

APPENDIX J

Plan Set for The Residences at Duarte Station



Project Team

APPLICANT / OWNER
MW INVESTMENT GROUP, LLC
27702 Crown Valley Parkway, Suite D-4-197
Ladera Ranch, CA 92694
(626) 710-6377
Contact: Matt Waken

RESIDENTIAL ARCHITECT
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92866
(714) 639-9860
Contact: Alan Darpini
Michael Heinrich

LANDSCAPE ARCHITECT
MJS LANDSCAPE ARCHITECTS
507 30th Street
Newport Beach, CA 92663
(949) 675-9964
Contact: Paul Maksy
Mark Schattinger

CIVIL ENGINEER
KHR ASSOCIATES
20411 SW Birch Street, Suite 310
Newport Beach, CA 92660
(949) 756-6440
Contact: Gabe Uribe
Jim Kawamura

PLANNING / TRANSPORTATION
LOS ANGELES COUNTY METRO
One Gateway Plaza
Los Angeles, CA 90012
(213) 922-6000
Contact: Shannon Hamelin
NAME

FIRE AGENCY
LOS ANGELES COUNTY FIRE
231 W. Mountain View Avenue
Glendora, CA 91741
(626) 963-5564
Contact: Manny Moshrefi

DRY UTILITY CONSULTANT
JACOBSEN'S CONSULTING
53258 Denny Drive
Anza, CA 92539
(949) 874-7187
Contact: Roy Jacobsen
Mike Jacobsen

THE RESIDENCES AT DUARTE STATION DUARTE, CA

MW Investment Group, LLC
27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
(626) 710-6377

DATE: 04-24-19
JOB NO.: 2018-424

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



BLDG A - UNIT SUMMARY							
UNIT TYPE	UNIT NET SQ. FT.	PATIO / BALC. SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	AVG. UNIT TYPE SQ. FT.	%	UNIT%
S1	567	0	25	14,175	556	7.3%	19%
S2	548	21	30	16,440		8.7%	
S3	585	0	5	2,925		1.5%	
S4	525	0	5	2,625		1.5%	
A1	704	50	12	8,448	667	3.5%	51%
A2	652	64	30	19,560		8.7%	
A2-D	791	64	25	19,775		7.3%	
A3	692	0	5	3,460		1.5%	
A4	623	50	41	25,543		11.9%	
A5	582	55	5	2,910		1.5%	
A6	658	45	33	21,714		9.6%	
A7	589	0	10	5,890		2.9%	
A8	620	0	5	3,100		1.5%	
A9	757	62	9	6,813	2.6%		
B1	1,052	116	45	47,340	932	13.1%	25%
B1-ALT	1,025	116	6	6,150		1.7%	
B2	889	64	10	8,890		2.9%	
B3	884	140	1	884		0.3%	
B4	882	45	4	3,528		1.2%	
B5	799	38	14	11,186		4.1%	
B6	994	106	5	4,970		1.5%	
C1	1,118	200	14	15,652	1,086	4.1%	6%
C2	1,054	57	5	5,270		1.5%	
TOTAL	765	56	344	257,248		100%	100%

BLDG B - UNIT SUMMARY							
UNIT TYPE	UNIT NET SQ. FT.	PATIO / BALC. SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	AVG. UNIT TYPE SQ. FT.	%	UNIT%
S1	586	47	19	11,134	598	6.9%	33%
S2	623	0	33	20,559		12.0%	
S3	585	0	39	22,815		14.2%	
A1	698	69	49	34,202	677	17.8%	47%
A2	749	41	33	24,717		12.0%	
A3	692	0	40	27,680		14.5%	
A4	582	55	3	1,746		1.1%	
A5	664	55	5	3,320		1.8%	
B1	980	69	19	18,620	1,034	6.9%	20%
B2	1,498	41	1	1,498		0.4%	
B3	1,033	68	8	8,264		2.9%	
B4	799	38	15	11,985		5.5%	
B5	900	56	6	5,400		2.2%	
B6	992	60	5	4,960		1.8%	
TOTAL	813	43	275	196,900		100%	100%
AVERAGE UNIT		AVERAGE BALC.	TOTAL UNITS	TOTAL NRSF			

BUILDING A BASIC PARKING SUMMARY		
PARKING REQUIRED:		
344 UNITS x 1.67 STALLS	=	575 RESIDENTIAL STALLS
	+	<u>20 METRO/PUBLIC PARKING STALLS</u>
	=	595 TOTAL STALLS REQ'D
ACTUAL PARKING PROVIDED:		
S1:		56
L1:		64
L2:		80
L3:		84
L4:		84
L5:		84
L6:		84
<u>L7:</u>		<u>64</u>
TOTAL =		600 STALLS PROVIDED

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION DESIGN AND SPECIFICATIONS.

BUILDING B BASIC PARKING SUMMARY	
PARKING REQUIRED:	
275 UNITS x 1.67 STALLS	= 460 RESIDENTIAL STALLS
	+ 20 METRO/PUBLIC PARKING STALLS
	= 480 TOTAL STALLS REQ'D
ACTUAL PARKING PROVIDED:	
S1:	10
L1:	49
L2:	57
L3:	61
L4:	61
L5:	61
L6:	61
L7:	61
<u>L8:</u>	<u>61</u>
TOTAL =	482 STALLS PROVIDED



VIEW OF BUILDING A (BUSINESS CENTER DRIVE)



VIEW OF BUILDING B OPTION 1 (BUSINESS CENTER DRIVE)



VIEW OF BUILDING B OPTION 2 (BUSINESS CENTER DRIVE)

CONCEPTUAL PERSPECTIVES

A1.0

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

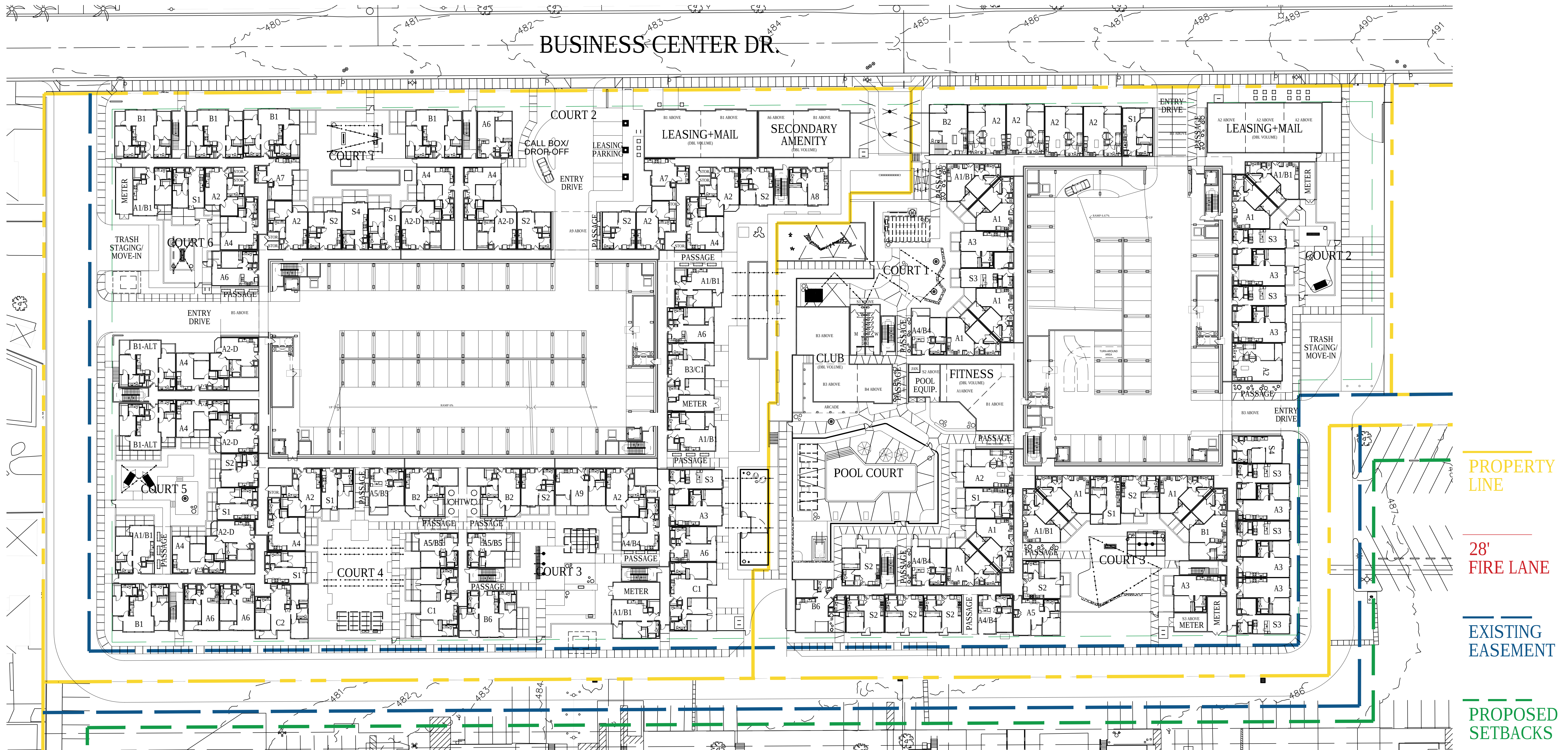
27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
(626) 710-6377

DATE: 04-24-19
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ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BUILDING A

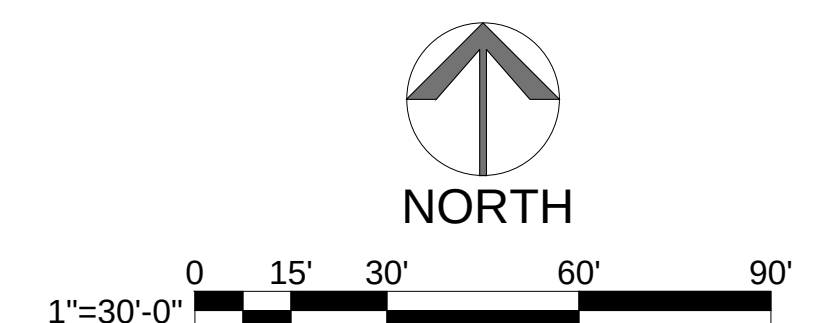
A FIVE STORY TYPE-III WRAP SURROUNDING A 7.5 LEVEL TYPE-I PARKING STRUCTURE.

LOT AREA:	4.31 ACRES
TOTAL UNITS:	344
DENSITY:	78.81 DU/AC

BUILDING B

A FIVE STORY TYPE-III WRAP SURROUNDING AN 8 LEVEL TYPE-I PARKING STRUCTURE.

LOT AREA:	3.41 ACRES
TOTAL UNITS:	275
DENSITY:	80.55 DU/AC



SITE PLAN

A1.2

THE RESIDENCES AT DUARTE STATION

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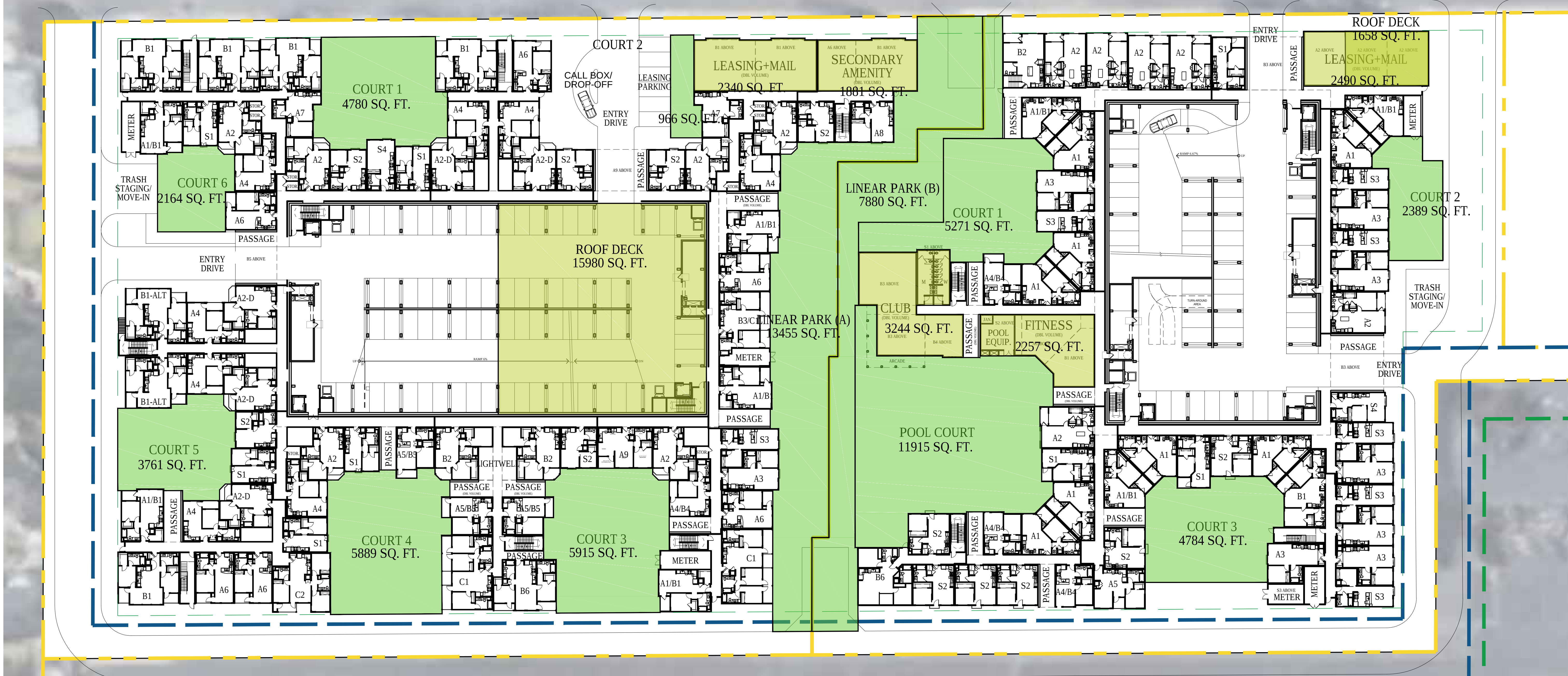
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BUSINESS CENTER DR.



LEGEND

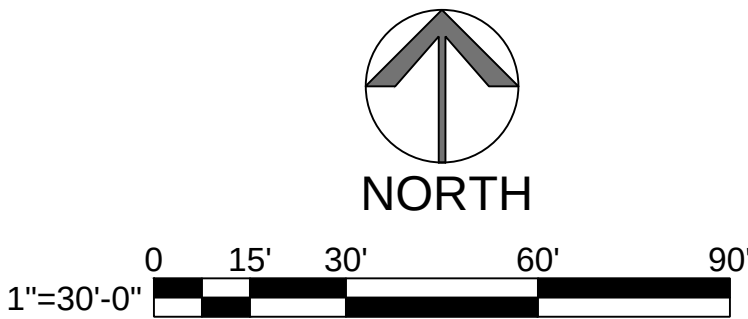
- AT GRADE OPEN SPACE
- INTERIOR / ROOF DECK OPEN SPACE

BLDG A - OPEN SPACE SUMMARY		
OPEN SPACE REQUIRED:	344 UNITS X 200 S.F./UNIT = 68800 S.F.	
TOTAL OPEN SPACE REQ'D:	68800	
LOCATIONS		
COURTYARD #1	4,780	
COURTYARD #2	966	
COURTYARD #3	5,915	
COURTYARD #4	5,889	
COURTYARD #5	3,761	
COURTYARD #6	2,164	
ROOF DECK	15,980	
LINEAR PARK	13,455	
LEASING LOUNGE + MAIL	2,340	
SECONDARY AMENITY	1,881	
PRIVATE OPEN SPACE (COUNTED AS DOUBLE PER SPEC. PLAN)	39,712	
TOTAL OPEN SPACE PROVIDED	96,843	
TOTAL S.F./UNIT PROVIDED	282	

BLDG A - PRIVATE OPEN SPACE			
UNIT	PATIO/ BALCONY	QTY	TOTAL S.F.
S1	0	25	0
S2	21	30	630
S3	0	5	0
S4	0	5	0
A1	50	12	600
A2	64	30	1,920
A2-D	64	25	1,600
A3	0	5	0
A4	50	41	2,050
A5	55	5	275
A6	45	33	1,485
A7	0	10	0
A8	0	5	0
A9	62	9	558
B1	116	45	5,220
B1-ALT	116	6	696
B2	64	10	640
B3	140	1	140
B4	45	4	180
B5	38	14	532
B6	106	5	530
C1	200	14	2,800
C2	57	5	285
TOTAL	56	344	19,856

BLDG B - OPEN SPACE SUMMARY		
OPEN SPACE REQUIRED:	273 UNITS X 200 S.F./UNIT = 54600 S.F.	
TOTAL OPEN SPACE REQ'D:	54600	
LOCATIONS		
COURTYARD #1	5,271	
COURTYARD #2	2,389	
COURTYARD #3	4,784	
POOL COURT	11,915	
ROOF DECK	1,658	
LEASING LOUNGE + MAIL	2,490	
CLUB	3,244	
FITNESS	2,577	
LINEAR PARK	7,880	
PRIVATE OPEN SPACE (COUNTED AS DOUBLE PER SPEC. PLAN)	18,144	
TOTAL OPEN SPACE PROVIDED	60,352	
TOTAL S.F./UNIT PROVIDED	221	

BLDG B - PRIVATE OPEN SPACE			
UNIT	PATIO/ BALCONY	QTY	TOTAL S.F.
S1	47	19	893
S2	0	33	0
S3	0	39	0
A1	69	47	3,243
A2	41	33	1,353
A3	0	40	0
A4	55	3	165
A5	55	5	275
B1	69	19	1,311
B2	41	2	82
B3	68	8	544
B4	38	15	570
B5	56	6	336
B6	60	5	300
TOTAL	43	274	9,072



OPEN SPACE PLAN

A1.3

THE RESIDENCES AT DUARTE STATION

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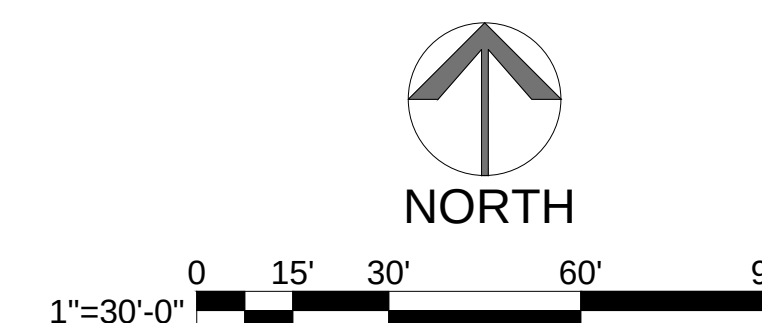
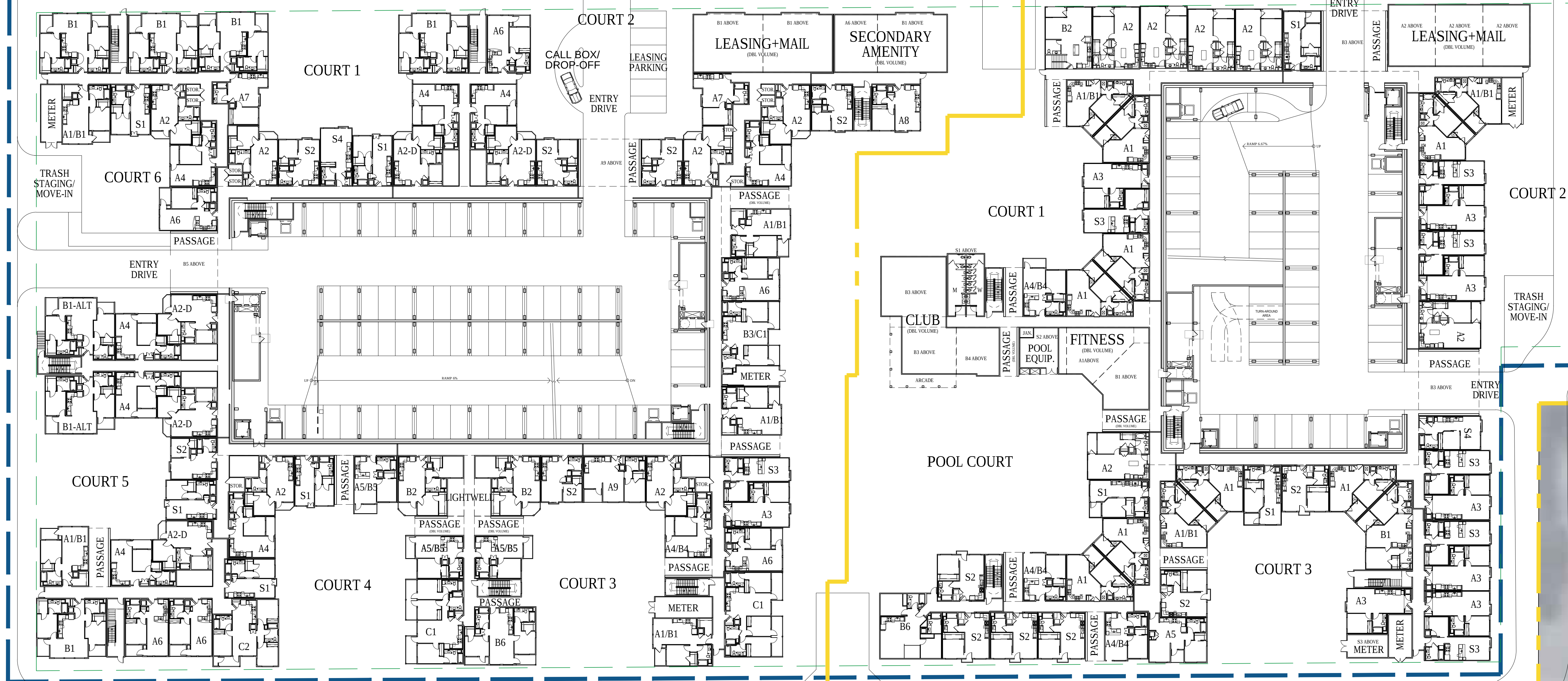
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(714) 639-9860



BUSINESS CENTER DR.



BUILDING COMPOSITE PLAN - LEVEL 1

A2.1

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

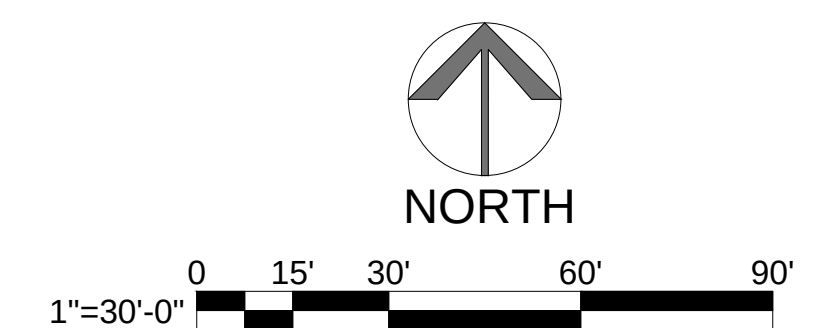
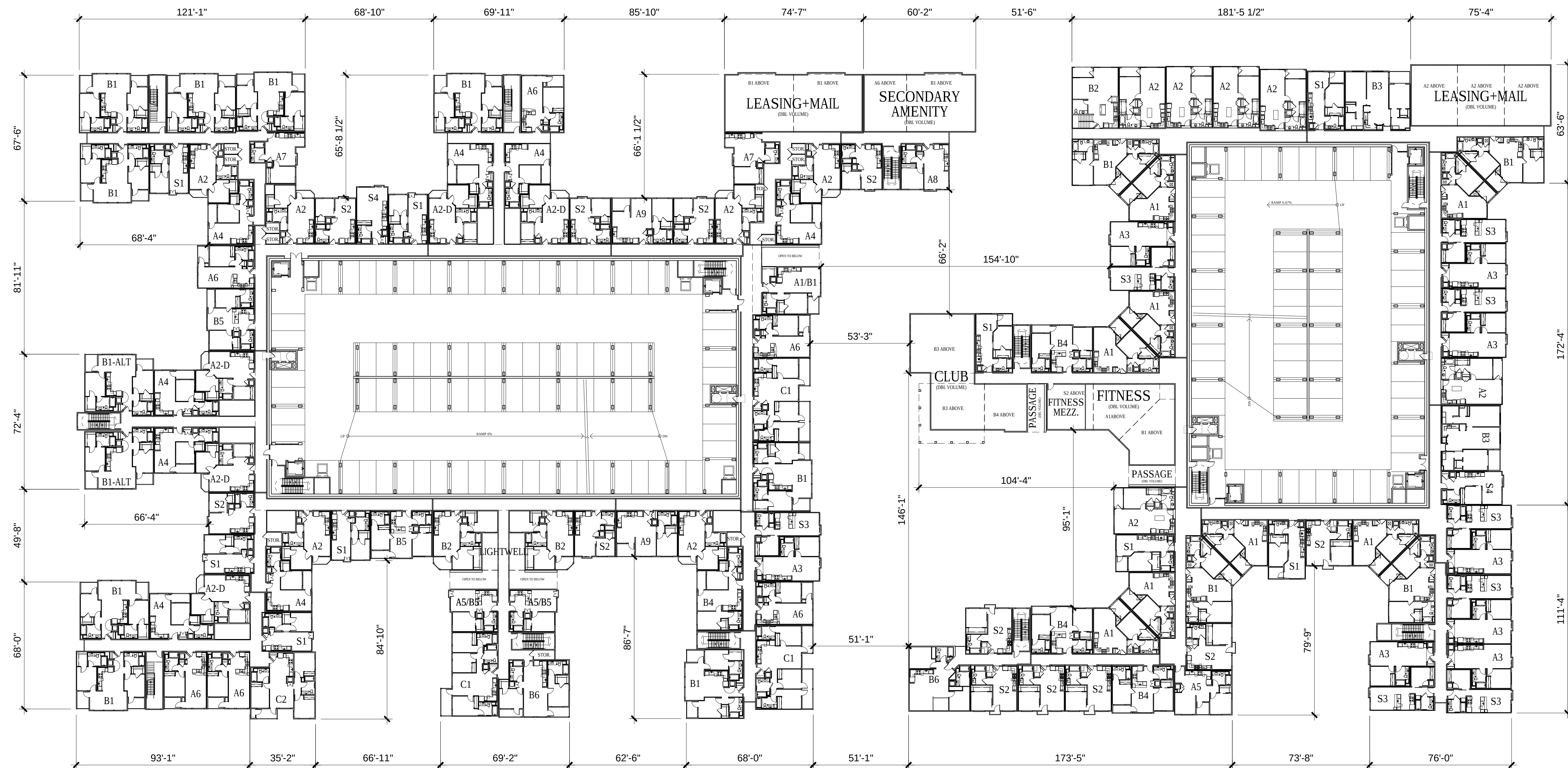
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BUILDING COMPOSITE PLAN - LEVEL 2

A2.2

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

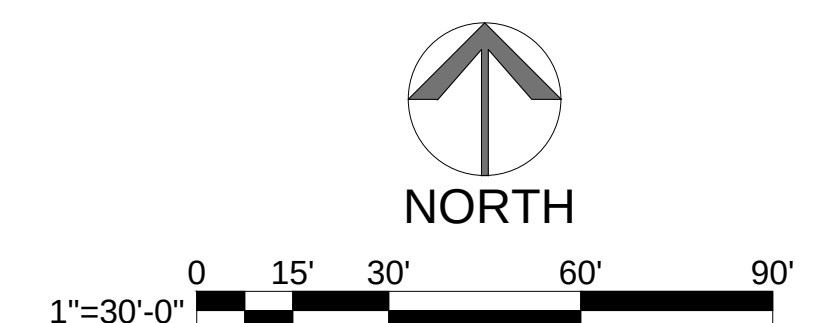
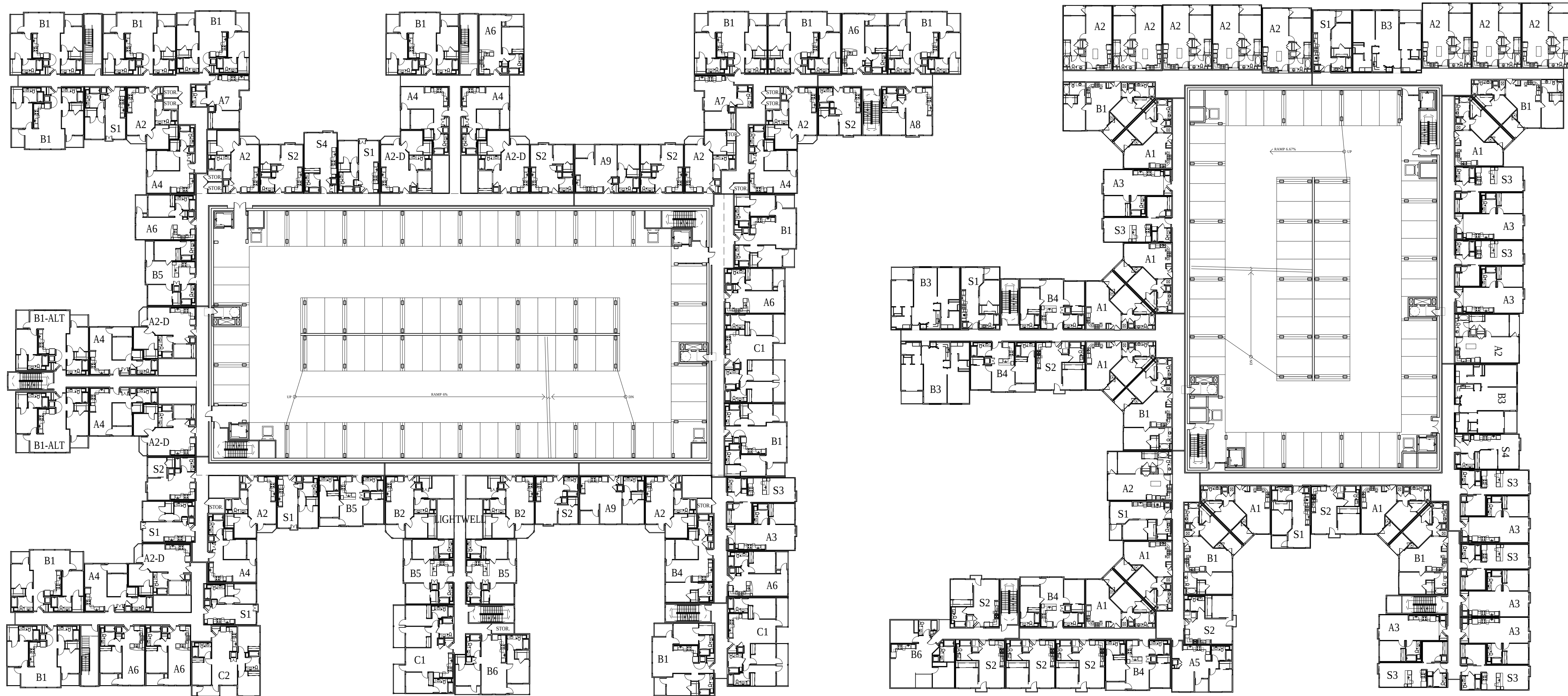
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(626) 710-6377

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ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BUILDING COMPOSITE PLANS - LEVEL 3

A2.3

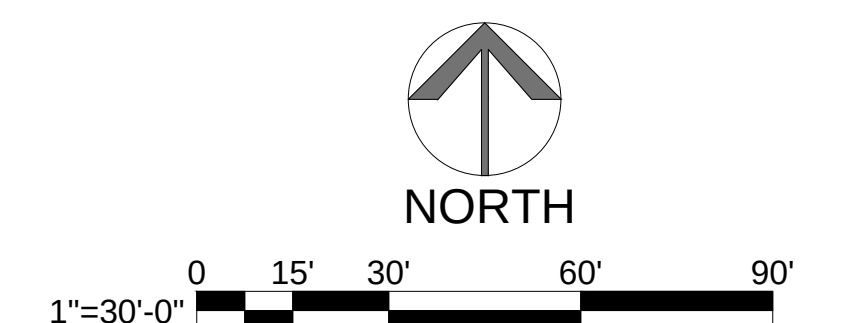
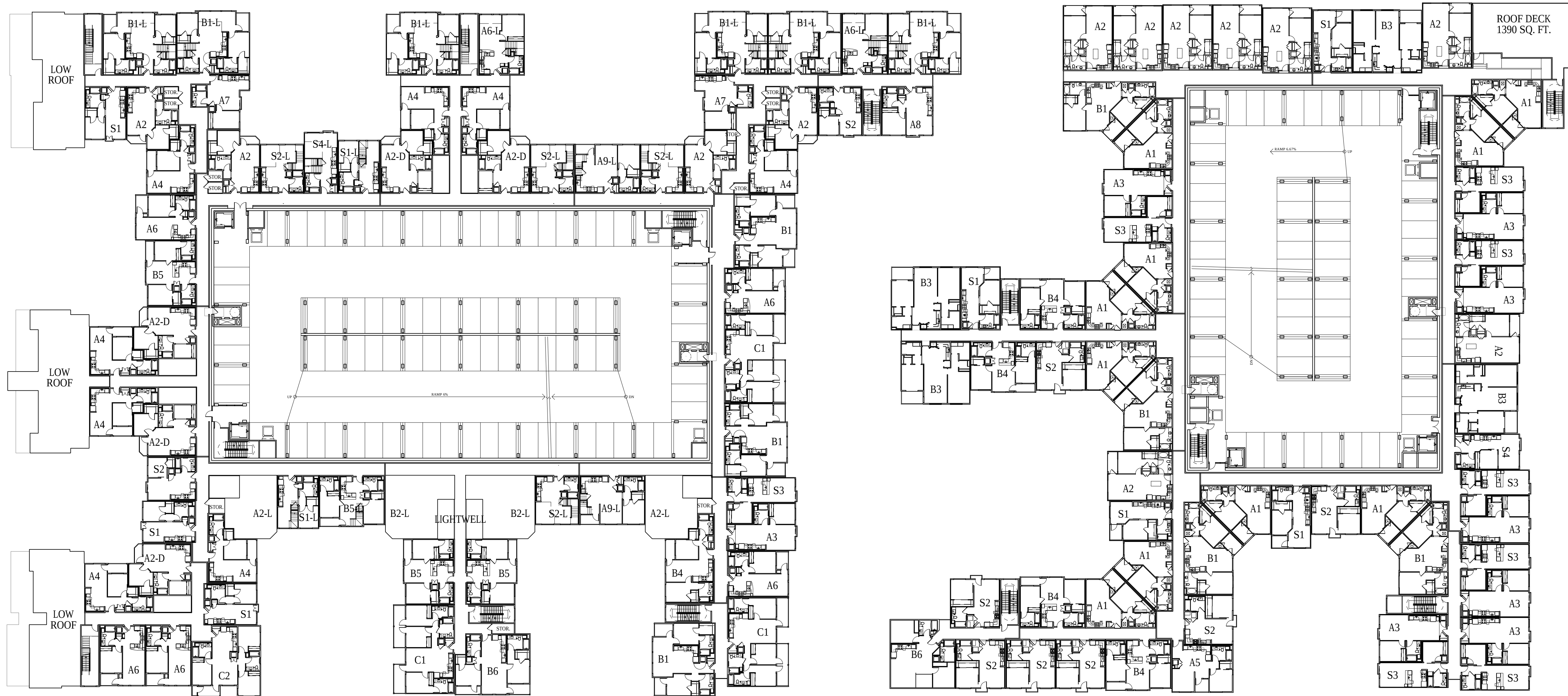
THE RESIDENCES AT DUARTE STATION DUARTE, CA

MW Investment Group, LLC
 27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
 (626) 710-6377

DATE: 04-24-19
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ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860





BUILDING COMPOSITE PLAN - LEVEL 5

A2.5

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

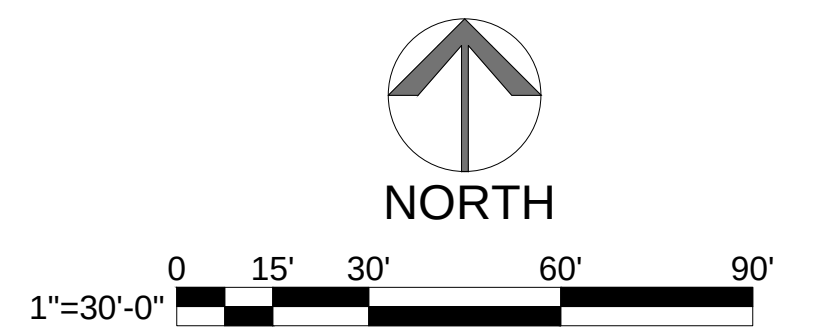
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ARCHITECTS ORANGE

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BUILDING COMPOSITE PLAN - MEZZANINE / ROOF PLAN

A2.6

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

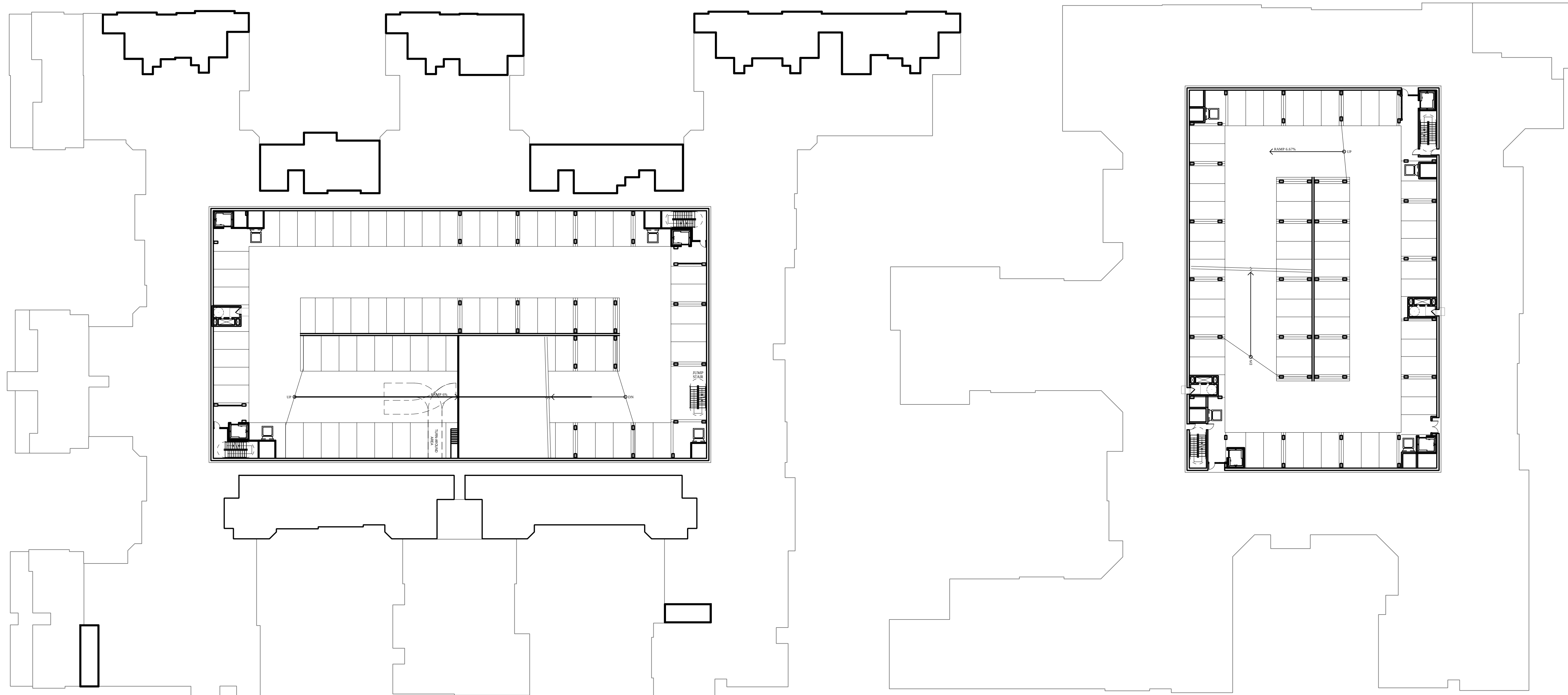
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1"=30'-0" 0 15' 30' 60' 90'

BUILDING COMPOSITE PLAN - PARKING LEVEL 7 / ROOF PLAN

A2.7

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

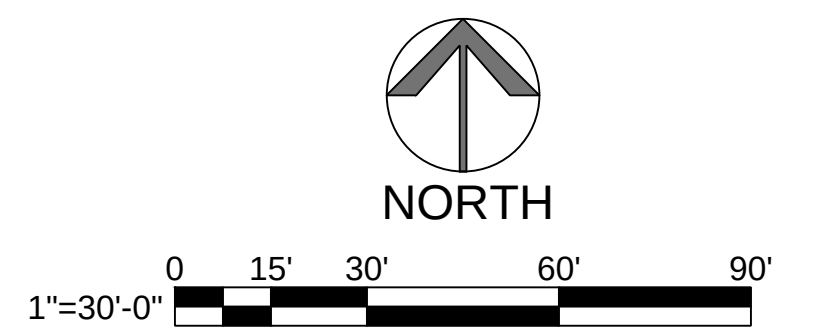
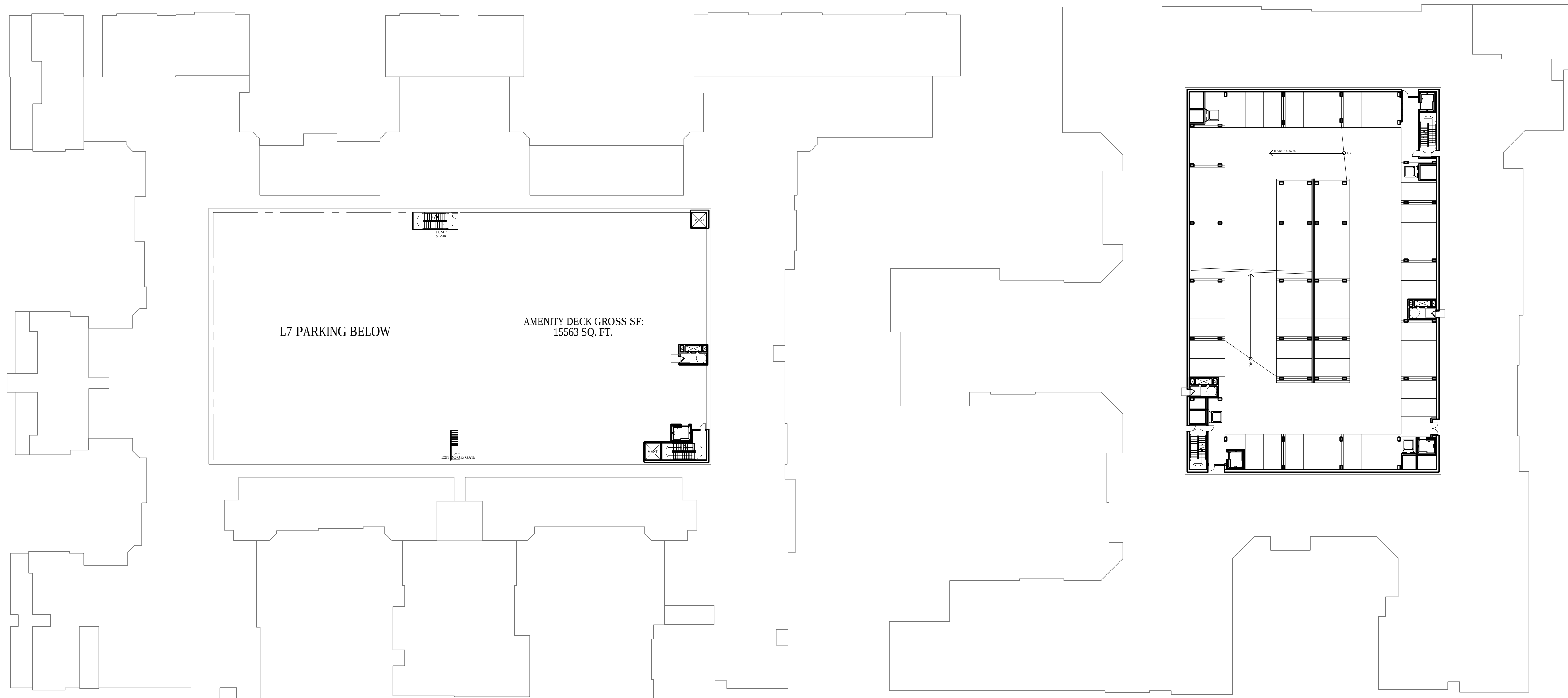
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(714) 639-9860





BUILDING COMPOSITE PLAN - PARKING LEVEL 8 - AMENITY DECK

A2.8

THE RESIDENCES AT DUARTE STATION

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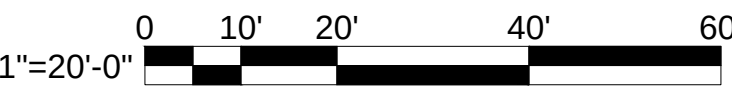
BUILDING A - NORTH ELEVATION (BUSINESS CENTER DRIVE)



BUILDING B OPTION 1 - NORTH ELEVATION (BUSINESS CENTER DRIVE)



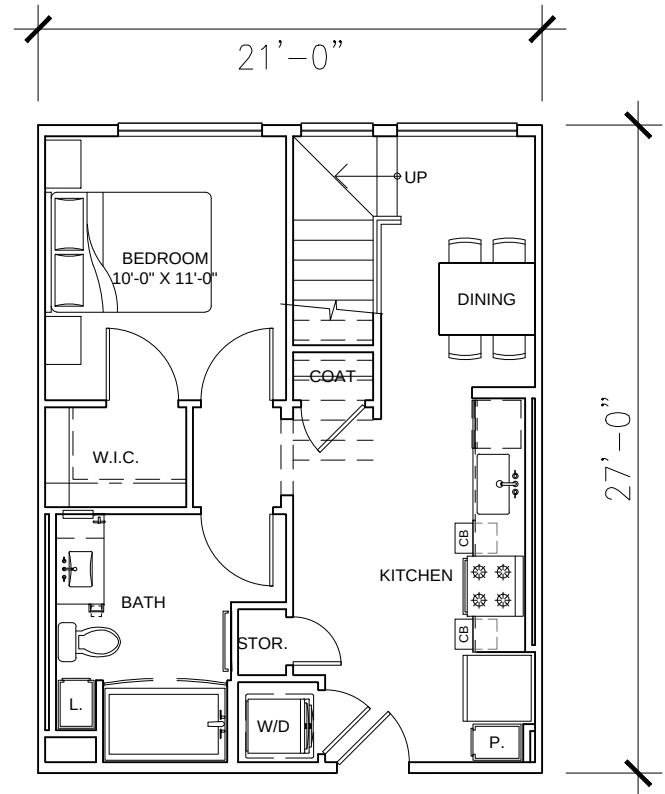
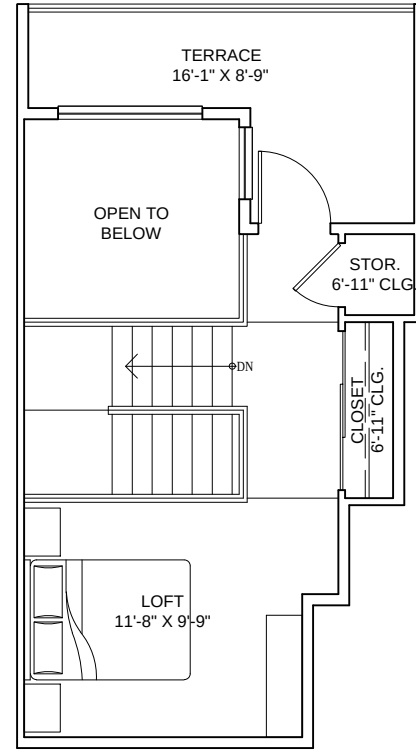
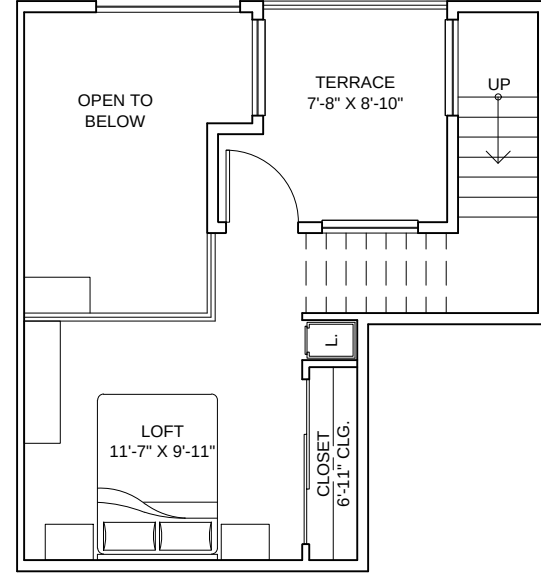
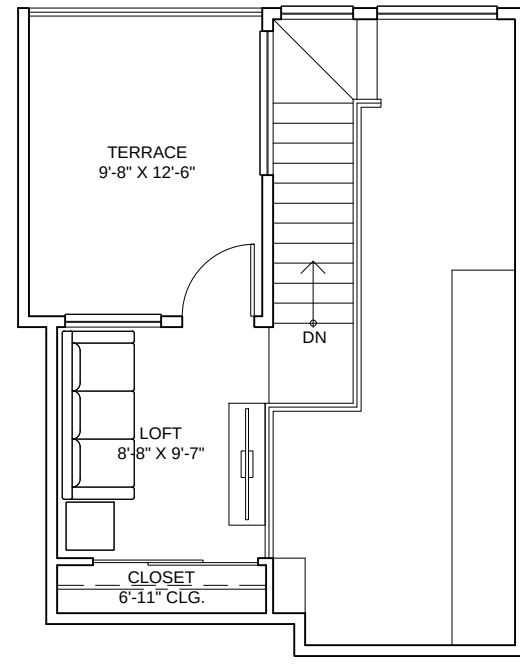
BUILDING B OPTION 2 - NORTH ELEVATION (BUSINESS CENTER DRIVE)



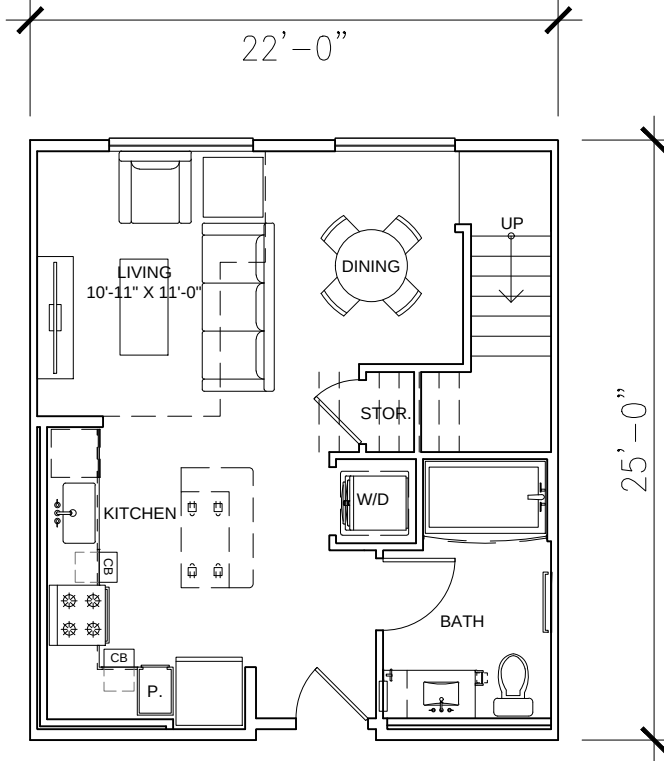
CONCEPTUAL BUILDING ELEVATIONS

A2.9

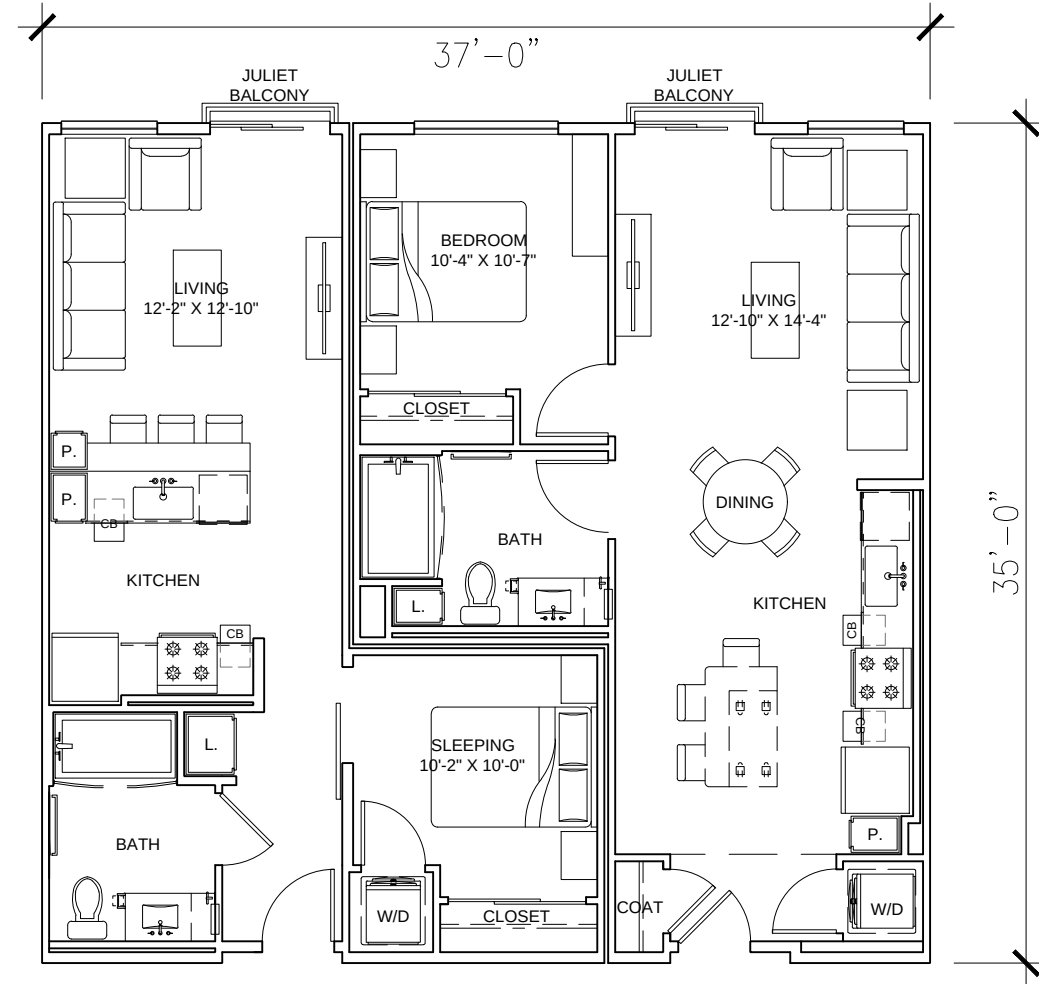




UNIT S1-L
JR. 1 BED + LOFT - 1 BATH
1ST FLOOR: 567 SQ. FT.
LOFT: 83 SQ. FT.
UNIT TOTAL: 650 SQ. FT.
TERRACE: 121 SQ. FT.

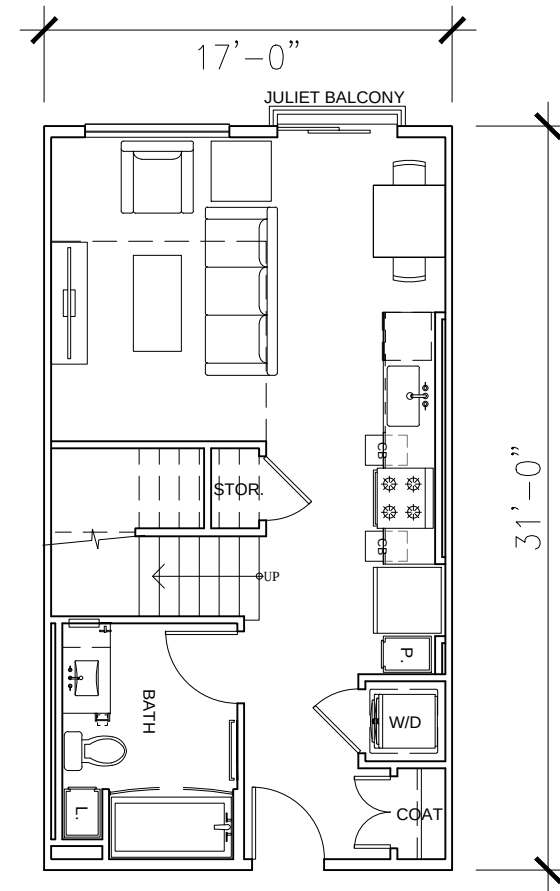


UNIT S2-L
STUDIO + LOFT - 1 BATH
1ST FLOOR: 548 SQ. FT.
LOFT: 129 SQ. FT.
UNIT TOTAL: 677 SQ. FT.
TERRACE: 75 SQ. FT.

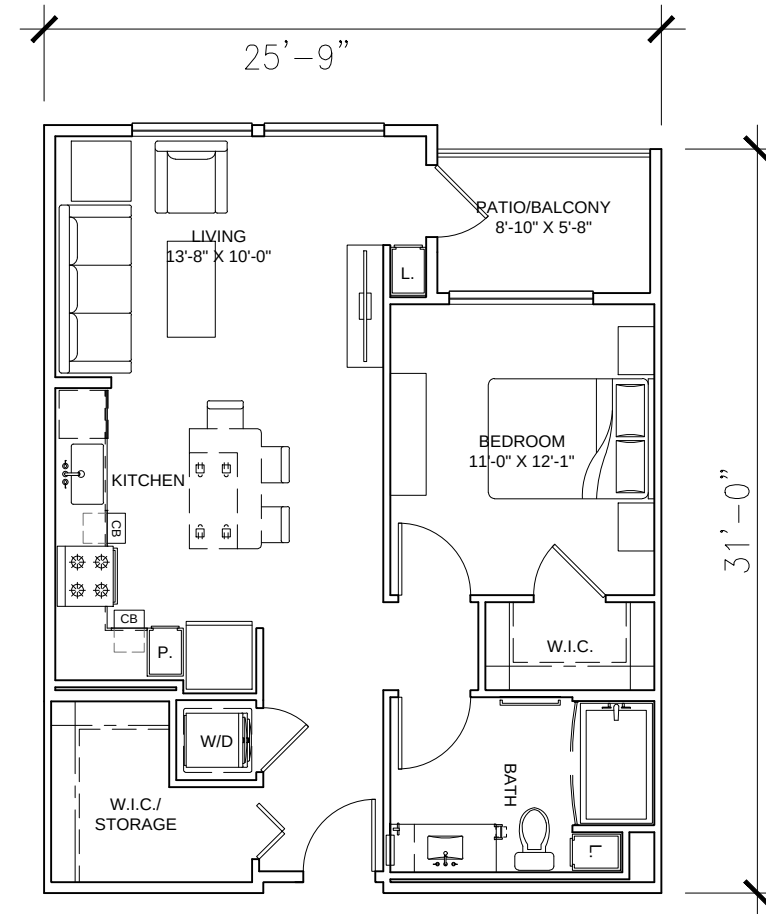


UNIT S3
STUDIO - 1 BATH
UNIT AREA: 585 SQ. FT.

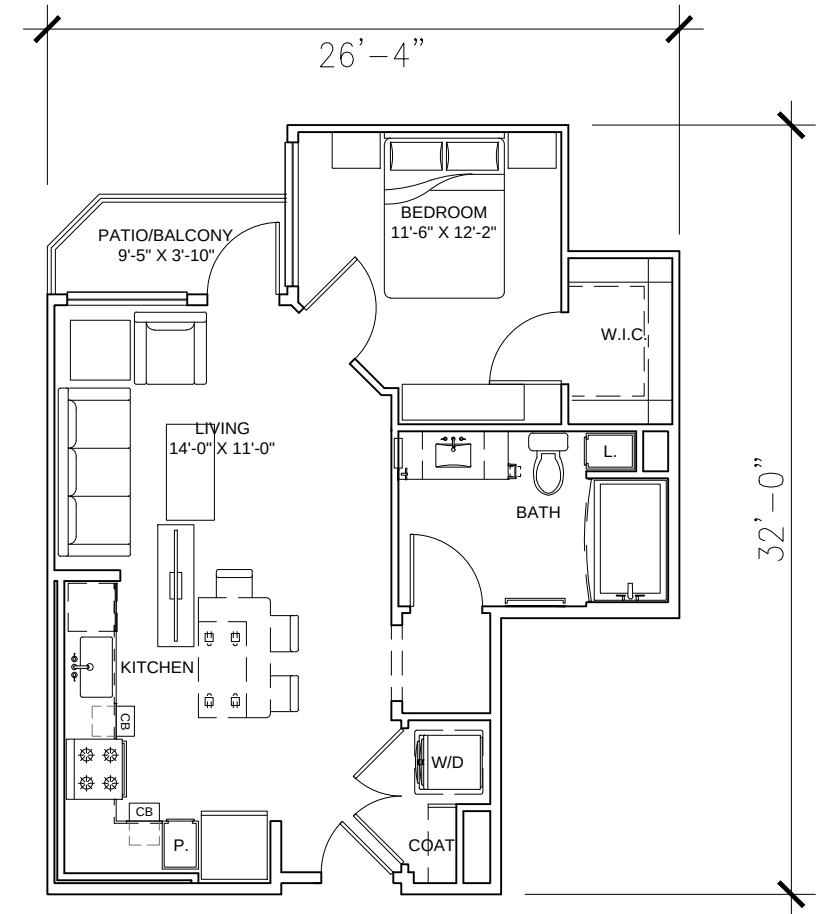
UNIT A3
1 BED - 1 BATH
UNIT AREA: 692 SQ. FT.



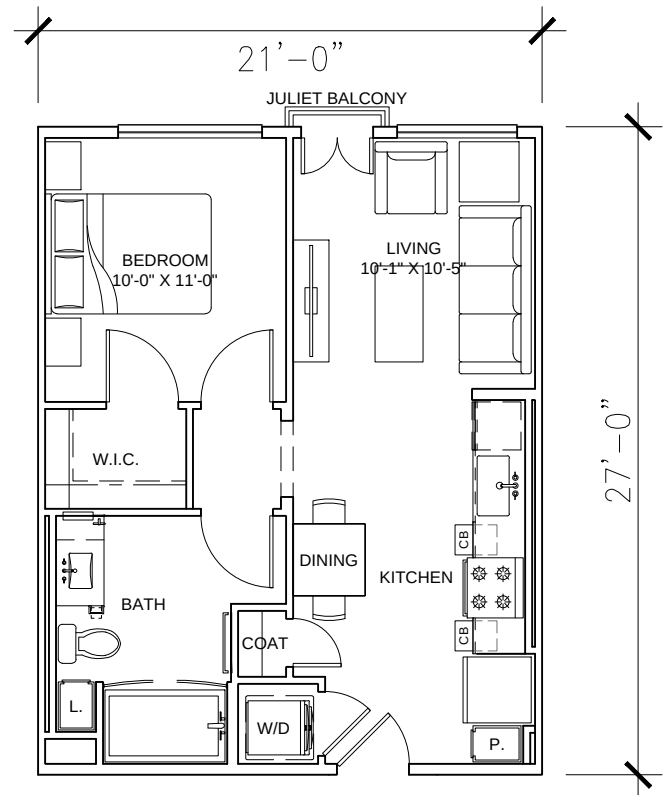
UNIT S4-L
STUDIO + LOFT - 1 BATH
1ST FLOOR: 525 SQ. FT.
LOFT: 119 SQ. FT.
UNIT TOTAL: 644 SQ. FT.
TERRACE: 97 SQ. FT.



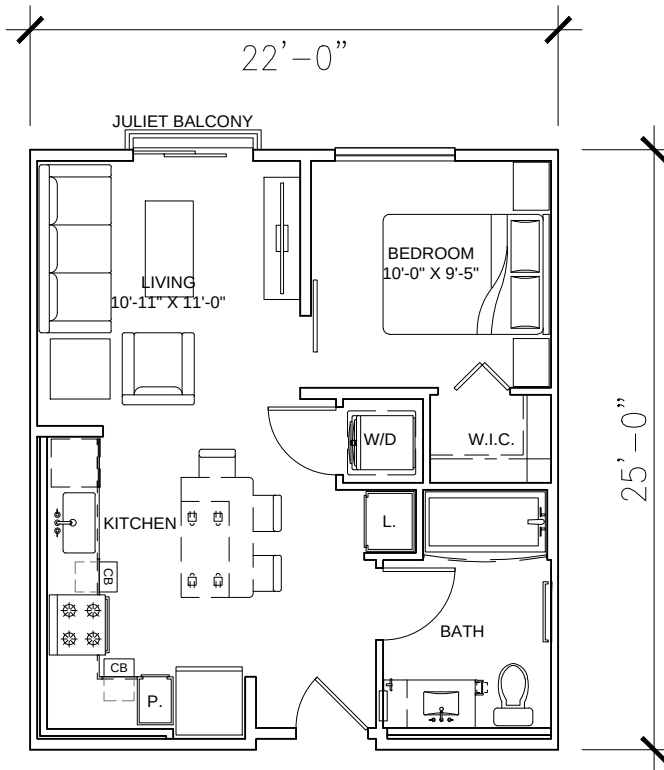
UNIT A1
1 BED - 1 BATH
UNIT AREA: 752 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



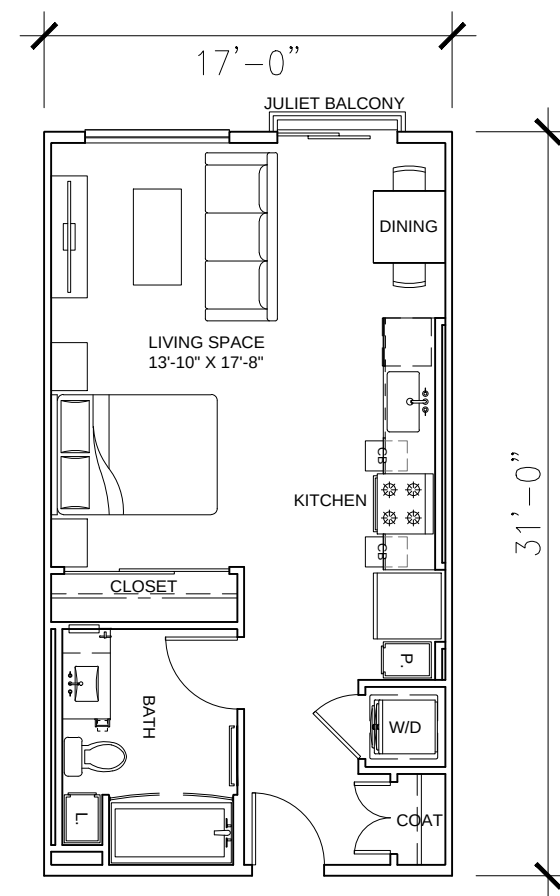
UNIT A2
1 BEDROOM - 1 BATH
UNIT AREA: 652 SQ. FT.
PATIO/BALC: 39 SQ. FT.



UNIT S1
JR. 1 BED - 1 BATH
UNIT AREA: 567 SQ. FT.



UNIT S2
STUDIO - 1 BATH
UNIT AREA: 548 SQ. FT.
JULIET BALCONY: 0 SQ. FT.



UNIT S4
STUDIO - 1 BATH
UNIT AREA: 525 SQ. FT.



BUILDING A CONCEPTUAL UNIT PLANS

A3.0

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

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Tuesday, April 23, 2019 2:11:21 PM
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BUILDING A CONCEPTUAL UNIT PLANS

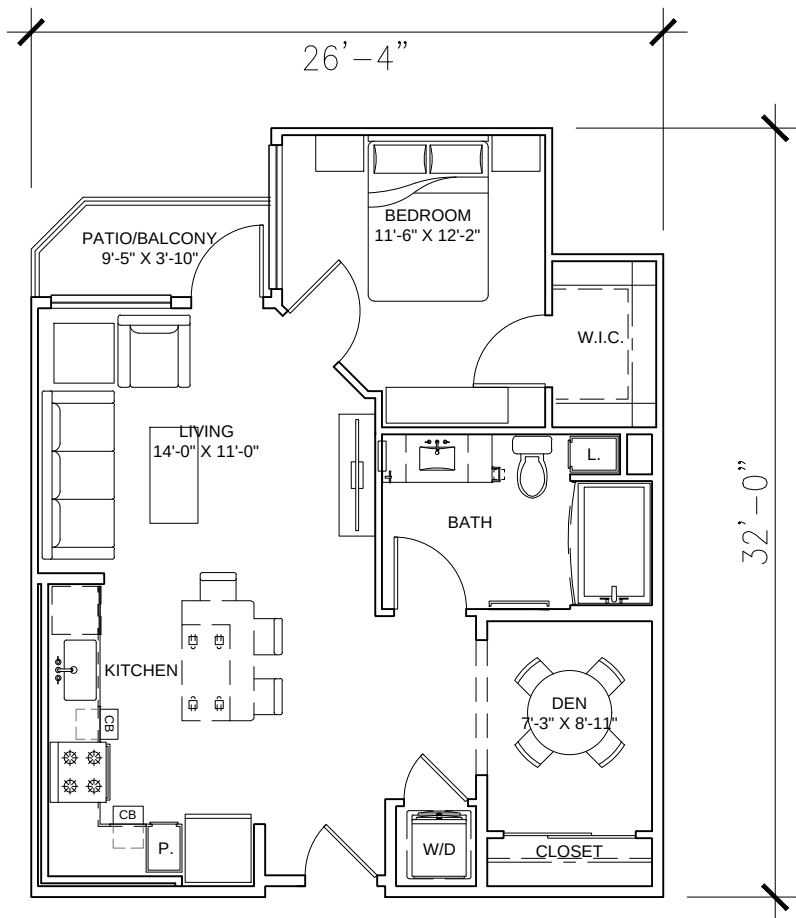
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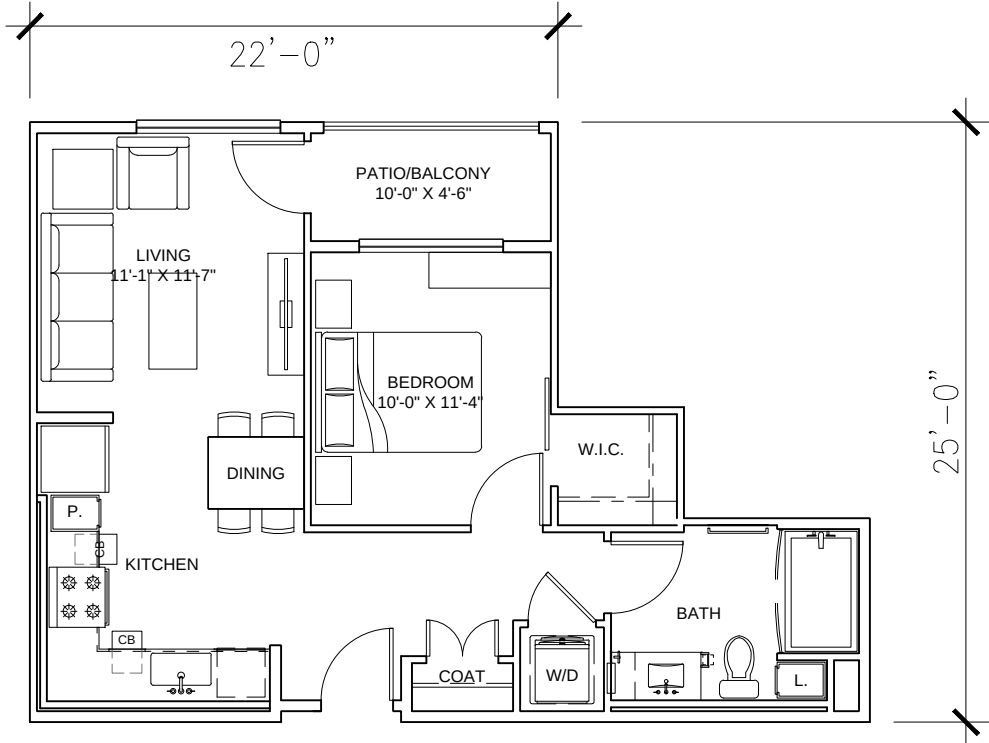
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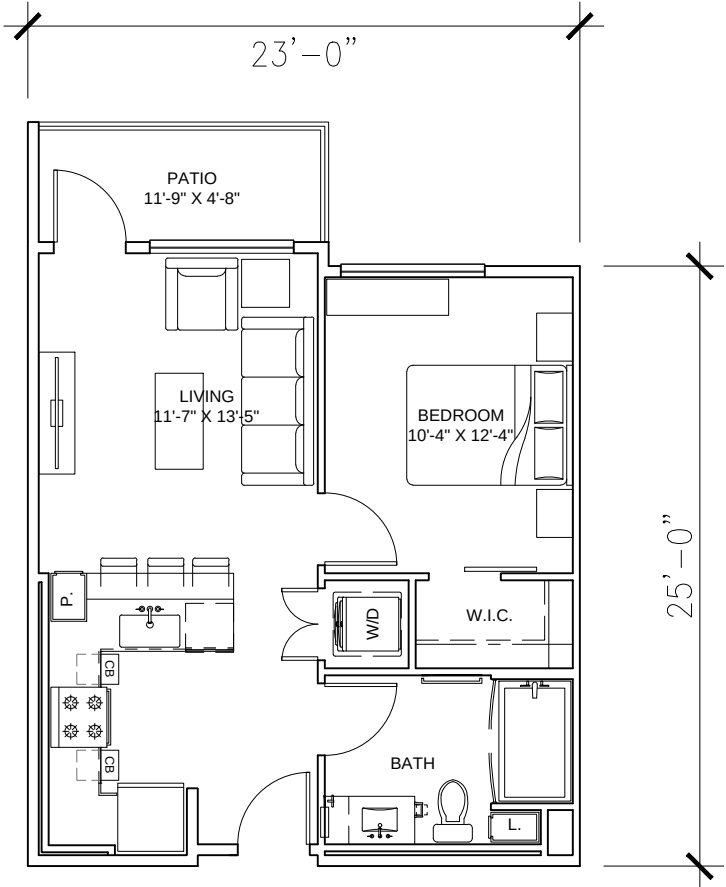
ARCHITECTS
ORANGE



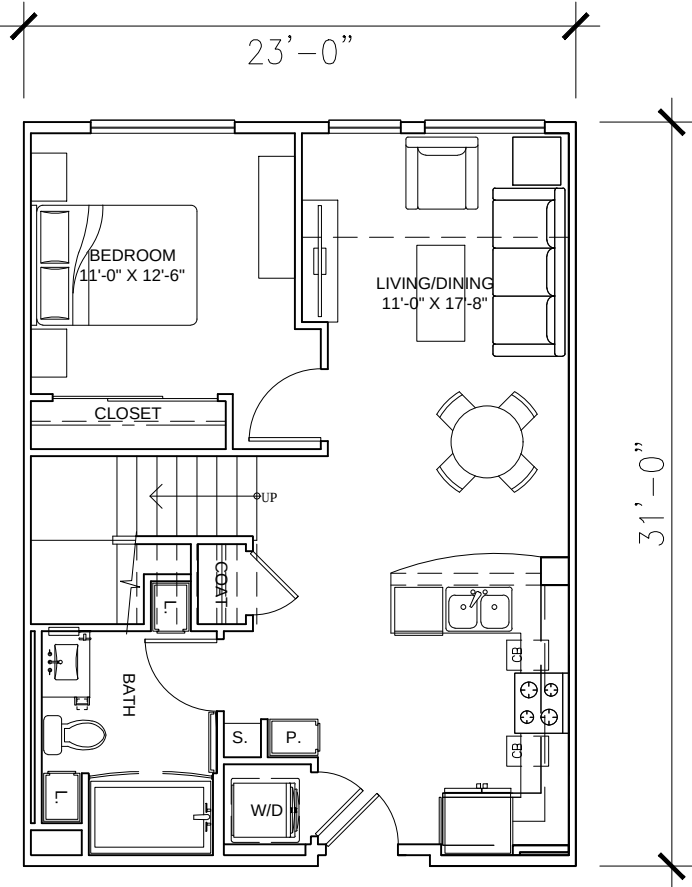
UNIT A2-D
1 BEDROOM + DEN - 1 BATH
UNIT AREA: 791 SQ. FT.
PATIO/BALC: 39 SQ. FT.



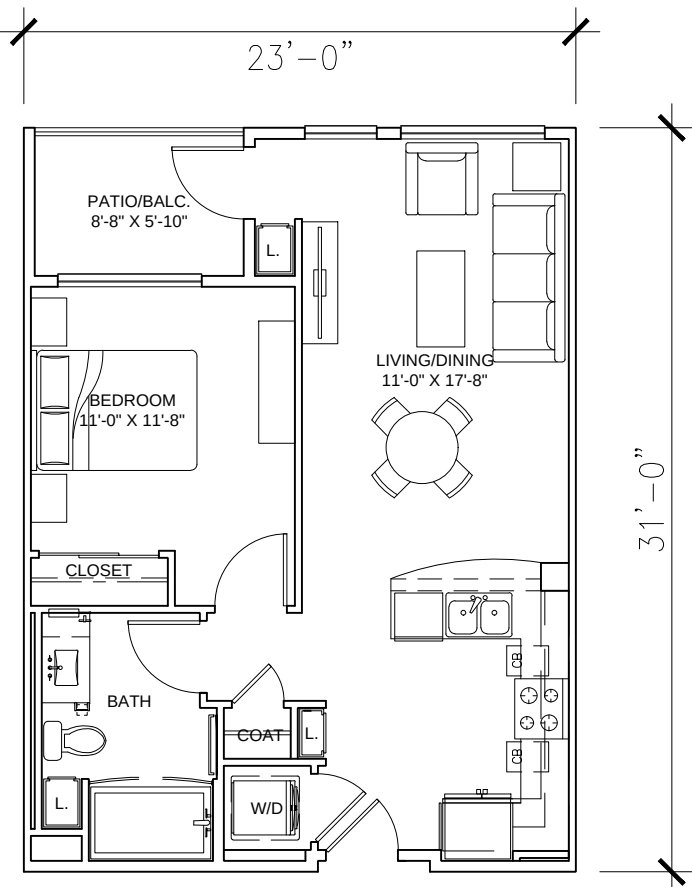
UNIT A4
1 BED - 1 BATH
UNIT AREA: 628 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



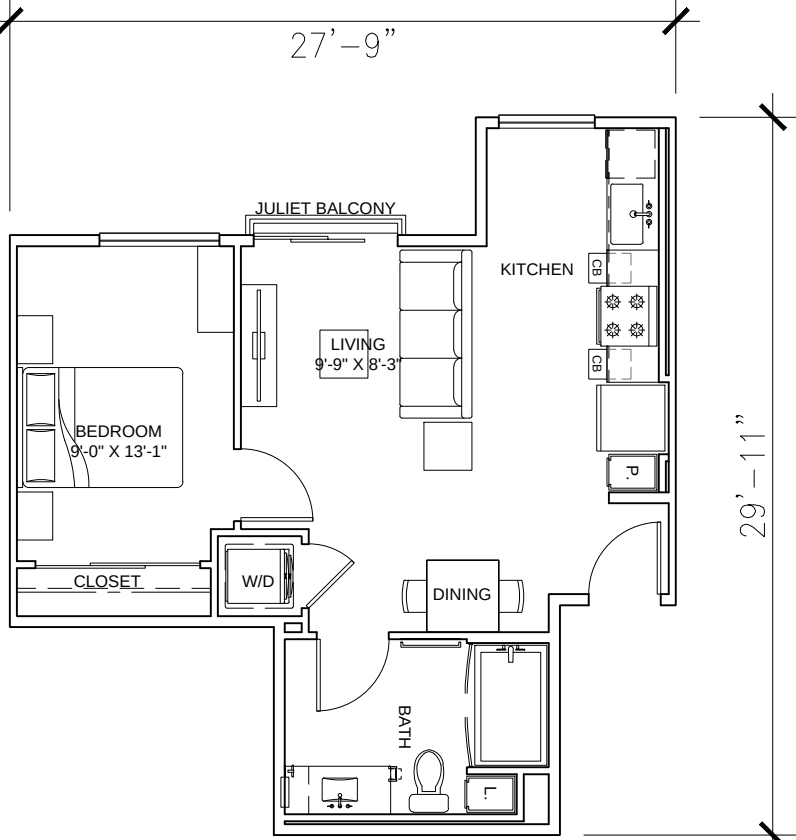
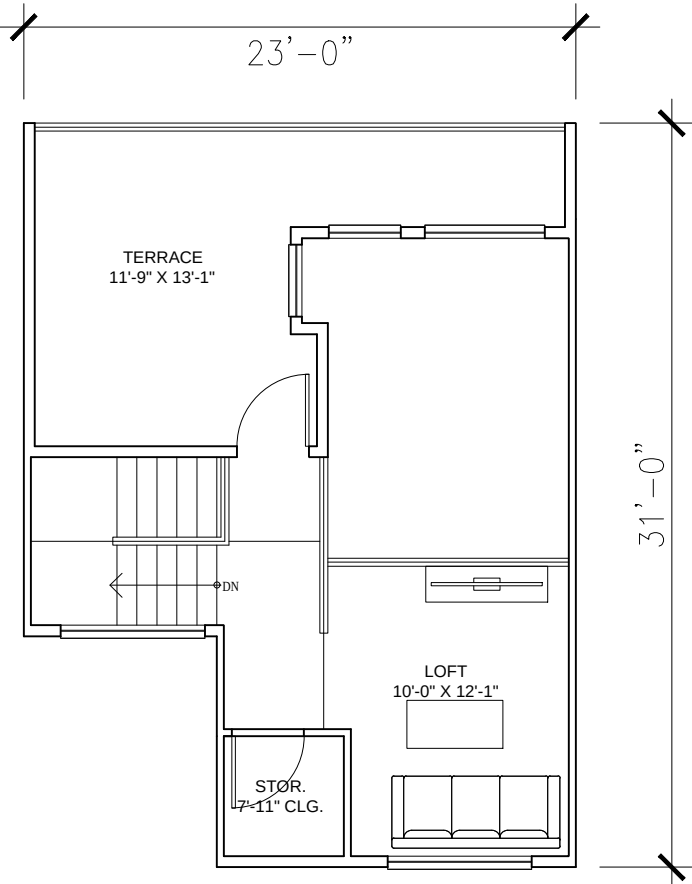
UNIT A5
1 BED - 1 BATH
UNIT AREA: 582 SQ. FT.
PATIO: 55 SQ. FT.



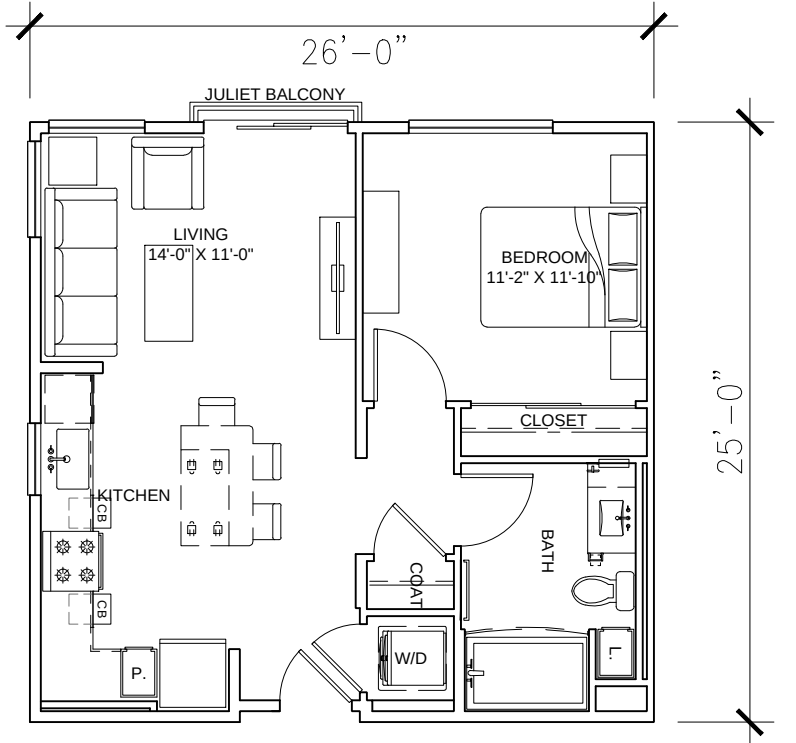
UNIT A6-L
1 BED + LOFT - 1 BATH
1ST FLOOR: 711 SQ. FT.
LOFT: 116 SQ. FT.
UNIT TOTAL: 827 SQ. FT.
TERRACE: 191 SQ. FT.



UNIT A6
1 BED - 1 BATH
UNIT AREA: 655 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



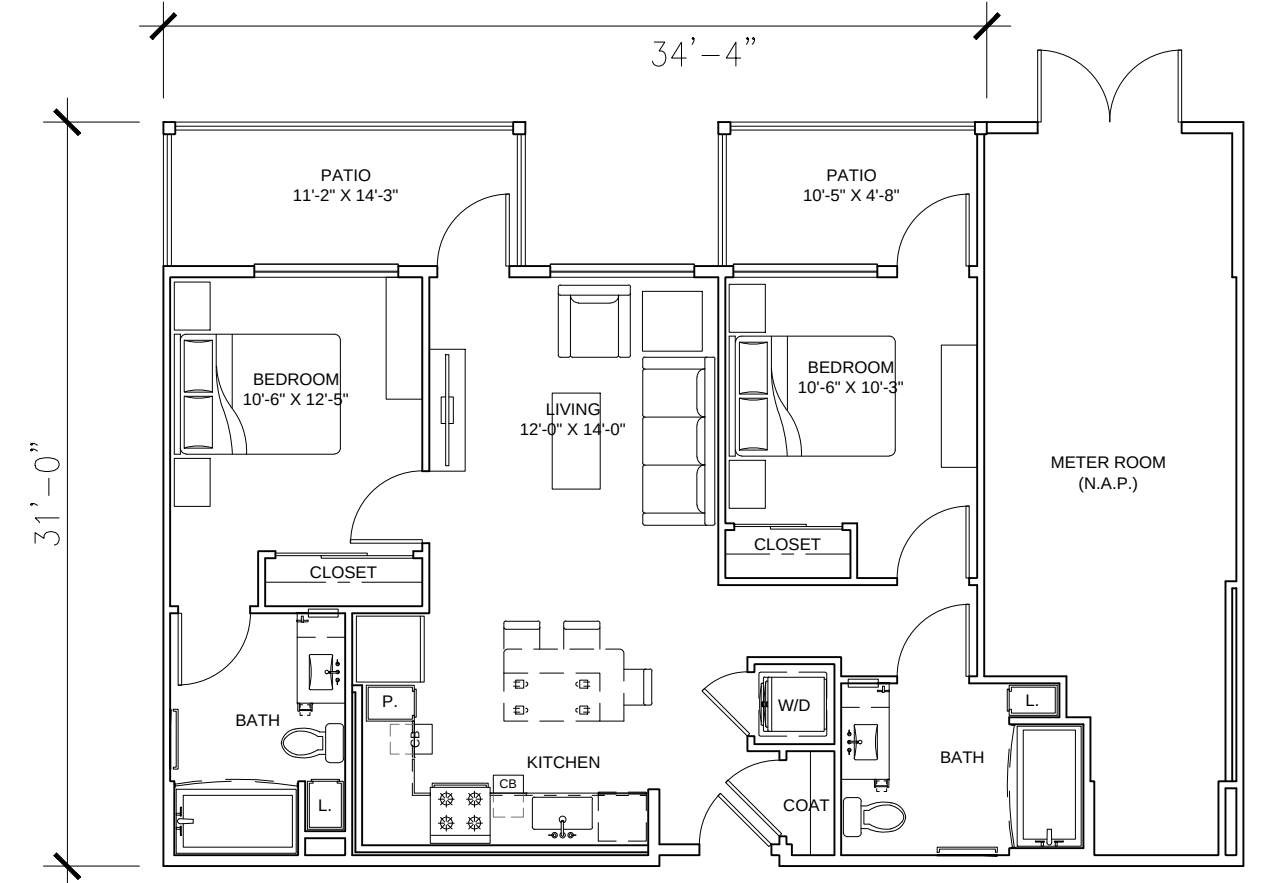
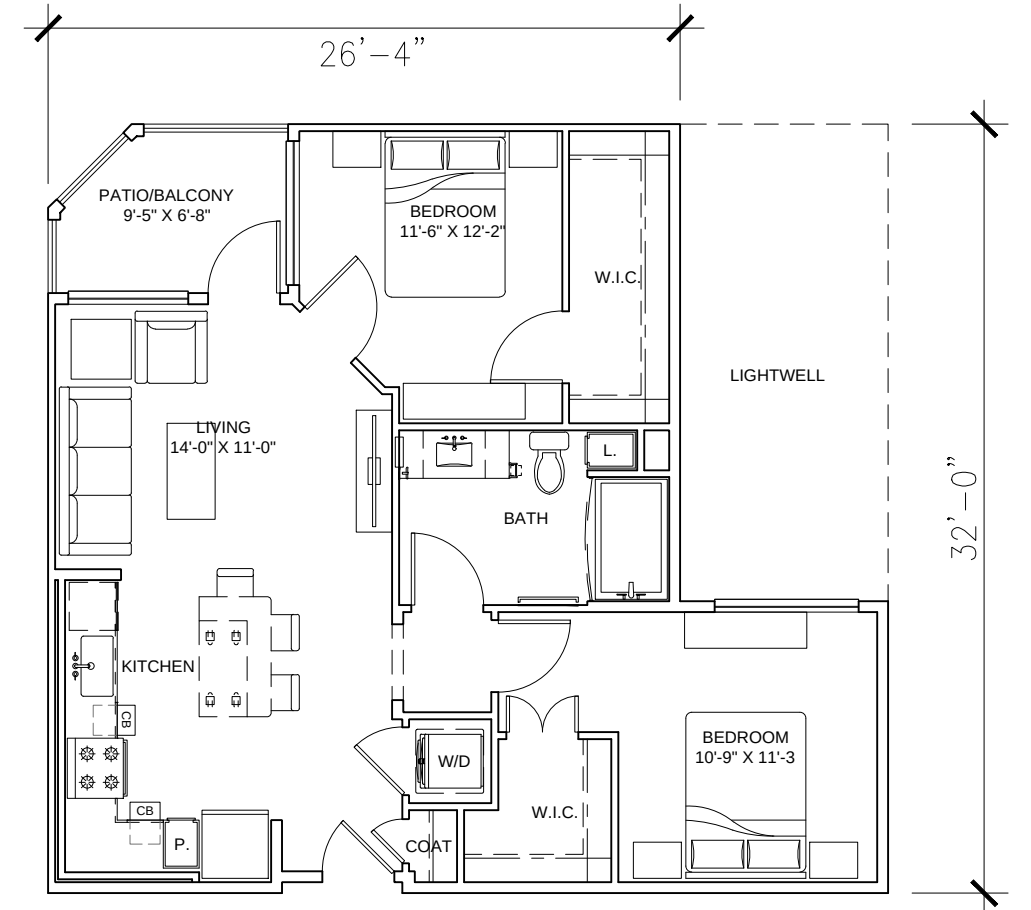
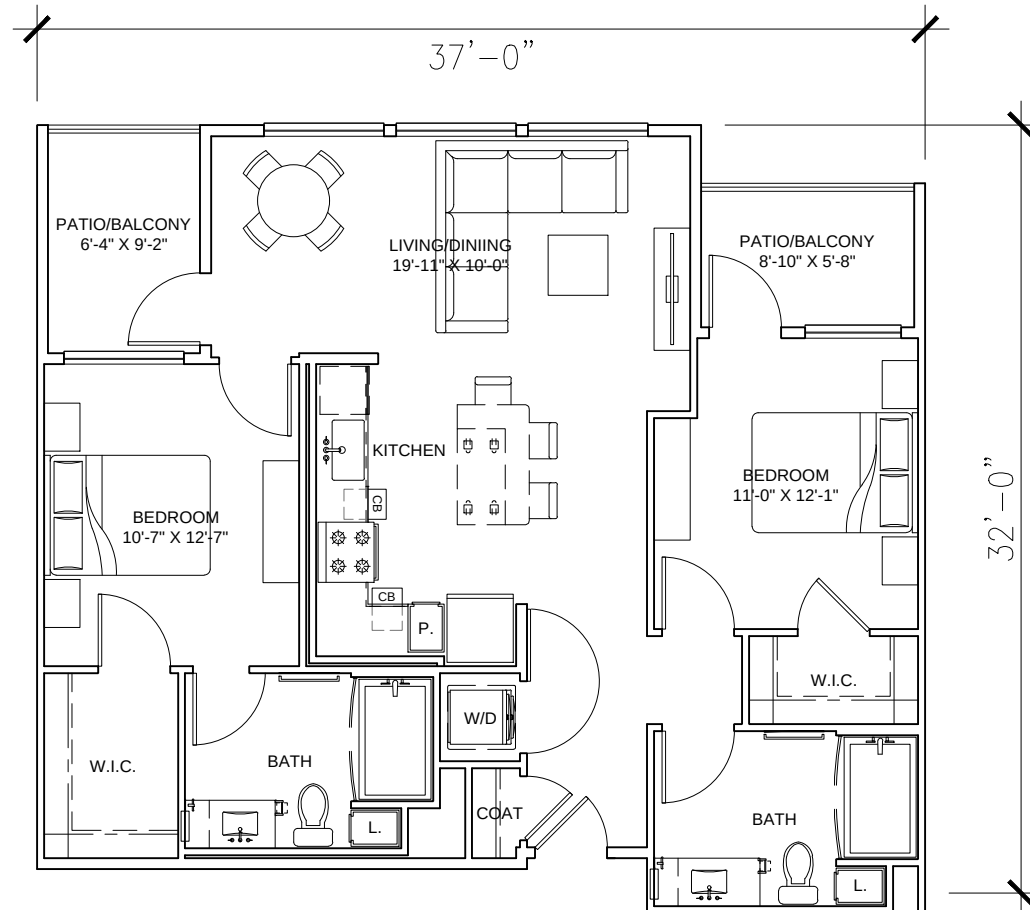
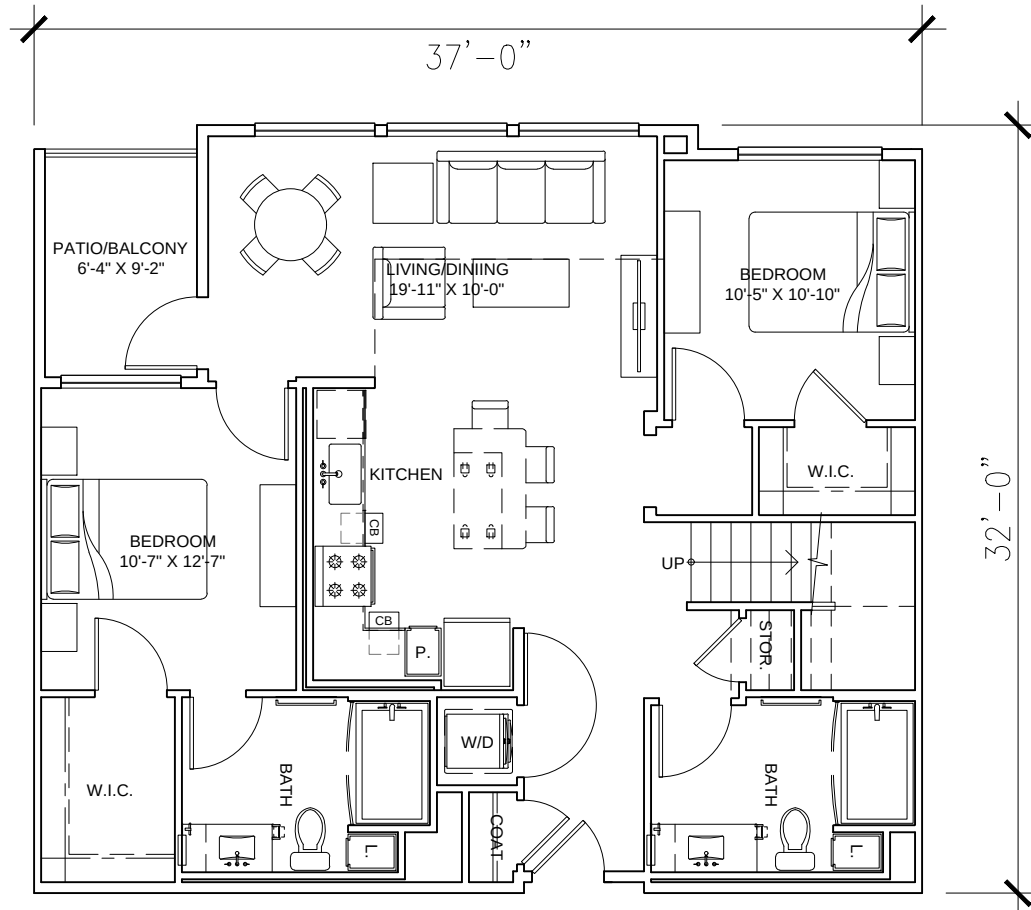
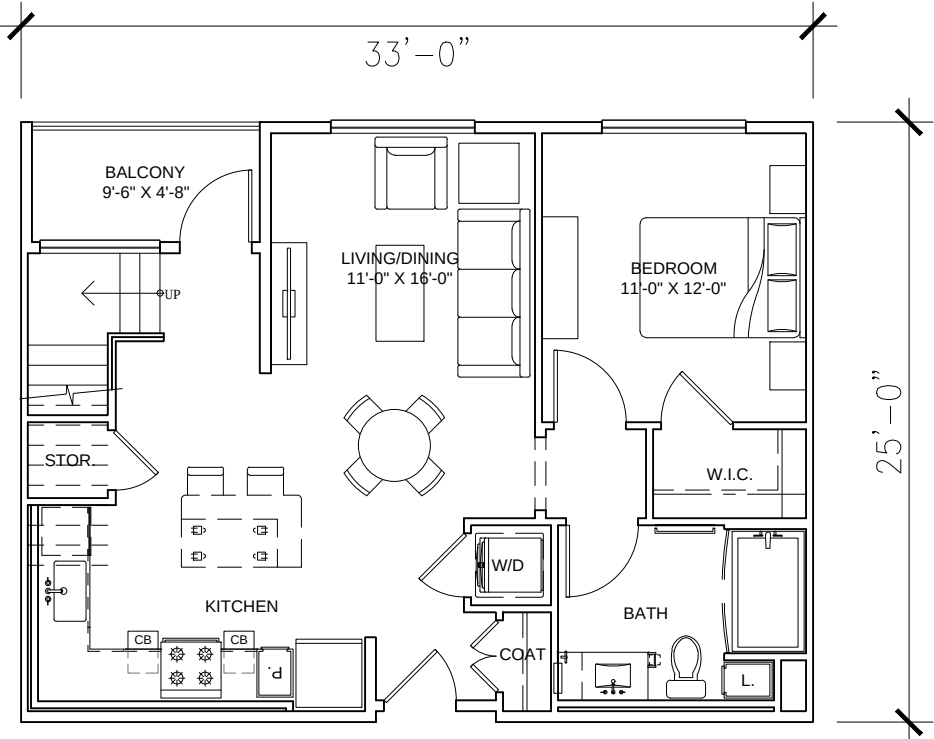
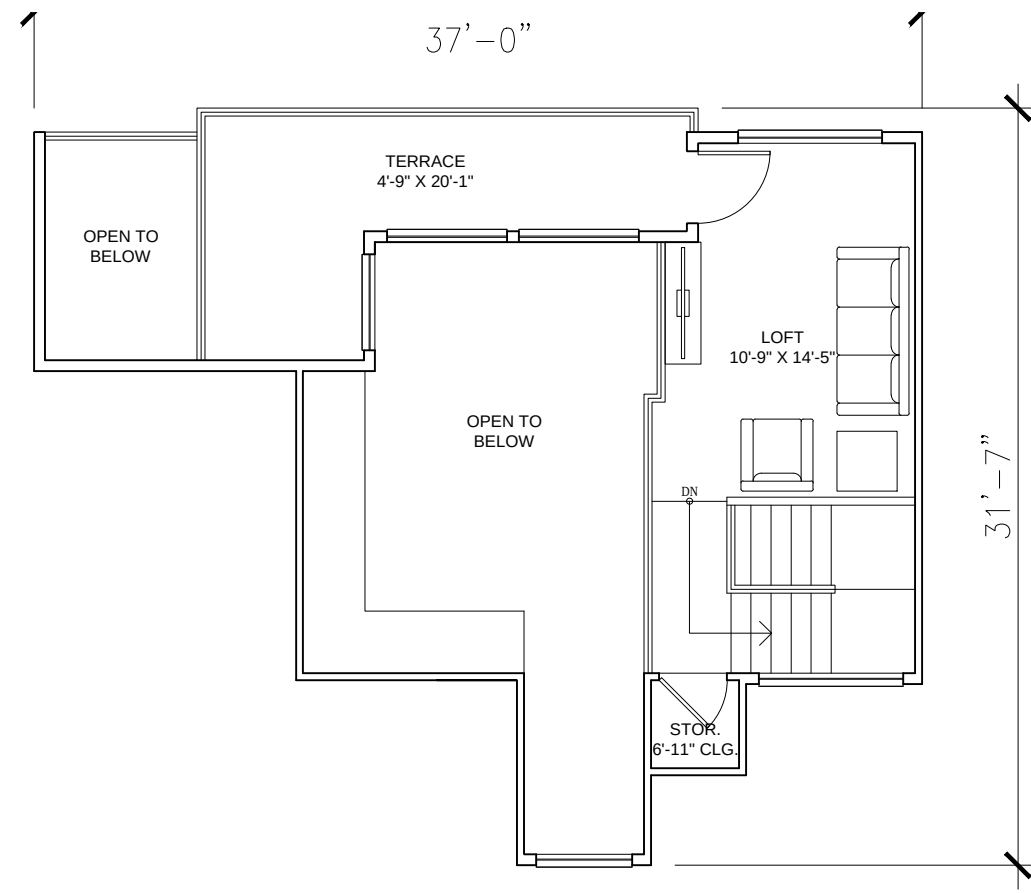
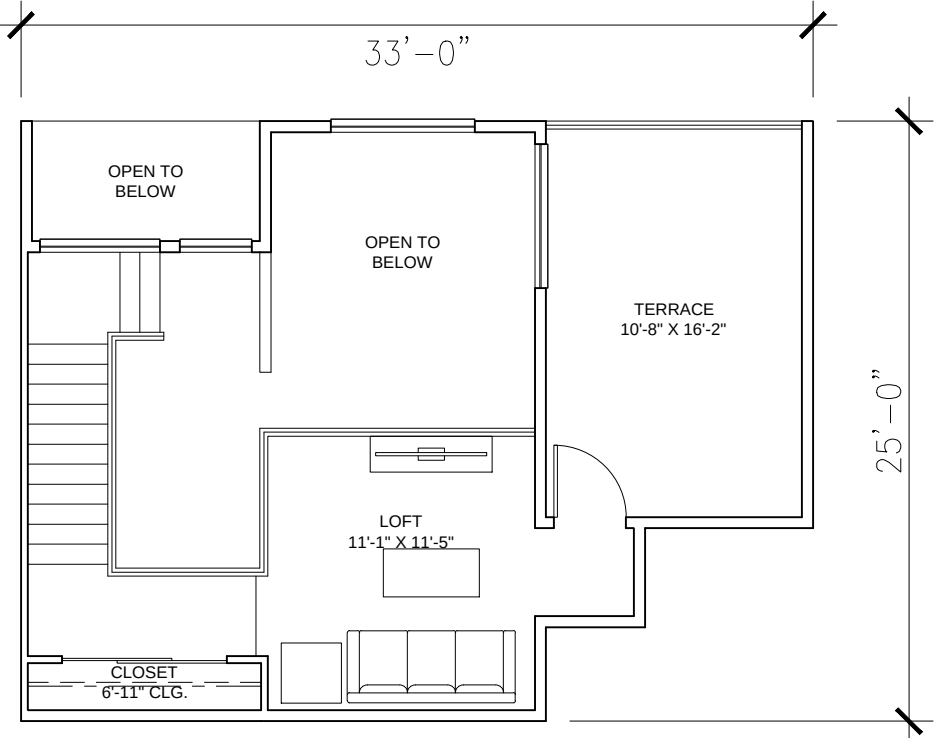
UNIT A7
1 BED - 1 BATH
UNIT AREA: 581 SQ. FT.



UNIT A8
1 BED - 1 BATH
UNIT AREA: 644 SQ. FT.



Tuesday, April 23, 2019 2:11:41 PM
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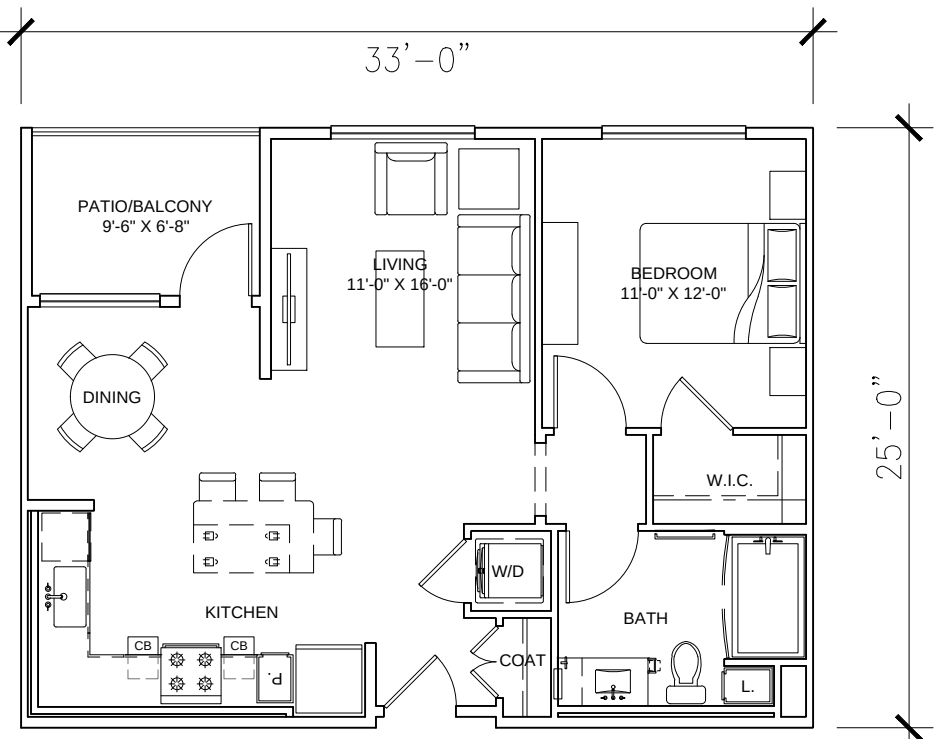
UNIT A9-L
1 BED + LOFT - 1 BATH
1ST FLOOR: 773 SQ. FT.
LOFT: 142 SQ. FT.
UNIT TOTAL: 915 SQ. FT.
BALCONY: 44 SQ. FT.
TERRACE: 172 SQ. FT.

UNIT B1-L
2 BED + LOFT - 2 BATH
1ST FLOOR: 1101 SQ. FT.
LOFT: 151 SQ. FT.
UNIT TOTAL: 1,196 SQ. FT.
PATIO/BALCONY: 58 SQ. FT. & 132 SQ. FT.

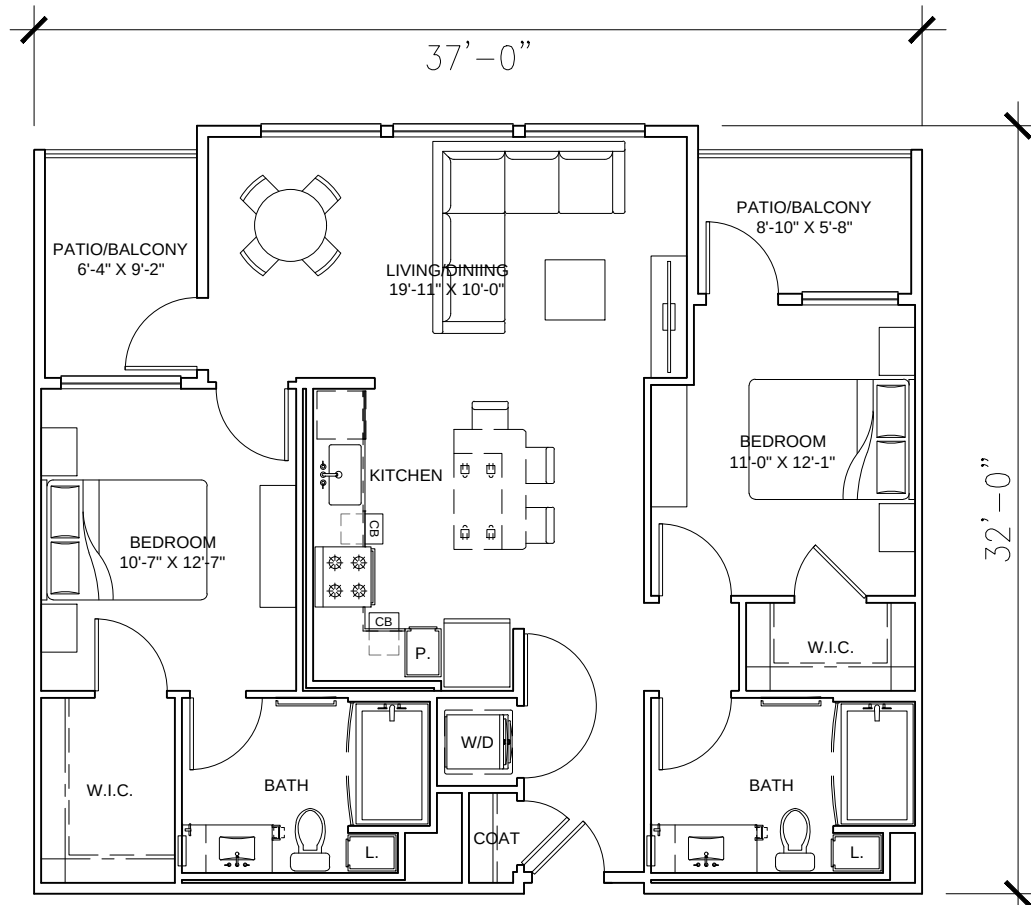
UNIT B1-ALT
2 BED - 2 BATH
UNIT AREA: 1030 SQ. FT.
PATIO/BALCONY: 58 SQ. FT. & 53 SQ. FT.

UNIT B2
2 BEDROOM - 1 BATH
UNIT AREA: 889 SQ. FT.
PATIO/BALC: 64 SQ. FT.

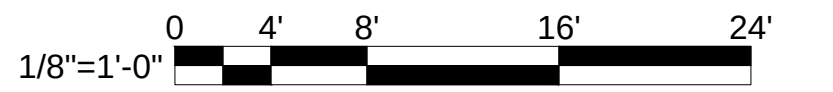
UNIT B3
2 BED - 2 BATH
UNIT AREA: 884 SQ. FT.
PATIOS: 81 SQ. FT. & 59 SQ. FT.



UNIT A9
1 BED - 1 BATH
UNIT AREA: 753 SQ. FT.
PATIO/BALCONY: 63 SQ. FT.



UNIT B1
2 BED - 2 BATH
UNIT AREA: 1045 SQ. FT.
PATIO/BALCONY: 58 SQ. FT. & 50 SQ. FT.



BUILDING A CONCEPTUAL UNIT PLANS

A3.2

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

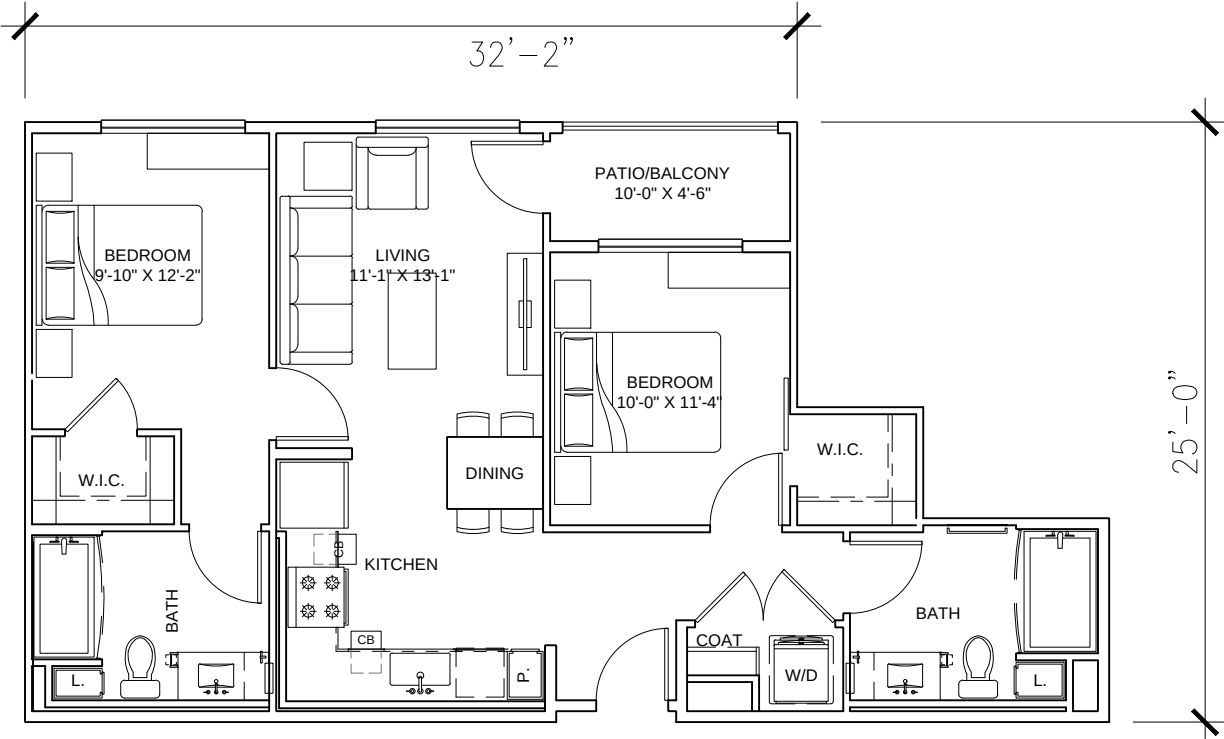
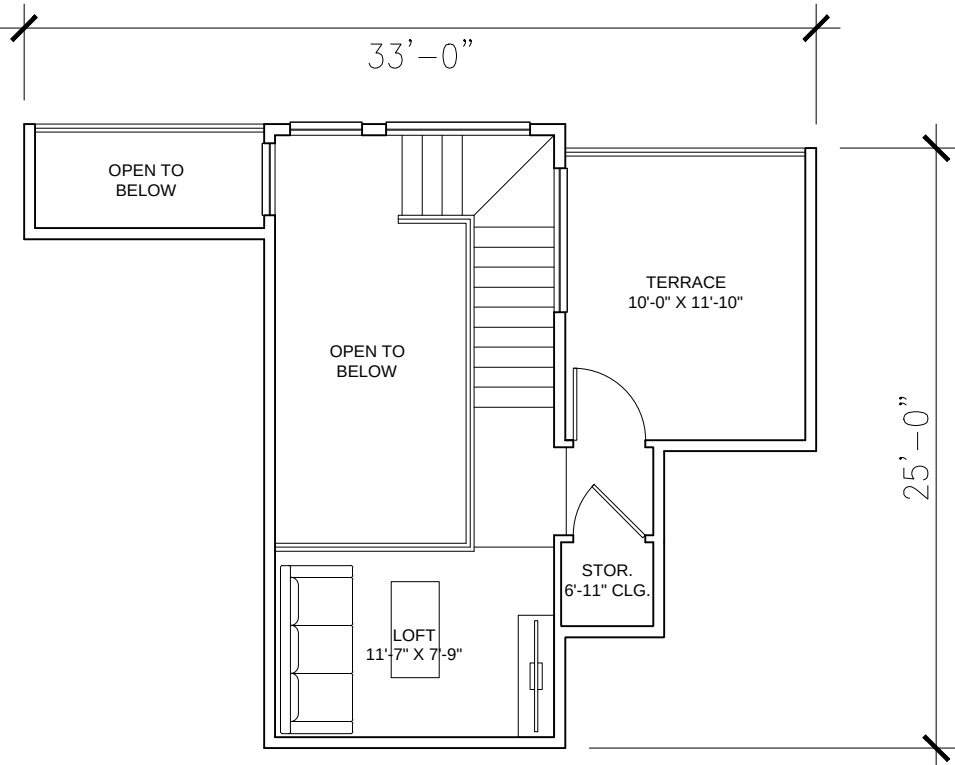
27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
(626) 710-6377

DATE: 04-24-19
JOB NO.: 2018-424

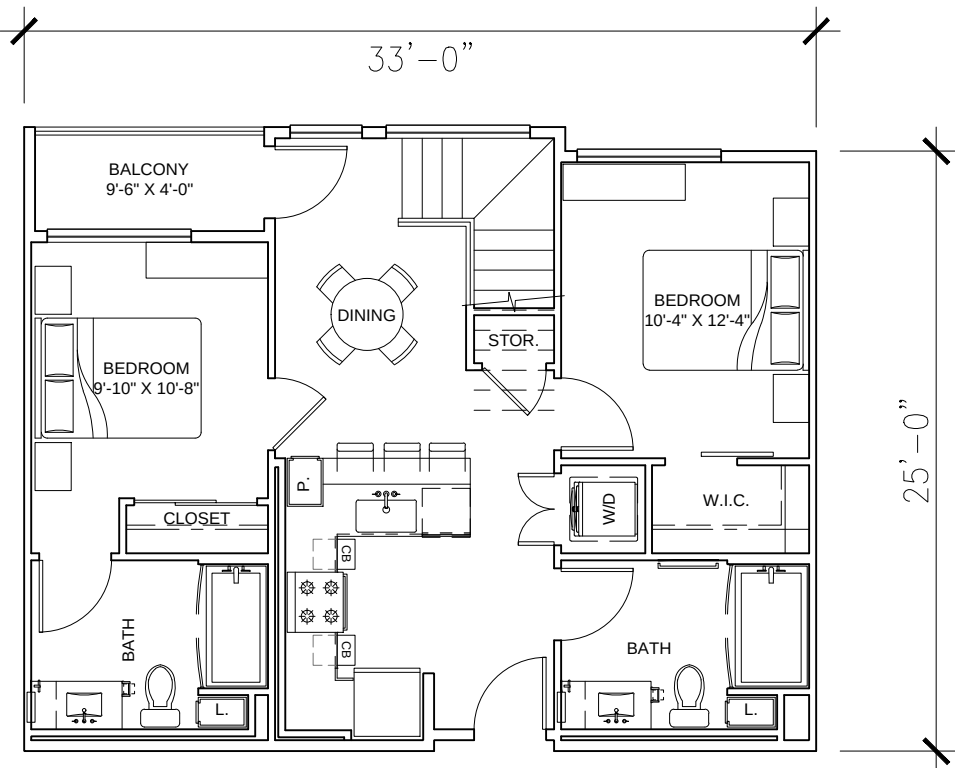
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



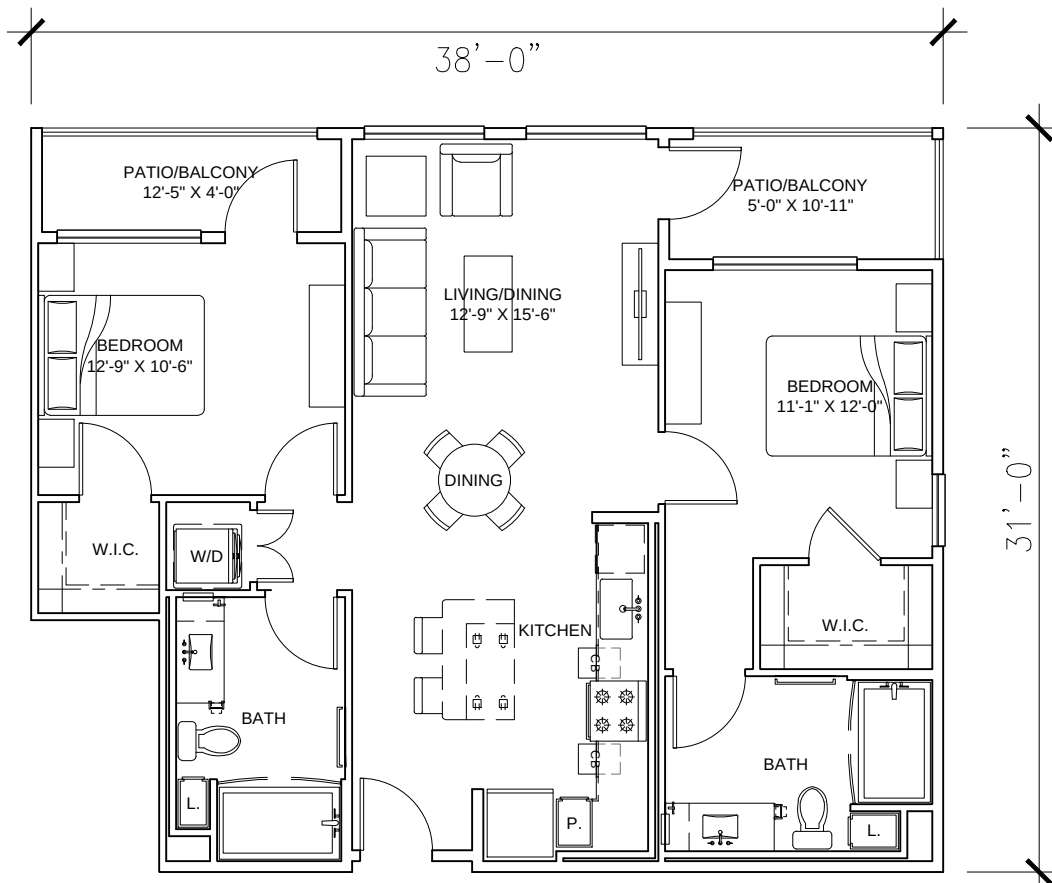
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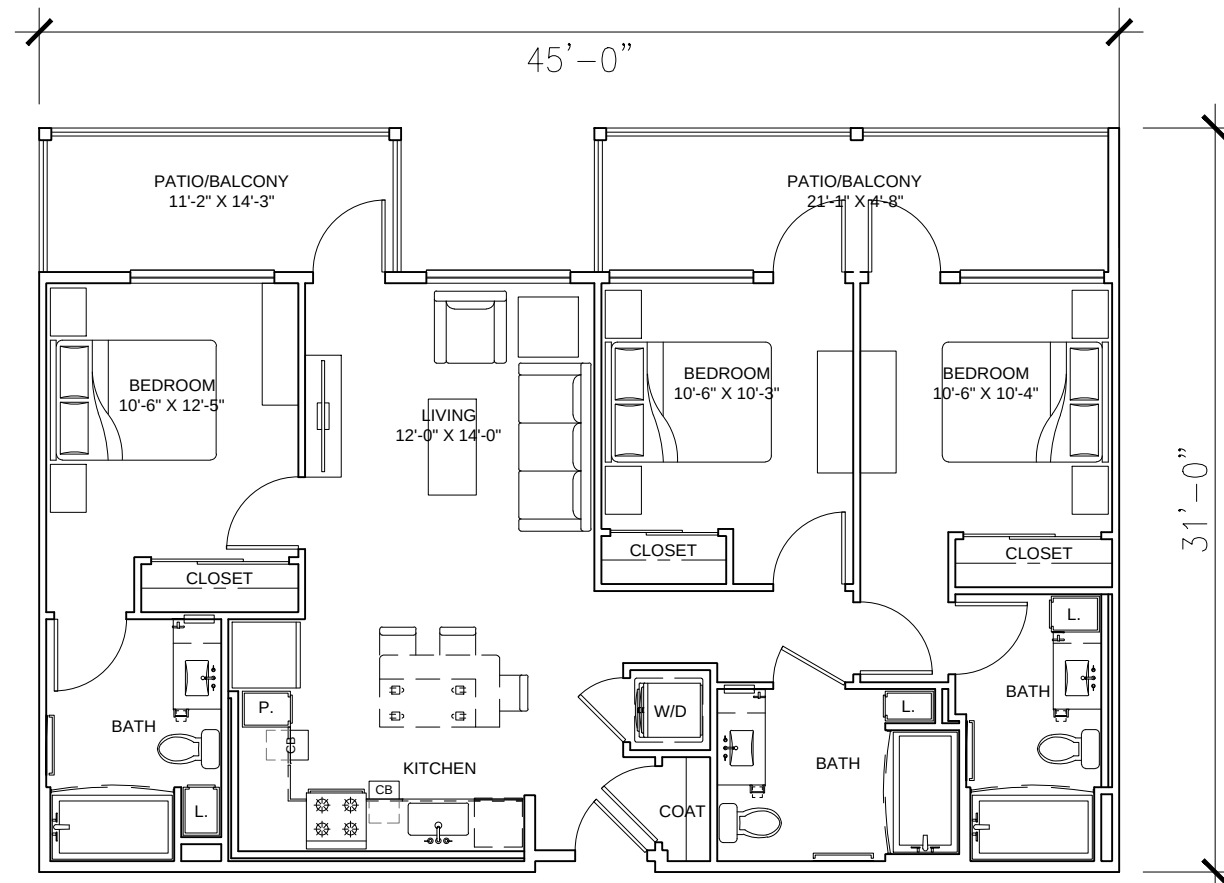
UNIT B4
2 BED - 2 BATH
UNIT AREA: 882 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



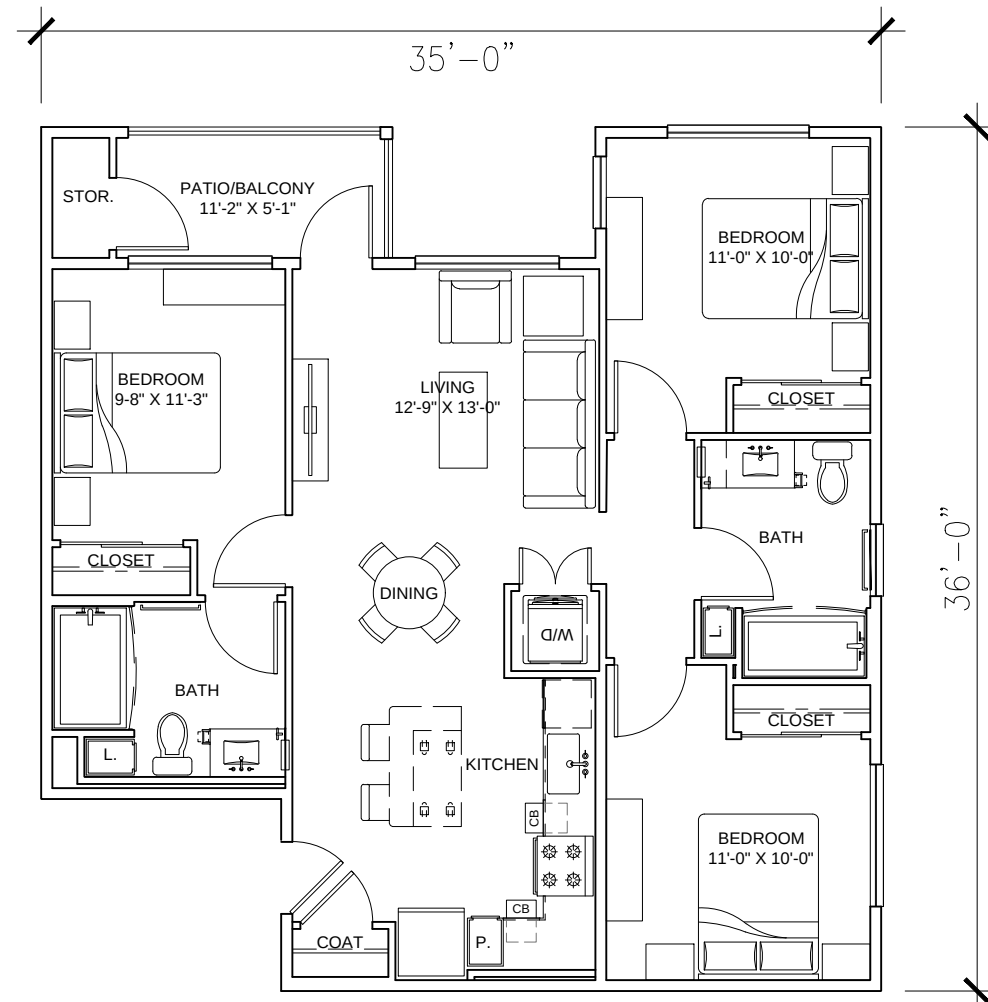
UNIT B5-L
2 BED - 2 BATH
1ST FLOOR: 799 SQ. FT.
LOFT: 90 SQ. FT.
UNIT TOTAL: 889 SQ. FT.
BALCONY: 38 SQ. FT.
TERRACE: 118 SQ. FT.



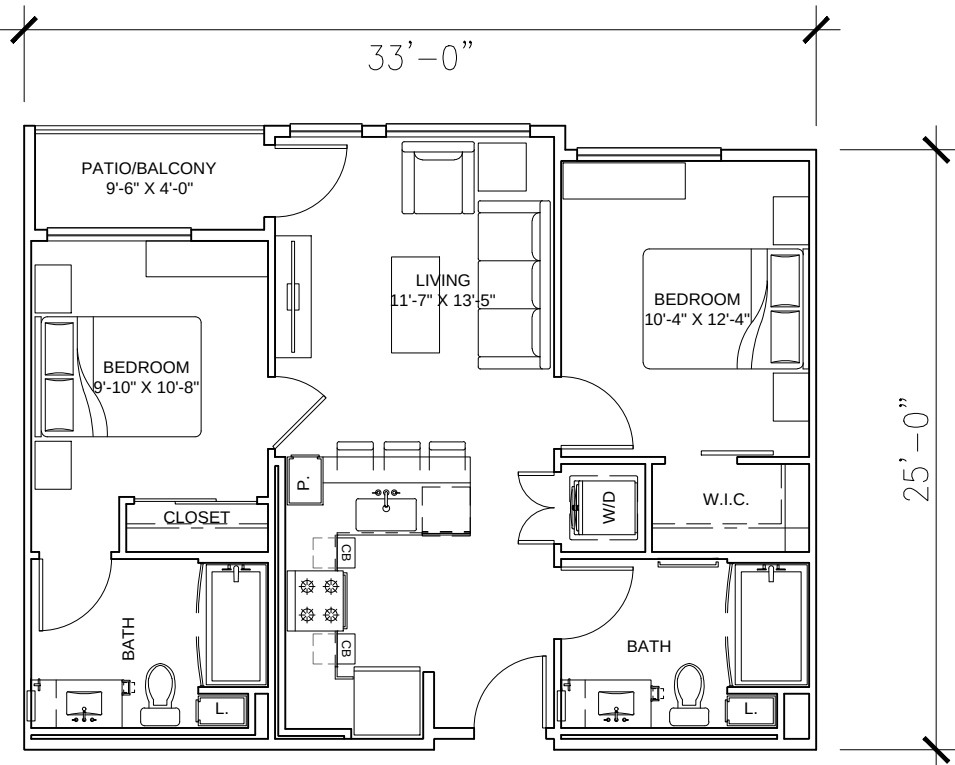
UNIT B6
2 BED - 2 BATH
UNIT AREA: 994 SQ. FT.
PATIOS/BALCONIES: 57 SQ. FT. & 49 SQ. FT.



UNIT C1
3 BED - 3 BATH
UNIT AREA: 1118 SQ. FT.
PATIOS/BALCONIES: 81 SQ. FT. & 119 SQ. FT.



UNIT C2
3 BED - 2 BATH
UNIT AREA: 1054 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



UNIT B5
2 BED - 2 BATH
UNIT AREA: 799 SQ. FT.
PATIO/BALCONY: 38 SQ. FT.



BUILDING A CONCEPTUAL UNIT PLANS

A3.3

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

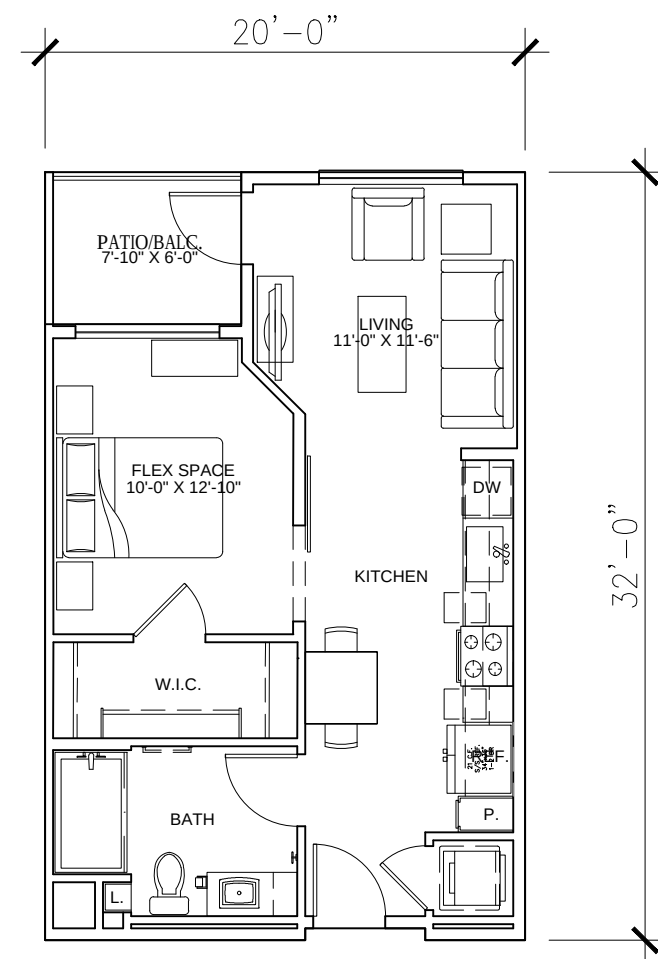
MW Investment Group, LLC

27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
(626) 710-6377

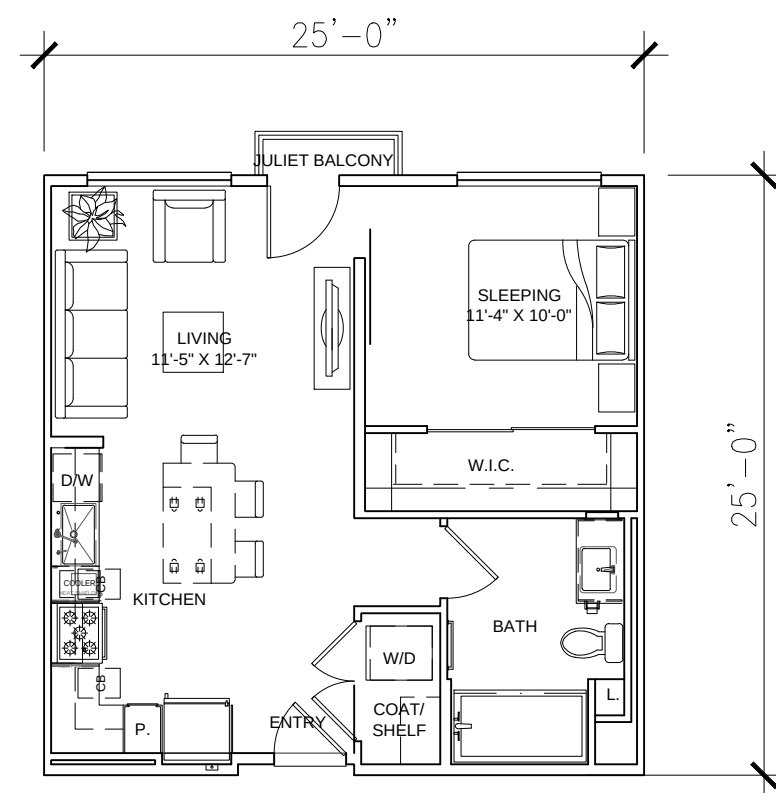
DATE: 04-24-19
JOB NO.: 2018-424

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

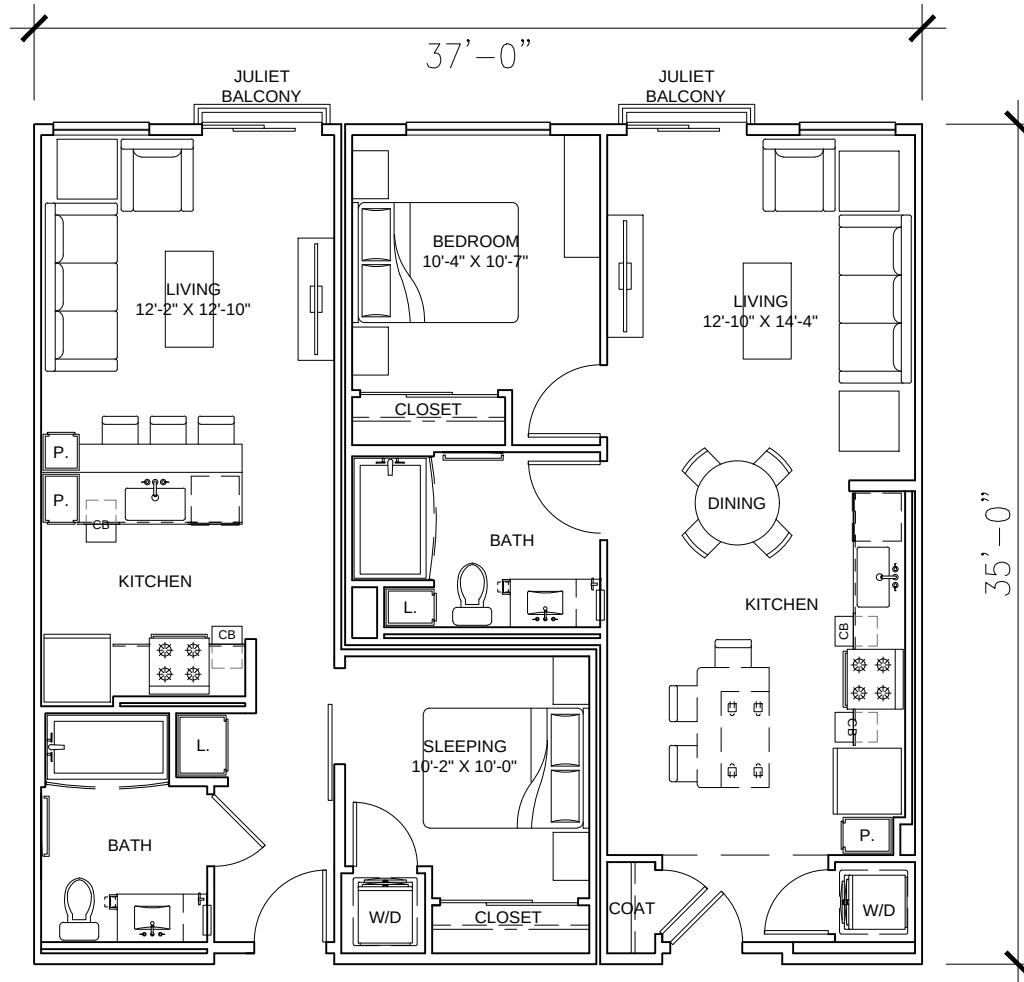




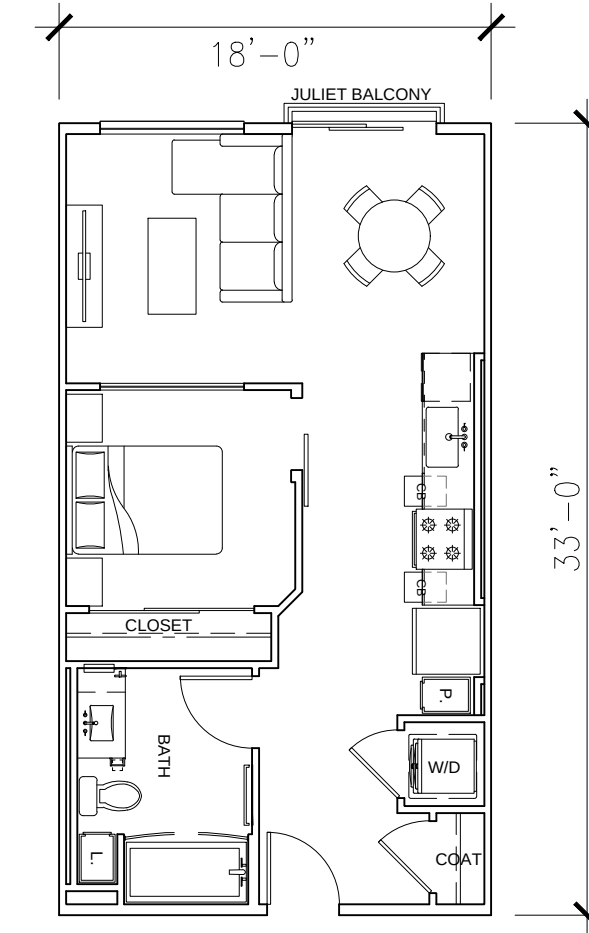
UNIT S1
STUDIO - 1 BATH
UNIT AREA: 586 SQ. FT.
PATIO/BALCONY: 24 SQ. FT.



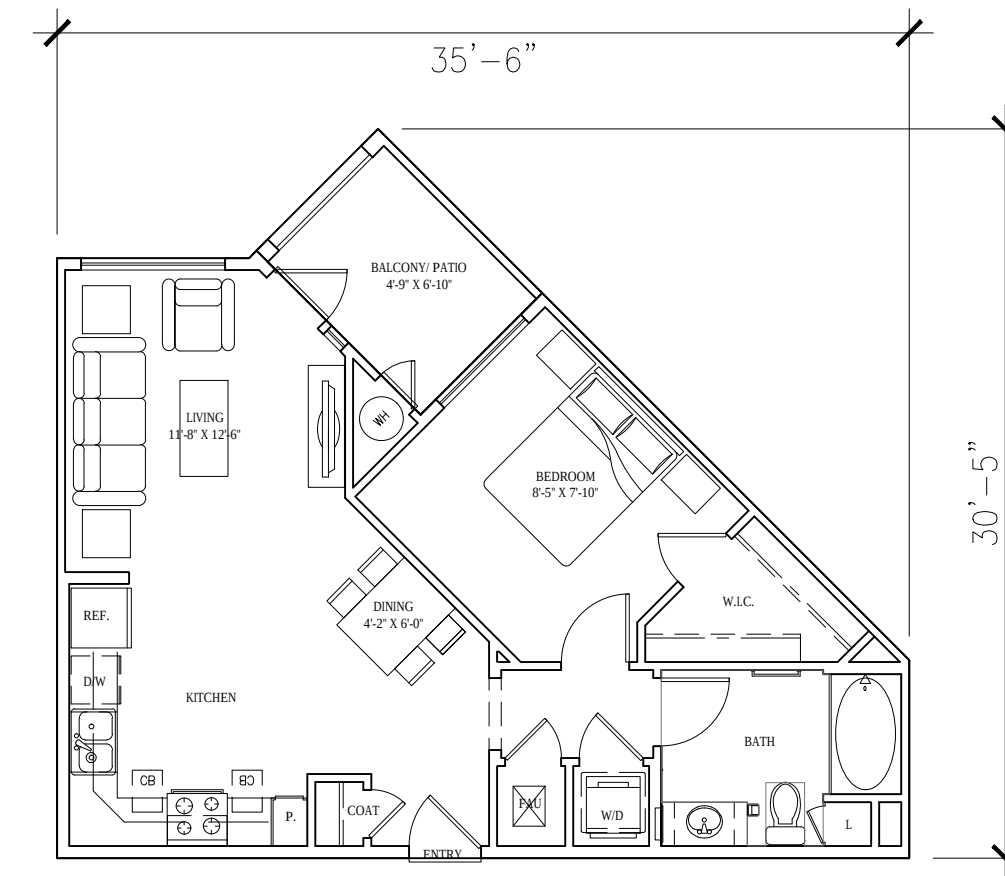
UNIT S2
STUDIO - 1 BATH
UNIT AREA: 623 SQ. FT.
PATIO/BALCONY: 11 SQ. FT.



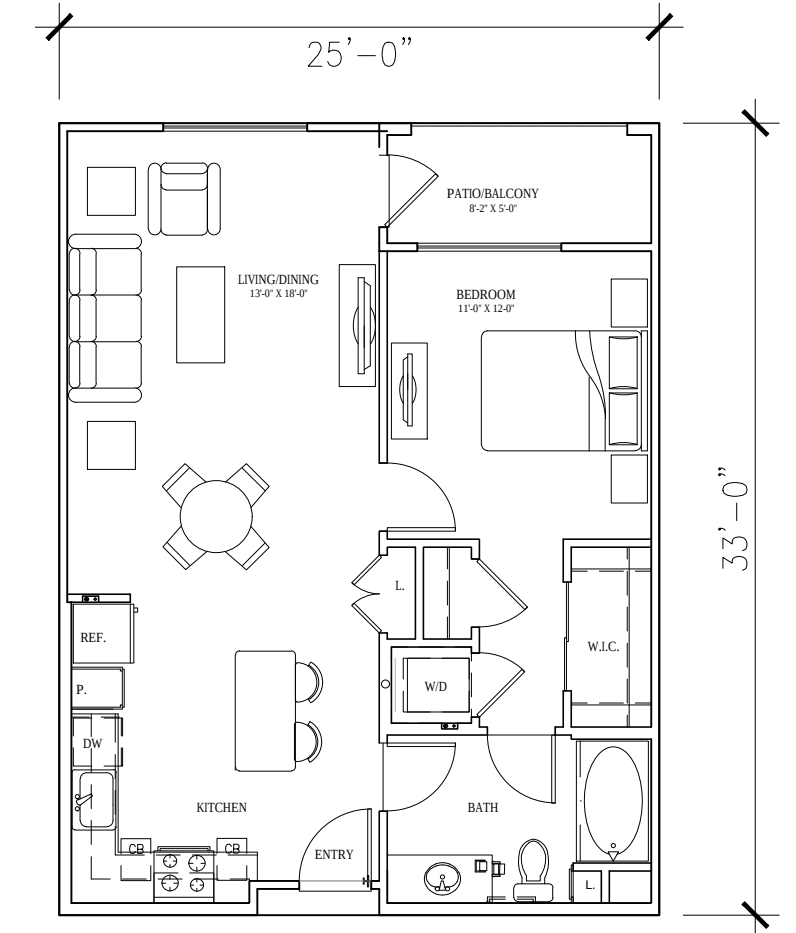
UNIT S3
STUDIO - 1 BATH
UNIT AREA: 585 SQ. FT.



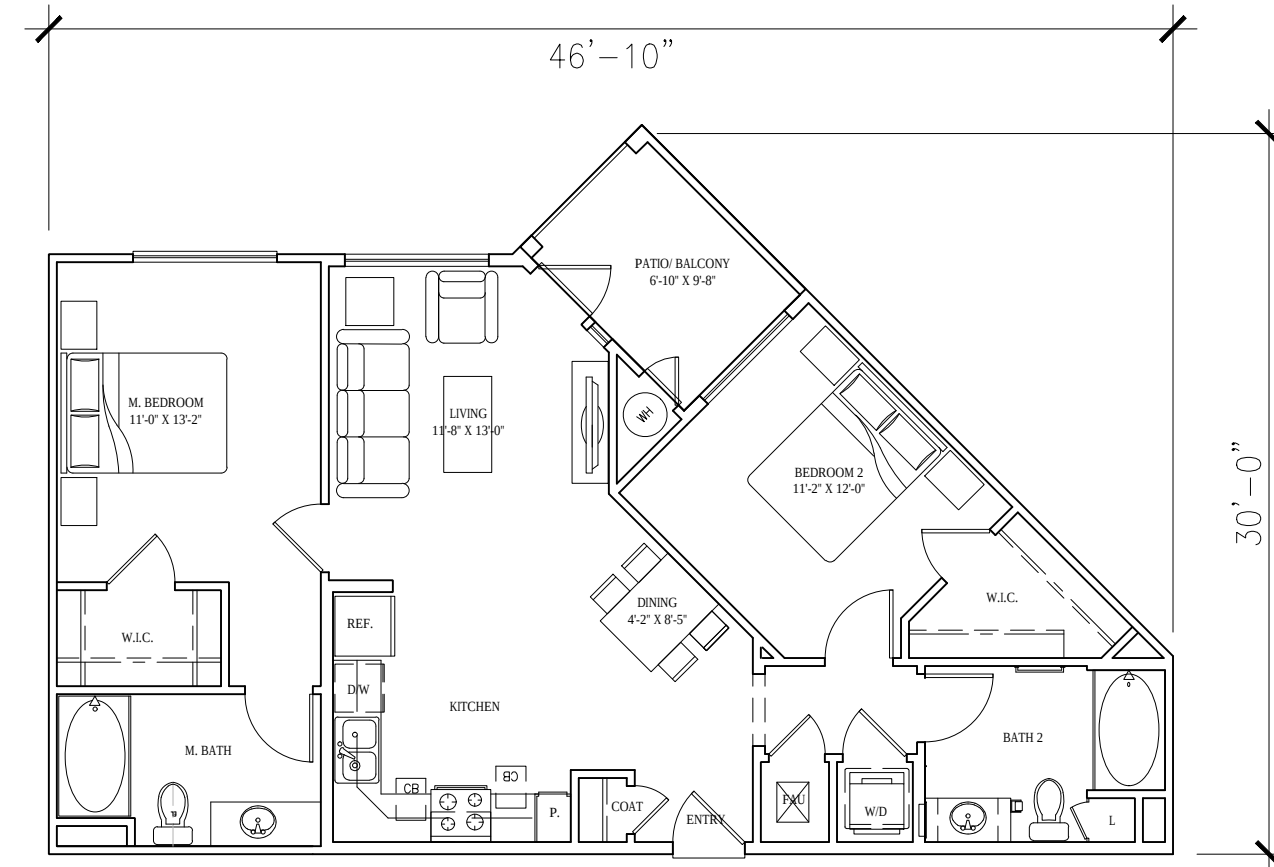
UNIT A3
1 BED - 1 BATH
UNIT AREA: 692 SQ. FT.



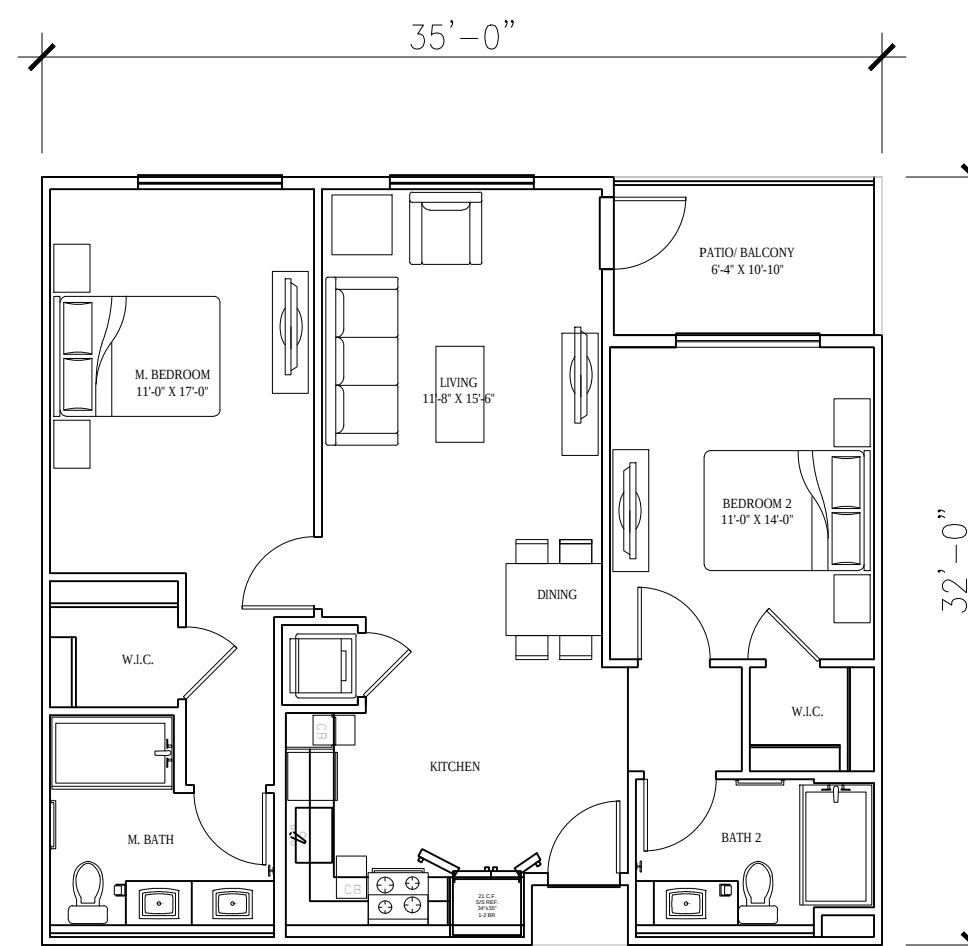
UNIT A1
1 BED - 1 BATH
UNIT AREA: 706 SQ. FT.
PATIO/BALCONY: 37 SQ. FT.



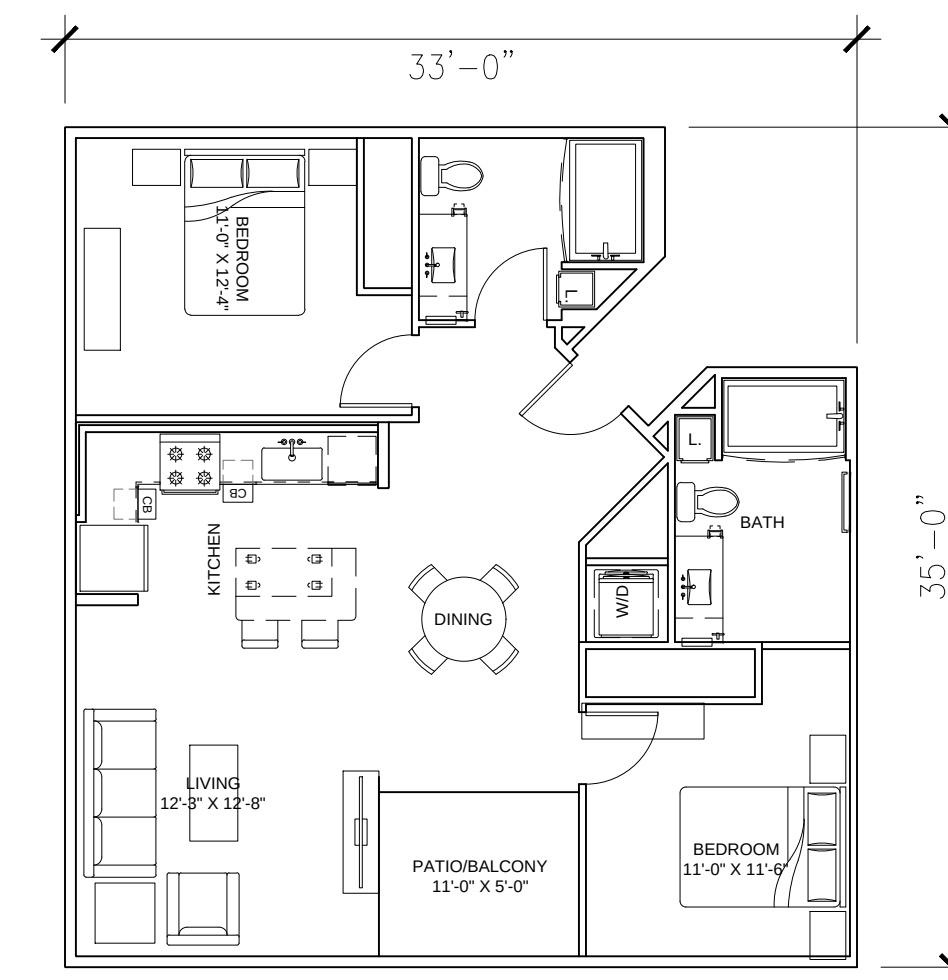
UNIT A2
1 BED - 1 BATH
UNIT AREA: 749 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.



UNIT B1
2 BED - 2 BATH
UNIT AREA: 980 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



UNIT B2
2 BDRM - 2 BATH
UNIT AREA: 1033 SQ. FT.
PATIO/BALCONY: 68 SQ. FT.



UNIT B3
2 BED - 2 BATH
UNIT AREA: 900 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



BUILDING B CONCEPTUAL UNIT PLANS

A3.4

THE RESIDENCES AT DUARTE STATION

DUARTE, CA

MW Investment Group, LLC

27702 Crown Valley parkway, Suite D-4-197, Ladera Ranch, CA 92694
(626) 710-6377

DATE: 04-24-19
JOB NO.: 2018-424

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



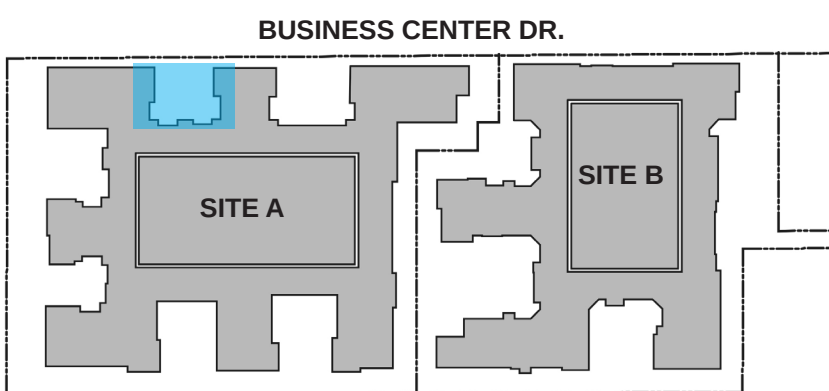


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COMPOSITE LANDSCAPE PLAN L.1



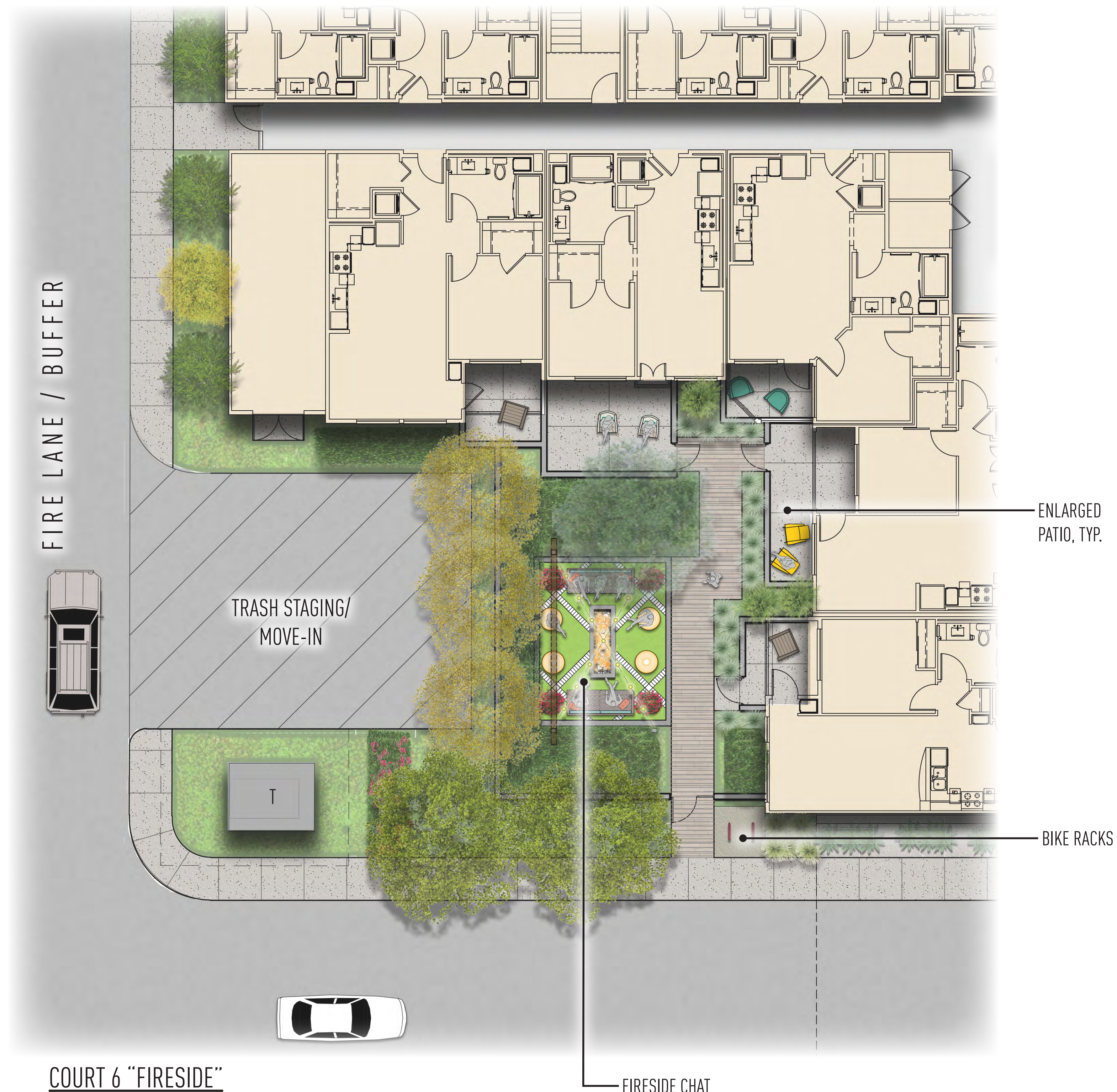
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

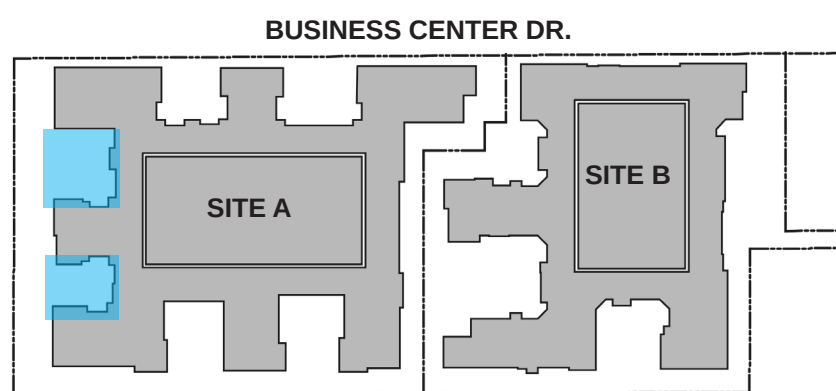
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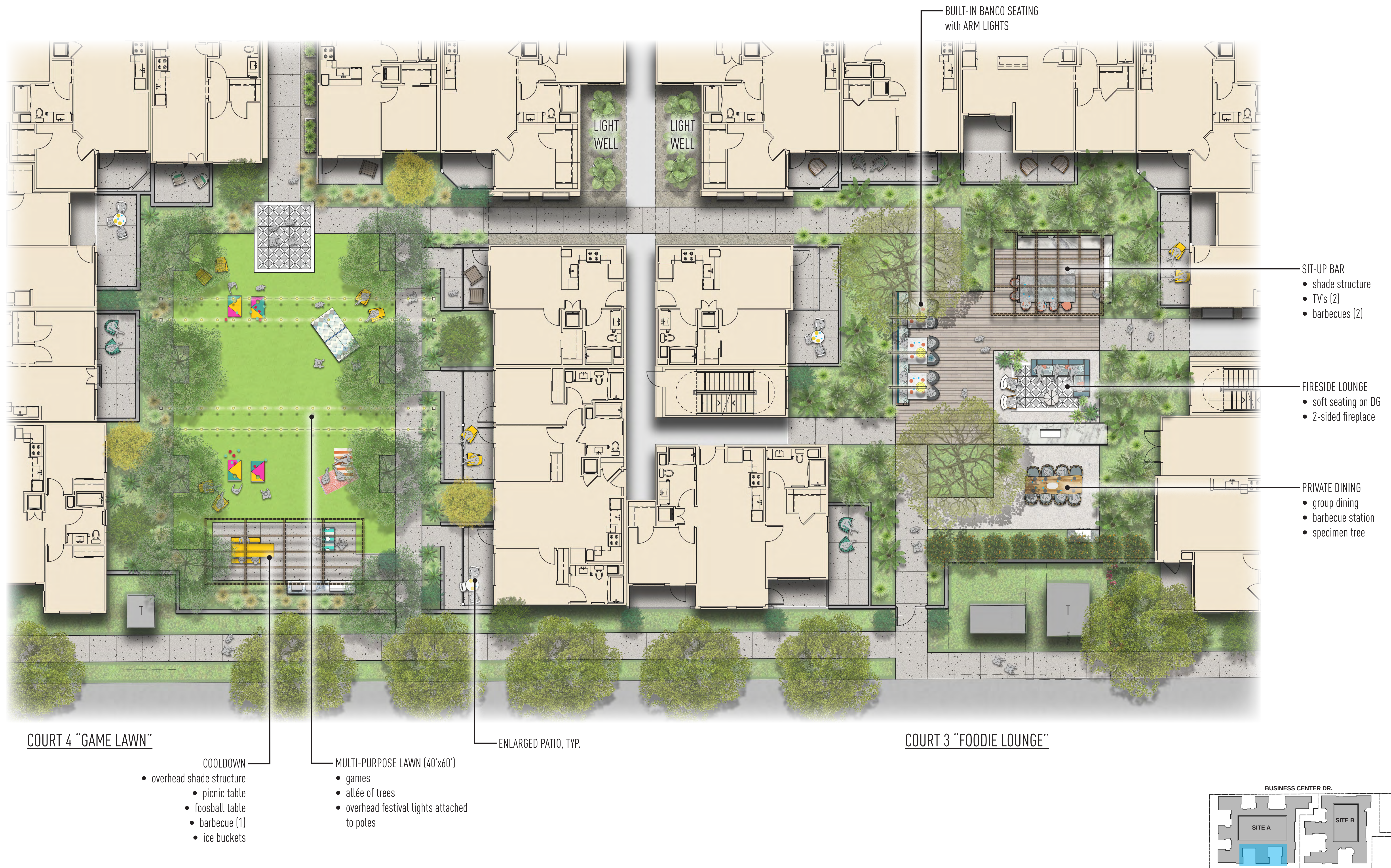
COURT 1 "SOCIAL" ENLARGEMENT - L.2





- FIRESIDE CHAT
- synthetic turf "carpet" with decorative paving bands
 - hanging chairs on metal overhead
 - fire pit
 - pottery
 - lush planting



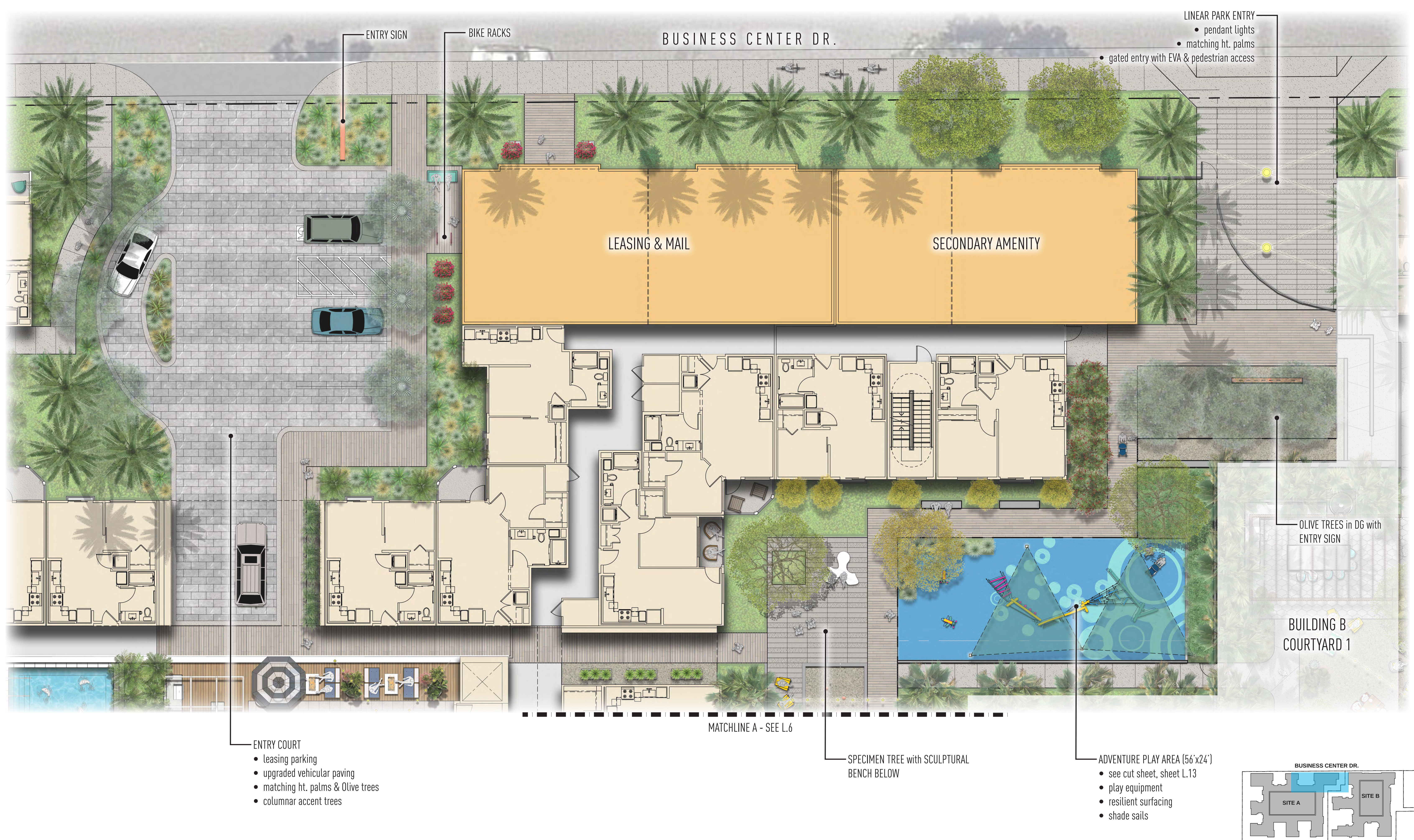


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURT 4 "GAME LAWN" & COURT 3 "FOODIE LOUNGE" ENLARGEMENTS - L.4



THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURT 2 "ENTRY COURT" & LINEAR PARK ENLARGMENT - L.5

MATCHLINE A - SEE L.5

- BOCCE COURT (12'x62')
- seatwalls
 - overhead festival lights attached to palms
 - adirondack chairs

- MULTI-PURPOSE LAWN (20'x80')
- games
 - movie night

MATCHLINE B - SEE TOP RIGHT

MATCHLINE B - SEE BELOW LEFT

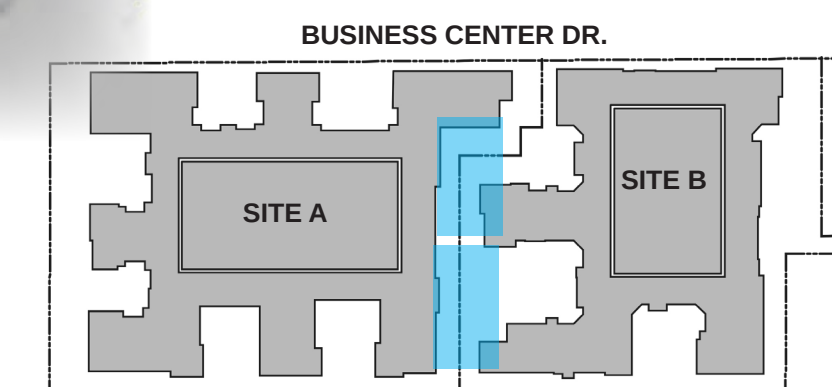
- BARK PARK (18'x60')
- small and large dog separated
 - entry vestibule with perimeter fencing

BUILDING B
POOL COURTYARD

GATED ENTRY with EVA
& PEDESTRIAN ACCESS

BIKE RACKS

DRIVE

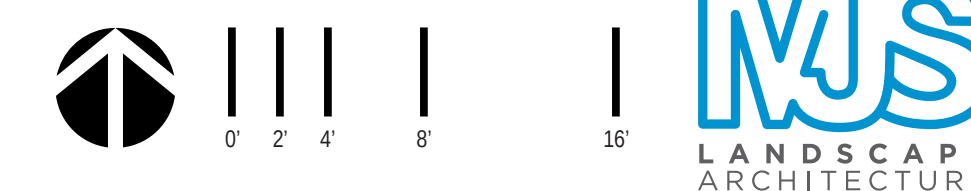


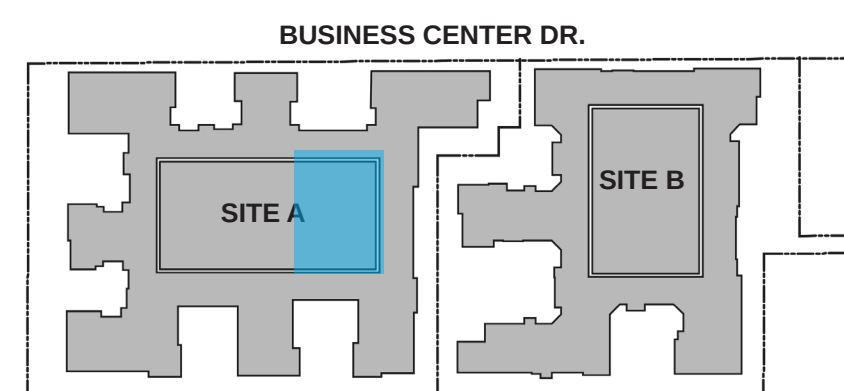
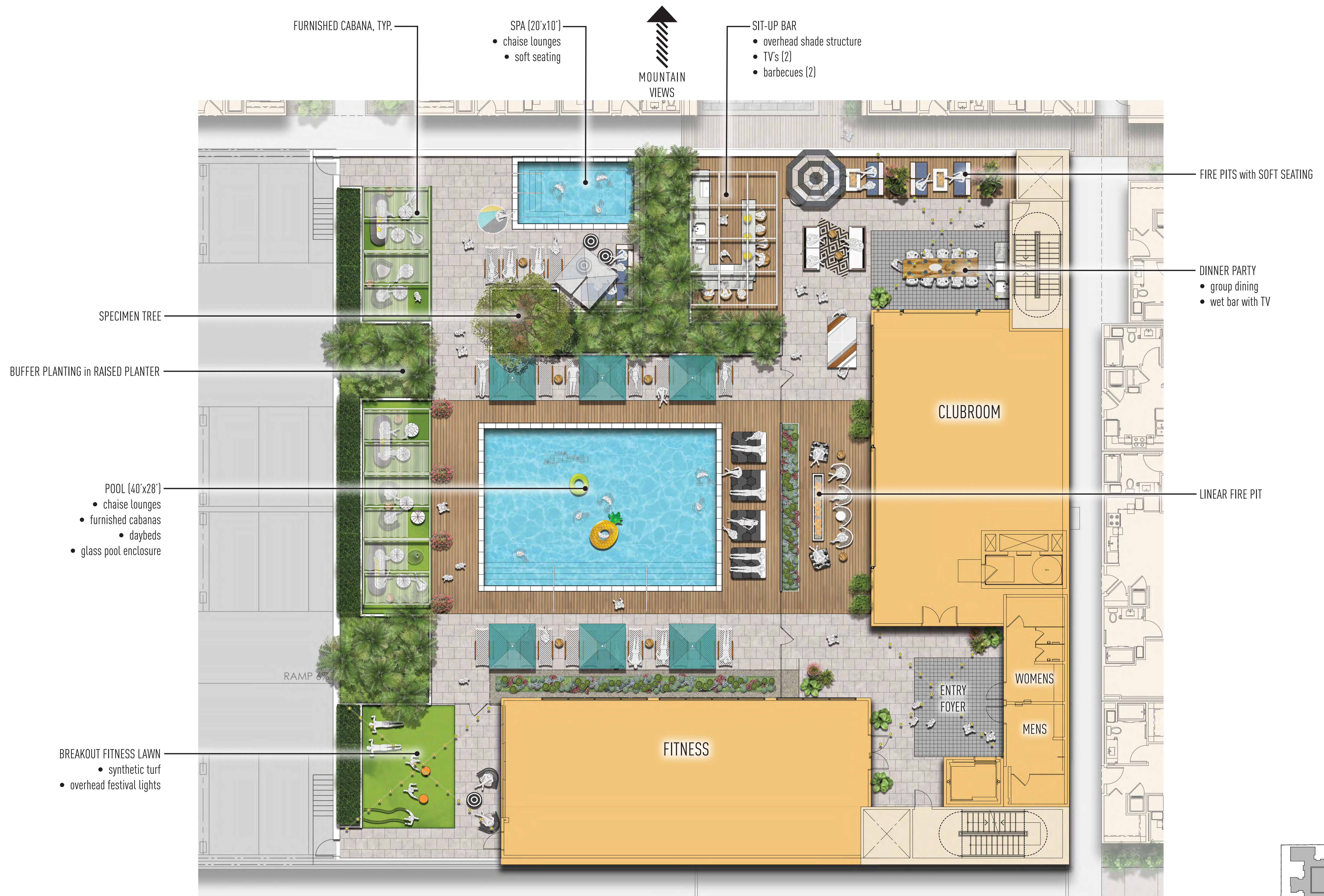
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK ENLARGEMENTS - L.6



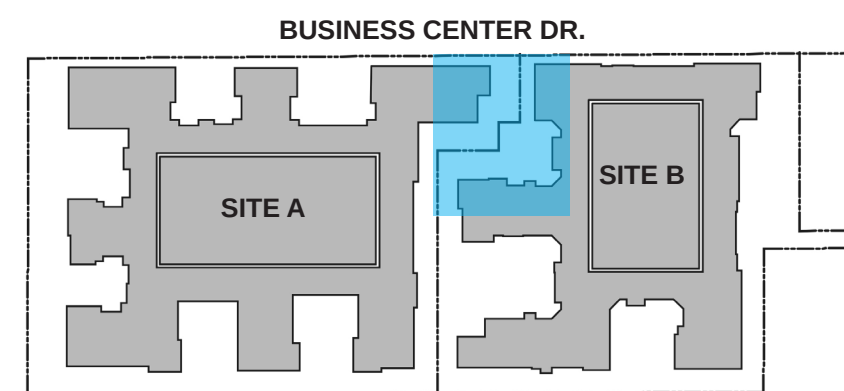
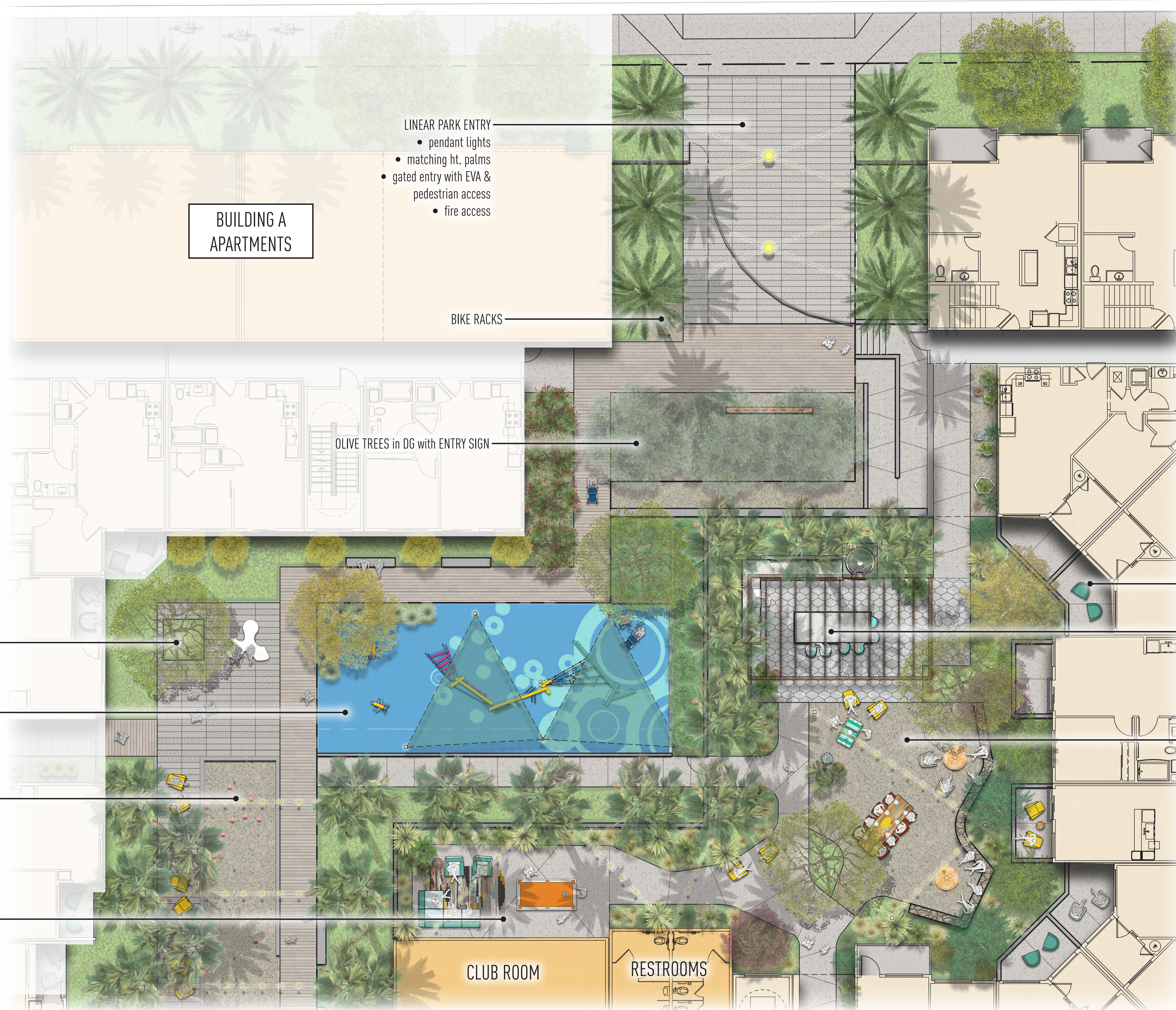


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

ROOFTOP A "MOUNTAIN PEAK TERRACE" ENLARGEMENT - L.7

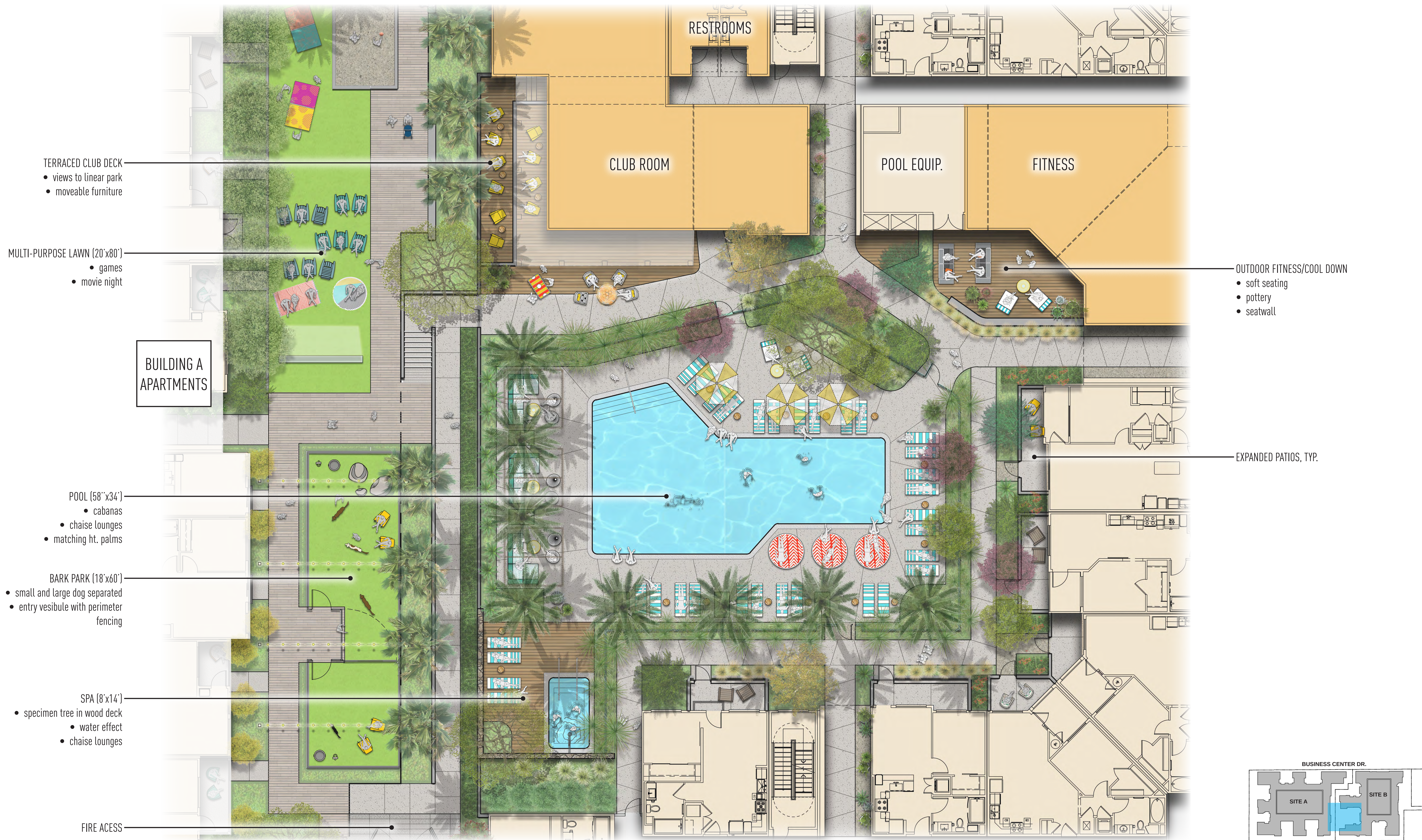


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK & COURTYARD 1B "FORK" ENLARGMENT- L.8

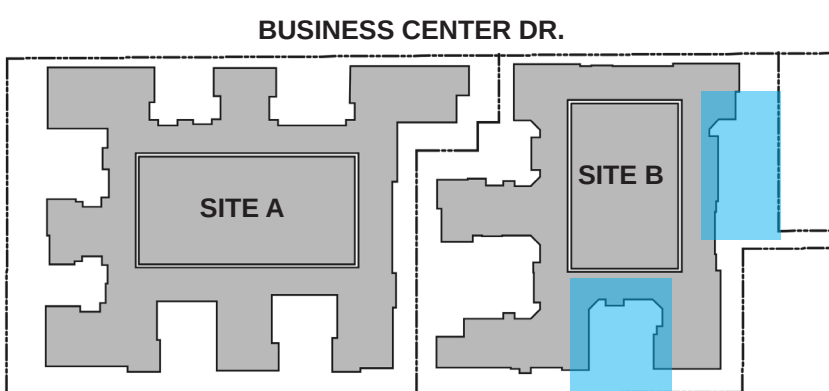
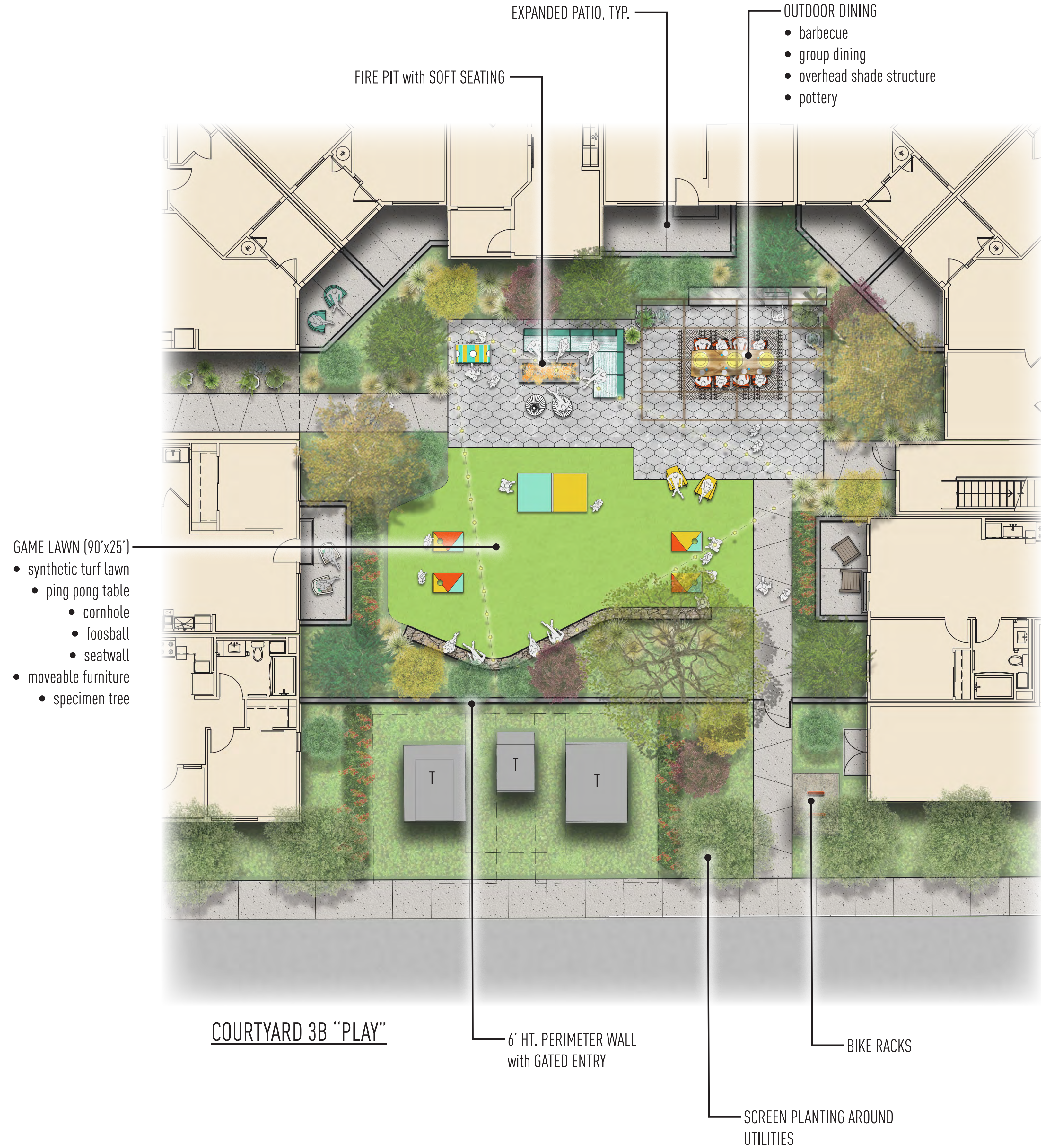


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK & POOL COURTYARD B "SPLASH" ENLARGEMENT- L.9

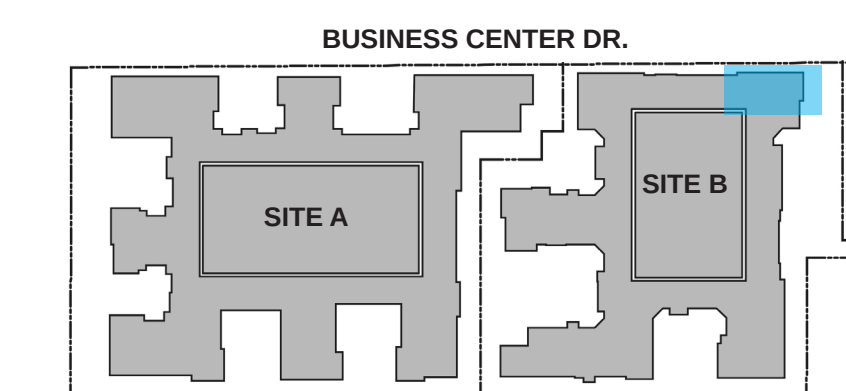


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURTYARD 3B "PLAY" & COURTYARD 2B "RELAX" ENLARGEMENTS- L.10

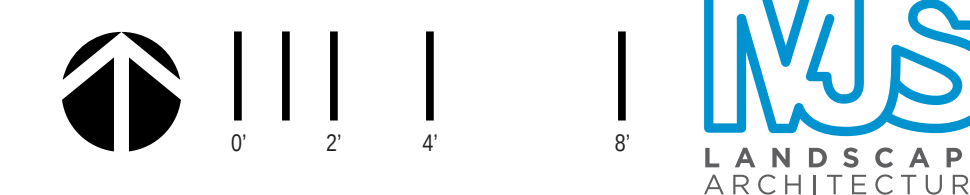


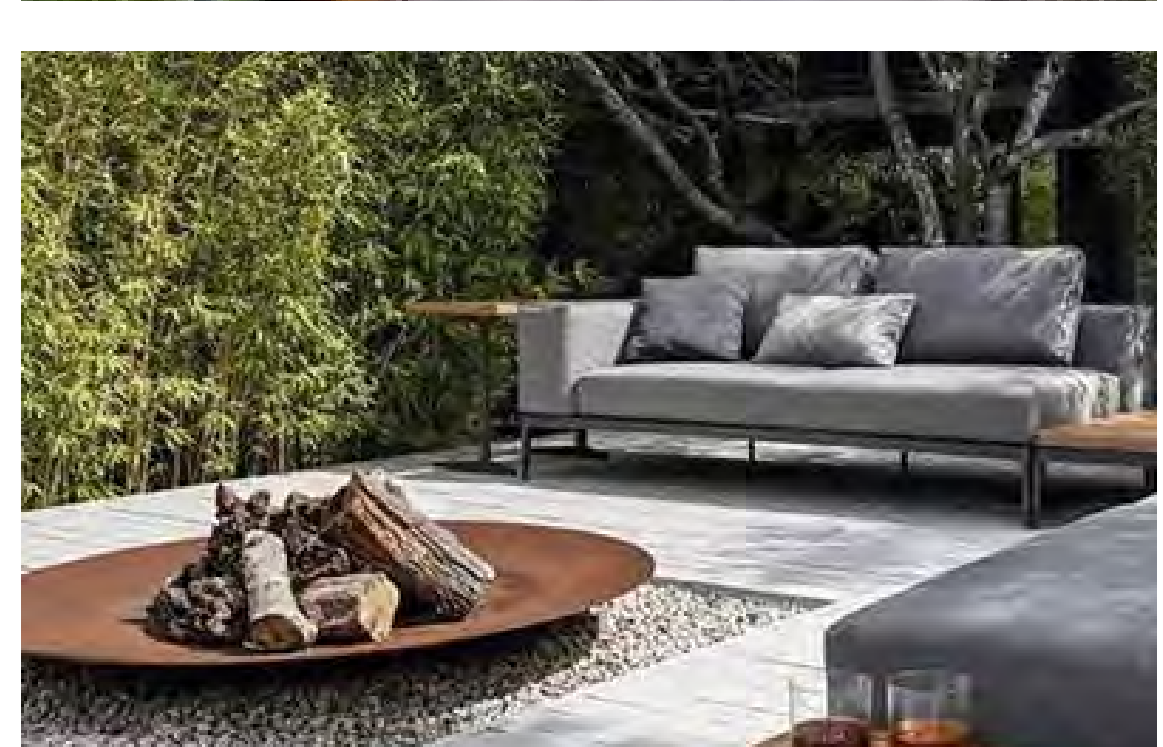
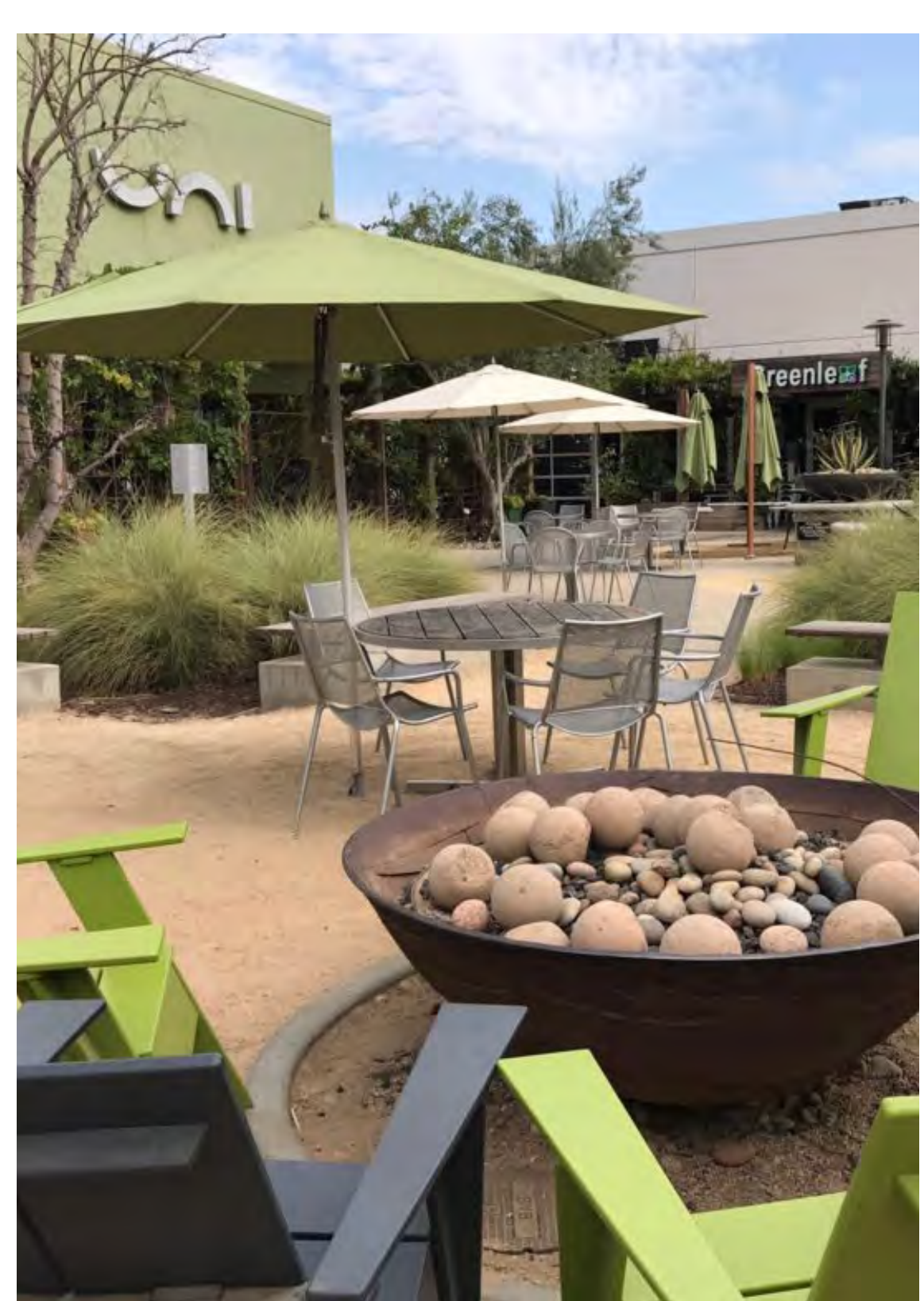
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

ROOFTOP B "VIEW" ENLARGEMENT- L.11





SITE A APARTMENTS

SITE B APARTMENTS

THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURTYARD LIFESTYLE IMAGERY- L.12

General Planting Notes:

- 1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF VEHICULAR LINE OF SIGHT.
- 2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
- 3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Graffiti Notes:

- 1. ANY GRAFFITI PAINTED OR MARKED UPON THE PREMISES OR ON ANY ADJACENT AREA UNDER THE CONTROL OF THE LICENSEE(S) SHALL BE REMOVED OR PAINTED WITHIN 24 HOURS OF BEING APPLIED.

Water Efficient Landscaping:

- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
- 1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF DUARTE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
 - 2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

Landscaping Principles and Goals:

- IN DEVELOPING THE MASTER LANDSCAPE CONCEPT FOR THE DUARTE STATION APARTMENTS, CONSIDERATION WILL BE GIVEN TO THE FOLLOWING GOALS AND OBJECTIVES.
- PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS.
 - CREATE "GREEN AREAS" AND ENHANCE IMPORTANT PUBLIC SPOTS EASILY ACCESSIBLE TO ALL IN THE COMMUNITY.
 - LANDSCAPE DESIGN WILL INTEGRATE THE AESTHETIC AND FUNCTIONAL REQUIREMENTS OF URBAN LIFE.
 - MAKE SIDEWALKS, WALKWAYS, AND ALL PEDESTRIAN AREAS CONVENIENT, ATTRACTIVE, COMFORTABLE, AND SAFE.
 - ACCOMMODATE ALTERNATIVE TRANSPORTATION MODES THROUGHOUT THE SPECIFIC PLAN AREA INCLUDING WALKING, BICYCLING, AND USE OF PUBLIC TRANSIT.

Application of Sustainable Landscape Design Practices:

TO THE EXTENT CONSISTENT WITH OTHER DESIGN CONSIDERATIONS, LANDSCAPE DESIGN WILL MINIMIZE RESOURCE CONSUMPTION. MATERIALS CONSIDERED WILL PROTECT THE NATURAL ENVIRONMENT FROM LONG-TERM HARM. MATERIALS WILL BE USED WHICH ARE LONG LIVED AND USE MINIMAL ENERGY IN THEIR MANUFACTURE AND/OR TRANSPORT TO THE SITE, HAVE HIGH RECYCLED CONTENT, AND HAVE MINIMAL NON-RENEWABLE MATERIAL CONTENT.

TO THE EXTENT POSSIBLE, TREES SHALL BE SITED TO SHADE SOUTH FACING ELEVATIONS OF BUILDINGS TO HELP REDUCE COOLING REQUIREMENTS.

Water Conserving Landscaping:

WATER CONSERVING LANDSCAPING WILL BE UTILIZED AS REQUIRED BY CITY AND STATE MANDATE SB1881 CHARACTERISTICS SUCH AS EXPOSURE, LIGHT INTENSITY, SOIL ANALYSIS, SITE DRAINAGE, AND IRRIGATION. PROPER PLANT SELECTION BASED ON SITE CHARACTERISTICS WILL ENHANCE THE PLANTS' LIKELIHOOD OF BECOMING ESTABLISHED IN THE SITE AND REDUCE POTENTIAL INCIDENCES OF LOW VIGOR, EXCESSIVE MAINTENANCE, DISEASE, OR DEATH.

THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGEMENT COMPANY AND LANDSCAPE MAINTENANCE COMPANY WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

Irrigation Systems:

- THE LANDSCAPE PALETTE WILL ALLOW FOR A HIGH DEGREE OF WATER CONSERVATION. IRRIGATION PRACTICES WILL INCLUDE THE USE OF WATER-EFFICIENT EQUIPMENT THAT COMPLIES WITH APPLICABLE CITY CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:
- THE SYSTEM WILL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF IRRIGATION WATER SYSTEMS WITHIN THE CITY OF DUARTE.
 - WITHIN THE LANDSCAPED AREAS, AN APPROVED WEATHER-BASED IRRIGATION SYSTEM WILL BE UTILIZED.
 - DESIGN, INSTALLATION, AND EQUIPMENT WILL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. ALL CONSTANT PRESSURE POTABLE WATER MAINLINE PIPING INSTALLED WILL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF DUARTE REGULATIONS.
 - ALL IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC IRRIGATION CONTROLLERS, AND BE INSTALLED TO MAXIMIZE EASE OF OPERATION AND MAINTENANCE.
 - SYSTEMS SHOULD BE INSTALLED IN A MANNER THAT MINIMIZES OPPORTUNITIES FOR VANDALISM. ALL CONTROLLERS, PUMPS AND ASSOCIATED EQUIPMENT MUST BE SCREENED FROM VIEW WITH PLANTING AND/OR LANDSCAPE WALLS.
 - ALL LANDSCAPE PLANTING AREAS WILL BE ADEQUATELY IRRIGATED.
 - IRRIGATION SYSTEMS WILL BE PROGRAMMED TO OPERATE GENERALLY BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M., UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

Plant Palette Note:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS Note:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

Tree Survey Note:

ALL EXISTING TREES ON-SITE TO BE REMOVED.

Preliminary Plant Palette

CITY OF DUARTE, CA

- The following plant material as selected is compliant with local growing conditions including consideration for water conservation and non-invasive species.
- Plant Material not included in this Plant Palette may be used during the Final Documentation Phase subject to approval by the City.
- All landscape areas will receive automatic drip irrigation to meet AB1881 Water Conservation requirements.
- All landscape areas will be permanently maintained by the Property Management Company

TREES:

Botanical Name	Common Name	Size:	WUCOLS Region 4
Business Center Drive Street Tree			
<i>Ulmus parvifolia</i> 'True Green'	Chinese Elm	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
Shared Access Drive Street Tree			
<i>Magnolia</i> 'grandiflora' 'St. Mary's'	Southern Magnolia	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
Perimeter Screen Trees			
<i>Pinus eldarica</i>	Afghan Pine	24" box	Mod
<i>Podocarpus gracilior</i> - column	Fern Pine	24" box	Mod
<i>Prunus caroliniana</i> 'Bright & Tight'	Compact Carolina Cherry	24" box	Mod
<i>Tristania conferta</i>	<i>Brisbane Box</i>	24" box	Mod

Common Landscape Areas			
<i>Agonis flexuosa</i>	Peppermint Tree	36" box	Mod
<i>Arbutus</i> x 'Marina'	Hybrid Strawberry Tree	36" box	Mod
<i>Bambusa oldhamii</i>	Clumping Giant Bamboo	30 gal.	Mod
<i>Elaeocarpis decipens</i>	Japanese Blueberry Tree	24" box	Mod
<i>Magnolia</i> 'Little Gem'	Little Gem Southern Magnolia	48" box	Mod
<i>Olea europaeae</i> 'Swan Hill'	<i>Fruitless Olive</i>	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
<i>Quercus virginiana</i>	Southern Live Oak	48" box	Mod
<i>Tabebuia ipe</i>	Pink Trumpet Tree	48" box	Mod
<i>Tristania conferta</i>	Brisbane Box	24" box	Mod
<i>Magnolia</i> 'Little Gem'	Little Gem Southern Magnolia	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Mod
<i>Plantanus</i> x a. 'Bloodgood'-multi	London Plane Tree	24" box	Mod
<i>Tabebuia ipe</i>	Pink Trumpet Tree	24" box	Mod
<i>Tristania conferta</i>	Brisbane Box	36" box	Mod

Accent Trees and Palms			
<i>Aloe bainesii</i>	Tree Aloe	24" box	Low
<i>Aloe barberae</i>	Tree Aloe	24" box	Low
<i>Brahea armata</i>	Mexican Blue Palm	36" box	Low
<i>Chamaerops humilis</i> -multi	Mediterranean Fan Palm	48" box	Low
Citrus species TBD	Thornless Citrus	24" box	Mod
<i>Draceana draco</i>	Dragon Tree	48" box	Low
<i>Parkinsonia</i> x 'Desert Museum'	Hybrid Palo Verde	24" box	Very Low
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	24" box	Mod
<i>Washingtonia filifera</i>	California Fan Palm	Hts. vary	Low

SHRUBS and GROUNDCOVERS:

Botanical Name	Common Name	Size:	WUCOLS Region 4
Streetscape and Ground Level			
<i>Agapanthus</i> 'Peter Pan'	Dwarf Agapanthus	5 gal.	Mod
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
<i>Carex species</i>	Sedge	1 gal.	Low
<i>Dianella</i> 'Little Rev'	Little Rev Flax Lilly	1 gal.	Mod
<i>Gevillea</i> species	Grevillea	5 gal.	Mod
<i>Lantana montevidensis</i>	Trailing Lantana	5 gal.	Mod
<i>Muhlenbergis species</i>	Deer grass	1 gal.	Low
<i>Phormium hybrid</i>	Hybrid Flax	5 gal.	Mod
<i>Podocarpus</i> 'Icee Blue'	Yellowwood	15 gal.	Mod
<i>Rosmarinus prostratus</i>	Dwarf Rosemary	1 gal.	Low

Line of Sight Note:
Maintain shrubs at 24" high inside of Line of Sight at street intersections.

Large shrubs (minimum 5 gallon size at 3' o.c.)			
<i>Arbutus unedo</i>	Strawberry Tree	5 gal.	Mod
<i>Furcraea</i> 'Mediopicta'	Mauritius Hemp	15 gal.	Mod
<i>Olea</i> 'Little Ollie'	Dwarf Olive	5 gal.	Mod
<i>Phormium Hybrid</i>	Hybrid Flax	5 gal.	Mod
<i>Photinia</i> x <i>fraserii</i>	Red-tipped Photinia	5 gal.	Mod
<i>Pittosporum</i> 'Silver Sheen'	Silver Sheen Kohuhl	15 gal.	Mod
<i>Tecoma stans</i>	Yellow Bells	5 gal.	Low

<i>Westringia fruticosa</i>	Coast Rosemary	5 gal.	Mod
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Medium Shrubs (minimum 5 gallon size)			
<i>Bougainvillea</i> species	Bougainvillea	5 gal.	Mod
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
<i>Dianella variegata</i>	Variegated Flax Lilly	5 gal.	Mod
<i>Dietes vegeta</i>	Fortnight Lily	5 gal.	Mod
<i>Grevillia</i> species	Grevillia	5 gal.	Mod
<i>Ligustrum</i> j. <i>texanum</i>	Wax Leaf Privet	5 gal.	Mod
<i>Pennisetum</i> 'Fairy Tale'	Evergreen Pennisetum	1 gal.	Mod
<i>Pittosporum</i> species	Mock Orange	5 gal.	Mod
<i>Philodendron xanadu</i>	Dwarf Philodendron	1 gal.	Mod
<i>Raphiolepis indica</i> species	India Hawthorn	5 gal.	Mod
<i>Strelitzia reginae</i>	Bird of Paradise	5 gal.	Mod

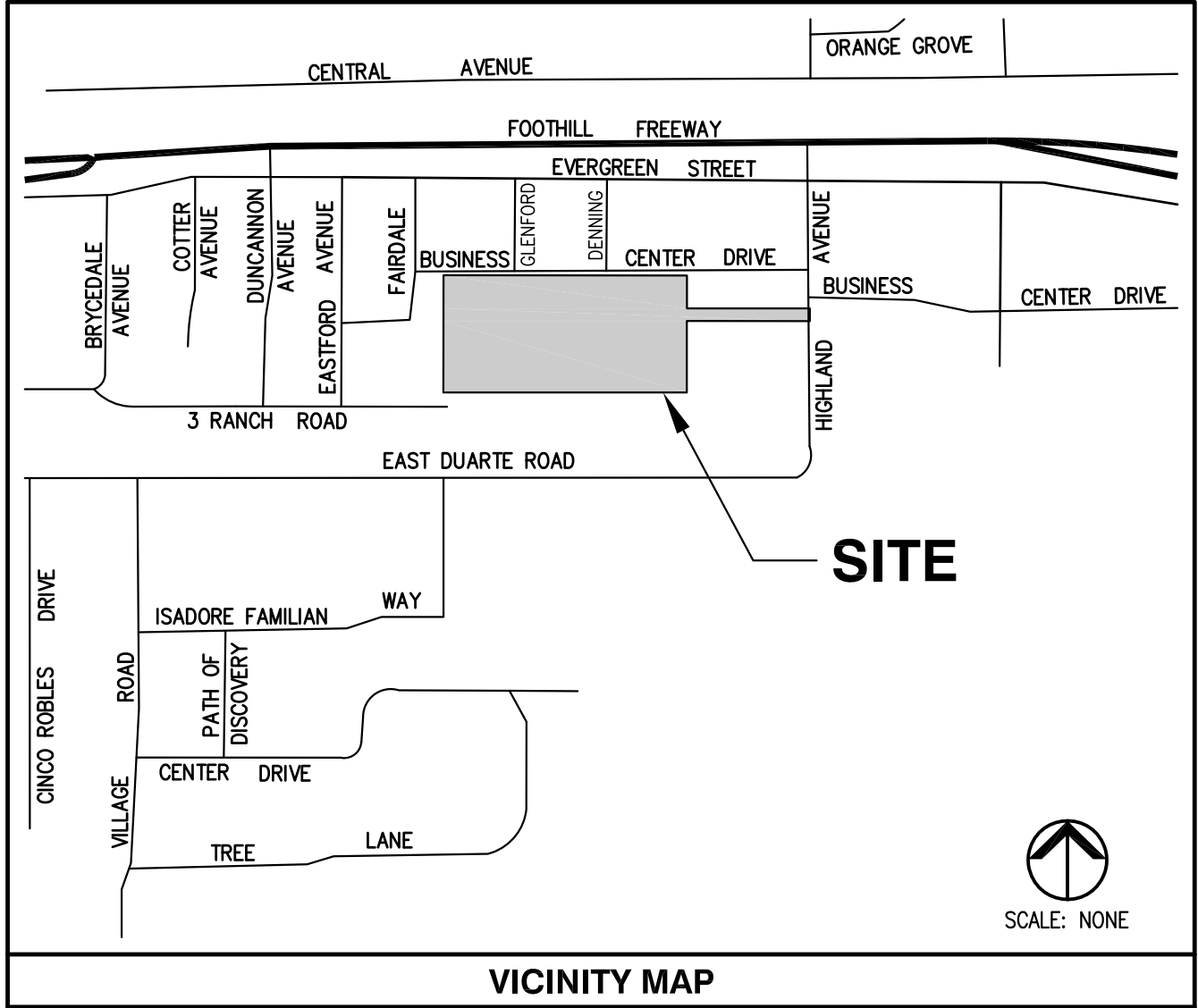
Low Shrubs and Groundcovers (minimum 1 gallon size)			
<i>Carissa</i> M. 'Horizontalis'	Natal Plum	1 gal.	Mod
<i>Carex</i> species	Sedge	1 gal.	Mod
<i>Dianella</i> 'Little Rev'	Little Rev Dianella	1 gal.	Mod
<i>Heimerocallis</i> hybrids	Evergreen Daylilies	1 gal.	Mod
<i>Lantana montevidensis</i>	Trailing Lantana	1 gal.	Mod
<i>Mahonia repens</i>	Creeping Mahonia	5 gal.	Mod
<i>Myoporum parvifolium</i>	Myoporum	1 gal.	Low
<i>Rosmarinus</i> o. <i>prostratus</i>	Dwarf Rosemary	1 gal.	Mod
<i>Salvia</i> species	Sage	5 gal.	Low

Accent/color shrubs (minimum 5 gallon size)			
<i>Aeonium</i> x <i>floribundum</i>	Aeonium Hybrid	1 gal.	Mod
<i>Aloe</i> species	Aloe	5 gal.	Low
<i>Agave</i> species	Agave	5 gal.	Low
<i>Cycas revoluta</i>	Sago	15 gal.	Mod
<i>Dasyllirion wherlerii</i>	Desert Spoon	15 gal.	Low
<i>Hesperaloe parvifola</i>	Red Yucca	5 gal.	Low
<i>Muhlenbergia</i> species	Deer Grass	1 gal.	Low

Screen Hedge at above-ground Utilities			
<i>Ficus</i> 'Green Gem' - <i>column</i>	Ficus Hedge	15 gal.	Mod
<i>Ligustrum</i> j. <i>texanum</i> - <i>column</i>	Wax Leaf Privet	15 gal.	Mod
<i>Prunus</i> 'Bright & Tight' - <i>column</i>	Compact Carolina Cherry	15 gal.	Mod

Turf at Community Green

Synthetic Turf - Imperial Rye Fescue (90 oz.)



REFERENCE

THIS SURVEY IS BASED ON THE AMENDED PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY
ORDER NO.: 997-30089241--CT1
EFFECTIVE DATE: APRIL 18, 2018
AMENDED: APRIL 30, 2018

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
WOODWARD HRT, INC.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DUARTE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL A:
PARCEL 1 IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 6, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED IN A FINAL ORDER OF CONDEMNATION, RECORDED JULY 01, 2014 AS INSTRUMENT NO. 20140679354 OF OFFICIAL RECORDS.

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
THAT PORTION OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FILED IN BOOK 6, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY AND NORTHERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, NORTH 89°42'23" EAST 839.58 FEET AND NORTH 00°06'33" EAST 163.14 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID BOUNDARY; THENCE NORTH 89°32'52"EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20.00 FEET EASTERLY MEASURED AT RIGHT ANGLES, TO THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2, BEARING NORTH 00°06'33" EAST 163.14 FEET; THENCE SOUTH 00°06'33" WEST ALONG SAID PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2, BEARING NORTH 89°42'23" EAST 839.58 FEET; THENCE WESTERLY ALONG LAST SAID PARALLEL LINE SOUTH 89°42'23" WEST, TO ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 00°06'10" EAST ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

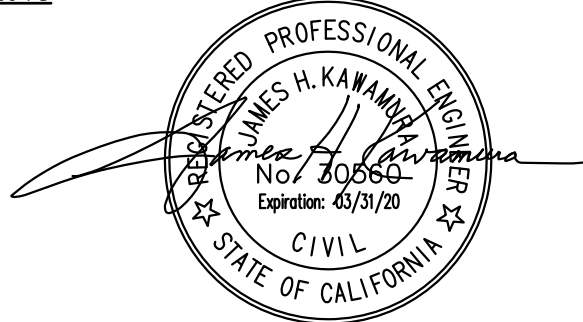
APN: 8528-011-025

EXCEPTIONS

- # INDICATES EXCEPTIONS SHOWN HEREON, *INDICATES SURVEYOR'S NOTE.*
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 2. INTENTIONALLY DELETED.
 3. INTENTIONALLY DELETED.
 4. EASEMENT(S) FOR CONDUITS AND RIGHTS INCIDENTAL THERETO GRANTED TO "SOUTHERN CALIFORNIA EDISON COMPANY" RECORDED JULY 24, 1964 AS INSTRUMENT NO. 6107, IN BOOK D-2563, PAGE 375 OF OFFICIAL RECORDS.
 5. EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO GRANTED TO "THE CITY OF DUARTE" RECORDED DECEMBER 22, 1964 AS INSTRUMENT NO. 5164, IN BOOK D-2741, PAGE 183 OF OFFICIAL RECORDS. *DOES NOT AFFECT. LOCATED WITHIN BUSINESS CENTER DRIVE.*
 6. EASEMENT(S) FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO GRANTED TO "CALIFORNIA WATER & TELEPHONE COMPANY" RECORDED DECEMBER 03, 1964 AS INSTRUMENT NO. 4338, IN BOOK D-2720, PAGE 733 OF OFFICIAL RECORDS.
 7. ALL EASEMENTS AND RIGHTS OF WAY FOR STRUCTURES ENUMERATED IN SECTION 8330 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, OVER THAT PORTION OF SAID LAND FORMERLY WITHIN THE LINES OF DENNING AVENUE (30 FEET WIDE) AS RESERVED BY THE CITY OF DUARTE, IN RESOLUTION NO. 64-17 OF SAID CITY ORDERING THE VACATION OF SAID STREET, A CERTIFIED COPY THEREOF BEING RECORDED MAY 11, 1964 AS INSTRUMENT NO. 3815 OF OFFICIAL RECORDS.
 8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AFFIDAVIT" RECORDED OCTOBER 04, 1967 AS INSTRUMENT NO. 3220 OF OFFICIAL RECORDS. *AFFECTS BOTH PARCELS. BLANKET IN NATURE.*
 9. EASEMENT(S) FOR POLES AND RIGHTS INCIDENTAL THERETO GRANTED TO "SOUTHERN CALIFORNIA EDISON COMPANY" RECORDED NOVEMBER 15, 1967 AS INSTRUMENT NO. 3818 OF OFFICIAL RECORDS.
 10. A SUBSURFACE OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, DISCLOSED BY A DOCUMENT ENTITLED "SUBSURFACE OIL AND GAS LEASE" RECORDED JANUARY 09, 1969 AS INSTRUMENT NO. 2166 OF OFFICIAL RECORDS. *AFFECTS PARCEL A.*
SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.
SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.
 11. EASEMENT(S) FOR INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO GRANTED TO "PIONEER ELECTRONICS TECHNOLOGY, INC." RECORDED MAY 25, 1978 AS INSTRUMENT NO. 78-559254 OF OFFICIAL RECORDS.
 12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF RECIPROCAL EASEMENT AGREEMENT" RECORDED MAY 25, 1978 AS INSTRUMENT NO. 78-559254 OF OFFICIAL RECORDS.
 13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION AND WAIVERS" RECORDED OCTOBER 13, 1978 AS INSTRUMENT NO. 78-1140708 OF OFFICIAL RECORDS. *AFFECTS A PORTION OF PARCEL A.*
AND RECORDED OCTOBER 13, 1978 AS INSTRUMENT NO. 78-1140709 OF OFFICIAL RECORDS. *AFFECTS A PORTION OF PARCEL A.*
AND RECORDED OCTOBER 13, 1978 AS INSTRUMENT NO. 78-1140710 OF OFFICIAL RECORDS. *AFFECTS A PORTION OF PARCEL A.*
 14. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE RECORDED OCTOBER 27, 1981 AS INSTRUMENT NO. 81-1059396 OF OFFICIAL RECORDS, SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. *AFFECTS BOTH PARCELS. BLANKET IN NATURE.*
RECORDED AUGUST 02, 1982 AS INSTRUMENT NO. 82-775587 OF OFFICIAL RECORDS. *AFFECTS BOTH PARCELS. BLANKET IN NATURE.*
RECORDED DECEMBER 05, 2007 AS INSTRUMENT NO. 20072662642 OF OFFICIAL RECORDS. *AFFECTS BOTH PARCELS. BLANKET IN NATURE.*
 15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP)" RECORDED AUGUST 19, 2014 AS INSTRUMENT NO: 20140869835 OF OFFICIAL RECORDS. *AFFECTS PARCEL A.*
 16. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
A) A STORM WATER RETENTION AREA LOCATED AT THE SOUTHWEST PORTION OF PORTION OF THE PROPERTY.
 17. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY A SURVEY, DATED PRELIMINARY AND PREPARED BY BLEW AND ASSOCIATES AS JOB NO. 18-958:
 18. INTENTIONALLY DELETED.
 19. 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.

SURVEYOR'S CERTIFICATE

TO: MW INVESTMENT GROUP, LLC, AND FIDELITY NATIONAL TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2018
DATE: SEPTEMBER 14, 2018
James H. Kawamura
JAMES H. KAWAMURA
REGISTRATION NO. C30560
WITHIN THE STATE OF CALIFORNIA



NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
2. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY TOGETHER WITH PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE SITE IS NOT WITHIN A DESIGNATED WETLAND AREA.
5. THE PROPERTY IS CONTIGUOUS, WITHOUT GAPS OR GORES AND TAKEN TOGETHER CONSTITUTES ONE TRACT OF LAND.
6. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.
7. ZONING REPORT NOT PROVIDED. ZONING CLASSIFICATION NOTED HEREON IS BASED ON THE CITY OF DUARTE'S ZONING MAP.

ADDRESS/THOMAS GUIDE

ADDRESS: 1700 BUSINESS CENTER DRIVE
ASSESSORS PARCEL NO.: 8528-011-025
THOMAS BROTHERS GRID: PAGE 568, GRID B6

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: 337,769 S.F. (7.754 ACRES)

ZONING

ZONE CLASSIFICATION: "SP" 18 METRO RR -DUARTE STATION SPECIFIC PLAN

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1415F WITH AD EFFECTIVE DATE OF AUGUST 26, 2008.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HIGHLAND AVENUE SHOWN AS NORTH 0°06'33" EAST ON PARCEL MAP, FILED IN BOOK 6, PAGE 1, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

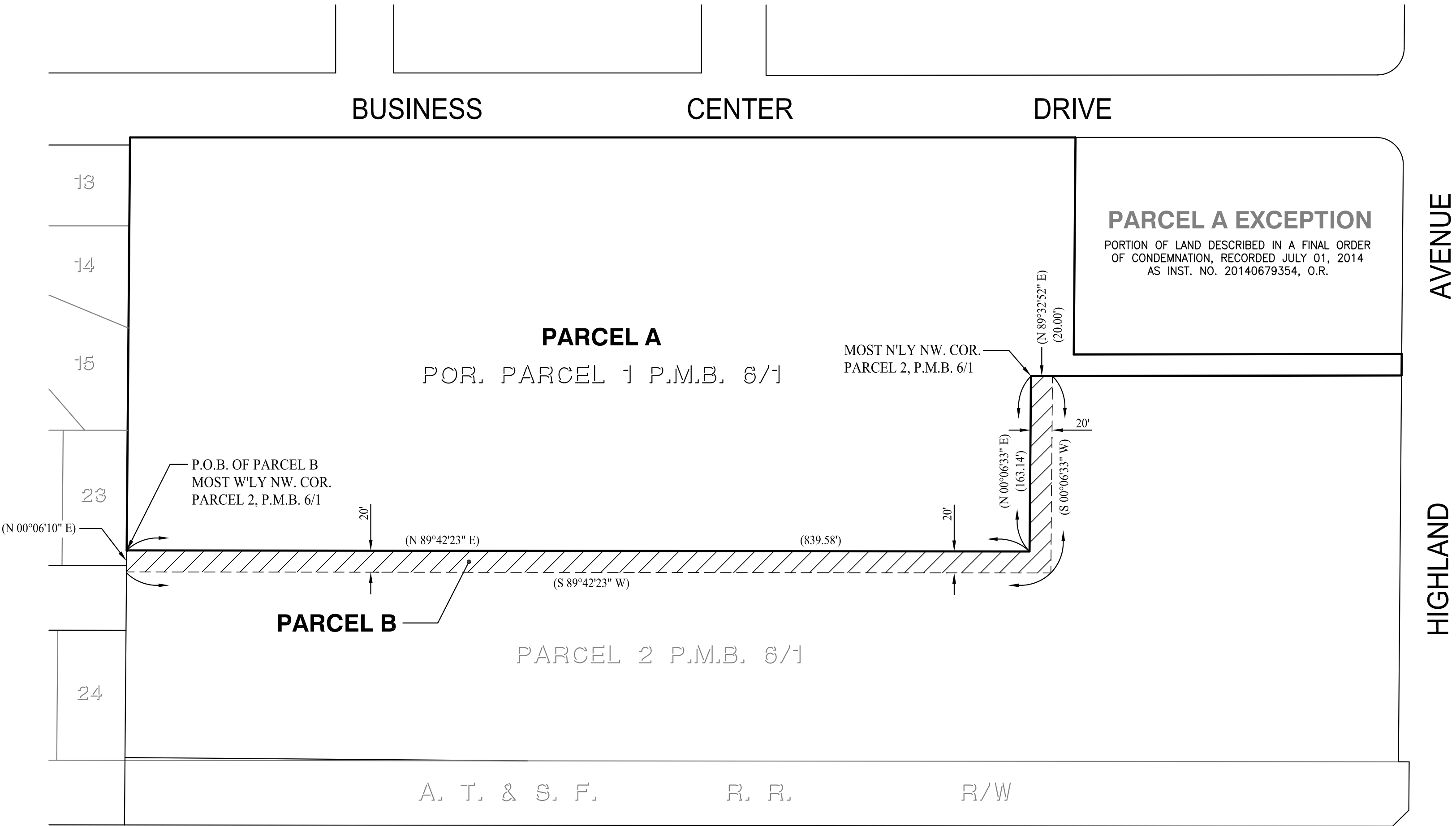
BENCHMARK

BENCHMARK: 462771 ELEVATION: 458.451 QUAD YEAR: 2005
L&T IN EAST CB 6.5 FEET NORTH OF BCR AT SOUTHEAST CORNER OF BUENA VISTA STREET AND DUARTE ROAD.

PARKING

ON-SITE SURFACE PARKING INCLUDES:

REGULAR	248
COMPACT	8
ACCESSIBLE	9
ELECTRIC VEHICLE	10
MOTORCYCLE	10
LOADING	8
CUSTOMER PICK-UP	2
CAR POOL VAN	1
TOTAL SPACES	296



LEGAL DESCRIPTION PARCEL EXHIBIT
NOT TO SCALE

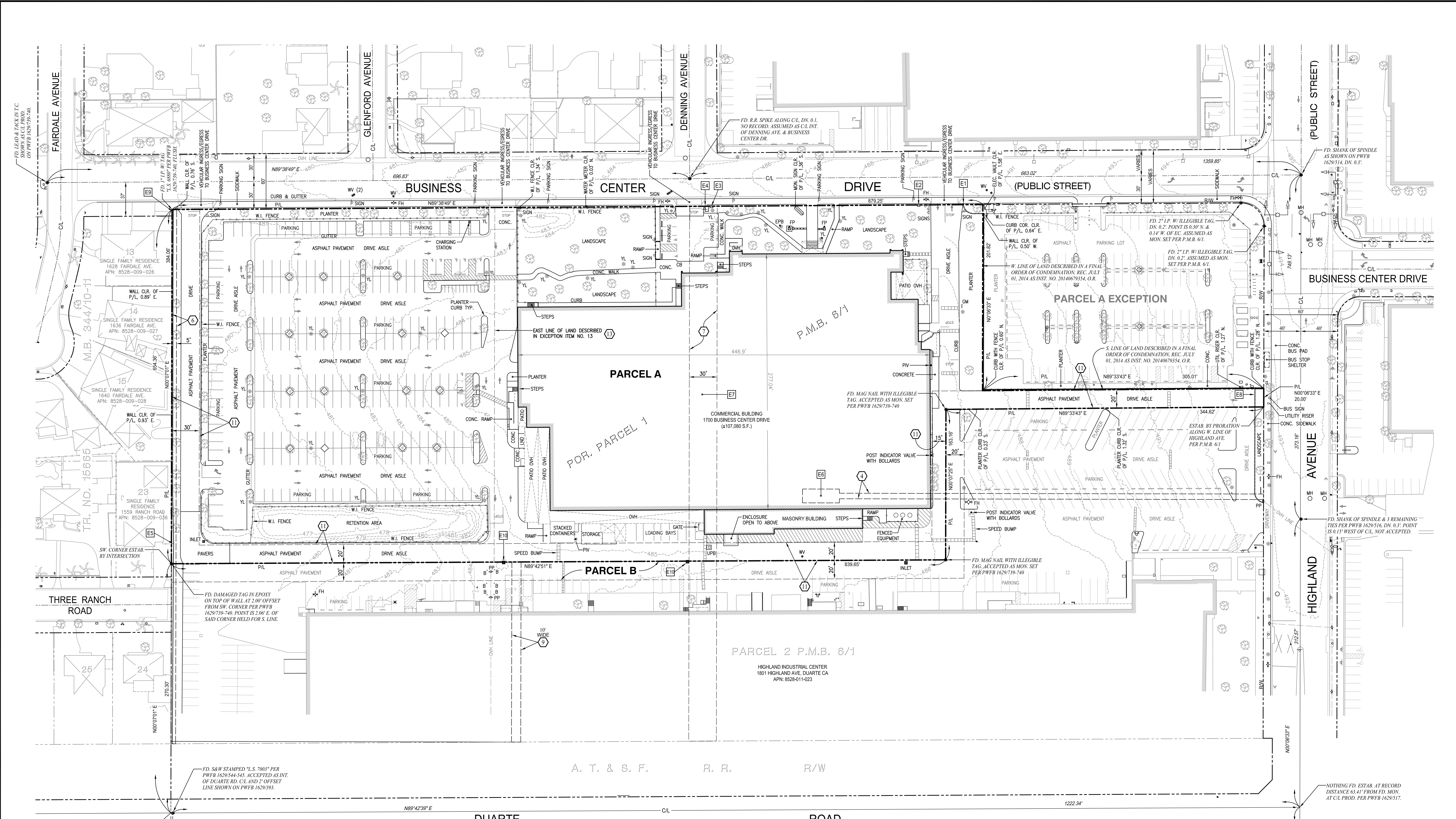


PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Newport Beach, California 92660
(949) 756-6440

ALTA/NSPS LAND TITLE SURVEY

1700 BUSINESS CENTER DRIVE
DUARTE, CA 91010

SCALE: --	DATE: 9/14/18	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: --	JOB NO. 6484001	SHEET NO. 1 OF 2	



ABBREVIATIONS

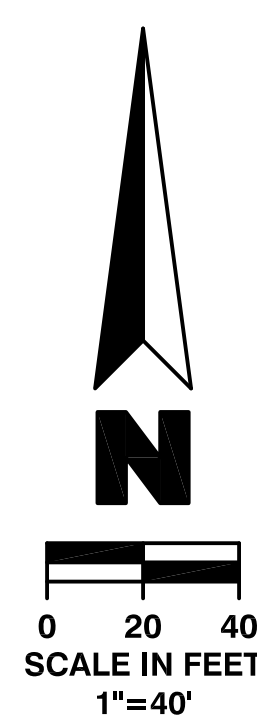
APN.	ASSESSOR'S PARCEL NUMBER	GM	GAS METER
B	BOLLARDS	LND	LANDSCAPE
BFD	BACKFLOW DEVICE	MH	MANHOLE
BLDG.	BUILDING	OVH	OVERHANG
C/L	CENTERLINE	P/L	PROPERTY LINE
CATV	CABLE TELEVISION BOX	P/V	POST INDICATOR VALVE
CB	CATCH BASIN	PP	POWER POLE
CLR.	CLEAR	R/W	RIGHT OF WAY
CONC.	CONCRETE	S.F.	SQUARE FEET
COR.	CORNER	TELE.	TELEPHONE
ELEC.	COMMUNICATION VAULT	TRANS.	TRANSFORMER
EPB	ELECTRICAL	UTL.	UTILITY
FD.	ELECTRICAL PULLBOX	UPB	UTILITY
FDC	FOUND	UTL.	UTILITY
FH	FIRE HYDRANT	WM	WATER METER
FP	FLAG POLE	WV	WATER VALVE
GM	GAS METER	W.I.	WROUGHT IRON (FENCE)
		YL	YARD LIGHT

LEGEND

---	BOUNDARY
---	LOT LINE
---	RIGHT OF WAY
---	BUILDING
---	CENTERLINE
---	W.I. FENCE
---	CURB AND GUTTER
---	CURB AND GUTTER
---	STAIRS
---	COLUMN
---	SIGN
---	BACKFLOW DEVICE
---	FIRE DEPARTMENT CONNECTION
---	WATER VALVE
---	YARD LIGHT/ STREET LIGHT
---	ENCROACHMENT

ENCROACHMENTS

E1	WALL ENCROACHMENT, 1.38' NORTH OF P/L.
E2	ELECTRICAL VAULT ENCROACHMENT, 0.09' NORTH OF P/L.
E3	ELECTRICAL VAULT ENCROACHMENT, 0.33' NORTH OF P/L.
E4	ELECTRICAL VAULT ENCROACHMENT, 0.07' NORTH OF P/L.
E5	WROUGHT IRON FENCE ENCROACHMENT, 1.08' EAST OF P/L.
E6	EASEMENT ENCROACHES BUILDING.
E7	EASEMENT ENCROACHES BUILDING.
E8	WALL OBSTRUCTS VEHICULAR ACCESS EASEMENT.
E9	CHAIN LINK FENCE ENCROACHMENT, 0.68' EAST OF P/L.
E10	INLET ENCROACHMENT OVER AND ALONG P/L.



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

ALTA/NSPS LAND TITLE SURVEY

1700 BUSINESS CENTER DRIVE
 DUARTE, CA 91010

SCALE: 1"=40' DATE: 9/14/18 DRAWN BY: L.C. CHECKED BY: J.H.K.
 REVISION DATE: - JOB NO. 6484001 SHEET NO. 2 OF 2

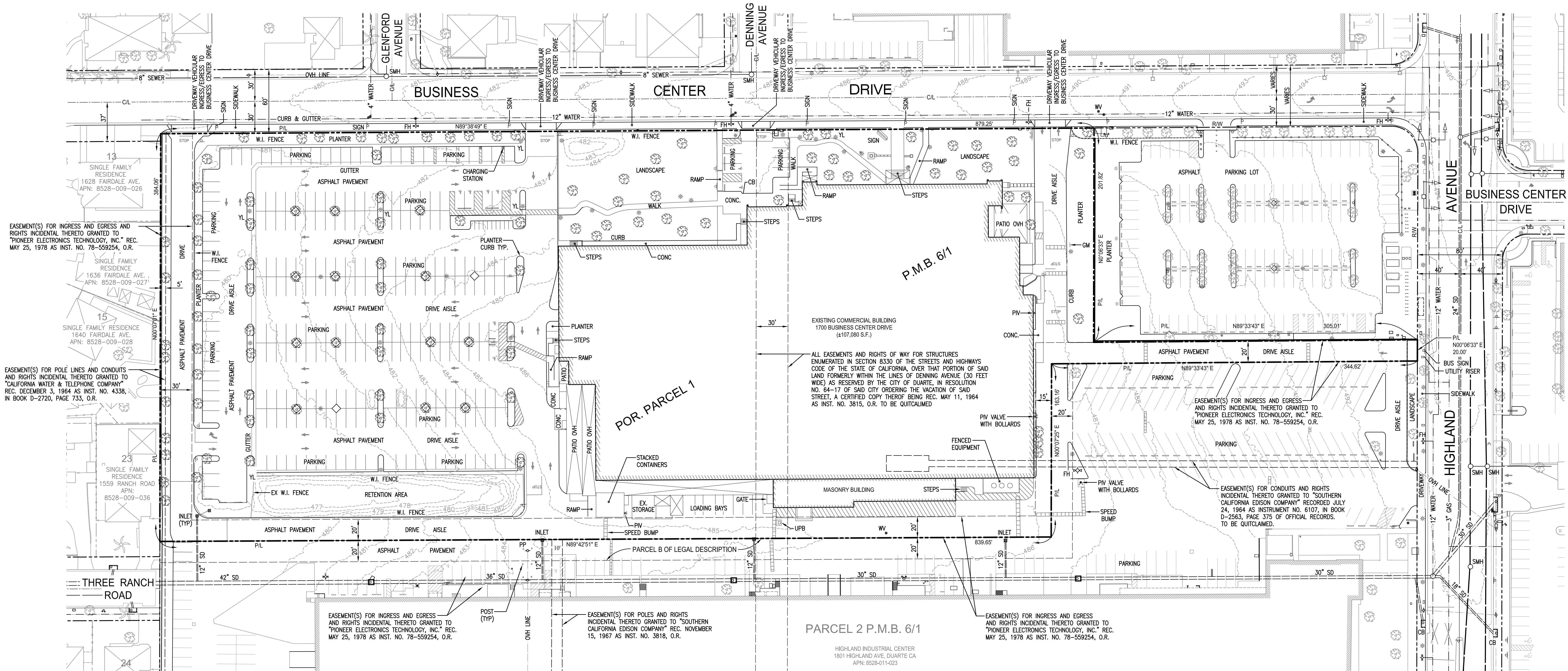
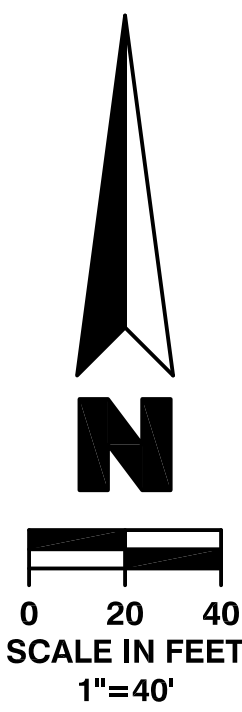
VESTING TENTATIVE TRACT MAP NO. 82518

FOR CONDOMINIUM PURPOSES
THE RESIDENCES AT DUARTE STATION

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

APRIL 24, 2019

EXISTING SITE CONDITIONS



OWNERSHIP:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
WOODWARD HRT, INC

CIVIL ENGINEER:

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

SUBDIVIDER

MW INVESTMENT GROUP, LLC
1278 GLENVIEW STREET, SUITE 439
LAGUNA BEACH, CALIFORNIA 92651
ATTN: MATT WAGEN
PHONE NO. (626) 710-6377

LEGAL DESCRIPTION:

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

PARCEL A:

PARCEL 1 IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 6, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION DESCRIBED IN A FINAL ORDER OF CONDEMNATION, RECORDED JULY 01, 2014 AS INSTRUMENT NO. 20140679354 OF OFFICIAL RECORDS.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FILED IN BOOK 6, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY AND NORTHERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, NORTH 89°42'23" EAST 839.58 FEET AND NORTH 07°06'33" EAST 163.14 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°32'52" EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20.00 FEET EASTERLY MEASURED AT RIGHT ANGLES, TO THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2, BEARING NORTH 07°06'33" EAST 163.14 FEET; THENCE SOUTH 07°06'33" WEST ALONG SAID PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2, BEARING NORTH 89°42'23" EAST 839.58 FEET; THENCE WESTERLY ALONG SAID PARALLEL LINE SOUTH 89°42'23" WEST, TO ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 07°06'10" EAST ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

APN: 8528-011-025

AREA

TOTAL AREA OF EXISTING PARCELS:	337,769 S.F. (7.75 ACRES)
PROPOSED PARCEL A:	189,223 S.F. (4.34 ACRES)
PROPOSED PARCEL B:	148,546 S.F. (3.41 ACRES)

NOTES

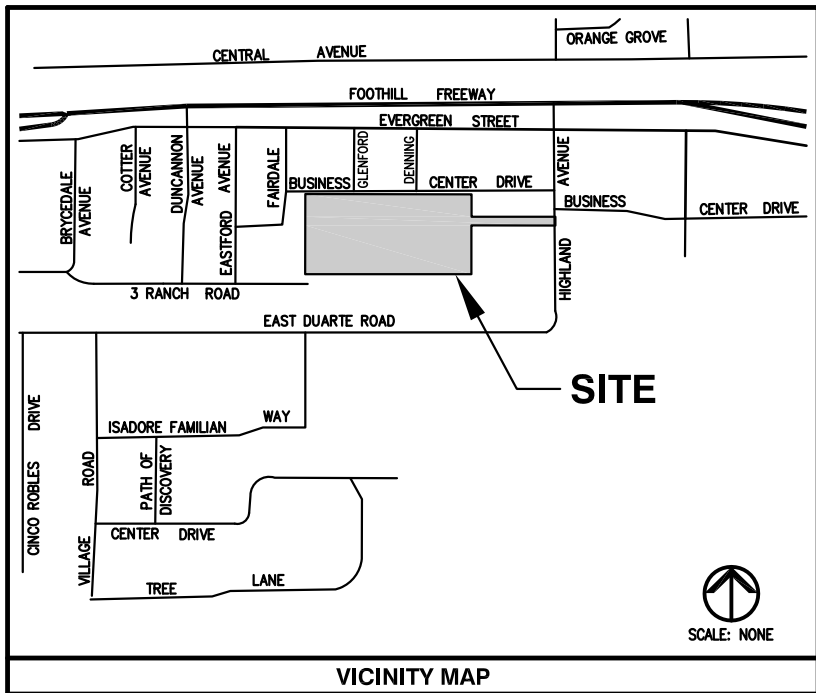
- PROPOSED NUMBER OF LOTS: 2
- ALL EXISTING, ON-SITE IMPROVEMENTS ARE TO BE REMOVED/DEMOLISHED.
- REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, AND/OR CITY OF DUARTE.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- PRIVATE SEWER AND WATER SERVICES ARE PROPOSED FOR THIS DEVELOPMENT. CONNECTIONS TO EXISTING PUBLIC SEWER AND WATER MAINS ARE PROPOSED WITHIN BUSINESS CENTER DRIVE. THE SEWER SERVICES WILL DISCHARGE BY WAY OF GRAVITY; NO SEPTIC TANKS, CESSPOOLS, OR LIFT STATIONS ARE PROPOSED.
- 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.

ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER	OVH	OVERHEAD UTILITY
B	BOLLARDS	P/L	PROPERTY LINE
BFD	BACKFLOW DEVICE	POC	POINT OF CONNECTION
BLDG.	BUILDING	PP	POWER POLE
CHLK	CHAIN LINK	PROP.	PROPOSED
C/L	CENTERLINE	R/W	RIGHT OF WAY
CB	CATCH BASIN	S	SEWER
CLR.	CLEAR	S.F.	SQUARE FEET
CONC.	CONCRETE	S.F.R.	SINGLE FAMILY RESIDENCE
COR.	CORNER	SD	STORM DRAIN
ELEC.	ELECTRICAL	SL	STREETLIGHT
EPB	ELECTRICAL PULLBOX	SMH	SEWER MANHOLE
EX.	EXISTING	SDMH	STORMDRAIN MANHOLE
FD.	FOUND	TC	TOP OF CURB
FF.	FINISH FLOOR	TRANS.	TRANSFORMER
FH	FIRE HYDRANT	TYP.	TYPICAL
FL.	FLOWLINE	UTIL.	UTILITY
GM	GAS METER	W	WATER
GV	GAS VALVE	WM	WATER METER
MB	MAIL BOX	WV	WATER VALVE
MH	MANHOLE	W.I.	WROUGHT IRON (FENCE)
		YL	YARD LIGHT

LEGEND

---	BOUNDARY
---	RIGHT OF WAY
---	CENTERLINE
---	LOT LINE
---	EXISTING CONTOUR
---	CURB AND GUTTER
---	FIRE HYDRANT
---	STREET LIGHT
---	SIGN
---	VALVE

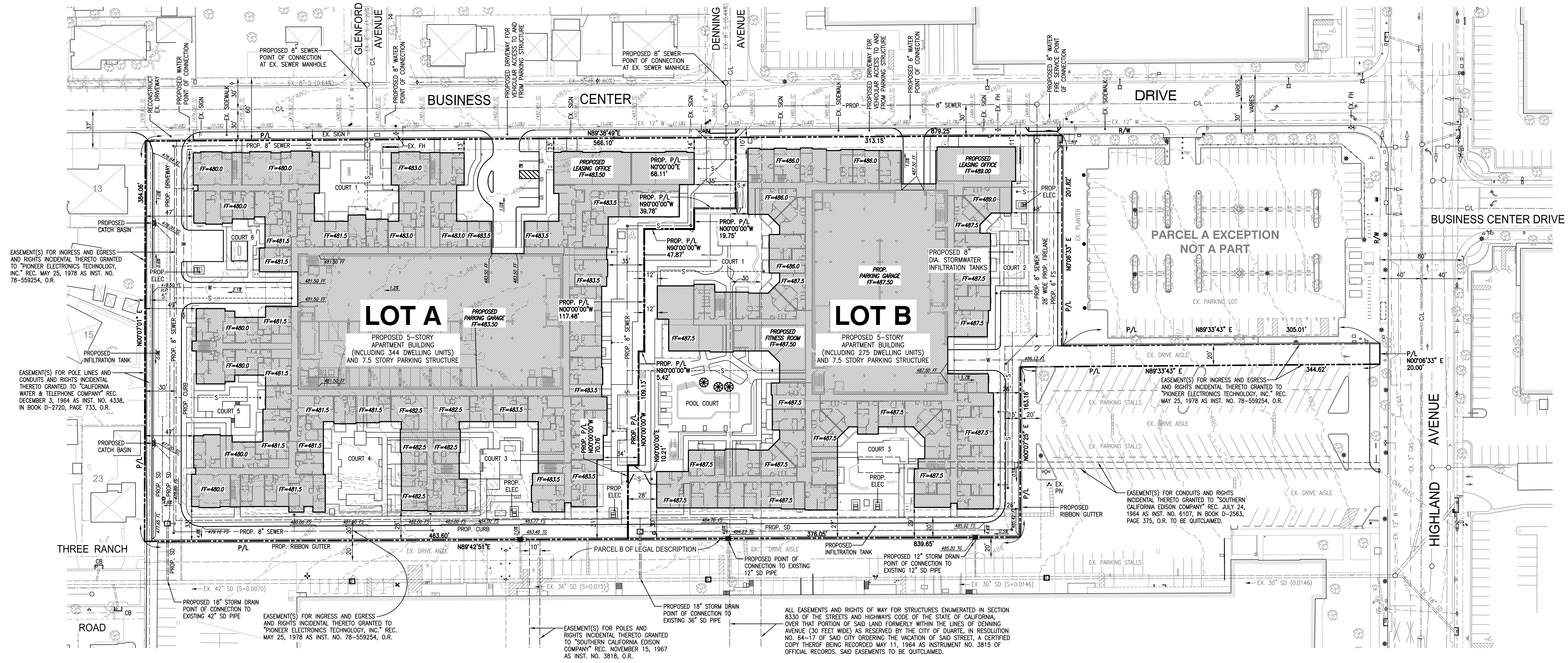


VESTING TENTATIVE TRACT MAP NO. 82518

FOR CONDOMINIUM PURPOSES
THE RESIDENCES AT DUARTE STATION

IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
APRIL 24, 2019

PROPOSED SITE PLAN



OWNERSHIP:

TITLE TO SAID ESTATE OR INTEREST
AT THE DATE HEREOF IS VESTED IN:
WOODWARD HRT, INC

CIVIL ENGINEER:

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

SUBDIVIDER

MW INVESTMENT GROUP, LLC
1278 GLENEYRE STREET, SUITE 439
LAGUNA BEACH, CALIFORNIA 92651
ATTN: MATT WAKEN
PHONE NO. (626) 710-6377

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NORTHERLY NORTHWEST CORNER OF SAID BOUNDARY; THENCE NORTH 89°32'52"EAST
ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, TO ITS POINT OF INTERSECTION
WITH A LINE THAT IS PARALLEL WITH AND 20.00 FEET EASTERLY MEASURED AT RIGHT
ANGLES, TO THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2,
BEARING NORTH 00°06'33" EAST 163.14 FEET; THENCE SOUTH 00°06'33" WEST ALONG
SAID PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL
WITH AND 20.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THAT CERTAIN
COURSE IN THE NORTHERLY BOUNDARY OF SAID LOT 2, BEARING NORTH 89°42'23"
EAST 839.58 FEET; THENCE WESTERLY ALONG LAST SAID PARALLEL LINE SOUTH
89°42'23" WEST, TO ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID
LOT 2; THENCE NORTH 00°06'10" EAST ALONG SAID WESTERLY LINE TO THE POINT
OF BEGINNING.

APN: 8528-011-025

AREA

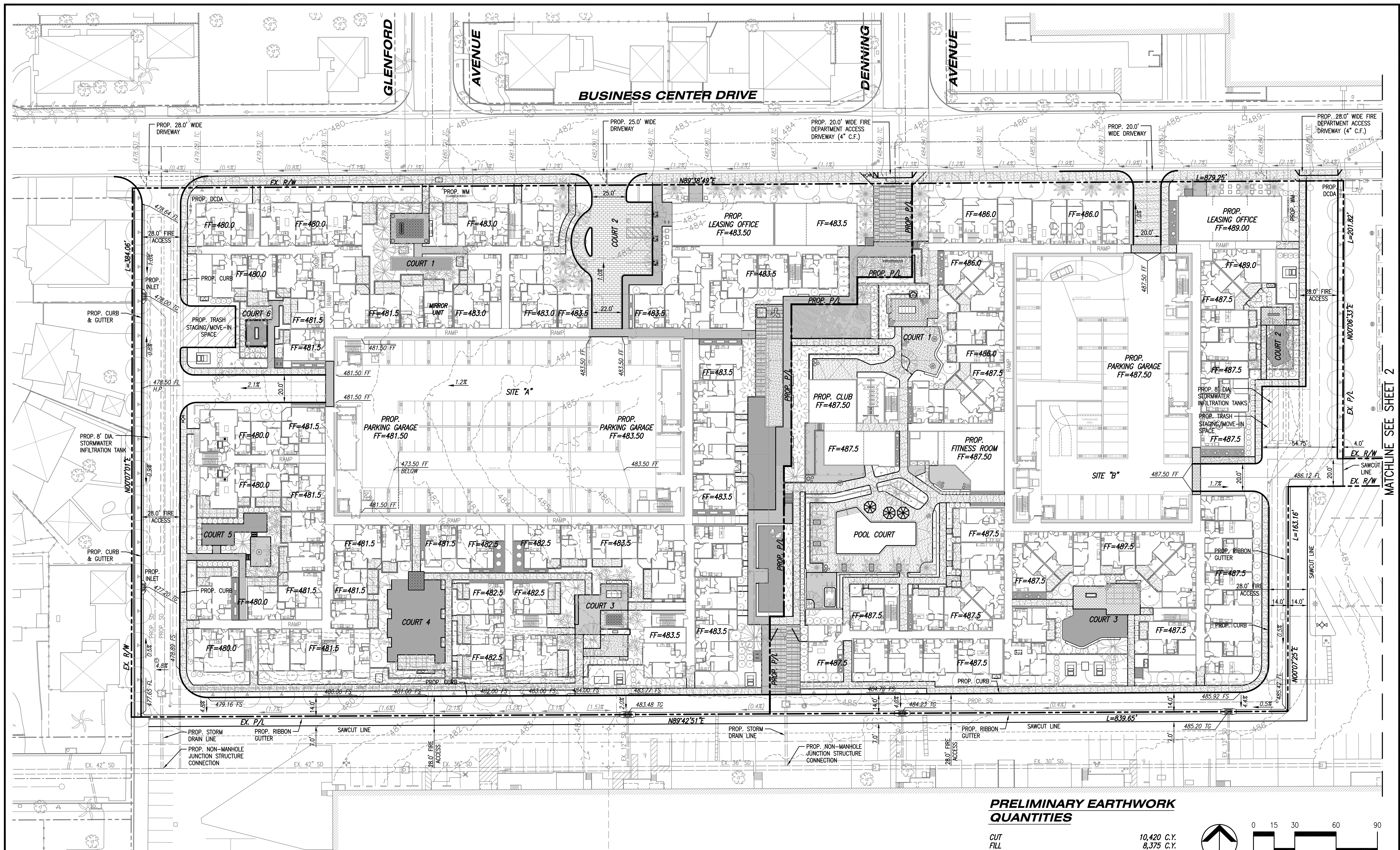
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PROPOSED PARCEL A:	189,223 S.F. (4.34 ACRES)
PROPOSED PARCEL B:	148,546 S.F. (3.41 ACRES)

NOTES

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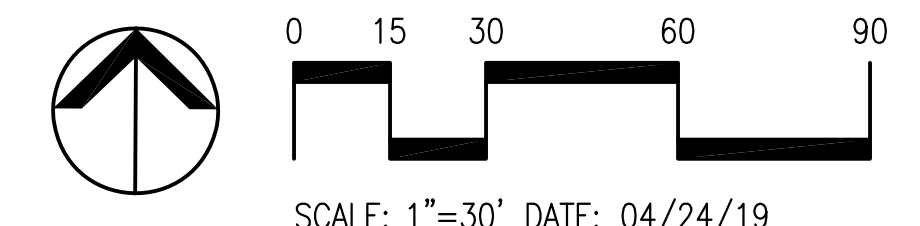
LEGEND

- BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- EXISTING CONTOUR
- CURB AND GUTTER
- FIRE HYDRANT
- STREET LIGHT
- YARD LIGHT
- SIGN
- VALVE



PRELIMINARY EARTHWORK QUANTITIES

CUT	10,420 C.Y.
FILL	8,375 C.Y.
TOTAL RAW CUT	2,045 C.Y.
SHRINKAGE & SUBSIDENCE ADJUSTMENTS	7,465 C.Y.
TOTAL IMPORT (COMPACTED FILL)	5,420 C.Y.



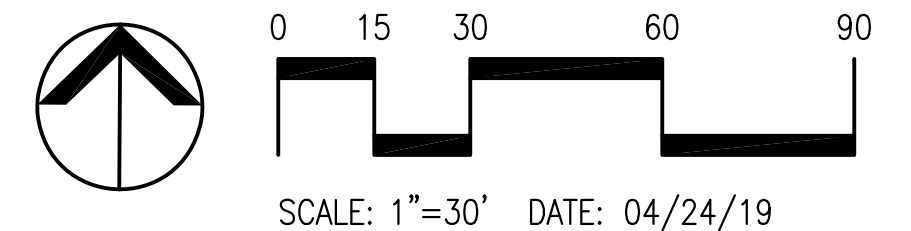
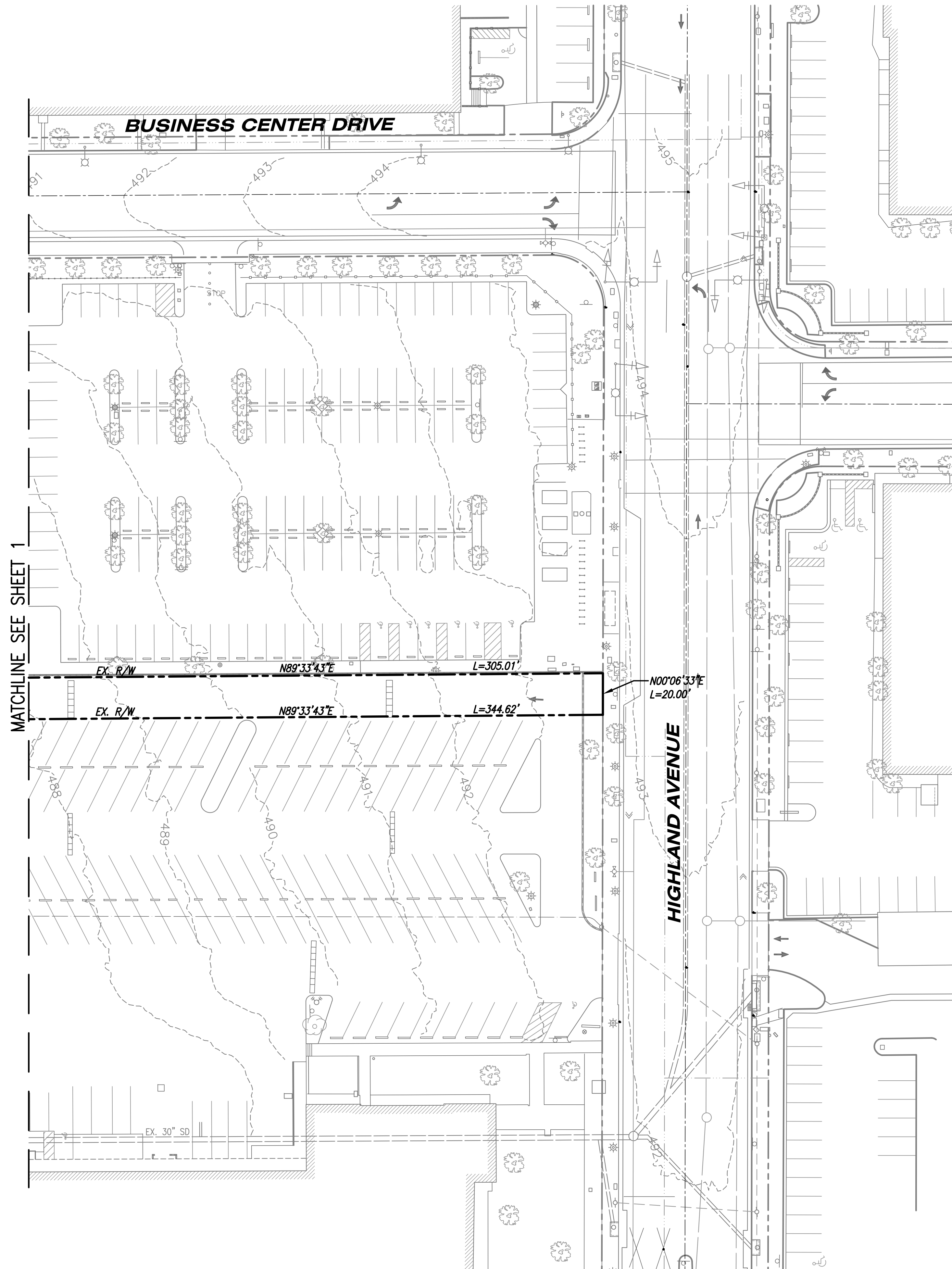
SCALE: 1"=30' DATE: 04/24/19

THE RESIDENCES AT DUARTE STATION PRELIMINARY GRADING PLAN (SHEET 1 OF 2)

MW INVESTMENT GROUP, LLC

DUARTE, CALIFORNIA

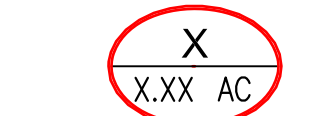
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310
Newport Beach, California 92660
Tel (949) 756-6440
Fax (949) 756-6444



THE RESIDENCES AT DUARTE STATION PRELIMINARY GRADING PLAN (SHEET 2 OF 2)
MW INVESTMENT GROUP, LLC
DUARTE, CALIFORNIA

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

LEGEND

	SUBAREA BOUNDARY
	SUBAREA LABEL

SITE INFORMATION

AREA A

TOTAL AREA: 188,986 S.F. (4.34 ACRES)
MITIGATION VOLUME: 15,844 C.F. (118,521 GAL.)

AREA B

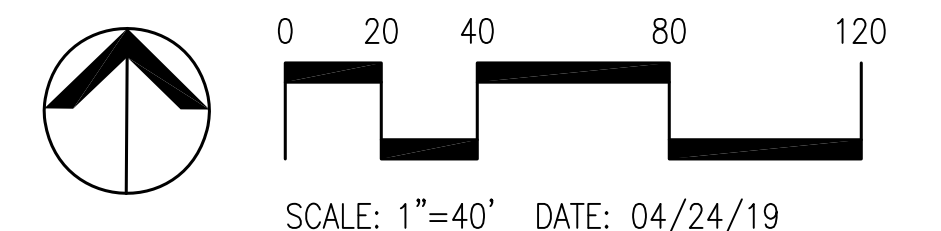
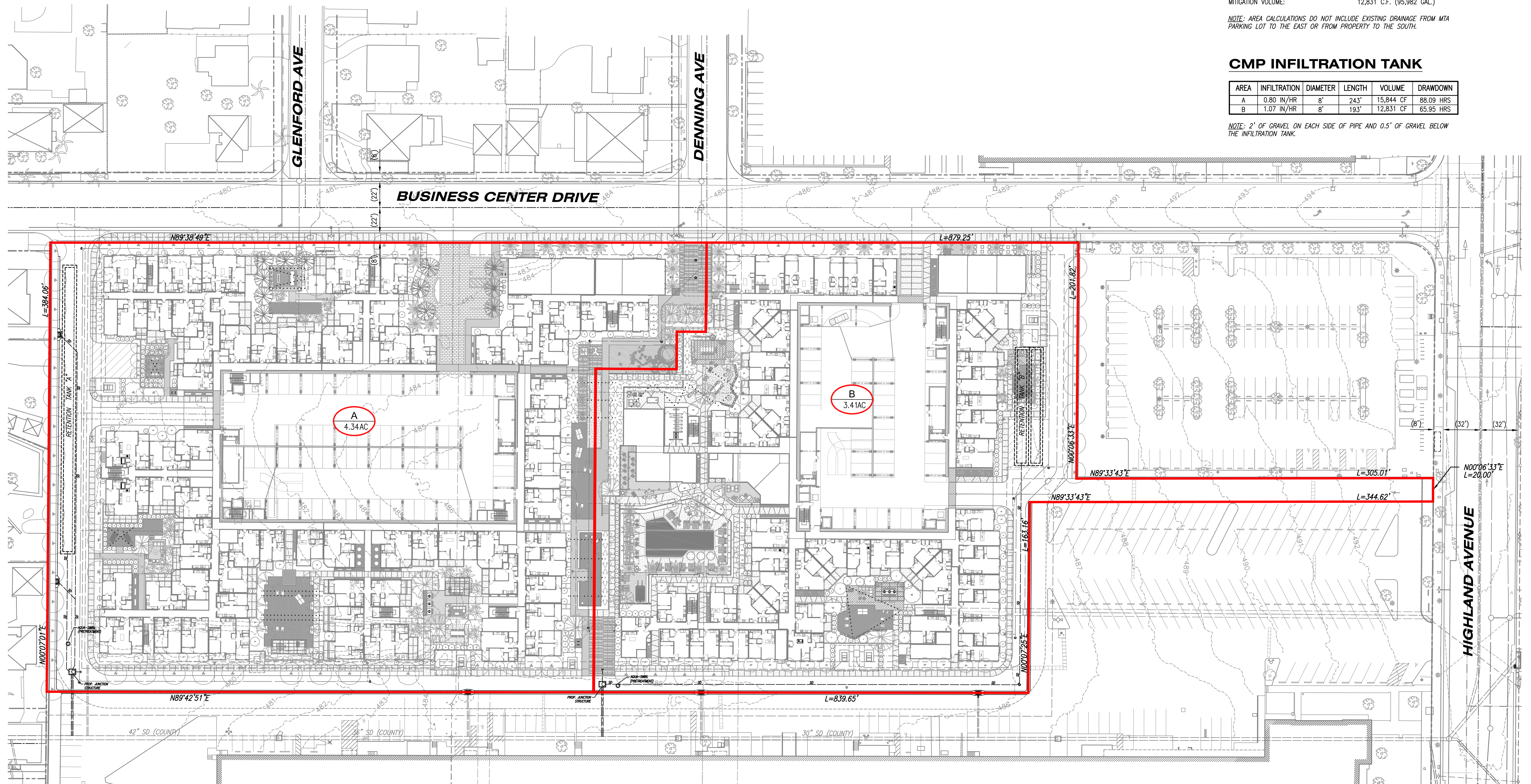
TOTAL AREA: 148,729 S.F. (3.41 ACRES)
MITIGATION VOLUME: 12,831 C.F. (95,982 GAL.)

NOTE: AREA CALCULATIONS DO NOT INCLUDE EXISTING DRAINAGE FROM MTA PARKING LOT TO THE EAST OR FROM PROPERTY TO THE SOUTH.

CMP INFILTRATION TANK

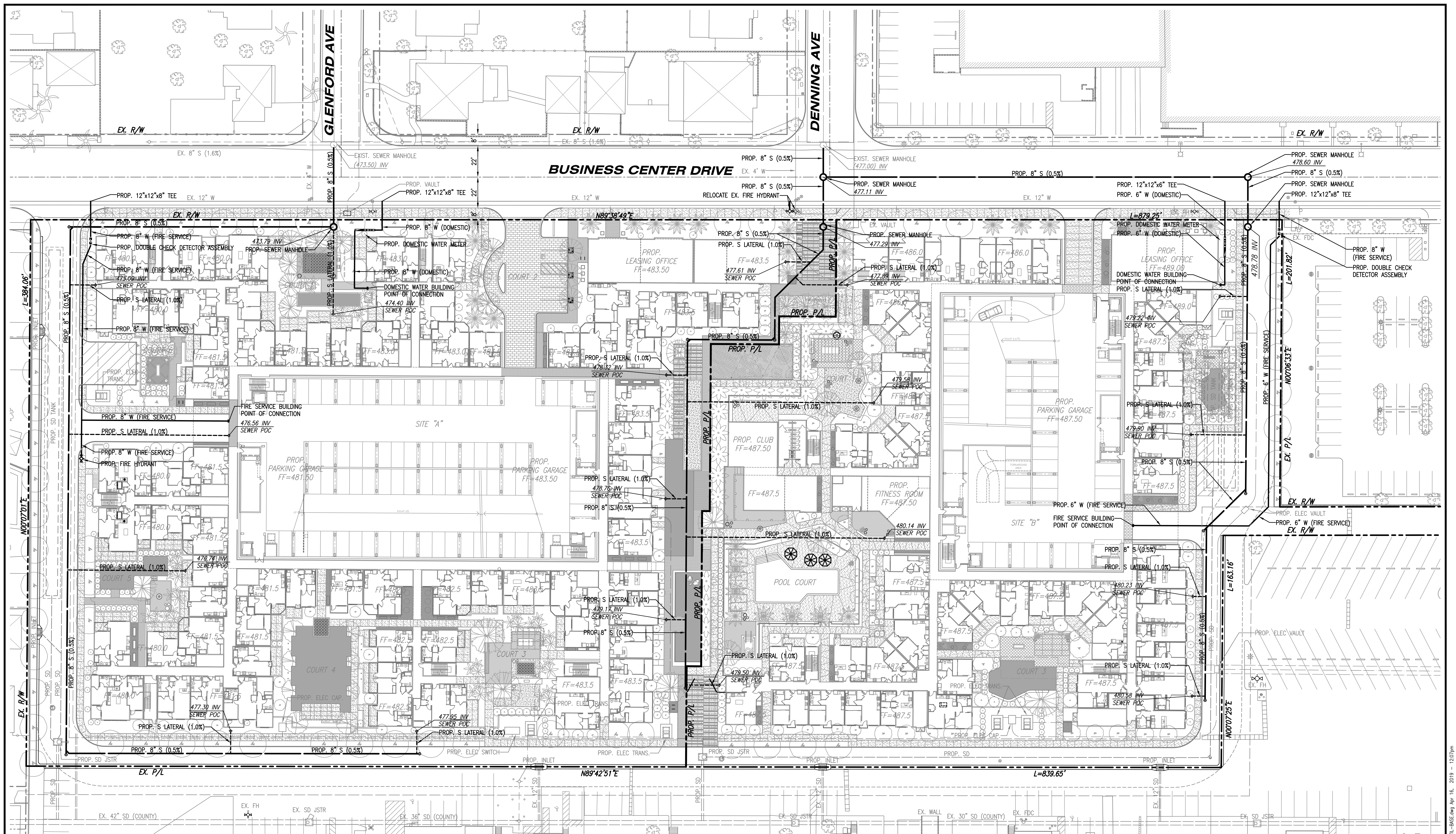
AREA	INFILTRATION	DIAMETER	LENGTH	VOLUME	DRAWDOWN
A	0.80 IN/HR	8'	243'	15,844 CF	88.09 HRS
B	1.07 IN/HR	8'	193'	12,831 CF	65.95 HRS

NOTE: 2' OF GRAVEL ON EACH SIDE OF PIPE AND 0.5' OF GRAVEL BELOW THE INFILTRATION TANK.



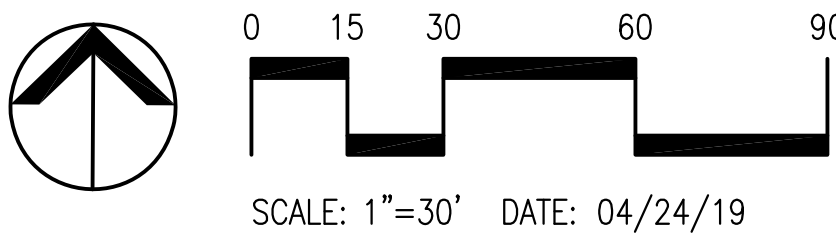
THE RESIDENCES AT DUARTE STATION **PRELIMINARY LID/STORM DRAIN PLAN**
MW INVESTMENT GROUP, LLC **DUARTE, CALIFORNIA**

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

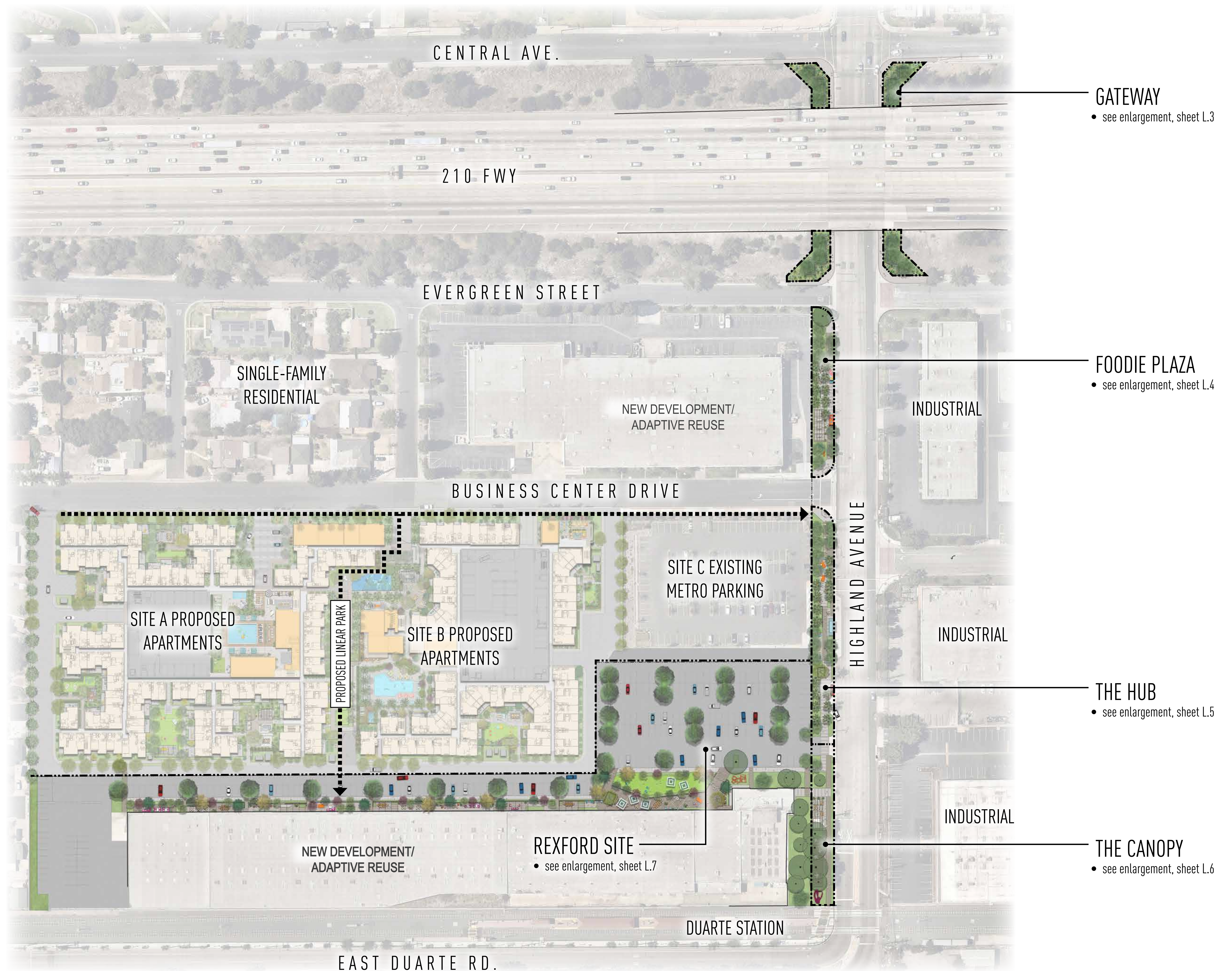


THE RESIDENCES AT DUARTE STATION
MW INVESTMENT GROUP, LLC

PRELIMINARY WET UTILITY PLAN
DUARTE, CALIFORNIA



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

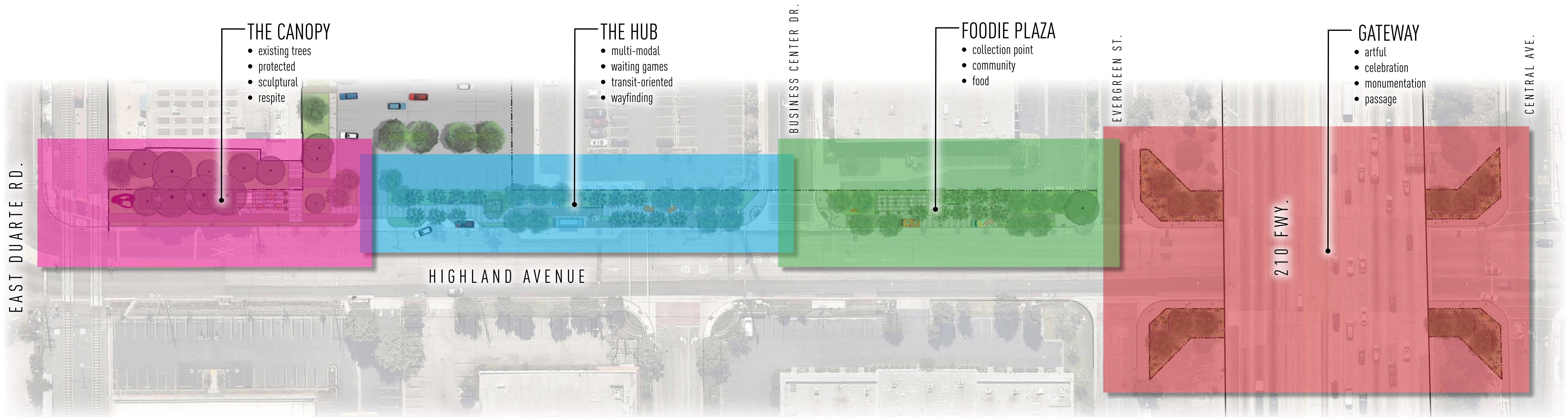


HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

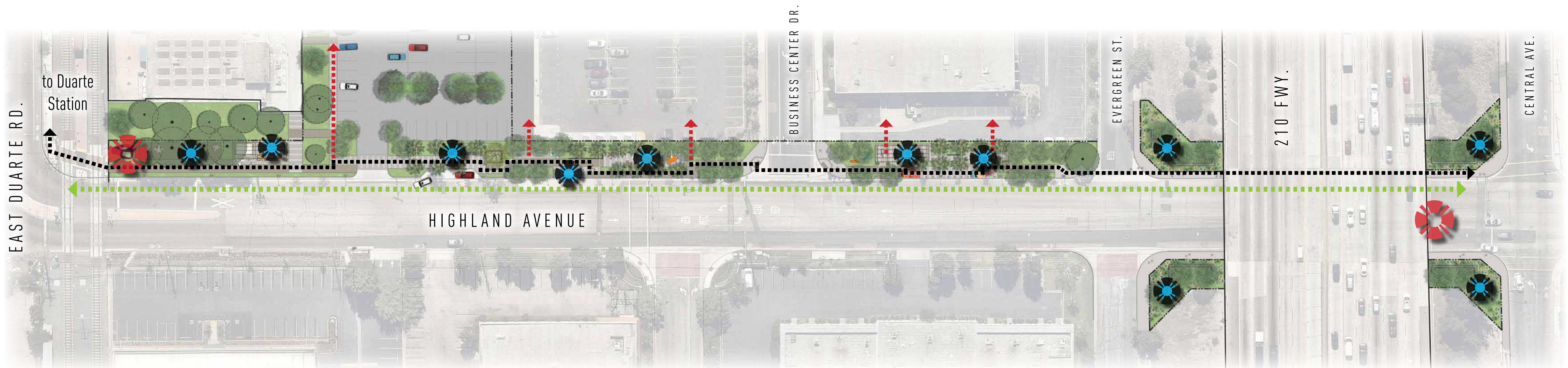
MW INVESTMENTS

JUNE 20, 2019

CONTEXTUAL SITE PLAN - L.1



PROMENADE THEMING



CIRCULATION EXHIBIT

- major node
- minor node
- pedestrian path of travel
- class III bike sharrow
- potential future connections to adjacent parcels

HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

PROMENADE THEMING & CIRCULATION EXHIBIT - L.2

UPGRADED LANDSCAPE at FREEWAY UNDERPASS ENTRY, TYP.

- stone retaining wall
- enhanced landscape
- accent lighting

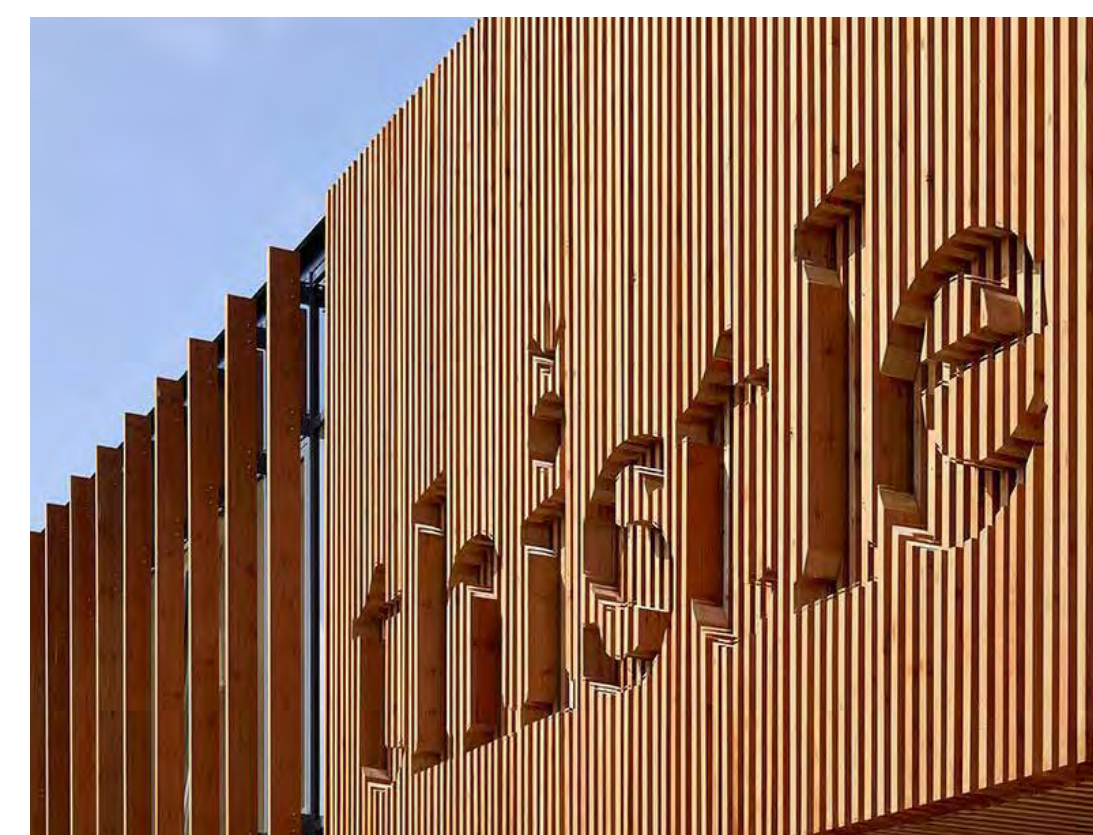
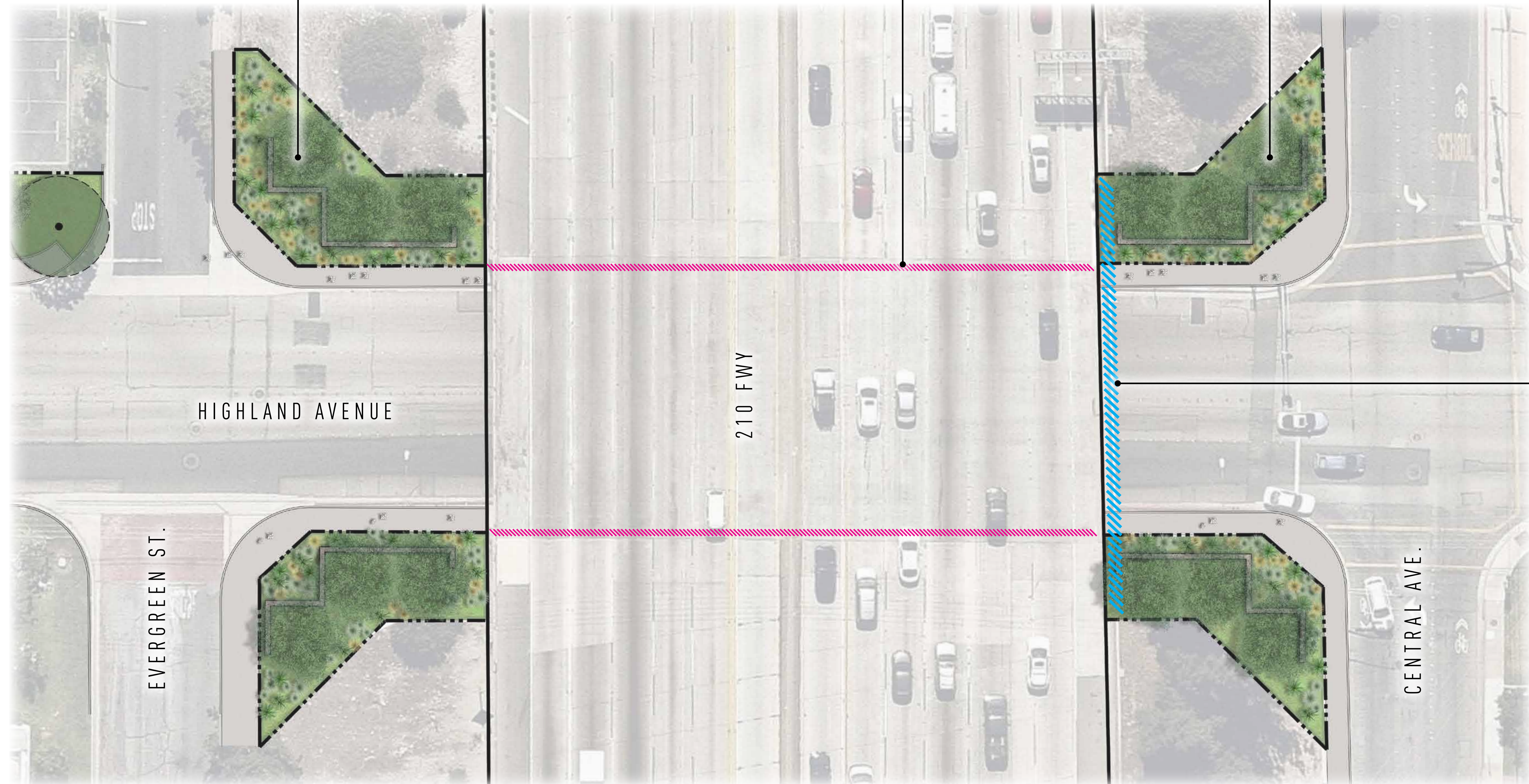
ENHANCED PEDESTRIAN PASSAGE
UNDERNEATH FREEWAY

- lighting fx
- art opportunity on walls

UPGRADED LANDSCAPE at FREEWAY UNDERPASS ENTRY, TYP.

- stone retaining wall
- enhanced landscape
- accent lighting

SIGNAGE / PUBLIC ART
OPPORTUNITY on EXISTING
OVERPASS WALL

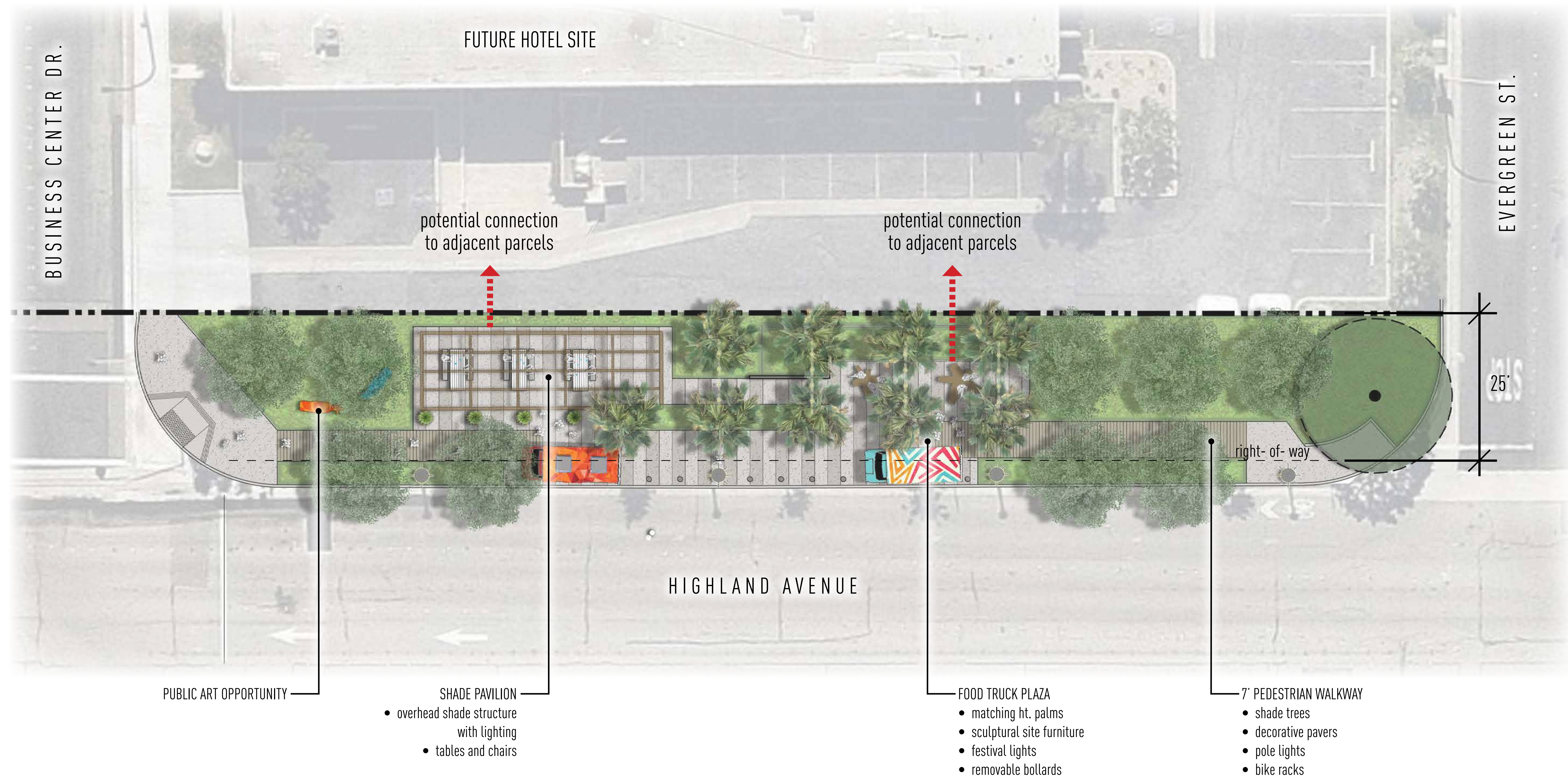


HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

PROMENADE ENTRY ENLARGEMENT - L.3



HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

FOODIE PLAZA ENLARGEMENT - L.4



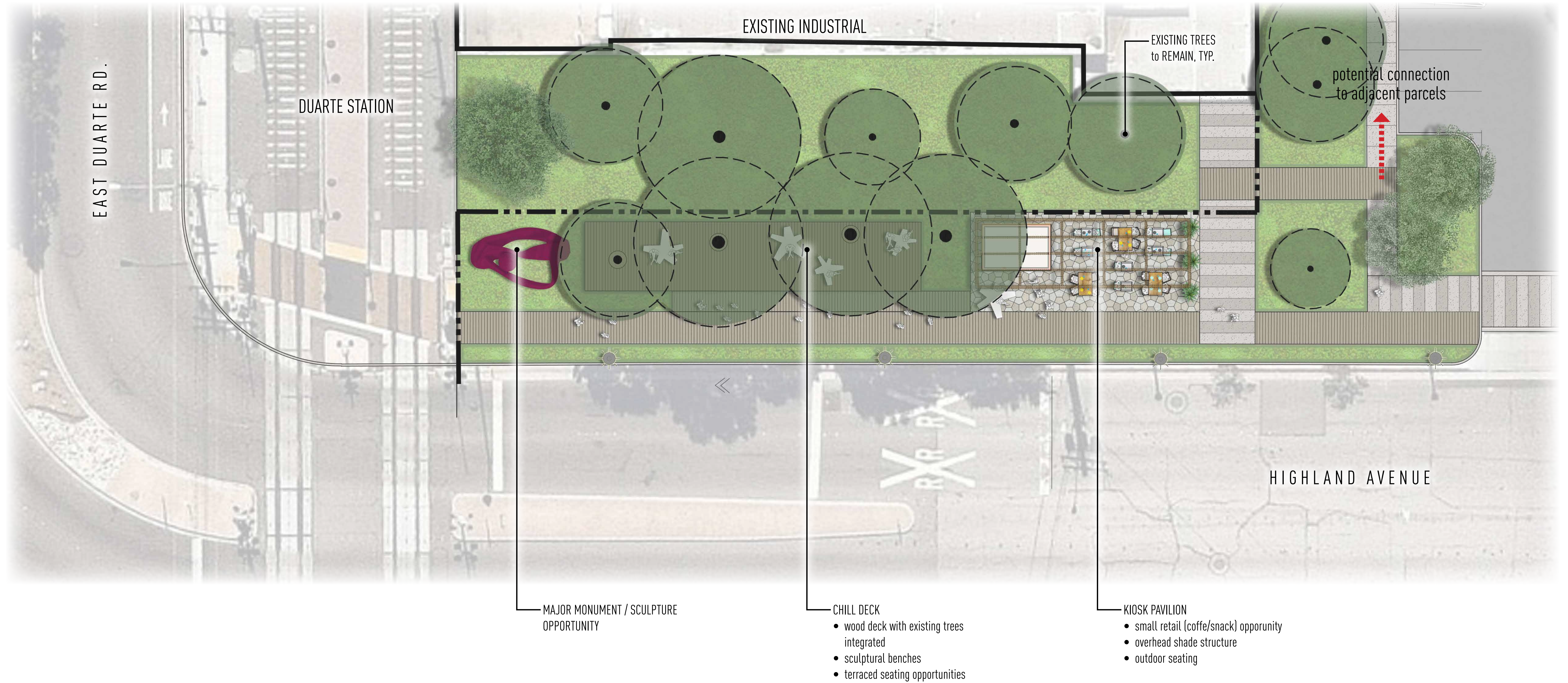
HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

THE HUB ENLARGEMENT- L.5





HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

THE CANOPY - L.6

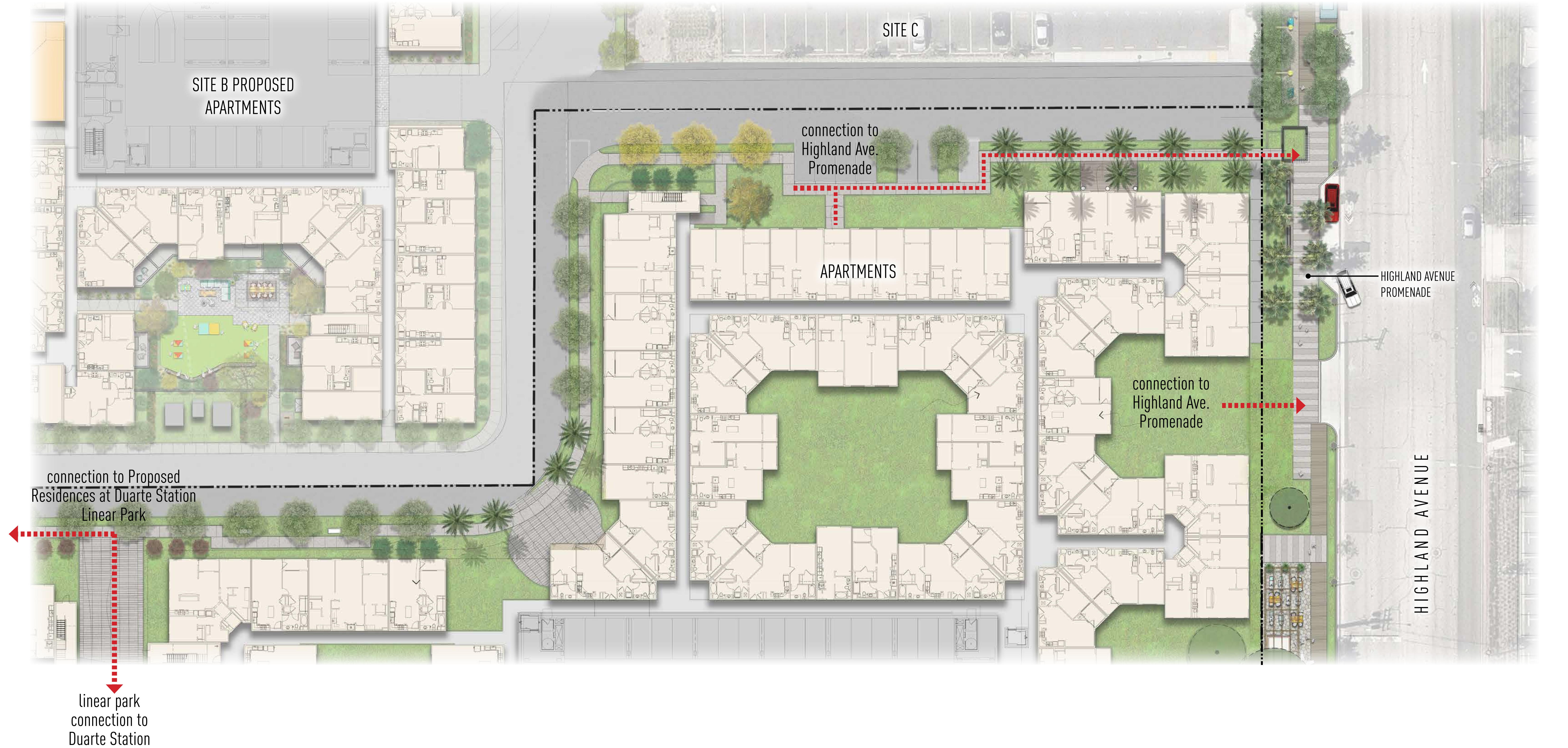


HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

REXFORD SITE (CREATIVE CAMPUS CONCEPT) - L.7



HIGHLAND AVENUE PROMENADE CONCEPT - DUARTE, CA

MW INVESTMENTS

JUNE 20, 2019

REXFORD SITE (APARTMENT CONCEPT) - L.8

