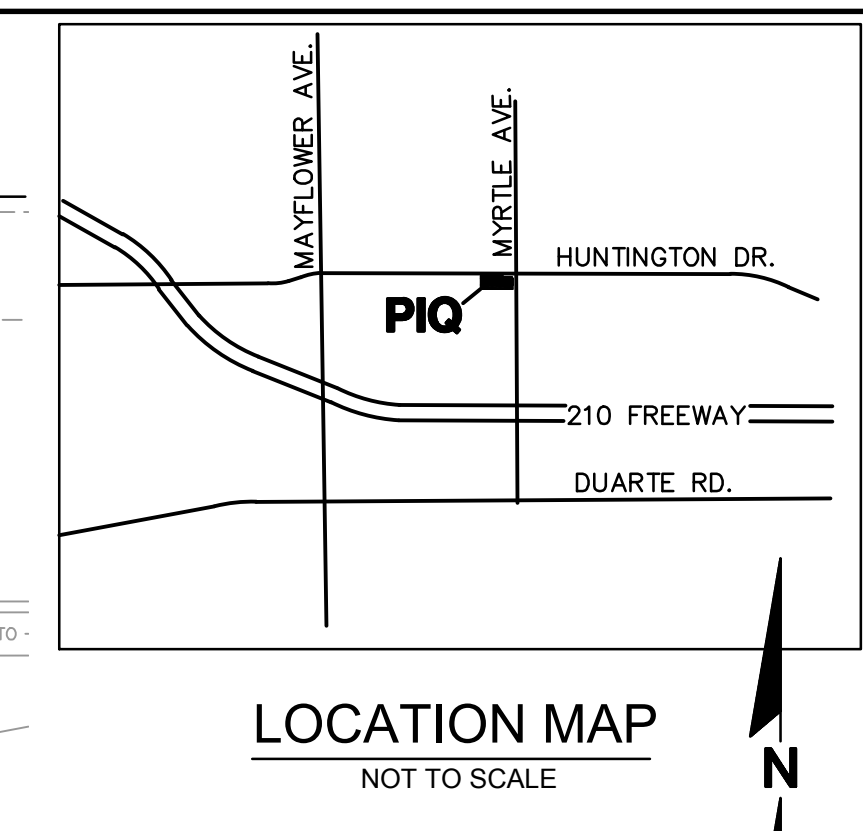
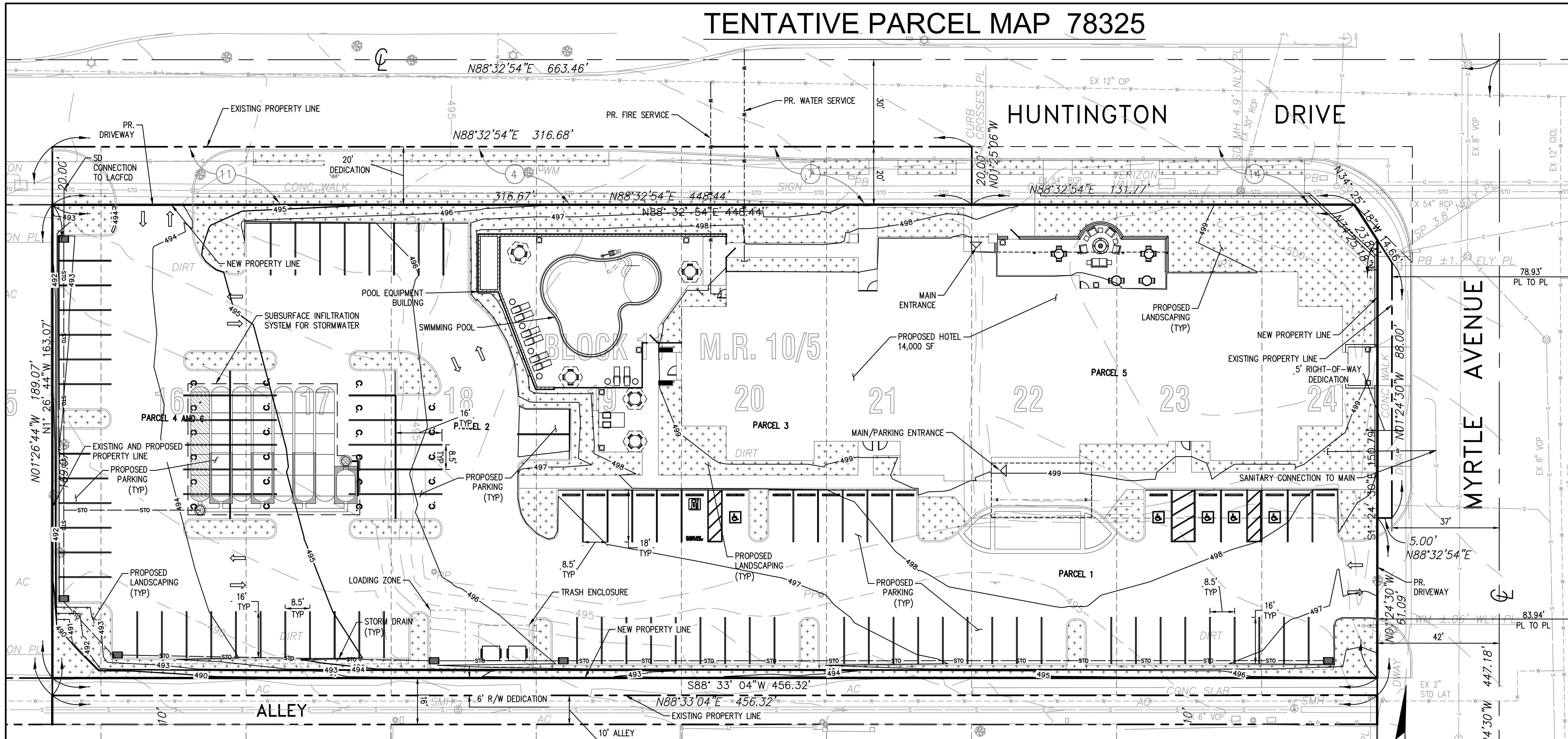


TENTATIVE PARCEL MAP 78325



OWNER INFORMATION:
 MONROVIA REDEVELOPMENT AGENCY ATTN: OLIVER CHI
 415 SOUTH IVY AVENUE MONROVIA, CA 91016
 (626) 932-5550

APPLICANT INFORMATION:
 TP HERITAGE INN OF MONROVIA, LLC; ATTN: HEIDI DE GUZMAN
 1201 PAGE DRIVE, SUITE 200 FARGO, ND 58103
 (661) 303-5205

PREPARER OF DRAWINGS
 R.A. SMITH NATIONAL - ATTN: SAMUEL JACOBY, P.E.
 8881 RESEARCH DRIVE IRVINE, CA 92618
 (949) 872-2378

PROPOSED IMPROVEMENTS

BUILDING FOOTPRINT COVERAGE: 14,000 SF (19.0%)
 PARKING LOT AREA: 37,956 SF (51.4%)
 LANDSCAPE AREA: 13,986 SF (18.9%)

ZONING INFORMATION
 ZONING CLASSIFICATION: BE
 PLANNED LAND USE: BUSINESS ENTERPRISE

PARKING CALCULATIONS

USE: HOTEL/MOTEL

REQUIRED: 1 SPACE PER GUESTROOM
 TOWNEPLACE SUITES: 1 X 109 = 109 SPACES
 TOTAL: 109 SPACES REQUIRED

PROVIDED: ON-SITE PARKING
 109 SPACES (INCL. 23 COMPACT SPACES)
 TOTAL: 109 SPACES PROVIDED
 INCL. 5 ACCESSIBLE (1 VAN ACCESSIBLE) AND
 1 ELECTRICAL VEHICLE



DESCRIPTION	DATE

R.A. Smith National
Beyond Surveying and Engineering
 www.rasmithnational.com

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 1: THE SOUTH 60 FEET OF LOTS 22, 23 AND 24 IN BLOCK 11 OF THE PASADENA SUBDIVISION OF BLOCKS 6 AND 11 OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 12 FEET OF SAID LAND CONVEYED TO THE CITY OF MONROVIA, IN THE DEED RECORDED MARCH 27, 1961 IN BOOK D-1168 PAGE 621, OFFICIAL RECORDS.
 APN: 8508-010-901

PARCEL 2: LOTS 18 AND 19 IN BLOCK 11 OF PASADENA SUBDIVISION OF BLOCKS 6 AND 11 OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 5 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
 APN: 8508-010-903

PARCEL 3: LOTS 20 AND 21 IN BLOCK 11 OF THE PASADENA SUBDIVISION OF BLOCKS 6 AND 11 OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 8508-010-904

PARCELS 4 AND 6: LOTS 16 AND 17 AND A PORTION OF LOT 15 IN BLOCK 11 OF THE PASADENA SUBDIVISION OF BLOCKS 6 AND 11 OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13 IN SAID BLOCK 11; THENCE EAST ALONG THE NORTH LINE OF LOTS 13, 14 AND 15 IN SAID BLOCK 11, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 13, A DISTANCE OF 189.00 FEET TO

THE SOUTH LINE OF SAID LOTS 15, 16 AND 17; THENCE EAST ALONG SAID SOUTH LINE, 116.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 189.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 15, 16 AND 17, A DISTANCE OF 116.80 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS ALSO SHOWN AND DESCRIBED AS PARCEL 2 OF THE LOT LINE ADJUSTMENT, A COPY OF WHICH IS RECORDED ON JULY 7, 1995 AS INSTRUMENT NO. 95-1094457, OFFICIAL RECORDS.
 APN: 8508-010-905 AND 8508-010-906

PARCEL 5: THE NORTH 128 FEET OF LOTS 22, 23 AND 24 IN BLOCK 11 OF PASADENA SUBDIVISION OF BLOCKS 6 AND 11 OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 24 THE FOLLOWING: THAT PORTION OF LOT 24 IN BLOCK 11 OF THE PASADENA SUBDIVISION OF BLOCKS 6 AND 11, IN THE CITY OF MONROVIA, AS SHOWN ON MAP RECORDED IN BOOK 10 PAGE 5, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING IN THE SOUTHERLY LINE OF HUNTINGTON DRIVE (100 FEET WIDE), AS CONDEMNED BY FINAL DECREE OF CONDEMNATION IN CASE NO. 251007, SUPERIOR COURT OF LOS ANGELES COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9400 PAGE 165 OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT EASTERLY THEREON 31.8 FEET FROM THE WESTERLY LINE OF SAID LOT 24; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT, SAID POINT BEING THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 20 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE AND A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 7 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT 24; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE NORTHERLY LINE OF THE SOUTH 61 FEET OF SAID LOT 24. EXCEPT THOSE PORTIONS PREVIOUSLY DEDICATED FOR STREET PURPOSES.
 APN: 8508-010-902

EASEMENT NOTES

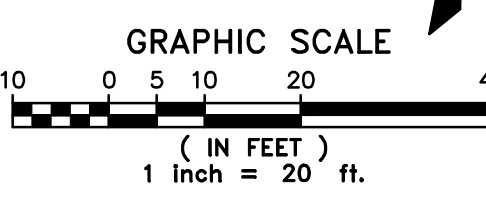
- EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO EXCEPTION NUMBER. () EXAMPLE: 7 = EXCEPTION NUMBER PLOTTED HEREON.
- (4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.
 ENTITLED: CONDEMNED BY FINAL DECREE COURT: SUPERIOR COURT: SUPERIOR COURT: SUPERIOR COURT IN FAVOR OF: CITY OF MONROVIA PURPOSE: STREET PURPOSES FOR THE WIDENING OF HUNTINGTON DRIVE RECORDING DATE: IN BOOK 9400 PAGE 165, OF OFFICIAL RECORDS AFFECTS: OVER THE SOUTHERLY 20 FEET OF SAID LAND
- (6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: WATER PIPES RECORDING DATE: IN BOOK 150, PAGE 103, OF DEEDS AFFECTS: SAID LAND AND RECORDING DATE: IN BOOK 185 PAGE 560, OF DEEDS
- (7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.
 ENTITLED: CONDEMNED BY FINAL DECREE COURT: SUPERIOR COURT: SUPERIOR COURT IN FAVOR OF: CITY OF MONROVIA PURPOSE: STREET PURPOSES FOR THE WIDENING OF HUNTINGTON DRIVE RECORDING DATE: IN BOOK 9347 PAGE 352, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 20 FEET OF SAID LAND.
- (11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.
 ENTITLED: CONDEMNED BY FINAL DECREE COURT: SUPERIOR COURT: SUPERIOR COURT IN FAVOR OF: CITY OF MONROVIA PURPOSE: STREET PURPOSES FOR THE WIDENING OF HUNTINGTON DRIVE RECORDING DATE: IN BOOK 9347 PAGE 352, OF OFFICIAL RECORDS AFFECTS: THE NORTHEASTERLY 20 FEET OF SAID LAND
- (14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.
 ENTITLED: CONDEMNATION LOS ANGELES COUNTY SUPERIOR COURT COURT: LOS ANGELES COUNTY SUPERIOR COURT CASE NO.: 251007 IN FAVOR OF: CITY OF MONROVIA PURPOSE: STREET PURPOSES RECORDING DATE: IN BOOK 9400 PAGE 165, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 20 FEET OF LOTS 22 AND 23 AND THAT PORTION OF LOT 24, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 40 FEET TO A POINT, THENCE NORTH 45 WEST, A DISTANCE OF 28.28 FEET TO A POINT, THENCE WEST ALONG A LINE WHICH IS LINE IS 20 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 31.8 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 24, THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 24, A DISTANCE OF 20 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 51.8 FEET TO THE POINT OF BEGINNING.

UTILITY PURVEYORS

WATER AND SEWER EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777	NATURAL GAS THE GAS COMPANY (800) 427-2200	CABLE, INTERNET, AND TELEPHONE FRONTIER (800) 921-8102
ELECTRICAL SOUTHERN CALIFORNIA EDISON (800) 684-8123	TRASH SERVICE CR&R WASTE SERVICES (951) 943-1991	

LEGEND

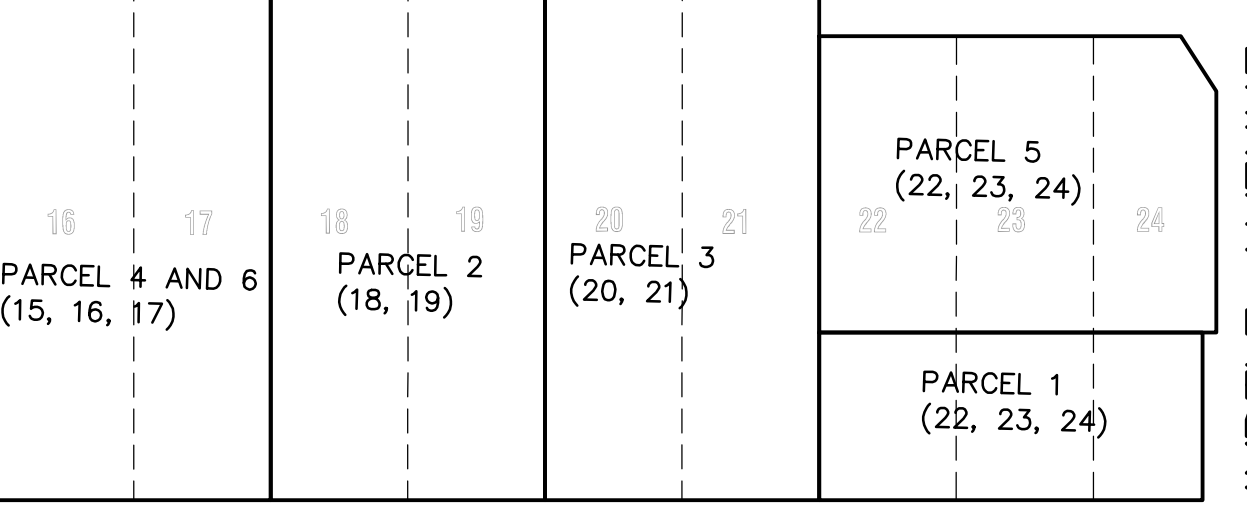
- PROPERTY LINE
- CENTER LINE
- - - INTERIOR PARCEL LINE
- - - EASEMENT
- - - EXISTING SANITARY LINE
- - - EXISTING GAS LINE
- - - EXISTING STORM DRAIN
- - - EXISTING ELECTRICAL LINE
- - - EXISTING WATER LINE
- S - SOUTH
- N - NORTH
- W - WEST
- E - EAST
- Sly - SOUTHERLY
- Nly - NORTHERLY
- Wly - WESTERLY
- Ely - EASTERLY
- PL - PROPERTY LINE
- C - COMPACT PARKING
- FL - FLOWLINE
- TC - TOP OF CURB
- AC - ASPHALT CONCRETE
- MH - MANHOLE
- LP - LIGHT POLE
- WM - WATER METER
- PB - PULLBOX
- DI - DRAIN INLET
- SD - STORM DRAIN
- SP - SIGNAL POLE
- SMH - SEWER MANHOLE
- WV - WATER VALVE
- PP - POWER POLE
- BX - BOTTOM DRIVEWAY X
- TX - TOP DRIVEWAY X



PARCEL BREAKDOWN

LOT	DESCRIPTION	AREA	PARCEL	PARCEL AREA	PARCEL APN
LOT 15 (PARTIAL)		3,166 SF			
LOT 16		9,450 SF			
LOT 17		9,450 SF	EX. PARCEL 4&6	22,066 SF	8508-010-905
LOT 18		9,450 SF			8508-010-906
LOT 19		9,450 SF	EX. PARCEL 2	18,900 SF	8508-010-903
LOT 20		9,450 SF			
LOT 21		9,451 SF	EX. PARCEL 3	18,901 SF	8508-010-904
LOT 22 (PART. NORTH)		5,398 SF			
LOT 23 (PART. NORTH)		5,398 SF			
LOT 24 (PART. NORTH)		4,707 SF	EX. PARCEL 5	15,503 SF	8508-010-902
LOT 22A (PART. SOUTH)		3,053 SF			
LOT 23A (PART. SOUTH)		3,053 SF			
LOT 24A (PART. SOUTH)		2,430 SF	EX. PARCEL 1	8,536 SF	8508-010-901
	TOTAL EX.			83,906 SF	
	PR. PARCEL 1			74,375 SF	
	MYRTLE DED.			459 SF	
	HUNTINGTON DED.			6,333 SF	
	ALLEY DED.			2,738 SF	
	TOTAL PR.			83,906 SF	

HUNTINGTON DRIVE



EX. PARCEL BREAKDOWN NOT TO SCALE

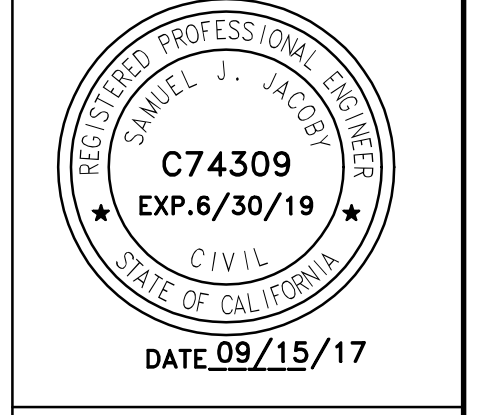
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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



Know what's below. Call before you dig.

MONROVIA HOTEL
 E HUNTINGTON DRIVE & S MYRTLE AVENUE
 TENTATIVE PARCEL MAP 78325



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 R.A. Smith National, Inc.
 DATE: 09/15/17
 SCALE: 1" = 20'
 JOB NO. 3160228
 PROJECT MANAGER:
 SAMUEL JACOBY
 DESIGNED BY: AVN
 CHECKED BY: SJJ
SHEET NUMBER
 1 OF 1