

CONSULTANT LIST		GENERAL NOTES		SHEET INDEX			
ARCHITECT DENNIS J. FLYNN ARCHITECTS INC. 9312 TRITT CIRCLE VILLA PARK, CA. 92861 714-602-9300 CONTACT: GARY WALKER EMAIL: garyw@dfarch.net CEQA ANALYSTS ULTRASYSYSTEMS ENVIRONMENTAL INC. 16431 SCIENTIFIC WAY IRVINE, CA. 92618 949-788-4900 CONTACT: BOB REICHER EMAIL: breicher@ultrasysystems.com LANDSCAPE ARCHITECT EMERALD DESIGN 305 N. HARBOR BLVD, SUITE 222 FULLERTON, CA. 92632 714-680-0417 CONTACT: CHARLES LAMB EMAIL: charles@emerald1design.com CIVIL ENGINEER COMMERCIAL DEVELOPMENT RESOURCES 4121 WESTERLY PLACE #112 NEWPORT BEACH, CALIFORNIA 92660 949-351-5325 CONTACT: AARON ALBERTSON EMAIL: AAlbertson@CDRwest.com SOILS ENGINEER NORCAL ENGINEERING 10641 HUMBOLT STREET LOS ALAMITOS, CA. 90720 562-799-9469 CONTACT: KEITH D. TUCKER		BUILDING AREA SITE AREA PARCEL "A"132,647 S.F. (3.04 ACRES) PARCEL "B"21,639 S.F. (.50 ACRES) TOTAL SITE AREA154,286 SQ.FT. (3.54 ACRES) TOTAL BUILDING COVERAGE (INCLUDES TRASH ENCLOSURE AREA)28% TOTAL LANDSCAPE COVERAGE:6% BUILDING AREA FIRST FLOOR ENCLOSED42,890 SQ.FT. SECOND FLOOR ENCLOSED42,500 SQ.FT. TOTAL BUILDING AREA85,390 SQ.FT. SECOND FLOOR ROOF OVERHANG8,920 SQ.FT. TRASH ENCLOSURE AREA320 SQ.FT. BUSINESS OPS. PLAN 1. NUMBER OF EMPLOYEES (49), EMPLOYEES PER SHIFT (25) 2. HOURS OF OPERATION: M-SAT. 8:30 AM - 9PM, SUN. 10 AM - 8 PM 3. OPERATIONS ON SITE WILL INCLUDE THE SALES AND VEHICLE PREP OF NEW AND USED VEHICLES 4. NUMBER OF CLIENTS (50 PER DAY) 5. NUMBER OF DELIVERIES PER DAY (1 VEHICLE TRANSPORT TRUCK ON SITE) 6. NUMBER OF DELIVERIES PER WEEK (5) 7. THE EV CHARGING WILL BE AVAILABLE TO THE PUBLIC, SECURITY WILL BE PROVIDED 24 HOURS PER DAY BY ON STAFF SECURITY.		DFA DENNIS FLYNN ARCHITECTS DENNIS J. FLYNN ARCHITECTS, INC. 9312 TRITT CIRCLE VILLA PARK, CALIFORNIA 92861 PH. (714) 602-9300 FAX (714) 602-9309 Mercedes-Benz MERCEDES WEST COVINA AUTOMOTIVE SALES DEALERSHIP 1800 E. GARVEY S. WEST COVINA, CA, 91791 for ENVISION MOTORS		A0.0 COVER SHEET CIVIL PLANS 01 of 03 CONCEPTUAL GRADING PLAN 02 of 03 CONCEPTUAL UTILITY PLAN 03 of 03 CONCEPTUAL GRADING NOTES 01 of 05 ALTANSPS LAND TITLE SURVEY 02 of 05 ALTANSPS LAND TITLE SURVEY 03 of 05 ALTANSPS LAND TITLE SURVEY 04 of 05 ALTANSPS LAND TITLE SURVEY 05 of 05 ALTANSPS LAND TITLE SURVEY ARCHITECTURAL PLANS A1.01 SITE PLAN A1.02 SITE DETAILS A2.01 FIRST FLOOR PLAN A2.02 SECOND FLOOR PLAN A2.04 EXTERIOR ELEVATIONS DC CHARGER PLANS C101 SITE C501 SITE DETAILS E101 ELECTRICAL SITE PLAN E102 ELECTRICAL SITE DETAILS E501 ELECTRICAL DETAILS LANDSCAPE LC1 LANDSCAPE CONCEPTUAL PLAN	
DEFERRED SUBMITTALS							
VICINITY MAP		PROJECT GENERAL INFORMATION					
		PROPERTY ADDRESS: 1800 EAST GARVEY SOUTH, WEST COVINA, CALIFORNIA EXISTING LAND USE: PROPOSED USE: SCOPE OF WORK: PROPERTY OWNER: ENVISION WC MB RE LLC 2010 E GARVEY S WEST COVINA, CALIFORNIA, 91791 ACCESSOR PARCEL NUMBER: APN'S: 8478-007-031, 025, 0042 LOT AREA: 154,286 Sq.Ft. (3.54 ACRES) AUTOMOBILE SALES, REPAIR, STORAGE, VEHICLE DISPLAY, AND RELATED USES AUTOMOBILE SALES, STORAGE, VEHICLE DISPLAY, AND RELATED USES THE PROPOSED PROJECT WOULD INVOLVE DEMOLITION OF AN EXISTING AUTO DEALERSHIP (ENVISION MOTORS TOYOTA) AND AN OPERATING SHELL GAS STATION, AND CONSTRUCTION OF A NEW TWO-STORY AUTOMOTIVE SALES AND DEALERSHIP BUILDING HOUSING ENVISION MOTORS MERCEDES BENZ, SELLING FOUR RELATED BRANDS - MERCEDES BENZ, MAYBACH, AMG AND SPRINTER - AS WELL AS ASSOCIATED SURFACE PARKING, LANDSCAPING, AND FACILITIES FOR EV CHARGING.					

DATE:
11/11/24

PLANNING DEPARTMENT SUBMITTAL

23032

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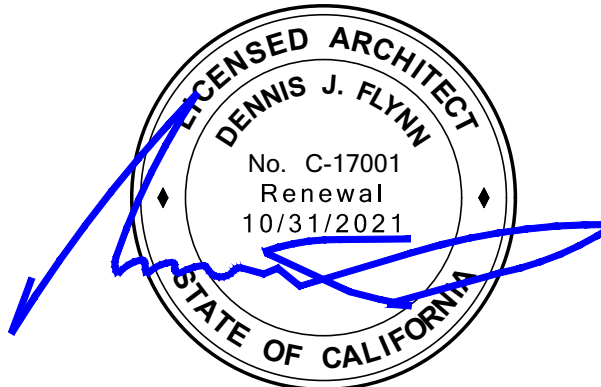
SEAL

DENNIS J. FLYNN
No. C-17091
Renewal
10/31/2021
STATE OF CALIFORNIA

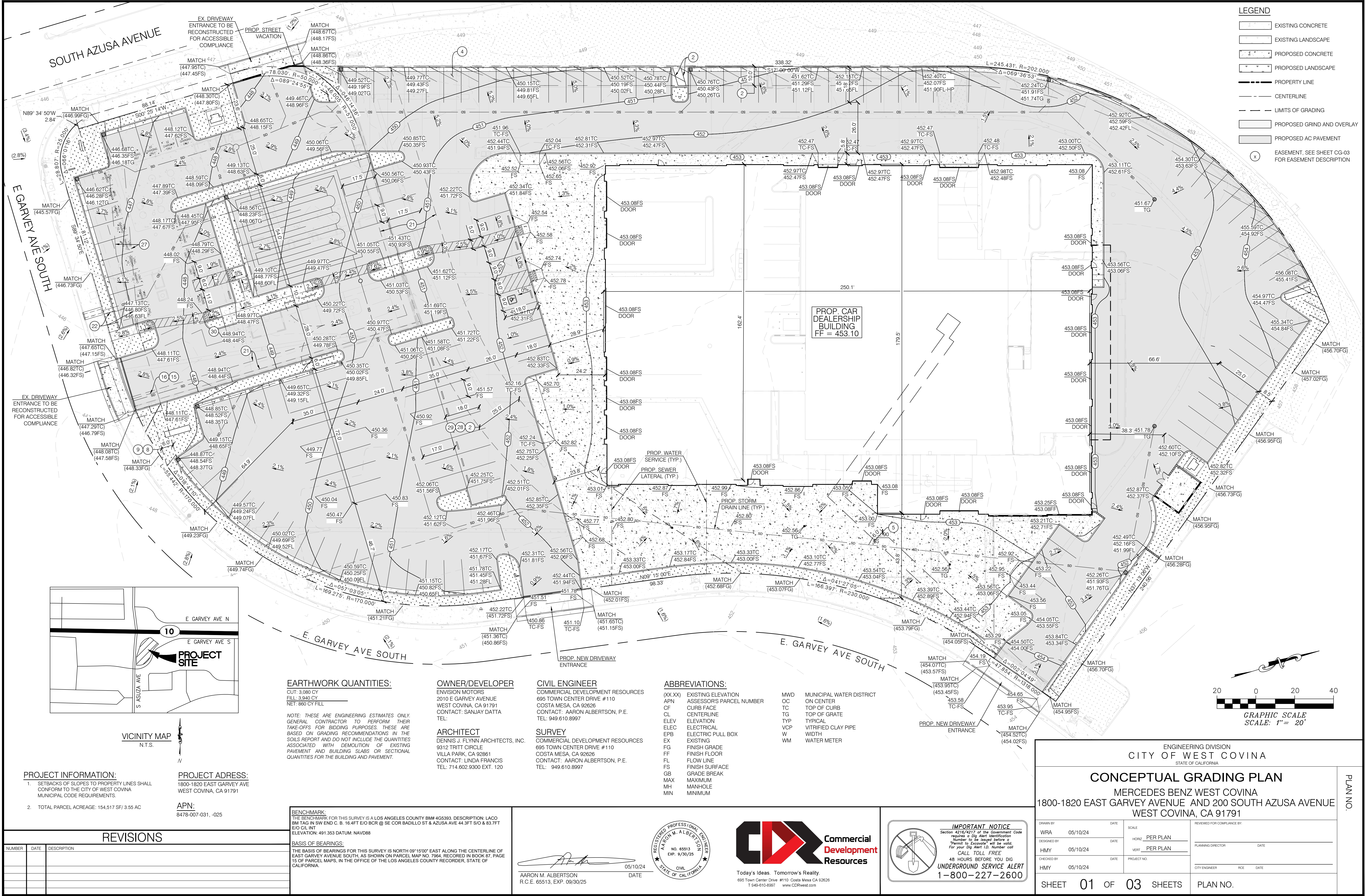
DATE: 11/12/24
PLANNING DEPARTMENT SUBMITTAL

23032

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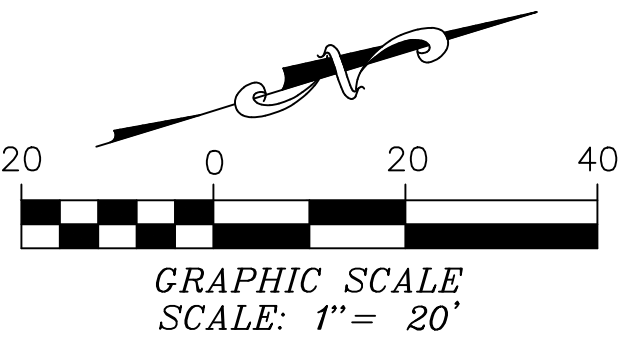


DENNIS J. FLYNN ARCHITECTS, INC.
9213 TRITT CIRCLE, VILLA PARK, CALIFORNIA 92861 TEL: 714-602-9300 FAX: 714-602-9309





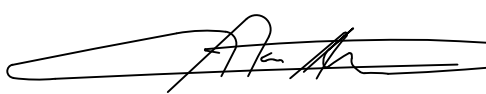
- LEGEND**
- EXISTING CONCRETE
 - PROPOSED CONCRETE
 - LANDSCAPING
 - PROPERTY LINE
 - CENTERLINE
 - SS - EXISTING SEWER LINE
 - PROPOSED STORM LINE
 - PROPOSED WATER LINE
 - EXISTING CONTOUR
 - SEE SHEET 03 FOR EASEMENT NOTES



REVISIONS		
NUMBER	DATE	DESCRIPTION

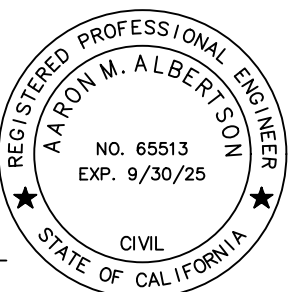
BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G5393. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3FT S/O & 83.7FT E/O CL INT. ELEVATION: 491.353 DATUM: NAVD88

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH, AS SHOWN ON PARCEL MAP NO. 7964, RECORDED IN BOOK 67, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.



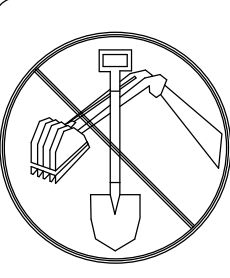
AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25

05/01/24
DATE





Today's Ideas. Tomorrow's Reality.
695 Town Center Drive #110 Costa Mesa CA 92626
T 949-610-8987 www.CDRwest.com



IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call **CALL TOLL FREE 1-800-227-2600** 48 HOURS BEFORE YOU DIG **UNDERGROUND SERVICE ALERT**

ENGINEERING DIVISION CITY OF WEST COVINA STATE OF CALIFORNIA			
CONCEPTUAL UTILITY PLAN MERCEDES BENZ WEST COVINA 1800-1820 EAST GARVEY AVENUE AND 200 SOUTH AZUSA AVENUE WEST COVINA, CA 91791			
DRAWN BY BS 05/01/24		DATE	
DESIGNED BY BS/HMY 05/01/24		DATE	
CHECKED BY HMY 05/01/24		DATE	
SCALE HORIZ PER PLAN VERT PER PLAN		PROJECT NO.	
SHEET 02 OF 03 SHEETS		PLAN NO.	

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 2, AS SHOWN UPON PARCEL MAP NO. 7964, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 87 PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF PARCEL 2, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 36, FILED IN BOOK 10 PAGE 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL 1, IN SAID CITY, AS SHOWN ON PARCEL MAP NO. 2330, FILED IN BOOK 33 PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TOGETHER WITH THOSE PORTIONS OF LOTS 26 AND 27 OF TRACT NO. 18268, IN SAID CITY, AS PER MAP RECORDED IN BOOK 451, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND AS DESCRIBED IN PARCEL 56045-1, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY, SUPERIOR COURT CASE NO. C-11147, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 1, 1974 AS INSTRUMENT NO. 2361; THENCE ALONG THE WESTERLY BOUNDARY OF THE LAND AS DESCRIBED IN PARCEL NO. 56045-1, IN SAID FINAL ORDER OF CONDEMNATION TO AND ALONG THE SOUTHERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO RAY L. ANDERSON AND HELEN T. ANDERSON, RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 2611, AS FOLLOWS:

SOUTH 9° 15' 00" WEST 83.91 FEET AND SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION THEREOF, NORTH 0° 39' 22" EAST TO THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINES OF SAID PARCELS 1 AND 2, AS FOLLOWS:

EASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 34° 51' 07" AN ARC DISTANCE OF 142.95 FEET AND NORTH 50° 35' 17" EAST 42.28 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM LOTS 26 AND 27, THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPT FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

PARCEL C:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHOWN ON MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ARROYO AVENUE, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK 12122 PAGE 118 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, NOW GARVEY BOULEVARD, DISTANT THEREON SOUTH 89° 34' 50" EAST 202.86 FEET FROM THE INTERSECTION THE WESTERLY LINE OF THE REAL PROPERTY AS DESCRIBED IN THE DEED TO SAMUEL WILSON RECORDED IN BOOK 4652 PAGE 147 OF DEEDS, RECORDS OF SAID COUNTY, SAID WESTERLY LINE BEING THE EASTERLY LINE OF AZUSA AVENUE, 60 FEET WIDE; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89° 34' 50" EAST ALONG SAID SOUTHERLY LINE OF ARROYO AVENUE 427.17 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE MENTIONED REAL PROPERTY DESCRIBED IN SAID DEED TO SAMUEL WILSON; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 24' 50" WEST 164.56 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1268.00 FEET, SAID CURVE BEING THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 263 OF TRACT NO. 18811, AS SHOWN ON MAP RECORDED IN BOOK 483 PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID CURVE, FROM A TANGENT WHICH BEARS SOUTH 60° 36' 04" WEST THROUGH AN ANGLE OF 10° 14' 59", A DISTANCE OF 225.04 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50° 21' 05" WEST 190.61 FEET TO THE POINT OF TANGENCY OF THIS COURSE WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 235.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO ITS INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 137.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 OF TRACT NO. 18268, AS SHOWN ON MAP RECORDED IN BOOK 451 PAGES 24 AND 25 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WESTERLY ALONG SAID LAST MENTIONED CURVE TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RAY L. ANDERSON, ET UX, RECORDED ON FEBRUARY 10, 1956 AS INSTRUMENT NO. 4130 IN BOOK 50291 PAGE 362 OF OFFICIAL RECORDS OF SAID COUNTY RECITED THEREIN AS THENCE TANGENT SOUTH 89° 50' 09" WEST A DISTANCE OF 83 FEET; THENCE SOUTH 89° 50' 09" WEST ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF WEST COVINA, A MUNICIPAL CORPORATION, RECORDED ON JUNE 7, 1956 AS INSTRUMENT NO. 5190 IN BOOK 51394 PAGE 336 OF SAID OFFICIAL RECORDS; THENCE ALONG THE LINES OF THE LAND DESCRIBED IN SAID DEED TO THE CITY OF WEST COVINA AS FOLLOWS: SOUTH 89° 50' 09" WEST 1.33 FEET, SOUTHWESTERLY AND SOUTHERLY ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 OF SAID TRACT NO. 18268 AND SOUTHERLY ALONG SAID NORTHERLY PROLONGED WESTERLY LINE 87.34 FEET TO THE NORTHWESTERLY CORNER OF LOT 39 OF SAID TRACT NO. 18268; THENCE SOUTH 89° 20' 09" EAST ALONG THE NORTHERLY LINE OF SAID LOT 39, A DISTANCE OF 150 FEET; THENCE NORTHERLY PARALLEL WITH THE SAID NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 TO THE INTERSECTION THEREOF WITH THE ABOVE DESCRIBED CURVE RECITED AS HAVING A RADIUS OF 235 FEET; THENCE WESTERLY ALONG THE SAID LAST MENTIONED CURVE TO THE SAID TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN DEED TO THE CITY OF WEST COVINA DATED FEBRUARY 24, 1975 AND RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 3615, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 36, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 00° 39' 22" EAST, ALONG THE WESTERLY LINE OF SAID LOT, 38.70 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 78.54 FEET; THENCE TANGENT TO SAID CURVE SOUTH 89° 20' 38" EAST 5.00 FEET TO A POINT ON A CUSP, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE, THOUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 78.54 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTHERLY ALONG A LINE THAT IS PARALLEL WITH AND 5.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED WESTERLY LINE OF SAID LOT, 88.70 FEET; THENCE NORTH 89° 20' 00" WEST, 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF LOT 39 OF TRACT NO. 18268, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 451 PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH IN THE INTEREST OF THE ALLEY INCLUDED WITHIN THE FOLLOWING MENTIONED METES AND BOUNDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 4 OF PARCEL NO. 36, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 64 OF PARCEL MAPS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 4, SAID LINE BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,258.00 FEET, THROUGH AN ANGLE OF 10° 14' 59", AN ARC DISTANCE OF 225.04 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 39° 38' 55" EAST, 0.15 FEET, TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID CURVE FROM A TANGENT BEARING SOUTH 48° 06' 36" WEST, THROUGH AN ANGLE OF 38° 51' 36", AN ARC DISTANCE OF 115.30 FEET; THENCE TANGENT TO LAST SAID CURVE, SOUTH 09° 15' 00" WEST 98.33 FEET, TO A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID CURVE, THROUGH AN ANGLE OF 33° 35' 32", AN ARC DISTANCE OF 134.85 FEET, TO THE NORTHERLY LINE OF SAID TRACT NO. 18268; THENCE ALONG LAST SAID LINE, NORTH 89° 34' 50" 100.31 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, FROM A TANGENT BEARING SOUTH 66° 17' 58" WEST, THROUGH AN ANGLE OF 24° 07' 12", AN ARC DISTANCE OF 71.57 FEET; THENCE NORTH 89° 34' 50" WEST 105.00 FEET, TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AND WHICH IS TANGENT TO THE WESTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 36, AT A POINT DISTANT THEREON NORTH 00° 25' 10" EAST 10.16 FEET, FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH AN ANGLE OF 66° 01' 48", AN ARC DISTANCE OF 28.81 FEET, TO THE NORTHERLY LINE OF SAID TRACT NO. 18268; THENCE ALONG LAST SAID LINE, SOUTH 89° 34' 50" EAST, 197.31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE PRECIOUS METALS AND ORES THEREOF AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PARCEL 1 OF SAID PARCEL NO. 36.

APN: 8478-007-025, -031, and -042

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS TEH PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT DATED JUNE 23, 2022 AT 7:30 A.M. FOR ORDER NUMBER 00180095-994-LT2-1TW.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
725 SOUTH FIGUEROA STREET,
SUITE 200
LOS ANGELES, CA
(213) 488-4300

ORDER NO.: 00180095-994-LT2-1TW
TITLE: TED TANJENNIFER WRIGHT
DATED: JUNE 23, 2022 AT 7:30 A.M.

ITEMS 1, 19, 20, 31THROUGH 37 ARE NOT SURVEY RELATED MATTERS AND ARE NOT REFERENCED HERERON.

2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE, SANITARY SEWERS, PIPELINES, WATER DISTRIBUTION FACILITIES, ELECTRICAL SUPPLY SYSTEM
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

3 THE RIGHT OF THE COVINA IRRIGATING COMPANY FACILITIES, IN, ON, OVER SAID LAND, AS DISCLOSED BY DEED
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION OF COVINA IRRIGATING COMPANY FACILITIES IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.

4 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.

5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: MAY 4, 1979
RECORDING NO: 79-486622, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

6 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: JOINT USE AGREEMENT
RECORDING DATE: AUGUST 24, 1988
RECORDING NO: 88-1347467, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

7 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: FIRST AMENDMENT TO OWNER PARTICIPATION AGREEMENT
RECORDING DATE: JULY 5, 1991
RECORDING NO: 91-1027991, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: OCTOBER 14, 1993
RECORDING NO: 93-200983, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING DATE: JANUARY 12, 1953
RECORDING NO: 2868, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES AND CONDUITS
RECORDING DATE: JANUARY 20, 1953
RECORDING NO: 2322, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS
RECORDING DATE: NOVEMBER 20, 1986
RECORDING NO: 86-1610350, OF OFFICIAL RECORDS
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IT IS NOT PLOTTED HEREON.

11 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: JOINT USE AGREEMENT
RECORDING DATE: AUGUST 24, 1988
RECORDING NO: 88-1347467, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PROPERTY
RECORDING DATE: DECEMBER 22, 1986
RECORDING NO: 86-1780765, OF OFFICIAL RECORDS
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IT IS NOT PLOTTED HEREON.

13 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

14 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: CERTIFICATE OF COMPLETION OF CONSTRUCTION AND DEVELOPMENT
RECORDING DATE: APRIL 25, 1989
RECORDING NO: 89-647799, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 20, 1993
RECORDING NO: 93-2040327, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 14, 1993
RECORDING NO: 93-2437905, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

17 FACTS OR MATTERS DISCLOSED BY THE FILING OF RECORD OF SURVEY FILED IN BOOK 276 PAGE 25 OF RECORD OF SURVEYS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

18 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. 17983, DATED DECEMBER 28, 2018 PREPARED BY JEFFERY L. MAYS, L.S. NO. 6379 FOR JRN CIVIL ENGINEERS:

- A. CHAIN LINK FENCE LIES 0.2' SOUTHEAST OF PROPERTY LINE
B. CONCRETE CURB LIES 25.6' NORTHWEST OF PROPERTY LINE
C. BLOCK WALL LIES 3.7' NORTHWEST OF PROPERTY LINE
D. CONCRETE CURB LIES 4.5' NORTHWEST OF PROPERTY LINE
E. NEIGHBORING OVERHANG LIES 0.4' NORTH OF PROPERTY LINE
F. THE BUILDING ON PARCEL 4 EXTENDS ONTO AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED MAY 4, 1979 AS INSTRUMENT # 486622 OF OFFICIAL RECORDS

21 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 2, 1952
RECORDING NO: 2973, IN BOOK 39984 PAGE 334, OF OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: FEBRUARY 25, 1953

RECORDING NO: 2640, IN BOOK 41053 PAGE 360, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, AMONGST THE VARIOUS BLANKET PROVISIONS CONTAINED THEREIN, THIS ITEM CONTAINS A 25' FRONT, 5 FOOT SIDE AND REAR AND A 10 FOOT STREET SIDE SETBACK WHICH MAY AFFECT THE SUBJECT PROPERTY AND THEY ARE PLOTTED HEREON.

22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POWER LINES
RECORDING DATE: JANUARY 12, 1953
RECORDING NO: 2668, IN BOOK 40710 PAGE 117, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

23 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: ASSOCIATED TELEPHONE COMPANY LTD.
PURPOSE: UTILITIES
RECORDING DATE: JANUARY 20, 1953
RECORDING NO: 2322, IN BOOK 40777 PAGE 256 OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

24 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: FEBRUARY 16, 1955
RECORDING NO: 3745, IN BOOK 46932 PAGE 297, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.

25 WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED
RECORDING DATE: FEBRUARY 16, 1955
RECORDING NO: 3745, IN BOOK 46932 PAGE 297, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

26 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED AS PARCEL MAP NO. 36 IN BOOK 10 PAGE 64 OF PARCEL MAPS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.

27 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: MARCH 24, 1975
RECORDING NO: 2226, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.

28 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SUBURBAN WATER SYSTEMS
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 20, 1975
RECORDING NO: 4181, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.

29 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 20, 1975
RECORDING NO: 4184, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.

30 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 4, 1986
RECORDING NO: 86-165033, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS APPROXIMATELY PLOTTED HEREON. THE RECORD DOCUMENT CONTAINS AMBIGUOUS LANGUAGE, FROM A POINT 123 FEET EAST OF THE NORTHWEST CORNER OF LOT 39 A LINE 169 FEET EASTERLY OF THE CENTERLINE OF AZUSA AVENUE LIES WEST OF THE POINT OF BEGINNING.

REVISIONS

NUMBER	DATE	DESCRIPTION

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G3693. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3FT S/O & 83.7FT E/O CL INT.
ELEVATION: 491.353 DATUM: NAVD88

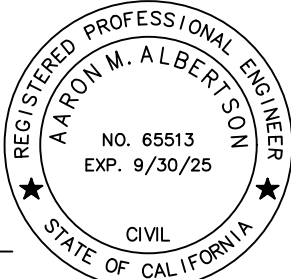
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH 89°34'50" WEST ALONG THE CENTERLINE OF PARCEL 67, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

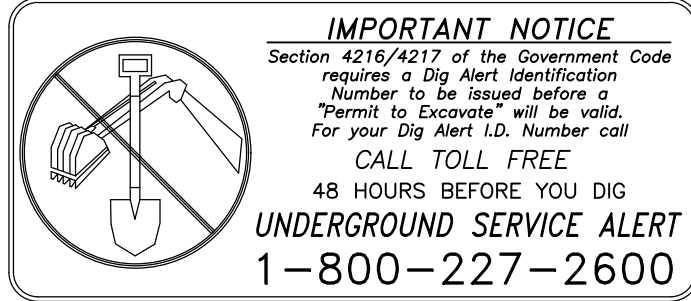
05/10/24

AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25

DATE



Today's Ideas. Tomorrow's Reality.
695 Town Center Drive #110 Costa Mesa CA 92626
T 949-610-8987 www.CDRwest.com



ENGINEERING DIVISION CITY OF WEST COVINA STATE OF CALIFORNIA			
CONCEPTUAL GRADING NOTES MERCEDES BENZ WEST COVINA 1800-1820 EAST GARVEY AVENUE AND 200 SOUTH AZUSA AVENUE WEST COVINA, CA 91791			
DRAWN BY WRA 05/10/24		SCALE HORIZ PER PLAN VERT PER PLAN	
DESIGNED BY HMY 05/10/24		PLANNING DIRECTOR DATE	
CHECKED BY HMY 05/10/24		PROJECT NO. CITY ENGINEER RCE DATE	
SHEET 03 OF 03 SHEETS		PLAN NO.	

S:\Projects\2023\2023-03650_DFA_West Covina Toyota (Formerly Nissan)_West Covina CADesign\Bases\C-Titledock-202350.dwg

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 2, AS SHOWN UPON PARCEL MAP NO. 7964, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 87 PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF PARCEL 2, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 36, FILED IN BOOK 10 PAGE 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL 1, IN SAID CITY, AS SHOWN ON PARCEL MAP NO. 2330, FILED IN BOOK 33 PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TOGETHER WITH THOSE PORTIONS OF LOTS 26 AND 27 OF TRACT NO. 18268, IN SAID CITY, AS PER MAP RECORDED IN BOOK 451, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND AS DESCRIBED IN PARCEL 56045-1, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY, SUPERIOR COURT CASE NO. C-11147, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 1, 1974 AS INSTRUMENT NO. 2361; THENCE ALONG THE WESTERLY BOUNDARY OF THE LAND AS DESCRIBED IN PARCEL NO. 56045-1, IN SAID FINAL ORDER OF CONDEMNATION TO AND ALONG THE SOUTHERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO RAY L. ANDERSON AND HELEN T. ANDERSON, RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 2611, AS FOLLOWS:

SOUTH 9° 15' 00" WEST 93.91 FEET AND SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION THEREOF, NORTH 0° 39' 22" EAST TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY LINES OF SAID PARCELS 1 AND 2, AS FOLLOWS:

EASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 34° 51' 07" AN ARC DISTANCE OF 142.95 FEET AND NORTH 50°35' 17" EAST 42.28 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM LOTS 26 AND 27, THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPT FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

PARCEL C:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHOWN ON MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDIES:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ARROYO AVENUE, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK 12122 PAGE 118 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, NOW GARVEY BOULEVARD, DISTANT THEREON SOUTH 89° 34' 50" EAST 202.86 FEET FROM THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF THE DEED TO SAMUEL WILSON RECORDED IN THE DEED TO SAMUEL WILSON RECORDED IN BOOK 4652 PAGE 147 OF DEEDS, RECORDS OF SAID COUNTY, SAID WESTERLY LINE BEING THE EASTERLY LINE OF AZUSA AVENUE, 60 FEET WIDE; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89° 34' 50" EAST ALONG SAID SOUTHERLY LINE OF ARROYO AVENUE 427.17 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE MENTIONED REAL PROPERTY DESCRIBED IN SAID DEED TO SAMUEL WILSON; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 24' 50" WEST 164.54 FEET CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1258.00 FEET, SAID CURVE BEING THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 263 OF TRACT NO. 18811, AS SHOWN ON MAP RECORDED IN BOOK 483 PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID CURVE, FROM A TANGENT WHICH BEARS SOUTH 60° 36' 04" WEST THROUGH AN ANGLE OF 10° 14' 59", A DISTANCE OF 225.04 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50° 21' 05" WEST 190.61 FEET TO THE POINT OF TANGENCY OF THIS COURSE WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 235.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO ITS INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 137.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 OF TRACT NO. 18268, AS SHOWN ON MAP RECORDED IN BOOK 451 PAGES 24 AND 25 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WESTERLY ALONG SAID LAST MENTIONED CURVE TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RAY L. ANDERSON, ET UX, RECORDED ON FEBRUARY 10, 1956 AS INSTRUMENT NO. 4130 IN BOOK 50291 PAGE 362 OF OFFICIAL RECORDS OF SAID COUNTY RECITED THEREIN AS THENCE TANGENT SOUTH 89° 50' 09" WEST A DISTANCE OF 83 FEET; THENCE SOUTH 89°50' 09" WEST ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF WEST COVINA, A MUNICIPAL CORPORATION, RECORDED ON JUNE 7, 1956 AS INSTRUMENT NO. 5190 IN BOOK 51384 PAGE 336 OF SAID OFFICIAL RECORDS; THENCE ALONG THE LINES OF THE LAND DESCRIBED IN SAID DEED TO THE CITY OF WEST COVINA AS FOLLOWS: SOUTH 89° 50' 09" WEST 1.33 FEET, SOUTHWESTERLY AND SOUTHERLY ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" LOT, A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 OF SAID TRACT NO. 18268 AND SOUTHERLY ALONG SAID NORTHERLY PROLONGED WESTERLY LINE 87.34 FEET TO THE NORTHWESTERLY CORNER OF LOT 39 OF SAID TRACT NO. 18268; THENCE SOUTH 89° 20' 00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 39, A DISTANCE OF 150 FEET; THENCE NORTHERLY PARALLEL WITH THE SAID NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 39 TO THE INTERSECTION THEREOF WITH THE ABOVE DESCRIBED CURVE RECITED AS HAVING A RADIUS OF 235 FEET; THENCE WESTERLY ALONG THE SAID LAST MENTIONED CURVE TO THE SAID TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN DEED TO THE CITY OF WEST COVINA DATED FEBRUARY 24, 1975 AND RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 3615, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 36, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 00°38'22" EAST ALONG THE WESTERLY LINE OF SAID LOT, 38.70 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 78.54 FEET; THENCE TANGENT TO SAID CURVE SOUTH 89°20'38" EAST 5.00 FEET TO A POINT ON A CUSP, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE, THOUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 78.54 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTHERLY ALONG A LINE THAT IS PARALLEL WITH AND 5.00 EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED WESTERLY LINE OF SAID LOT, 88.70 FEET; THENCE NORTH 89°20'00" WEST, 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF LOT 39 OF TRACT NO. 18268, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 451 PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH IN THE INTEREST OF THE ALLEY INCLUDED WITHIN THE FOLLOWING MENTIONED METES AND BOUNDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 4 OF PARCEL NO. 36, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 64 OF PARCEL MAPS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 4, SAID LINE BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,258.00 FEET, THROUGH AN ANGLE OF 10°14'59"; AN ARC DISTANCE OF 225.04 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 39°38'55" EAST, 0.15 FEET, TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID CURVE FROM A TANGENT BEARING SOUTH 48°06'36" WEST, THROUGH AN ANGLE OF 38°51'36", AN ARC DISTANCE OF 115.30 FEET; THENCE TANGENT TO LAST SAID CURVE, SOUTH 09°15'00 WEST 98.33 FEET, TO A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID CURVE, THROUGH AN ANGLE OF 33°35'32", AN ARC DISTANCE OF 134.86 FEET, TO THE NORTHERLY LINE OF SAID TRACT NO. 18268; THENCE ALONG LAST SAID LINE, NORTH 89°34'50" 100.31 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, FROM A TANGENT BEARING SOUTH 66°17'58" WEST, THROUGH AN ANGLE OF 24°07'12", AN ARC DISTANCE OF 71.57 FEET; THENCE NORTH 89°34'50" WEST 105.00 FEET, TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AND WHICH IS TANGENT TO THE WESTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 36, AT A POINT DISTANT THEREON NORTH 00°25'10" EAST 10.10 FEET, FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH AN ANGLE OF 66°01'48", AN ARC DISTANCE OF 28.81 FEET, TO THE NORTHERLY LINE OF SAID TRACT NO. 18268; THENCE ALONG LAST SAID LINE, SOUTH 89°34'50" EAST, 197.31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE PRECIOUS METALS AND ORES THEREOF AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PARCEL 1 OF SAID PARCEL NO. 36.

APN: 8478-007-025-.031, and-.042

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS TEH PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT DATED JUNE 23, 2022 AT 7:30 A.M. FOR ORDER NUMBER 00180095-994-LT2-LT1W.

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO. 00180095-994-LT2-LT1W, DATED JUNE 23, 2022 AT 7:30 A.M. AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, 725 SOUTH FIGUEROA STREET, SUITE 200, LOS ANGELES, CA 90017. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
725 SOUTH FIGUEROA STREET,
SUITE 200
LOS ANGELES, CA
(213) 488-4300

ORDER NO.: 00180095-994-LT2-LT1W
TITLE TED TAN/JENNIFER WRIGHT
DATED: JUNE 23, 2022 AT 7:30 A.M.

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS. ITEMS 1, 19, 20, 31(THROUGH 37 ARE NOT SURVEY RELATED MATTERS AND ARE NOT REFERENCED HERERON.

- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE, SANITARY SEWERS, PIPELINES, WATER DISTRIBUTION FACILITIES, ELECTRICAL SUPPLY SYSTEM
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ③ THE RIGHT OF THE COVINA IRRIGATING COMPANY FACILITIES, IN. ON, OVER SAID LAND, AS DISCLOSED BY DEED
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION OF COVINA IRRIGATING COMPANY FACILITIES IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- ④ THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: SEPTEMBER 7, 1976
RECORDING NO: 3175, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: MAY 4, 1979
RECORDING NO: 79-488622, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑥ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: JOINT USE AGREEMENT
RECORDING DATE: AUGUST 24, 1988
RECORDING NO: 88-1347467, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.
- ⑦ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: FIRST AMENDMENT TO OWNER PARTICIPATION AGREEMENT
RECORDING DATE: JULY 5, 1991
RECORDING NO: 91-1027991, OF OFFICIAL RECORDS
- ⑧ AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: OCTOBER 14, 1993
RECORDING NO: 93-2009863, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING DATE: JANUARY 12, 1953
RECORDING NO: 2686, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES AND CONDUITS
RECORDING DATE: JANUARY 20, 1953
RECORDING NO: 2322, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PROPERTY
RECORDING DATE: DECEMBER 22, 1986
RECORDING NO: 86-1780765, OF OFFICIAL RECORDS
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IT IS NOT PLOTTED HEREON.
- ⑫ COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILY STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.
- ⑬ SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
- ⑭ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: CERTIFICATE OF COMPLETION OF CONSTRUCTION AND DEVELOPMENT
RECORDING DATE: APRIL 25, 1989
RECORDING NO: 89-647799, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.
- ⑮ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 20, 1993
RECORDING NO: 93-2040327, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑯ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 14, 1986
RECORDING NO: 86-1165930, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑰ FACTS OR MATTERS DISCLOSED BY THE FILING OF RECORD OF SURVEY FILED IN BOOK 276 PAGE 25 OF RECORD OF SURVEYS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.**
- ⑱ ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. 17983, DATED DECEMBER 28, 2018 PREPARED BY JEFFERY L. MAYES, L.S. NO. 6379 FOR JRN CIVIL ENGINEERS:
A. CHAIN LINK FENCE LIES 0.2' SOUTHEAST OF PROPERTY LINE
B. CONCRETE CURB LIES 25.6' NORTHWEST OF PROPERTY LINE
C. BLOCK WALL LIES 3.7' NORTHWEST OF PROPERTY LINE
D. CONCRETE CURB LIES 4.5' NORTHWEST OF PROPERTY LINE
E. NEIGHBORING OVERHANG LIES 0.4' NORTH OF PROPERTY LINE
F. THE BUILDING ON PARCEL A EXTENDS ONTO AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED MAY 4, 1979 AS INSTRUMENT # 486622 OF OFFICIAL RECORDS

- ⑳ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILY STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 2, 1952
RECORDING NO: 2973, IN BOOK 39984 PAGE 334, OF OFFICIAL RECORDS
- ㉑ SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: FEBRUARY 25, 1953
- ㉒ RECORDING NO. 2840, IN BOOK 41053 PAGE 380, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, AMONGST THE VARIOUS BLANKET PROVISIONS CONTAINED THEREIN, THIS ITEM CONTAINS A 25' FRONT, 5 FOOT SIDE AND REAR AND A 10 FOOT STREET SIDE SETBACK WHICH MAY AFFECT THE SUBJECT PROPERTY AND THEY ARE PLOTTED HEREON.
- ㉓ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POWER LINES
RECORDING DATE: JANUARY 12, 1953
RECORDING NO: 2668, IN BOOK 40710 PAGE 117, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ㉔ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: ASSOCIATED TELEPHONE COMPANY LTD.
PURPOSE: UTILITIES
RECORDING DATE: JANUARY 20, 1953
RECORDING NO: 2322, IN BOOK 40777 PAGE 256 OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ㉕ THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: FEBRUARY 16, 1955
RECORDING NO: 3745, IN BOOK 46932 PAGE 297, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ㉖ WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED
RECORDING DATE: FEBRUARY 16, 1955
RECORDING NO: 3745, IN BOOK 46932 PAGE 297, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.
- ㉗ THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED AS PARCEL MAP NO. 36 IN BOOK 10 PAGE 64 OF PARCEL MAPS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.**
- ㉘ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: MARCH 24, 1975
RECORDING NO: 2226, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- ㉙ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SUBURBAN WATER SYSTEMS
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 20, 1975
RECORDING NO: 4181, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- ㉚ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 20, 1975
RECORDING NO: 4184, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- ㉛ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 4, 1986
RECORDING NO: 86-1165930, OF OFFICIAL RECORDS
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS APPROXIMATELY PLOTTED HEREON. THE RECORD DOCUMENT CONTAINS AMBIGUOUS LANGUAGE, FROM A POINT 123 FEET EAST OF THE NORTHWEST CORNER OF LOT 39 A LINE 169 FEET EASTERLY OF THE CENTERLINE OF AZUSA AVENUE LIES WEST OF THE POINT OF BEGINNING.

SIGNIFIGANT OBSERVATIONS:

NOTE: IN THE EVENT THIS LISTING CONTAINS OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT.

- Ⓐ BUILDING LIES OVER SCHEDULE "B" ITEM NUMBER 5.
- Ⓑ BUILDING LIES 1.6' OVER A SIDE SETBACK LINE DESCRIBED WITHIN SCHEDULE "B" ITEM NUMBER 21.
- Ⓒ SOUTHERLY END OF A CHAIN LINK FENCE LIES 0.2' SOUTHEAST OF THE PROPERTY LINE.
- Ⓓ SOUTHERLY END OF A BLOCK WALL LIES 2.4' SOUTHEAST OF THE PROPERTY LINE.
- Ⓔ A CONCRETE CURB CROSSES THE PROPERTY LINE.

FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X-SHADED" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06037 C 1700 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

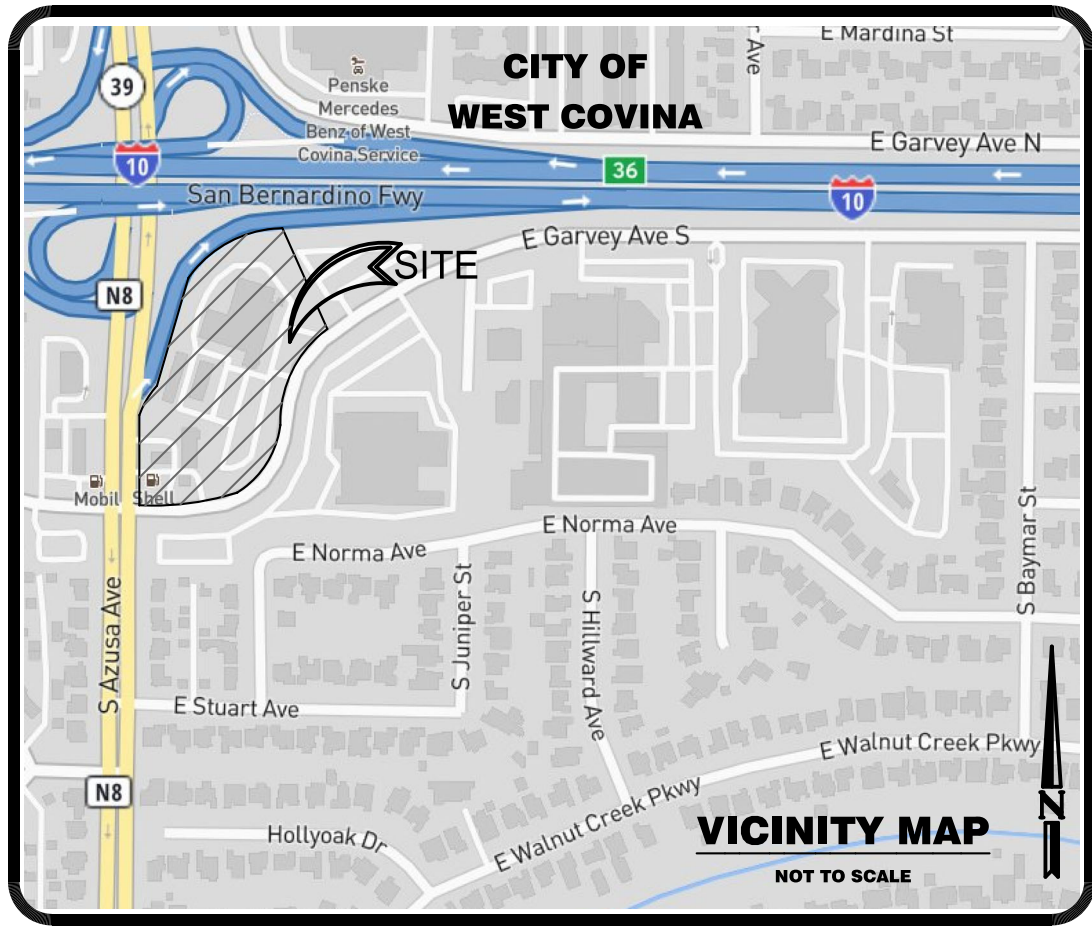
ZONE "X-SHADED" DENOTES AREA'S SUBJECT TO 0.2% CHANCE OF ANNUAL FLOOD.

THE ABOVE INFORMATION WAS RETRIEVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE CENTER ON JULY 25, 2022.

HTTPS://MSC.FEMA.GOV/PORTAL/HOME

ZONING INFORMATION:

A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.



SURVEYORS NOTE'S:

- SN1 AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SUMP, DUMP OR SANITARY LANDFILL.
- SN2 AT THE TIME OF SURVEY THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, OR BURIAL SITES ON SUBJECT PROPERTY.
- SN3 AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING ADDITIONS OR CONSTRUCTION.
- SN4 AT THE TIME OF SURVEY NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED, THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHTS-OF-WAY.
- SN5 THE BOUNDARY OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, IS CONTIGUOUS, CONTAINING NO GAPS, GORES OR OVERLAPS.
- SN6 THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THE SUBJECT PROPERTY WAS OBSERVED TO BE OPERATIONAL AT THE TIME OF SURVEY AND APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATION. THE SURVEYOR WAS NOT PROVIDED WITH MAPS SHOWING THE LOCATIONS OF UNDERGROUND UTILITIES.
- SN7 THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO EAST GARVEY AVENUE SOUTH, AND AZUSA AVENUE, BOTH PAVED PUBLIC RIGHTS OF WAY.
- SN8 THERE WERE NO OFFSITE BENEFICIAL EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

NOTE:
SEE SHEET 2 OF 5 FOR BOUNDARY ANALYSIS
SEE SHEET 3 OF 5 FOR ALTA SURVEY IMPROVEMENT DETAILS
SEE SHEETS 4 AND 5 OF 5 FOR TOPOGRAPHIC DATA

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	86
HANDICAP	3
TOTAL	89

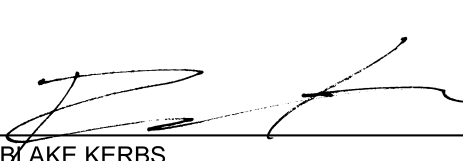
SURVEYOR'S CERTIFICATE

TO: ENVISION MOTORS AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND, 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: JUNE 24, 2022

DATE OF PLAT OR MAP: JULY 31, 2022

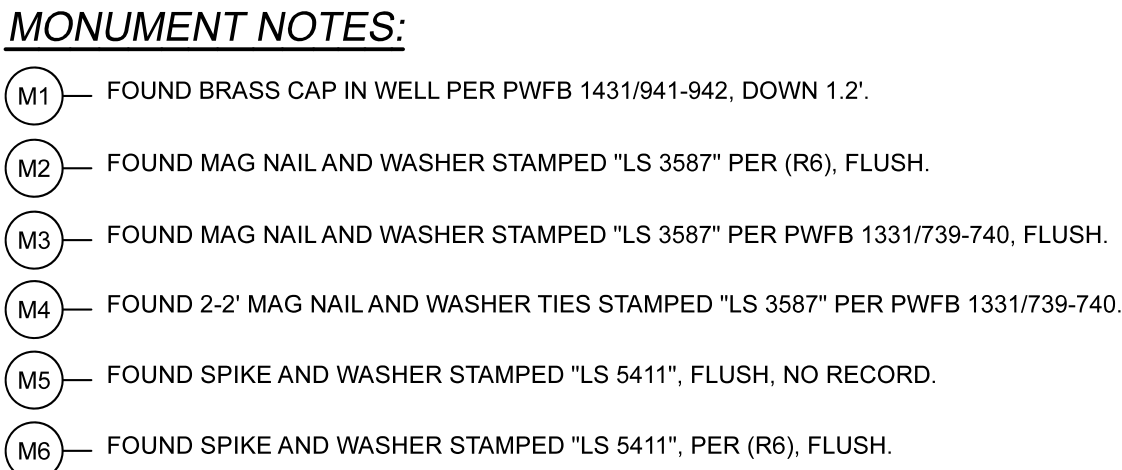

BLAKE KERBS
PLS 9196

JULY 31, 2022
DATED



REVISIONS			DRAWN BY: BK CHECKED BY: BK DATE: 7/31/2022		PLANS PREPARED BY:  Today's Ideas. Tomorrow's Reality. 889 Town Center Drive #110 Costa Mesa CA 92626 T 949-610-8997 www.CDRwest.com 	ALTA/NSPS LAND TITLE SURVEY		SHEET
NUMBER	DATE	APPROVED	BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G5393. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3FT S/O & 83.7FT E/O CLINT ELEVATION: 491.353 DATUM: NAVD88			1800-1820 EAST GARVEY AVENUE SOUTH AND 200 S AZUSA AVENUE WEST COVINA, CA 91791		01 OF 05
			BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH, AS SHOWN ON PARCEL MAP NO. 7964, RECORDED IN BOOK 87, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.			APN: 8478-007-025, 031 AND 042		

CURVE	DELTA	RADIUS	LENGTH	REMARKS
C1	(41°27'05")	200.00	144.63 R5	(R4/R6)
C2	2°04'49"	1318.00	47.85 M & (R4/R6)	
C3	41°27'05"	230.00	166.80 M & (R3/R4/R6)	
C4	(81°10'10")	170.00	240.84 R3	
C5	81°10'10"	200.00	283.33 M & (R6)	
C6	(81°08'31")	200.00	283.24 R5	
C7	5°10'03"	170.00	169.27 D4	
C8	(57°02'58")	170.00	169.27 D4	
C9	17°22'00"	170.00	51.53	
C10	6°45'00"	170.00	20.03	
C11	10°14'59"	1258.00	225.04 R2/R3/R9/D2	
C12	(10°14'59")	1258.00	225.05 R2	
C13	39°29'04"	235.00	161.95 M & (R4)	
C14	(40°04'34")	235.00	161.95 M & (R4)	
C15	39°29'04"	235.00	161.94 R3	
C16	34°51'08"	235.00	142.95	
C17	(34°51'07")	235.00	142.95 R6/D11	
C18	41°37'55"	235.00	161.95	
C19	(5°12'58")	235.00	21.39 R2	
C20	42°12'17"	235.00	21.39 R2	
C21	28°29'07"	235.00	116.83	
C22	(28°29'37")	235.00	116.80 R2	
C23	6°22'00"	235.00	26.15 R2	
C24	(6°22'30")	235.00	26.15 R2	
C25	46°14'36"	57.00	46.14 M & (R6)	
C26	46°14'36"	57.00	46.04 R3/R4	
C27	89°24'05"	50.00	78.63	
C28	90°00'00"	50.00	78.54 D3	
C29	66°01'16"	25.00	28.81	
C30	(66°01'48")	25.00	28.81 D2	
C31	9°33'55"	170.00	10.95	
C32	41°27'05"	170.00	122.99 M & (R3)	
C33	41°27'05"	170.00	115.30 M & (R3/D4)	
C34	2°35'29"	170.00	7.69 M (R3)	
C35	33°35'36"	230.00	325.72 M & (R3)	
C36	(33°35'32")	230.00	325.72 R5	
C37	47°34'34"	230.00	190.98	
C38	(47°34'38")	230.00	190.99 R3	
C39	81°10'10"	230.00	325.72 M & (R3)	
C40	(81°08'31")	230.00	325.72 R5	
C41	89°59'56"	25.00	39.27	
C42	90°00'00"	25.00	39.27 R3	
C43	(89°59'22")	25.00	39.27 R3	
C44	90°00'04"	25.00	39.27	
C45	89°24'05"	50.00	78.53	
C46	90°00'00"	50.00	78.04	
C47	89°24'05"	1258.00	78.04 R2/R3/D5/D2/D3	
C48	(90°21'00")	1258.00	7.69 R3	
C49	3°11'42"	235.00	13.10	
C50	1°28'14"	235.00	5.89	
C51	24°07'05"	170.00	71.66	
C52	(24°07'12")	170.00	71.56	



ESTABLISHMENT NOTES:

E1	SEARCHED, FOUND NOTHING, ESTABLISHED FROM TIES PER PWFB 1431/939-940.
E2	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DISTANCE (2212.19') FROM WALNUT CREEK PARKWAY, PER (R7) AND (R8). ADJACENT TO FORMER INTERSECTION OF AZUSA AND GARVEY BOULEVARD PER (R7) AND (R8).
E3	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DELTA PER (R4).
E4	ESTABLISHED RADIAL TO EAST GARVEY AVENUE SOUTH PER (R4).
E5	FORMER RIGHT OF WAY BC PER (R2) ESTABLISHED AT RECORD DELTA (0°21'00") FROM EXISTING PCC PER (R3).
E6	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DELTA (10°14'59") PER (R3) AND (D3).
E7	ESTABLISHED PARALLEL WITH AZUSA AVENUE PER (R2).
E8	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DISTANCE (392') PER (R5).
E10	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DELTA (39°29'04") PER (R4) AND (R3).
E11	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DISTANCE (83.00') PER (R4).
E12	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DELTA (46°14'36") PER (R3) AND (R4).
E13	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD BEARING AND DISTANCE PER (R5) AND (R6).
E14	SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION.
E15	ESTABLISHED PARALLEL WITH EAST GARVEY AVENUE SOUTH PER (R5).
E16	SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION PER (R2).
E17	SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD DELTA (38°51'36") PER (D4).

REFERENCES:

(R1) - TRACT NO. 18268
M.B. 451/24-25

(R2) - PARCEL MAP NO. 36
PMB 10/64

(R3) - CALTRANS R/W MAP NO. F. 1864-2
AND FM 11786-3. SHEET A7 OF A18

(R4) - PARCEL MAP NO. 7964
PMB 57/15

(R5) - PARCEL MAP NO. 23716
PMB 265/86-89

(R6) - RSB 276/25

(R7) - TRACT NO. 16472
M.B. 381/14-16

(R8) - TRACT NO. 17416
M.B. 477-44-45

(D1) - GRANT DEED
RECORDED 6/28/2019
INST. NO. 20190624550, O.R.

(D2) - GRANT DEED
RECORDED 5/23/2022
INST. NO. 20220552115, O.R.

(D3) - GRANT DEED
RECORDED 3/14/1975
INST. NO. 3615, O.R.

(D4) - FINAL ORDER OF CONDEMNATION
RECORDED NOVEMBER 1, 1974
INSTRUMENT NO. 2361, O.R.

(D5) - GRANT DEED
RECORDED 6/7/1956
INST. NO. 5109, O.R.

PLANS PREPARED BY:

Richtig Inc.
Surveying & Design



ALTA/NSPS LAND TITLE SURVEY
1800-1820 EAST GARVEY AVENUE SOUTH
AND 200 S AZUSA AVENUE
WEST COVINA, CA 91791
APN: 8478-007-025, 031 AND 042

SAN BERNARDINO FREEWAY
INTERSTATE 10

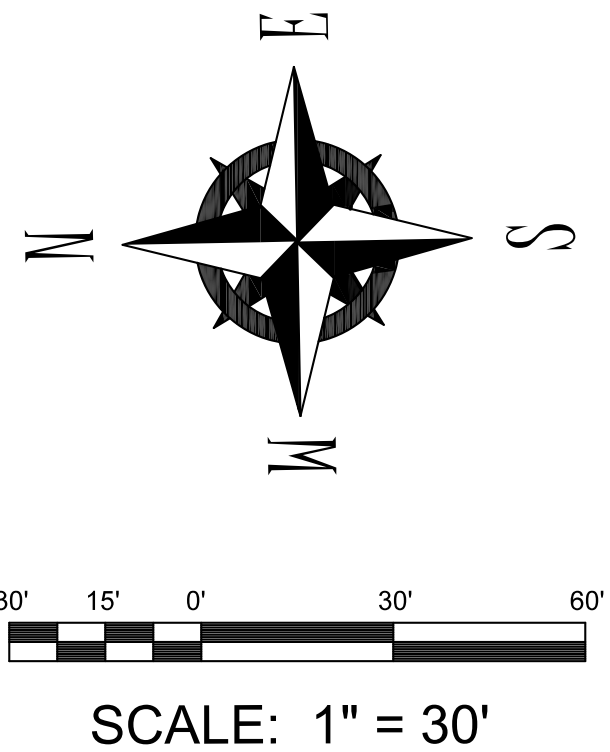
INTERSTATE 10
(EASTBOUND ON RAMP)

RECORD OWNER:
DAVID V BUTLER / PAUL C BUTLER
APN: 8478-007-030

NOTE:
SEE SHEET 1 OF 5 FOR GENERAL SURVEY NOTES
SEE SHEET 2 OF 5 FOR BOUNDARY ANALYSIS
SEE SHEETS 4 AND 5 OF 5 FOR TOPOGRAPHIC DATA

LEGEND

- APN - ASSESSORS PARCEL NUMBER
- BFD - BACKFLOW DEVICE
- CATV - CABLE TELEVISION
- CNP - CONCRETE PAD
- COL - COLUMN
- DI - DRAIN INLET
- E - EAST
- EC - ELECTRIC CABINET
- EG - EDGE OF GUTTER
- EPB - ELECTRIC PULLBOX
- ET - ELETRIC TRANSFORMER
- FL - FLOW LINE
- FF - FINISHED FLOOR
- FS - FINISHED SURFACE
- GM - GAS METER
- GR - GUARD RAIL
- GTMH - GREASE TRAP MANHOLE
- INST - INSTRUMENT
- LP - LIGHT POLE
- MB - MAPBOOK
- MH - MANHOLE
- MS - MONUMENT SIGN
- MW - MONITORING WELL
- N - NORTH
- NG - NATURAL GRADE
- NO - NUMBER
- OR - OFFICIAL RECORDS
- PB - PULLBOX
- PMB - PARCEL MAP BOOK
- POR - PORTION
- PS - PARKING SPACES
- PTR - PRELIMINARY TITLE REPORT
- RSB - RECORD OF SURVEY BOOK
- S - SOUTH
- SILY - SOUTHERLY
- SC - STORAGE CABINET
- SCP - SEWER CLEAN OUT
- SMH - SEWER MANHOLE
- TC - TOP OF CURB
- TE - TRASH ENCLOSURE
- TSN - TRAFFIC SIGN
- UC - UMMARKED UTILITY COVER
- UMH - UTILITY MANHOLE
- UP - UTILITY POLE
- W - WEST
- W/ - WITH
- (TYP) - TYPICAL



SCALE: 1" = 30'

E GARVEY AVENUE S
(A 60' WIDE, PAVED, PUBLIC RIGHT OF WAY)

RECORD OWNER:
ENVISION WC TOY RE LLC
APN: 8478-007-025

RECORD OWNER:
ENVISION WC TOY RE LLC
APN: 8478-007-031

RECORD OWNER:
ENVISION WC TOY RE LLC
APN: 8478-007-042

AZUSA AVENUE
(A VARIABLE WIDTH, PAVED, PUBLIC RIGHT OF WAY)

REVISIONS

NUMBER	DATE	APPROVED

DRAWN BY: BK
CHECKED BY: BK
DATE: 7/31/2022

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G5393. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4 FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3 FT S/O & 83.7 FT E/O CLINT
ELEVATION: 491.353 DATUM: NAVD88

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH, AS SHOWN ON PARCEL MAP NO. 7964, RECORDED IN BOOK 87, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

Richtig Inc.
Surveying & Design



ALTA/NSPS LAND TITLE SURVEY

1800-1820 EAST GARVEY AVENUE SOUTH
AND 200 S AZUSA AVENUE
WEST COVINA, CA 91791
APN: 8478-007-025, 031 AND 042

SHEET

03 OF 05

SAN BERNARDINO FREEWAY
INTERSTATE 10

NOTE:
SEE SHEET 1 OF 5 FOR GENERAL SURVEY NOTES
SEE SHEET 2 OF 5 FOR BOUNDARY ANALYSIS
SEE SHEET 3 OF 5 FOR ALTA SURVEY IMPROVEMENT DETAILS
SEE SHEET 5 OF 5 FOR CONTINUATION OF TOPOGRAPHIC DATA

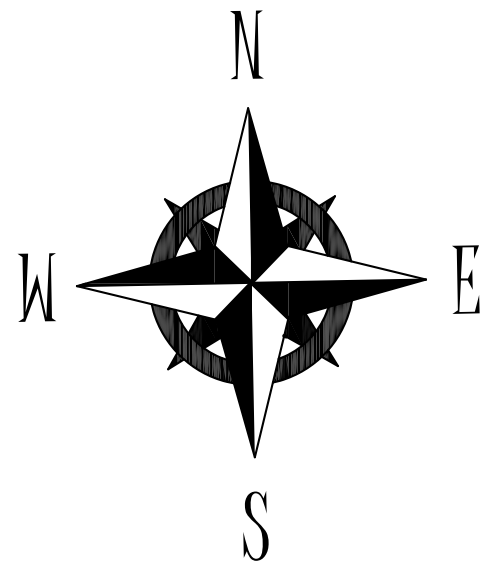
LEGEND

- APN - ASSESSORS PARCEL NUMBER
BFD - BACKFLOW DEVICE
CATV - CABLE TELEVISION
CNP - CONCRETE PAD
COL - COLUMN
DI - DRAIN INLET
E - EAST
EC - ELECTRIC CABINET
EG - EDGE OF GUTTER
EPB - ELECTRIC PULLBOX
ET - ELETRIC TRANSFORMER
FL - FLOW LINE
FF - FINISHED FLOOR
FS - FINISHED SURFACE
GM - GAS METER
GR - GUARD RAIL
GTMH - GREASE TRAP MANHOLE
INST - INSTRUMENT
LP - LIGHT POLE
MB - MAPBOOK
MH - MANHOLE
MS - MONUMENT SIGN
MW - MONITORING WELL
N - NORTH
NG - NATURAL GRADE
NO - NUMBER
OR - OFFICIAL RECORDS
PB - PULLBOX
PMB - PARCEL MAP BOOK
POR - PORTION
PS - PARKING SPACES
PTR - PRELIMINARY TITLE REPORT
RSB - RECORD OF SURVEY BOOK
S - SOUTH
SILY - SOUTHERLY
SC - STORAGE CABINET
SCP - SEWER CLEAN OUT
SMH - SEWER MANHOLE
TC - TOP OF CURB
TE - TRASH ENCLOSURE
TSN - TRAFFIC SIGN
UC - UMMARKED UTILITY COVER
UMH - UTILITY MANHOLE
UP - UTILITY POLE
W - WEST
W - WITH
(TYP) - TYPICAL

INTERSTATE 10
(EASTBOUND ON RAMP)

AZUSA AVENUE

E GARVEY AVES



SCALE: 1" = 40'

SEE SHEET 5 OF 5

REVISIONS

NUMBER	DATE	APPROVED

DRAWN BY: BK
CHECKED BY: BK
DATE: 7/31/2022

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G5393. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4 FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3 FT S/O & 83.7 FT E/O CLINT
ELEVATION: 491.353 DATUM: NAVD88

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH, AS SHOWN ON PARCEL MAP NO. 7964, RECORDED IN BOOK 87, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

Richtig Inc.
Surveying & Design



ALTA/NSPS LAND TITLE SURVEY
1800-1820 EAST GARVEY AVENUE SOUTH
AND 200 S AZUSA AVENUE
WEST COVINA, CA 91791
APN: 8478-007-025, 031 AND 042

SHEET

04 OF 05

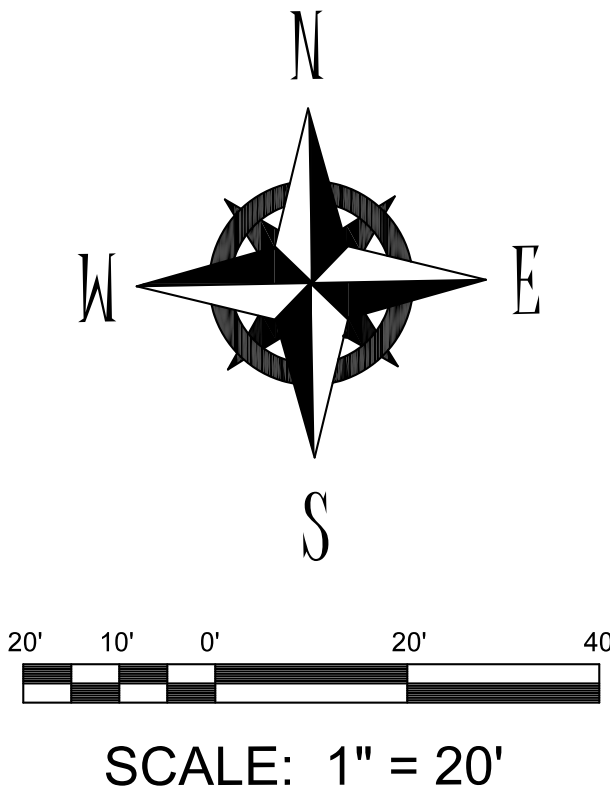
AZUSA AVENUE

E GARVEY AVE S

NOTE:
SEE SHEET 1 OF 5 FOR GENERAL SURVEY NOTES
SEE SHEET 2 OF 5 FOR BOUNDARY ANALYSIS
SEE SHEET 3 OF 5 FOR ALTA SURVEY IMPROVEMENT DETAILS
SEE SHEET 4 OF 5 FOR CONTINUATION OF TOPOGRAPHIC DATA

LEGEND

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UC - UMMARKED UTILITY COVER
UMH - UTILITY MANHOLE
UP - UTILITY POLE
W - WEST
WI - WITH
(TYP) - TYPICAL



REVISIONS				DRAWN BY: BK CHECKED BY: BK DATE: 7/31/2022	
NUMBER	DATE		APPROVED	BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A LOS ANGELES COUNTY BM# 4G5393. DESCRIPTION: LACO BM TAG IN SW END C. B. 16.4FT E/O BCR @ SE COR BADILLO ST & AZUSA AVE 44.3FT S/O & 83.7FT E/O CLINT ELEVATION: 491.353 DATUM: NAVD88	
				BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 09°15'00" EAST ALONG THE CENTERLINE OF EAST GARVEY AVENUE SOUTH, AS SHOWN ON PARCEL MAP NO. 7964, RECORDED IN BOOK 87, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.	

PLANS PREPARED BY:

Richtig Inc.
Surveying & Design



ALTA/NSPS LAND TITLE SURVEY
1800-1820 EAST GARVEY AVENUE SOUTH
AND 200 S AZUSA AVENUE
WEST COVINA, CA 91791
APN: 8478-007-025, 031 AND 042

SHEET

05 OF 05



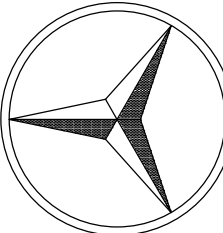
DENNIS J. FLYNN
ARCHITECTS, INC.

9312 TRITT CIRCLE
VILLA PARK, CALIFORNIA 92861
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4/30/2024 Mercedes Submittal

11/12/2024 PLANNING DEPARTMENT SUBMITTAL



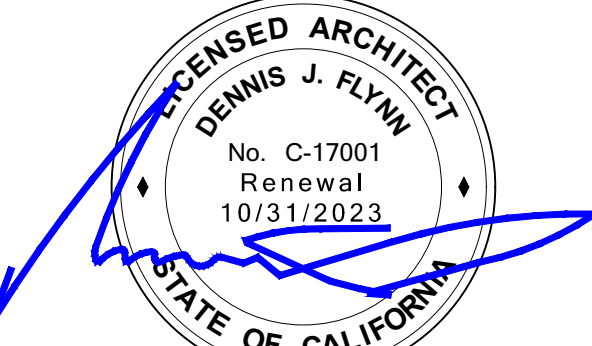
MERCEDES-BENZ OF WEST COVINA

1800 E. GARVEY'S
WEST COVINA, CALIFORNIA, 91791

ENVISION
MOTORS

PROJECT 23003

PRELIMINARY BID PLANS: THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.



A1.01

SOUTH AZUSA AVENUE

FREEWAY ON RAMP

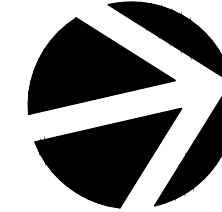
E. GARVEY AVENUE SOUTH

PARKING TABULATION

PARKING REQUIREMENTS	REQUIRED	PROVIDED
AUTOMOBILE SALES: INDOOR/OUTDOOR DISPLAY AREA 50,213 S.F. @ (1/1000) = 51	51	51
BUSINESS OFFICE: OFFICE AREA 12,369 S.F. @ (1/300)	42	42
AUTOMOBILE SERVICE (DETAIL BAYS): 1 PER DETAIL BAY @ (1/1)	8	8
1 PER EVERY 2 DETAIL EMPLOYEES @ (8/2)	4	4
TOTAL PARKING:	105	105
ACCESSIBLE PARKING (PER TABLE 11B-208.2) 101-150 = 5 SPACES REQUIRED		
LOW EMITTING, FUEL EFFICIENT AND CARPOOL AND VAN POOL STALLS (PER CGB AS 106.5.1.1 TIER 1) 35% OF 105 = 38 SPACES REQUIRED		
EV CAPABLE PER TABLE 5.106.5.3.1 76-100 = 25 SPACES REQUIRED		
EVCS (EV CHARGING STATIONS) PER TABLE 5.106.5.3.1 76-100 = 6 SPACES REQUIRED (NOT TO BE SHARED WITH REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES)		
BIKE PARKING SHORT TERM: REQUIRED 5% OF 25 CUSTOMERS = 2		
BIKE PARKING LONG TERM: REQUIRED 5% OF 43 EMPLOYEES = 3		
BIKE PARKING TOTAL = 4 SPACES		
STANDARD STALLS SHALL BE 9'-0" X 18'-0" MINIMUM (25' WIDE DRIVE AISLES) COMPACT STALLS SHALL BE 8'-0" X 16'-0" MINIMUM (25' WIDE DRIVE AISLES)		

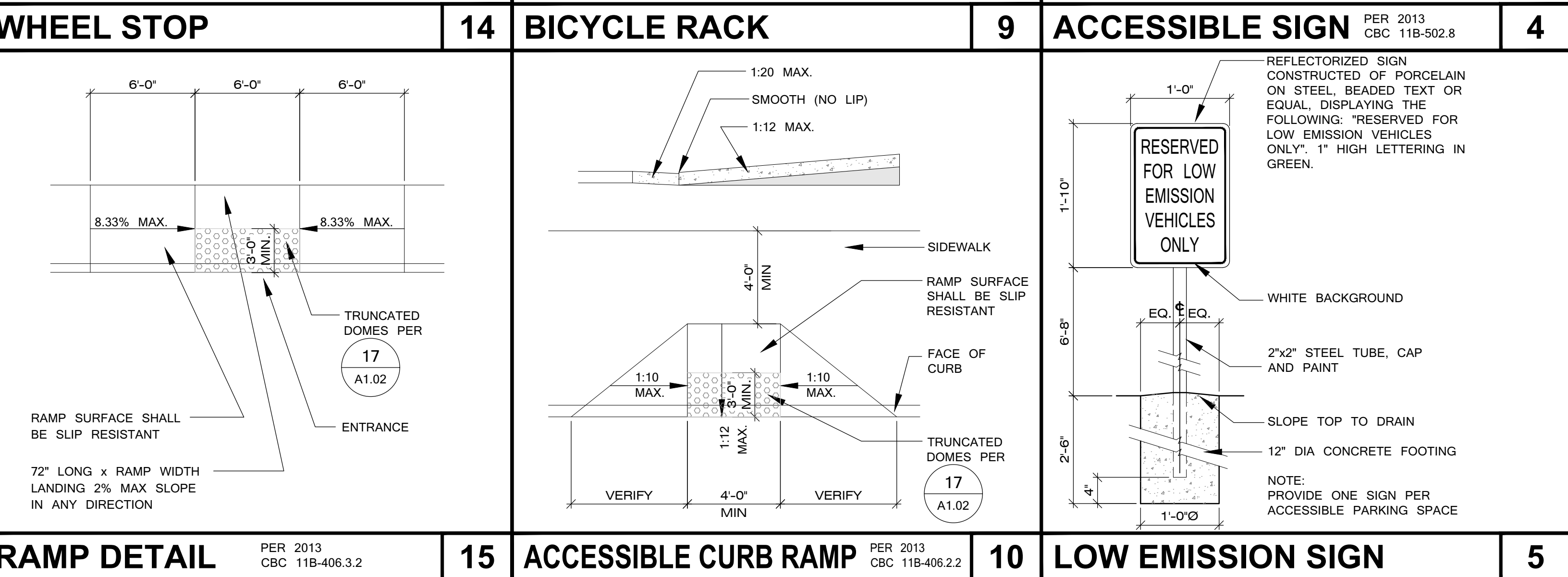
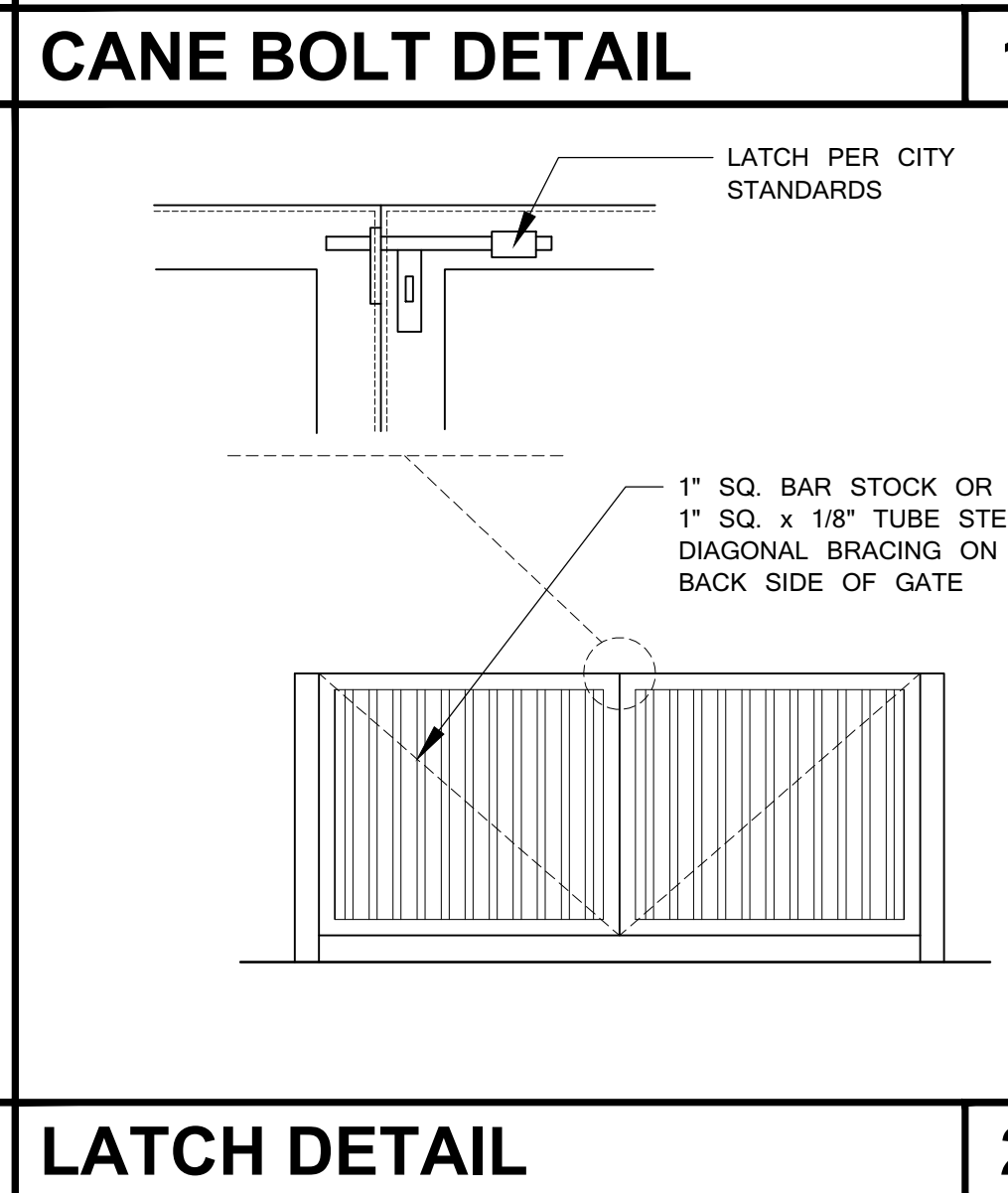
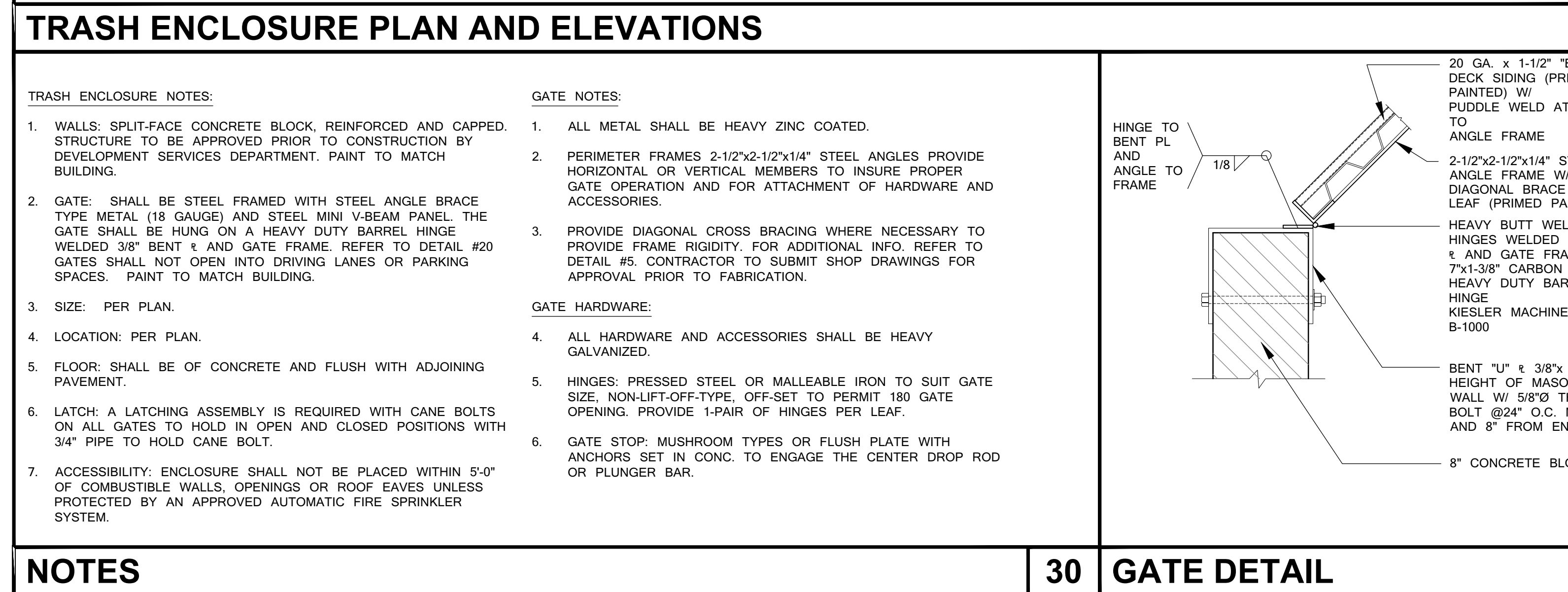
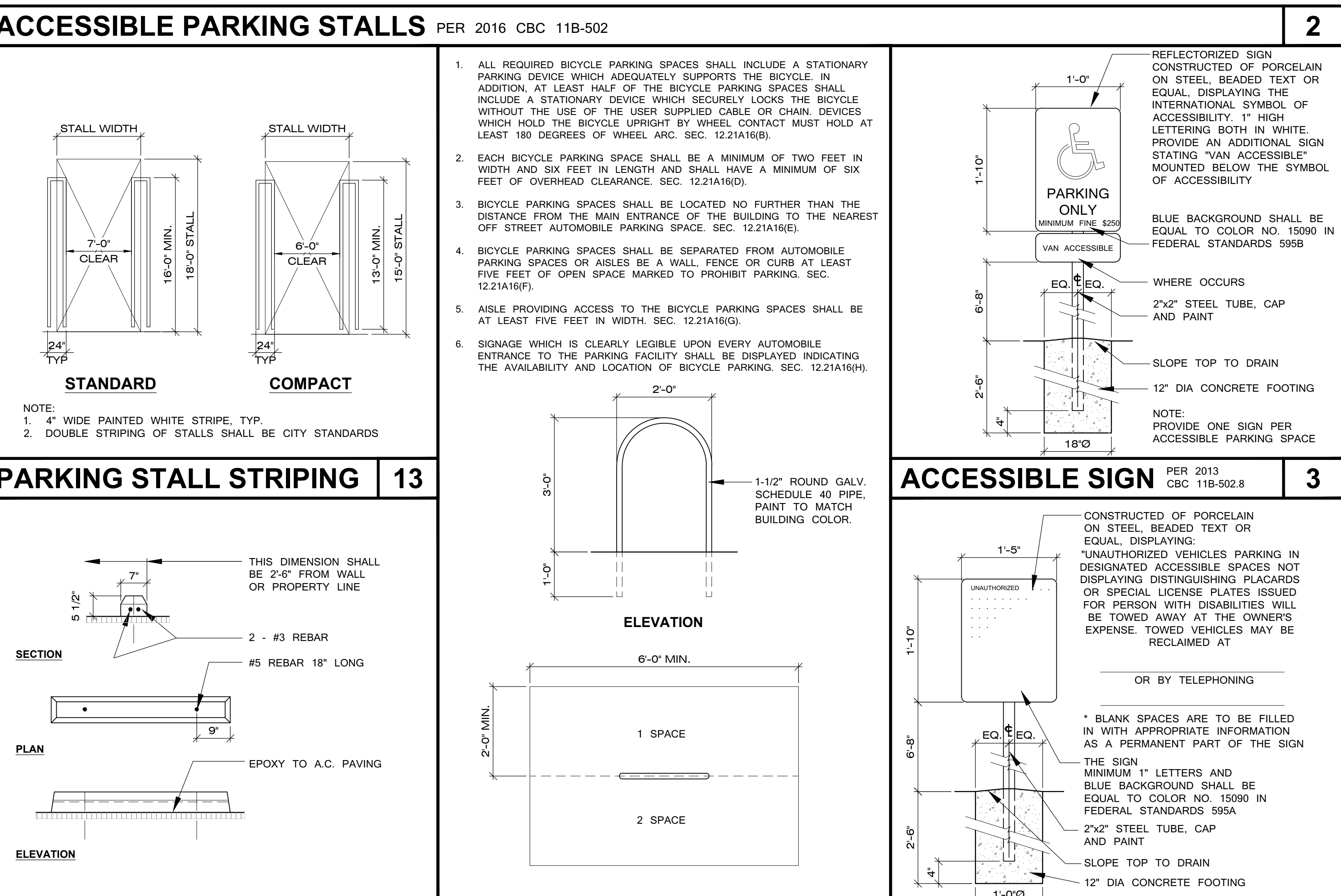
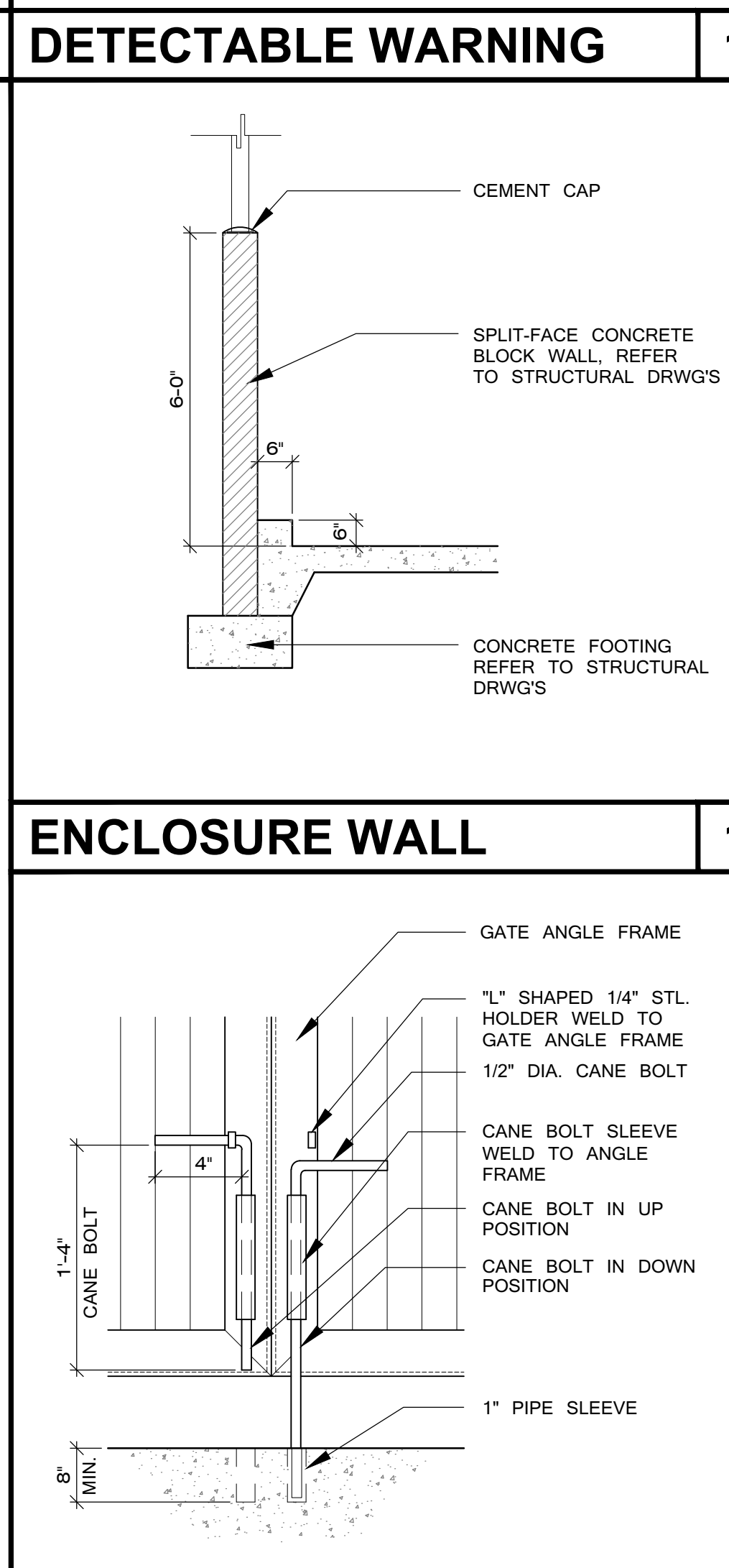
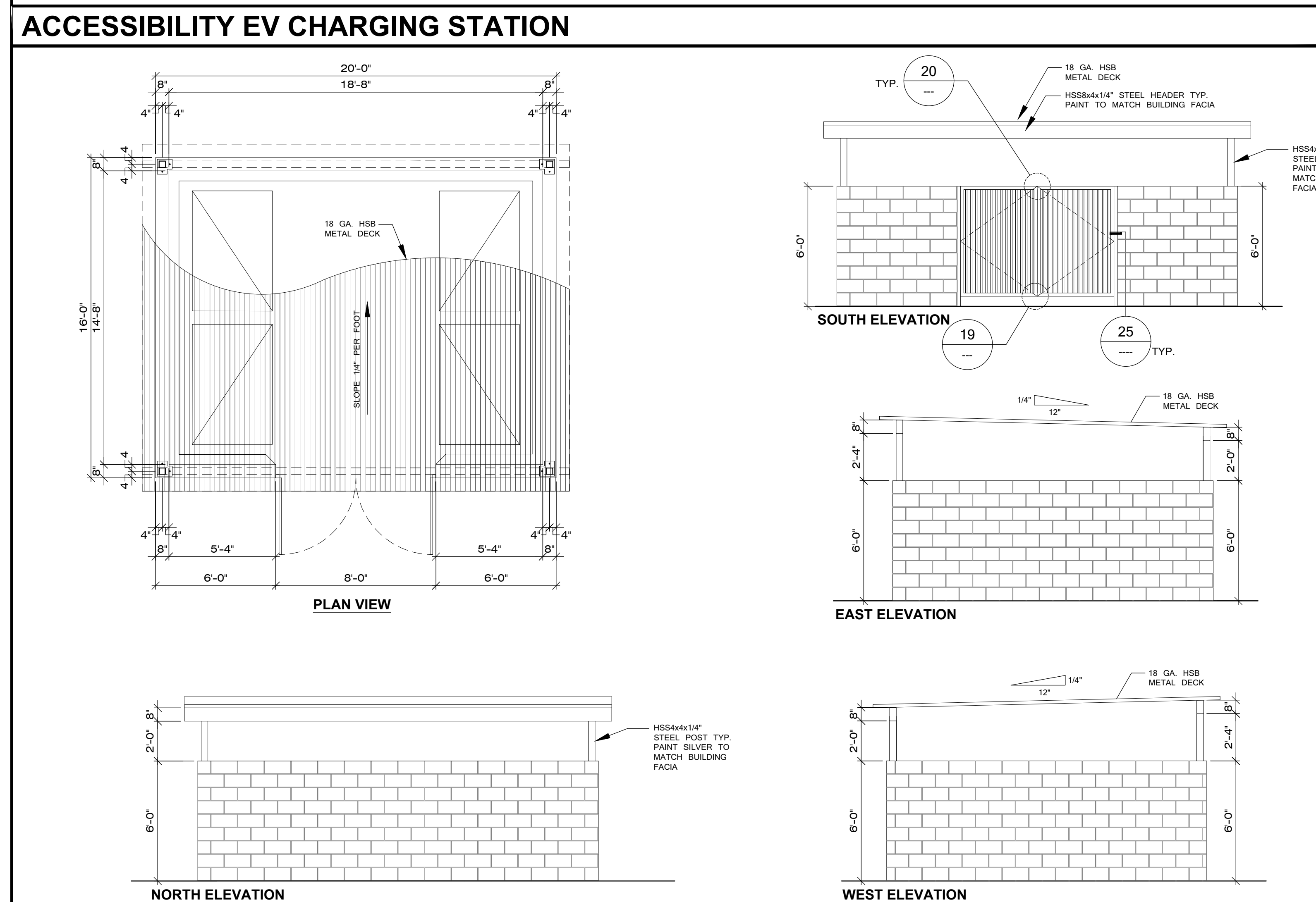
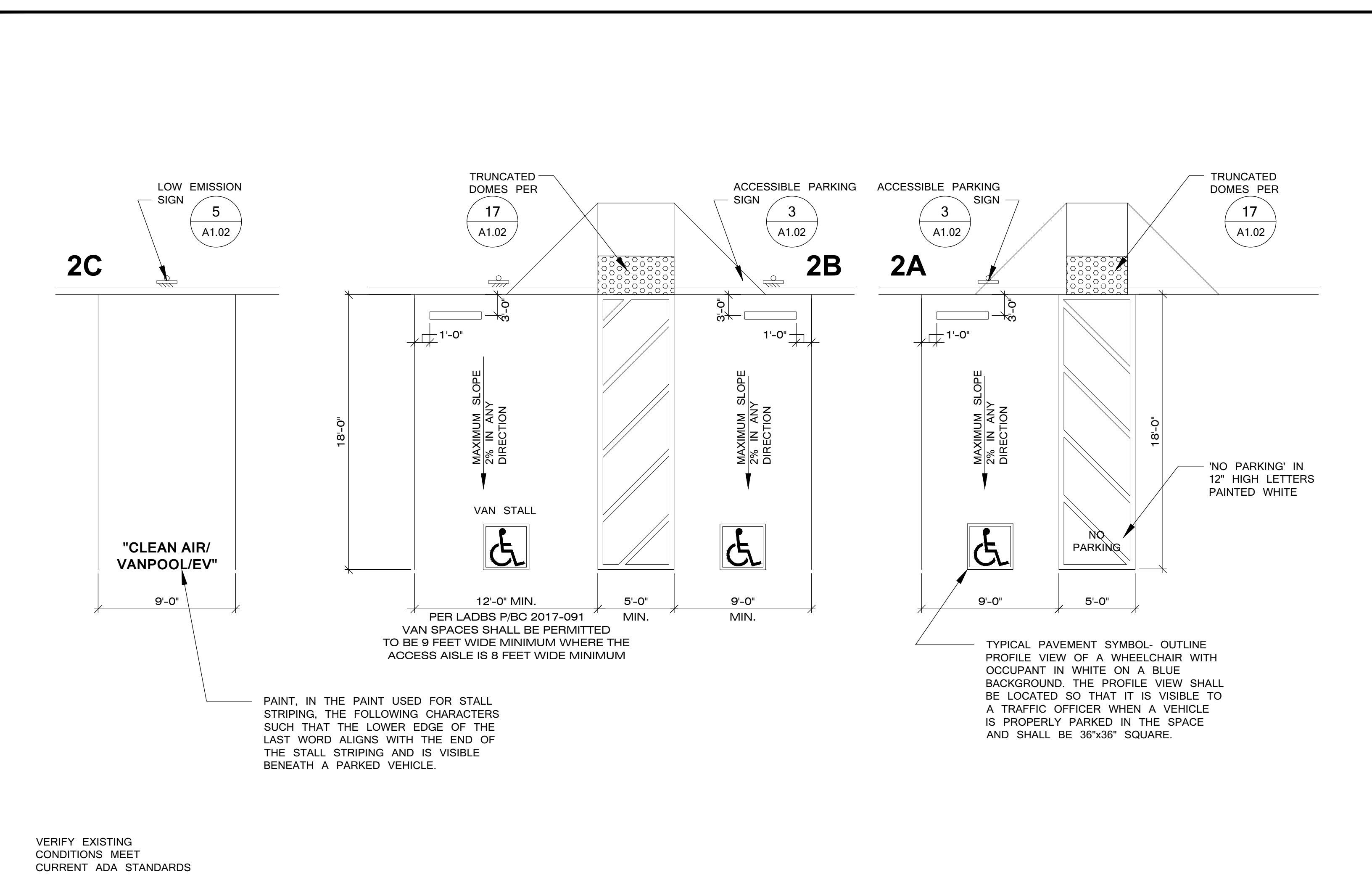
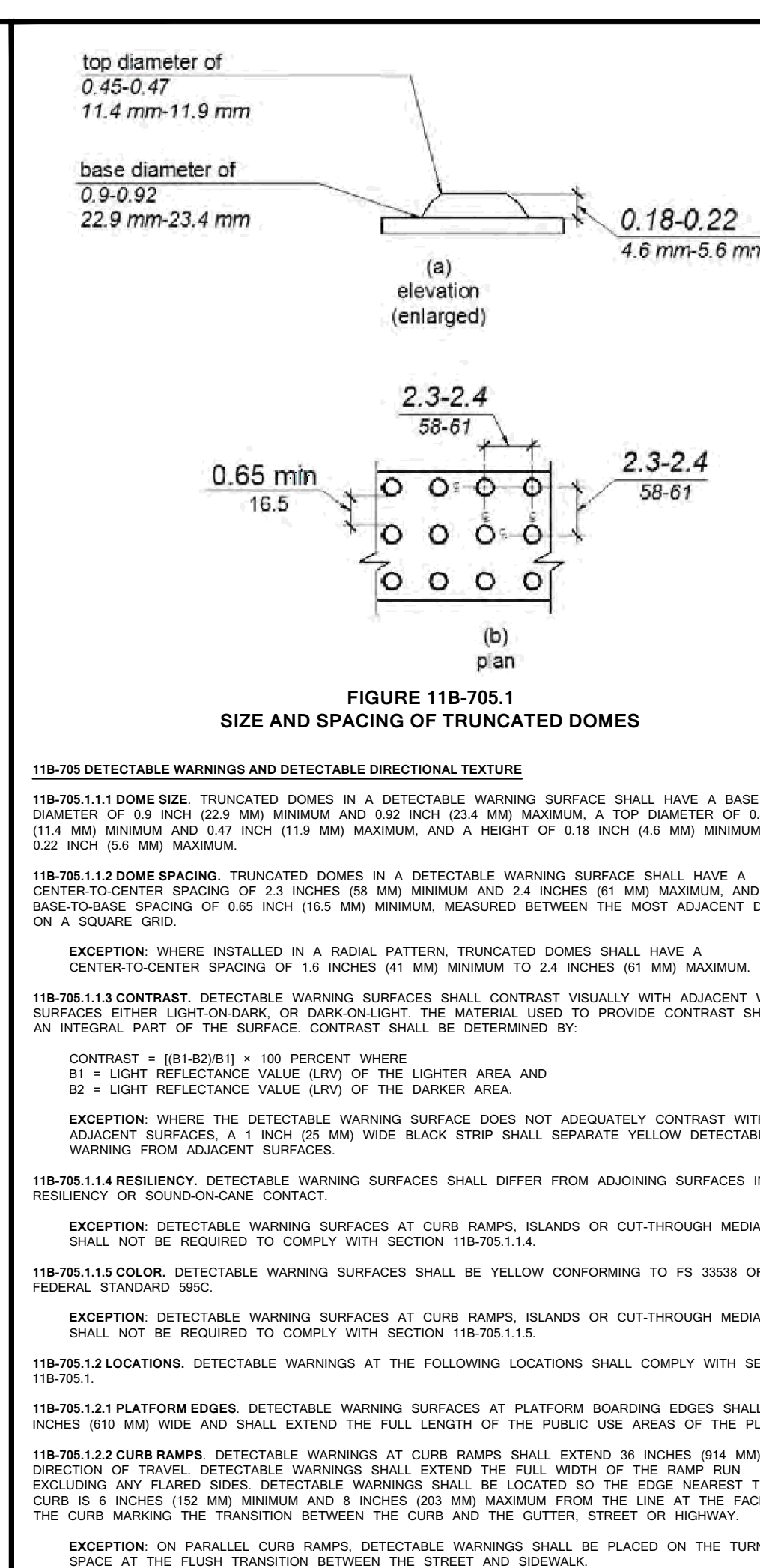
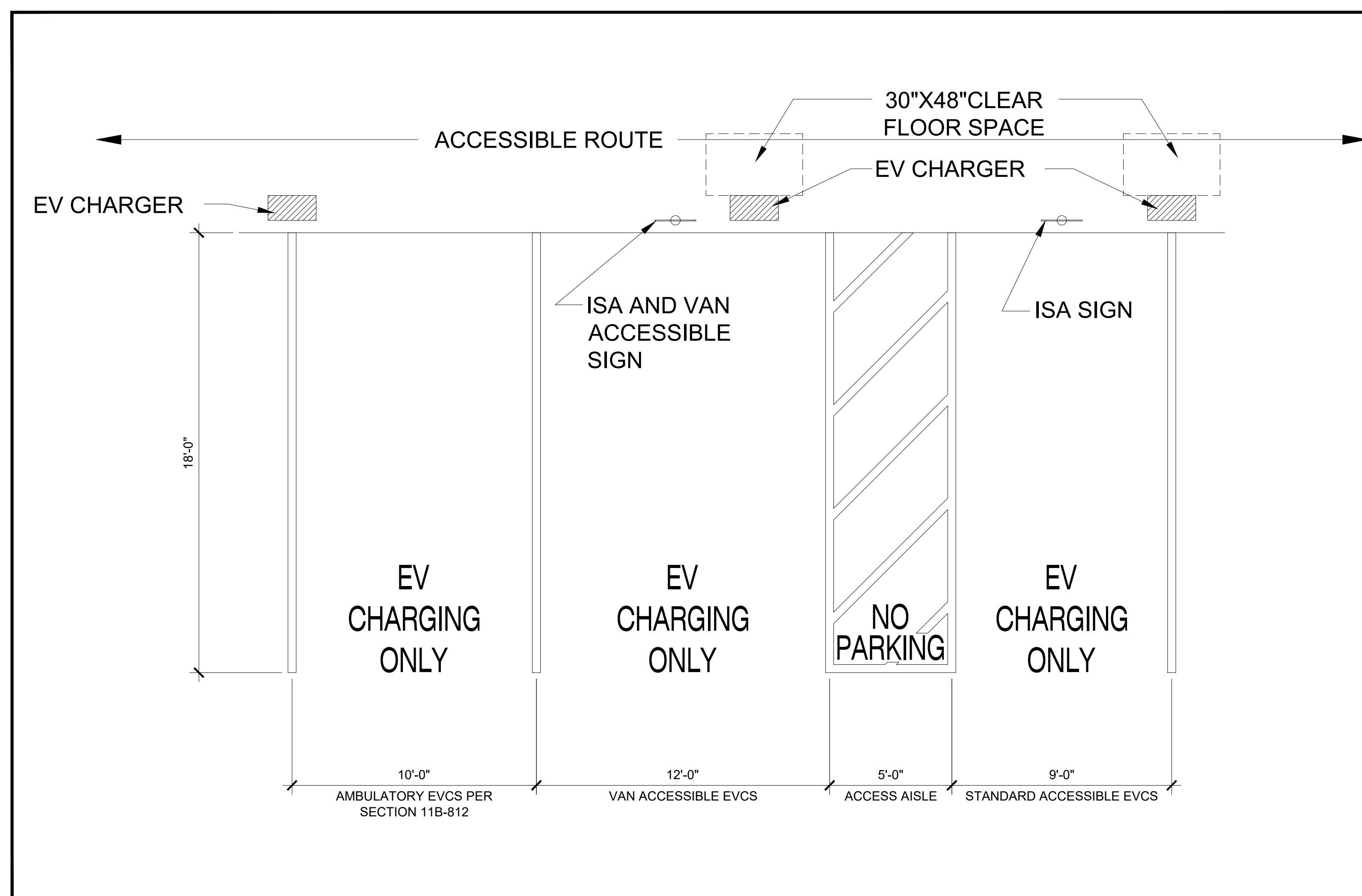
PROPOSED SITE PLAN

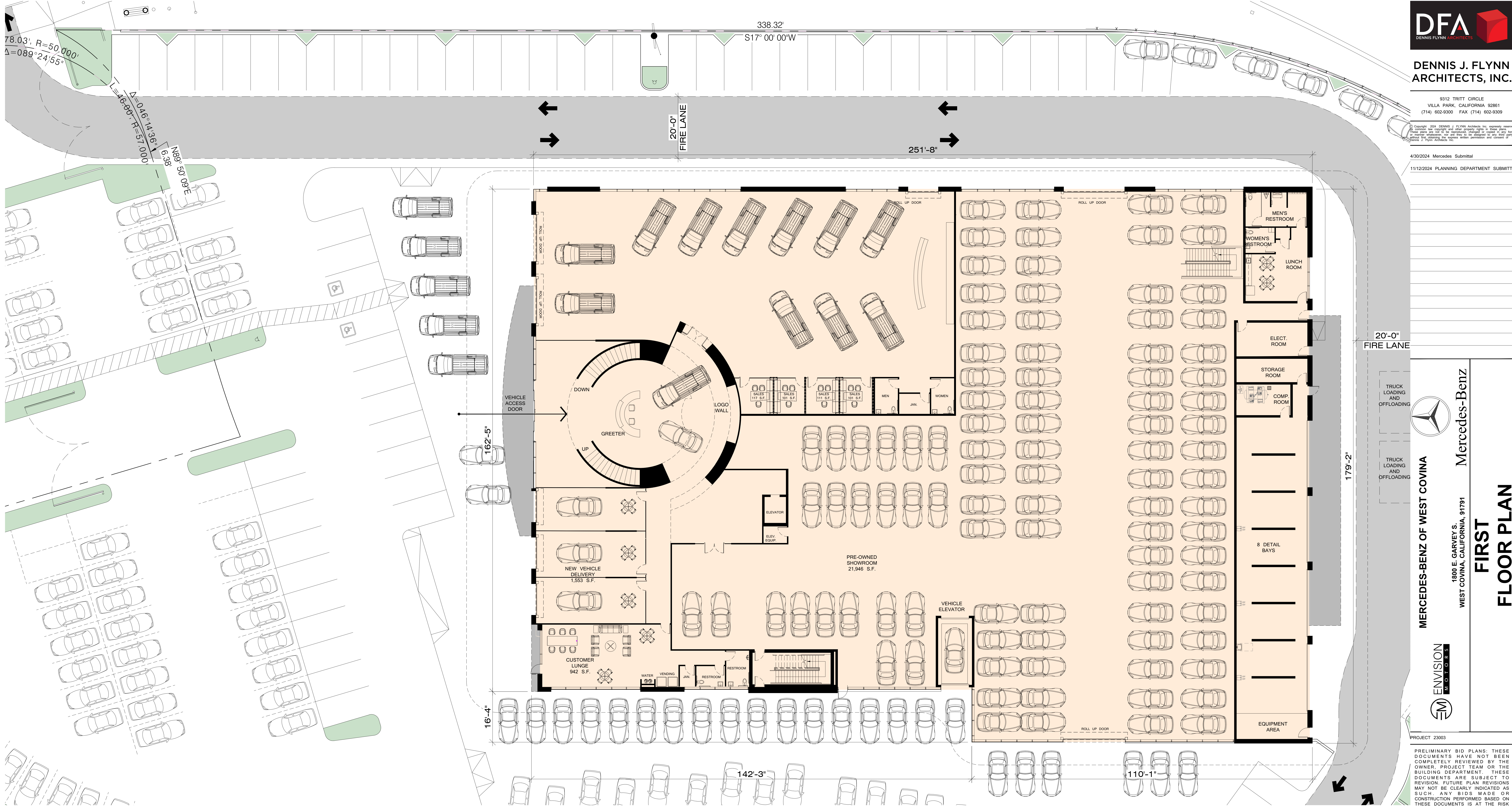
SCALE: 1/16" = 1'-0"



NORTH
GRAPHIC SCALE







DENNIS J. FLYNN
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4/30/2024 Mercedes Submittal
11/12/2024 PLANNING DEPARTMENT SUBMITTAL

Mercedes-Benz

ENVISION
MOTORS

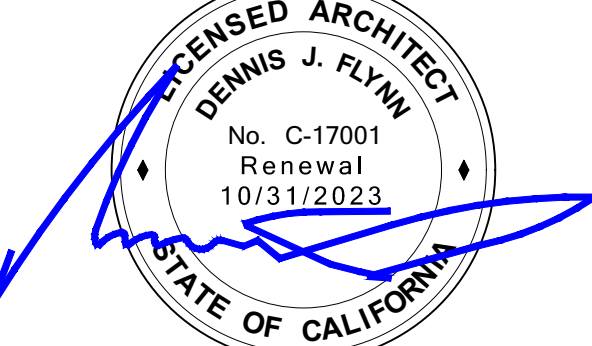
PROJECT 23003

MERCEDES-BENZ OF WEST COVINA

1800 E. GARVEY'S
WEST COVINA, CALIFORNIA, 91791

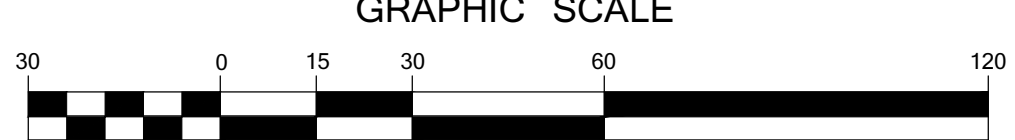
FIRST
FLOOR PLAN

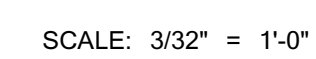
PRELIMINARY BID PLANS: THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.

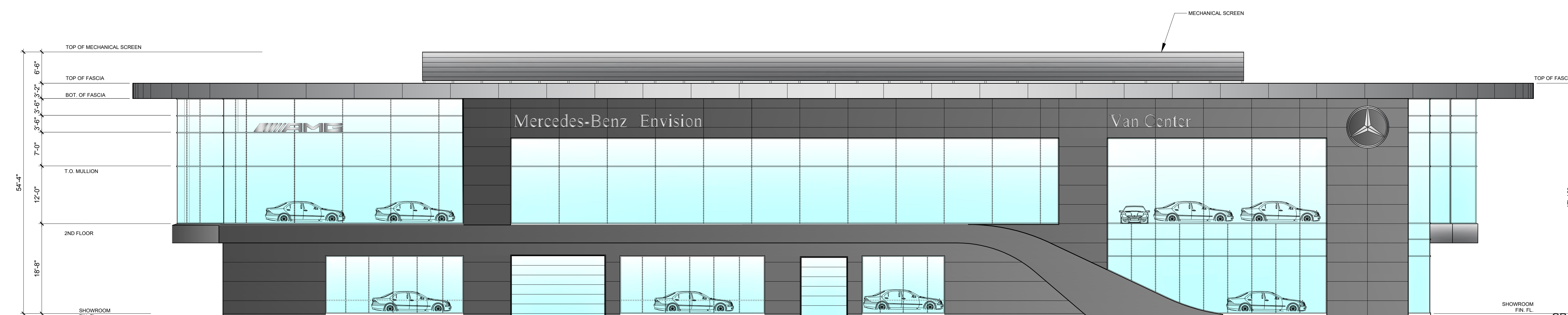
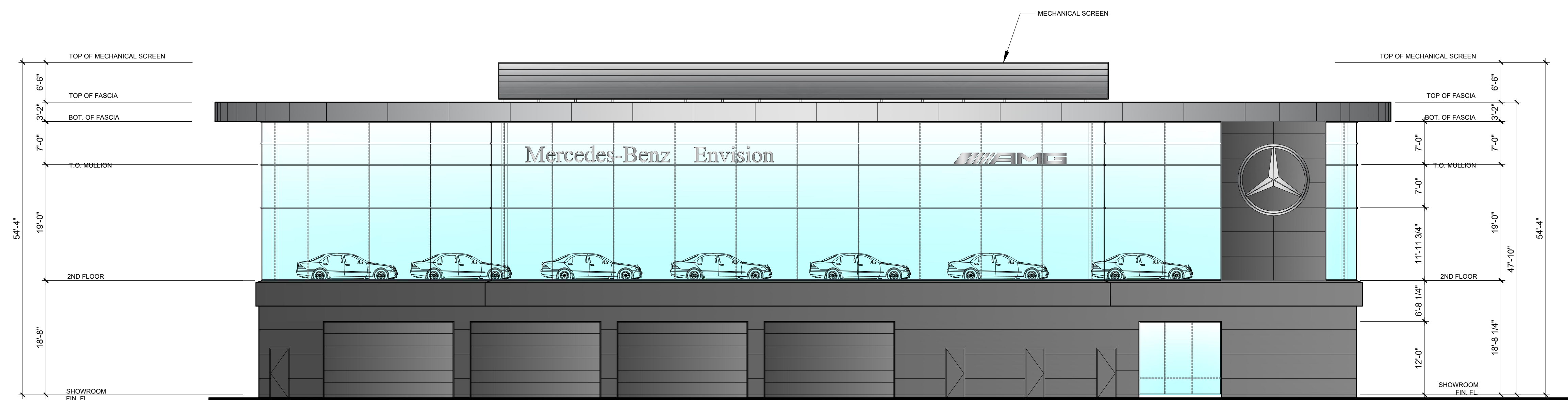
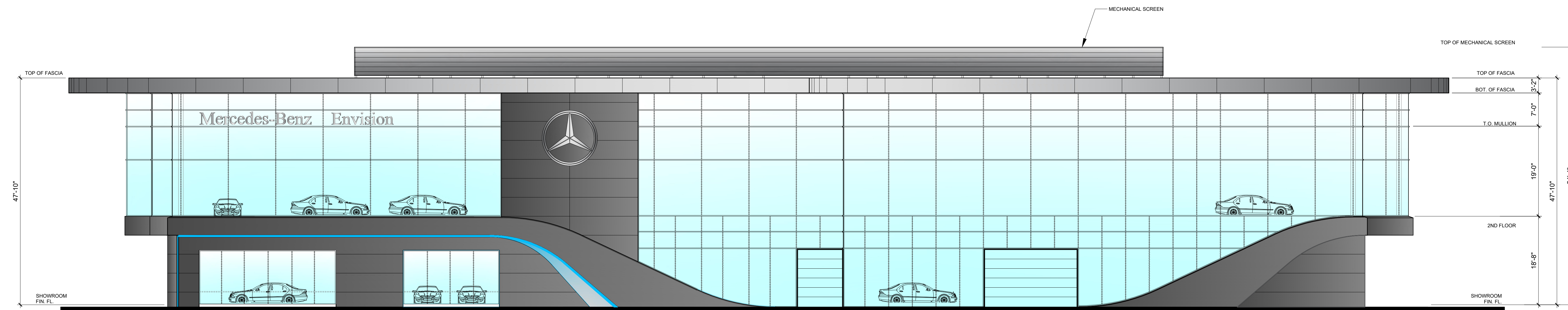
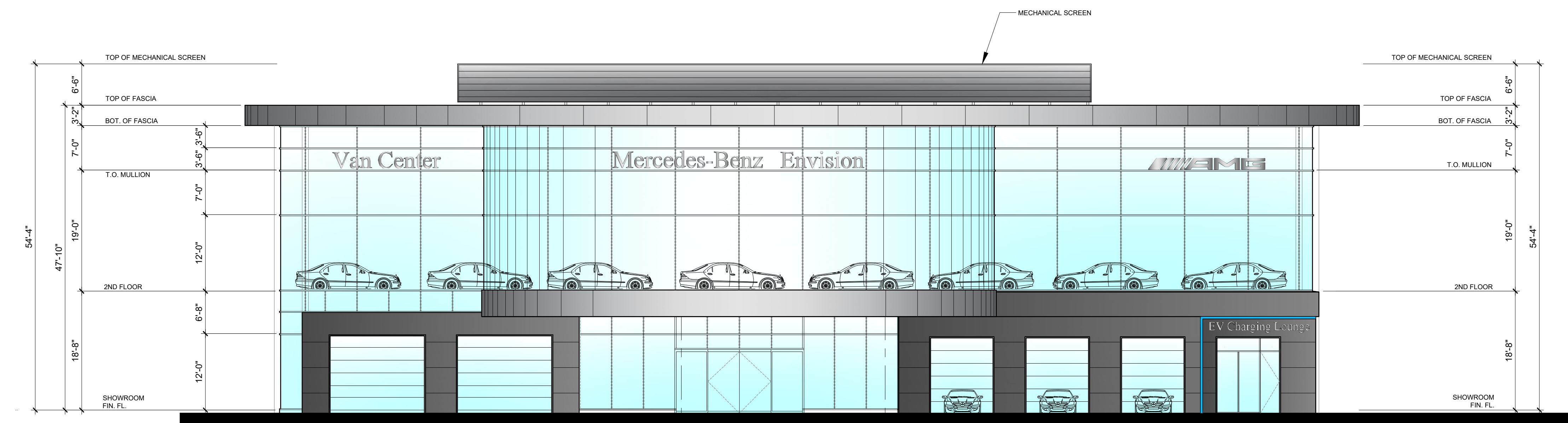


FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"







NOTES:

1. PROPOSED SIGNS WILL BE REVIEWED UNDER SEPARATE PERMIT.
2. ANY ROOF MECHANICAL EQUIPMENT SHALL BE PLACED BEHIND A PERMANENT PARAPET WALL, AND AND BE COMPLETELY RESTRICTED FROM ALL GROUND LEVEL VIEWS. SIMILARLY, ANY GROUND MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED BEHIND A PERMANENT STRUCTURE.



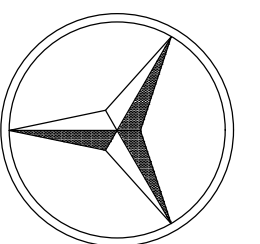
**DENNIS J. FLYNN
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11/12/2024 PLANNING DEPARTMENT SUBMITTAL



Mercedes-Benz

MERCEDES-BENZ OF WEST COVINA

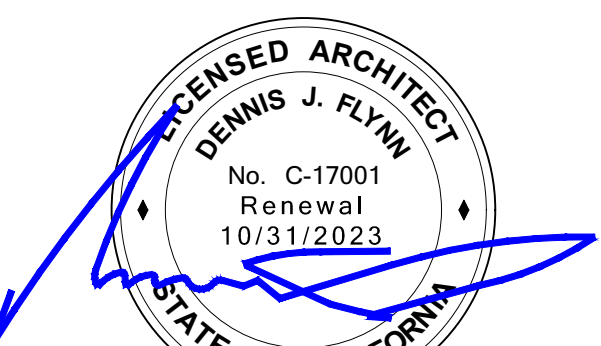
1800 E. GARVEY S.
WEST COVINA, CALIFORNIA, 91791

EXTERIOR ELEVATIONS

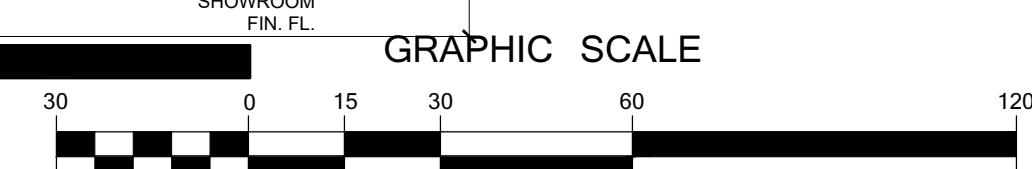


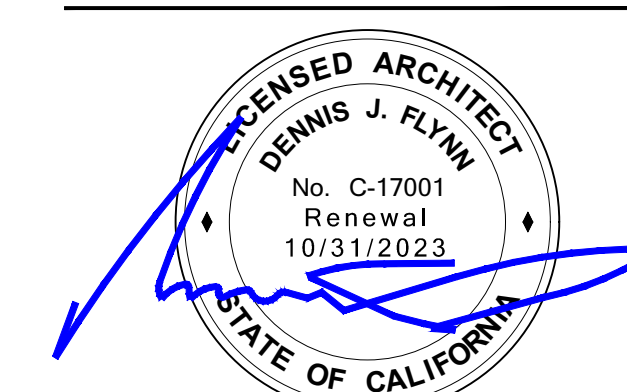
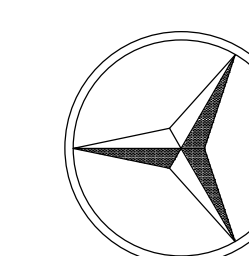
PROJECT 23003

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A2.04







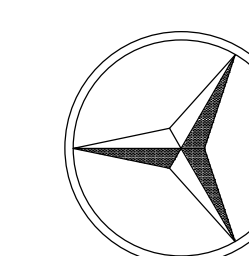
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4/30/2024 Mercedes Submitta

11/12/2024 PLANNING DEPARTMENT SUBMITTA



MERCEDES-BENZ OF WEST COVINA

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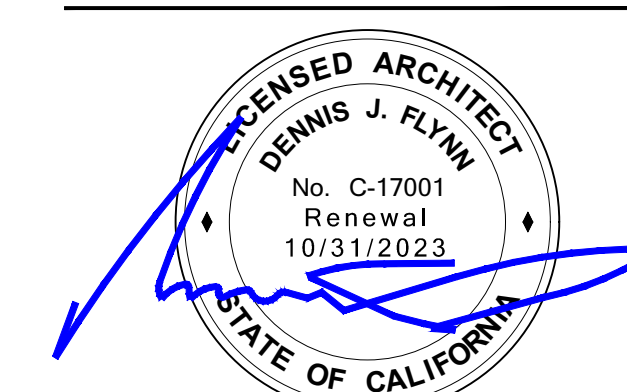
Mercedes-Benz

RENDERINGS - 2



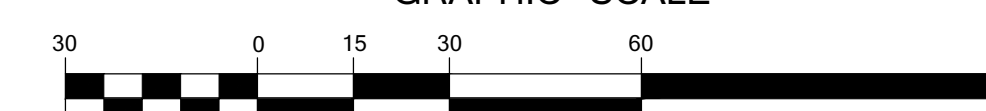
PROJECT 23003

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A2.06

GRAPHIC SCALE



EXPIRES: MM/DD/YY

NOT
FOR
CONSTRUCTION

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT:
DC CHARGER INSTALL
STREET ADDRESS
CITY, STATE, ZIP

REVISIONS:

1	5/28/19	UPDATES
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

OWNER:

SHEET TITLE:

SITE

PROJECT NUMBER:

8668xxxx

DATE: MM/DD/YY

DRAWN BY: AW

CHECKED BY: LB

SHEET NUMBER:

C101

PARKING NOTES

DETAIL CONTAINS TYPICAL DIMENSIONS - LOCAL CODES AND ORDINANCES MAY SUPERCEDE THESE REQUIREMENTS. CONSULT AND COMPLY WITH LOCAL REQUIREMENT PRIOR TO INSTALLATION.

PAINT NOTES

APPLY MP#97, WATER-BASED, LATEX MARKING PAINT AT A RATE OF ONE GALLON PER 300-400 L.F. OF FOUR INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION TO A MINIMUM THICKNESS OF 15 MILS. APPLY STRIPES STRAIGHT AND EVEN WHEN TEMPERATURES ARE WITHIN 50°F AND 95°F. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.

PAINT COLOR: "ACID GREEN"
COLOR SYSTEMS EQUIVALENTS:
CMYK: 25 | 0 | 100 | 0
RGB: 210 | 235 | 45
HEX: #D2F52D
PANTONE: 318C | 396U | 13-0650 TCX
RAL: 100 80 80

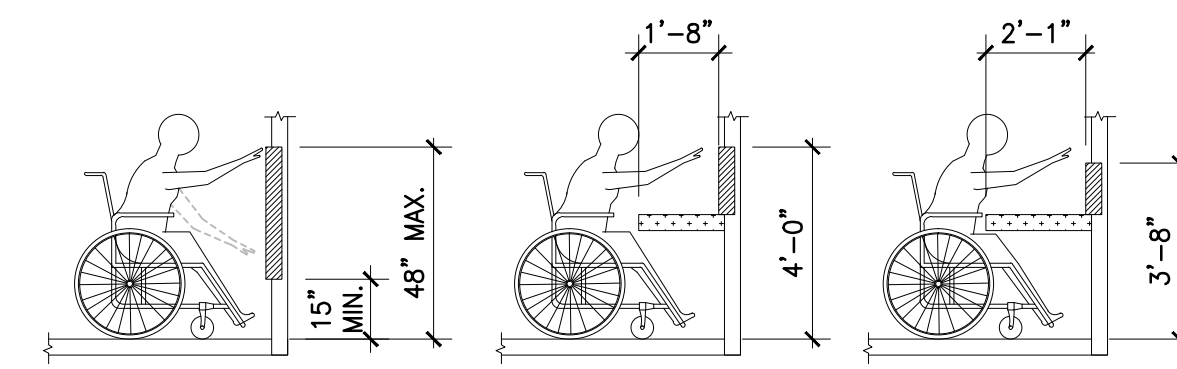
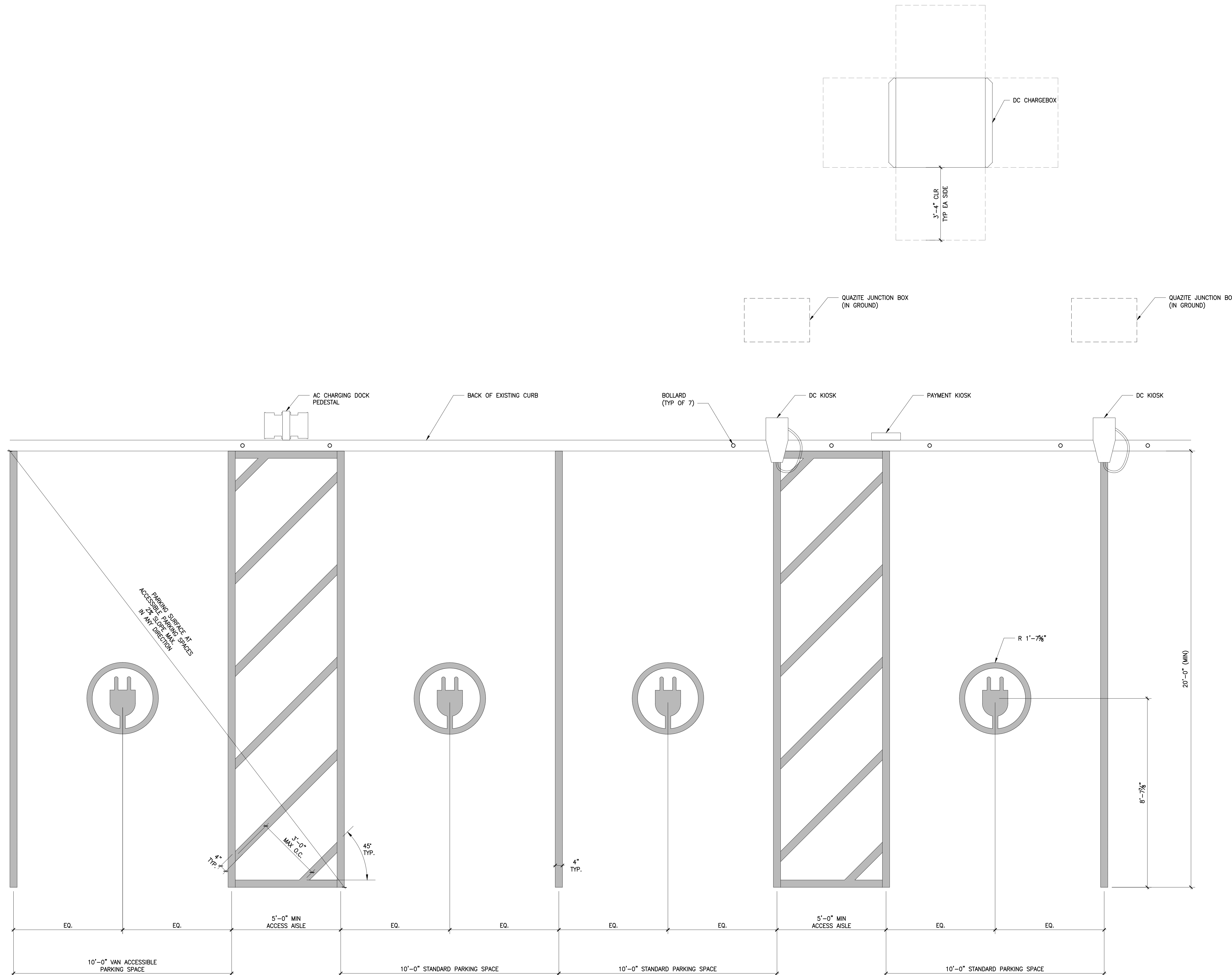


FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH

FIG. 308.2.1 UNOBSTRUCTED HIGH FORWARD REACH

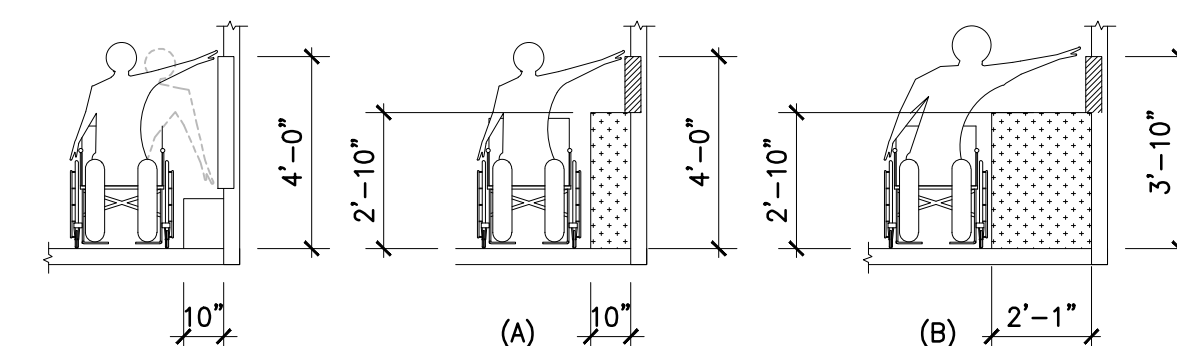


FIG. 308.3.1 UNOBSTRUCTED SIDE REACH

FIG. 308.3.2 UNOBSTRUCTED HIGH SIDE REACH

2 ACCESSIBLE REACH RANGE

C101

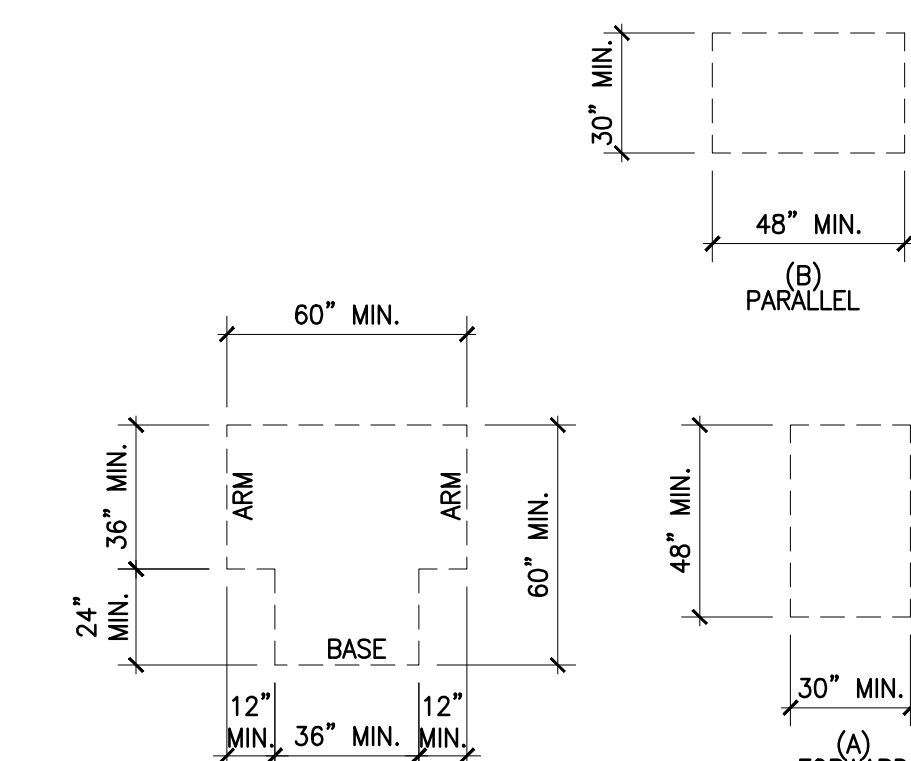


FIG. 308.5 POSITION OF CLEAR FLOOR OR GROUND SPACE

3 ACCESSIBLE CLEAR FLOOR AREA

C101

1 PARKING SPACE MARKINGS AT VERTICAL CURB

C101

EXPIRES: MM/DD/YY

NOT
FOR
CONSTRUCTION

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT:
DC CHARGER INSTALL
STREET ADDRESS
CITY, STATE, ZIP

REVISIONS:

3	7/6/19	KIOSK BASE & CONDUIT
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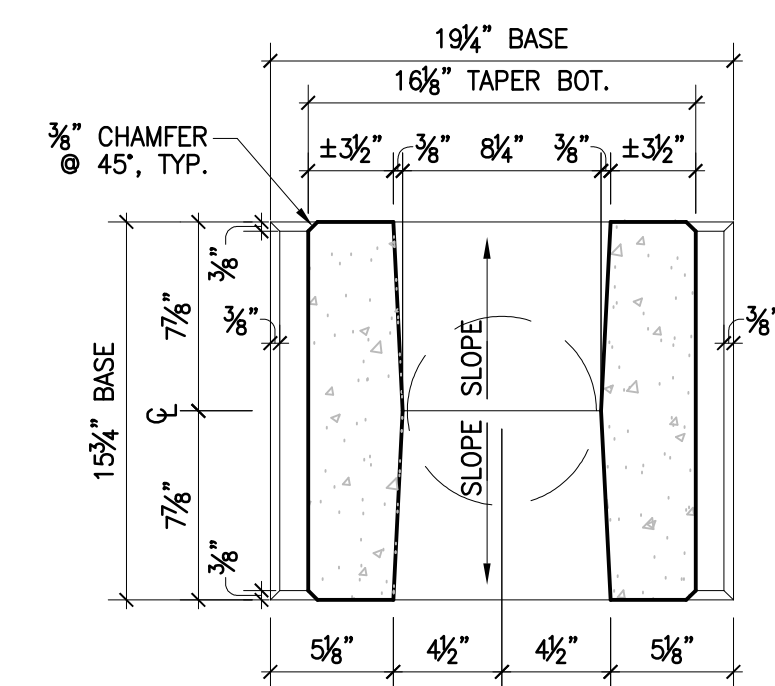
OWNER:

SHEET TITLE:
SITE
DETAILS

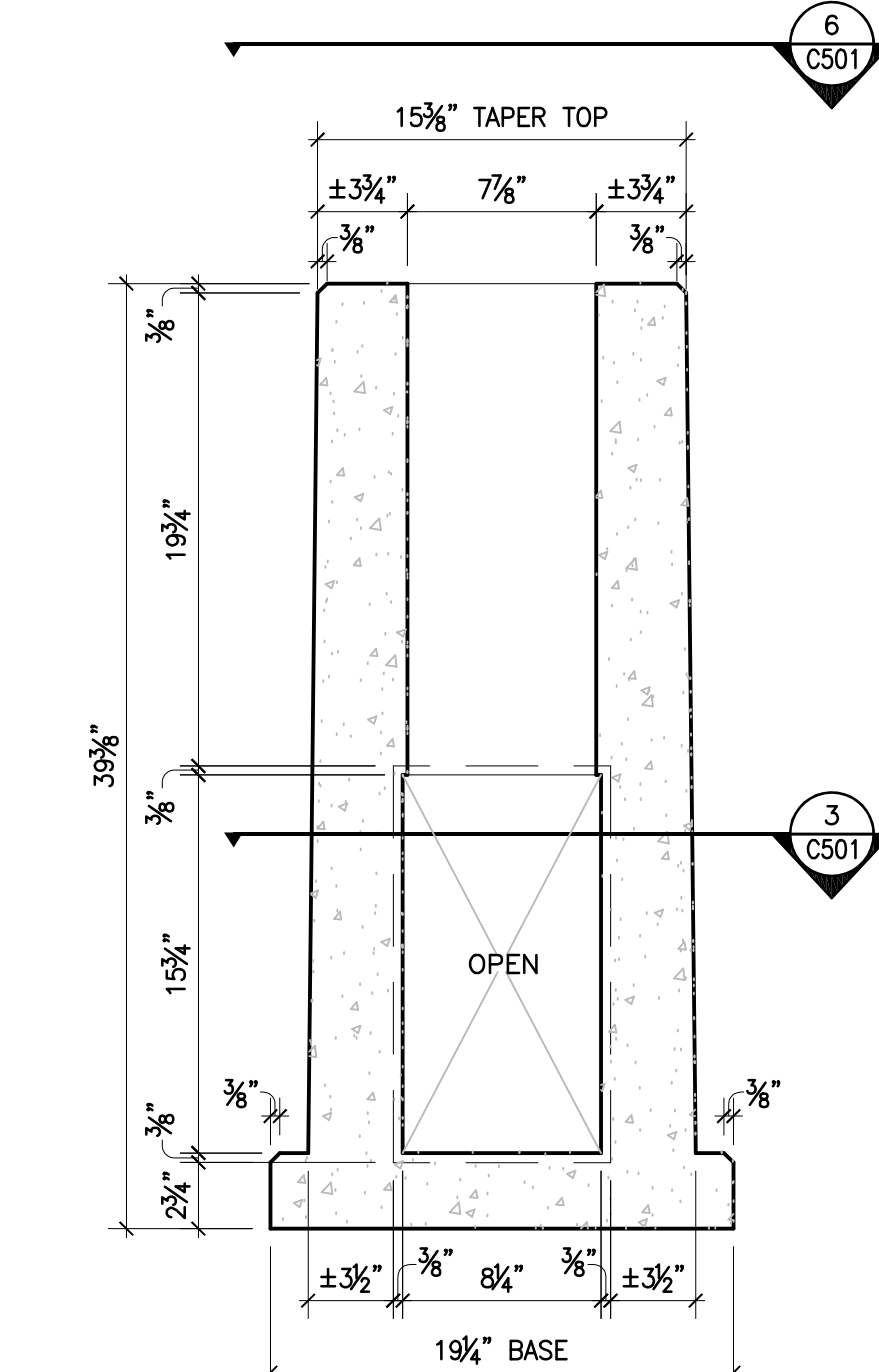
PROJECT NUMBER:
8668xxxx

DATE: MM/DD/YY
DRAWN BY: AW
CHECKED BY: LB

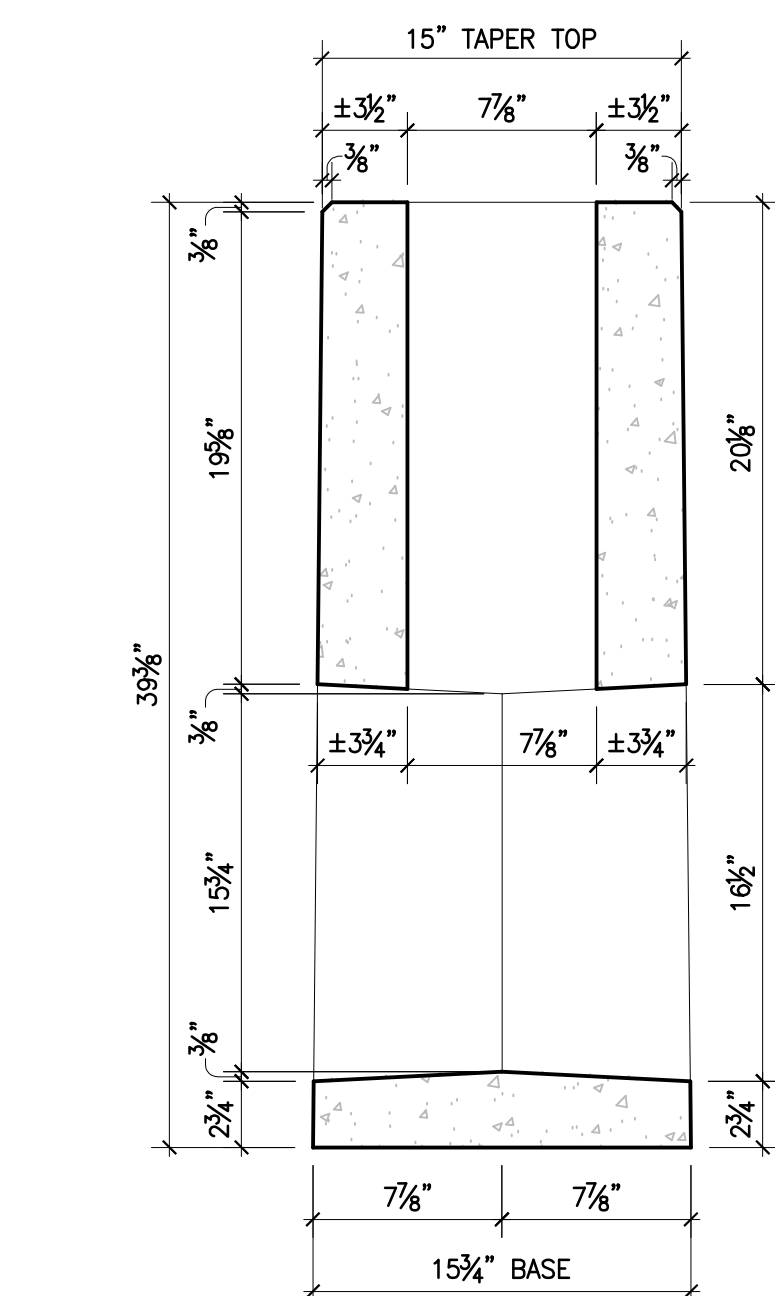
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C501



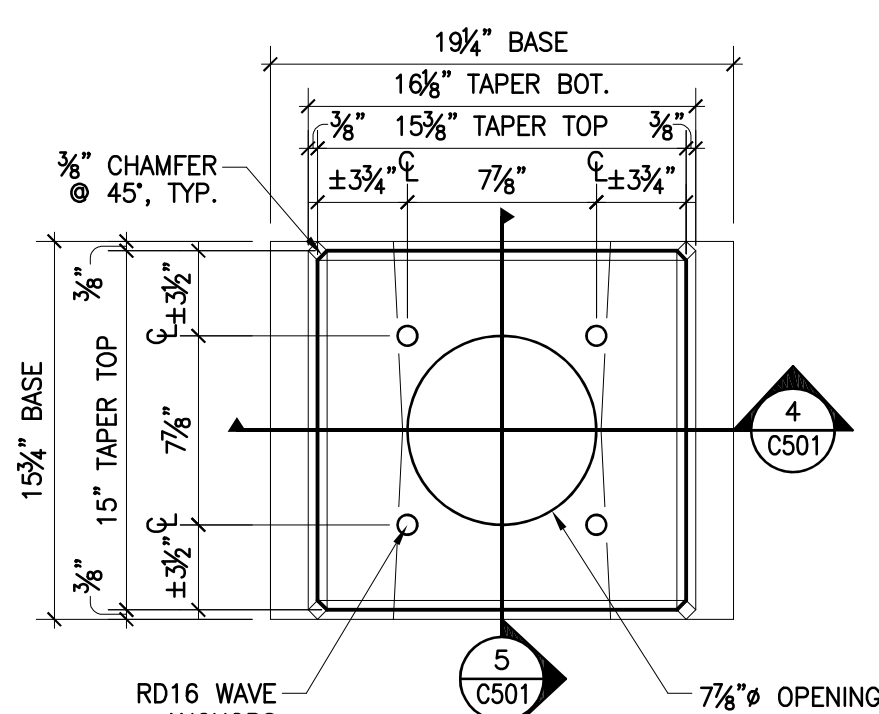
3 DC CHARGING KIOSK
C501 PRECAST PLAN SECTION



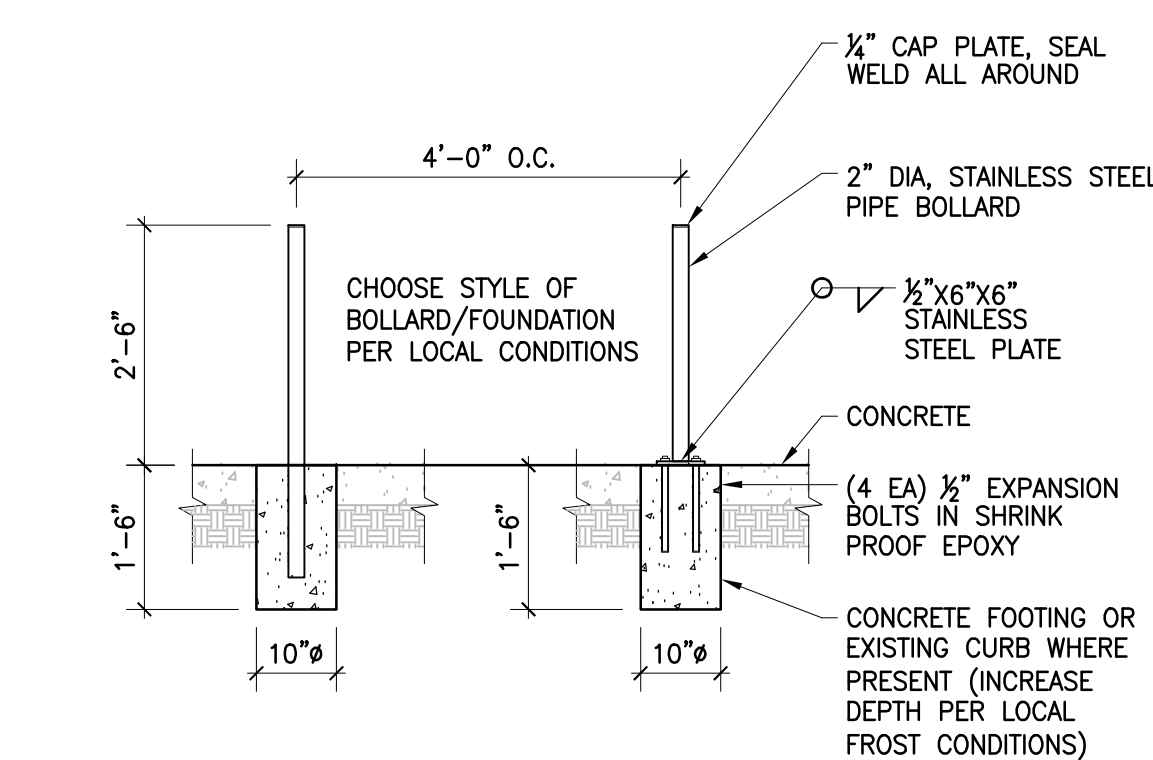
4 DC CHARGING KIOSK
C501 PRECAST SECTION



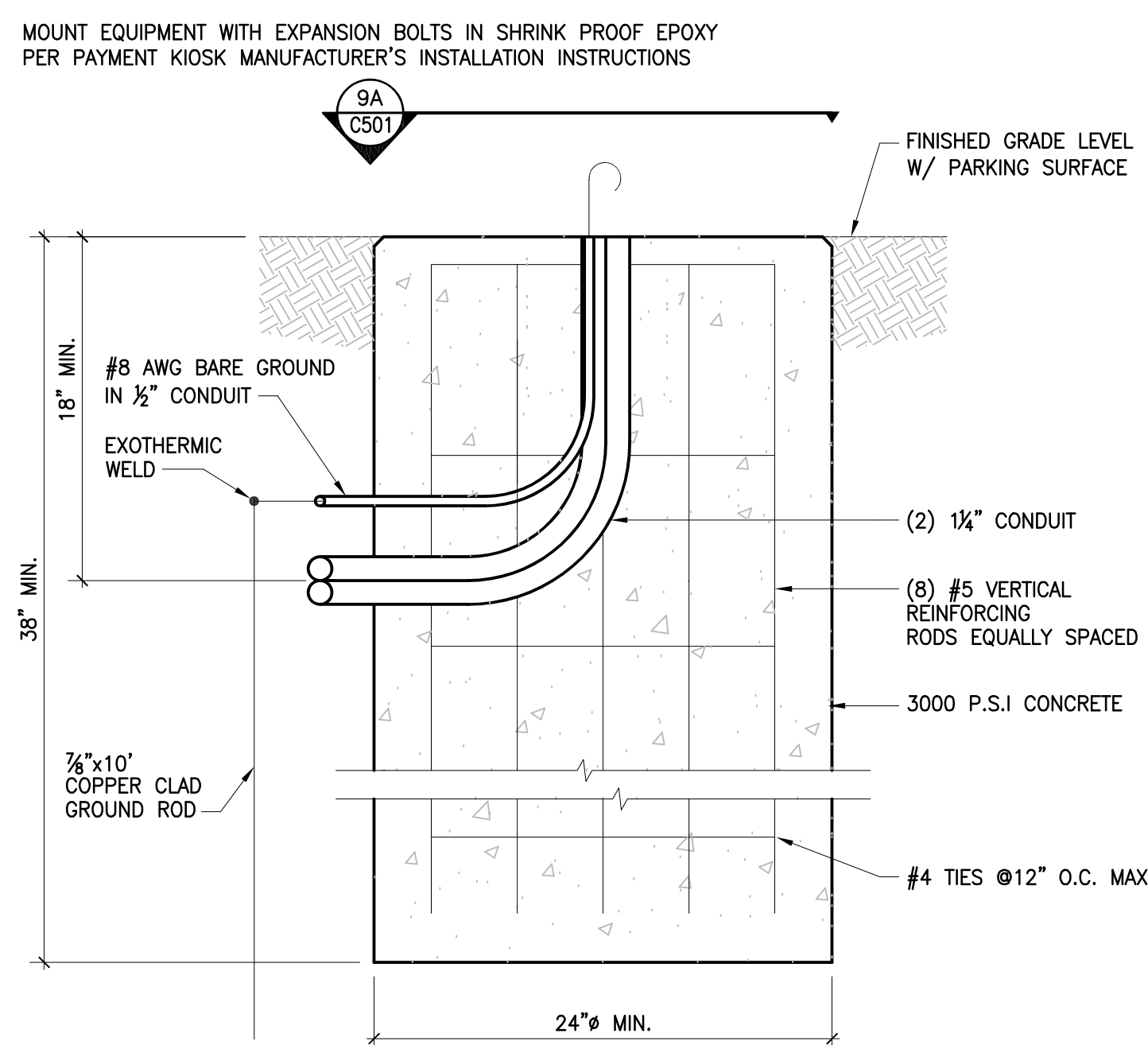
5 DC CHARGING KIOSK
C501 PRECAST SECTION



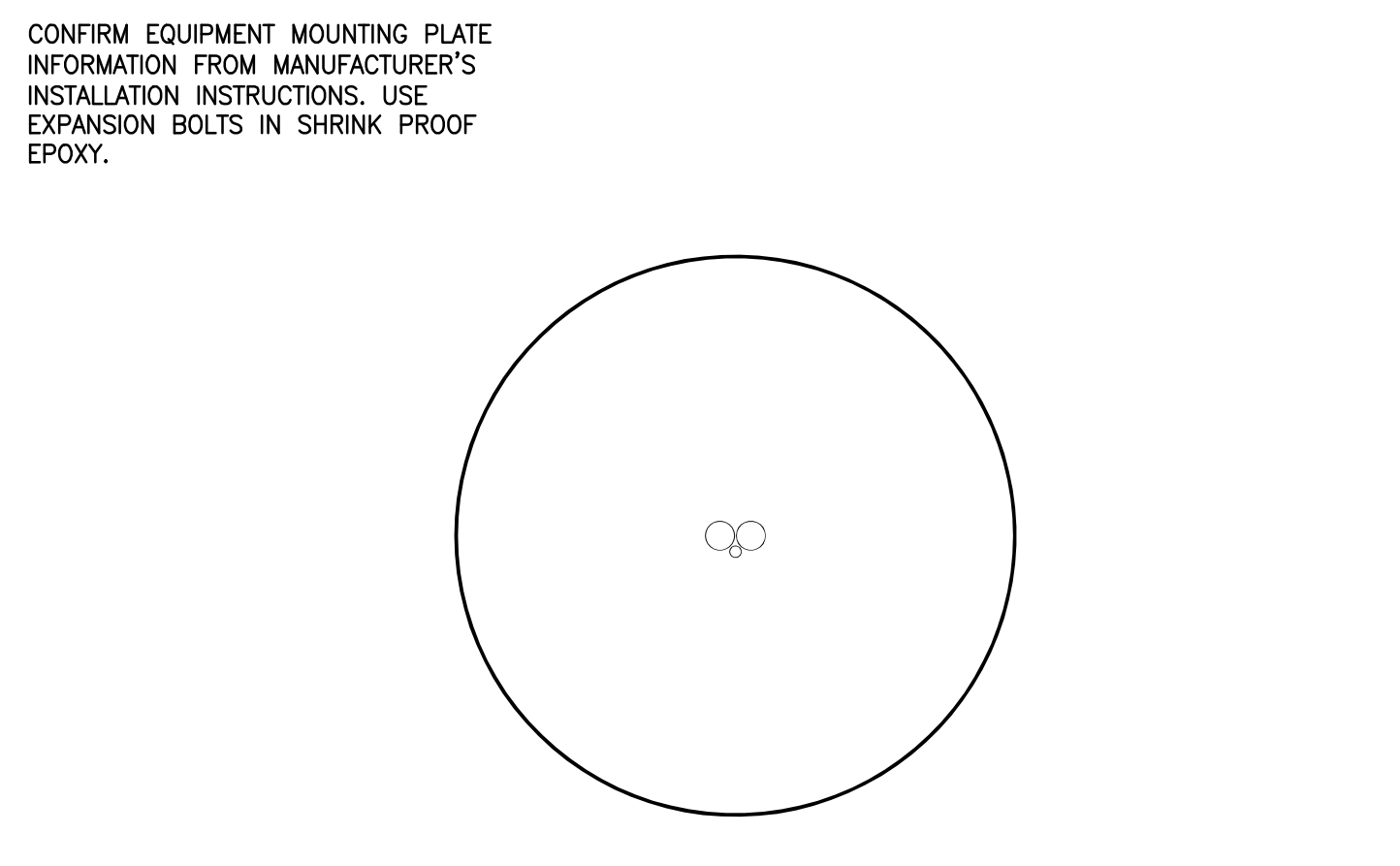
6 DC CHARGING KIOSK
C501 PRECAST FOUNDATION



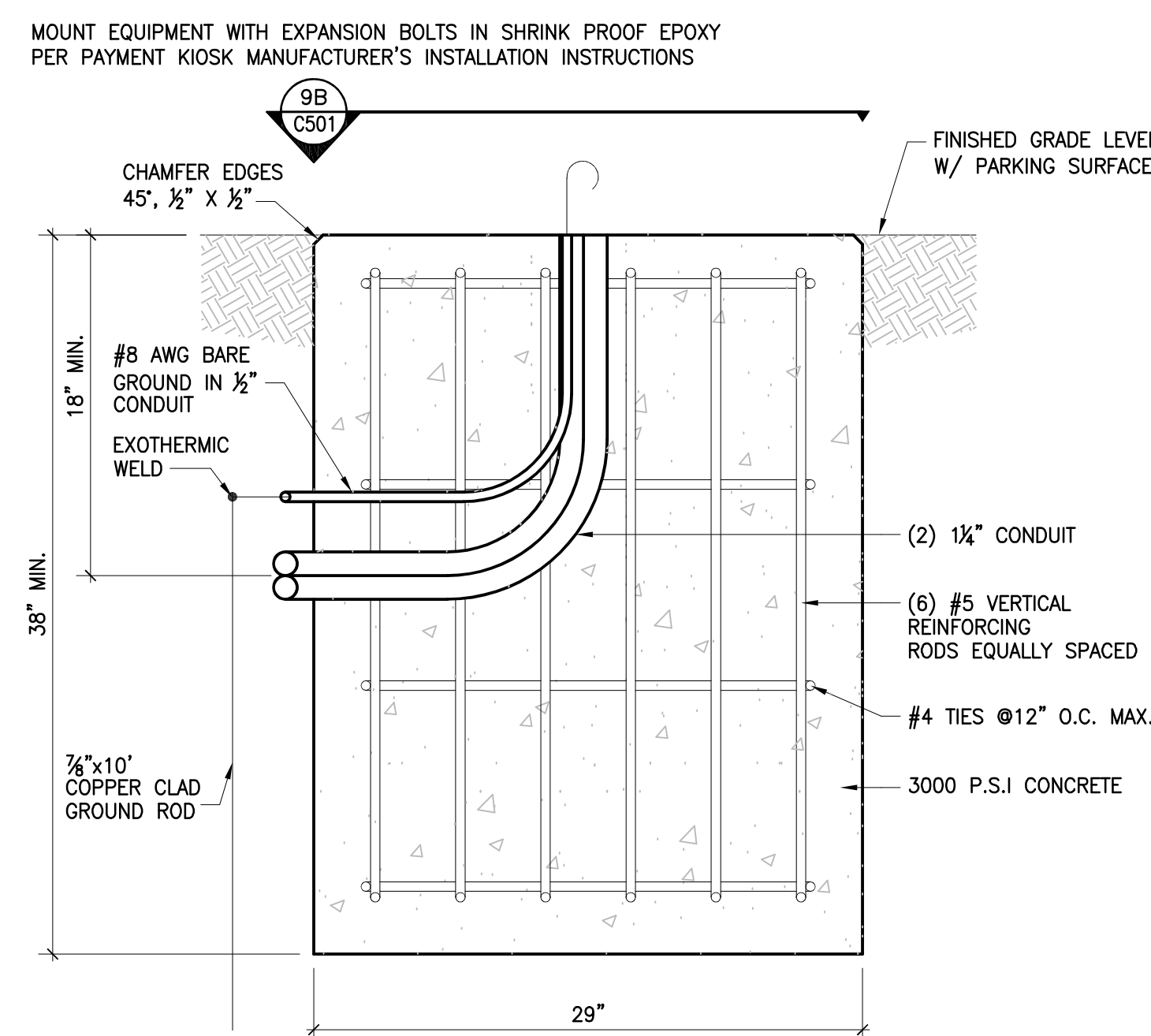
7 BOLLARD
C501



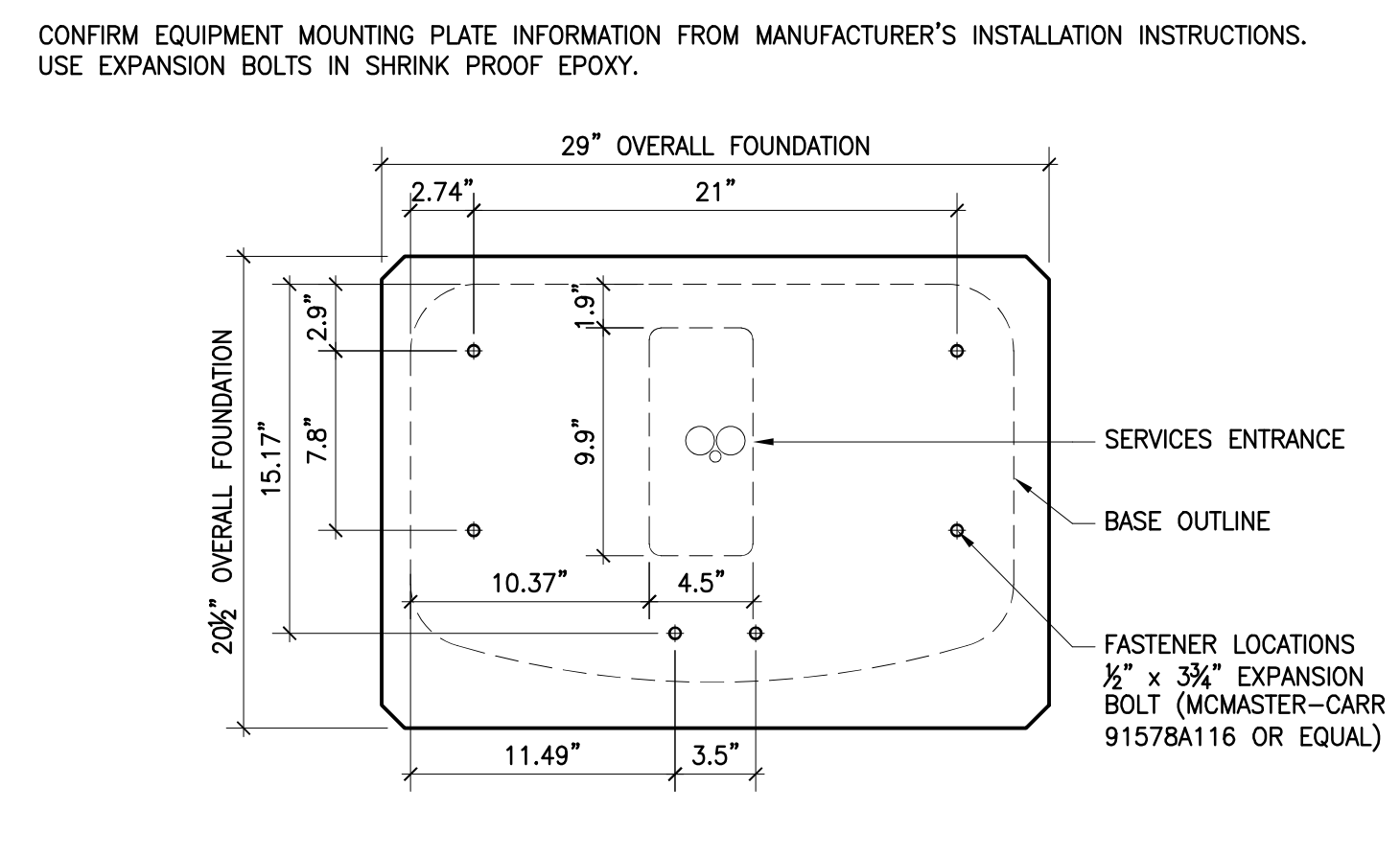
8A PAYMENT KIOSK, 50kW CHARGER & DISCONNECT
C501 FOUNDATION



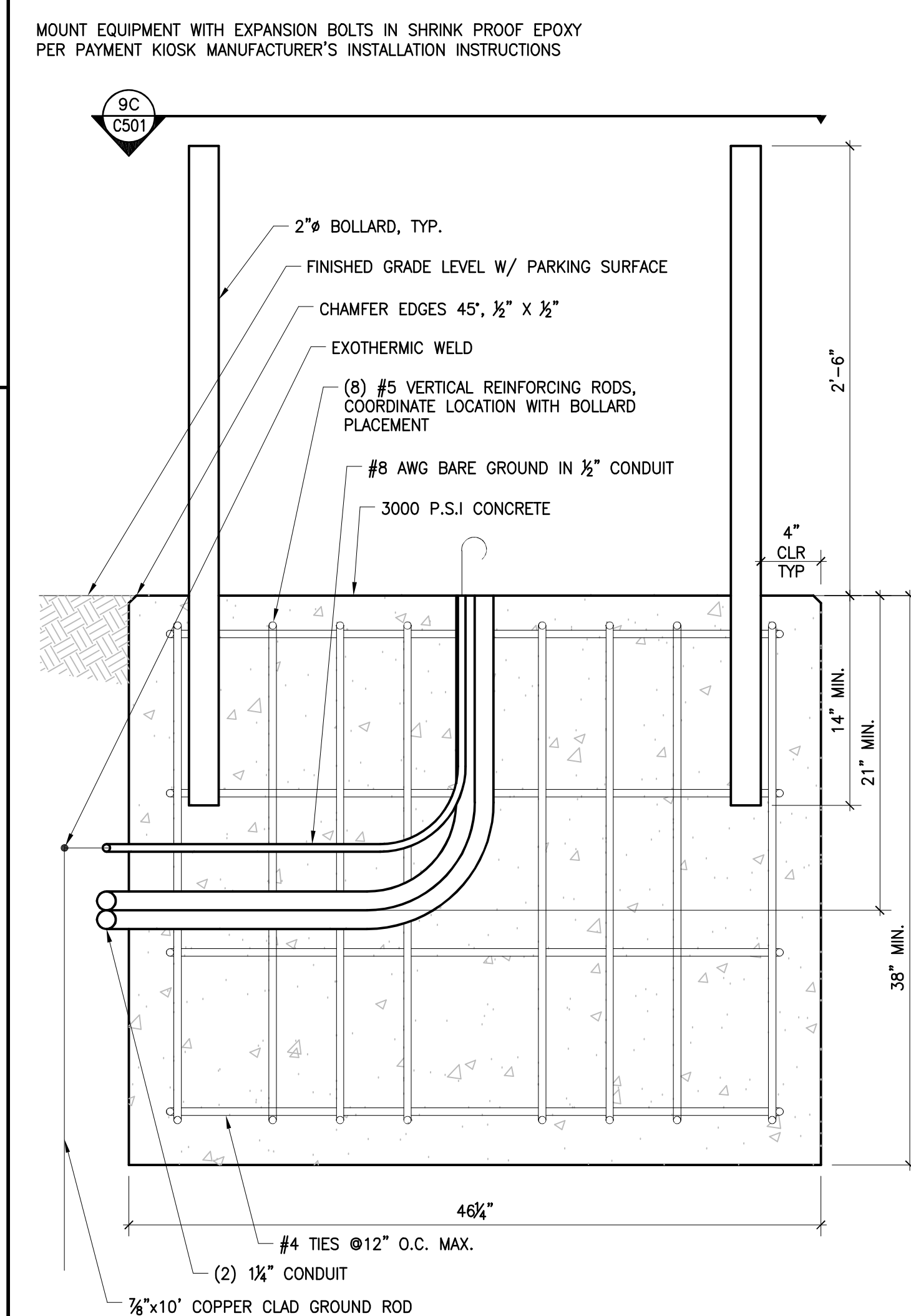
9A PAYMENT KIOSK & DISCONNECT
C501 PLAN



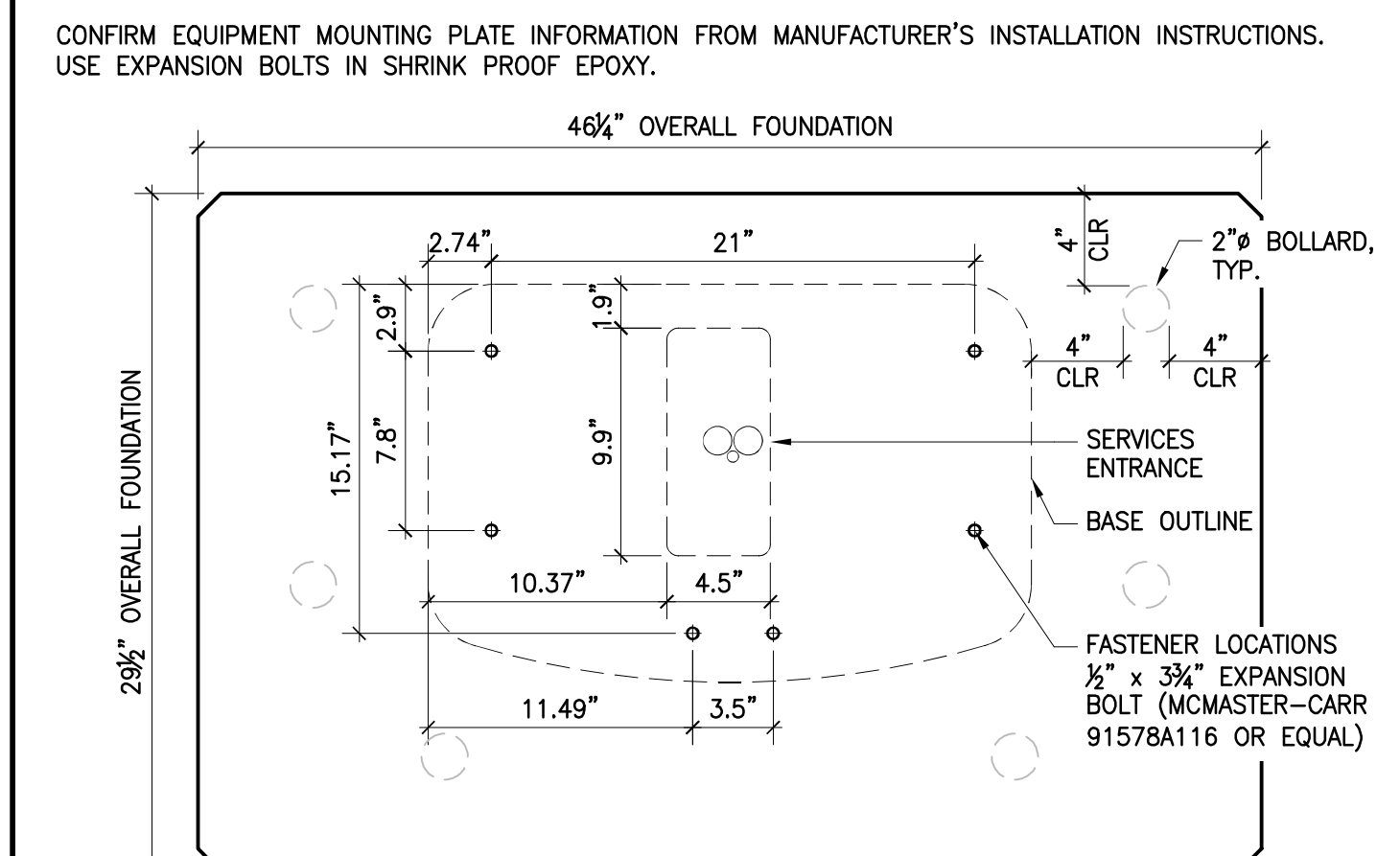
8B 50kW CHARGER
C501 FOUNDATION



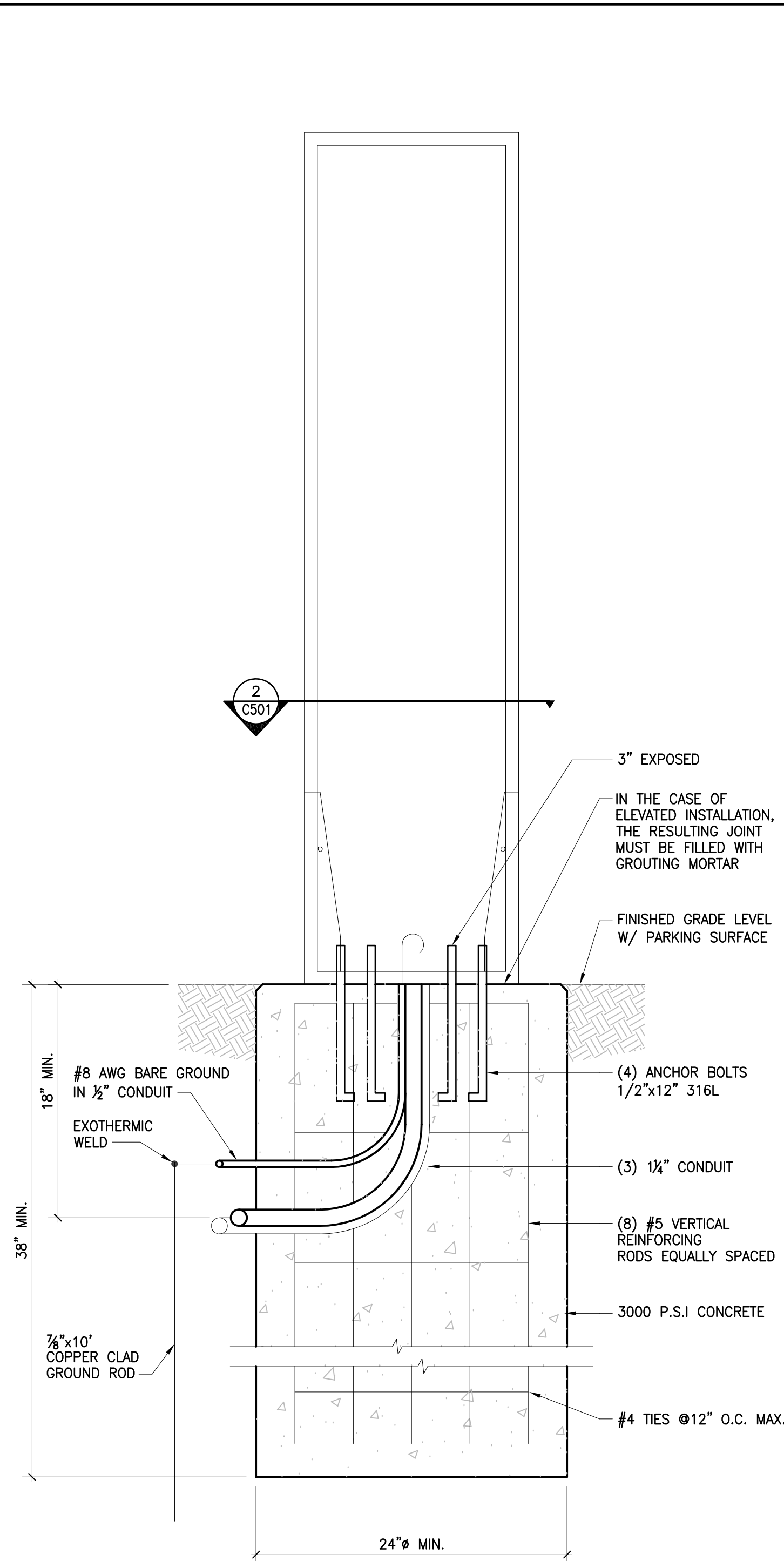
9B 50kW CHARGER
C501 PLAN



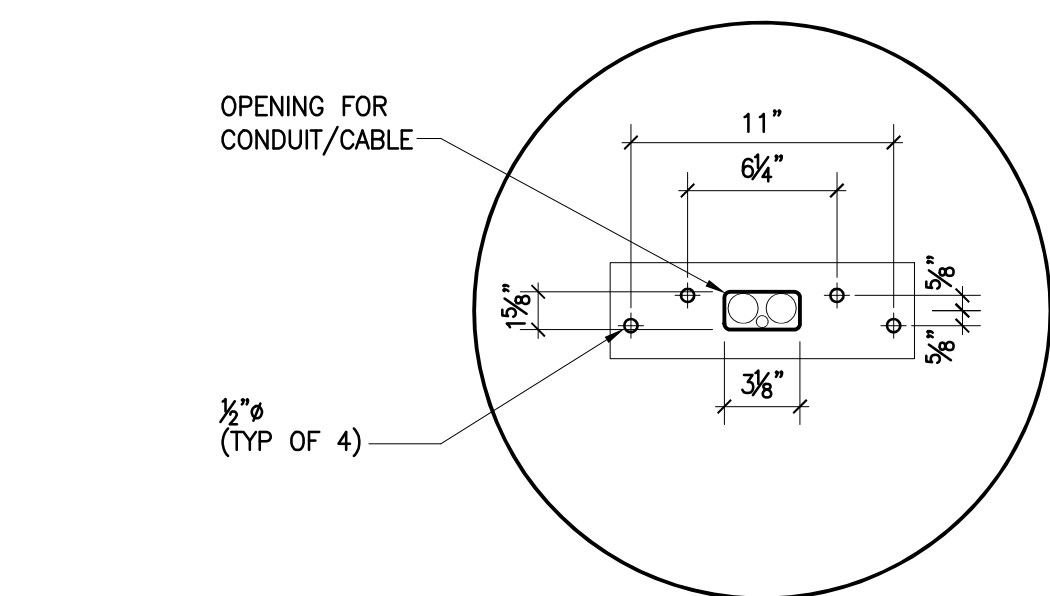
8C 50kW CHARGER WITH BOLLARDS
C501 FOUNDATION



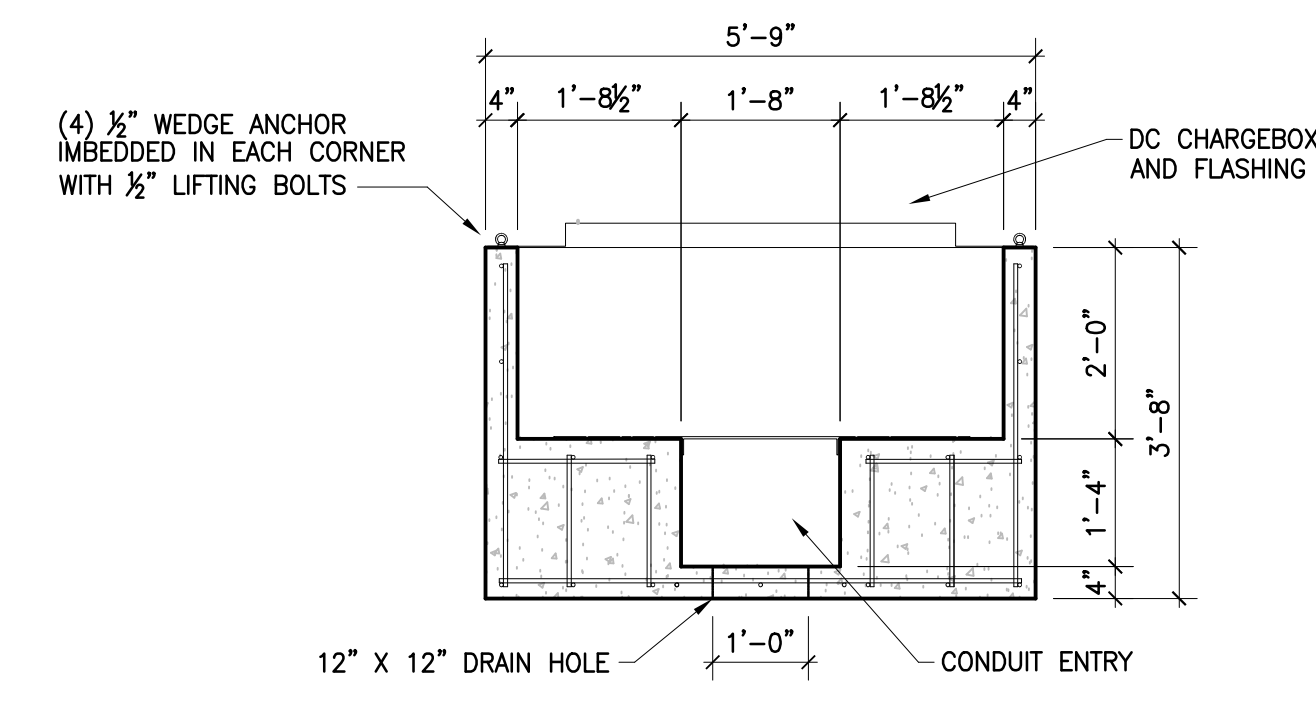
9C 50kW CHARGER WITH BOLLARDS
C501 PLAN



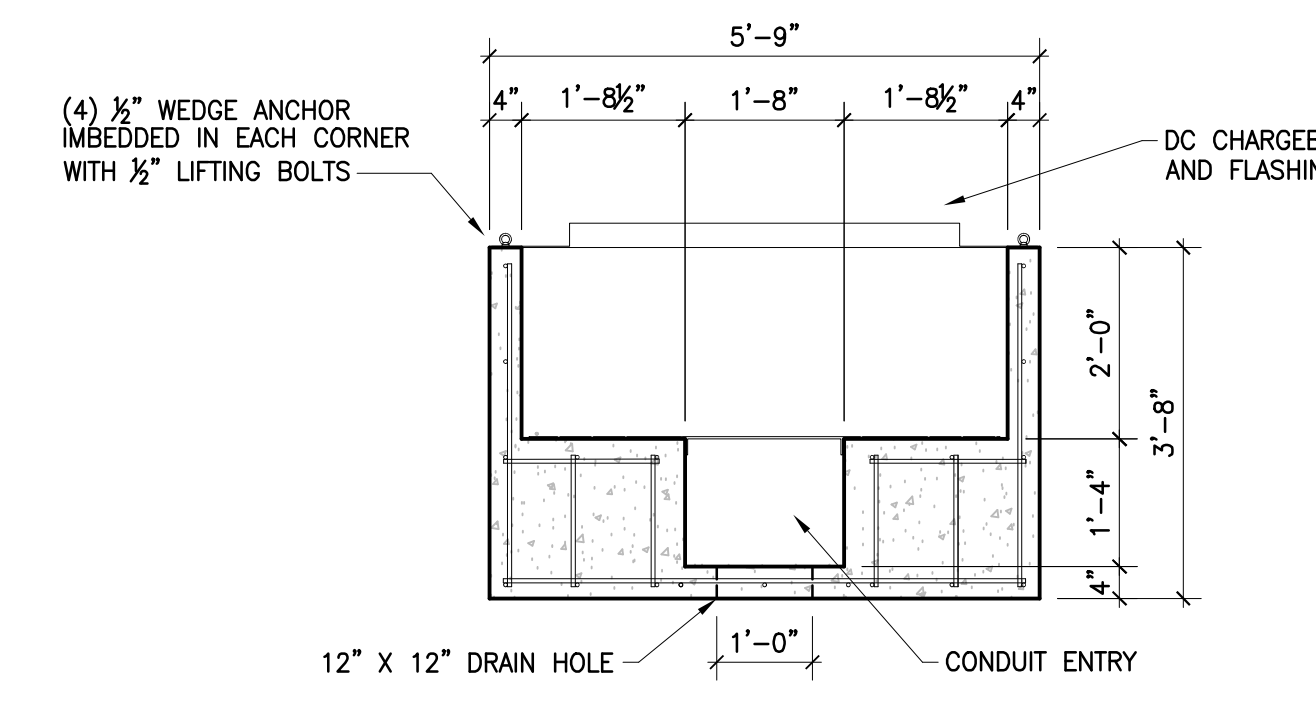
1 AC CHARGING KIOSK - PEDESTAL
C501 FOUNDATION



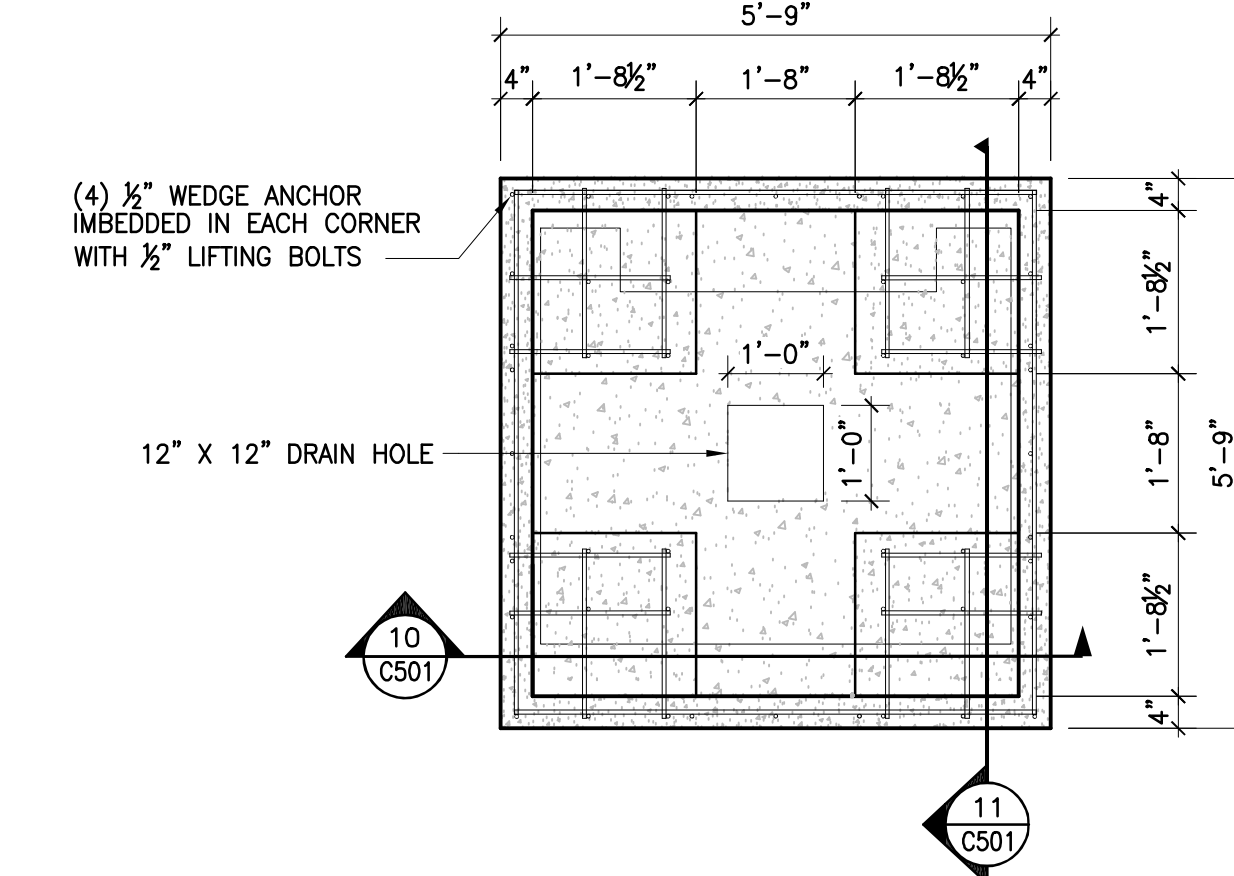
2 AC CHARGING KIOSK - PEDESTAL
C501 DRILLING TEMPLATE



10 CHARGEBOX BASE
C501 SECTION



11 CHARGEBOX BASE
C501 SECTION



12 CHARGEBOX BASE
C501 PLAN

GENERAL NOTES

- A. ALL WORK TO BE DONE IN ACCORDANCE WITH 2017 NEC AND LOCAL CODE AUTHORITIES.
- B. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
- C. ELECTRICAL CONTRACTOR SHALL PROVIDE CUT SHEETS AND/OR SHOP DRAWINGS FOR ALL FIELD CONNECTIONS.



EXPIRES: MM/DD/YY

NOT FOR CONSTRUCTION

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT:
DC CHARGER INSTALL
STREET ADDRESS
CITY, STATE, ZIP

REVISIONS:		
1	5/20/19	UPDATES
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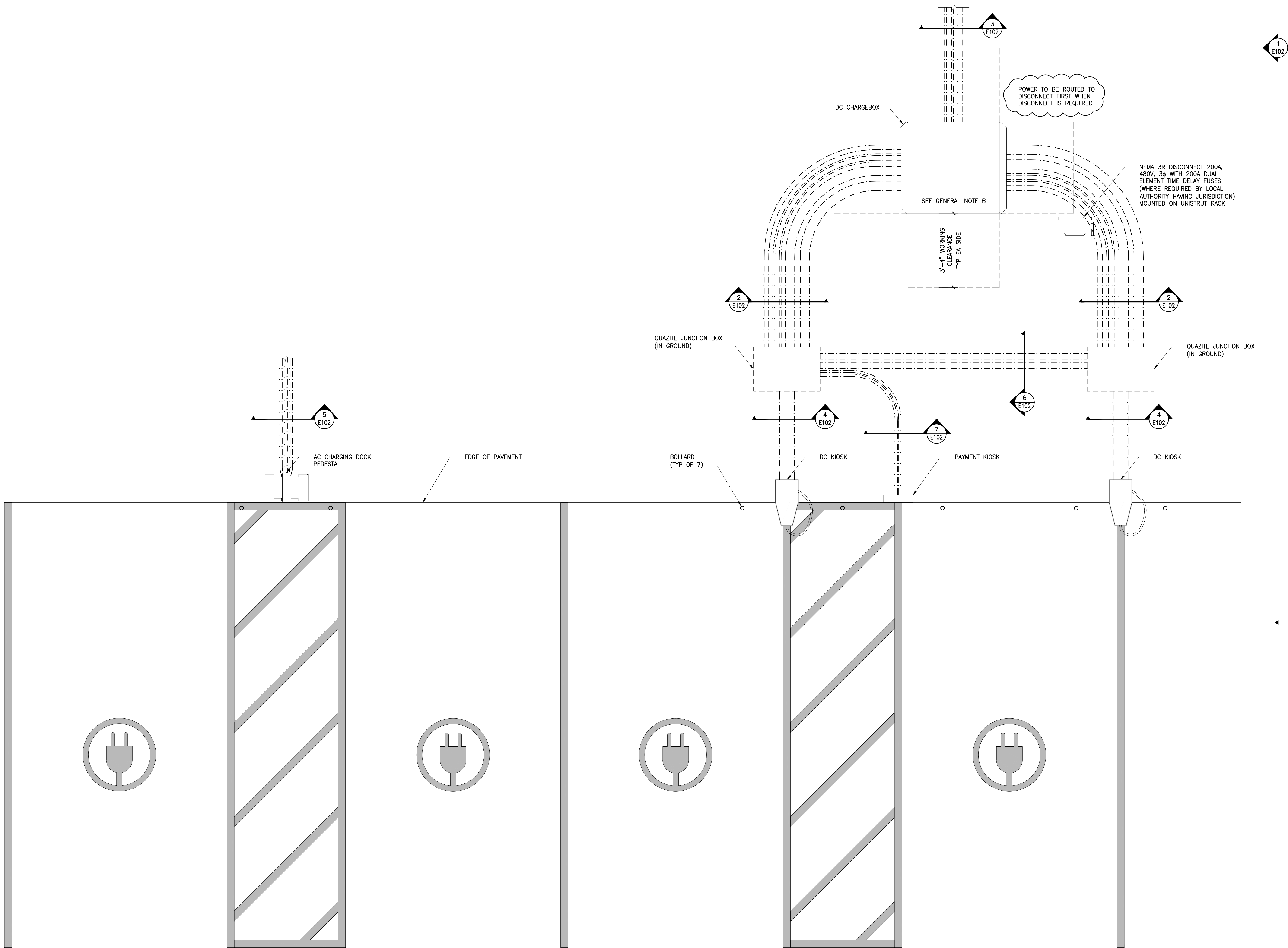
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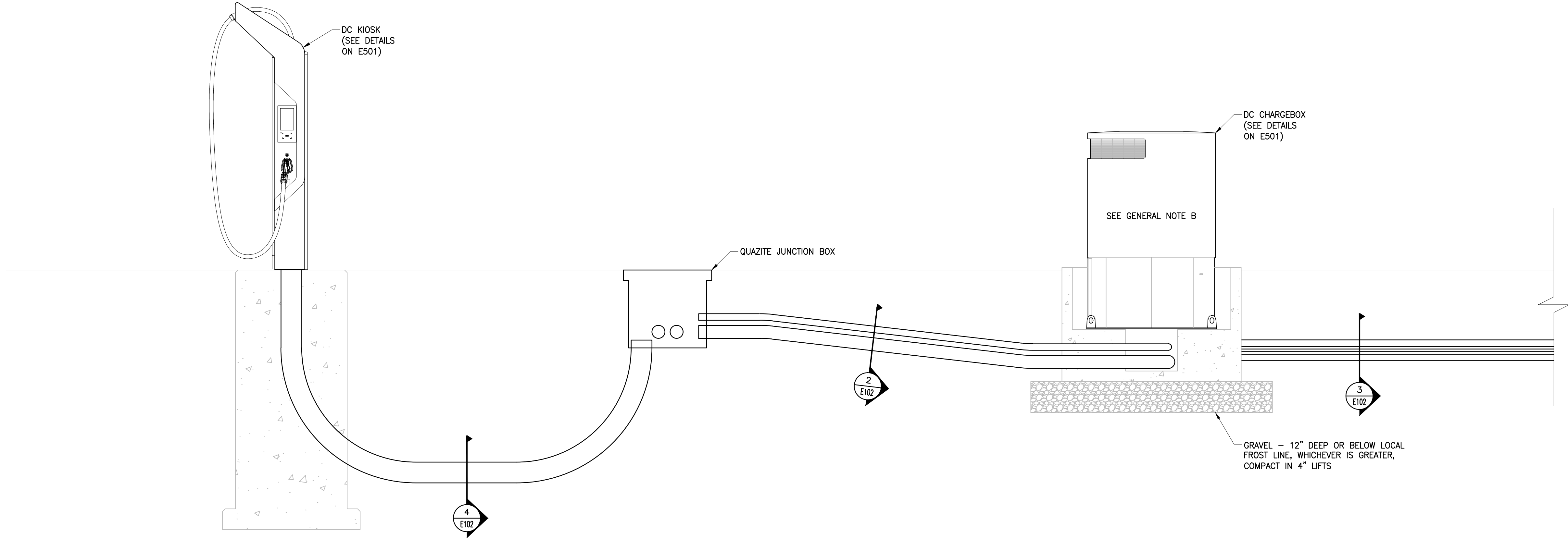
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ELECTRICAL
SITE PLAN

PROJECT NUMBER:
8668xxxx

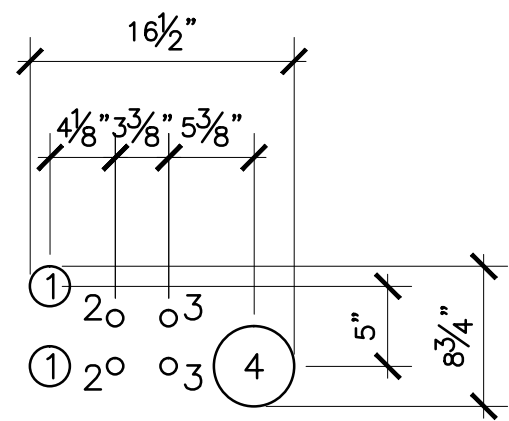
DATE: MM/DD/YY
DRAWN BY: BL
CHECKED BY: LB

SHEET NUMBER:
E101

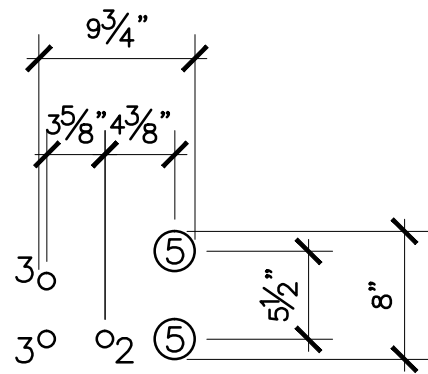
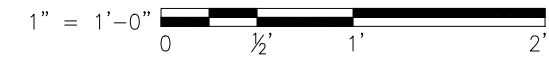




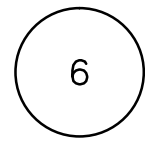
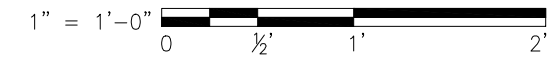
1 SECTION – CONDUIT ROUTING
E102



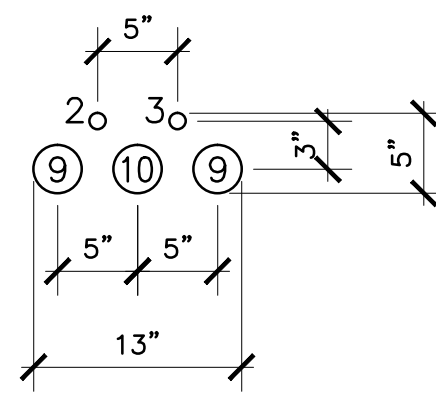
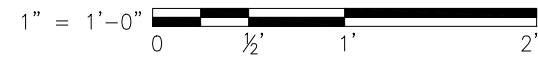
2 CONDUIT LAYOUT
E102



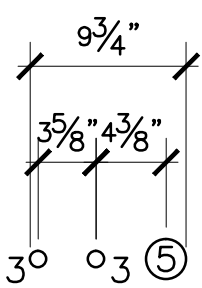
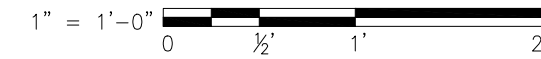
3 CONDUIT LAYOUT
E102



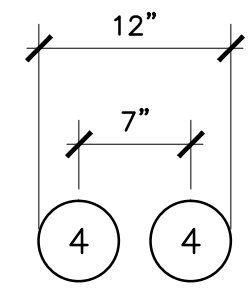
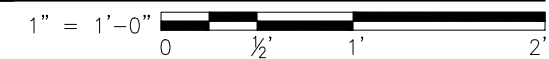
4 CONDUIT LAYOUT
E102



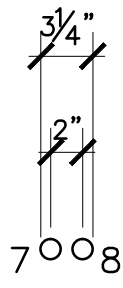
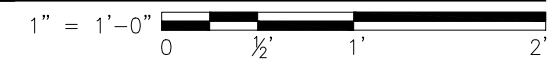
OPTIONAL
4 CONDUIT LAYOUT
E102



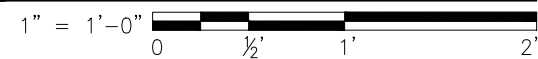
5 CONDUIT LAYOUT
E102



6 CONDUIT LAYOUT
E102



7 CONDUIT LAYOUT
E102



*** CONTRACTOR TO INSTALL WARNING TAPE 12" ABOVE
UPPERMOST CONDUIT – TYP. ALL CONDUIT TRENCHES

CONDUIT SCHEDULE			
TAG	CONDUIT	PURPOSE	COMMENTS
1	2 1/2" PVC	DC POWER	USE 24" RADIUS ELBOWS MINIMUM
2	1" PVC	AUXILIARY POWER	USE 24" RADIUS ELBOWS MINIMUM
3	1" PVC	DATA	USE 24" RADIUS ELBOWS MINIMUM
4	5" PVC	COOLING LINES	USE 24" RADIUS ELBOWS MINIMUM
5	2 1/2" PVC	MAIN AC POWER	USE 24" RADIUS ELBOWS MINIMUM
6	8" PVC	DATA, DC POWER, COOLING LINES	USE 48" RADIUS ELBOWS MINIMUM
7	1 1/4" PVC	DATA	USE 24" RADIUS ELBOWS MINIMUM
8	1 1/4" PVC	AC POWER	USE 24" RADIUS ELBOWS MINIMUM
9	3" PVC	COOLING LINES	USE 24" RADIUS ELBOWS MINIMUM
10	3" PVC	DC POWER	USE 24" RADIUS ELBOWS MINIMUM

* USE LONG-SWEEP CONDUIT ELBOWS

GENERAL NOTES

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- ELECTRICAL CONTRACTOR SHALL PROVIDE CUT SHEETS AND/OR SHOP DRAWINGS FOR ALL FIELD CONNECTIONS.



EXPIRES: MM/DD/YY

NOT
FOR
CONSTRUCTION

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT:
DC CHARGER INSTALL
STREET ADDRESS
CITY, STATE, ZIP

REVISIONS:

3	7/26/19	KIOSK BASE & CONDUIT
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OWNER:

SHEET TITLE:

ELECTRICAL
SITE DETAILS

PROJECT NUMBER:

8668xxxx

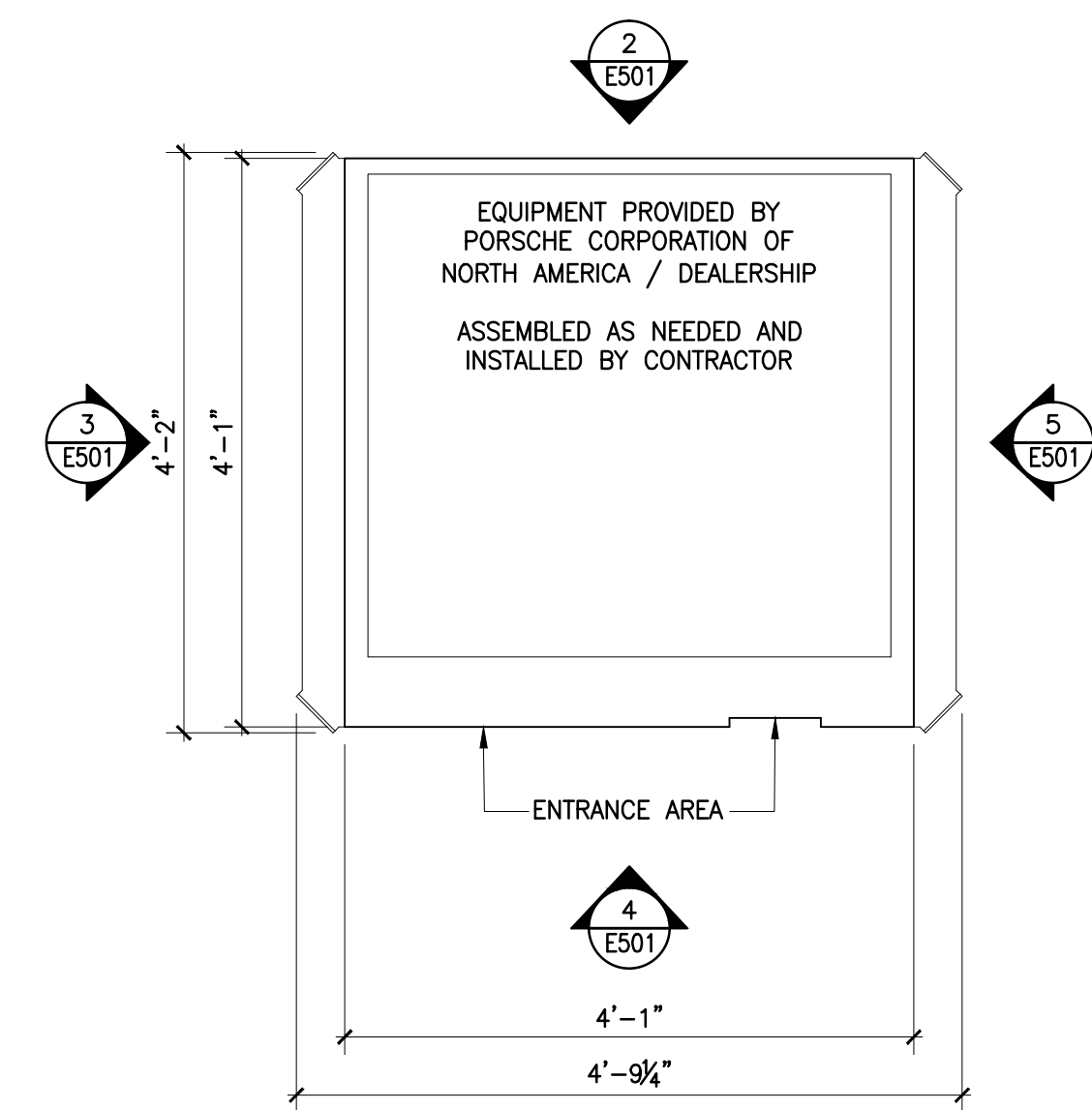
DATE: MM/DD/YY

DRAWN BY: BL

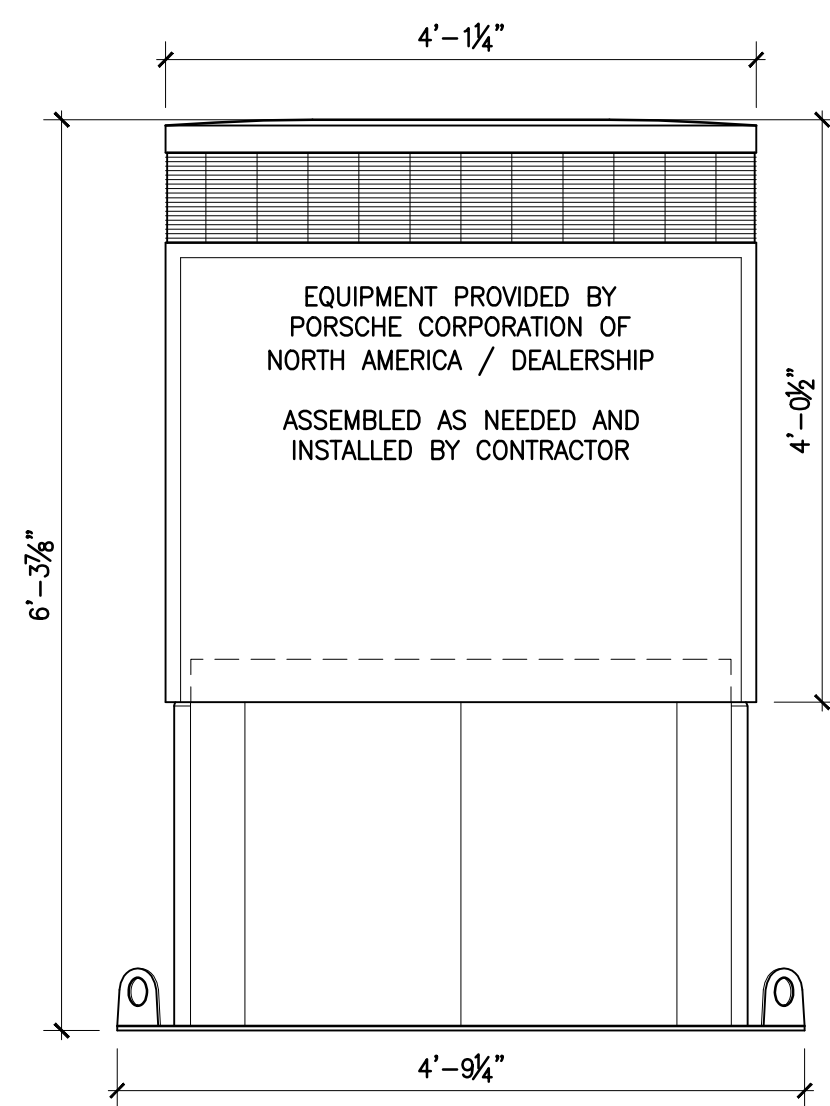
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SHEET NUMBER:

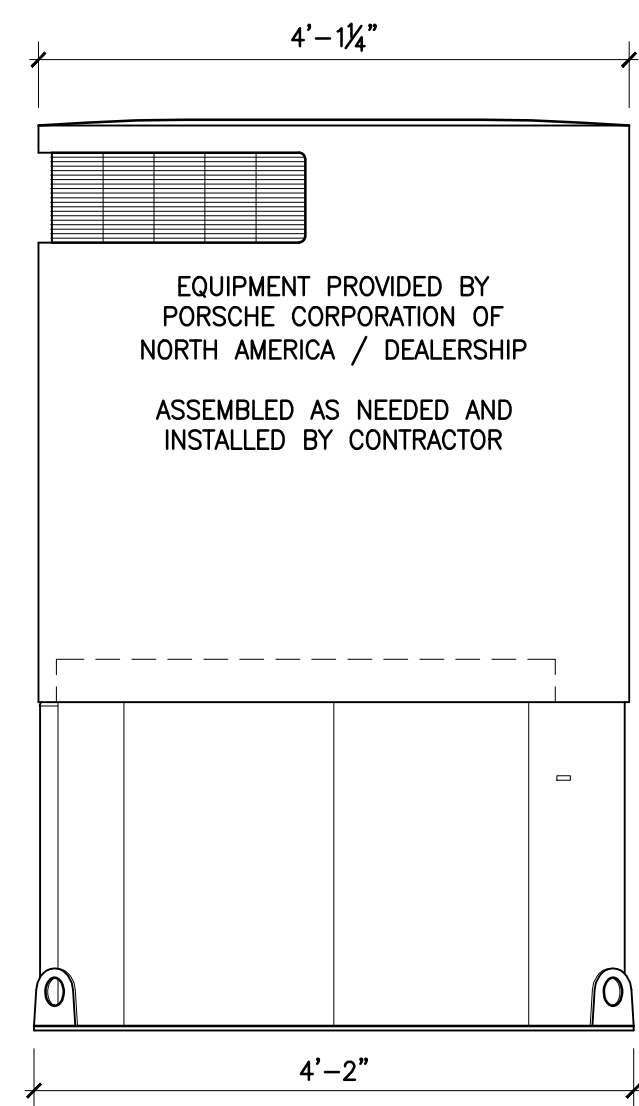
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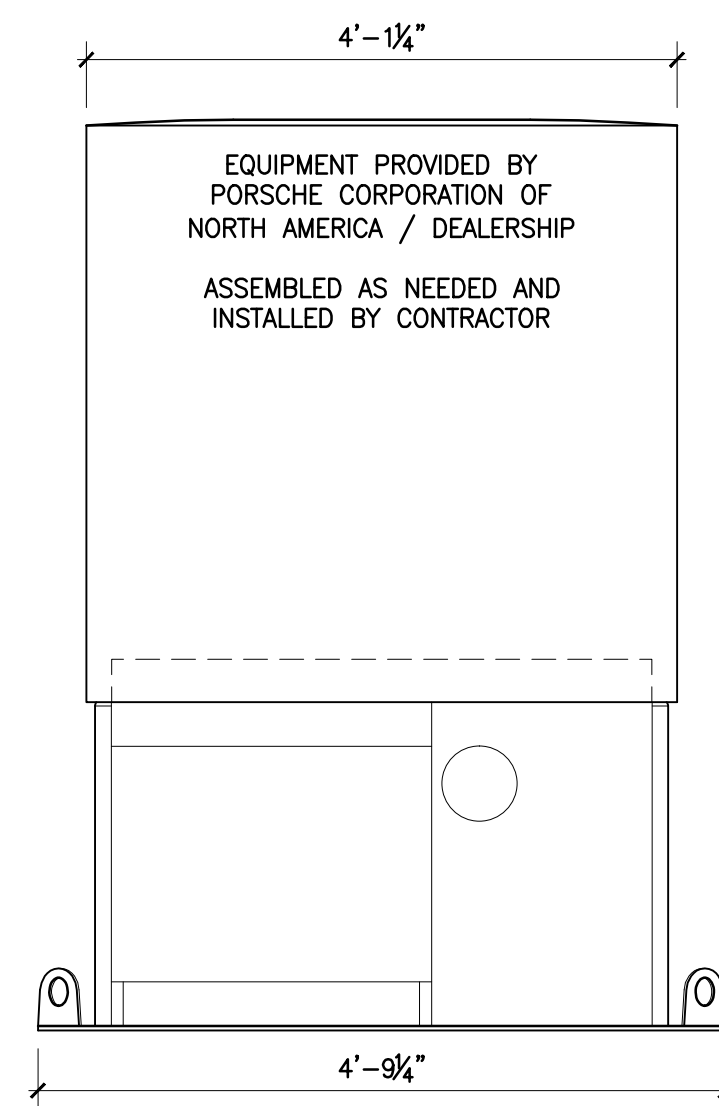
1 DC CHARGEBOX
E501 PLAN



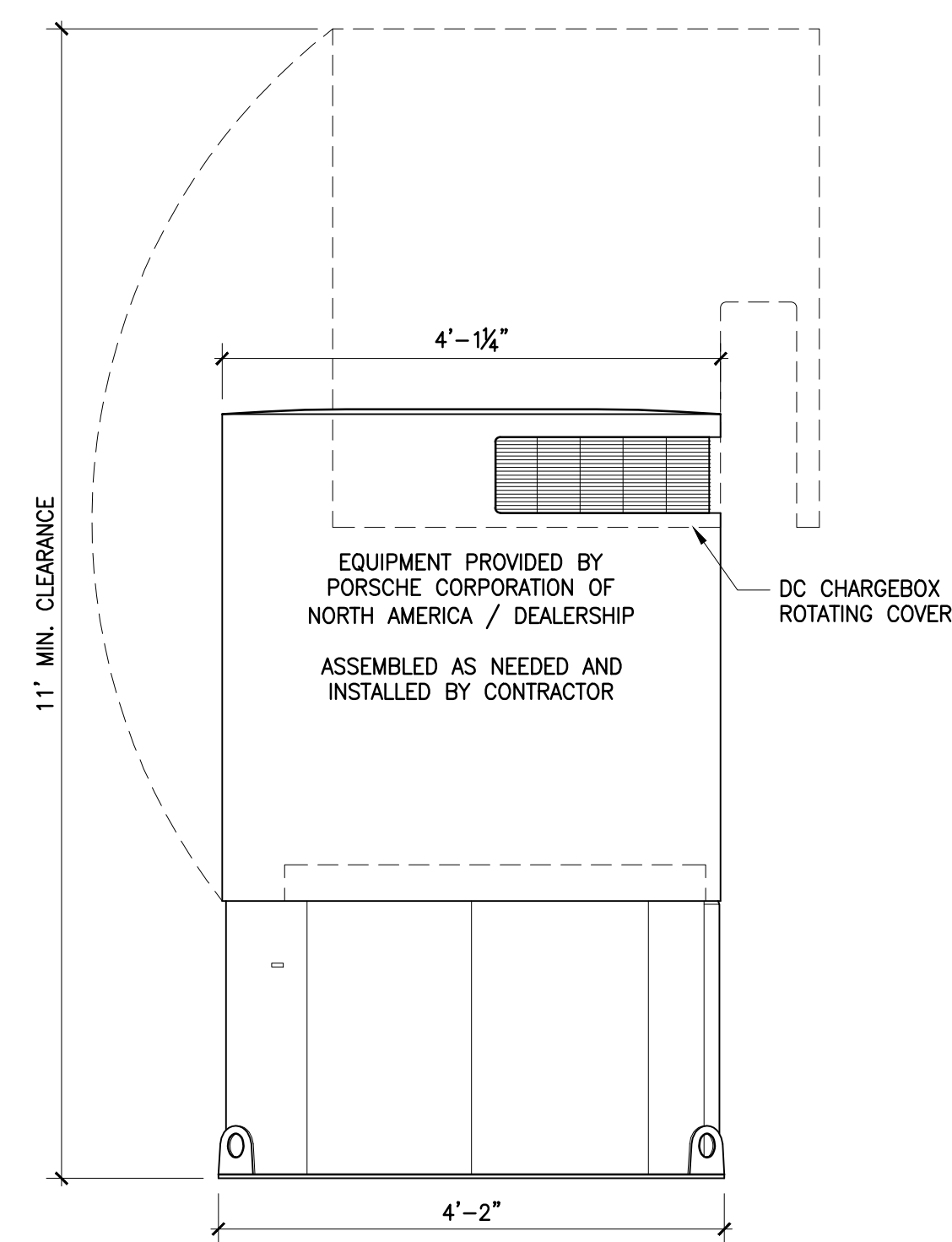
2 DC CHARGEBOX
E501 FRONT



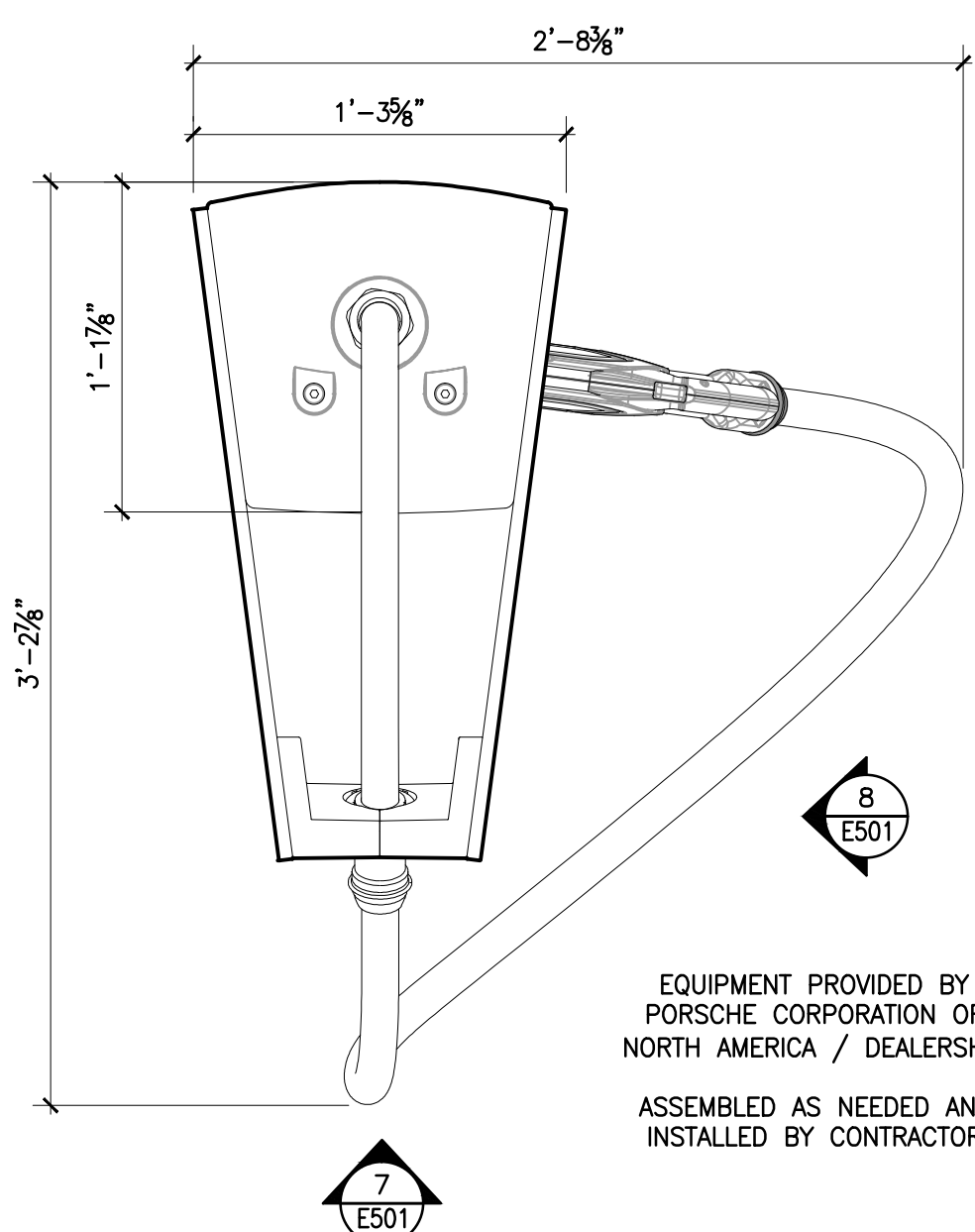
3 DC CHARGEBOX
E501 SIDE



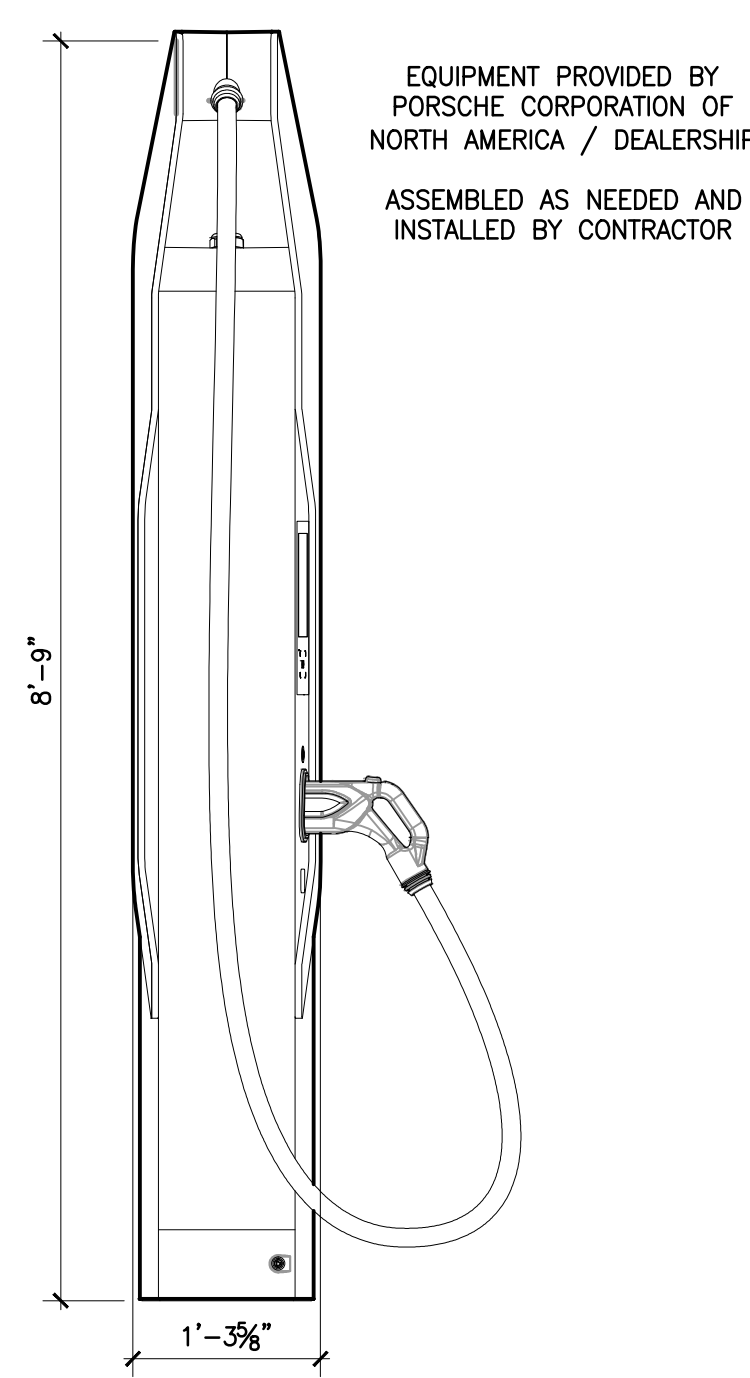
4 DC CHARGEBOX
E501 BACK



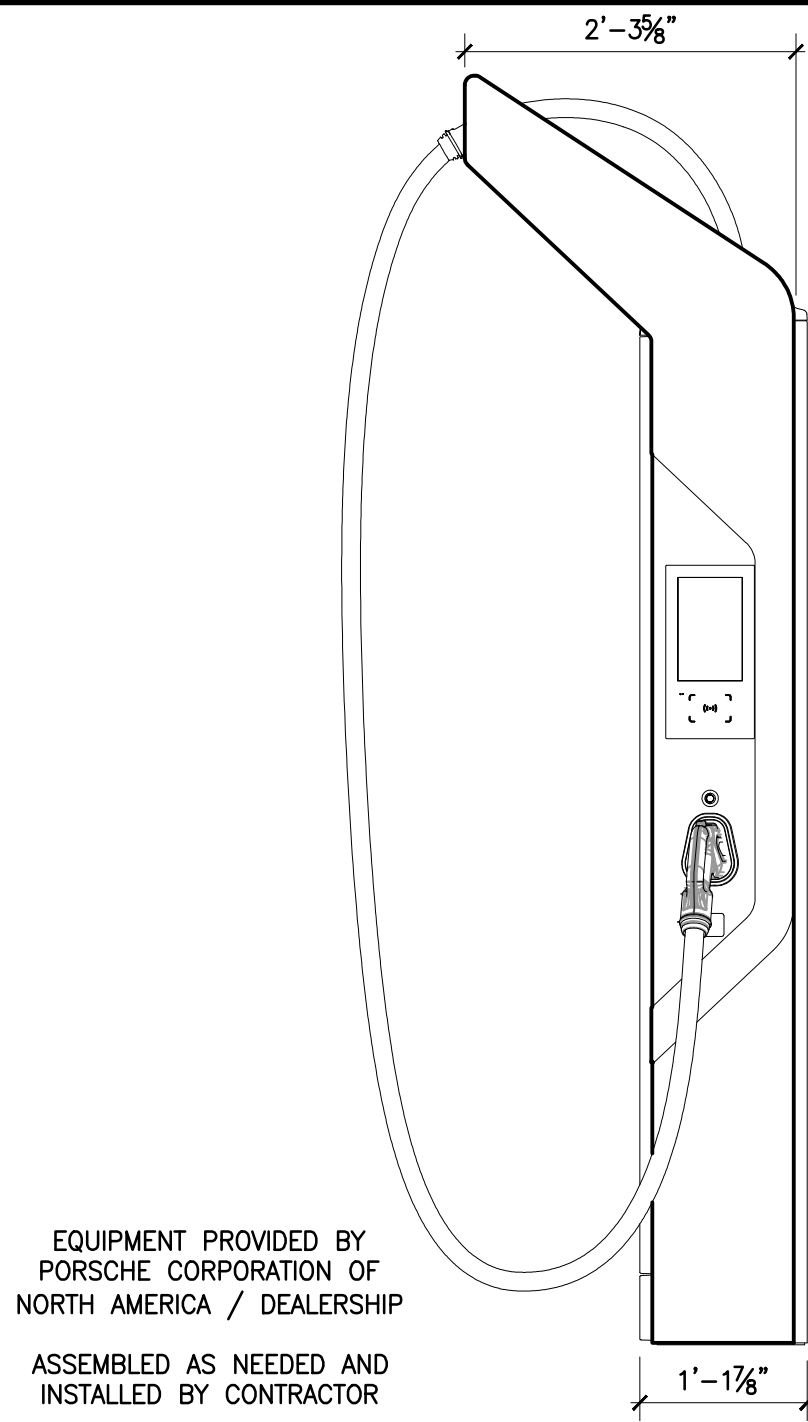
5 DC CHARGEBOX
E501 SIDE



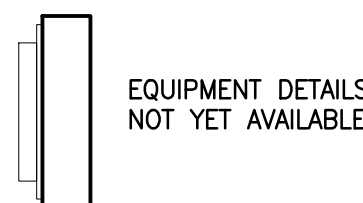
6 DC CHARGING KIOSK
E501 PLAN



7 DC CHARGING KIOSK
E501 FRONT

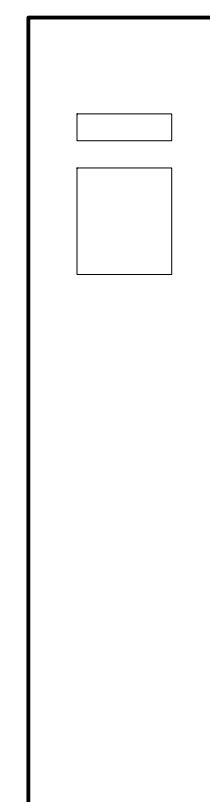


8 DC CHARGING KIOSK
E501 SIDE



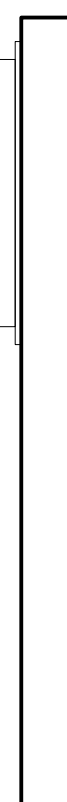
9 PAYMENT KIOSK
E501 PLAN

EQUIPMENT DETAILS
NOT YET AVAILABLE

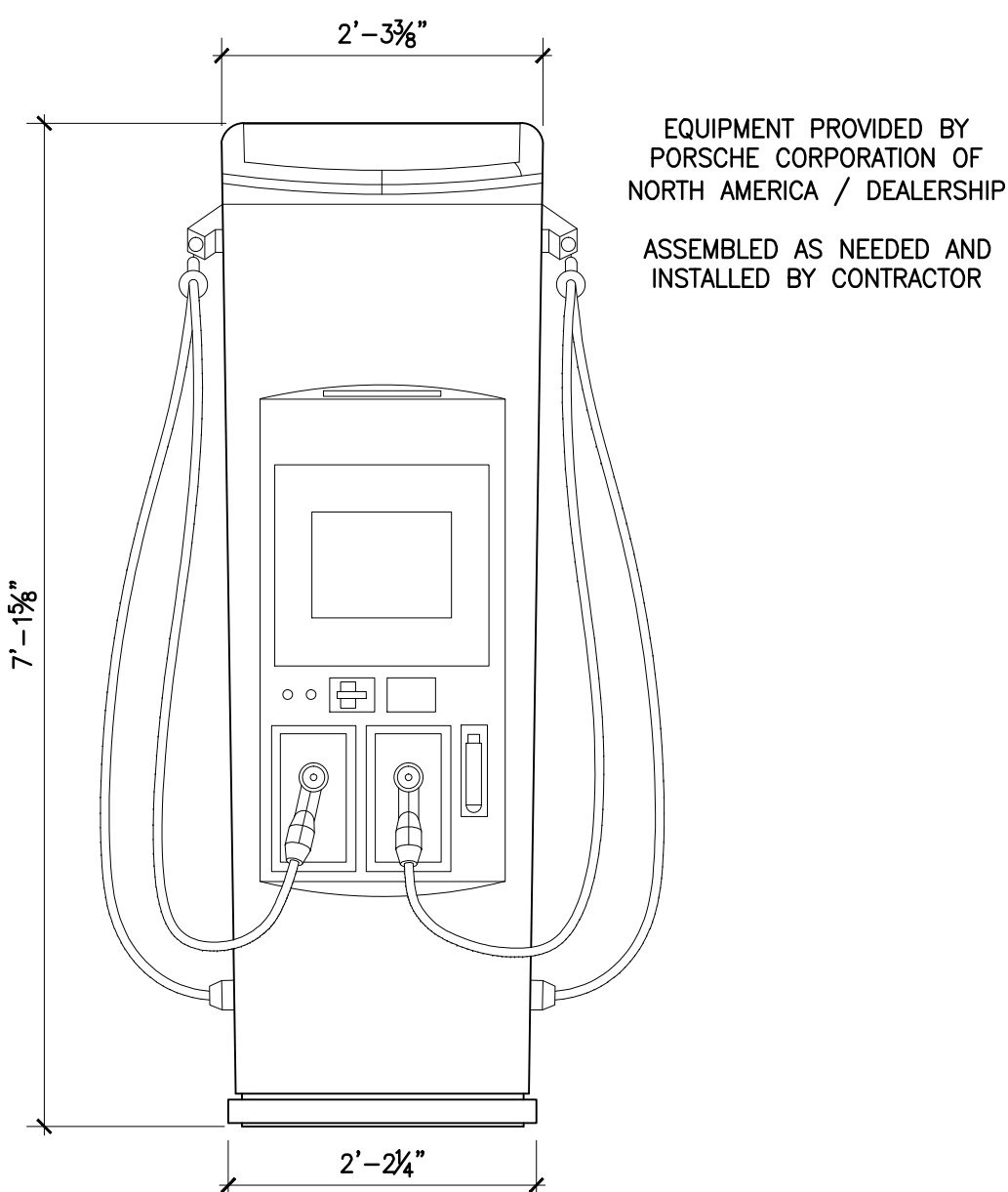


10 PAYMENT KIOSK
E501 FRONT

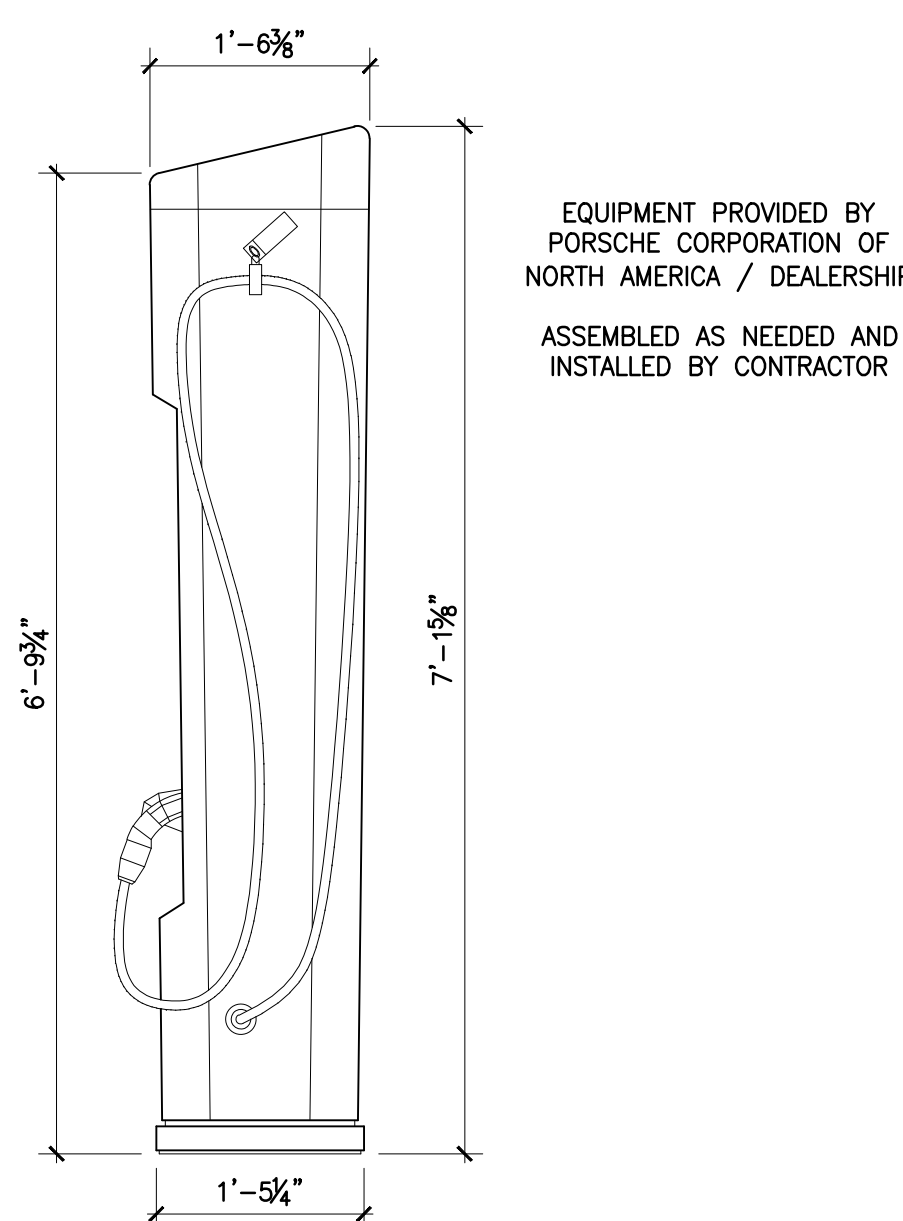
EQUIPMENT DETAILS
NOT YET AVAILABLE



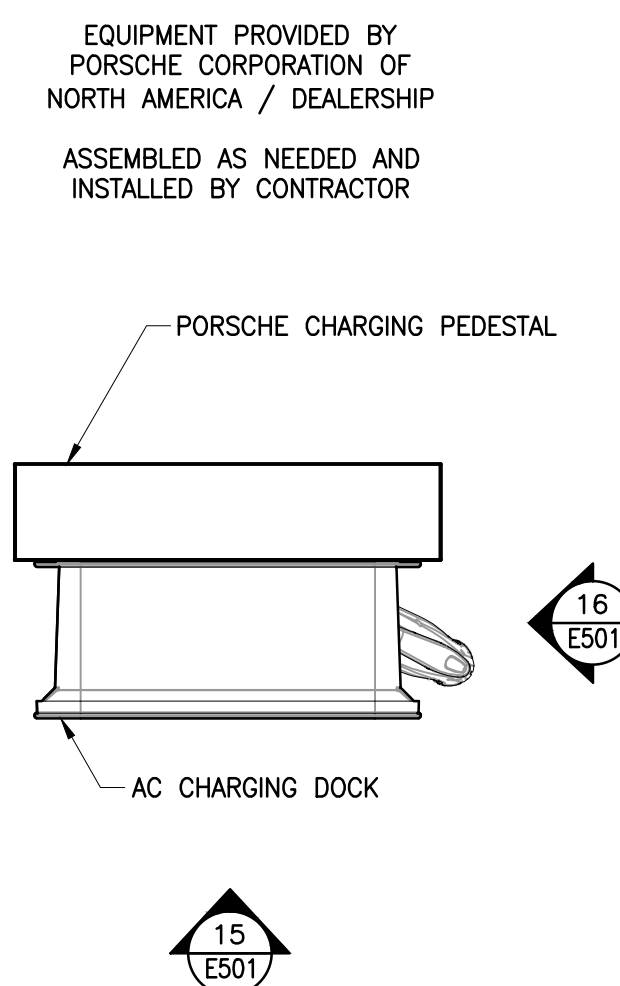
11 PAYMENT KIOSK
E501 SIDE



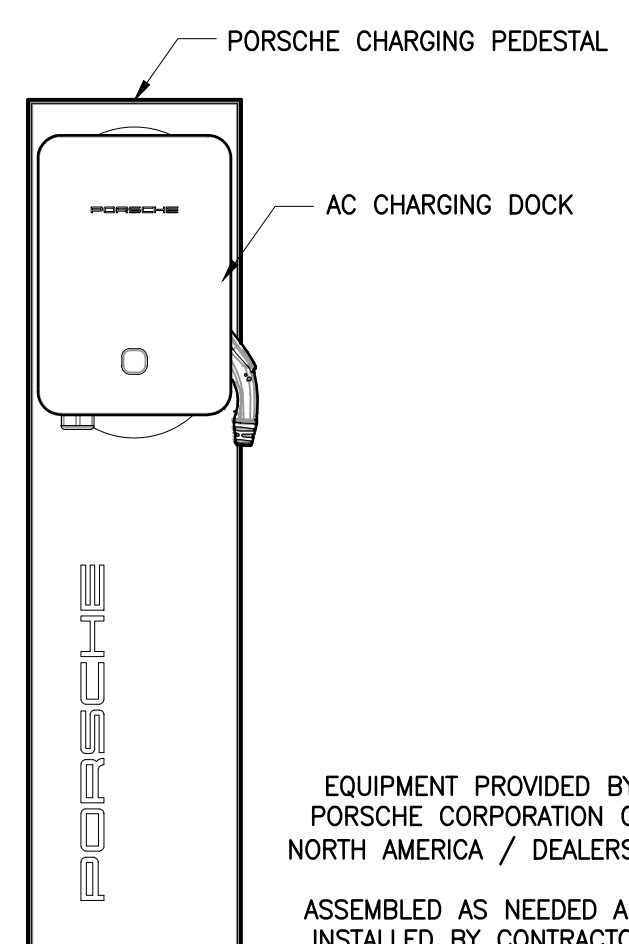
12 50kW CHARGER
E501 FRONT



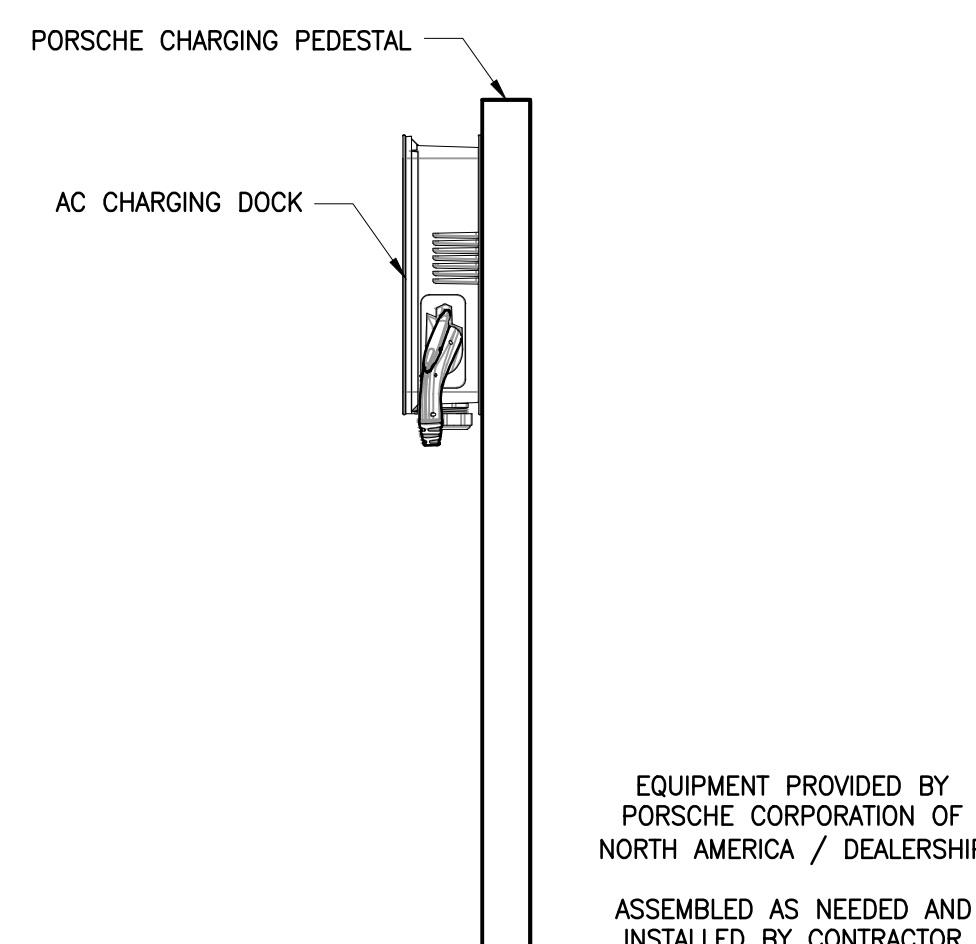
13 50kW CHARGER
E501 SIDE



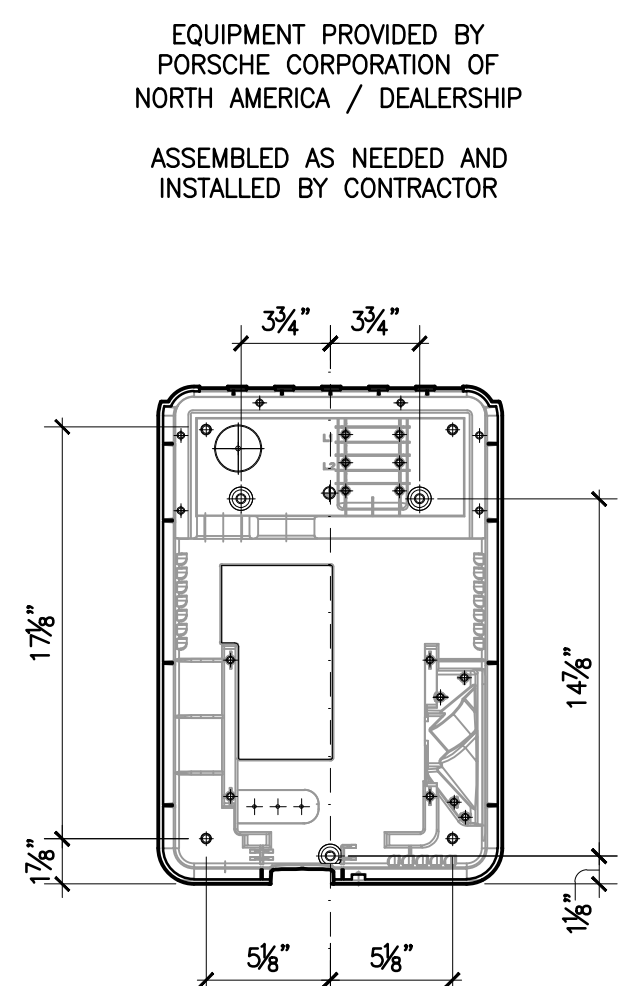
14 AC CHARGING KIOSK
E501 PLAN



15 AC CHARGING KIOSK
E501 FRONT



16 AC CHARGING KIOSK
E501 SIDE



17 AC CHARGING DOCK
E501 DETAIL



PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18" BTH	46	MOD
	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' -STANDARD TRUNK	CENTENNIAL SPIRIT CRAPE MYRTLE	24" BOX	5	MOD
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	13	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL		LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL		LOW
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL		LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		LOW
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	@ 36" OC	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 30" OC	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	@ 20" OC	LOW

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

- LANDSCAPE NOTES
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.



WASHINGTONIA ROBUSTA

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _a)	52	Project Type	Non-Residential	ETAF x Area	ETAF	0.45
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
Trees mod water use	0.4	Drip	0.81	0.49	1850	914
shrubs low water use	0.3	Drip	0.81	0.37	10717	3969
			0.75	0.00	0	0
			0.75	0.00	0	0
			Totals		12567	4883
Special Landscape Areas						
			1		0	0
			1		0	0
			1		0	0
			1		0	0
			Totals		0	0
					ETWU Total	157423
					Maximum Allowed Water Allowance (MAWA) ^e	182322

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	4883
Total Area	12567
Average ETAF	0.39
All Landscape Areas	
Total ETAF x Area	4883
Total Area	12567
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LANDSCAPE AREA TABLE	
TYPE	AREA
SITE TOTAL	154289 S.F.
LANDSCAPE PROVIDED	10,717 S.F.
LANDSCAPE IRRIGATED AREA	12567 S.F.



LAGERSTROEMIA 'CENTENNIAL SPIRIT'



RHUS LANCEA



AGAVE AMERICANA



DIANELLA REVOLUTA 'LITTLE REV'



CALLISTEMON 'LITTLE JOHN'



ROSMARINUS 'HUNTINGTON CARPET'



CARISSA 'GREEN CARPET'



SENECIO SERPENS

PRELIMINARY LANDSCAPE PLAN
4-22-24