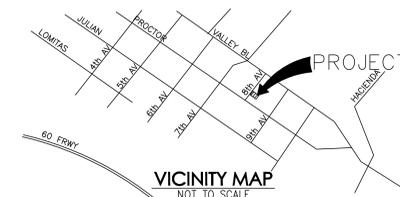


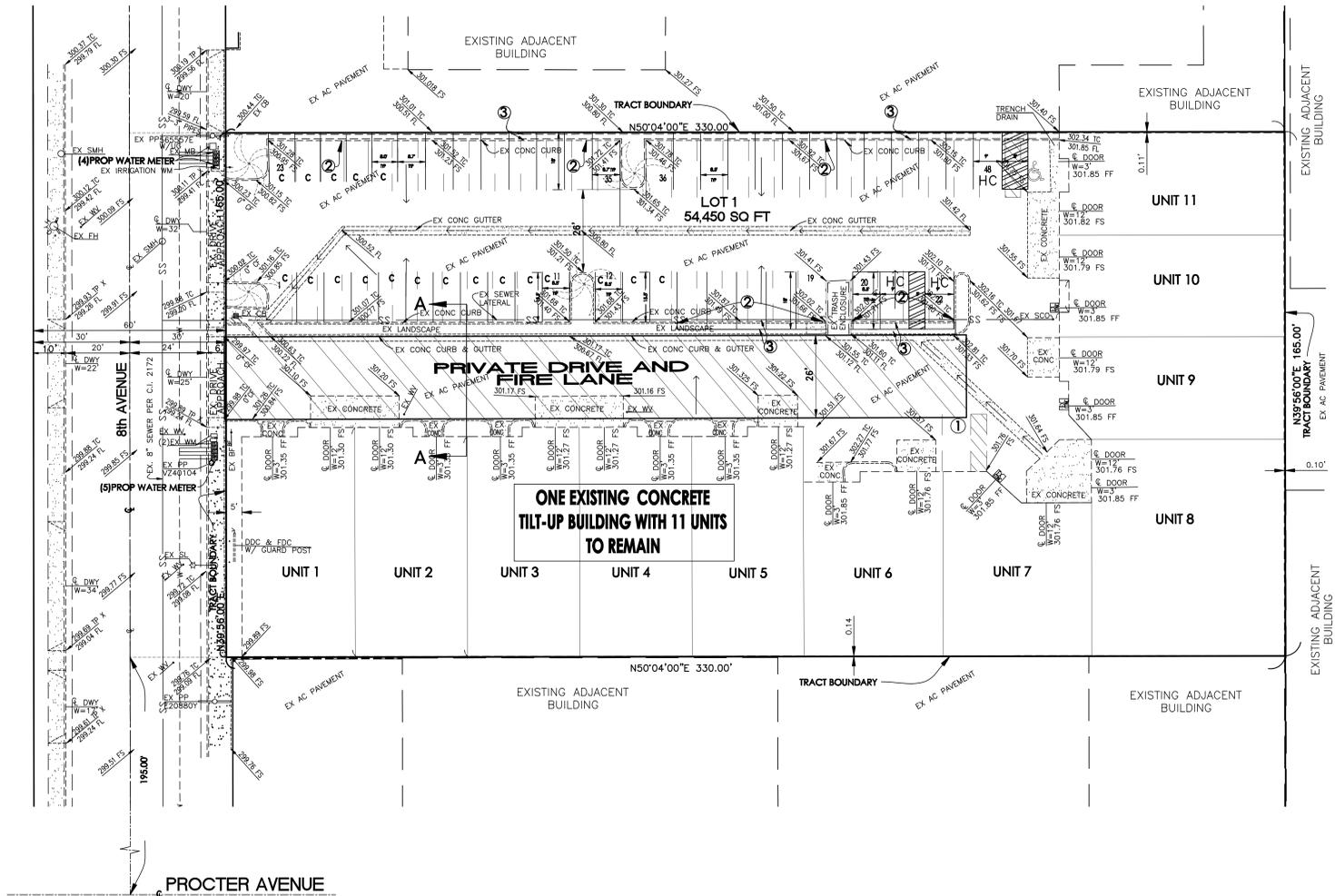
# MAJOR LAND DIVISION TENTATIVE TRACT NO. 073349 (FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1.36 ACRES GROSS AREAS  
1.25 ACRES NET AREA



SCALE: 1"=20'

DATE: 7-28-2015  
REVISION DATE: 11-13-15  
REVISION DATE: 2-12-16



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

- NOTES:**
- ZONE: M-1-BE (PRESENT)  
ZONE: M-1-BE (PROPOSED)  
COMMUNITY LAND USE DESIGNATION  
EXISTING - I (MAJOR INDUSTRIAL)  
PROPOSED - I (MAJOR 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 (1.36 AC) GROSS  
54,450 SF (1.25 AC) NET

**LEGAL DESCRIPTION**  
THE NORTHEASTERLY 165 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)

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

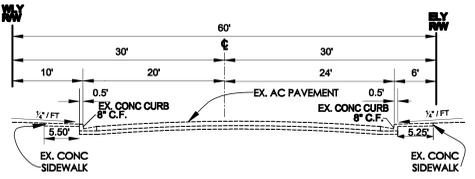
- UTILITY SERVICES:**
- WATER - LA PUENTE COUNTY WATER DISTRICT  
SEWER - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORK SEWER CONSOLIDATION MAINTENANCE  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - VERIZON  
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL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

- 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.

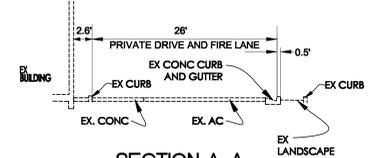
**PARKING MATRIX**

| NO.           | UNIT                   | USE              | SQ. FT. OF OFFICE | PARKING RATIO | SQ. FT. OF WAREHOUSE | PARKING RATIO | SQ. FT. FLOOR SPACE | PARKING RATIO | SPACE REQUIRED              |
|---------------|------------------------|------------------|-------------------|---------------|----------------------|---------------|---------------------|---------------|-----------------------------|
| 1             | WEI ZHENG              | OFFICE/WAREHOUSE | 232               | 1 PER 400     | 2254                 | 1 PER 1000    |                     |               | 4                           |
| 2             | YUNG HUANG             | OFFICE/WAREHOUSE |                   |               |                      |               | 2468                | 1 PER 500     | 5                           |
| 3             | AMBER ACCESSORY        | OFFICE/WAREHOUSE | 229               | 1 PER 400     | 2239                 | 1 PER 1000    |                     |               | 4                           |
| 4             | GREY GHOST ENTERPRISES | OFFICE/WAREHOUSE | 229               | 1 PER 400     | 2239                 | 1 PER 1000    |                     |               | 4                           |
| 5             | EXCEL WINDOW COVERINGS | OFFICE/WAREHOUSE | 431               | 1 PER 400     | 2019                 | 1 PER 1000    |                     |               | 4                           |
| 6             | BEAD RESOURCES CORP    | OFFICE/WAREHOUSE |                   |               |                      |               | 2471                | 1 PER 500     | 5                           |
| 7             | URETEK, INC            | OFFICE/WAREHOUSE | 450               | 1 PER 400     | 1945                 | 1 PER 1000    |                     |               | 4                           |
| 8             | CHAIN SYSTEM, INC      | OFFICE/WAREHOUSE | 508               | 1 PER 400     | 3587                 | 1 PER 1000    |                     |               | 6                           |
| 9             | MICHAEL SHIR           | OFFICE/WAREHOUSE | 337               | 1 PER 400     | 1861                 | 1 PER 1000    |                     |               | 3                           |
| 10            | MICHAEL SHIR           | OFFICE/WAREHOUSE | 423               | 1 PER 400     | 1817                 | 1 PER 1000    |                     |               | 4                           |
| 11            | FOCUS DENTAL SUPPLY    | OFFICE/WAREHOUSE | 230               | 1 PER 400     | 2027                 | 1 PER 1000    |                     |               | 4                           |
| <b>TOTALS</b> |                        |                  | <b>3069</b>       |               | <b>19,988</b>        |               | <b>4939</b>         |               | <b>48</b>                   |
|               |                        |                  |                   |               |                      |               |                     |               | <b>SPACES PROVIDED - 48</b> |

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 16,448 SQ.FT. = 329 SQ. FT.  
LANDSCAPED AREA PROVIDED = 1046 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
  - BF 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
  - WM WITH
  - WM WATER METER
  - WV WATER VALVE

Catherine A. Connen

2-12-16



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

|  |  |
|--|--|
| <p><b>ENGINEER:</b><br/><b>JOHN B. ABELL INC.</b><br/>LAND SURVEY &amp; CIVIL ENGINEERING<br/>140 WEST ORANGE STREET<br/>COVINA, CALIFORNIA 91723<br/>PHONE: (626) 915-7671<br/>cathy@johnbabbellinc.com<br/>tom@johnbabbellinc.com</p> <p>CATHERINE A. CONNEN L.S. 5414</p> | <p><b>OWNER:</b><br/><b>ASHWILL FAMILY LLC</b><br/><b>MITCH ASHWILL</b><br/>21660 E. Copley Drive, Ste. 195<br/>Diamond Bar, CA 91765<br/>626-665-3890</p> |
|--|--|

SCALE: 1"=20' SHT. 1 OF 2  
I.A.C.  
J.N. 7-687