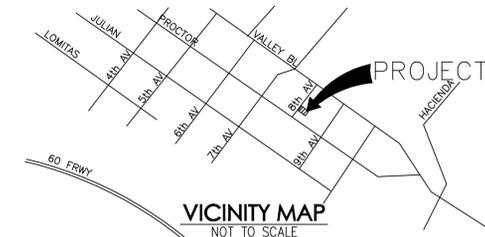


TENTATIVE TRACT NO. 073349

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES
1.25 ACRES GROSS AREAS
1.14 ACRES NET AREA



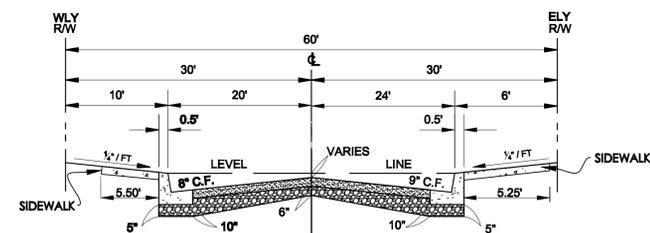
SCALE: 1"=20'
DATE: 7-28-2015

EASEMENTS
FROM OLD REPUBLIC TITLE COMPANY ORDER NO. 2476025226-48 DATED NOVEMBER 20, 2013.

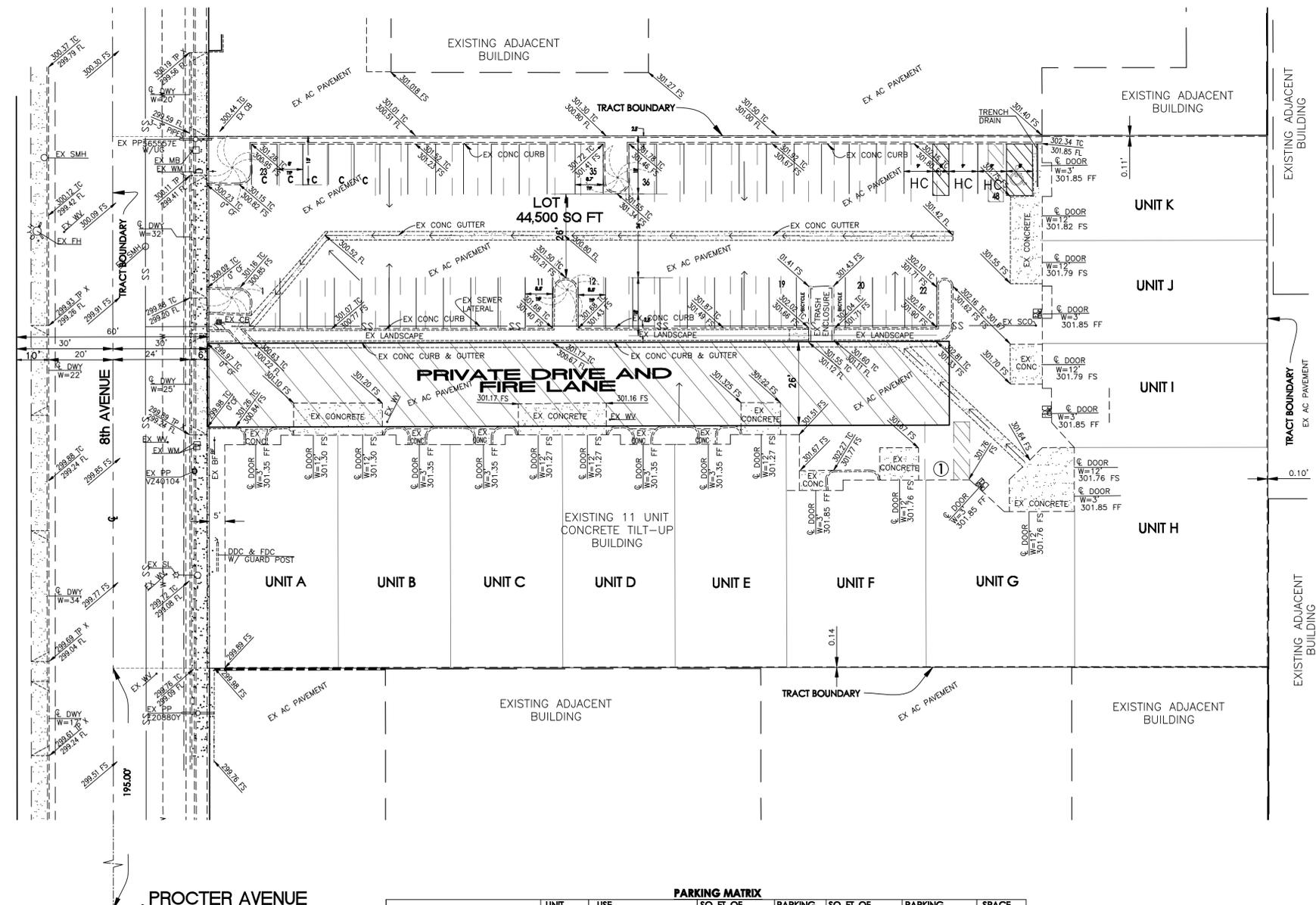
1. AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 4679, PAGE 306 OF DEEDS. LOCATION IS NOT LOCATABLE PER SAID DOCUMENT.

CONSTRUCTION NOTE

1. EXISTING HANDICAP SPACE TO BE REMOVED



TYPICAL SECTION
60' R/W
8th Ave.
NOT TO SCALE



NOTES:

- ZONE: M-1-BE (PRESENT)
- ZONE: M-1-BE (PROPOSED)
- COMMUNITY LAND USE DESIGNATION
EXISTING - 1 (MAJOR INDUSTRIAL)
PROPOSED - 1 (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: 54450 SF (1.25 AC) GROSS
49,500 SF (1.14 AC) NET

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- AC ASPHALT CONCRETE
- BF BACK FLOW DEVICE
- CB CATCH BASIN
- CL CENTERLINE
- CONC 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

PARKING MATRIX

UNIT NO.	USE	SQ. FT. OF OFFICE	PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SPACE REQUIRED
WEI ZHENG	A	232	1 PER 400	2254	1 PER 1000	4
YUNG HUANG	B	535	1 PER 400	1933	1 PER 1000	4
AMBER ACCESSORY	C	229	1 PER 400	2239	1 PER 1000	4
GREY GHOST ENTERPRISES	D	229	1 PER 400	2239	1 PER 1000	4
EXCEL WINDOW COVERINGS	E	431	1 PER 400	2019	1 PER 1000	5
BEAD RESOURCES CORP	F	580	1 PER 400	1891	1 PER 1000	4
URETEK, INC	G	450	1 PER 400	1945	1 PER 1000	4
CHAIN SYSTEM, INC	H	508	1 PER 400	3587	1 PER 1000	6
MICHAEL SHIR	I	337	1 PER 400	1861	1 PER 1000	3
MICHAEL SHIR	J	423	1 PER 400	1817	1 PER 1000	4
FOCUS DENTAL SUPPLY	K	230	1 PER 400	2027	1 PER 1000	4
TOTALS		4184		23,812		48

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 16,448 SQ.FT. = 329 SQ.FT.
LANDSCAPED AREA PROVIDED = 1512 SQ.FT.

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

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 CB 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)



Catherine A. Conner

TENTATIVE TRACT NO. 073349

236 S. 8TH AVE, LA PUENTE 91746

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

OWNER:

ASHWILL FAMILY LLC
MITCH ASHWILL
21660 E. Copley Drive, Ste. 195
Diamond Bar, CA 91765
626-665-3890

CATHERINE A. CONNOR L.S. 5414
SCALE: 1"=20'
10/24/2014
8/31/2010 3:04 PM

SHT. 1 OF 2
T.A.C.
J.N. 7-687