

**SITE PLAN**

**UNIT MIX:**

9 UNITS 3 BDRMS □ LOFT □ 2.5 BATH □ 2 CAR GARAGE  
5 UNITS 4 BDRMS □ 2.5 BATH □ 2 CAR GARAGE

**LOT COVERAGE:**

16,162 S.F. / 46,511 □ 34.7 □

**REQUIRED OPEN SPACE**

PRIVATE OPEN SPACE : 15□ S.F. / UNIT

COMMON OPEN SPACE :

BR. 4□ S.F. □ 1□ S.F. FOR EACH ADD. BEDROOM

9.3 BEDROOMS UNITS □ 9□ S.F. □ 4.5□ S.F.

5.4 BEDROOMS UNITS □ 5□ S.F. □ 3□ S.F.

TOTAL REQUIRED OPEN SPACE:

4.5□ □ 3□ □ 7.5□ □ S.F. FT.

**PROVIDED OPEN SPACE**

COMMON: AREA	A □ 2.34 □	S.F.
	B □ 2.71 □	S.F.
	C □ 9 □	S.F.
	D □ 635 □	S.F.
	E □ 635 □	S.F.
	F □ 56 □	S.F.
	G □ 62 □	S.F.

TOTAL □ 4□ S.F. OK

PRIVATE : UNITS □ 1,2,3,4,5 □ 27□ S.F. EACH

UNITS □ 6,7, □ 32□ S.F. EACH

PRIVATE OPEN SPACE PER UNIT 26□ S.F. TO 36□ S.F. OK

**PAVED AREA**

TOTAL □ 9.3□ S.F. DRIVEWAYS  
1□ S.F. PARKING AREAS  
11,17□ / 46,511 □ 24 □

**TOTAL LANDSCAPING AREA :**

1,565.65□ 2,34□ 7,545 □ NORTH □ 12.72□ S.F.  
12,72□ 46,511 □ 27.3 □

**PARKING REQUIRED:**

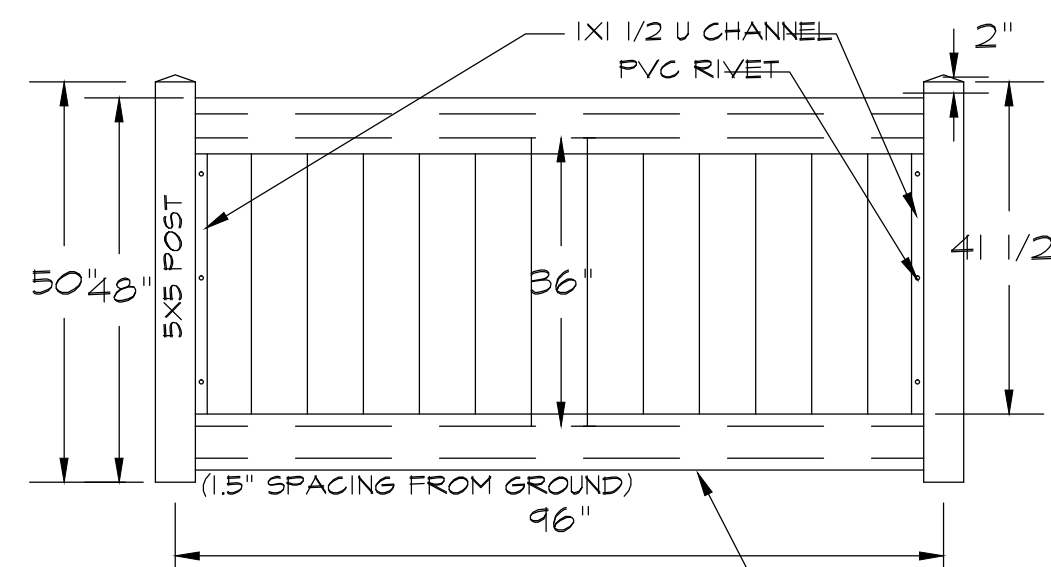
2 CAR GARAGE PER UNIT  
14 UNITS □ 2 □ 2□  
1 GUEST SPACE / 4 UNITS  
14 UNITS / 4 □ 3.5 SPACES

**PARKING PROVIDED:**

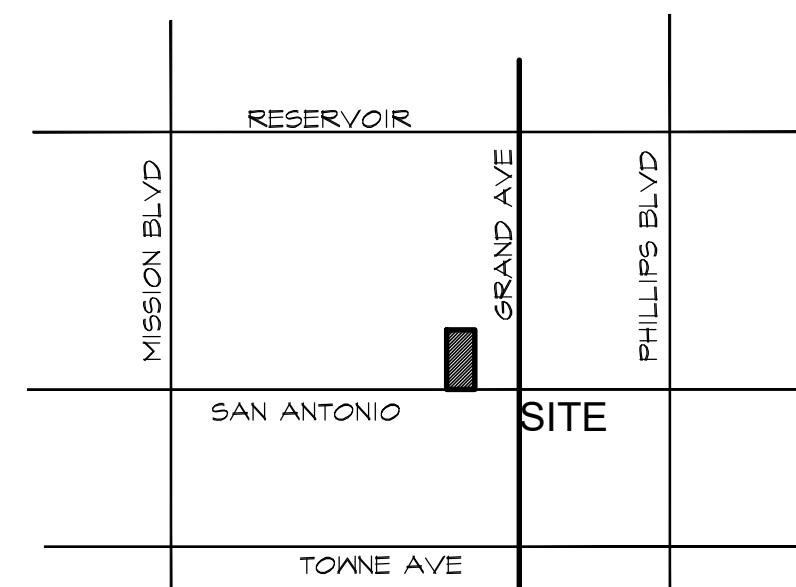
2 CAR GARAGE / UNIT □ 2□  
OPEN SPACE GARAGE □ 1□  
HANDICAPPED GARGAGE □ 1□

TOTAL REQUIRED  
2□ 4 □ 32 STALLS

TOTAL PROVIDED  
39 STALLS



**VINYL FENCING  
PATIO ENCLOSURE DETAIL**



**VICINITY MAP**  
NOT TO SCALE

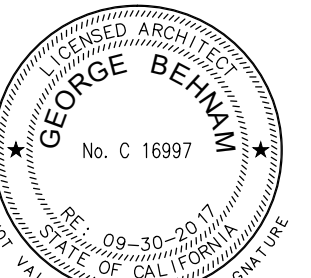
**REVISIONS**

DATE □

OWNER

**PROJECT**  
**CASPIAN CONDOS**

NEW 14 CONDOMINIUMS  
119- AND 1236  
S. SAN ANTONIO AVE  
POMONA, CA 91766



**GEORGE BEHNAM**  
**ARCHITECT**

1151 E. ORANGETHORPE □ 119  
PLACENTIA, CA 92779  
714.572.2222  
FAX 714.572.2335

PROJECT NO: 140106

CAD DWG FILE:

DRAWN BY: E.T.

CHECKED BY: M.M.

DRAWING SCALE: NOTED

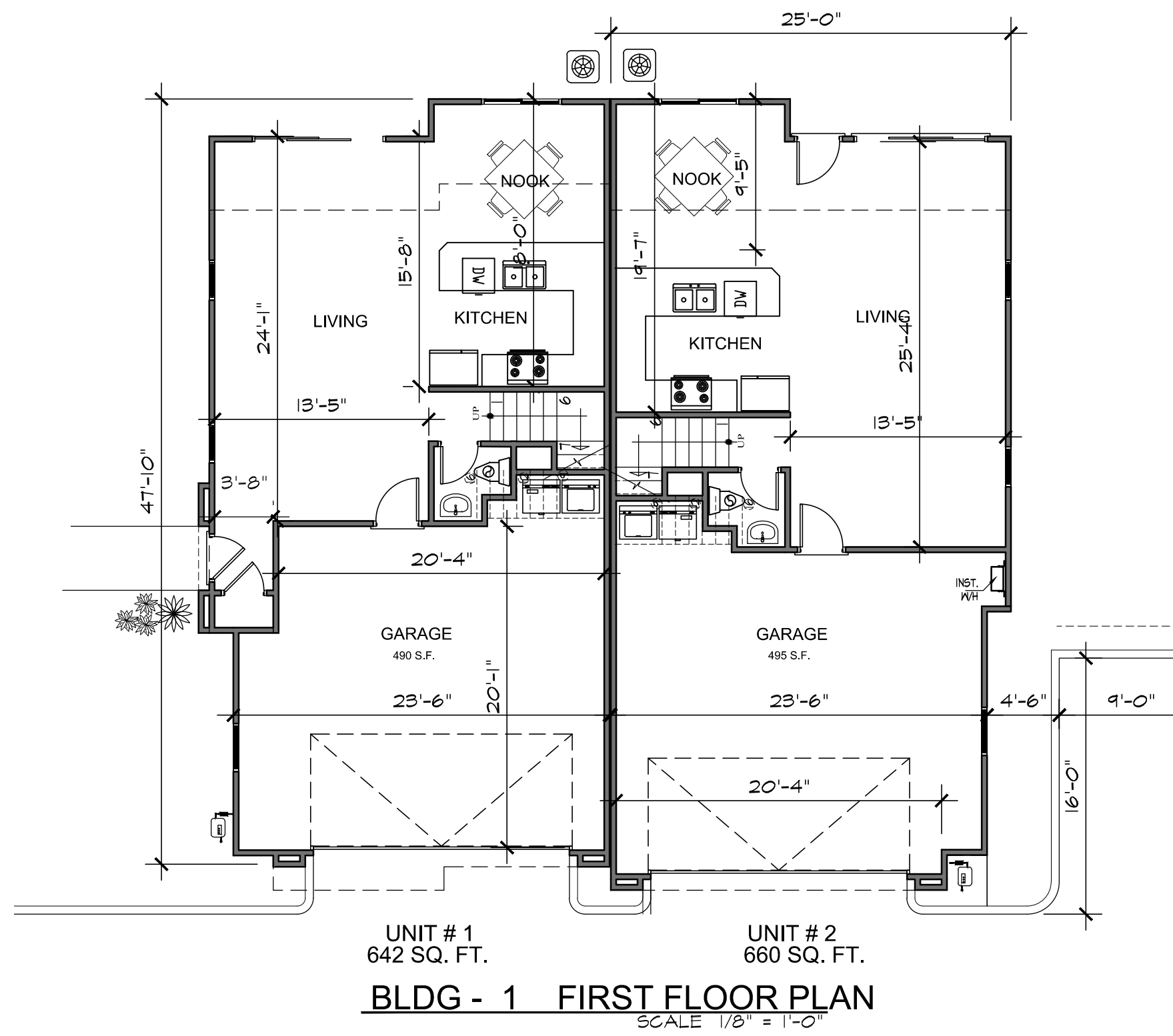
DATE: 03-20-17

SHEET TITLE:

**SITE PLAN**

SHEET

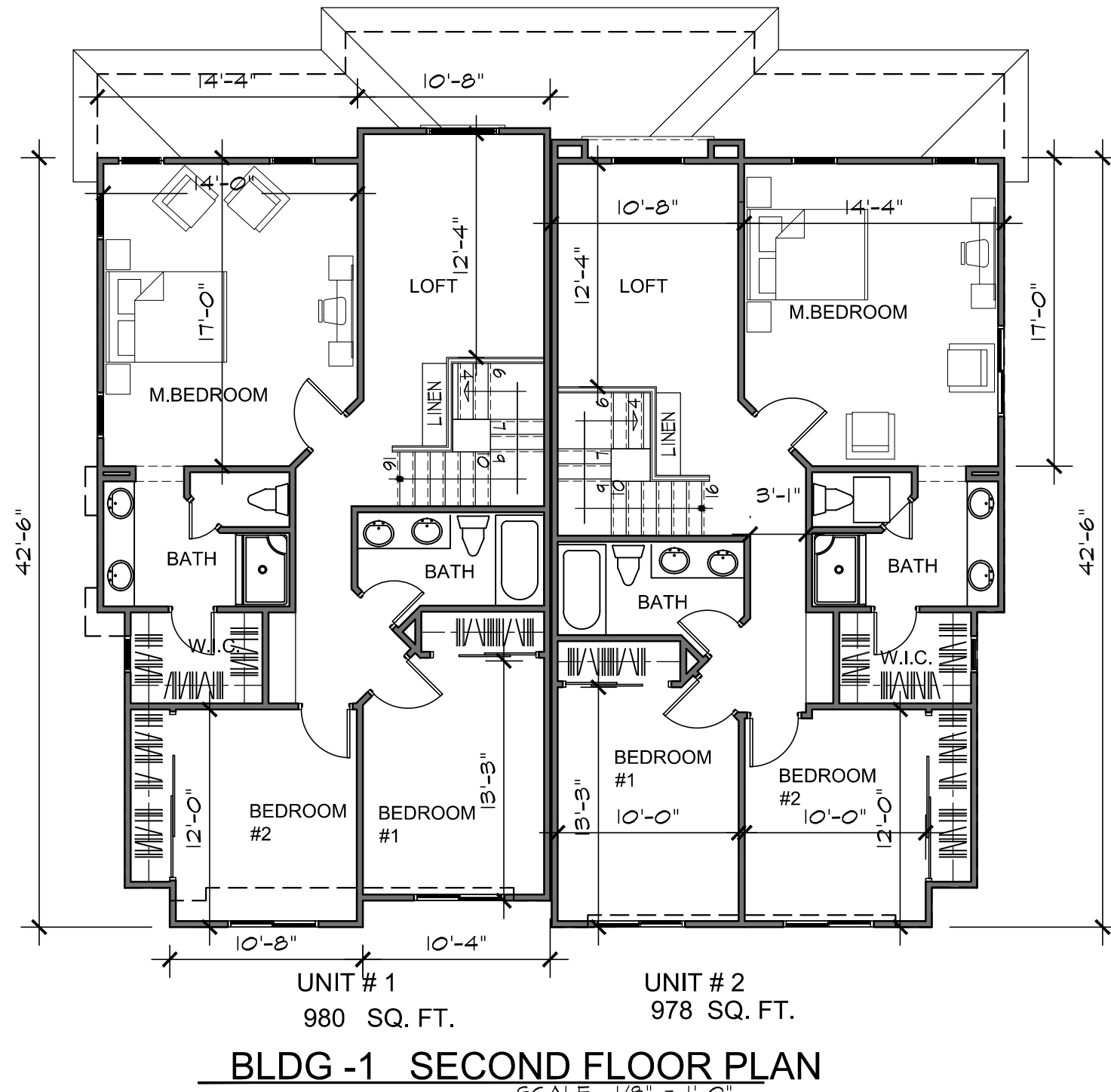
**SP**  
1 OF 6



UNIT # 1  
642 SQ. FT.

UNIT # 2  
660 SQ. FT.

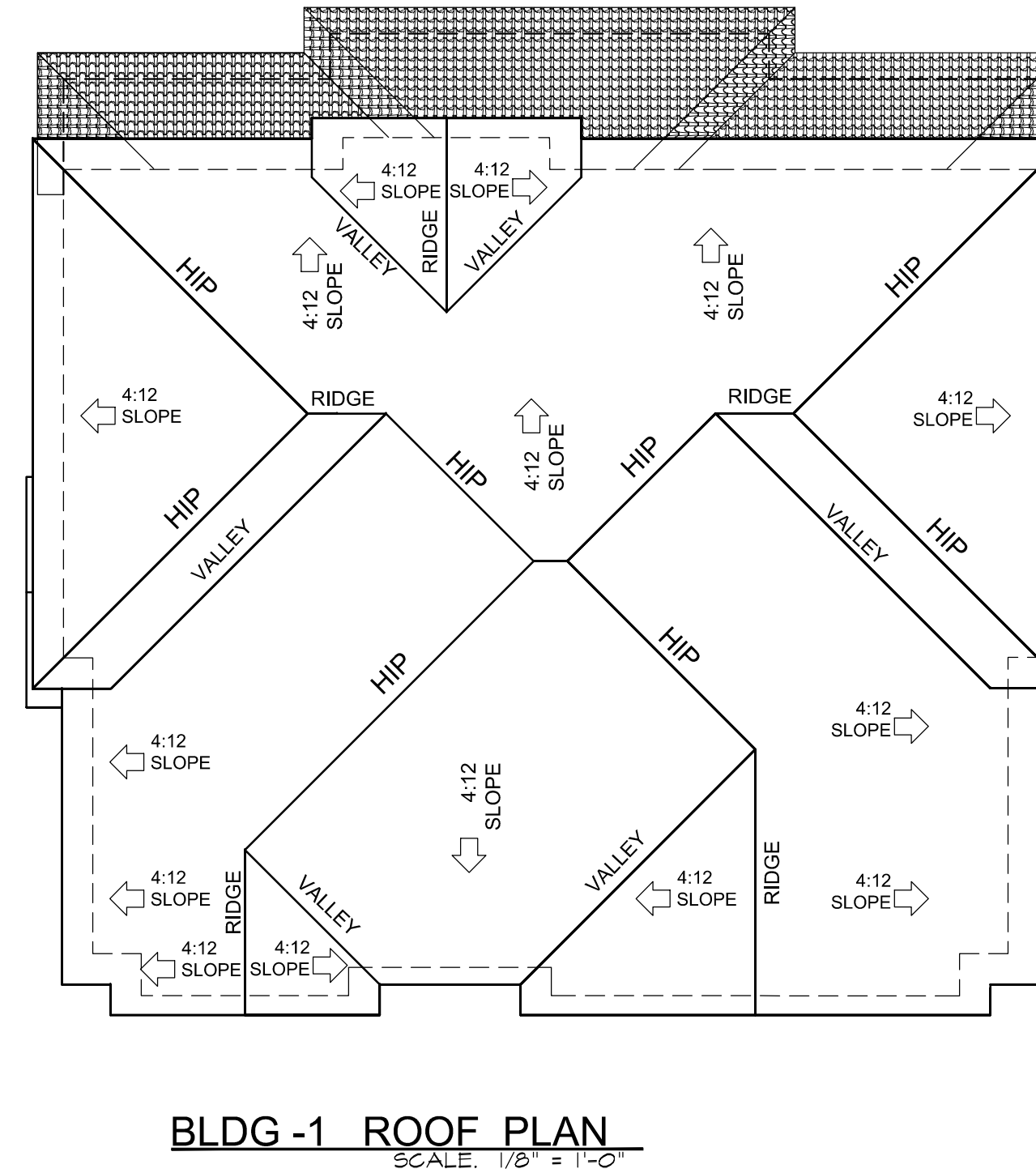
**BLDG - 1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



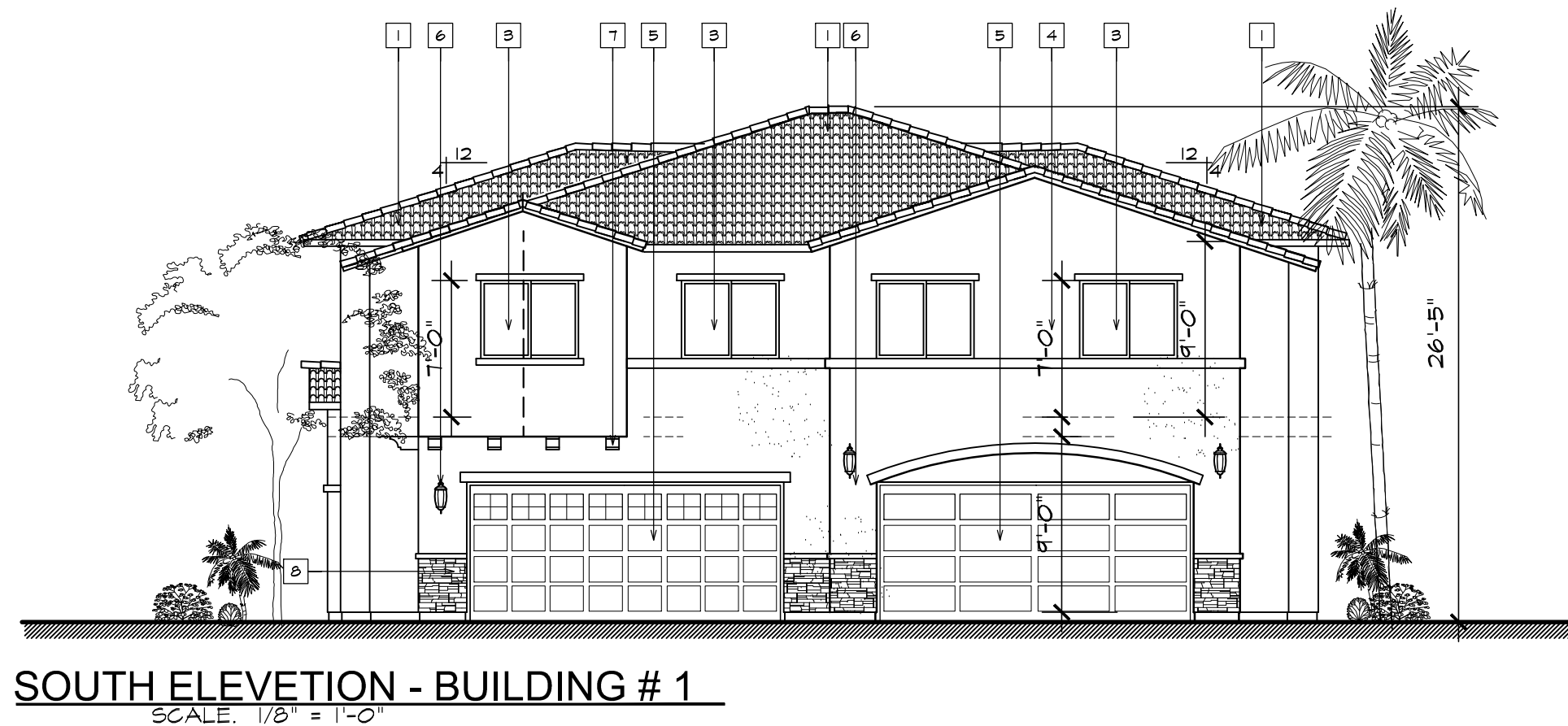
UNIT # 1  
980 SQ. FT.

UNIT # 2  
978 SQ. FT.

**BLDG - 1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**BLDG - 1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION - BUILDING # 1**  
SCALE: 1/8" = 1'-0"



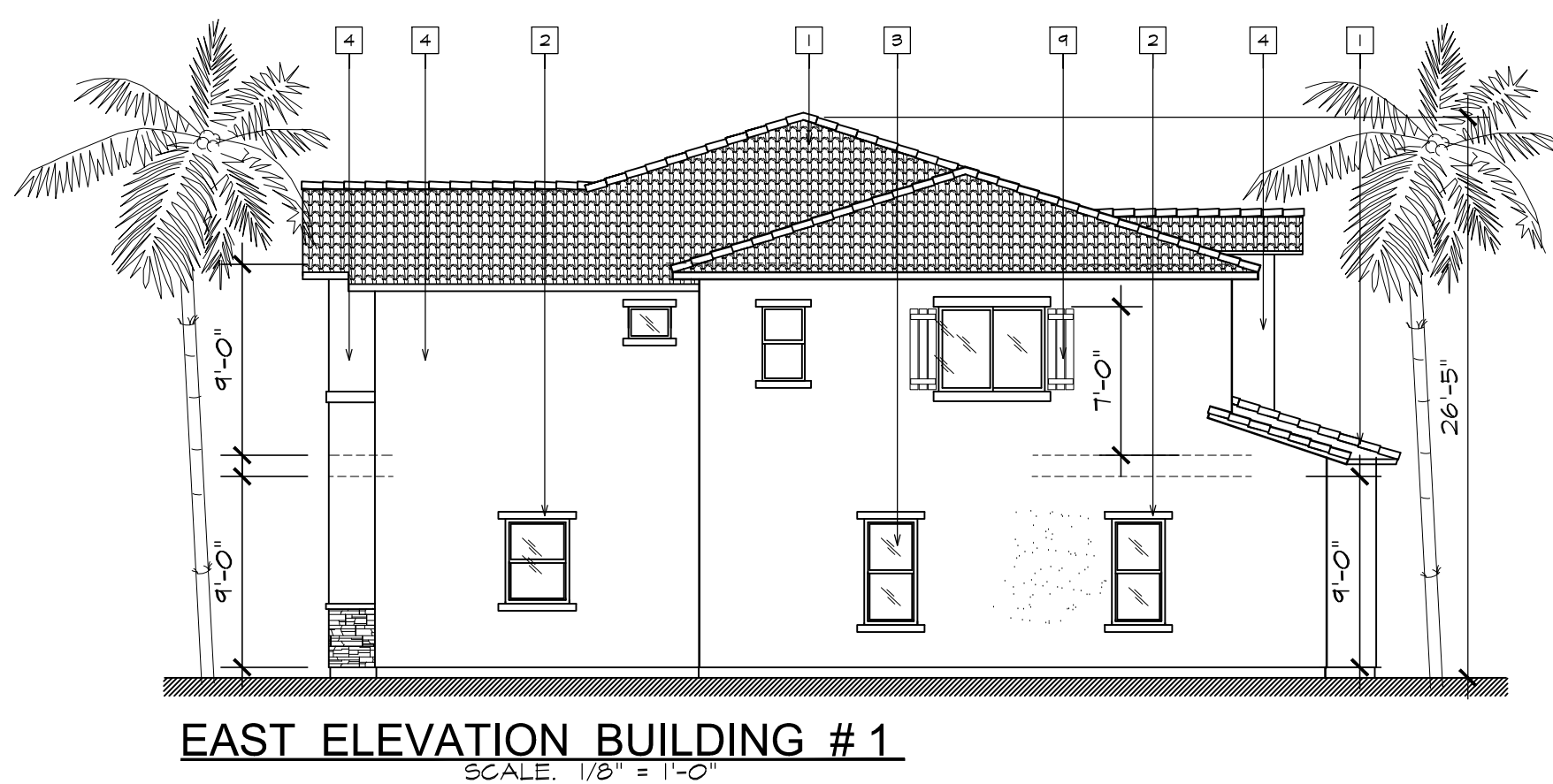
**NORTH ELEVATION - BUILDING # 1**  
SCALE: 1/8" = 1'-0"

**ELEVATIONS LEGEND**

- 1- CONCRETE ROOF TILE BY EAGLE  
CG # ESR-1900
- 2- STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM,  
CONGO BY DUNN-EDWARDS
- 8- STONE VENEER (BY CORONADO  
MATHERED EDGE BRECKENRIDGE COLOR)
- 9- WINDOWS SHUTTER

**NOTES**

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DOORS
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND DOORS



**EAST ELEVATION BUILDING # 1**  
SCALE: 1/8" = 1'-0"



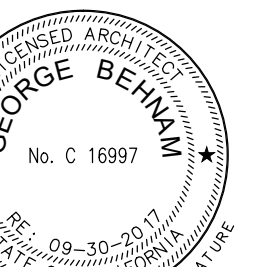
**WEST ELEVATION BUILDING # 1**  
SCALE: 1/8" = 1'-0"

**REVISIONS**

DATE

**TORK INC.**  
639 E. VALE ST.  
ONTARIO, CA 91764

**CASPIAN CONDOS**  
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115 E. ORANGETHORPE # 119  
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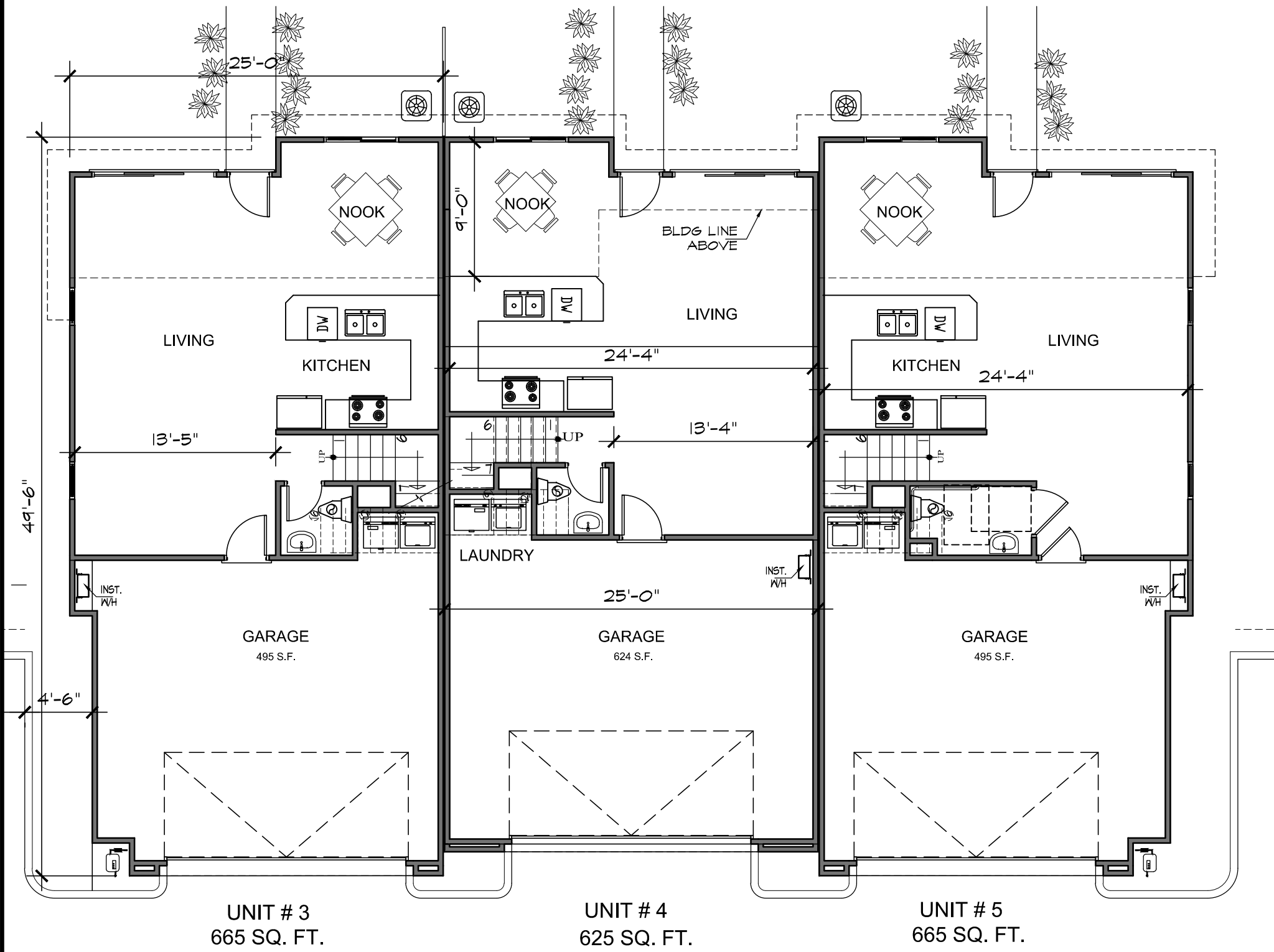
PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
DATE: 03-20-17

SHEET TITLE:

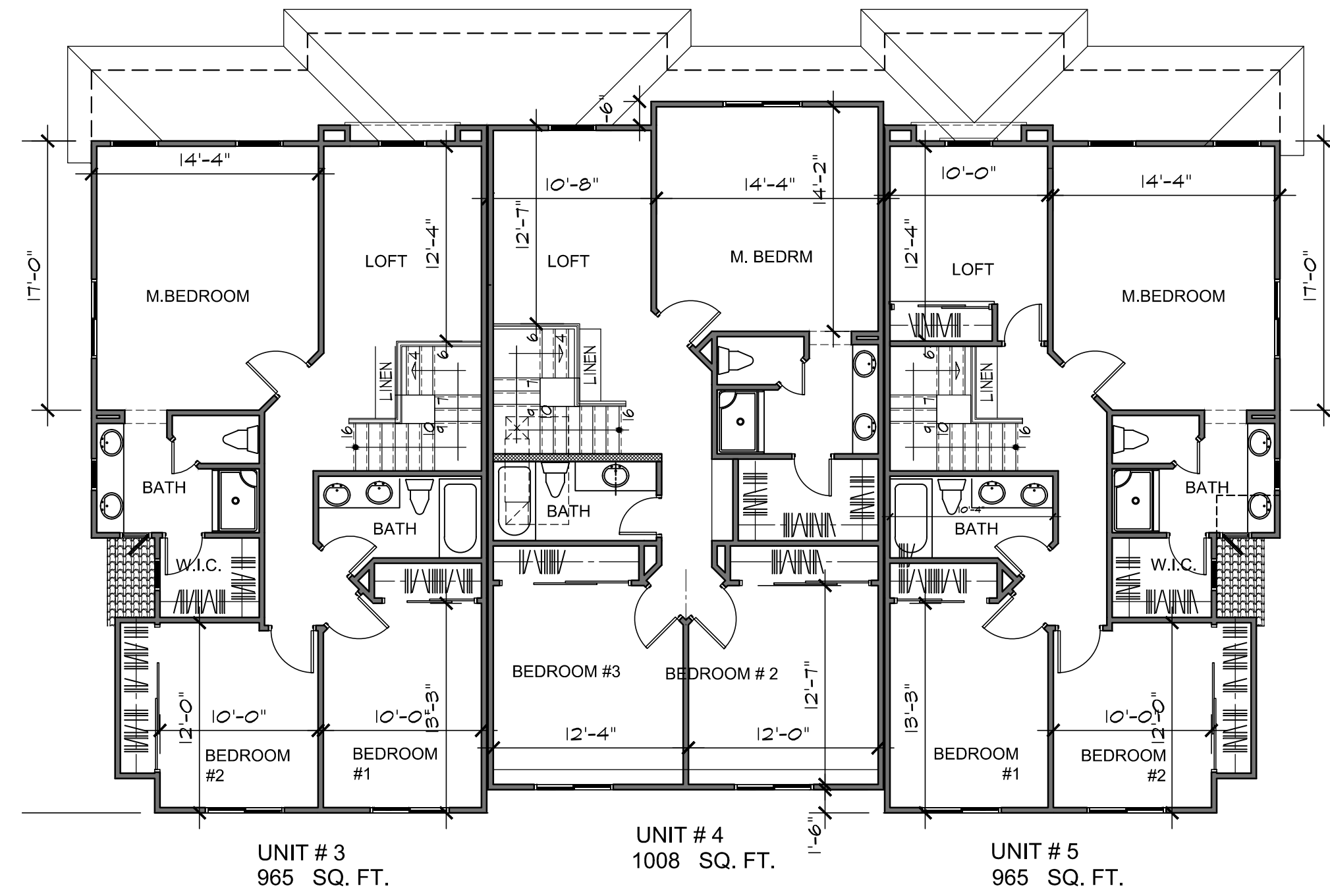
**UNITS 1 & 2,  
FLOOR PLANS  
&  
ELEVATIONS**

SHEET  
**A1**  
2 OF 6

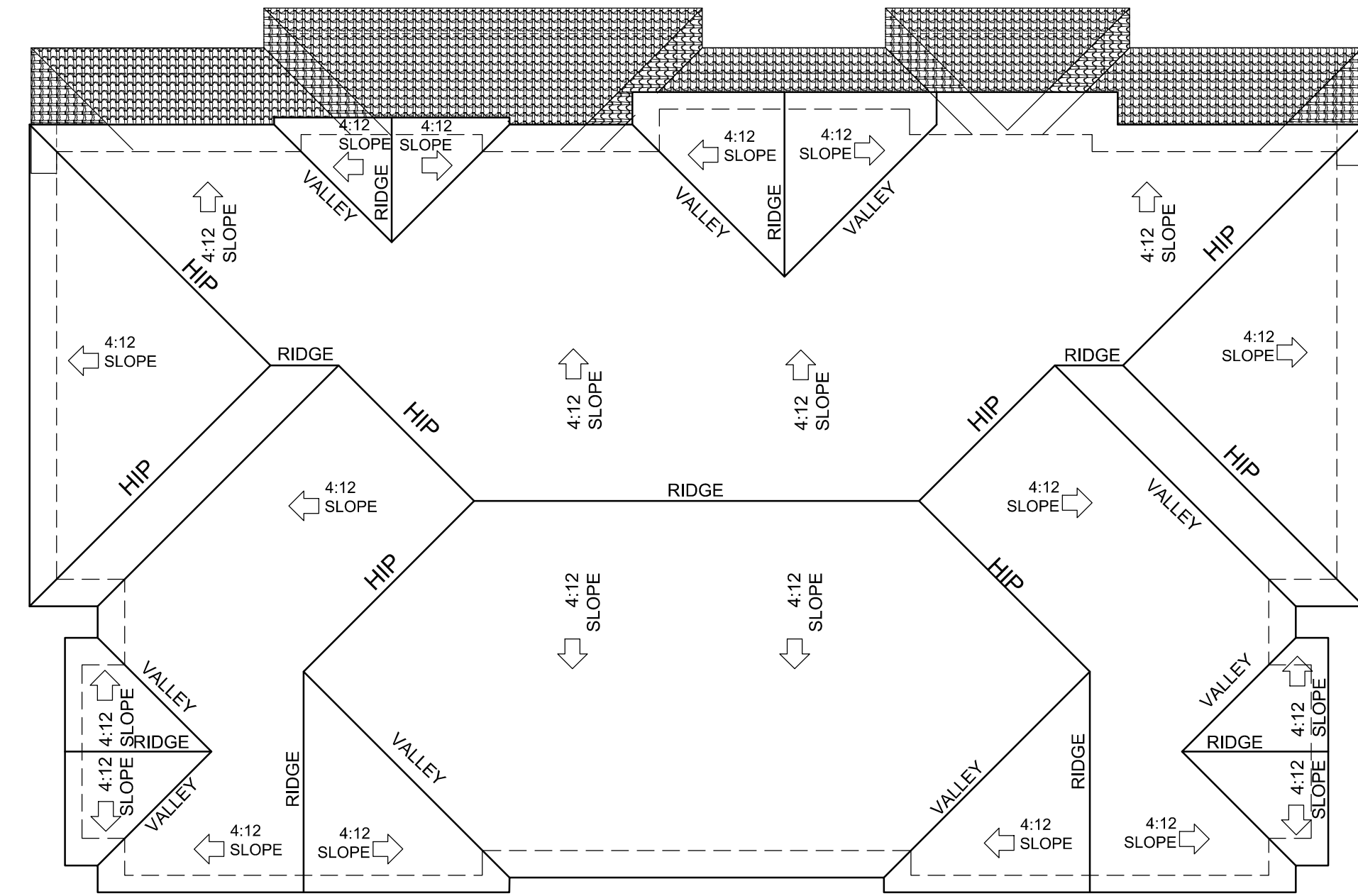




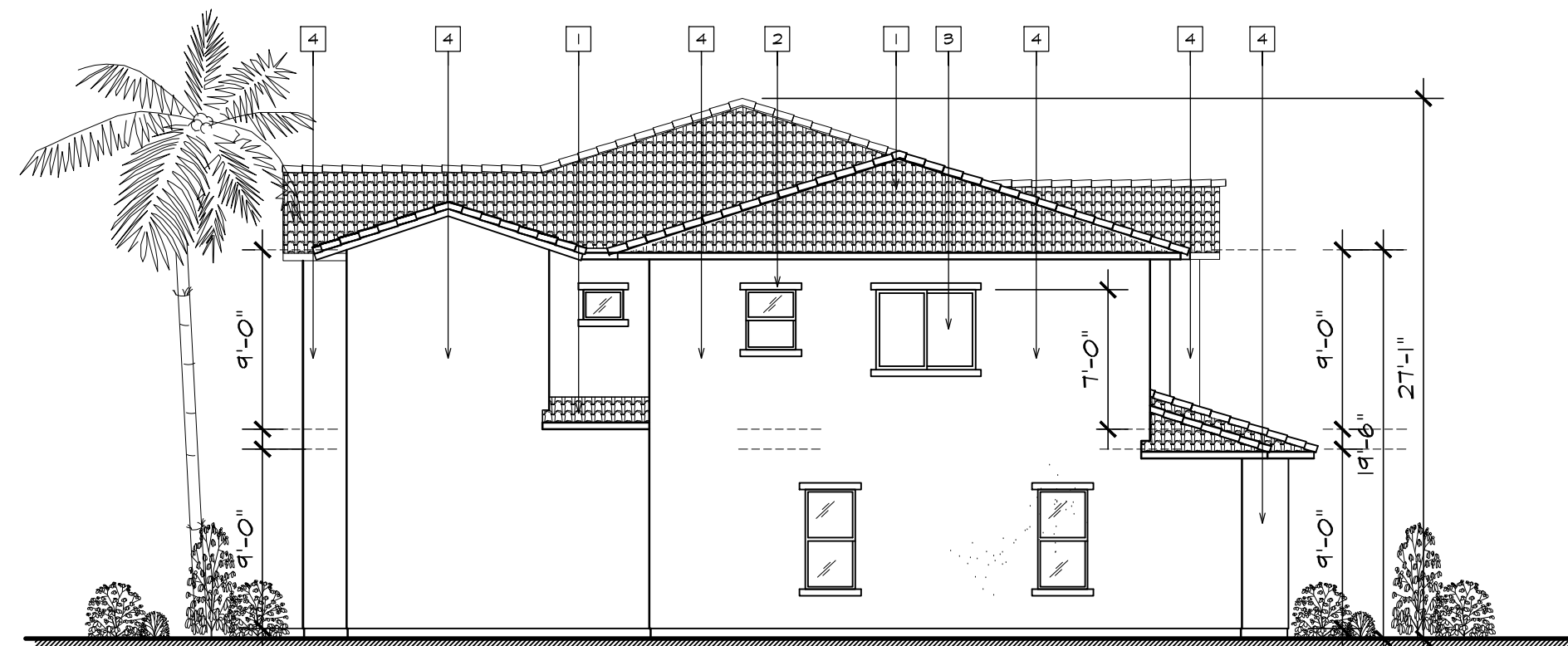
**BLDG 2 & 3 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**BLDG 2 & 3 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



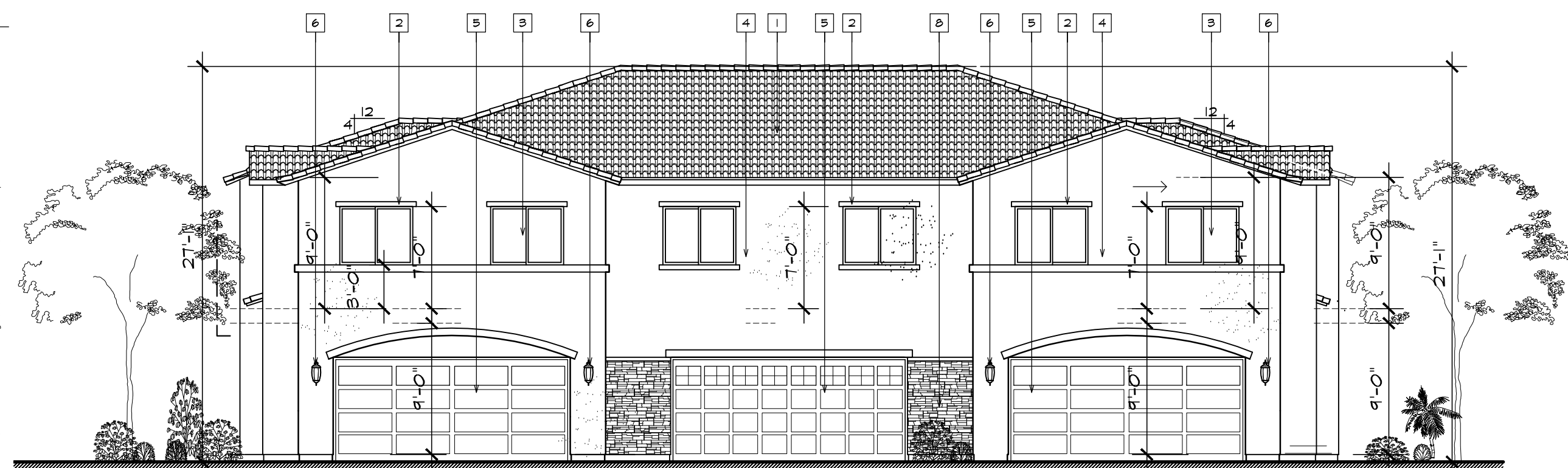
**BLDG 2 & 3 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



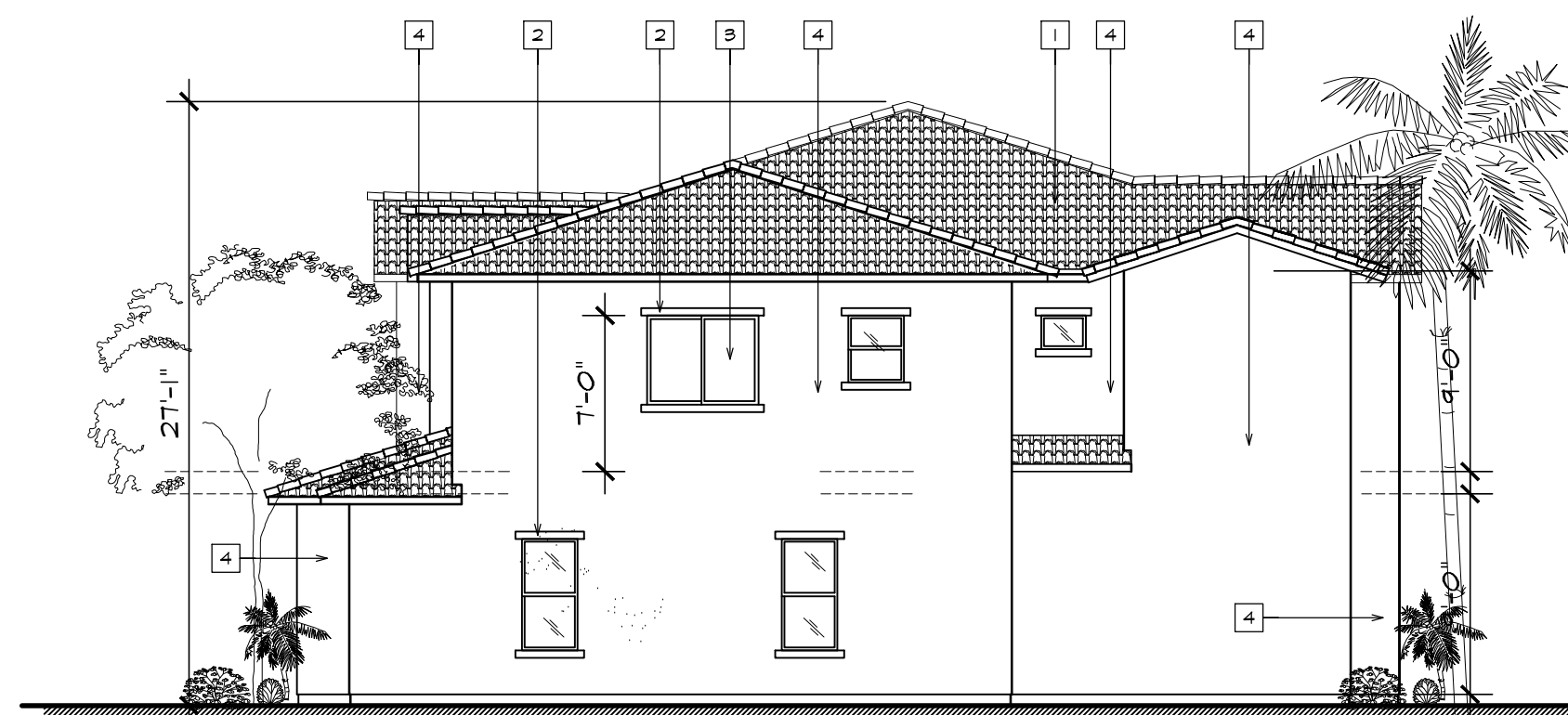
**SIDE ELEVATION - UNITS # 2,3**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION - BUILDINGS 2 & 3**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION - BUILDINGS 2 & 3**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION - UNITS # 2 & 3**  
SCALE: 1/8" = 1'-0"

**NOTES**

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DOORS
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND DOORS

**ELEVATIONS LEGEND**

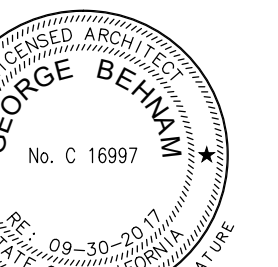
- 1- CONCRETE ROOF TILE BY EAGLE
- 2- 1/2" x 1/2" x 1/2" STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM, CONGO BY DUNN-EDWARDS
- 8- STONE VENEER (BY CORONADO)
- 9- MANTLED EDGE BRECKENRIDGE COLOR
- 10- WINDOWS SHUTTER

**REVISIONS**

DATE

**TORK INC.**  
639 E. VALE ST.  
ONTARIO, CA 91764

**CASPIAN CONDOS**  
NEW 14 CONDOMINIUMS  
119- AND 1236  
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POMONA, CA 91766



**GEORGE BEHNAM**  
ARCHITECT  
115 E. ORANGE AVE. #119  
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TEL: 714.572.2200  
FAX: 714.572.2201

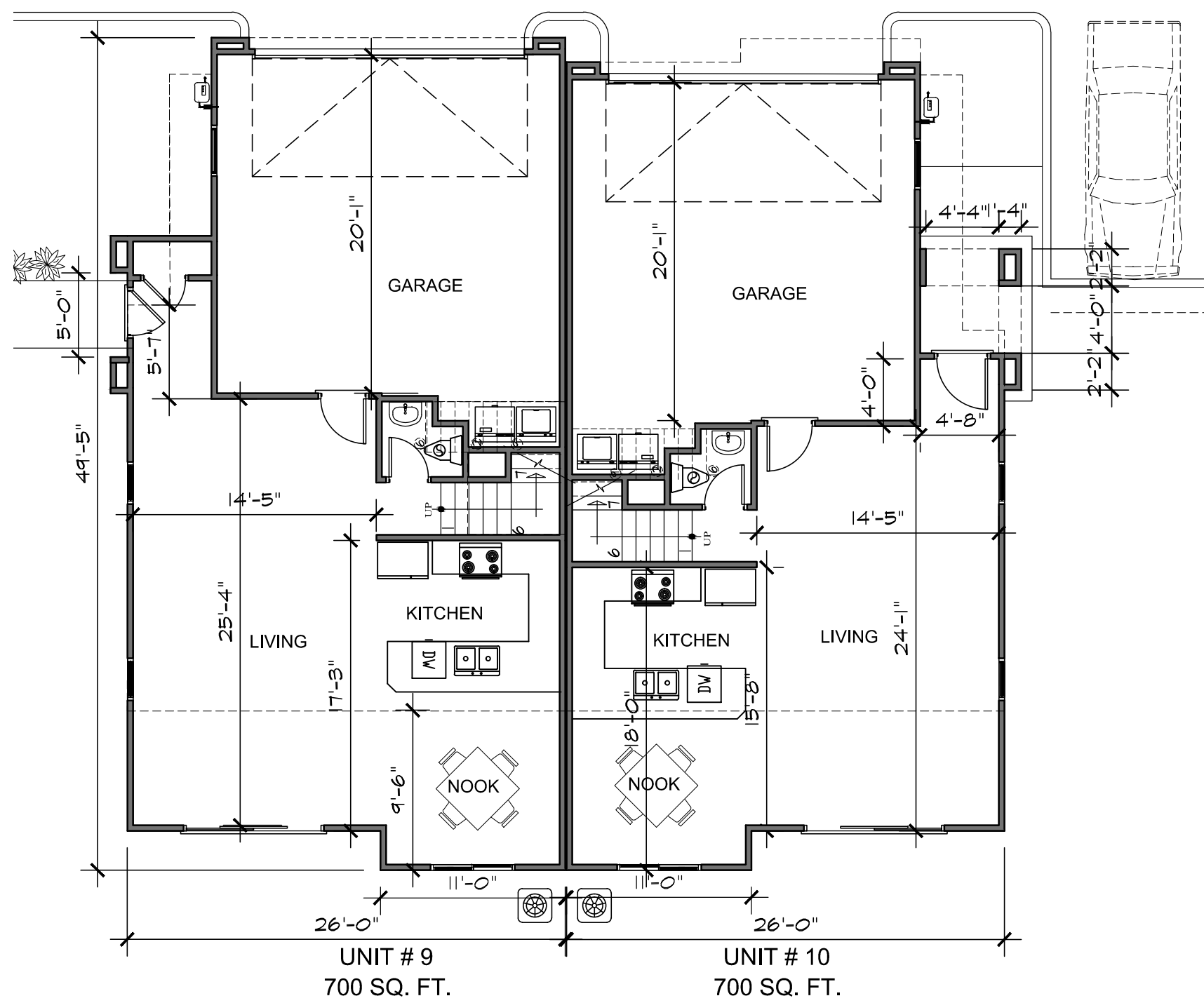


PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
DATE: 03-20-17

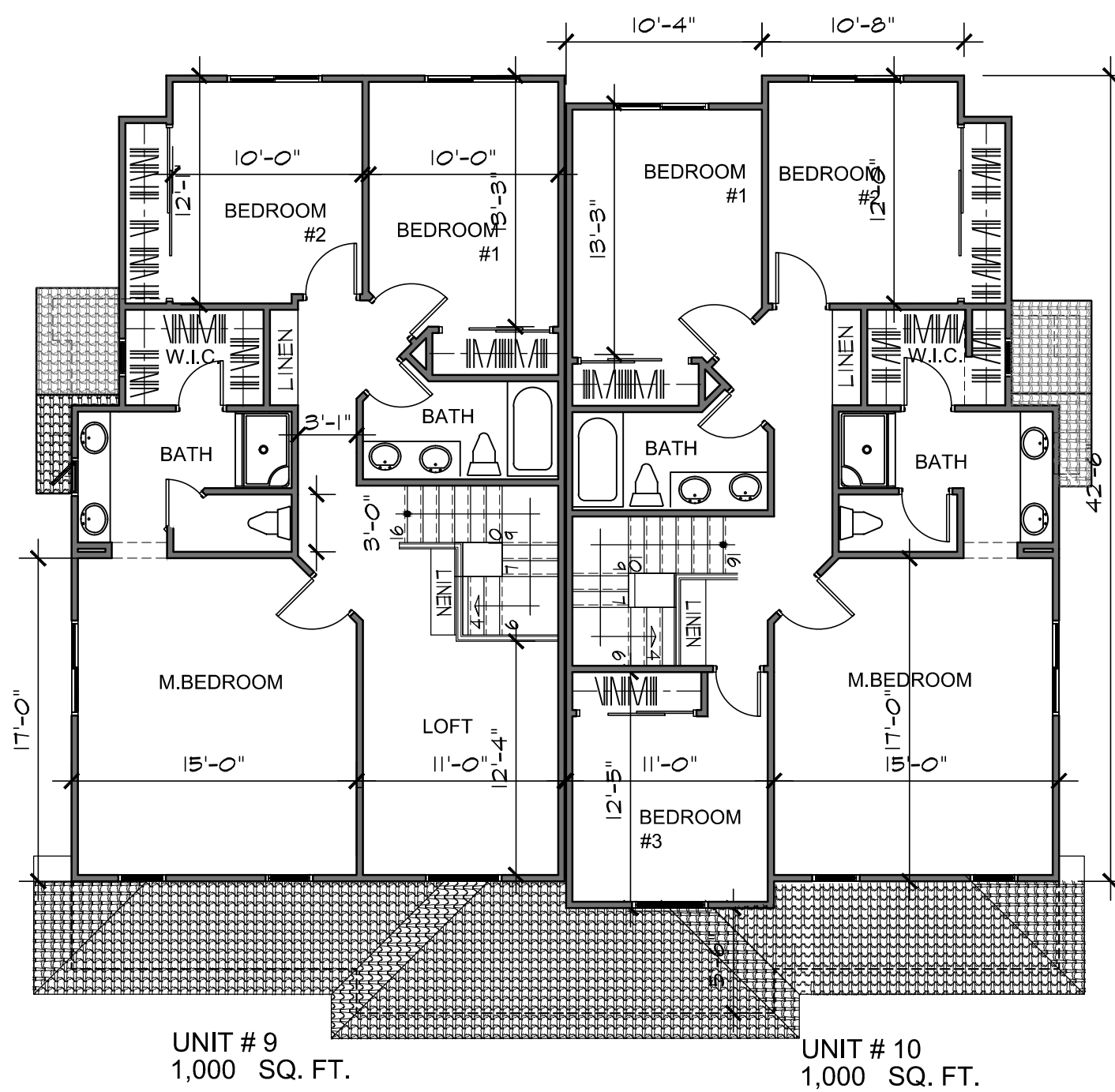
SHEET TITLE:

**UNITS 3, 4, 5**  
**6, 7, 8**  
**FLOOR PLANS**  
**ELEVATIONS**

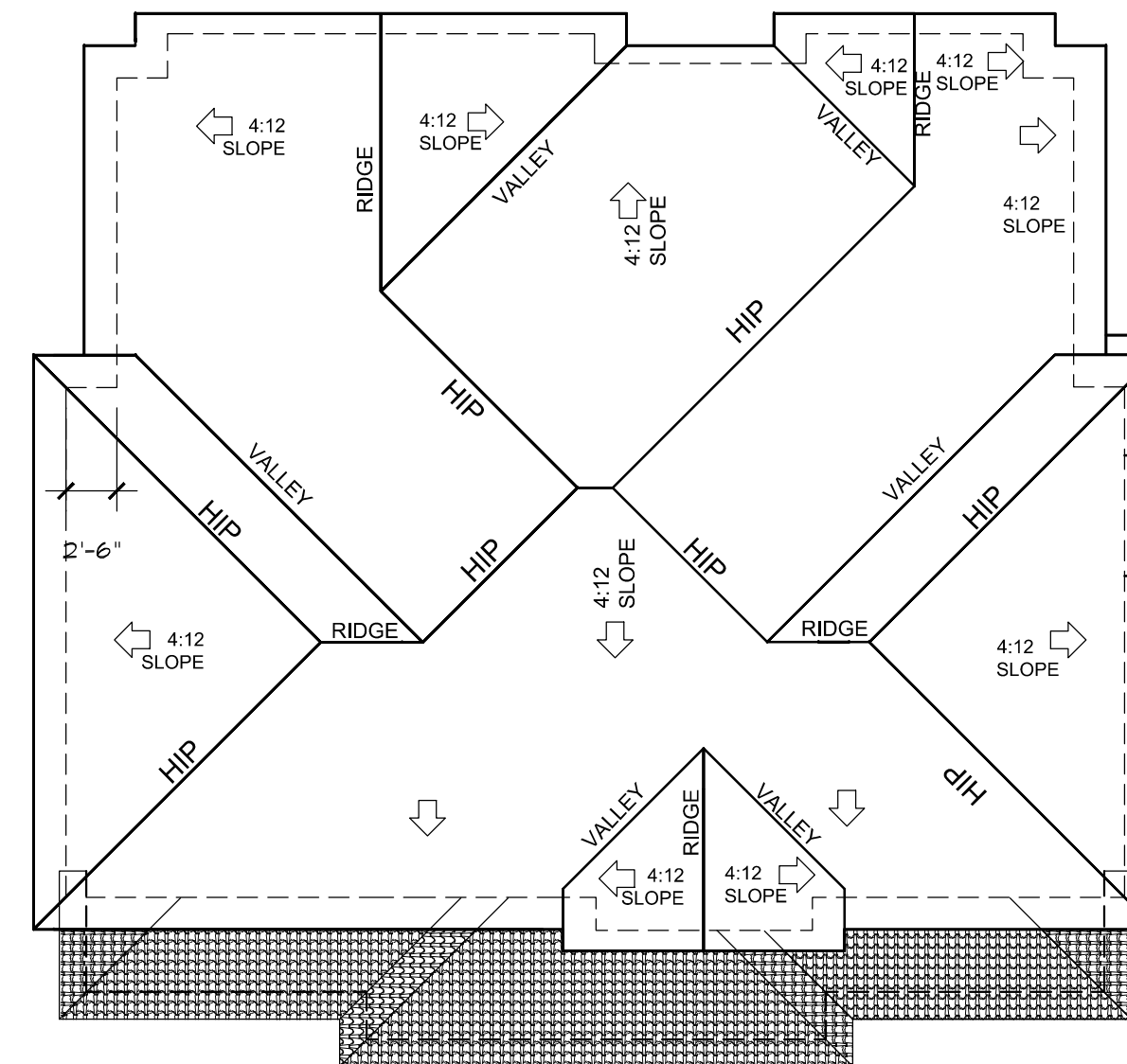
SHEET  
**A3**  
3 OF 6



BLDG - 4 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



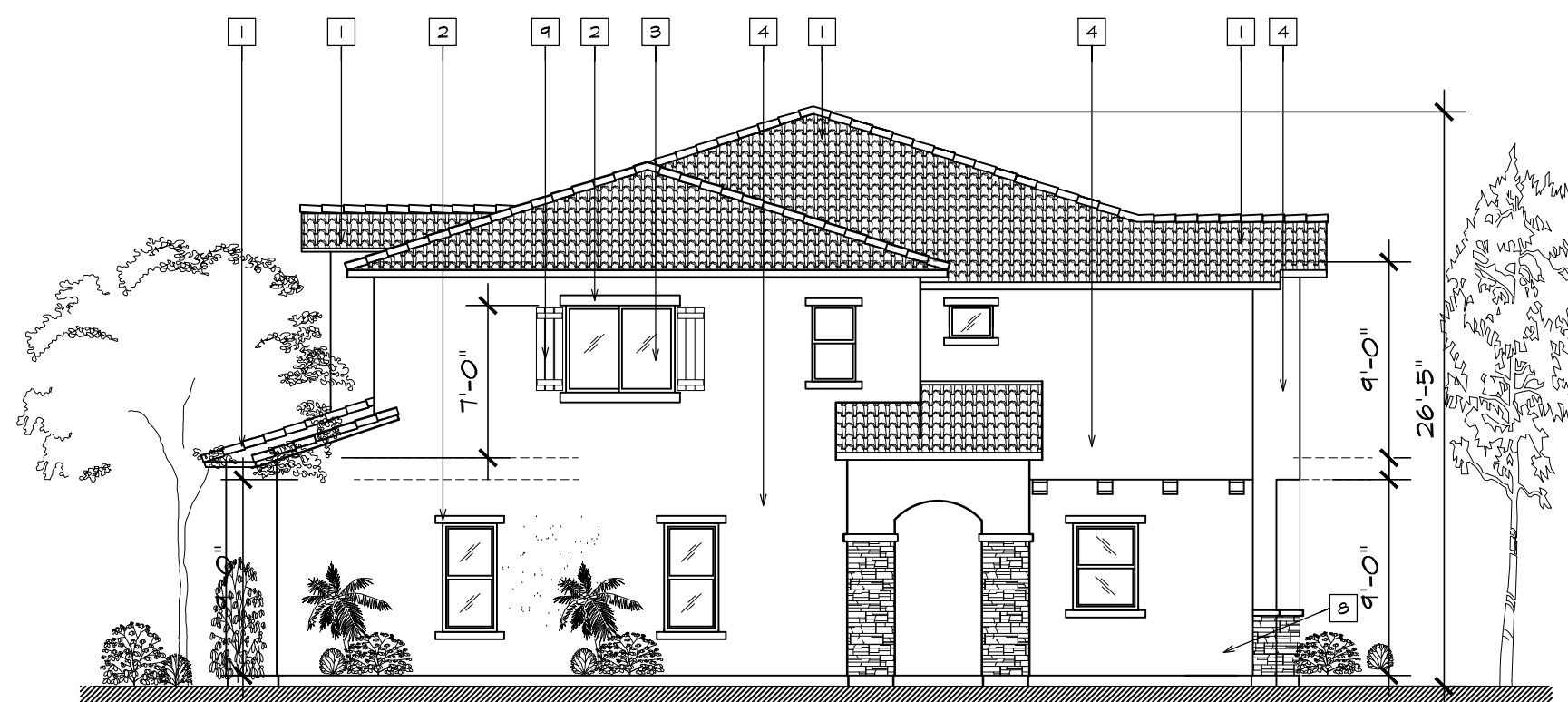
BLDG - 4 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



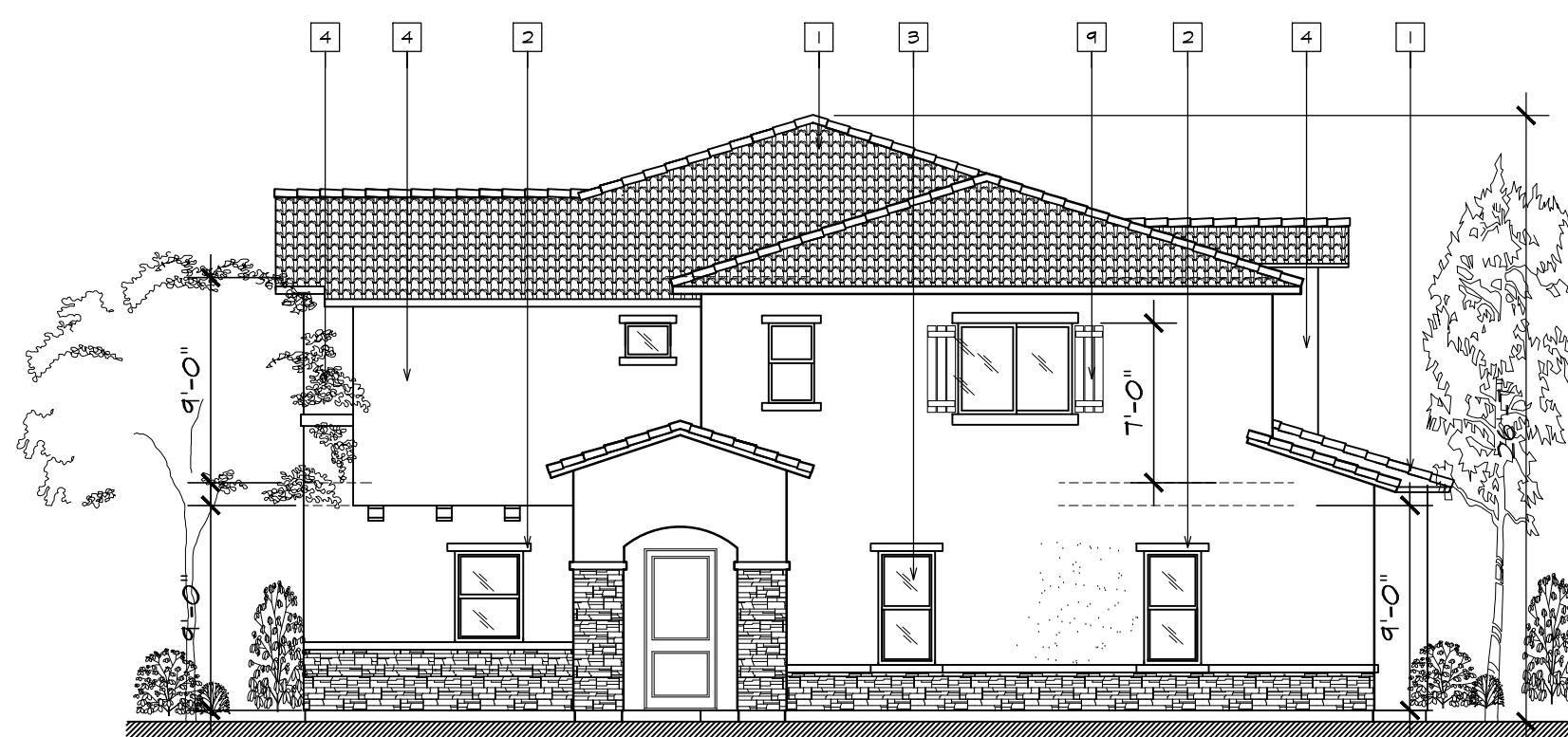
BLDG - 4 ROOF PLAN  
SCALE: 1/8" = 1'-0"



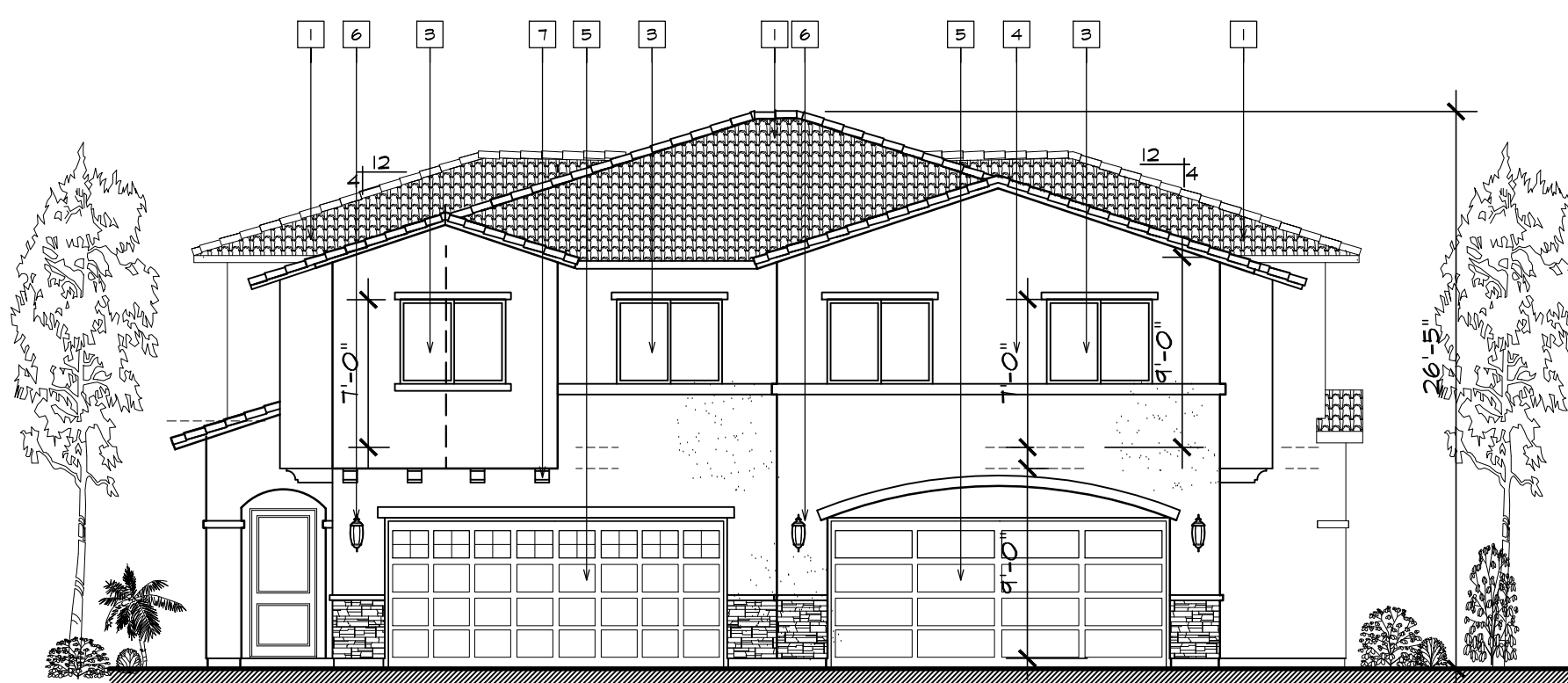
SOUTH ELEVATION - BUILDING # 4  
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING # 4  
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING # 4  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING # 4  
SCALE: 1/8" = 1'-0"

### NOTES

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DOORS
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND DOORS

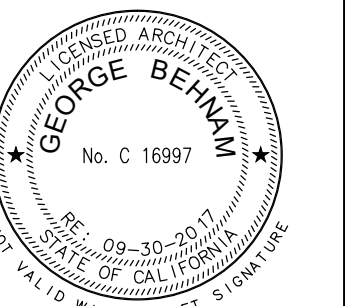
### ELEVATIONS LEGEND

- 1- CONCRETE ROOF TILE BY EAGLE  
ICC # EBR-1400
- 2- STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM,  
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- 9- WINDOWS SHUTTER

REVISIONS	
DATE	△

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PROJECT  
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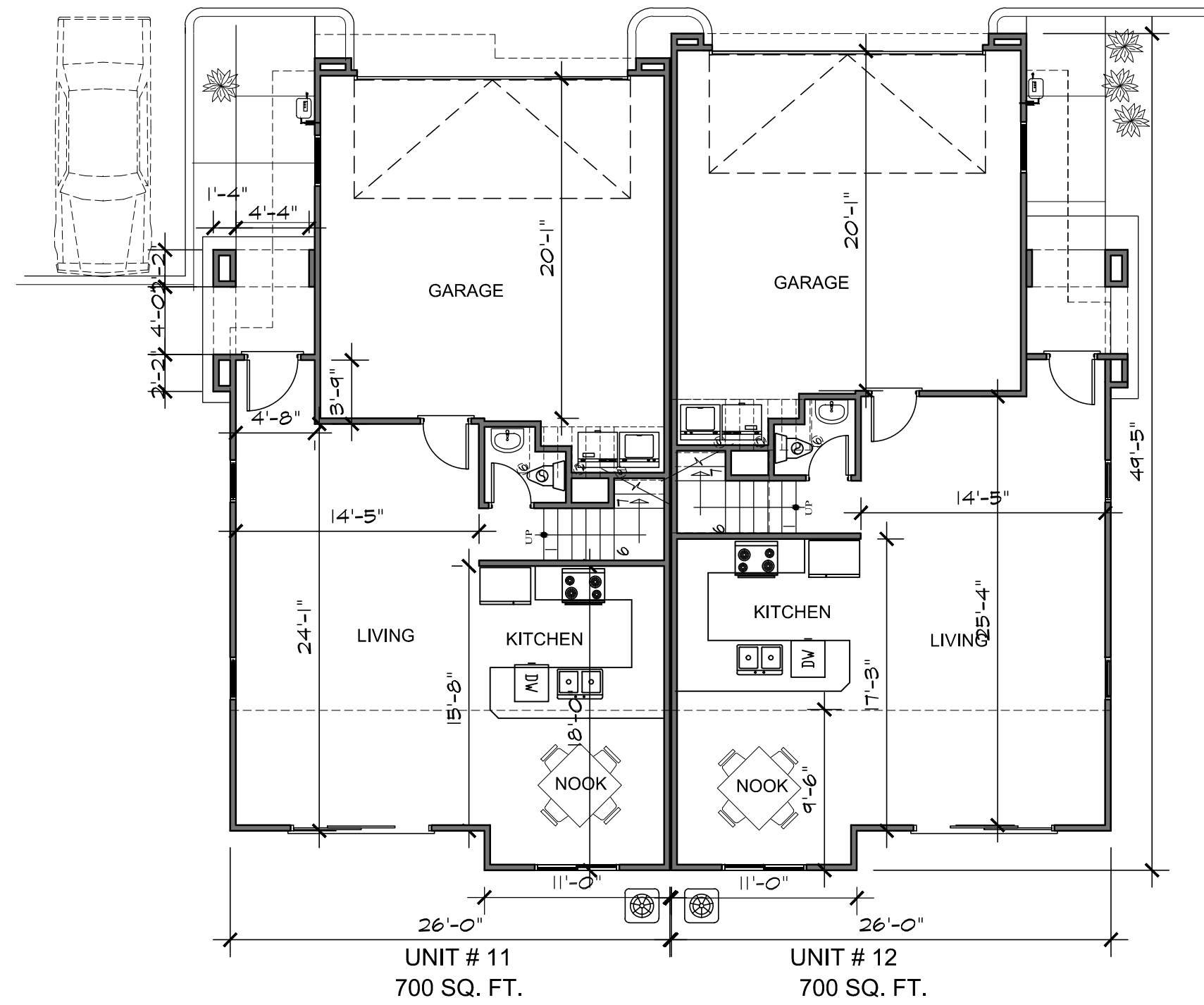


GEORGE BEHNAME  
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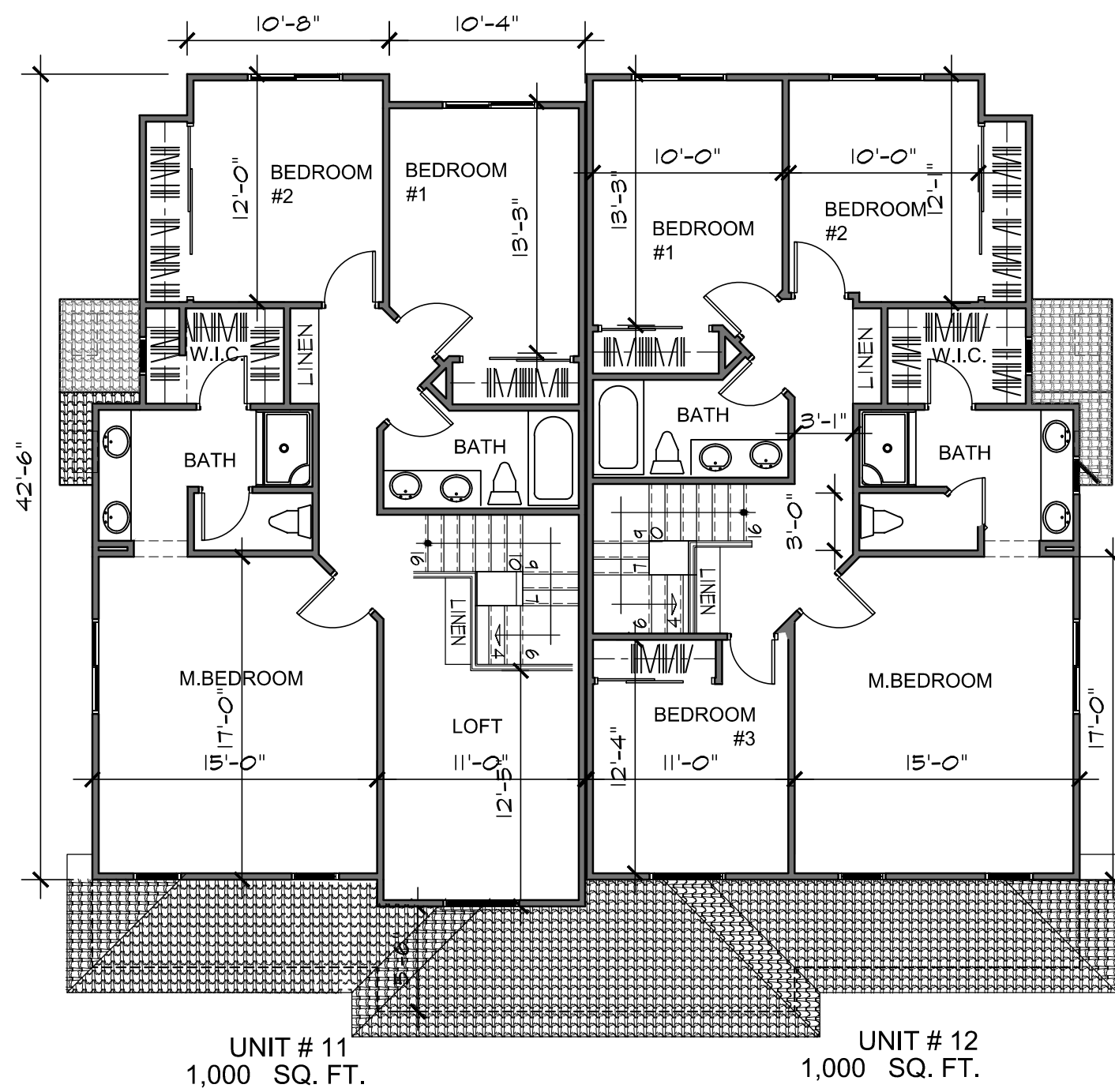
PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
DATE: 03-20-17

SHEET TITLE:  
UNITS 9, 10,  
FLOOR PLANS  
ELEVATIONS

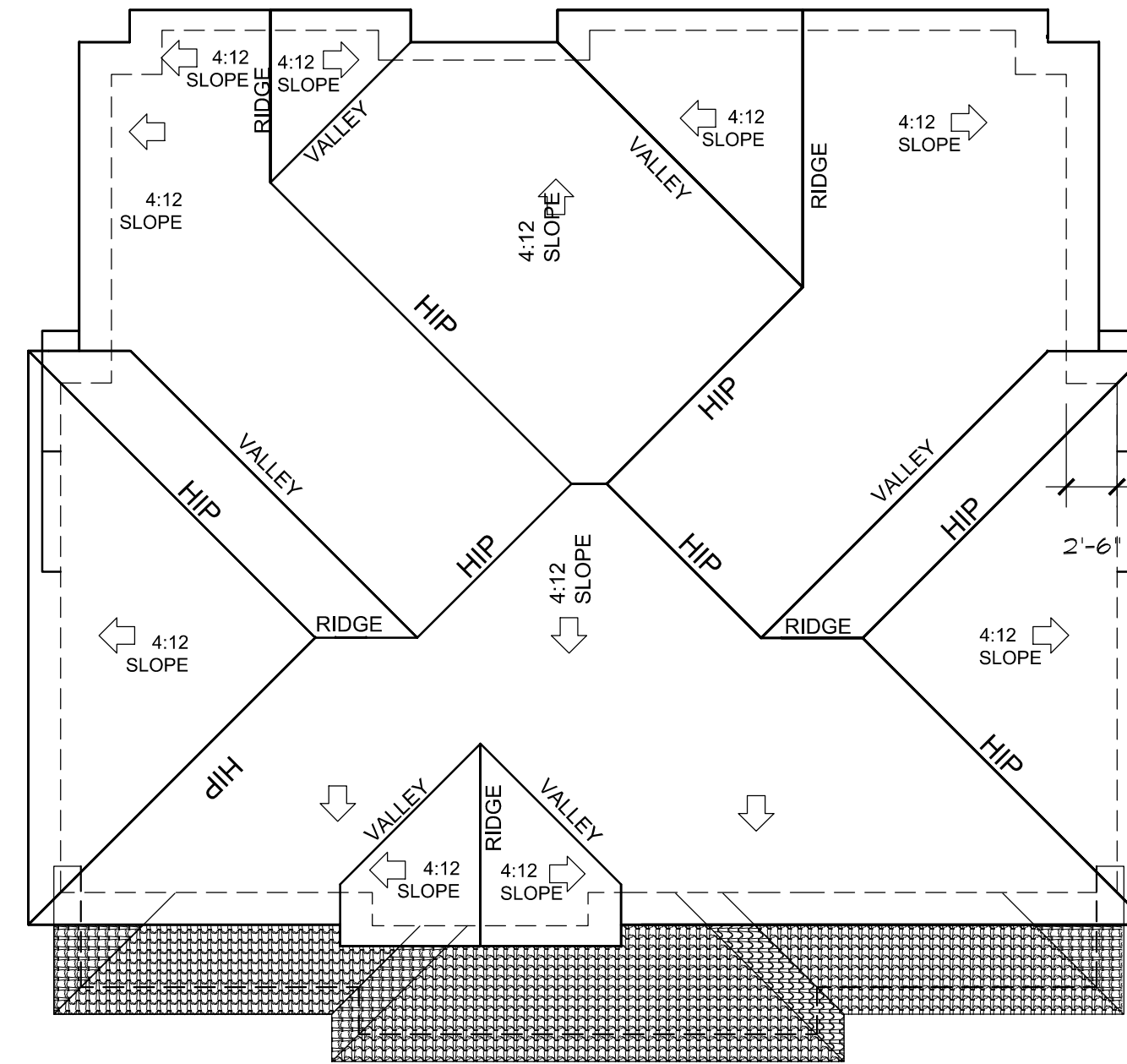
SHEET  
A3  
4 OF 6



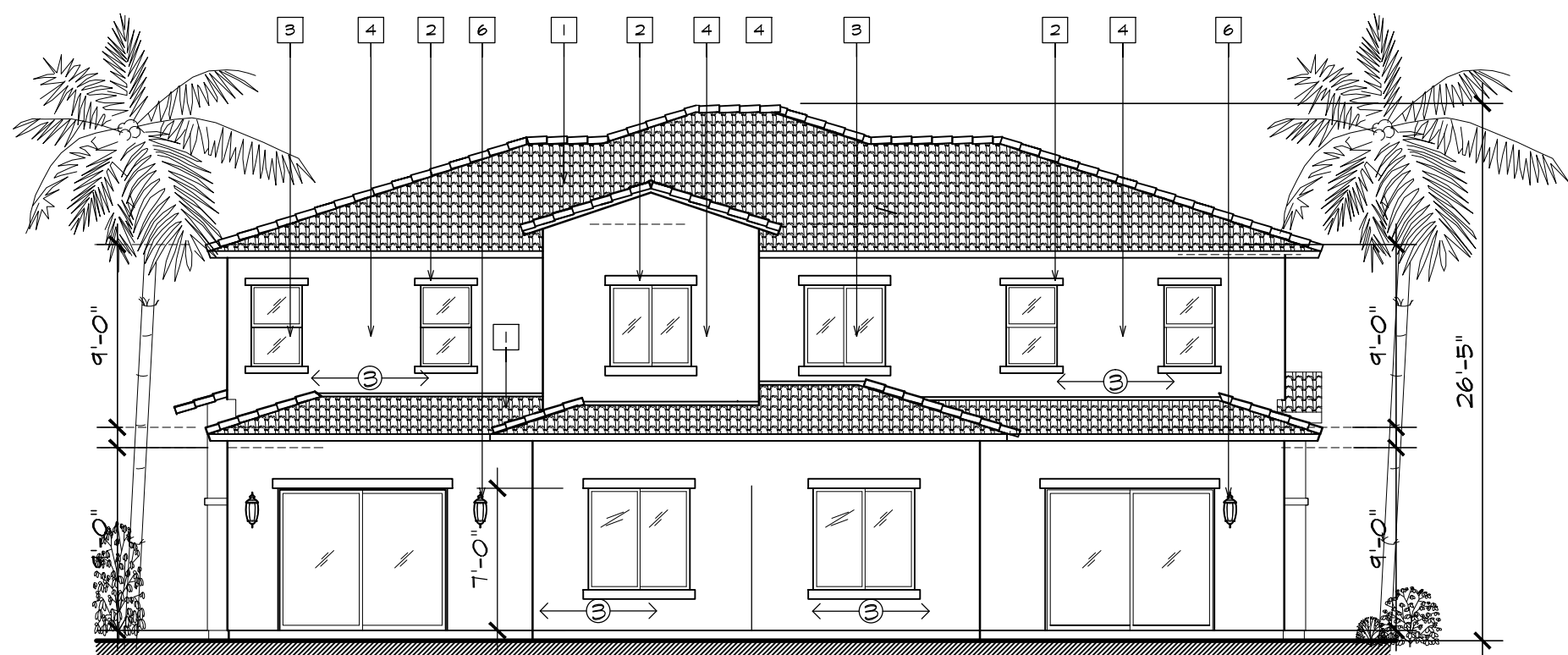
BLDG - 5 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 5 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



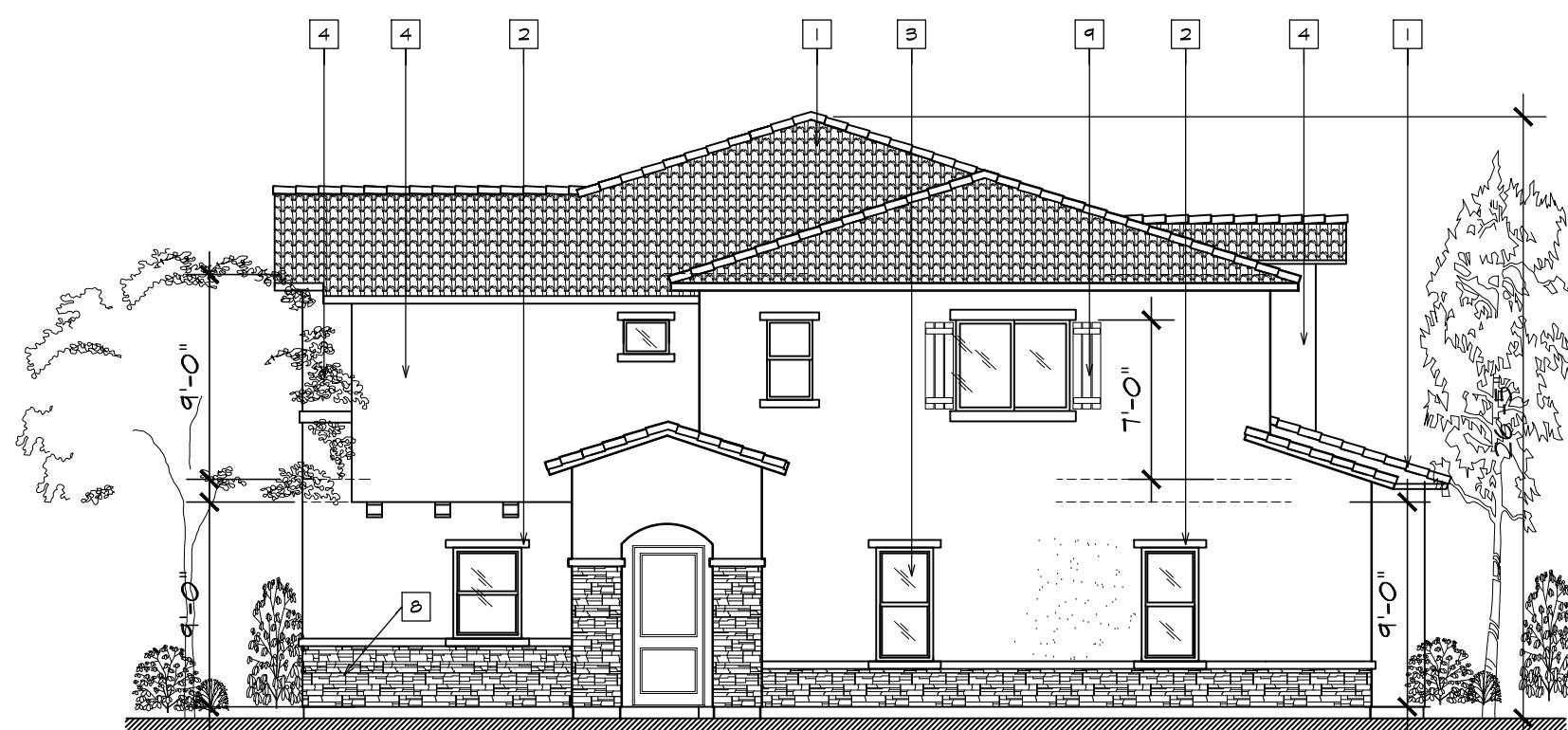
BLDG - 5 ROOF PLAN  
SCALE: 1/8" = 1'-0"



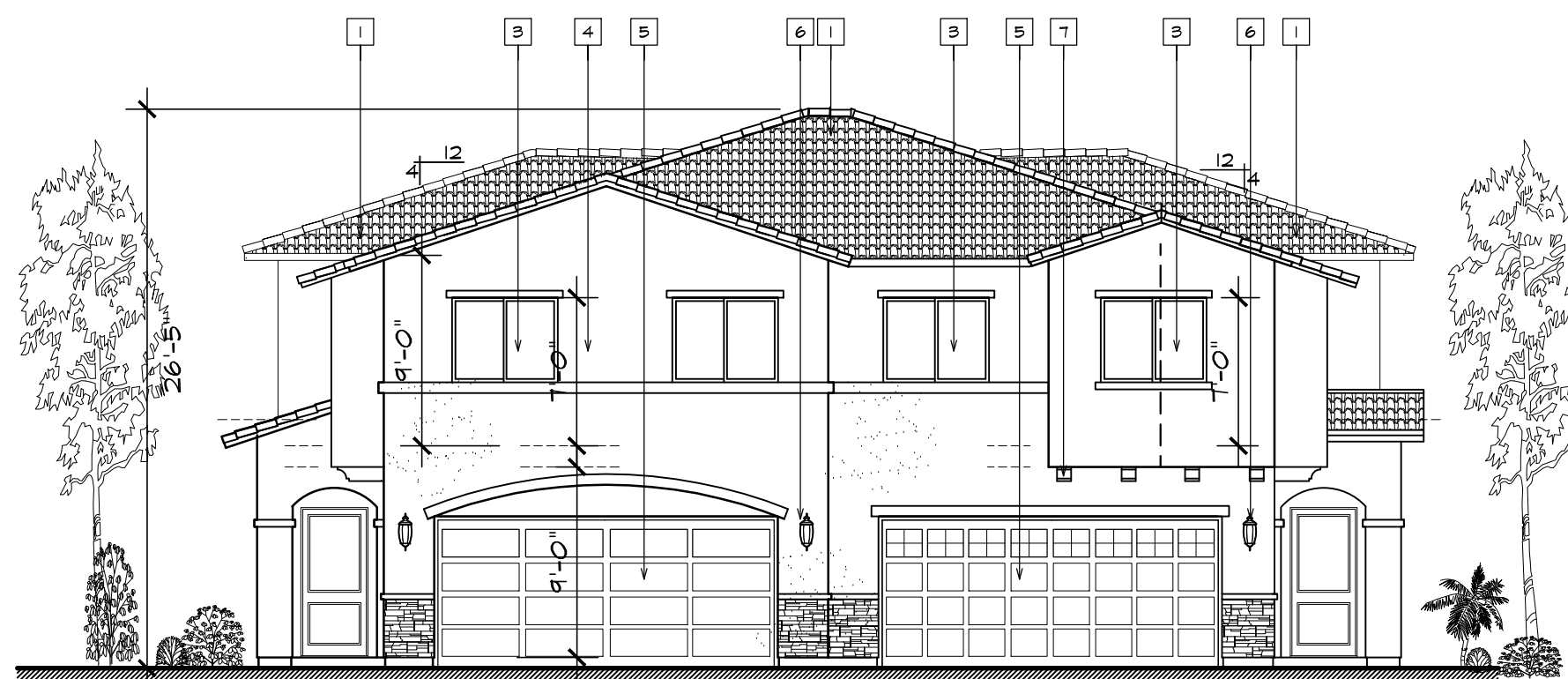
SOUTH ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING # 5  
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING # 5  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING # 5  
SCALE: 1/8" = 1'-0"

#### ELEVATIONS LEGEND

- 1- CONCRETE ROOF TILE BY EAGLE
- 2- STUCCO WINDOW SURROUNDING
- 3- VINYL WINDOWS
- 4- STUCCO SAND FINISH
- 5- SECTIONAL GARAGE DOOR
- 6- LIGHTING FIXTURE
- 7- STUCCO CORBELS OVER FOAM
- 8- CONGO BY DUNN-EDWARDS
- 9- STONE VENEER (BY CORONADO
- 10- MATHERED EDGE BRECKENRIDGE COLOR)
- 11- WINDOWS SHUTTER

#### NOTES

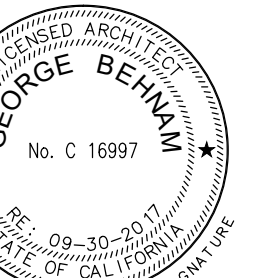
- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DO
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND I

#### REVISIONS

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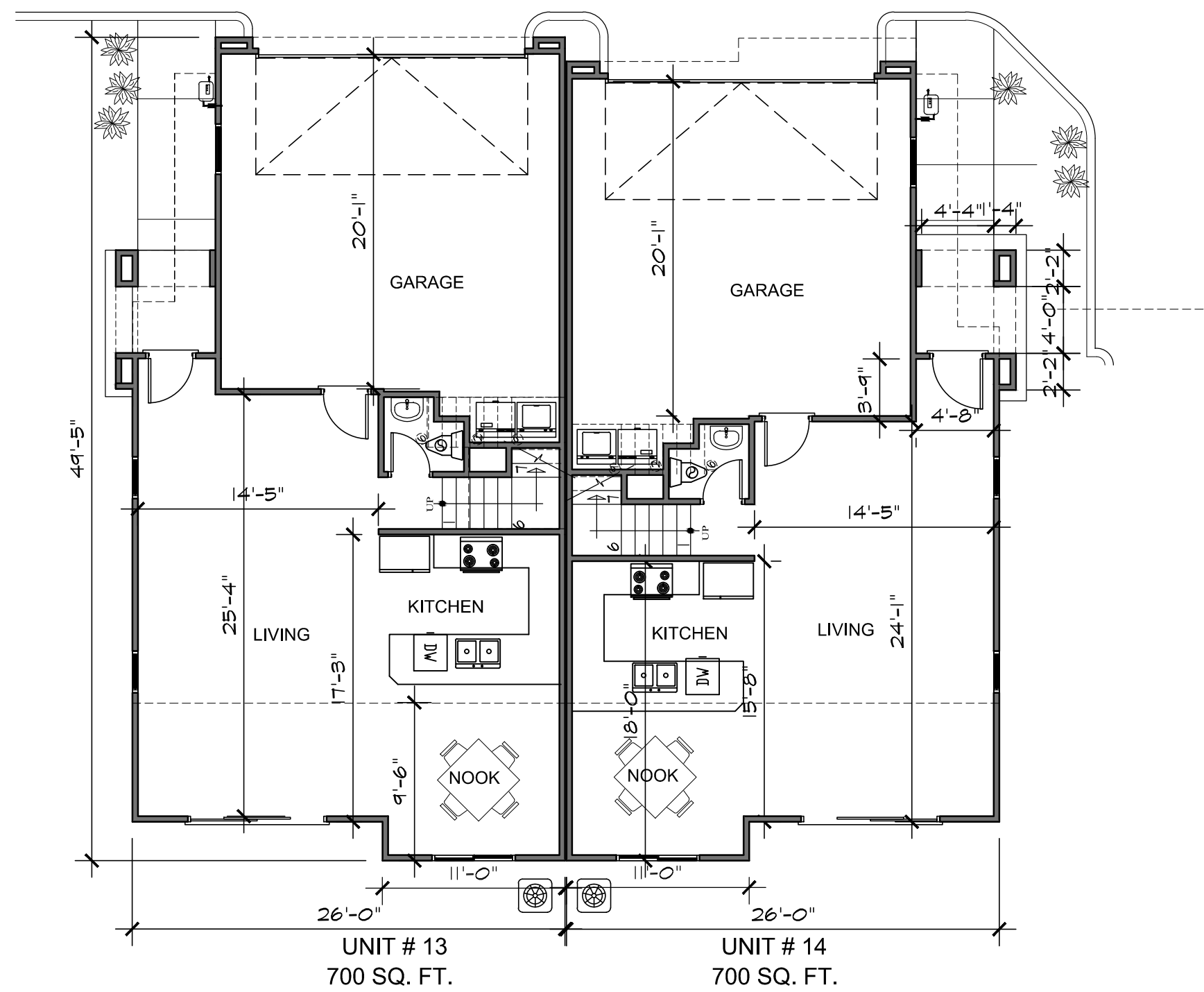
PROJECT NO: 140106  
CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
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SHEET TITLE:

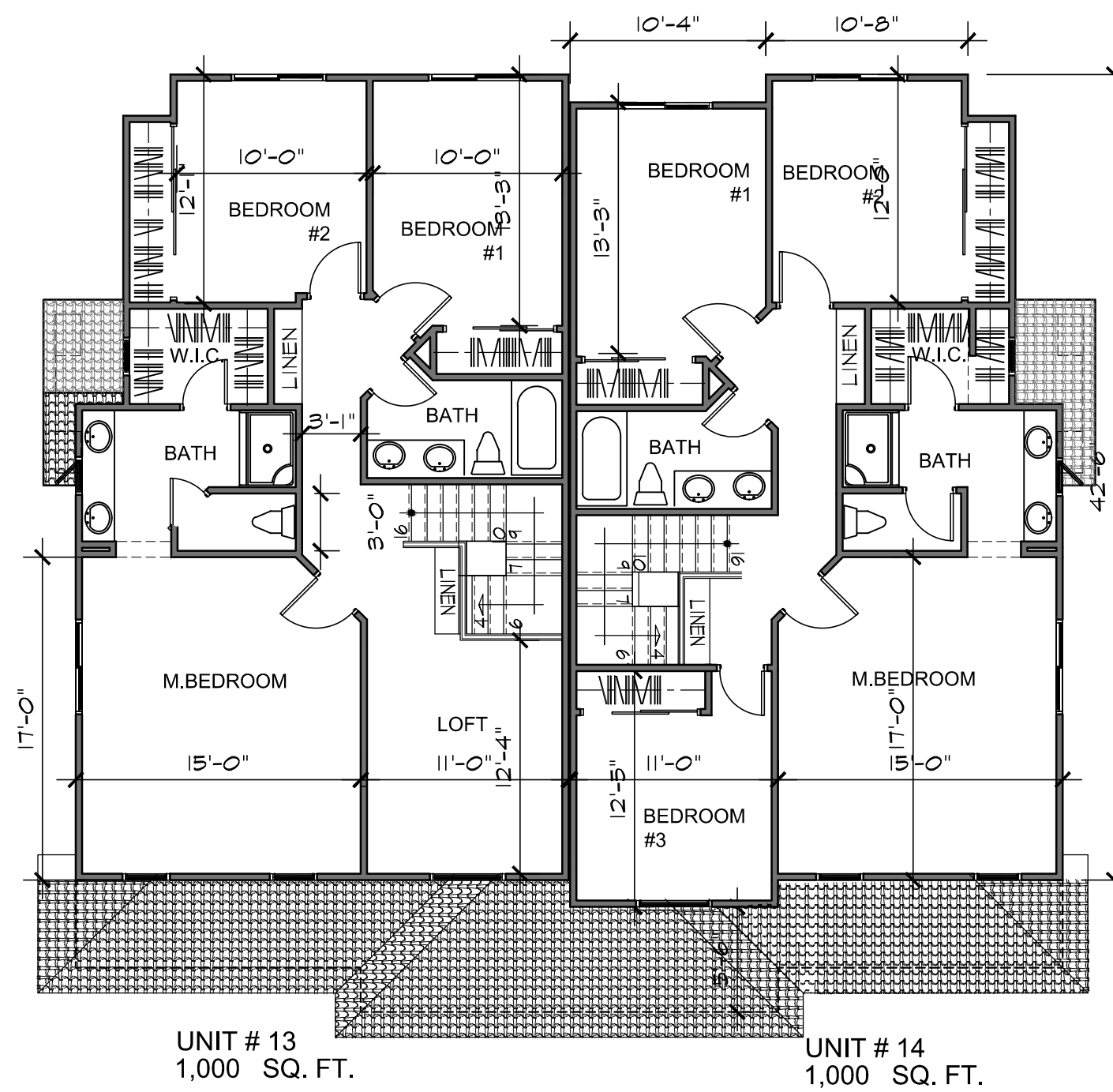
UNITS 11,12  
FLOOR PLANS  
ELEVATIONS

SHEET  
A4  
5 OF 6

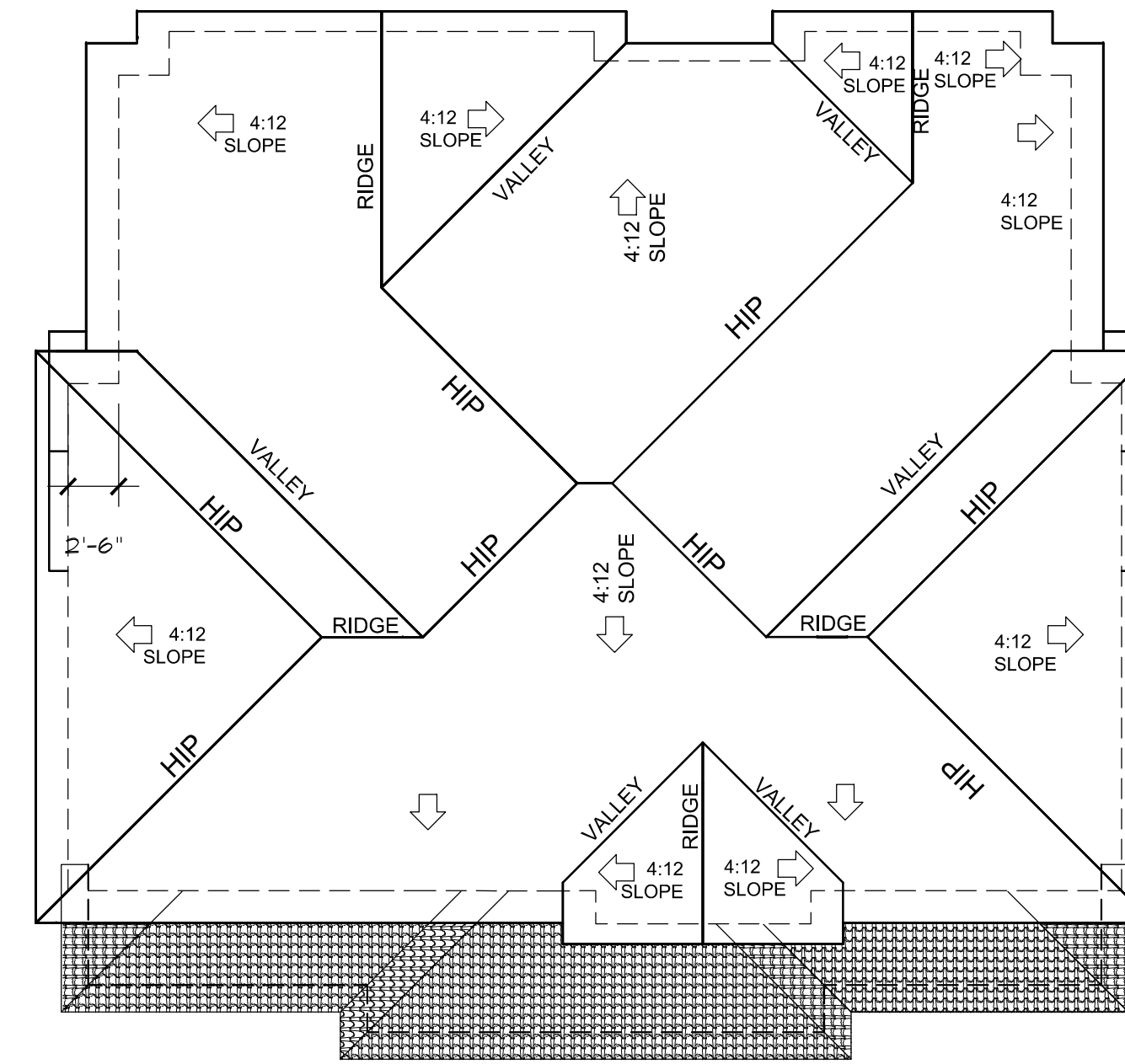




BLDG - 6 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



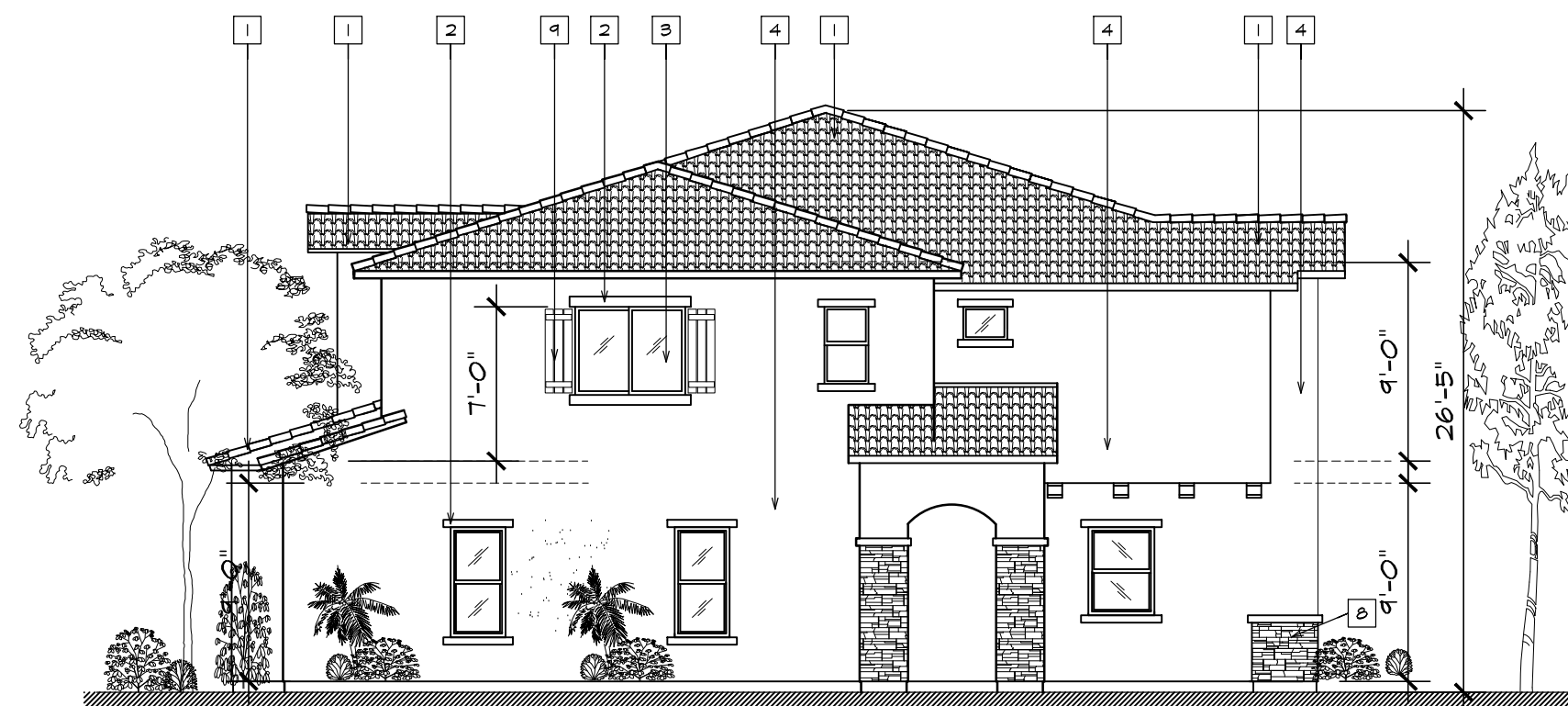
BLDG - 6 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG - 6 ROOF PLAN  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING # 6  
SCALE: 1/8" = 1'-0"



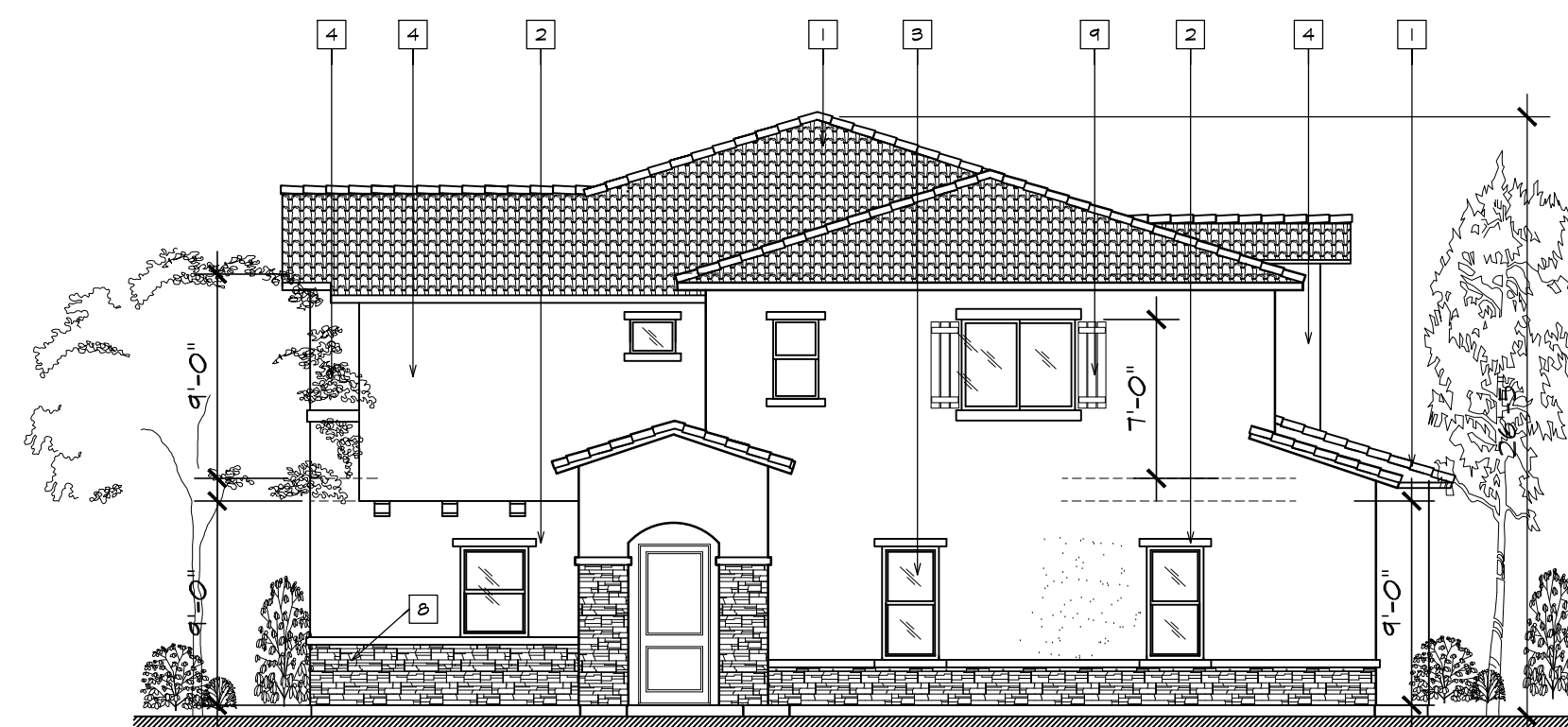
EAST ELEVATION BUILDING # 6  
SCALE: 1/8" = 1'-0"

#### ELEVATIONS LEGEND

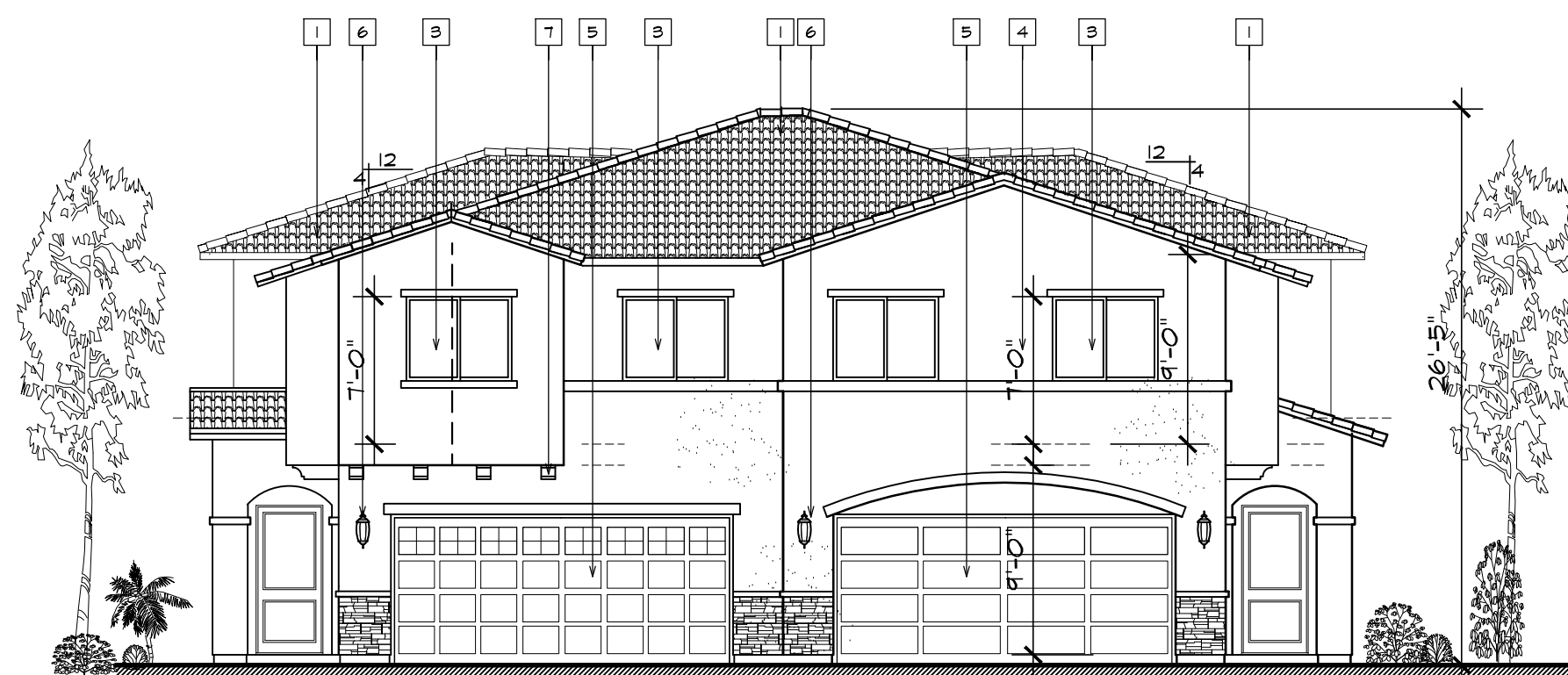
- 1- CONCRETE ROOF TILE BY EAGLE  
ICC # ESR-1900
- 2- STUCCO WINDOW SURROUNDING
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- 4- STUCCO SAND FINISH
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#### NOTES

- 1- FIRST FLOOR STUCCO OVER WOOD TRIM AROUND WINDOWS AND DO
- 2- SECOND FLOOR STUCCO OVER FOAM TRIM AROUND WINDOWS AND I



WEST ELEVATION BUILDING # 6  
SCALE: 1/8" = 1'-0"



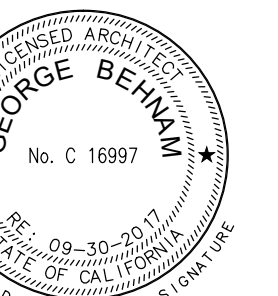
NORTH ELEVATION - BUILDING # 6  
SCALE: 1/8" = 1'-0"

#### REVISIONS

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CAD DWG FILE:  
DRAWN BY: E.T.  
CHECKED BY: M.M.  
DRAWING SCALE: NOTED  
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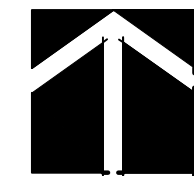
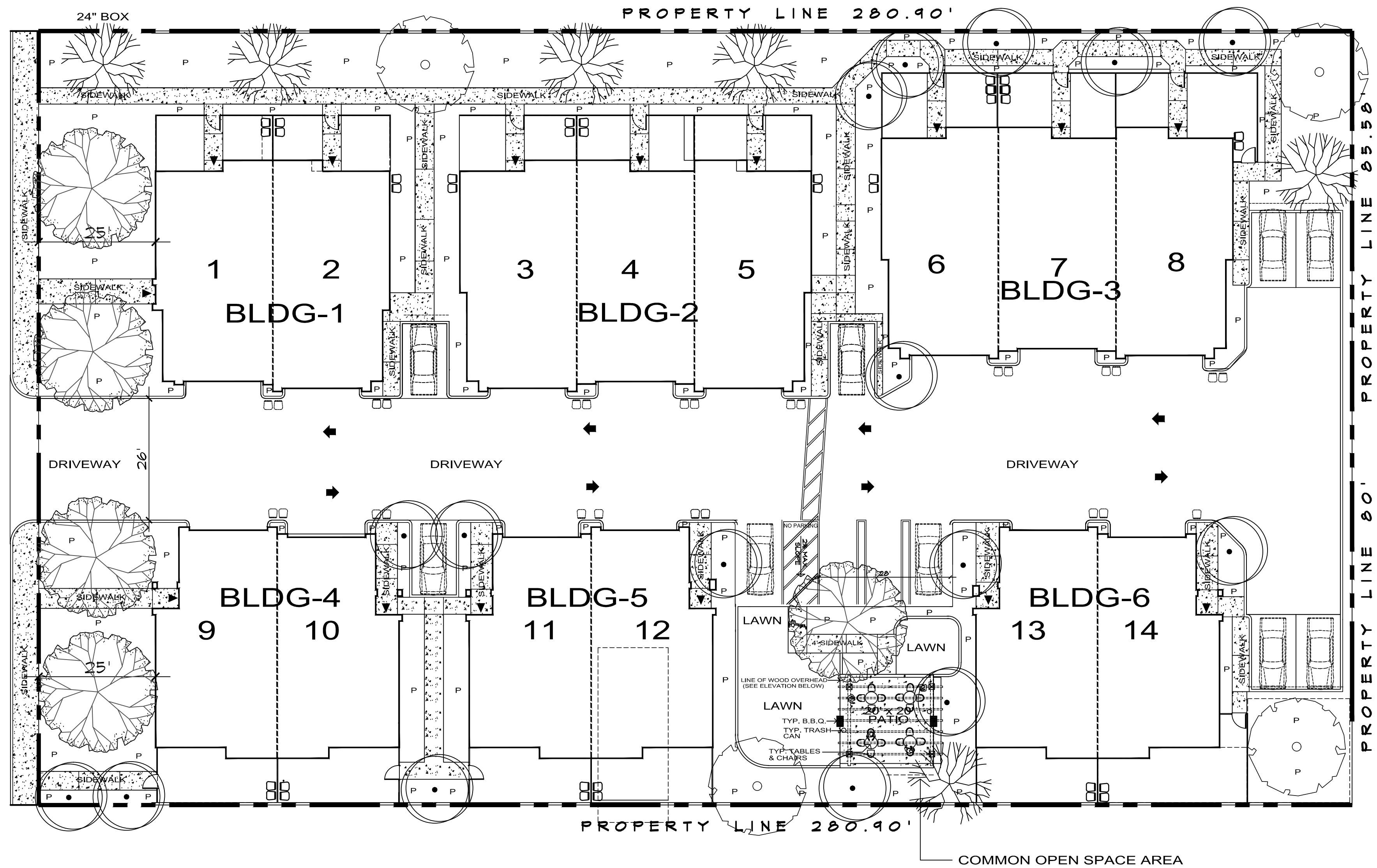
SHEET TITLE:

UNITS 13, 14  
FLOOR PLANS

ELEVATIONS

SHEET  
A5  
6 OF 6

SAN ANTONIO ST



1/16" = 1'-0"

CONCEPTUAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS
TREES:					
	ARBUTUS UNEDO (TREE STANDARD)	STRAWBERRY TREE	5	24" BOX	.3 (LOW)
	CERCIDIUM 'DESERT MUSEUM' (TREE STANDARD)	PALO VERDE	6	24" BOX	.3 (LOW)
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	4	24" BOX	.3 (LOW)
	LAGERSTROEMIA 'CHEROKEE' (TREE STANDARD)	GRAPE MYRTLE TREE	16	15 GAL.	.4 (LOW)

SHRUBS (P): TECOMA X 'SUNRISE' YELLOW TRUMPET FLOWER; WESTRINGIA F. MORNING LIGHT; EURYOPS PECTINATUS (SHRUB DAISY); SALVIA SPECIES; OSMANTHUS H. 'GOSHIKI'; NANDINA DOMESTICA (HEAVENLY BAMBOO); MYRTUS C. 'COMPACTA VARIEGATA'; LAVANDULA S. 'OTTO QUAST' (SPANISH LAVENDER); LIGUSTRUM TEXANUM (TEXAS PRIVET); EUPHORBIA 'BLACKBIRD' (BLACKBIRD SPURGE); HEMEROCALLIS SPECIES (DAYLILY); ANIGOZANTHOS SPECIES (KANGAROO BUSH); SAURA L. 'WHIRLING BUTTERFLIES'

PLANTING NOTES:

- LAWN SHALL BE HYBRID BERMUDA SOD 'TIFGREEN' FROM SOUTHLAND SOD, 888-274-8402
- (P) DENOTES SHRUB PLANTER AREAS. REFER TO 'CONCEPTUAL PLANTING LEGEND' THIS SHEET FOR LIST OF SHRUBS THAT MAY BE USED FOR THE PLANTING DESIGN.
- TREES LOCATED WITHIN 5' OF CONCRETE SIDEWALKS OR CURBS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED PER DETAIL, SHEET L-3. BARRIER SHALL BE 'DEEP ROOT' LB 24-2. BARRIER SHALL RUN 5' CONTINUOUSLY ON EITHER SIDE OF TREE TRUNK LOCATION OR A TOTAL OF 10'.
- A 3" LAYER OF WALK-ON BARK SHALL BE APPLIED TO ALL SHRUB PLANTERS BEFORE GROUND COVER IS PLANTED. USE AGUINAGA FERTILIZER CO. 'FOREST FLOOR' (0-2") SHREDDED WALK-ON BARK, (949)786-9358.
- SEPARATE LAWN AREAS FROM PLANTER AREAS WITH A 6" WIDE CONCRETE MOWING EDGE.

SQUARE FOOTAGE AREAS:

TOTAL H.O.A. LANDSCAPE AREA: 11,014 SQ. FT.  
TOTAL SHRUB PLANTER AREA: 9,673 SQ. FT.  
TOTAL LAWN AREA: 1,341 SQ. FT.  
NOTE: PRIVATE HOMEOWNER REAR YARD AREAS NOT INCLUDED

OUTDOOR PATIO TABLES:

- THREE TABLES SHALL BE 'ULINE' OUTDOOR FURNITURE, 46" ROUND METAL TABLE WITH SEATS - MODEL # H-2127.
- ONE TABLE SHALL BE 'ULINE' OUTDOOR FURNITURE, 46" ROUND METAL TABLE WITH SEATS - MODEL ADA (HANDICAP), MODEL #H-2671.
- ALL TABLE LEGS SHALL BE BOLTED TO CONCRETE WITH 'UNLINE' METAL STRAPS PER MANUFACTURER'S INSTRUCTIONS.
- TELEPHONE NO. 1-800-295-5510.

PATIO BARBEQUES:

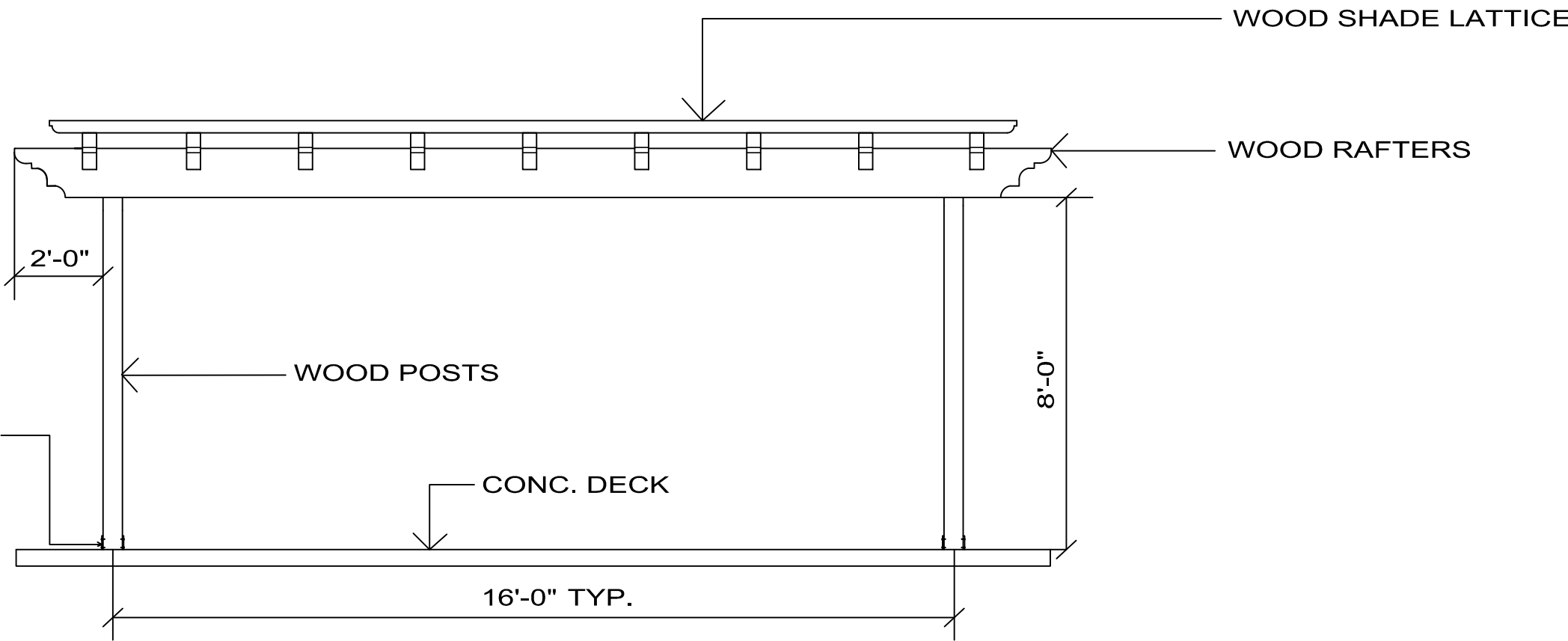
- TWO BARBEQUE GRILLS FROM 'PARK FURNITURE' - KAY PARK MODEL #KPSB16, 15" DEEP X 20" WIDE CHARCOAL BARBEQUE.
- BARBEQUE GRILL SHALL BE GROUND MOUNTED PER MFR'S. INSTRUCTIONS.
- TELEPHONE NO. 1-800-775-8409.

OUTDOOR TRASH REPTACLE:

- TWO OUTDOOR 32 GAL. RECEPTACLES FROM 'PARK FURNITURE', MODEL 'KOLOR CAM' KCS7802A-02 WITH LID. COLOR SHALL BE GREEN 075.
- RECEPTACLES SHALL BE SURFACED MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
- TELEPHONE NO. 1-800-775-8409.

WOOD POSTS BOLTED TO METAL COLUMN BASE IMBEDDED IN CONCRETE

NOTE:  
WOOD OVERHEAD SHALL BE STRUCTURALLY ENGINEERED



WOOD OVERHEAD ELEVATION  
(NO SCALE)

REVISIONS	
DATE	△

CONTACT:  
MARY GOLBAKHS  
MG CAPITAL GROUP  
562-858-2469

PROJECT:  
MULT-UNIT DEVELOPMENT  
1984 & 1236 S. SAN ANTONIO  
POMONA, CALIFORNIA



SHEET TITLE:  
CONCEPTUAL  
PLANTING PLAN

RICHARD . M . GARCIA  
LANDSCAPE ARCHITECTURE  
1918 KEMPER AVE . SANTA ANA CA 92705  
PHONE/ FAX : 714-538-6000 EMAIL: rmglndarch@sboglobal.net  
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	R. GARCIA
DATE	3-22-2017
SCALE	1/16" = 1'-0"
JOB NO.	
SHEET	L-1
1 OF 1	

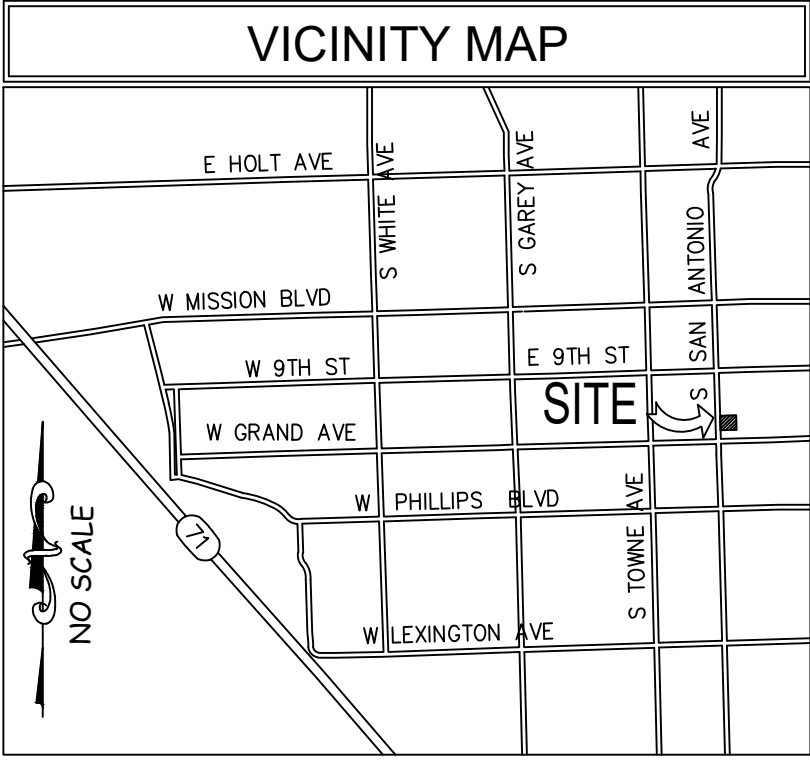
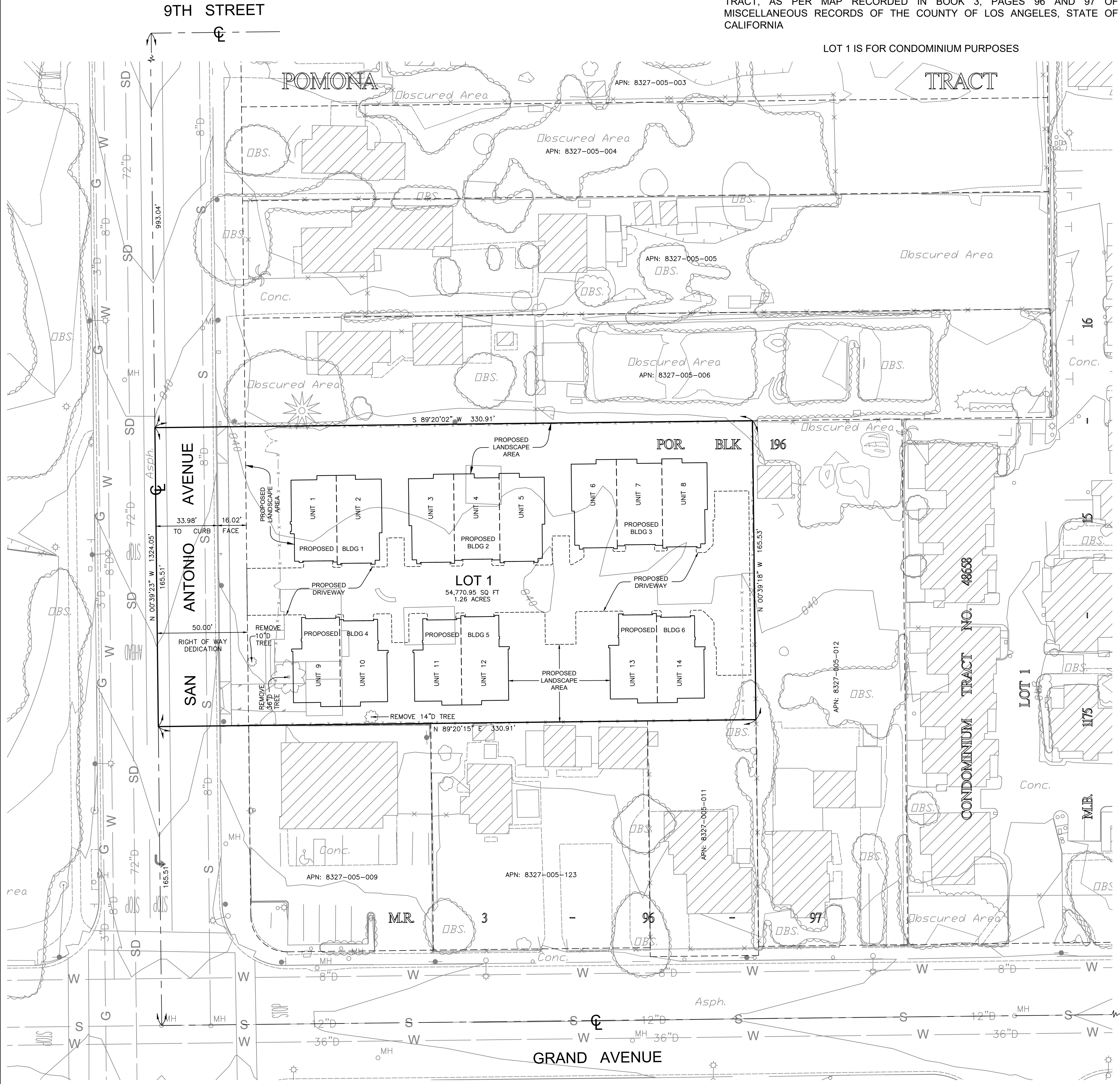


TENTATIVE  
TRACT MAP NO. 74367

IN THE CITY OF POMONA

BEING A PROPOSED SUBDIVISION OF A PORTION OF BLOCK 196 OF POMONA TRACT, AS PER MAP RECORDED IN BOOK 3, PAGES 96 AND 97 OF MISCELLANEOUS RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT 1 IS FOR CONDOMINIUM PURPOSES



PROPERTY ADDRESS:

1198-1236 S. SAN ANTONIO AVE.  
POMONA, CA 91764

OWNER/DEVELOPER:

TORK, INC.  
639 E. YALE ST.  
ONTARIO, CA 91764  
C/O MARY GOLBAKHSH  
(562)858-2469

LAND SURVEYOR:

PAYAN SURVEYING, INC.  
2404 MARY CLARE ST.  
CORONA, CA 92882  
(951) 858-6812

IMPERVIOUS AREA:

EXISTING: 3,653 S.F.  
PROPOSED: 30,608 S.F.

LEGAL DESCRIPTION:

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

PARCEL 1:

THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF BLOCK 196 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 96 AND 97, MISCELLANEOUS RECORDS OF SAID COUNTY, AND IN BOOK 32, PAGES 67 TO 70 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 80.00 FEET OF SAID LAND.

PARCEL 2:

THE SOUTH 80 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF BLOCK 196 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 96 AND 97, MISCELLANEOUS RECORDS IN THE LOS ANGELES COUNTY RECORDER'S OFFICE.

APN: 8327-005-007 AND 8327-005-008

BENCHMARK:

COUNTY OF LOS ANGELES BENCHMARK NO. G 4970  
ELEVATION = 878.469 FEET (NAVD 88 DATUM) 2005  
DPW BM TAG IN S CB 1M(3.3 FT) E/O BCR @ SE COR FIRST ST & SAN ANTONIO AVE 21 M(69 FT) W/O & 6M(19.7FT) S/O C/L INT

GENERAL PLAN:

RESIDENTIAL NEIGHBORHOOD

ZONING:

R-2 (LOW DENSITY MULTIPLE FAMILY)

LAND USE:

EXISTING: VACANT  
PROPOSED: MULTI-FAMILY

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 06037C-1750F, COMMUNITY PANEL NO. 060149 DATED SEPTEMBER 26, 2008. THIS PROPERTY IS LOCATED IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARK DEDICATION:

THIS DEVELOPMENT COMPLIES WITH THE CITY PARK LAND DEDICATION RESOLUTION

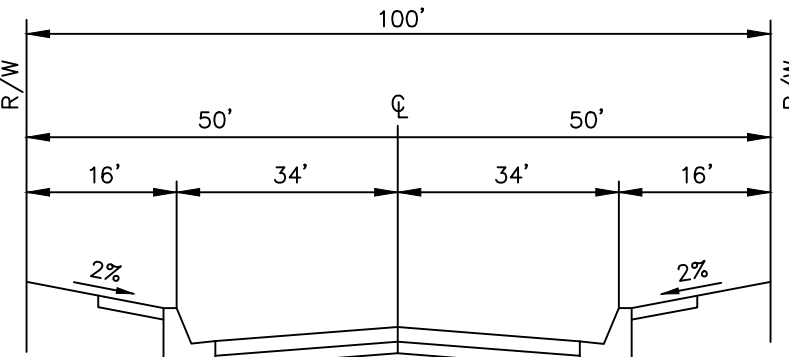
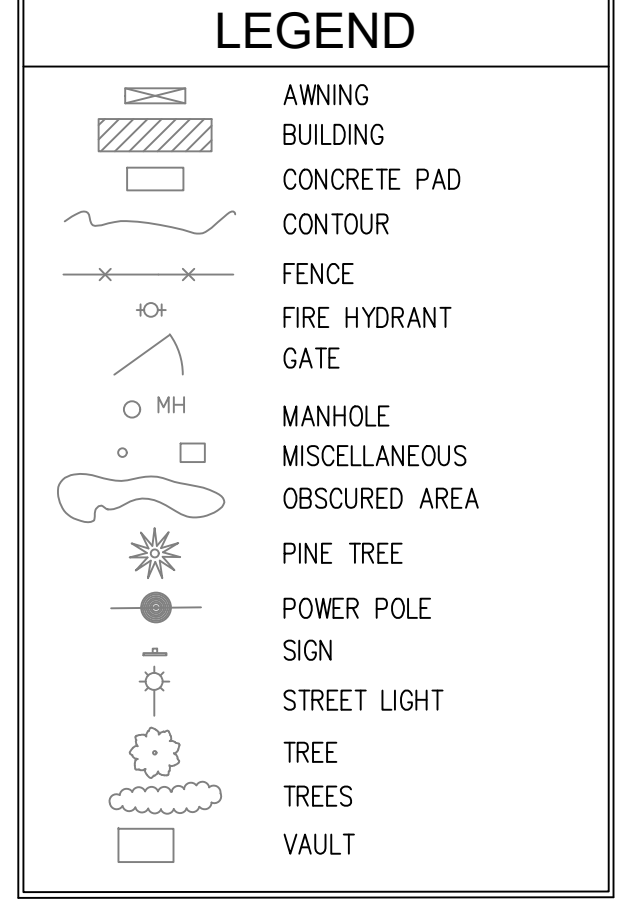
BUS INFORMATION:

THE NEAREST BUS STOP FROM THE DEVELOPMENT IS APPROXIMATELY 960 FEET

PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION

Atanacio Payan  
Registration No. 7796  
in the State of California

10-25-2016  
DATE



S. SAN ANTONIO AVENUE  
TYPICAL CROSS-SECTION

