

TENTATIVE PARCEL MAP NO. 78225 STATION SQUARE SOUTH

IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APRIL 11, 2018

EXISTING SITE CONDITIONS

LEGAL DESCRIPTION

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

PARCEL A:
THE EAST 100 FEET MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF BLOCK "L" OF A SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY, DISTANT THEREON SOUTH 71° 26' 30" EAST 412.91 FEET FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE EASTERLY LINE OF TRACT NO. 6348, AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 0° 16' 30" WEST 12.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 57° 36' 28" WEST 104.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST TANGENT TO SAID LAST MENTIONED CURVE AND HAVING A RADIUS OF 245.40 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 195.21 FEET TO THE NORTHERLY LINE OF DUARTE ROAD, AS DESCRIBED IN THE DEED TO THE CITY OF MONROVIA, RECORDED ON JULY 9, 1927 IN BOOK 6733, PAGE 42, OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE WHICH BEARS NORTH 0° 16' 30" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 16' 30" EAST 187.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF BLOCK "L" OF A SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY, DISTANT THEREON SOUTH 71° 26' 30" EAST 412.91 FEET FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE EASTERLY LINE OF TRACT NO. 6348, AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 0° 16' 30" WEST 12.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 57° 36' 28" WEST 104.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST TANGENT TO SAID LAST MENTIONED CURVE AND HAVING A RADIUS OF 245.40 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 195.21 FEET TO THE NORTHERLY LINE OF DUARTE ROAD, AS DESCRIBED IN THE DEED TO THE CITY OF MONROVIA, RECORDED ON JULY 9, 1927 IN BOOK 6733, PAGE 42, OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE WHICH BEARS NORTH 0° 16' 30" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 16' 30" EAST 187.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 100 FEET MEASURED ALONG THE SOUTHWESTERLY LINE.

PARCEL C:
THE NORTHERLY 150 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF BLOCK L OF A SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF DUARTE ROAD AS DESCRIBED IN THE DEED TO THE CITY OF MONROVIA, BY DEED RECORDED ON JUNE 9, 1927 AS INSTRUMENT NO. 148, IN BOOK 6733, PAGE 42 OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT EASTERLY 397.17 FEET MEASURED ALONG SAID NORTHERLY LINE AND ITS WESTERLY CONTINUATION FROM THE EASTERLY LINE OF MAGNOLIA AVENUE 160.00 FEET WIDE SAID POINT OF BEGINNING BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 12273.18 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT OF BEGINNING BEARS NORTH 17° 27' 57" EAST; THENCE NORTH 17° 27' 57" EAST 45.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 305.40 FEET A RADIAL LINE OF SAID LAST MENTIONED CURVE TO SAID LAST MENTIONED POINT BEARS NORTH 78° 29' 40" WEST; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 245.70 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY, DISTANT SOUTHWESTERLY THEREON 348.99 FEET FROM ITS INTERSECTION WITH THE EASTERLY LINE OF TRACT NO. 6348, AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT NO. 6348; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF LOT 15 OF SAID TRACT NO. 6348 TO THE NORTHERLY LINE OF SAID DUARTE ROAD, THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF MONROVIA RECORDED ON NOVEMBER 3, 1954, AS INSTRUMENT NO. 447 IN BOOK 4006, PAGE 12 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL D:
A PORTION OF BLOCK L OF SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, AS SHOWN ON A MAP RECORDED IN BOOK 52, PAGE 19, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID BLOCK L BOUNDED ON THE NORTH BY A LINE 150 FEET SOUTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY 50 FEET WIDE, ON THE SOUTH BY THE NORTH LINE OF DUARTE ROAD 100 FEET WIDE, ON THE WEST BY A LINE EASTERLY OF AND PARALLEL WITH MAGNOLIA AVENUE AND PASSING THROUGH THE INTERSECTION OF THE SOUTH EASTERLY LINE OF TRACT NO. 6348 AS SHOWN ON A MAP RECORDED IN BOOK 68, PAGE 19, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND PARALLEL WITH THE EASTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; ON THE EASTERLY SIDE OF PRIBORSE AVENUE AS PER DEED RECORDED IN BOOK 51971, PAGE 392 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL E:
THAT PORTION OF LOT 15, TRACT NO. 6348 AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, AND BLOCK L OF THE SUBDIVISION OF BRADBURY'S ADDITION TO MONROVIA AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS OF THE COUNTY OF LOS ANGELES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 15 DISTANT THEREON SOUTH 0° 25' EAST 237.01 FEET FROM THE INTERSECTION OF SAID WEST LINE PRODUCED NORTHERLY WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILWAY; THENCE SOUTH 0° 25' EAST ALONG SAID WEST LINE 76.80 FEET; THENCE NORTH 89° 35' EAST 189.87 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE OF LOT 15 AND PASSES THROUGH THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID TRACT NO. 6348 AND SAID SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILWAY RIGHT OF WAY; THENCE NORTHERLY ALONG SAID PARALLEL LINE 76.80 FEET; THENCE SOUTH 89° 35' WEST 189.87 FEET TO THE POINT OF BEGINNING.

PARCEL F:
BEING A PORTION OF LOT 1, SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 15 OF TRACT NO. 6348, AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, RECORDS OF SAID COUNTY, SOUTH 0° 25' EAST 313.81 FEET FROM THE INTERSECTION OF SAID WEST LINE PRODUCED NORTHERLY WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY; THENCE NORTH 89° 35' EAST 46.83 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1, THE TRUE POINT OF BEGINNING; THENCE NORTH 26° 54' 47" EAST ALONG SAID NORTHWESTERLY LINE 279.20 FEET TO THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; THENCE SOUTH 0° 25' EAST PARALLEL WITH THE SAID WEST LINE OF LOT 15, 286.04 FEET TO A LINE WHICH BEARS NORTH 89° 35' EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 35' WEST 128.18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 15, THAT IS DISTANT THEREON SOUTH 0° 25' EAST 237.01 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE, AND ITS NORTHERLY PROLONGATION WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY, THENCE CONTINING ALONG SAID WESTERLY LINE, SOUTH 0° 25' EAST 76.80 FEET; THENCE NORTH 89° 35' EAST 189.87 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE AND WHICH PASSES THROUGH A POINT IN THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY WITH THE SOUTHWESTERLY LINE OF SAID TRACT NO. 6348; THENCE ALONG SAID PARALLEL LINE, NORTH 0° 25' WEST 76.80 FEET; THENCE SOUTH 89° 35' WEST 189.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:
ALL OF LOT 16 AND THAT PORTION OF LOT 15 OF TRACT NO. 6348, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 15, DISTANT SOUTH 0° 25' EAST 313.81 FEET FROM THE INTERSECTION OF SAID WEST LINE PRODUCED NORTHERLY WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY; THENCE NORTH 89° 35' EAST TO THE NORTHWESTERLY LINE OF LOT 1, SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 15, THAT IS DISTANT SOUTH 0° 25' EAST 237.01 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE, AND ITS NORTHERLY PROLONGATION WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY WITH THE SOUTHWESTERLY LINE OF SAID TRACT NO. 6348; THENCE ALONG SAID PARALLEL LINE, NORTH 0° 25' WEST 76.80 FEET; THENCE SOUTH 89° 35' WEST 189.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
ALL THAT PORTION OF BLOCK 14 OF THE MONROVIA TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOKS 73 AND 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD FORMERLY LOS ANGELES AND SAN GABRIEL VALLEY RAILROAD.

PARCEL 4:
THAT PORTION OF GENOA STREET (FORMERLY A COUNTY ROAD) VACATED BY ORDINANCE 1047, DATED DECEMBER 17, 1948 OF THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOUNDED ON THE WEST BY THE EAST LINE OF MAGNOLIA AVENUE, AS SHOWN ON MAP OF TRACT NO. 6348, RECORDED IN BOOK 68, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BOUNDED ON THE NORTHEAST BY THE SOUTHWEST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY.

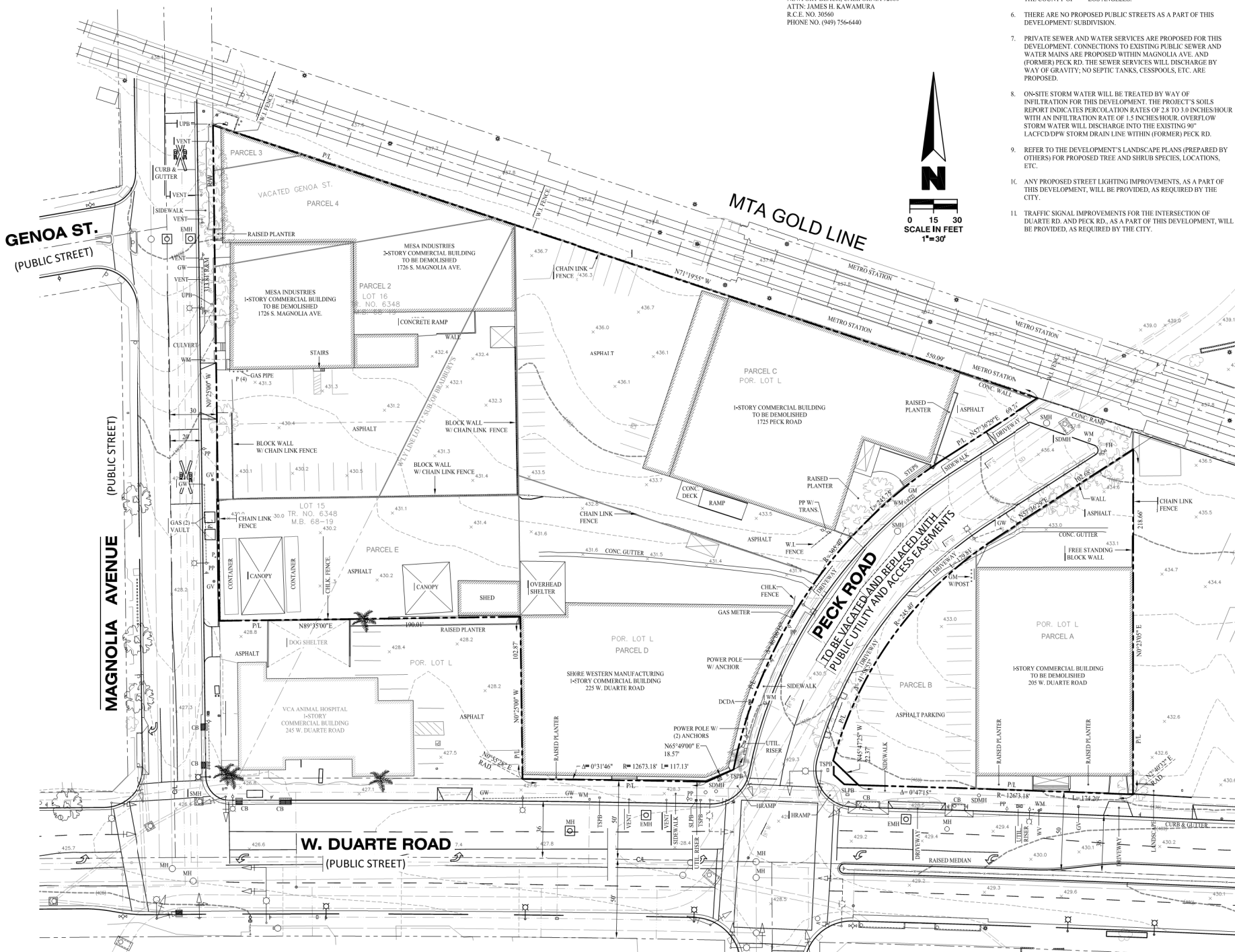
APN: 8507-005-048 (AFFECTS: PARCEL A) 8507-005-046 (AFFECTS: PARCEL B)
8507-005-047 (AFFECTS: PARCEL C) 8507-005-048 (AFFECTS: PARCEL D)
8507-005-050 (AFFECTS: PARCEL E) 8507-005-051 (AFFECTS: PARCEL F)

ABBREVIATIONS

BLDG	BUILDING
CATV	CABLE TELEVISION
C/B	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
COR.	CORNER
DCDA	DOUBLE CHECK DIRECT ASSEMBLY
EMH	ELECTRICAL MANHOLE
FH	FIRE HYDRANT
GM	GAS METER
GW	GUY WIRE
GV	GAS VALVE
H/RAMP	HANDICAP RAMP
MH	MAN HOLE
OVH	OVER HEAD LINE
P	POST
PP	POWER POLE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
SMH	SEWER MANHOLE
SWR	SEWER SERVICE PIPE
TEMP	TEMPORARY
TMH	TELEPHONE MANHOLE
TSPB	TRAFFIC SIGNAL PULLBOX
TRANS.	TRANSFORMER
TYP.	TYPICAL
UTIL.	UTILITY
UTL	UTILITY PULLBOX
UTP	UTILITY POLE
W	WITH
WM	WATER METER
W.M.	WATER METER
W.I.	WROUGHT IRON FENCE
WV	WATER VALVE

LEGEND

---	BOUNDARY
- - - -	RIGHT OF WAY
---	CENTERLINE
	BUILDING
---	CURB AND GUTTER
○	STREET LIGHT
○	SIGN
○	FIRE HYDRANT
---	FENCE
○	POWER POLE/UTILITY POLE
○	TRAFFIC SIGNAL



OWNERS

M & D BURKE PROPERTIES L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCELS A AND C;
SHAMROCK PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCELS B AND D;
BURKE INVESTMENT CO., L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCEL E AND ADM PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS TO PARCEL F

SUBDIVIDER

THE RICHMAN GROUP OF CALIFORNIA
7817 HERSCHEL AVENUE, SUITE 102
LA BOLLA, CALIFORNIA 92007
ATTN: LUKE DANIELS
PHONE NO. (858) 750-3730 x200

CIVIL ENGINEER

KHR ASSOCIATES
20411 SW BRICH STREET, SUITE 310
NEWPORT BEACH, CALIFORNIA 92660
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

AREA

TOTAL AREA OF EXISTING PARCELS: 146,961 S.F. (3.373 ACRES)
WEST PARCEL: 119,779 S.F. (2.748 ACRES)
EAST PARCEL: 27,222 S.F. (0.625 ACRES)
AREA OF PROPOSED PARCEL: 166,173 S.F. (3.815 ACRES)
INCLUDES VACATED PECK ROAD

NOTES

- PROPOSED NUMBER OF PARCELS: 1
- PECK ROAD TO BE VACATED WITH EASEMENTS FOR PUBLIC ACCESS AND EXISTING PUBLIC UTILITIES WITHIN PECK ROAD TO BE DEDICATED ON THE MAP.
- NO RECORD EASEMENTS LOCATED WITHIN THE PROPERTY.
- ALL EXISTING, ON-SITE IMPROVEMENTS ARE TO BE REMOVED/DISMANTLED.
- REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF MONROVIA, AND THE COUNTY OF LOS ANGELES.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- PRIVATE SEWER AND WATER SERVICES ARE PROPOSED FOR THIS DEVELOPMENT; CONNECTIONS TO EXISTING PUBLIC SEWER AND WATER MAINS ARE PROPOSED WITHIN MAGNOLIA AVE. AND FORMER PECK RD. THE SEWER SERVICES WILL DISCHARGE BY WAY OF GRAVITY; NO SEPTIC TANKS, CESSPOOLS, ETC. ARE PROPOSED.
- ON-SITE STORM WATER WILL BE TREATED BY WAY OF INFILTRATION FOR THIS DEVELOPMENT. THE PROJECT'S SOILS REPORT INDICATES PERCOLATION RATES OF 2.8 TO 3.0 INCHES/HOUR WITH AN INFILTRATION RATE OF 1.5 INCHES/HOUR. OVERTFLOW STORM WATER WILL DISCHARGE INTO THE EXISTING 90" LAC/CD/DW STORM DRAIN LINE WITHIN (FORMER) PECK RD.
- OTHER TO THE DEVELOPER'S LANDSCAPE PLANS (PREPARED BY REFERERS FOR PROPOSED TREE AND SHRUB SPECIES, LOCATIONS, ETC.
- ANY PROPOSED STREET LIGHTING IMPROVEMENTS, AS A PART OF THIS DEVELOPMENT, WILL BE PROVIDED, AS REQUIRED BY THE CITY.
- TRAFFIC SIGNAL IMPROVEMENTS FOR THE INTERSECTION OF DUARTE RD. AND PECK RD. AS A PART OF THIS DEVELOPMENT, WILL BE PROVIDED, AS REQUIRED BY THE CITY.

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Brich Street - Suite 310 Newport Beach, California 92660
(949) 756-6440 Fax (949) 756-6444

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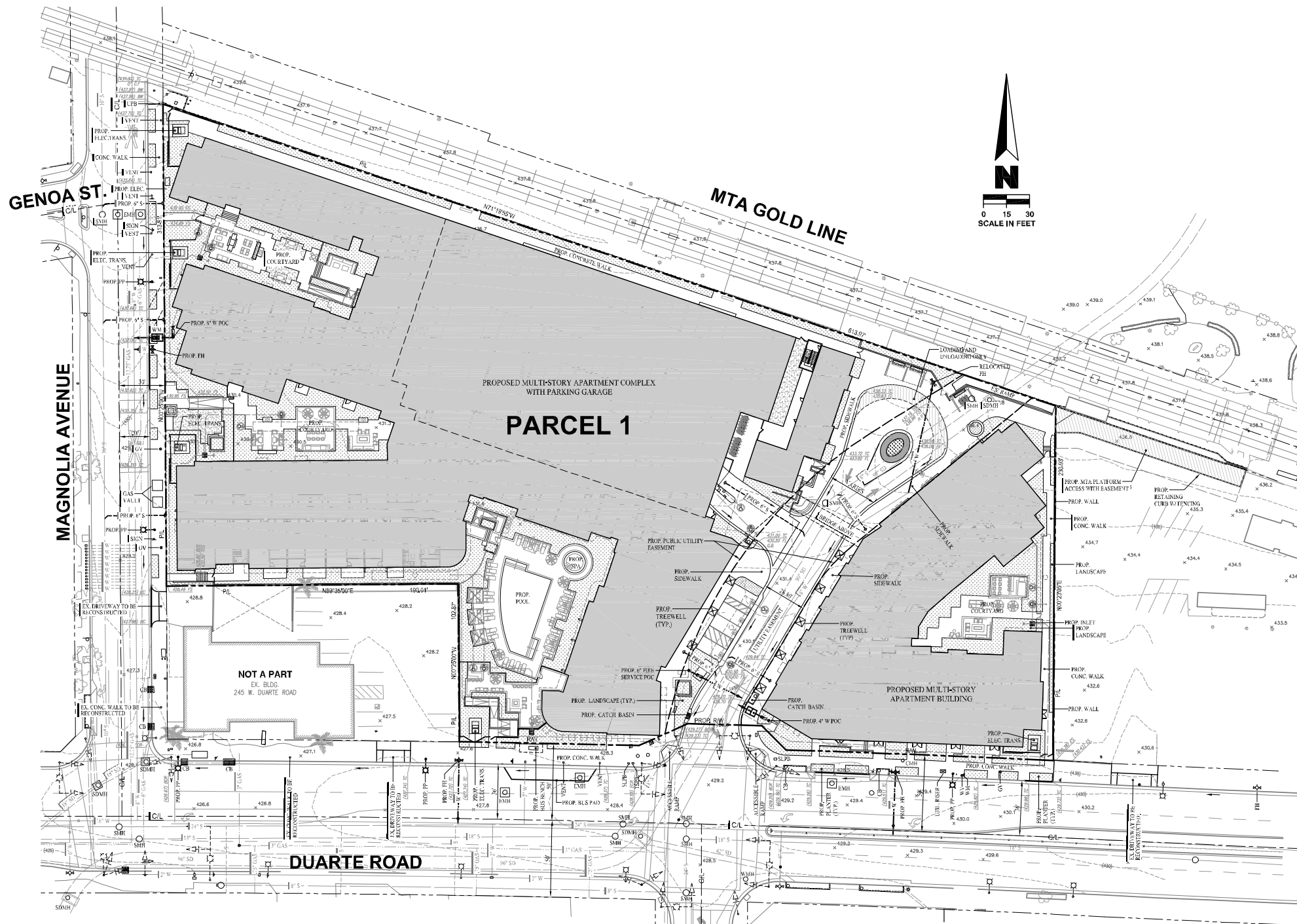
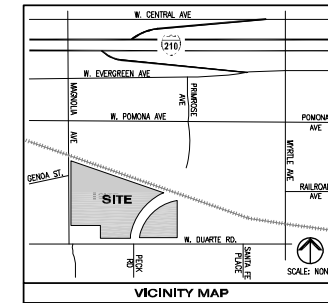
TENTATIVE PARCEL MAP NO. 78225

STATION SQUARE SOUTH

IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APRIL 11, 2018

PROPOSED SITE PLAN



OWNERS

M & D BURKE PROPERTIES L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCELS A AND C;
 SHAMROCK PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCELS B AND D;
 BURKE INVESTMENT CO., L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCEL F AND ADJ. PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS TO PARCEL F

SUBDIVIDER

THE RICHMAN GROUP OF CALIFORNIA
 7817 HIRSCHH AVENUE, SUITE 102
 LA JOLLA, CALIFORNIA 92037
 ATTN: LIJKE DANIELS
 PHONE NO. (858) 750-7310 x200

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KBR ASSOCIATES
 2041 SW BIRCH STREET, SUITE 310
 NEWPORT BEACH, CALIFORNIA 92660
 ATTN: JAMES H. KAWAMURA
 R.C.L. NO. 30556
 PHONE NO. (949) 756-6440

AREA

TOTAL AREA OF EXISTING PARCELS: 145,961 S.F. (3.373 ACRES)
 WEST PARCEL: 119,739 S.F. (2.748 ACRES)
 EAST PARCEL: 27,222 S.F. (0.625 ACRES)
 AREA OF PROPOSED PARCEL: 166,173 S.F. (3.815 ACRES) INCLUDES VACATED PECK ROAD

NOTES

- PROPOSED NUMBER OF PARCELS: 1
- PECK ROAD TO BE VACATED WITH EASEMENTS FOR PUBLIC ACCESS AND EXISTING PUBLIC UTILITIES WITHIN PECK ROAD TO BE DEDICATED ON THE MAP.
- NO RECORDED EASEMENTS LOCATED WITHIN THE PROPERTY.
- ALL EXISTING, ON-SITE IMPROVEMENTS ARE TO BE REMOVED/DEMOLISHED.
- REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF MONROVIA, AND THE COUNTY OF LOS ANGELES.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT SUBDIVISION.
- PRIVATE SEWER AND WATER SERVICES ARE PROPOSED FOR THIS DEVELOPMENT. CONNECTIONS TO EXISTING PUBLIC SEWER AND WATER MAINS ARE PROPOSED WITHIN MAGNOLIA AVE. AND FORMER PECK RD. THE SEWER SERVICES WILL DISCHARGE BY WAY OF GRAVITY; NO SEPTIC TANKS, CESSPOOLS, ETC. ARE PROPOSED.
- ON-SITE STORM WATER WILL BE TREATED BY WAY OF INFILTRATION FOR THIS DEVELOPMENT. THE PROJECT'S SOILS REPORT INDICATES PERCOLATION RATES OF 2.8 TO 3.0 INCHES/HOUR WITH AN INFILTRATION RATE OF 1.5 INCHES/HOUR. OVERFLOW STORM WATER WILL DISCHARGE INTO THE EXISTING 90" LAGGED DEEP STORM DRAIN LINE WITHIN (FORMER) PECK RD.
- REFER TO THE DEVELOPMENT'S LANDSCAPE PLANS (PREPARED BY OTHERS) FOR PROPOSED TREE AND SHRUB SPECIES, LOCATIONS, ETC.
- ANY PROPOSED STREET LIGHTING IMPROVEMENTS, AS A PART OF THIS DEVELOPMENT, WILL BE PROVIDED, AS REQUIRED BY THE CITY.
- TRAFFIC SIGNAL IMPROVEMENTS FOR THE INTERSECTION OF DUARTE RD. AND PECK RD. AS A PART OF THIS DEVELOPMENT, WILL BE PROVIDED, AS REQUIRED BY THE CITY.

LEGEND

- BOUNDARY
- - - CENTERLINE
- - - RIGHT OF WAY
- - - CONTOUR LINE
- - - CURB AND GUTTER
- - - CHAIN LINK FENCE
- - - W.I. FENCE
- - - CONCRETE WALL
- ⊗ FIRE HYDRANT
- ⊙ STREET LIGHT
- ⊙ POWER UTILITY POLE
- ⊙ SIGN
- DRAINAGE FLOW
- ⊙ EXISTING EASEMENT
- ⊗ PROPOSED TREE WELL

ABBREVIATIONS

- BLDG BUILDING
- CATV CABLE TELEVISION
- C.B. CATCH BASIN
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- COR. CORNER
- DCVA DOUBLE CHECK DIRECT ASSEMBLY
- EMH ELECTRICAL MANHOLE
- FE HYDRANT FIRE HYDRANT
- GM GAS METER
- GW GUY WIRE
- GV GAS VALVE
- HRAMP HANDICAP RAMP
- MH MAN HOLE
- OVH OVER HEAD LINE
- POST POST
- PP POWER POLE
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SMH STORM SEWER MANHOLE
- SL STREET LIGHT
- SLPB STREET LIGHT PULLBOX
- SMH SEWER MANHOLE
- SSP SEWER SERVICE PIPE
- TEMP TEMPORARY
- TMH TELEPHONE MANHOLE
- TSPB TRAFFIC SIGNAL PULLBOX
- TRANS. TRANSFORMER
- TYP. TYPICAL
- UTIL UTILITY
- UPB UTILITY PULLBOX
- UP UTILITY POLE
- W WITH
- WATER WATER
- WM WATER METER
- WI WROUGHT IRON FENCE
- WV WATER VALVE