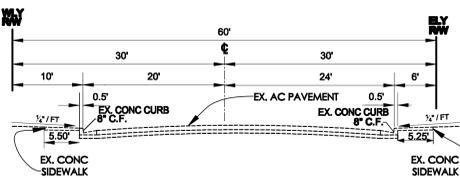
- NOTES:**
1. A MAINTENANCE AGREEMENT OR COVENANT, CONDITIONS, AND RESTRICTIONS WILL BE RECORDED FOR THE MAINTENANCE OF THE COMMON AREAS.

- EASEMENTS**
FROM OLD REPUBLIC TITLE COMPANY ORDER NO. 2474025226-48 DATED NOVEMBER 20, 2013.
1. AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 4679, PAGE 306 OF DEEDS TO REMAIN. LOCATION IS NOT LOCATABLE PER SAID DOCUMENT.

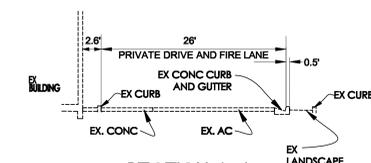
PARKING MATRIX

NO.	UNIT	USE	SQ. FT. OF OFFICE	PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SQ. FT. FLOOR SPACE	PARKING RATIO	SPACE REQUIRED
	A	OFFICE/WAREHOUSE	232	1 PER 400	2254	1 PER 1000			4
	B	OFFICE/WAREHOUSE					2468	1 PER 500	5
	C	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
	D	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
	E	OFFICE/WAREHOUSE	431	1 PER 400	2019	1 PER 1000			4
	F	OFFICE/WAREHOUSE					2471	1 PER 500	5
	G	OFFICE/WAREHOUSE	450	1 PER 400	1945	1 PER 1000			4
	H	OFFICE/WAREHOUSE	508	1 PER 400	3587	1 PER 1000			6
	I	OFFICE/WAREHOUSE	337	1 PER 400	1861	1 PER 1000			3
	J	OFFICE/WAREHOUSE	423	1 PER 400	1817	1 PER 1000			4
	K	OFFICE/WAREHOUSE	230	1 PER 400	2027	1 PER 1000			4
		TOTALS	3069		19,988		4939		48
									SPACES PROVIDED - 48

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 16,448 SQ.FT. = 329 SQ. FT.
LANDSCAPED AREA PROVIDED = 1126 SQ.FT.



TYPICAL SECTION
60' R/W
8th Ave.
1" = 10' HORIZ
1" = 10' VERT



SECTION A-A
TYPICAL SECTION
PRIVATE DRIVE AND FIRE LANE
1" = 10' HORIZ
1" = 10' VERT

- LEGEND**
- TRACT BOUNDARY
 - - - EXISTING BUILDING LINE
 - AC ASPHALT CONCRETE
 - BC BACK FLOW DEVICE
 - CB CATCH BASIN
 - C CENTERLINE
 - CC CONCRETE
 - DWY DRIVEWAY
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SL STREET LIGHT
 - SMH SEWER MAN HOLE
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - UG UNDER GROUND
 - W WATER
 - W WITH
 - WM WATER METER
 - WV WATER VALVE

Catherine A. Connen

11-13-15



TENTATIVE TRACT NO. 073349
FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES
236 S. 8TH AVE, LA PUENTE 91746

<p>ENGINEER: JOHN B. ABELL INC. LAND SURVEY & CIVIL ENGINEERING 140 WEST ORANGE STREET COVINA, CALIFORNIA 91723 PHONE: (626) 915-7671 cathy@johnbabbellinc.com tom@johnbabbellinc.com</p> <p>CATHERINE A. CONNEN L.S. 5414</p>	<p>OWNER: ASHWILL FAMILY LLC MITCH ASHWILL 21660 E. Copley Drive, Ste. 195 Diamond Bar, CA 91765 626-665-3890</p>
<p>SCALE: 1"=20' SHT. 1 OF 2 10/24/2014 I.A.C. 8/31/2010 3:04 PM J.N. 7-687</p>	