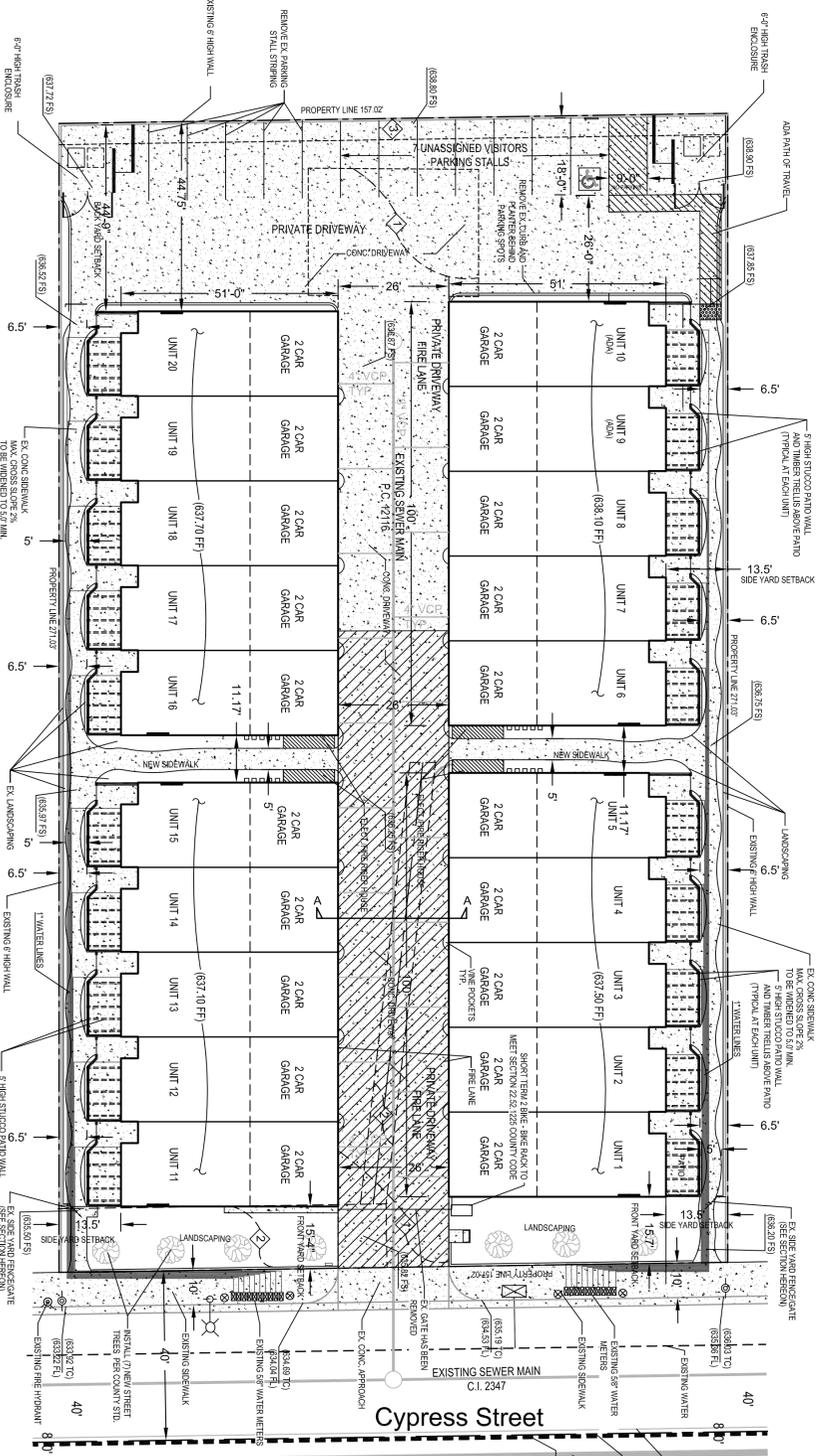


**ALL SITE IMPROVEMENTS
 SHOWN ARE EXISTING
 UNLESS NOTED OTHERWISE.**

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'

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CYPRESS STREET, FORMERLY CYPRESS AVENUE, (AS SHOWN ON THE MAP OF TRACT NO. 21981, RECORDED IN BOOK 801, PAGES 53 THROUGH 54, AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1, THENCE WITH AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1, THENCE EASTERLY, ALONG SAID CENTERLINE, 97 FEET, TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT NO. 51087, RECORDED IN BOOK 1203, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, BEING A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 508 FEET 10 INCHES FROM SAID WESTERLY LINE, THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF SAID TRACT NO. 51087 TO THE SOUTHERLY LINE, OF SAID TRACT NO. 21981; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 97 FEET TO A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE AND PASSES THROUGH THE POINT OF BEGINNING, THENCE SOUTHERLY, ALONG SAID LAST MENTIONED PARALLEL LINE 511 FEET TO THE POINT OF BEGINNING.

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25
UNIT SUMMARY PER BUILDING (NET FLOOR AREA SQUARE FEET)	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL	
UNIT 1	3 BR. + 2.5 BA EA	2,834.15	4,715.95	7,550	2,066.25	9,716.25
UNIT 2	3 BR. + 2.5 BA	11,736.6	18,833.40	30,000	8,265	38,865

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A1 NORTH WALL (GRD 0)	893.50 FT.	56.68 SQ. FT.	6.3%
BUILDING A2 NORTH WALL (GRD 0)	893.50 FT.	56.68 SQ. FT.	6.3%
BUILDING A3 NORTH WALL (GRD 0)	893.50 FT.	56.71 SQ. FT.	6.3%
BUILDING A4 SOUTH WALL (GRD 0)	893.50 FT.	56.71 SQ. FT.	6.3%

Parking Summary:

ALLIANCE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 1001 N. BARBARA AVE, STE. 200
 WEST COVINA, CA 91791 - 626-967-8888

OWNER:

ALLIANCE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 1001 N. BARBARA AVE, STE. 200
 WEST COVINA, CA 91791 - 626-967-8888

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING A1	3,036 SQ. FT.	5,109 SQ. FT.	8,145 SQ. FT. (GROSS)
BUILDING A2	3,036 SQ. FT.	5,109 SQ. FT.	8,145 SQ. FT. (GROSS)
BUILDING A3	3,036 SQ. FT.	5,109 SQ. FT.	8,145 SQ. FT. (GROSS)
BUILDING A4	3,036 SQ. FT.	5,109 SQ. FT.	8,145 SQ. FT. (GROSS)
TOTAL	12,144 SQ. FT.	20,436 SQ. FT.	32,580 SQ. FT. (GROSS)

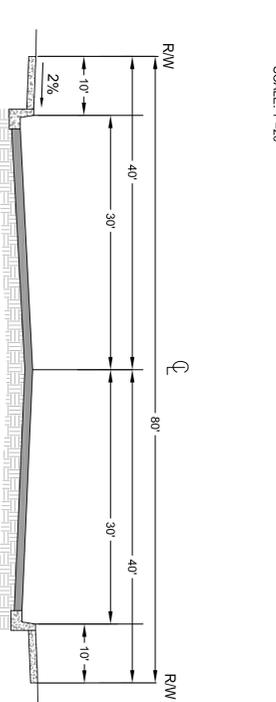
Project Summary:

ZONING EXISTING AND PROPOSED: R-3
 GENERAL PLAN: H-18
 EXISTING USE: 20 UNIT RESIDENTIAL (APARTMENTS)
 PROPOSED USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
 GROSS LOT AREA: 48,830 SQ. FT.
 NET LOT AREA: 42,850 SQ. FT.
 SITE COVERAGE: 20,400 SQ. FT. (48%)
 A/N: 804-004-090

Utility Summary:

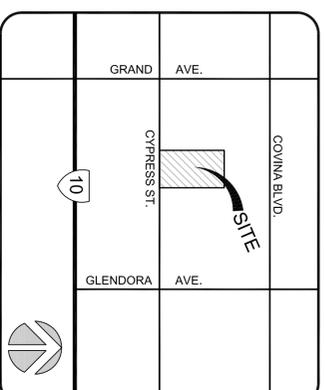
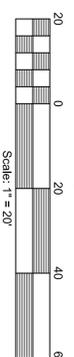
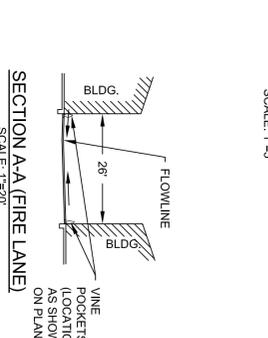
WATER - COUNTY STATE WATER
 SEWER - LA COUNTY SANITATION
 ELECTRIC - SOUTHERN CALIFORNIA EDISON
 TELEPHONE - VERIZON TELEPHONE

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



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

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



VICINITY MAP

MEG
 LAND PLANNING
 OPS & ROBOTIC SURVEYING
 LEED CERTIFICATION
 SUSTAINABLE DESIGN
 DESIGN & ARCHITECTURE

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

TENTATIVE TRACT MAP 073392
 FOR CONDOMINIUM CONVERSION PURPOSES
 COVINA, CA 91723

Plan No.: 144085	Scale: AS NOTED
Date: 9/24/2015	Drawn by: SWM
Sheet 1 of 1 Sheets	File No.: