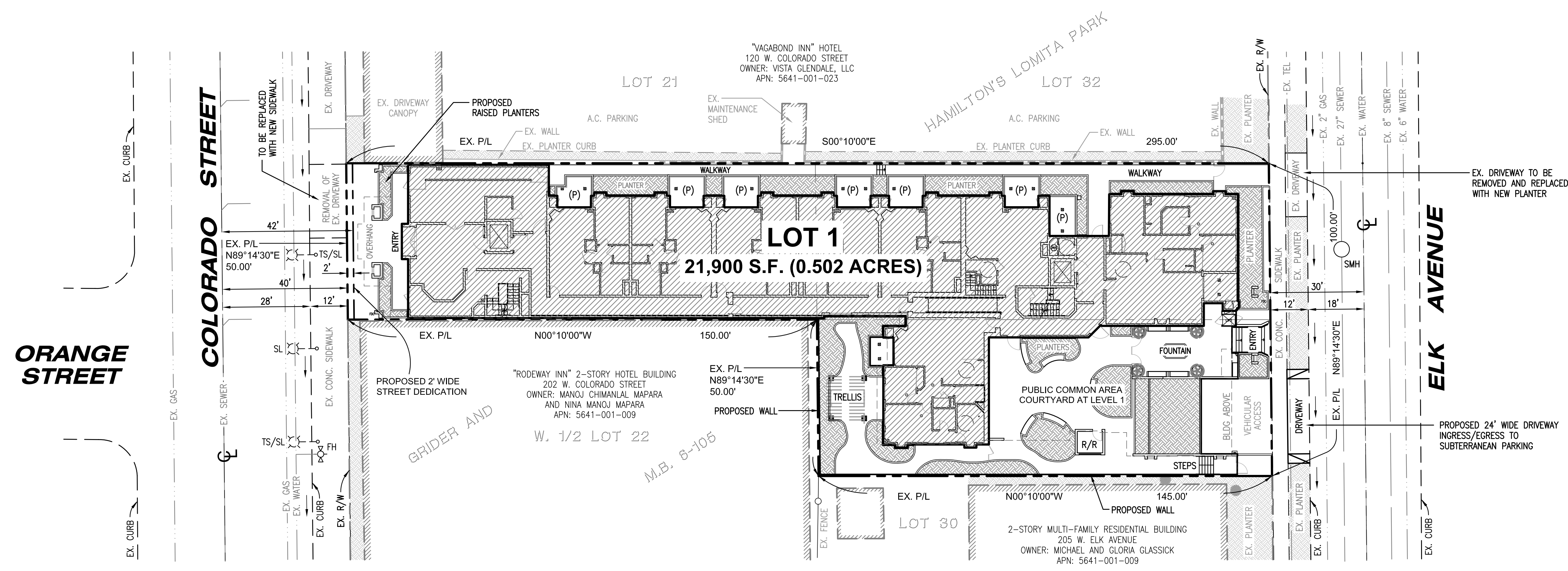
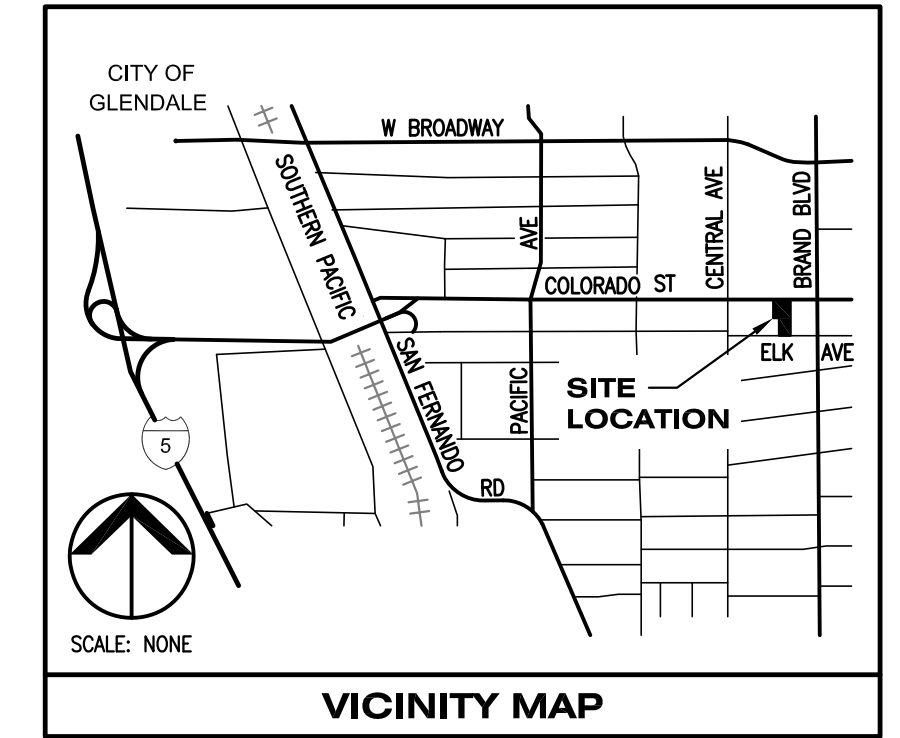
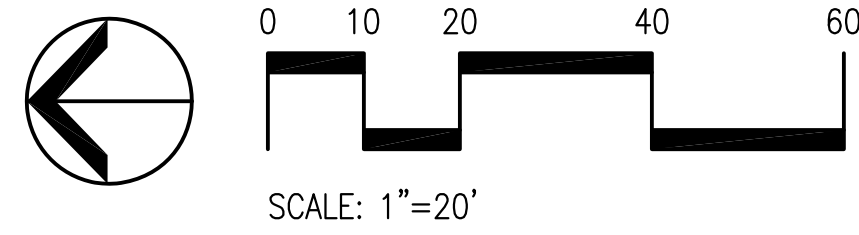


TENTATIVE TRACT MAP NO. 72219

IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
FEBRUARY 28, 2013



OWNERS

PACIFIC TOWN CENTER DEVELOPMENT, LLC
800 S. BRAND BOULEVARD
GLENDALE, CALIFORNIA 91204
PHONE NO. (818) 246-5600

SUBDIVIDER

PACIFIC TOWN CENTER DEVELOPMENT, LLC
800 S. BRAND BOULEVARD
GLENDALE, CALIFORNIA 91204
ATTN: NICHOLAS K. LAM
PHONE NO. (818) 286-6774

CIVIL ENGINEER

KHR ASSOCIATES
4100 NEWPORT PLACE DRIVE, SUITE 200
NEWPORT BEACH, CALIFORNIA 92860
ATTN: JAMES H. KAWAMURA, R.C.E. NO. 30560
PHONE NO. (949) 756-6440

LEGAL DESCRIPTION

LOT 31 AND THE EASTERLY ONE HALF OF LOT 22 IN GRIDER AND HAMILTON'S LOMITA PARK TRACT, AS PER MAP RECORDED IN BOOK 6, PAGE 105 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY.

LOCATION

ADDRESS: 124 W. COLORADO STREET AND 123-203 W. ELK AVENUE
GLENDALE, CALIFORNIA 91204

AREA

THE SUBJECT PROPERTY CONSISTS OF:
EXISTING AREA = 22,000 S.F. (0.505 ACRES)
1 PROPOSED LOT *AREA = 21,900 S.F. (0.502 ACRES)
*AFTER REQUIRED 2' WIDE STREET DEDICATION

EXISTING USE

EXISTING 1-STORY VACANT COMMERCIAL BUILDING WITH PAVED SURFACE PARKING.

PROPOSED USE

"COLORADO GARDENS"
5-STORY (WITH MEZZANINE), 50-UNIT MULTI-FAMILY BUILDING
OVER TWO LEVELS OF SUBTERRANEAN PARKING, INCLUDING 84 PARKING SPACES.

SITE DRAINAGE

ALL ON-SITE STORMWATER WILL BE COLLECTED LOCALLY, TREATED, AND DISCHARGED AT CURB FACE TO ADJACENT STREET(S).

ZONING

GENERAL PLAN: DOWNTOWN SPECIFIC PLAN, TRANSITIONAL DISTRICT
ZONE: DSP (DOWNTOWN SPECIFIC PLAN, TRANSITIONAL DISTRICT)
* NO ZONE CHANGE REQUESTED

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1345F, EFFECTIVE DATE SEPTEMBER 26, 2008.

OTHER

1) ALL ON-SITE STRUCTURES WILL BE REMOVED.

LEGEND

- BOUNDARY
- CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PLANTER
- PROPOSED PLANTER
- PROPOSED BUILDING PATIO
- STORMWATER DIRECTIONAL FLOW
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT & TRAFFIC SIGNAL

ABBREVIATIONS

- A.C. ASPHALT CONCRETE
- BLDG. BUILDING
- ⊕ CENTERLINE
- EX. EXISTING
- FH FIRE HYDRANT
- M.B. MAP BOOK
- P/L PROPERTY LINE
- R/R RESTROOM
- R/W RIGHT OF WAY
- SMH EX. SEWER MANHOLE
- SL EX. STREET LIGHT
- TEL EX. TELEPHONE
- T/S EX. TRAFFIC SIGNAL