

ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

BENCHMARK NO. G 4752

DPW BM TAG IN W CB 1FT N/O BCR @ NW COR
OTTERBEIN AVE & COLIMA RD

ELEVATION: 509.077'

UNIT USAGE SUMMARY:

UNIT	USAGE
UNIT 8003	MEDICAL OFFICE
UNIT 8004	MEDICAL OFFICE
UNIT 8005	MEDICAL OFFICE
UNIT 8006	MEDICAL OFFICE
UNIT 8007	MEDICAL OFFICE
UNIT 102	MEDICAL OFFICE
UNIT 103	MEDICAL OFFICE
UNIT 104	MEDICAL OFFICE
UNIT 105	MEDICAL OFFICE
UNIT 107	MEDICAL OFFICE
UNIT 202	MEDICAL OFFICE
UNIT 203	MEDICAL OFFICE
UNIT 204	MEDICAL OFFICE
UNIT 205	MEDICAL OFFICE
UNIT 206	MEDICAL OFFICE

WATER - WALNUT VALLEY WATER DIST. (562-964-6551)
SEWER - EAST YARD (626-300-3399)
GAS - SOUTHERN CALIFORNIA GAS CO. (1-800-427-2200)
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (1-800-409-2365)
TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

PROJECT INFORMATION:

APN#: 8761-015-026
EXISTING ZONE : C-2-BE
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
LOT SIZE : 0.9997 ACRES (43,549 S.F)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION

ALL EXISTING UTILITIES TO BE FIELD-VERIFIED IF NECESSARY

NOTE:
ALL EXISTING FACILITIES, PAVING,
UTILITIES, AND APPURTENANCES TO BE
KEPT IN-PLACE

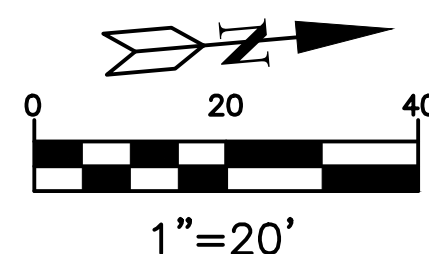
MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

EXISTING EASEMENTS:

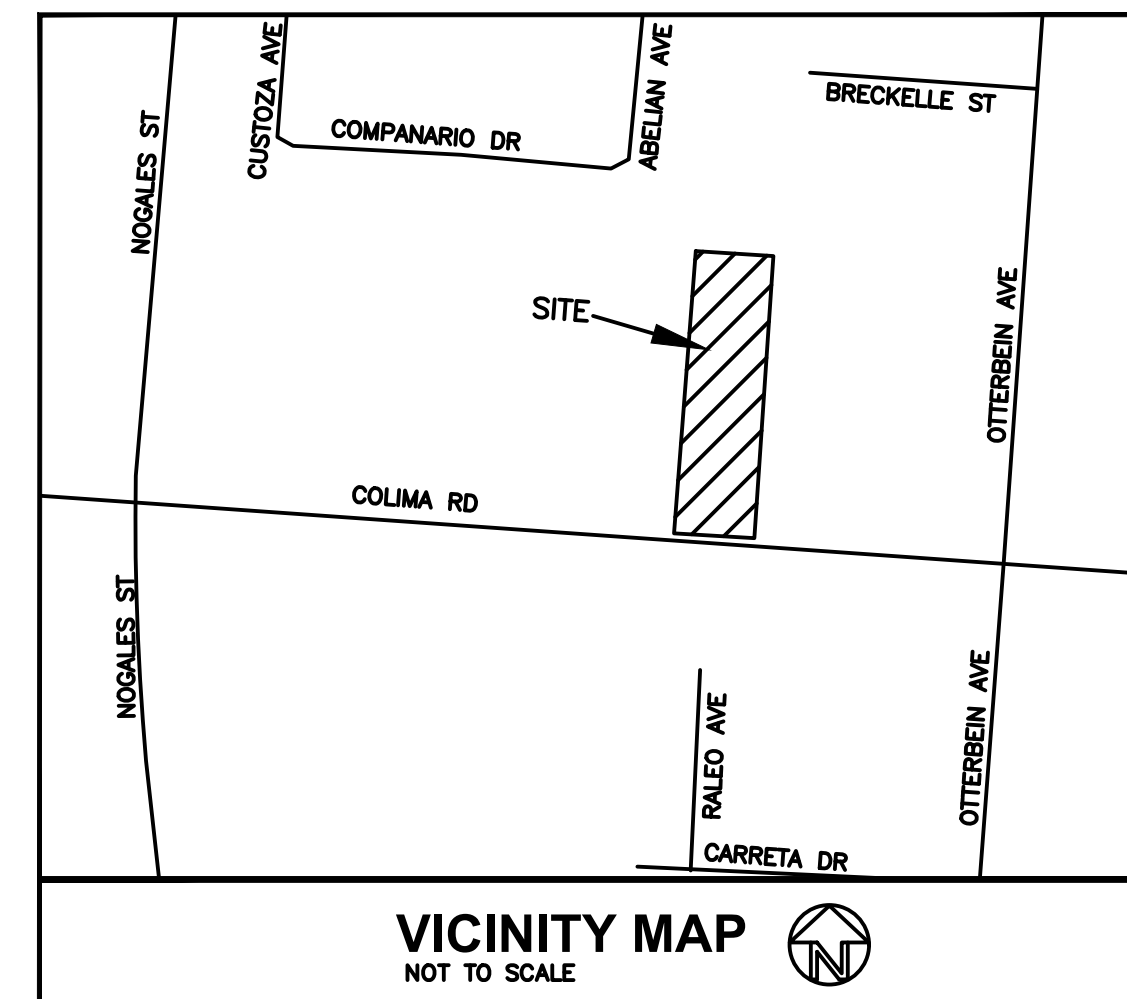
- (E) 10' WIDE EASEMENT FOR INGRESS AND EGRESS PER INST. NO. 97-714494
 TO REMAIN
 (E) 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 3, 1958, AS
 INST. NO. 3072 AND BOOK D-62, PAGE 564 OF O.R.
 TO REMAIN
 (E) 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 30, 1986, AS
 INST. NO. 86-531907 OF O.R.
 TO REMAIN
 (E) EASEMENT FOR PUBLIC UTILITIES, RECORDED ON FEBRUARY 21, 1992, AS
 INST. NO. 92-292114 OF O.R.
 TO REMAIN
 (E) EASEMENT FOR PUBLIC UTILITIES, RECORDED ON NOVEMBER 3, 2017, AS
 INST. NO. 20171266914 OF O.R.
 TO REMAIN


$$1'' = 20'$$

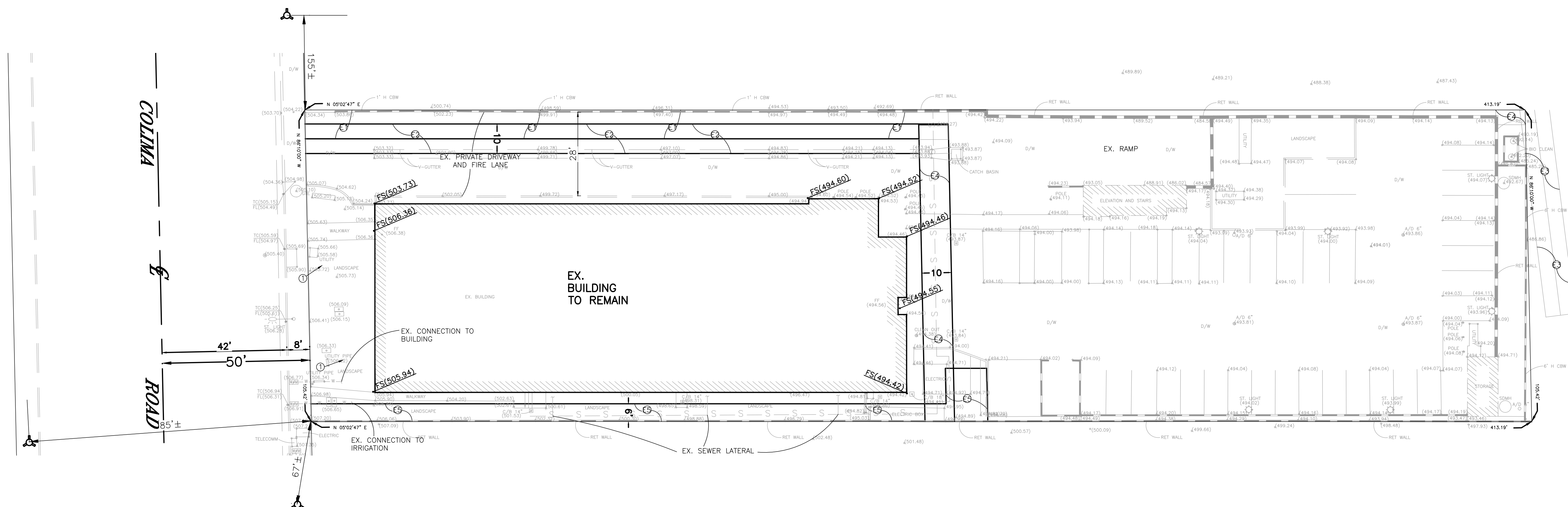
ABBREVIATIONS/LEGEND:

CBW : CONC. BLOCK WALL
C&G : CURB AND GUTTER
D/A : DRIVEWAY APPROACH
DWY : DRIVEWAY
EX : EXISTING
FF : FINISH FLOOR
FL : FLOW LINE
FS : FINISHED SURFACE
GM : GAS METER
HP : HIGH POINT

P/L	: PROPERTY LINE		: EDISION PULL BOX
PP	: POWER POLE		: STREET LIGHT BOX
S/D	: STORM DRAIN		: TRAFFIC SIGNAL BOX
S/W	: SIDEWALK		: EXISTING ELEV.
TC	: TOP OF CURB	(-532.00)	: EXISTING CONTOUR LINE
WF	: WOODEN FENCE	--(-532)--	: WATER LINE
W/W	: WATER METER		: STREET LIGHT
○	: STORM DRAIN MANHOLE		: WF / WOOD FENCE
○	: SEWER MANHOLE		CF / CHAIN LINK FENCE
○	: WATER VALVE		: EXISTING TREE
	: FIRE HYDRANT		
---	: EX. PROPERTY LINE		



VICINITY MAP 
NOT TO SCALE



RELEASED

REVISIONS

PROJECT LOCATION:

19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: M. J. [illegible]

CHECKED:

DATE: 03/16/2023

JOB NO.:
10-010-013

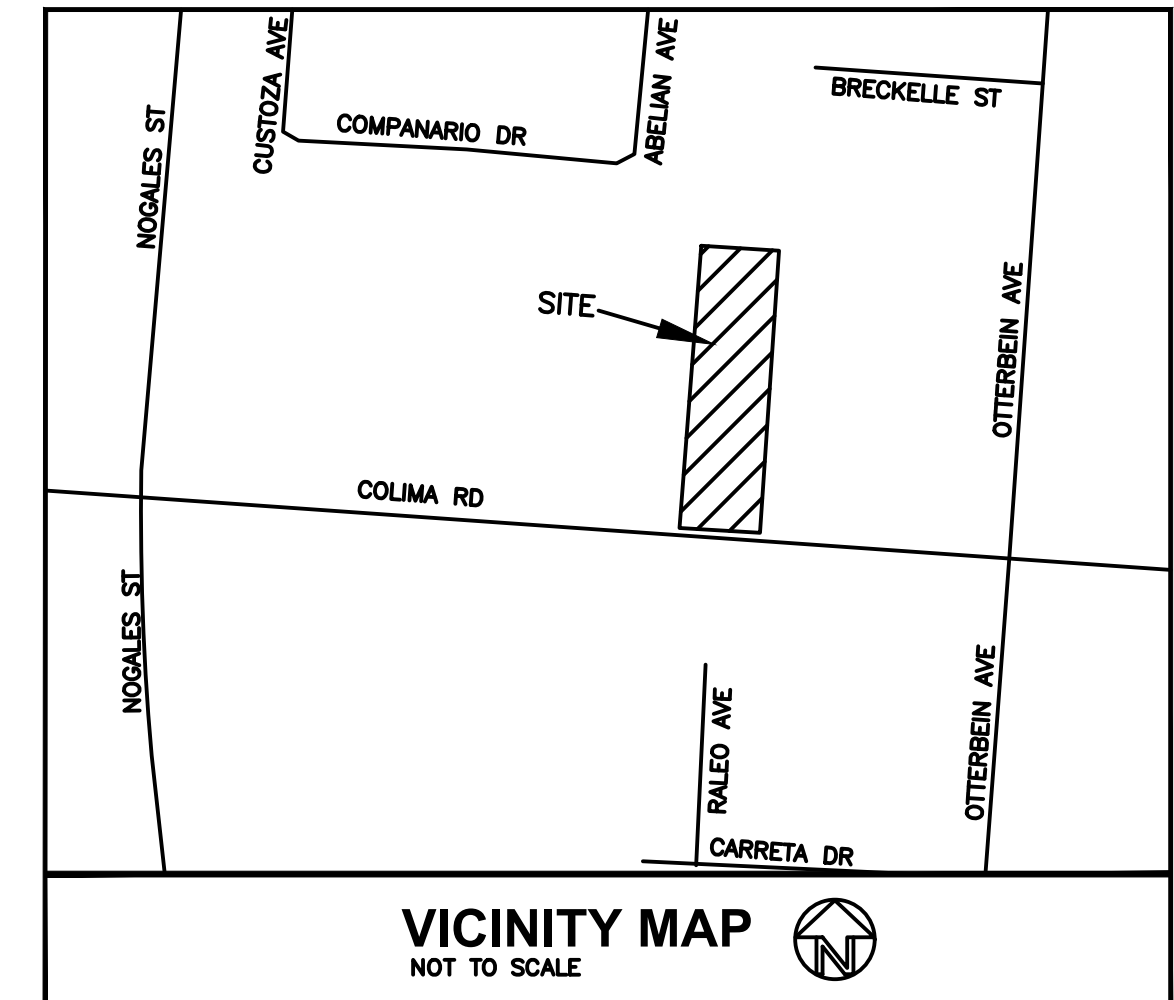
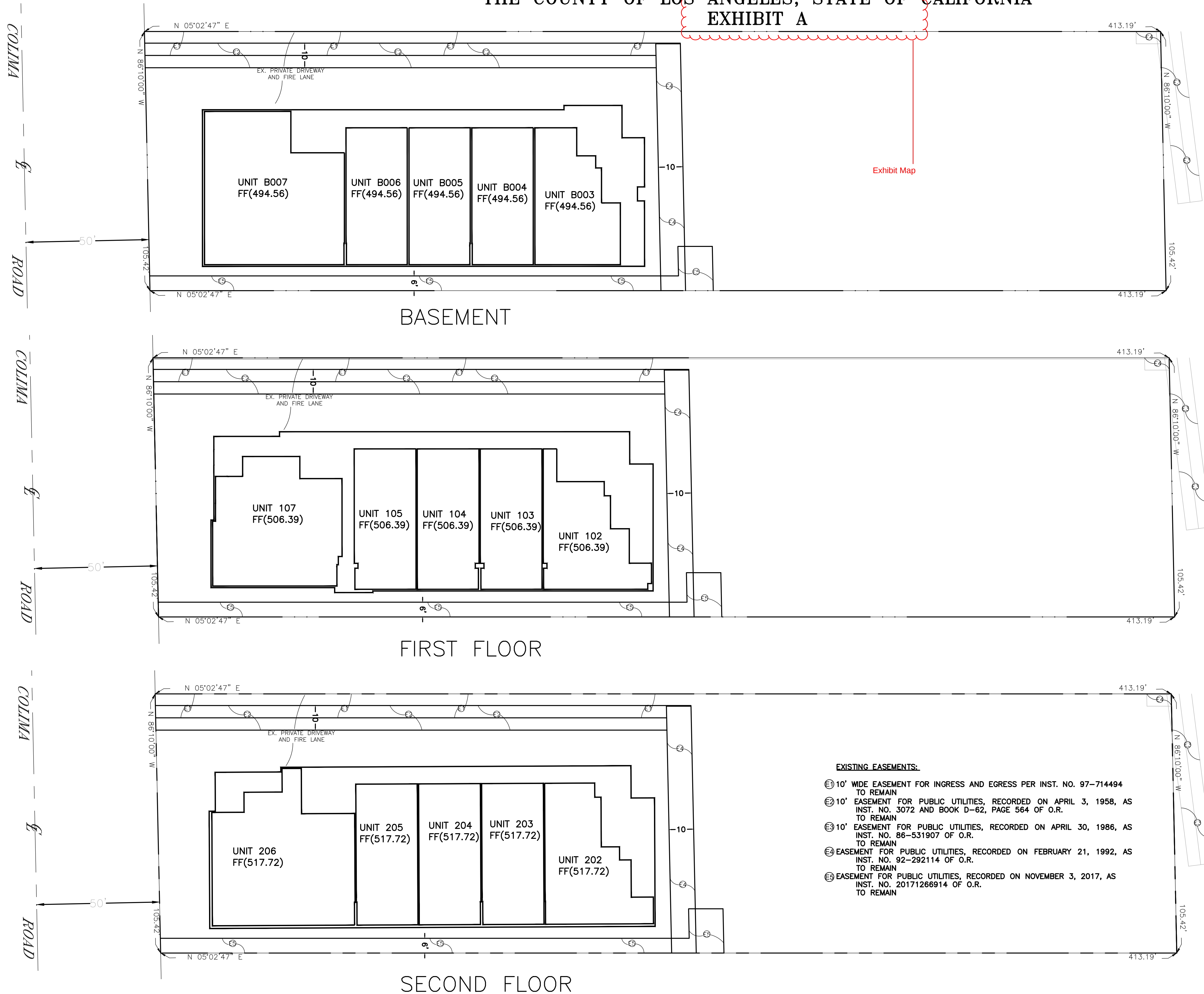
SCALE:
1"=10'

FILE NAME:

T-1

SHEET 1 OF 1 SHT.

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
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EXHIBIT A



LEGAL DESCRIPTION:
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OWNER:
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ROWLAND HEIGHTS, CA 91748
ENGINEER:
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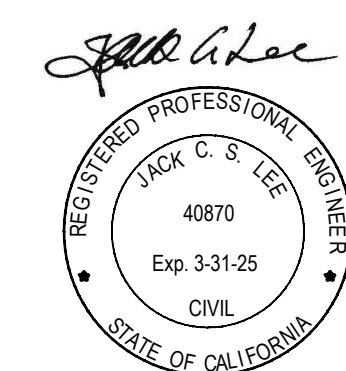
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UNIT FLOOR AREA SUMMARY:

UNIT	FLOOR AREA (NET)
UNIT B003	1574 SF
UNIT B004	1326 SF
UNIT B005	1384 SF
UNIT B006	1384 SF
UNIT B007	3179 SF
UNIT 102	1532 SF
UNIT 103	1429 SF
UNIT 104	1429 SF
UNIT 105	1429 SF
UNIT 107	2466 SF
UNIT 202	1740 SF
UNIT 203	1431 SF
UNIT 204	1431 SF
UNIT 205	1431 SF
UNIT 206	2931 SF

FLOOR AREAS INDICATED ARE AS PER ARCHITECTURAL PLANS

EXISTING EASEMENTS:
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dba QUARTECH CONSULTANTS
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ROWLAND HEIGHTS, CA 91748

DRAWN: JVL
CHECKED:
DATE: 03/16/2023
JOB NO.: 19-019-043
SCALE: 1"=10'
FILE NAME:

A-1
SHEET 1 OF 1 SH.