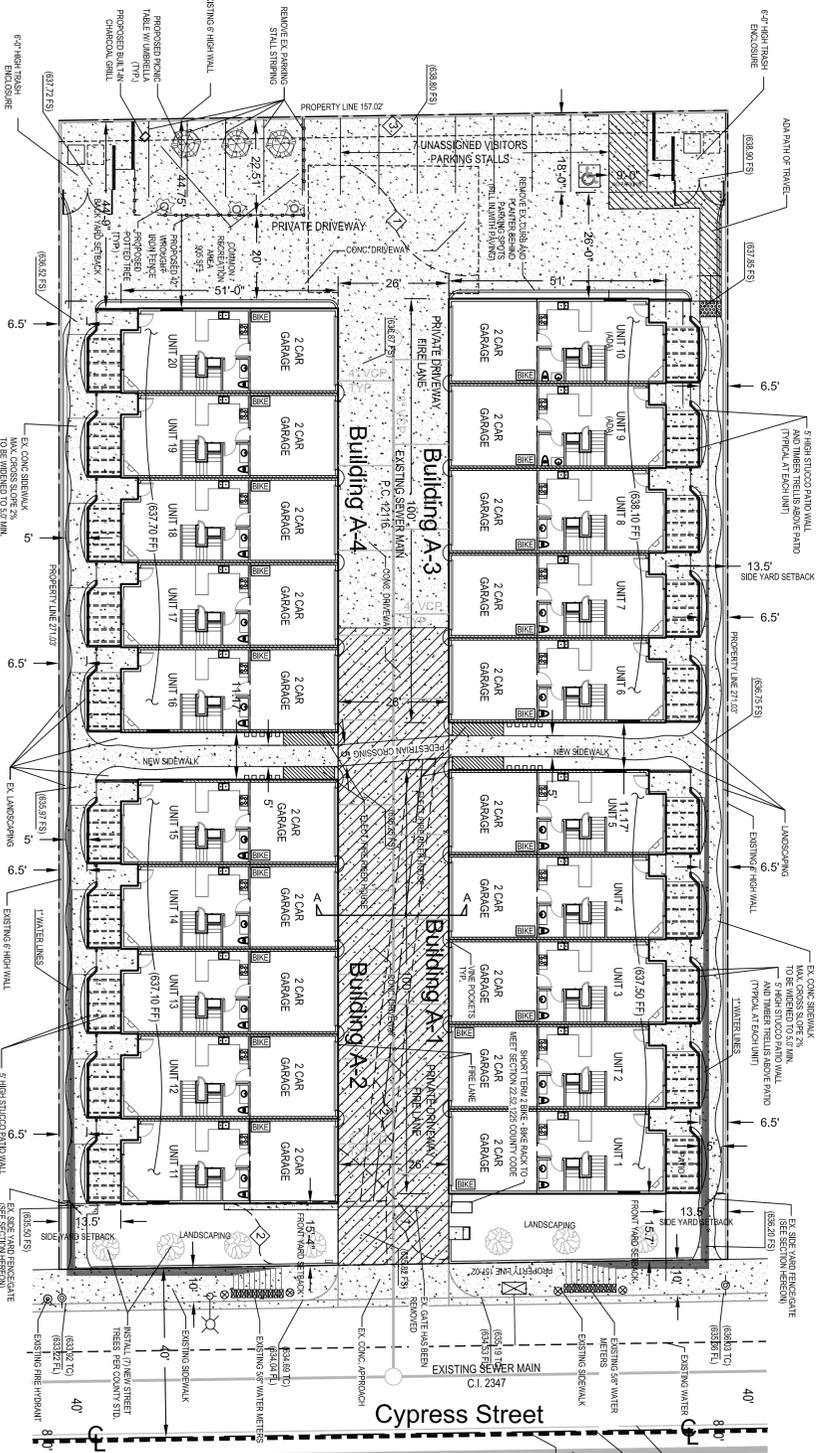


ALL SITE IMPROVEMENTS
SHOWN ARE EXISTING
UNLESS NOTED OTHERWISE.

EXHIBIT MAP MAJOR LAND SUBDIVISION TENTATIVE TRACT NUMBER 073392 FOR CONDOMINIUM CONVERSION PURPOSES LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SITE PLAN
1"=20'

Legend:

- Light blue hatched: EXISTING CONCRETE DRIVEWAY
- Dark blue hatched: EXISTING ASPHALT DRIVEWAY
- Green hatched: EXISTING ASPHALT DRIVEWAY TO BE REMOVED TO 5.0' W.M.
- Red hatched: EXISTING ASPHALT DRIVEWAY TO BE REMOVED TO 5.0' W.M.
- Yellow hatched: EXISTING ASPHALT DRIVEWAY TO BE REMOVED TO 5.0' W.M.
- Blue hatched: EXISTING ASPHALT DRIVEWAY TO BE REMOVED TO 5.0' W.M.

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
FLAUNA A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25
UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)						
UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
FLAUNA A	3 BR. + 2.5 BA	2,834.15	4,715.95	7,550	2,066.25	9,716.25
FLAUNA B	3 BR. + 2.5 BA	1,179.69	1,836.40	30,000	8,265	38,865
ADJ. ACCESSIBLE UNITS PROVIDED: 2 UNITS (ONE OF TOTAL MULTIFAMILY UNITS)						

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING A-1	3,036 SQ. FT.	2,965 SQ. FT.	5,100 SQ. FT.
BUILDING A-2	3,036 SQ. FT.	2,965 SQ. FT.	5,100 SQ. FT.
BUILDING A-3	3,036 SQ. FT.	2,965 SQ. FT.	5,100 SQ. FT.
BUILDING A-4	3,036 SQ. FT.	2,965 SQ. FT.	5,100 SQ. FT.
TOTAL	12,408 SQ. FT.	12,408 SQ. FT.	24,816 SQ. FT. (GROSS)

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A-1 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING A-2 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING A-3 SOUTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%
BUILDING A-4 SOUTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%

Parking Summary:

ADJ. ACCESSIBLE GUEST PARKING REQUIRED: 1 STALL (ONE OF 7 TOTALS)
ADJ. UNASSIGNED GUEST PARKING REQUIRED: 1 STALL (ONE OF 7 TOTALS)
TOTAL PARKING PROVIDED: 27 STALLS
TOTAL PARKING PROVIDED: 27 STALLS

OWNER:
ALLIANCE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
101 N. BARRANCA AVE, STE. 200
WEST COVINA, CA 91791 - 626-967-8888

WILLIAM M. RAYMOND JR. L.S. 7279 EXP-12/31/2016



Benchmark: G 2949
RDB/TJG IN E 08 300MA SO GCR @ NE
COP/GEM/AD E & CYPRESS ST
SAN DIMAS QUAD 2005

EXHIBIT MAP FOR TENTATIVE MAP 073392
FOR CONDOMINIUM CONVERSION PURPOSES
19533 E. CYPRESS ST.
COVINA, CA 91723

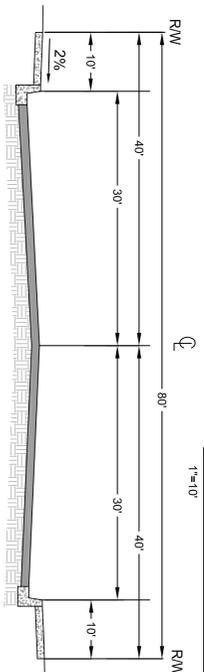


MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE 7, GLENDOVA, CA 91740
PHONE: (626) 914-5798 FAX: (626) 914-5757 WEB: www.meg.us

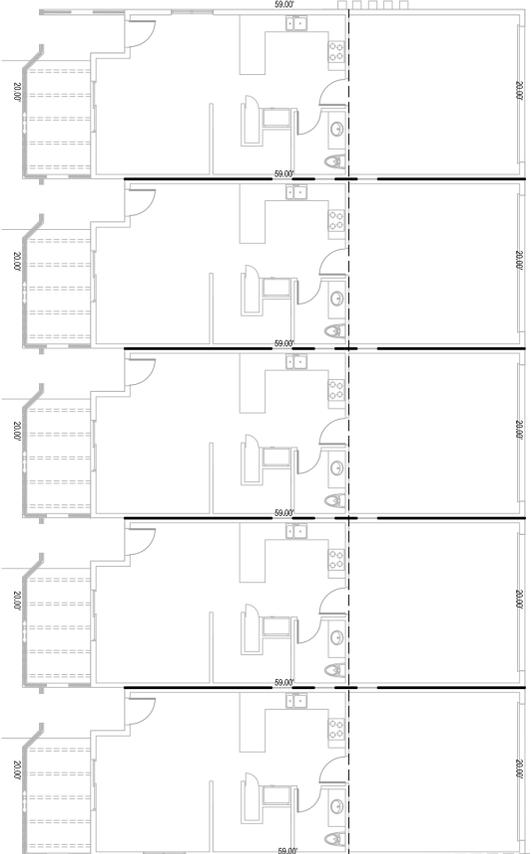
VICINITY MAP
N.T.S.
THAMES CODE 896-94



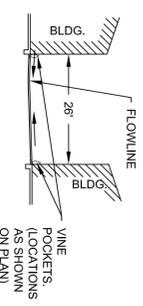
TYPICAL STREET SECTION FOR CYPRESS STREET
SCALE: 1"=10'



TYPICAL PROPOSED UNIT LINES
SCALE: 1"=20'



SECTION A-A (FIRE LANE)
SCALE: 1"=20'



EX TYP. SIDE YARD FENCEGATE
SCALE: 1"=5'

