

VESTING PRELIMINARY PARCEL MAP NO. 85314

FOR AIRSPACE PURPOSES

LEGAL DESCRIPTION

(FIRST AMERICAN TITLE INSURANCE COMPANY , PRELIMINARY REPORT ORDER NO. 09176625-917-CG8-KRE DATED APRIL 20, 2026 AT 7:30 A.M.)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF FRACTIONAL SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND OF THE RANCHO LA PUENTE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 6642, AS PER MAP RECORDED IN BOOK 78, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 00° 01'00" WEST 386.22 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT;
THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 0° 01'00" EAST 419.32 FEET TO THE CENTERLINE OF SAN BERNARDINO ROAD, 66 FEET WIDE;
THENCE ALONG SAID CENTERLINE SOUTH 85° 38'00" WEST 499.13 FEET TO THE SOUTHERLY PROLONGATION FO THE EASTERLY LINE OF TRACT NO. 10488, AS PER MAP RECORDED IN BOOK 163, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE, NORTH 0° 01'0" WEST 457.18 FEET;
THENCE NORTH 89° 59'00" EAST 497.69 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 249.56 FEET OF SAID LAND.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE BOUNDARIES OF THE RANCH LA PUENTE, 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.

PARCEL 2:

THAT PORTION OF LOT 4 OF TRACT NO. 6642, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 150 FEET;
THENCE EAST ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 50 FEET;
THENCE SOUTH ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 150 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT;
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 50 FEET, MORE OR LESS, TO THE 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.

PARCEL 3:

THE WESTERLY 249.56 FEET OF THOSE PORTIONS OF FRACTIONAL SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND OF THE RANCHO LA PUENTE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 6642, AS PER MAP RECORDED IN BOOK 78, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 0° 1'0" WEST 386.22 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE ON ITS SOUTHERLY PROLONGATION SOUTH 0° 1'0" EAST 419.32 FEET TO THE CENTER LINE OF SAN BERNARDINO ROAD, 66 FEET WIDE;
THENCE ALONG SAID CENTER LINE, SOUTH 85° 38'0" WEST 499.13 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRACT NO. 10488, AS PER MAP RECORDED IN BOOK 163, PAGE 16 OF MAPS, RECORDS OF SAID COUNTY;
THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE, NORTH 0° 1'0" WEST 457.18 FEET;
THENCE NORTH 89° 59'0" EAST 497.69 FEET TO THE POINT OF BEGINNING.
EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAN BERNARDINO ROAD, 66 FEET WIDE, WITH THE WESTERLY LINE OF THE ABOVE DESCRIBED LAND;
THENCE ALONG THE SAID NORTHERLY LINE, NORTH 85° 38'00" EAST 67.76 FEET;
THENCE NORTH 4° 22'00" WEST 7.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25 FEET, A RADIAL LINE OF SAID CURVE THROUGH THE BEGINNING THEREOF BEARS SOUTH 4° 22'00" EAST;
THENCE NORTHWESTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 32'44", AN ARC DISTANCE OF 41.25 FEET TO A TANGENT LINE, PARALLEL WITH AND 40 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY LINE;
THENCE ALONG THE SAID PARALLEL LINE NORTH 0° 01'00" WEST TO THE NORTHERLY LINE OF SAID LAND;
THENCE THEREON SOUTH 89° 59' WEST 40 FEET TO THE SAID WESTERLY LINE;
THENCE THEREON SOUTH 0° 01' EAST TO THE POINT OF BEGINNING.

APN: 8431-019-023, APN: 8431-019-002

EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY , PRELIMINARY REPORT ORDER NO. 09176625-917-CG8-KRE DATED APRIL 20, 2026 AT 7:30 A.M.)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(NOT A SURVEY MATTER)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD
RECORDING NO: IN BOOK 617, PAGE 121 OF DEEDS
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED HEREON)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DITCH AND PIPE LINES
RECORDING NO: IN BOOK 986, PAGE 239 OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
AFFECTS: PARCELS 1 AND 2
(INDETERMINATE IN NATURE)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: TELEPHONE LINES
RECORDING NO: IN BOOK 1085, PAGE 208 OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
AFFECTS: PARCELS 1 AND 3
(INDETERMINATE IN NATURE)

5. THE RIGHT FOR POLES, PIPES, POWER LINES AND INCIDENTAL PURPOSES AS RESERVED IN THE DEED RECORDED MARCH 28, 1927 IN BOOK 6666, PAGE 35 OF OFFICIAL RECORDS.
(INDETERMINATE IN NATURE)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET OR HIGHWAY
RECORDING DATE: OCTOBER 13, 1948
RECORDING NO: IN BOOK 28479, PAGE 91 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED HEREON)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLES AND CONDUITS
RECORDING DATE: SEPTEMBER 9, 1951
RECORDING NO: IN BOOK 36004, PAGE 143 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED HEREON)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLES
RECORDING DATE: APRIL 3, 1951
RECORDING NO: IN BOOK 35957, PAGE 76 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
AFFECTS: PARCEL 2
(PLOTTED HEREON)

9. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED, RECORDED APRIL 14, 1952 IN BOOK 38634, PAGE 109 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT DEED
RECORDING DATE: DECEMBER 9, 1953
RECORDING NO: IN BOOK 43350, PAGE 68 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING DATE: JUNE 5, 1959
RECORDING NO: IN BOOK D493, PAGE 911 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED HEREON)

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCEPTANCE OF TERMS, COVENANTS AND CONDITIONS
RECORDING DATE: FEBRUARY 23, 2009
RECORDING NO: AS INSTRUMENT NO. 248067 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT A SURVEY MATTER)

13. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$150,000.00
DATED: MAY 19, 2017
TRUSTOR/GRANTOR COVINA UNITED METHODIST CHURCH
TRUSTEE: T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: UNITED METHODIST FEDERAL CREDIT UNION
RECORDING DATE: MAY 24, 2017
RECORDING NO: AS INSTRUMENT NO. 20170575066 OF OFFICIAL RECORDS
THE DEED OF TRUST SET FORTH ABOVE IS PURPORTED TO BE A "CREDIT LINE" DEED OF TRUST". UNDER CALIFORNIA CIVIL CODE §2943.1 IT IS A REQUIREMENT THAT THE TRUSTOR/GRANTOR OF SAID DEED OF TRUST EITHER IMMEDIATELY PROVIDE THE BENEFICIARY WITH THE "BORROWER'S INSTRUCTION TO SUSPEND AND CLOSE EQUITY LINE OF CREDIT" OR PROVIDE A SATISFACTORY SUBORDINATION OF THIS DEED OF TRUST TO THE PROPOSED DEED OF TRUST TO BE RECORDED AT CLOSING.

THE COMPANY REQUIRES THAT AN UPDATED DEMAND BE RECEIVED NO MORE THAN TWO DAYS PRIOR TO PAYOFF.

THE EFFECT OF A FULL RECONVEYANCE RECORDED JANUARY 26, 2023 AS INSTRUMENT NO. 20230054724 OF OFFICIAL RECORDS, WHICH PURPORTS TO RECONVEY THE ABOVE-MENTIONED DEED OF TRUST.

NO STATEMENT IS MADE HERETO AS TO THE EFFECT OR VALIDITY OF SAID RECONVEYANCE. THE REQUIREMENT THAT THIS COMPANY BE FURNISHED WITH CONFIRMATION FROM THE LENDER THAT THE DEED OF TRUST HAS BEEN RELEASED PRIOR TO ISSUANCE OF A POLICY OF TITLE INSURANCE.
(NOT A SURVEY MATTER)

EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY , PRELIMINARY REPORT ORDER NO. 09176625-917-CG8-KRE DATED APRIL 20, 2026 AT 7:30 A.M.)

14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(BLANKET IN NATURE)

15. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS
(BLANKET IN NATURE)

16. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
(BLANKET IN NATURE)

17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF
(BLANKET IN NATURE)

18. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
ALTA SURVEY BY: CAL VADA SURVEYING, INC.
DATED: 11/14/2025
JOB NO.: 24651
A. OVERHEAD UTILITY WIRES CROSS THE NORTHEAST CORNER OF THE PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT OF RECORD.
B. A BROKEN WALL ALONG A PORTION OF THE EAST BOUNDARY OF THE PROPERTY.
C. FENCES CROSS THE EAST BOUNDARY OF THE PROPERTY.
D. AN ENCROACHMENT OF A BUILDING OVER AN EASEMENT FOR POLE LINE PURPOSES. SAID EASEMENT RECORDED IN BOOK 35957, PAGE 76 OF OFFICIAL RECORDS (ITEM 8).
E. A UTILITY POLE LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY NOT RESIDING IN AN EASEMENT OF RECORD.
F. OVERHEAD UTILITY WIRES CROSS THE EAST BOUNDARY OF THE PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT OF RECORD.
G. A 0.1' ENCROACHMENT OF A WATER METER INTO THE STREET RIGHT OF WAY OF SAN BERNARDINO ROAD.
H. A 4.4' ENCROACHMENT OF A GUY WIRE ONTO THE PROPERTY FROM A POWER POLE LOCATED IN THE STREET RIGHT OF WAY OF SAN BERNARDINO ROAD.
I. A 1.9' ENCROACHMENT OF A CATCH BASIN ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF SAN BERNARDINO ROAD.
J. A 1.8' ENCROACHMENT OF A GUY WIRE ONTO THE PROPERTY FROM A POWER POLE LOCATED IN THE STREET RIGHT OF WAY OF SAN BERNARDINO ROAD.
K. AN ENCROACHMENT OF OVERHEAD UTILITY WIRES ACROSS THE SOUTHWEST CORNER OF THE PROPERTY.
L. THE SOUTH BOUNDARY SHOULD BE REVISED TO EXTEND SOUTH TO THE ACTUAL BOUNDARY LINE, AS PER THE LEGAL DESCRIPTION, TO INCLUDE THE STREET EASEMENTS WITHIN THE BOUNDARY LINE.
(BLANKET IN NATURE)

19. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY MAP
RECORDING DATE: DECEMBER 16, 2025
RECORDING NO: 20250912935 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

UTILITIES

ELECTRIC: SO. CALIFORNIA EDISON
(800) 655-4555

WATER: AZUSA UIGHT & WATER
(626) 812-5063

GAS: THE GAS COMPANY
(800) 427-2200

CABLE: TIME WARNER
(626) 384-5400

TELEPHONE: VERIZON
(800) 483-4000

COMMENTS

DATES OF SURVEY . . . MAY 09, 12 & 15, 2025

SITE ADDRESS . . . 437 WEST SAN BERNARDINO ROAD, COVINA, CA 91723

APN 8431-019-023

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

BASIS OF BEARINGS . . THE BEARING OF N85°37'34"E ALONG THE CENTERLINE OF SAN BERNARDINO ROAD AS SHOWN ON THE MAP OF TRACT NO. 36106, AS RECORDED IN MAP BOOK 1016, PAGES 48 & 49, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

△ # INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

LAND AREA TOTAL SITE AREA: 217,870 SQ. FT. OR 5.002 ACRES (GROSS - TO STREET CENTERLINE)
TOTAL SITE AREA: 184,140 SQ. FT. OR 4.227 ACRES (NET - EXCLUDES STREET RIGHT OF WAY)

UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS SURVEY WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF PASADENA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1700F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING INFORMATION . . GENERAL LAND USE:
HIGH DENSITY RESIDENTIAL (15-22 UNITS PER ACRE)
ZONING:
RD-2000 - RESIDENTIAL ZONE (MULTIPLE FAMILY - 2,000 SQ. FT. MINIMUM LOT AREA PER DWELLING UNIT)

PER COVINA ZONING AND GENERAL LAND USE GIS WEBSITE ACCESSED MAY 7, 2026.

NEAREST CROSS STREET . SAN BERNARDINO RD & HOLLENBECK AVE (±0')
SAN BERNARDINO RD & 5TH AVE (±165')

PARCEL AREA CALCULATIONS

EXISTING GROUND LOT: 184,140 SQ. FT. OR 4.227 ACRES

PROPOSED PARCEL 1 (GROUND LOT): 184,140 SQ. FT. OR 4.227 ACRES

PROPOSED AIRSPACE PARCELS:
PROPOSED PARCEL A: 48,518 SQ. FT. OR 1.114 ACRES
PROPOSED PARCEL B: 135,622 SQ. FT. OR 3.113 ACRES
TOTAL AREA OF AIRSPACE PARCELS: 184,140 SQ. FT. OR 4.227 ACRES

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT AND 2 PROPOSED AIRSPACE PARCELS.

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF COVINA INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

PARCEL CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

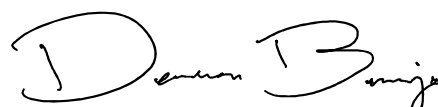
WE RESERVE THE RIGHT TO CONSOLIDATE PARCELS.

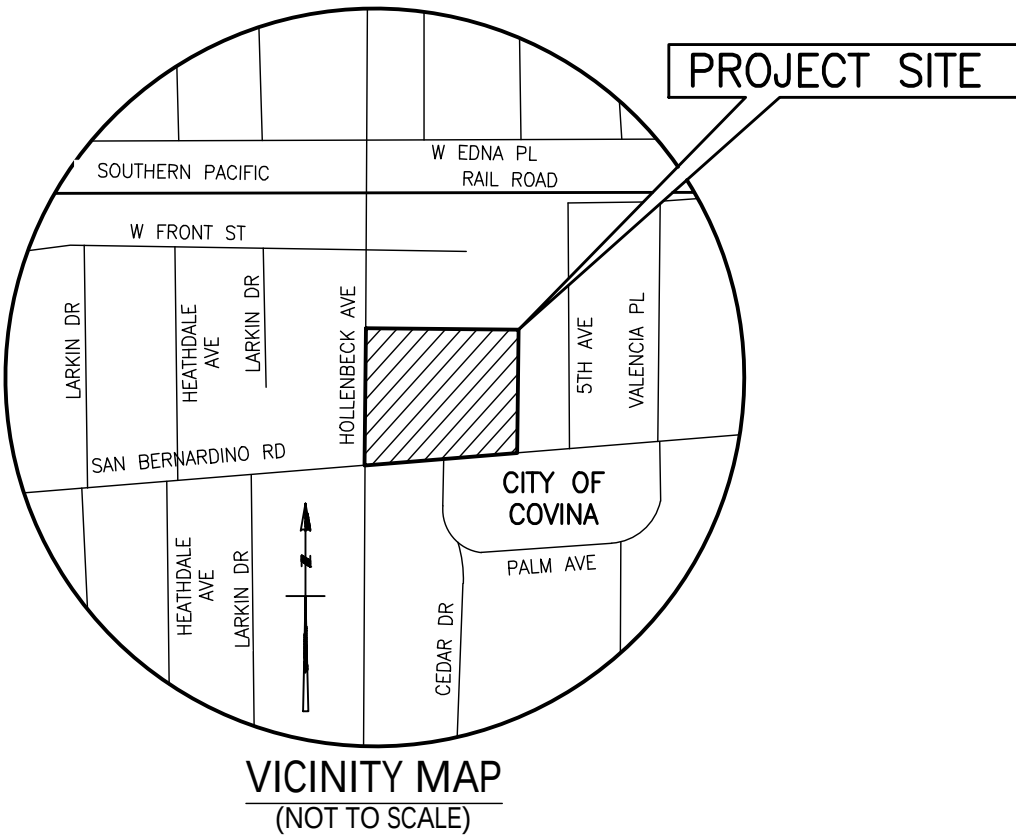
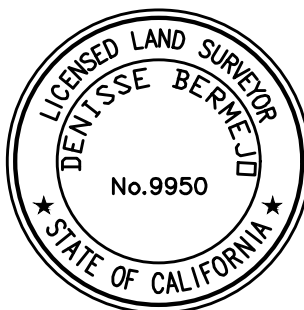
PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

NO PROTECTED TREE SPECIES ARE TO BE REMOVED FROM THIS SITE.

ALL EXISTING BUILDINGS ARE TO REMAIN.

PREPARED UNDER THE DIRECTION OF:

 07/01/2026
DENISSE BERMEJO, PLS 9950
denisse.bermejo@kpff.com



kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

OWNER:

COVINA UNITED METHODIST CHURCH
437 W SAN BERNARDINO RD
COVINA, CA 91723

SUBDIVIDER:

WAKELAND HOUSING
7551 SUNSET BLVD, STE 205
LOS ANGELES, CA 90046
CONTACT: MAGGIE STANKO
(310) 758-3731
MSTANKO@WAKELANDHDC.COM

ARCHITECT:

STUDIO E ARCHITECTS
2258 FIRST AVE
SAN DIEGO CALIFORNIA, 82101
CONTACT: ALINA PRASSAS
(619) 235-9262
APRASSAS@STUDIOEARCHITECTS.COM

CIVIL ENGINEER:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER ST, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: BK KANG, PE
(213) 266-5200
BYUNG.KANG@KPFF.COM

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER ST, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: DENISSE BERMEJO, PLS #9950
(213) 266-5495
DENISSE.BERMEJO@KPFF.COM

REVISIONS		
DATE		ISSUED FOR

DATE	2026-06-19
PROJECT NUMBER	2501145
DRAWN BY	JS
CHECKED BY	DB
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	ALDERSGATE PLACE
SHEET NUMBER	

SHEET 1 OF 3

VESTING PRELIMINARY PARCEL MAP NO. 85314

EXISTING CONDITIONS

ABBREVIATIONS

MB TRACT MAP BOOK
POR PORTION
R/W RIGHT-OF-WAY

LINETYPES

—CL— CENTERLINE
---E--- EASEMENT LINE
—P— PROPERTY LINE
---R/W--- PROPOSED LOT LINE
---SS--- RIGHT OF WAY LINE
---SD--- SANITARY SEWER LINE
---SD(P)--- STORM DRAIN LINE
---T(P)--- STORM DRAIN LINE (PAINTED)
---UNK(P)--- TELECOM LINE (PAINTED)
---W(P)--- UNKNOWN LINE (PAINTED)
---W(P)--- WATER LINE (PAINTED)

RR SPIKE NOT FD PER TRACT NO. 45283 MB 1107/56-58. EST'D AT RECORD DIST (168.62') PER TRACT NO. 36106 M.B. 1016/48-49. ACCEPTED AS CL INT.

SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY

SPK WASHER & TAG NOT FD PER CEFB 247-35. EST'D BY DISTANCE-DISTANCE INTERSECTION (659.11' & 845.70') PER TRACT NO. 36106 M.B. 48-49. ACCEPTED AS CL INT.

HOLLENBECK AVENUE
(PUBLIC STREET)

5TH AVENUE
(PUBLIC STREET)

TRACT NO. 36106
MB 16/48-49

APN: 8431-019-027
GENERAL PLAN: HDR
ZONE: RD

APN'S: 8431-019-032
THROUGH 043
GENERAL PLAN: HDR
ZONE: RD

APN: 8431-019-029
GENERAL PLAN: HDR
ZONE: RD

8431-019-007
GENERAL PLAN: HDR
ZONE: RD

8431-019-006
GENERAL PLAN: HDR
ZONE: RD

8431-019-005
GENERAL PLAN: HDR
ZONE: RD

8431-019-004
GENERAL PLAN: HDR
ZONE: RD

8431-019-003
GENERAL PLAN: HDR
ZONE: RD

8431-019-002
GENERAL PLAN: HDR
ZONE: RD

PORTION OF
FRACTIONAL
SECTION 14
T1S R10W

1 STORY BUILDING
TO REMAIN

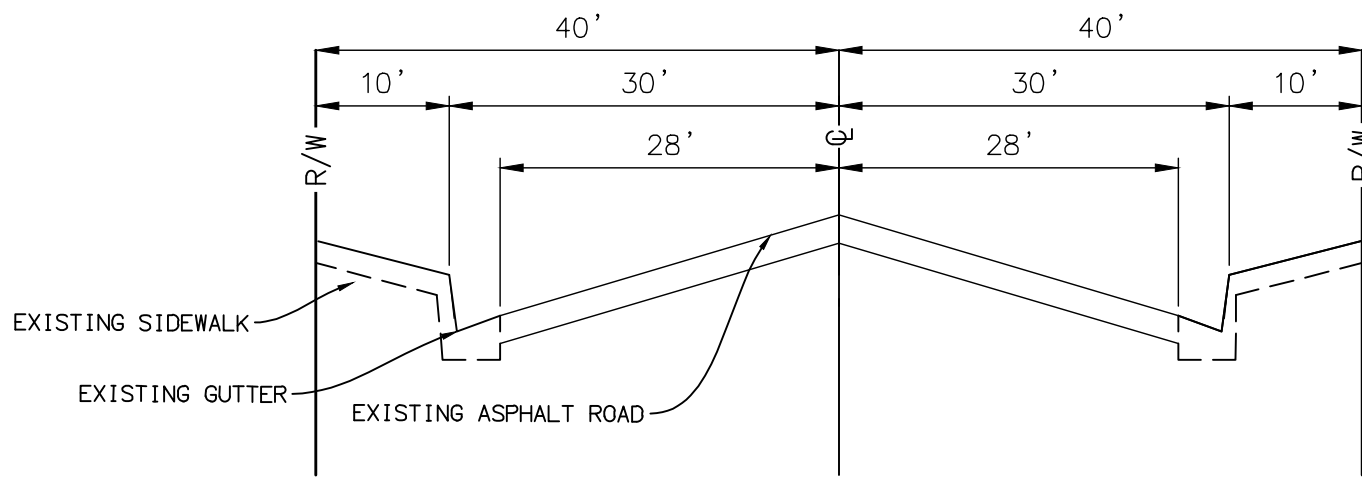
1 STORY BUILDING
TO REMAIN

1 STORY BUILDING
TO REMAIN
EXISTING TREE (TYP)

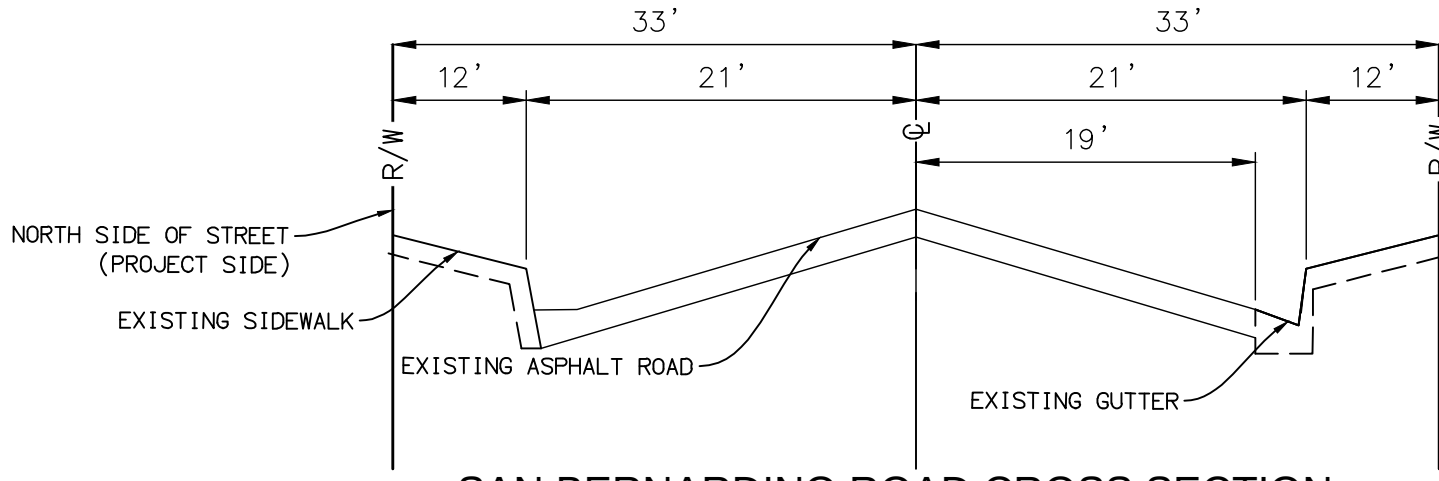
SAN BERNARDINO ROAD
(PUBLIC STREET)

SPK & FC WASHER NOT FD PER CEFB 3556-23 / FCSD 2701-219. EST'D AT RECORD DIST (375.95') PER R.O.S. 374/002

PUNCH MARK ON SSMH PER CEFB 847-33 NOT FD. EST'D CL INT BY HOLDING REC ANGLE (94°21'00") AND HOLDING THE 5TH AVENUE CL SOUTHERLY PROD PER SAID CEFB.



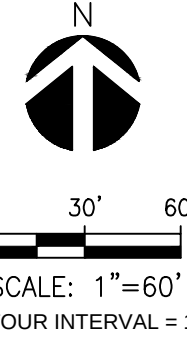
HOLLENBECK AVE CROSS SECTION
NOT TO SCALE



SAN BERNARDINO ROAD CROSS SECTION
NOT TO SCALE

kpff

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Suite 2100
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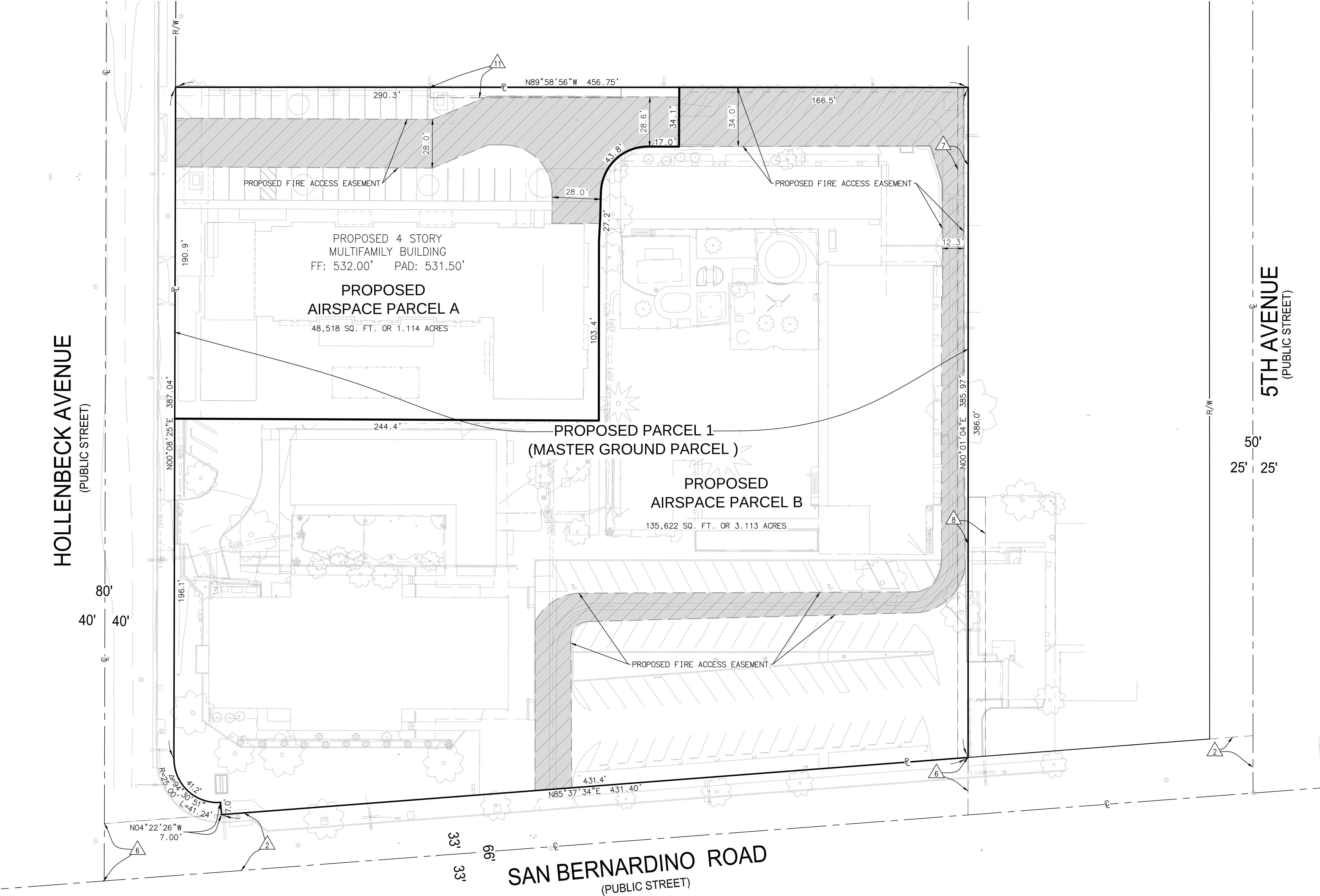
PROJECT DESCRIPTION
ALDRSGATE PLACE

SHEET NUMBER

SHEET 2 OF 3

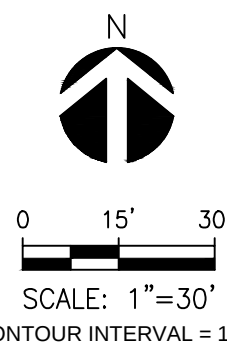
VESTING PRELIMINARY PARCEL MAP NO. 85314

PROPOSED CONDITIONS



kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5284
www.kpff.com



REVISIONS	
DATE	ISSUED FOR

DATE	2026-06-19
PROJECT NUMBER	2501145
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CHECKED BY	DB
SCALE	AS SPECIFIED

PROJECT DESCRIPTION	ALDRSGATE PLACE

SHEET NUMBER	SHEET 3 OF 3
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