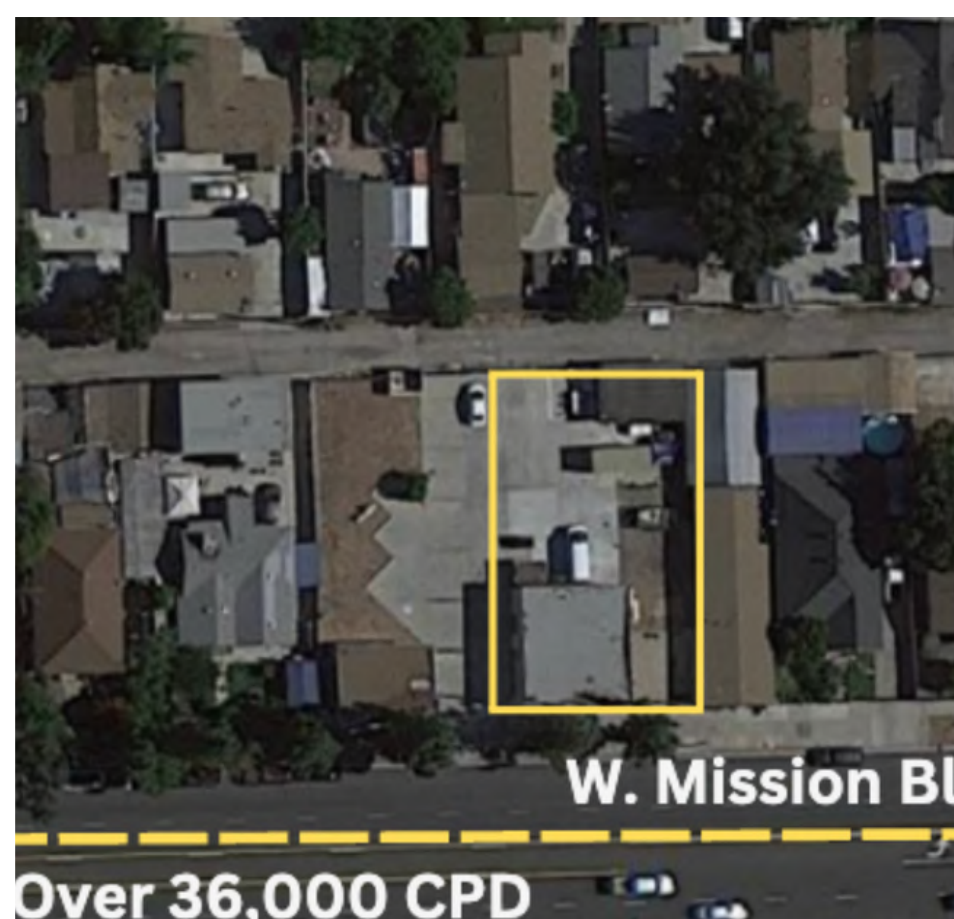
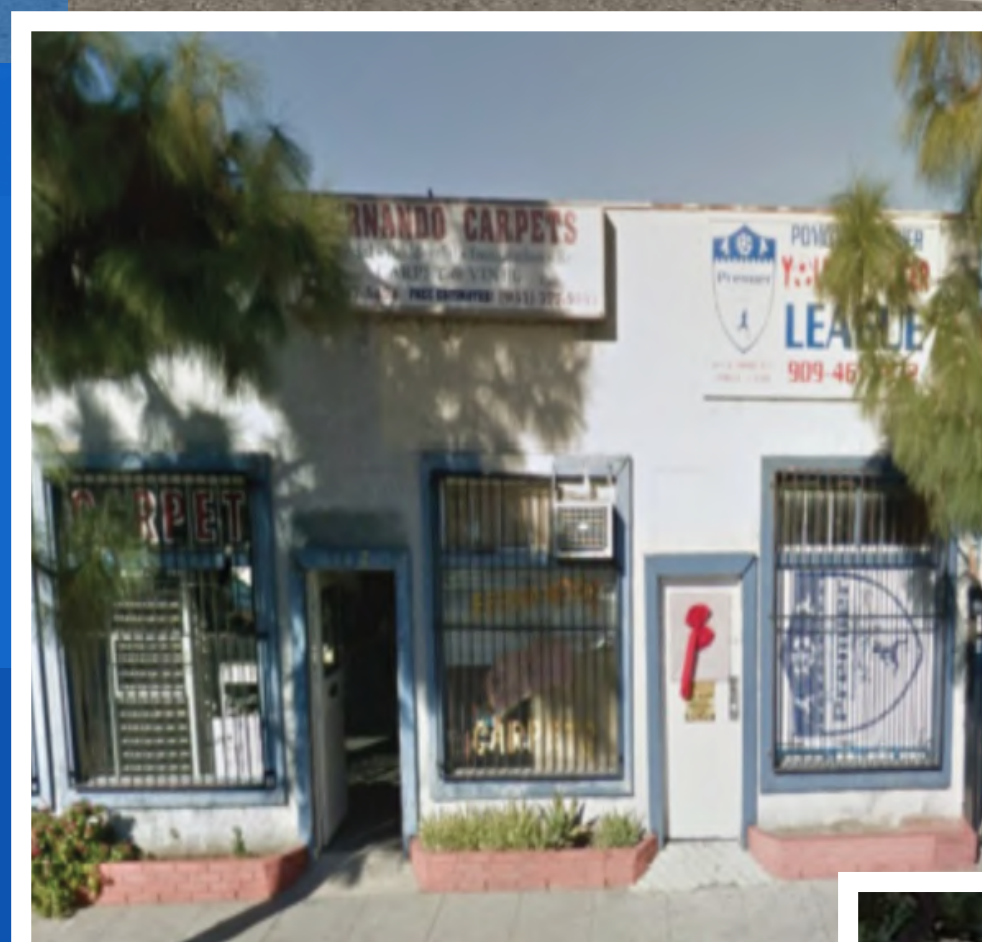


FULLY ENTITLED 15 UNIT MULTI FAMILY

RTI SHOVEL READY

- Located on a 8,265 s.f. lot
- 3 stories
- 15 bedrooms
- 13, 1 bed 1 bath units, +/- 603 s.f.
- 2, 2 bed 2 bath units, +/- 1,055 s.f.
- 78 ft. of W. Mission Blvd St frontage
- Close proximity to the 10 & 60 fwy
- Over 36,000 cars per day

PRICE
\$ 1,250,000



Investors will have the choice to take over the **fully leased multi-tenant retail property**. C4 zoned. The property offers two street level retail shops in the front and a residential studio in the rear. Strong historical occupancy with long term tenants. There is plenty of onsite parking. Property also has the potential for business owners, investors or builders (buyer to verify property development standards with City).

Or the investors can take advantage of the fully entitled for 15 Unit Apartment Building. -3 stories High -5 Units per floor -15 Units 2 Bed 2 Bed Units, 13, 1 Bed 1 Bath Units - Potential retail unit facing Mission Blvd. Pomona is a gateway city to LA, OC, SB and Riverside markets.



Gus Otaki
Petroleum Realty
+951-237-2447

MISSION APARTMENTS

1225-1227 WEST MISSION BLVD. POMONA, CA 91766

PROJECT SUMMARY

LOT AREA = 8,625 SQ.FT.
 ZONE = CORRIDOR SPECIFIC PLAN
 PUBLIC TRANSPORTATION AVAILABLE
 13 PARKING INCLUDING TWO ADA PARKING STALLS

CONDITIONS OF APPROVAL:

PER POMONA PUBLIC WORKS DEPARTMENT.

- IF APARTMENTS NOT CONDOS ARE PROPOSED, A SUBDIVISION MAP WOULD NO LONGER BE NEEDED, BUT A LOT MERGER WILL. THE ALLEY 3' DEDICATION REQUIREMENT IS MAINTAINED (IT IS CALLED OUT ON THE PLAN).
- MISSION (P) LANDSCAPING DOES NOT COMPLY W_PCSP REQUIREMENTS ("MIDTOWN BOULEVARD").
- WATER - IF A 2" WM IS SUFFICIENT (MUST BE CONFIRMED BY WRD), IT CAN BE INSTALLED IN THE SIDEWALK AREA, AS PROPOSED, BUT THE 6" DCDA (FIRE SERVICE) IS A LARGE PIECE OF EQUIPMENT, INSTALLED ABOVE GROUND, ON PRIVATE PROPERTY (NOT IN THE PUBLIC R/W) AND WITHIN A 15' WIDE X 10' DEEP EASEMENT. THEY MUST MAKE ROOM FOR IT ONSITE (THAT MAY TRIGGER FURTHER CHANGES). THE PROPOSED DCDA PLACEMENT IS REJECTED.
- STREET LIGHTS - TO ADDRESS SITE ACCESS SAFETY AND REQUIRED CITY STANDARD UPGRADES, A LIGHTING ANALYSIS MUST BE PREPARED AND SUBMITTED TO THE PW DEPARTMENT FOR REVIEW AND APPROVAL. THE STUDY AREA WILL BE ALONG MISSION BOULEVARD, BETWEEN MYRTLE AND BUENA VISTA AVENUES, TO ENSURE THE ROADWAY ILLUMINATION DESIGN MEETS THE IES RP-8 REQUIREMENTS; THE OWNER IS RESPONSIBLE FOR THE COMPLIANCE (DESIGN & INSTALLATION) WITH ALL MITIGATION MEASURES, INCLUDING ALL UPGRADES TO LED LUMINAIRES, ALONG THE PROPERTY FRONTAGE.
- ALLEY PAVING
 O GRIND AND O/L ALONG THE PROPERTY ALLEY FRONTAGE AND OVER THE ENTIRE ALLEY WIDTH.
 O THE PROJECT IS REQUIRED TO PREPARE A STREET IMPROVEMENT PLAN SHOWING THE RECONSTRUCTION OF THE EXISTING ALLEY LOCATED NORTH OF MISSION BL., BETWEEN MYRTLE AND BUENA VISTA AVENUE, IN COMPLIANCE WITH THE CITY STANDARDS. THE PLAN MUST BE REVIEWED AND APPROVED BY PW; PW PLAN CHECK FEES WILL APPLY. THE RECONSTRUCTION OF THE ALLEY WILL NOT BE REQUIRED AS PART OF THE PROJECT CONDITIONS OF APPROVAL.

NOTE:

CONDITIONS OF APPROVAL IS SUBJECT TO DISCUSSION & NEGOTIATION WITH CITY

PARKING SUMMARY PER DENSITY BONUS LAW

UNIT TYPE	PARKING REQUIRED PER DWELLING UNIT	NO. OF UNITS	PARKING REQUIRED	PARKING PROVIDED
A	1	12	12	
B	1.5	3	4.5	
TOTAL			16.5	13

UNIT TYPE SUMMARY

UNIT TYPE	BD RM	NO. OF UNITS LEVEL 2	NO. OF UNITS LEVEL 3	NO. OF UNITS LEVEL 4	TOTAL NO. OF UNITS
A	1 BD RM	4	4	4	12
B	2 BD RM	1	1	1	3
TOTAL		5	5	5	15

** 2 UNITS SHALL BE ALLOCATED AS AFFORDABLE UNITS

UNIT TYPE AREA SUMMARY

UNIT TYPE	BD RM	UNIT SQ. FT.	PATIO SQ. FT.	TOTAL UNIT SQ. FT.	TOTAL PATIO SQ. FT.
A	1 BD RM	603 SQ. FT.	77 SQ. FT.	7,236 SQ. FT.	924 SQ. FT.
B	2 BD RM	1,055 SQ. FT.	97 SQ. FT.	3,165 SQ. FT.	1,164 SQ. FT.
TOTAL				10,401 SQ. FT.	2,088 SQ. FT.

OPEN AREA SUMMARY

REQUIRED OPEN SPACE				
NO OF UNITS	TOTAL PRIVATE OPEN SPACE REQUIRED (60 SQ. FT. MIN PER UNIT)	TOTAL PRIVATE OPEN PROVIDED	PUBLIC OPEN SPACE REQUIRED FOR 20 OR MORE UNITS	PUBLIC OPEN SPACE PROVIDED (150 SQ. FT. MIN. PER UNIT (ROOF GARDEN))
15	900 SQ. FT.	2,088 SQ. FT.	N/A	2,290 SQ. FT.

TOTAL FLOOR AREA

1ST FLOOR	498 SQ. FT.
2ND FLOOR	5,290 SQ. FT.
3RD FLOOR	5,290 SQ. FT.
4TH FLOOR	5,290 SQ. FT.
ROOF GARDEN	2,290 SQ. FT.
TOTAL	18,658 SQ. FT.

PROJECT ADDRESS 1225 TO 1227 W. MISSION BLVD (APN 8348-016-044).

ZONE POMONA CORRIDORS SPECIFIC PLAN MIDTOWN SEGMENT

CONTACTS OWNER: ATHAR KHAN
 EMAIL: KHANPA@GMAIL.COM
 PHONE: 951-756-8052

ENGINEER: AHMAD KHAN
 EMAIL: AHMAD.A.KHAN@WSP.COM
 PHONE: 858-717-5374

DESIGNER: JERRY MERCADO
 EMAIL: MERC-MAIL@MAIL.COM
 PHONE: 951-893-0873

SHEET INDEX

A000 COVER SHEET & INDEX
 A001 PERSPECTIVE
 A002 PERSPECTIVE
 A003 PERSPECTIVE
 A100 SITE PLAN / FIRST FLOOR PLAN
 A101 SECOND FLOOR
 A102 THIRD FLOOR
 A103 FOURTH FLOOR
 A104 ROOF
 A200 UNIT PLANS
 A300 BUILDING ELEVATION SOUTH
 A301 BUILDING ELEVATION EAST
 A302 BUILDING ELEVATION NORTH
 A303 BUILDING ELEVATION WEST

C-1 DEMOLITION PLAN
 C-2 GRADING AND WET UTILITY PLAN
 L100 LANDSCAPE PLAN GROUND LEVEL
 L200 LANDSCAPE PLAN ROOF GARDEN

NOT FOR CONSTRUCTION

MISSION APARTMENTS
 1225-1227 WEST MISSION BLVD.
 POMONA, CA 91766

COVER SHEET & INDEX

A000



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MISSION APARTMENTS
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PERSPECTIVE

A001



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MISSION APARTMENTS
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PERSPECTIVE

A002



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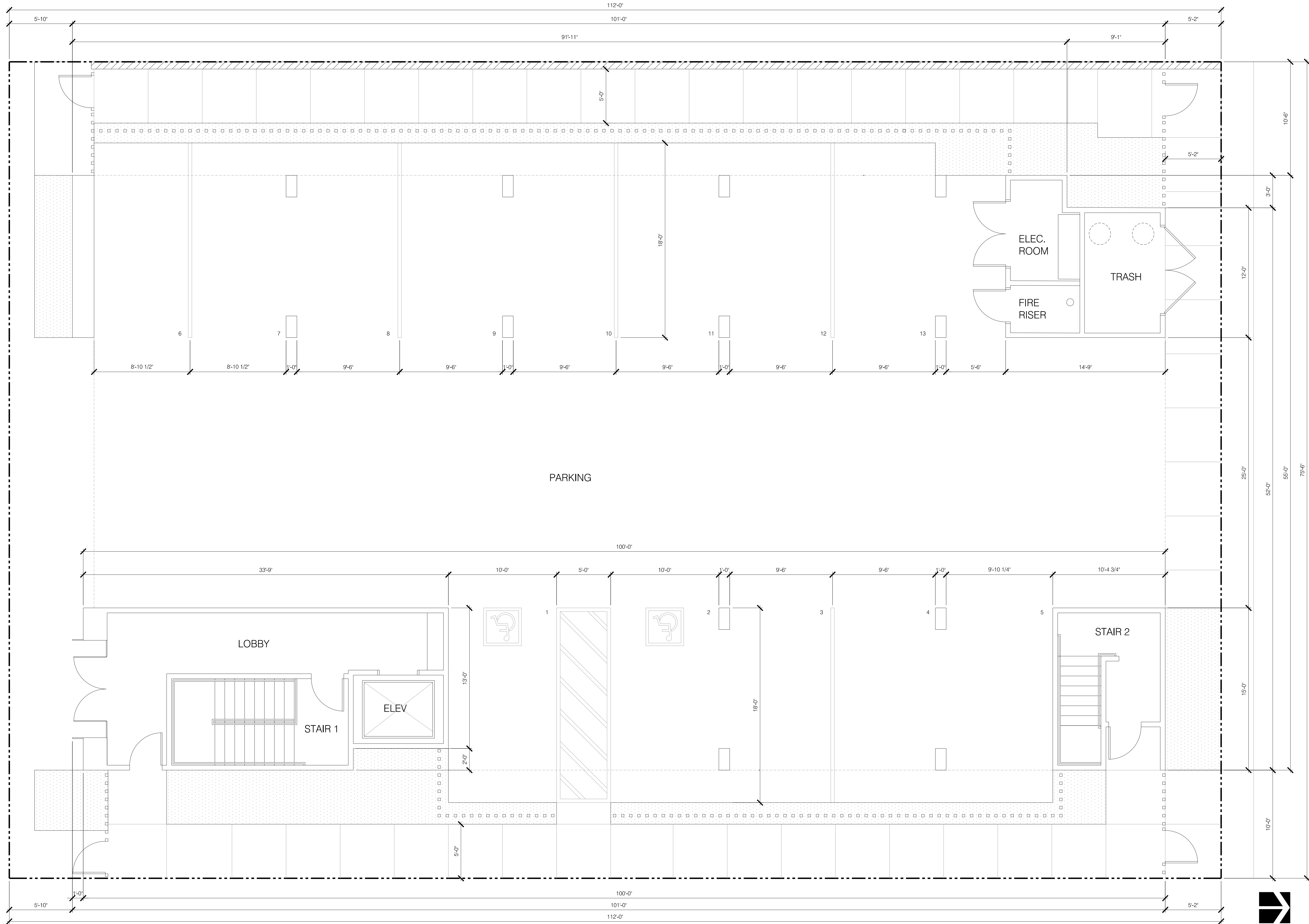


MISSION APARTMENTS
 1225-1227 WEST MISSION BLVD.
 POMONA, CA 91766

PERSPECTIVE

A003

MISSION BLVD



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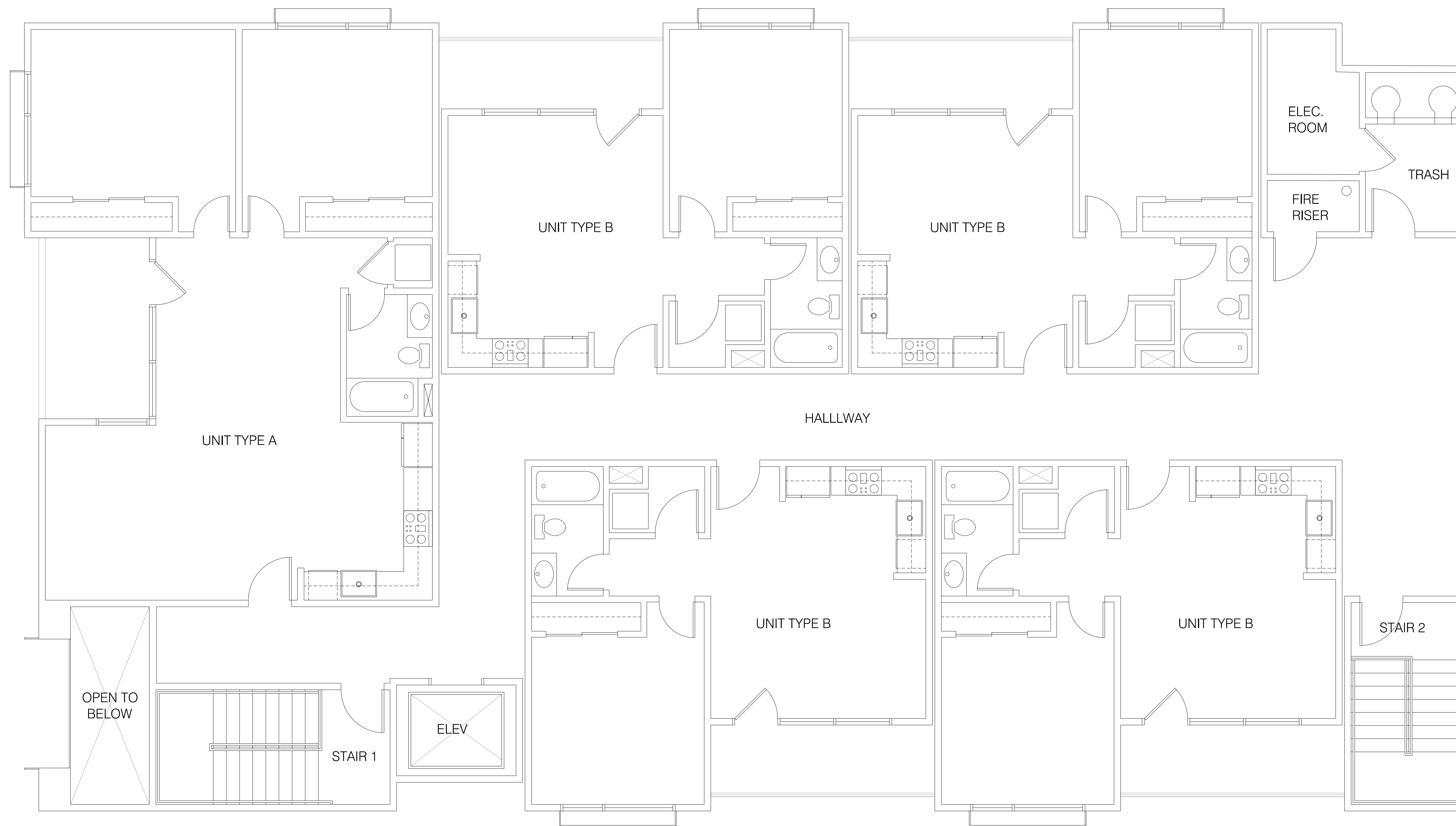


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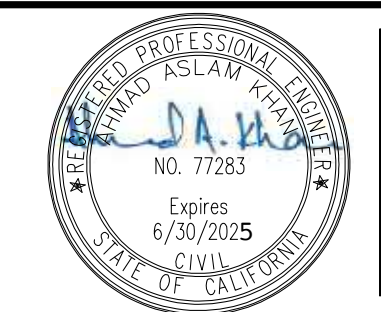
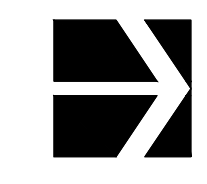
MISSION APARTMENTS
 1225-1227 WEST MISSION BLVD.
 POMONA, CA 91766

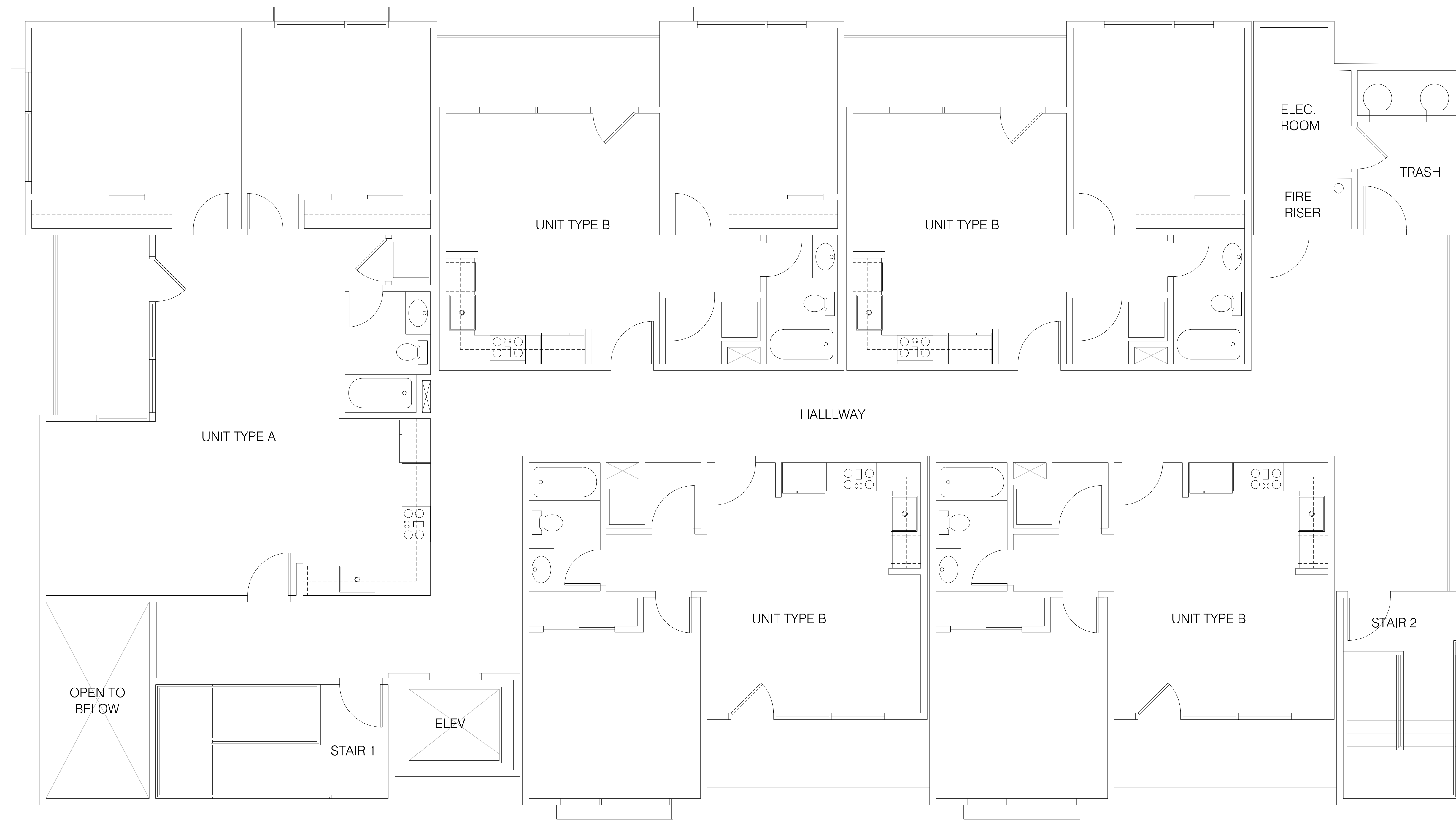
1ST FLOOR / SITE PLAN

A100

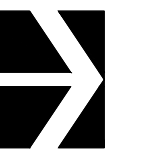


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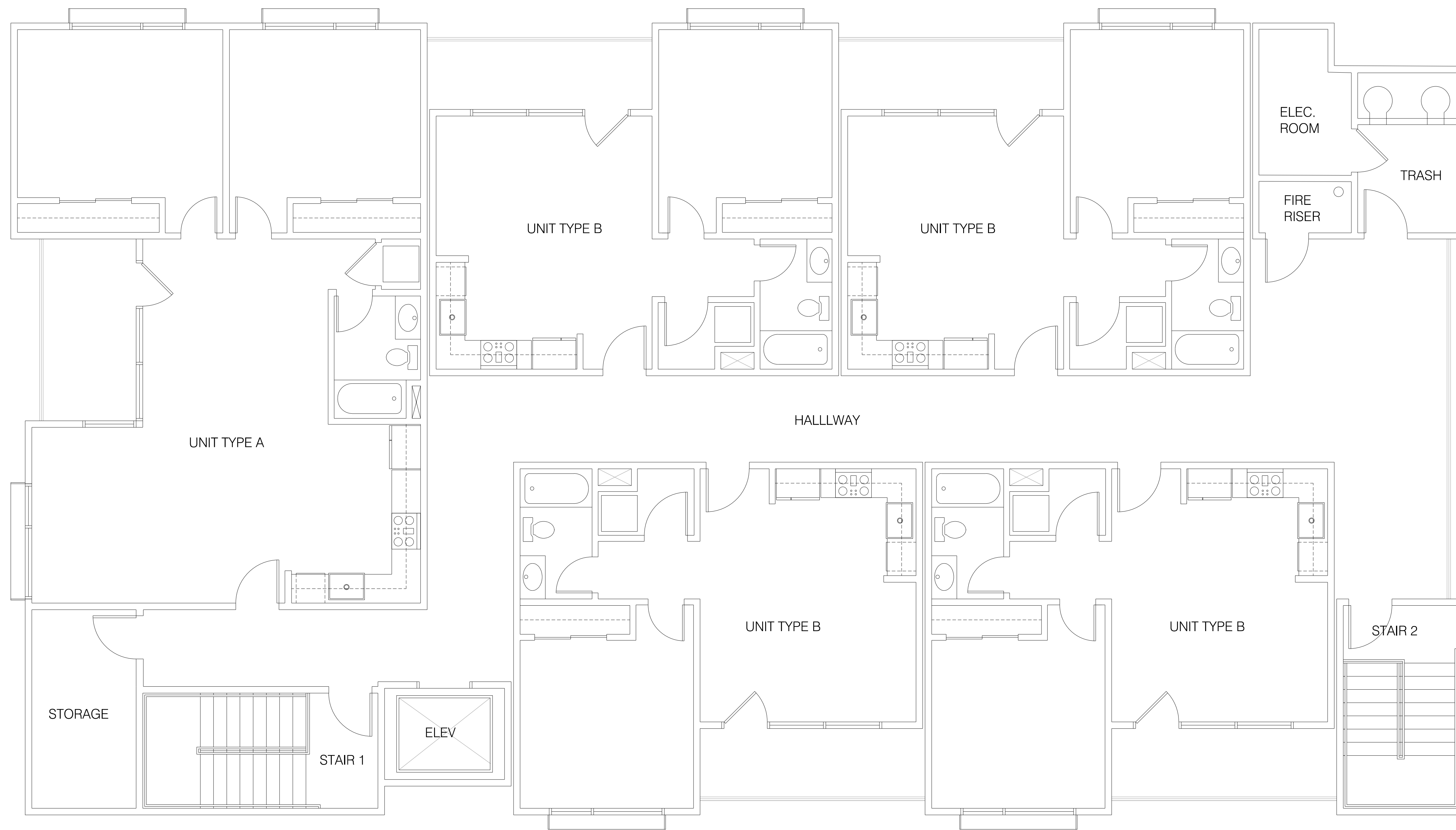
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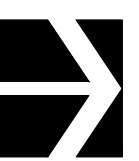
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THIRD FLOOR

A102



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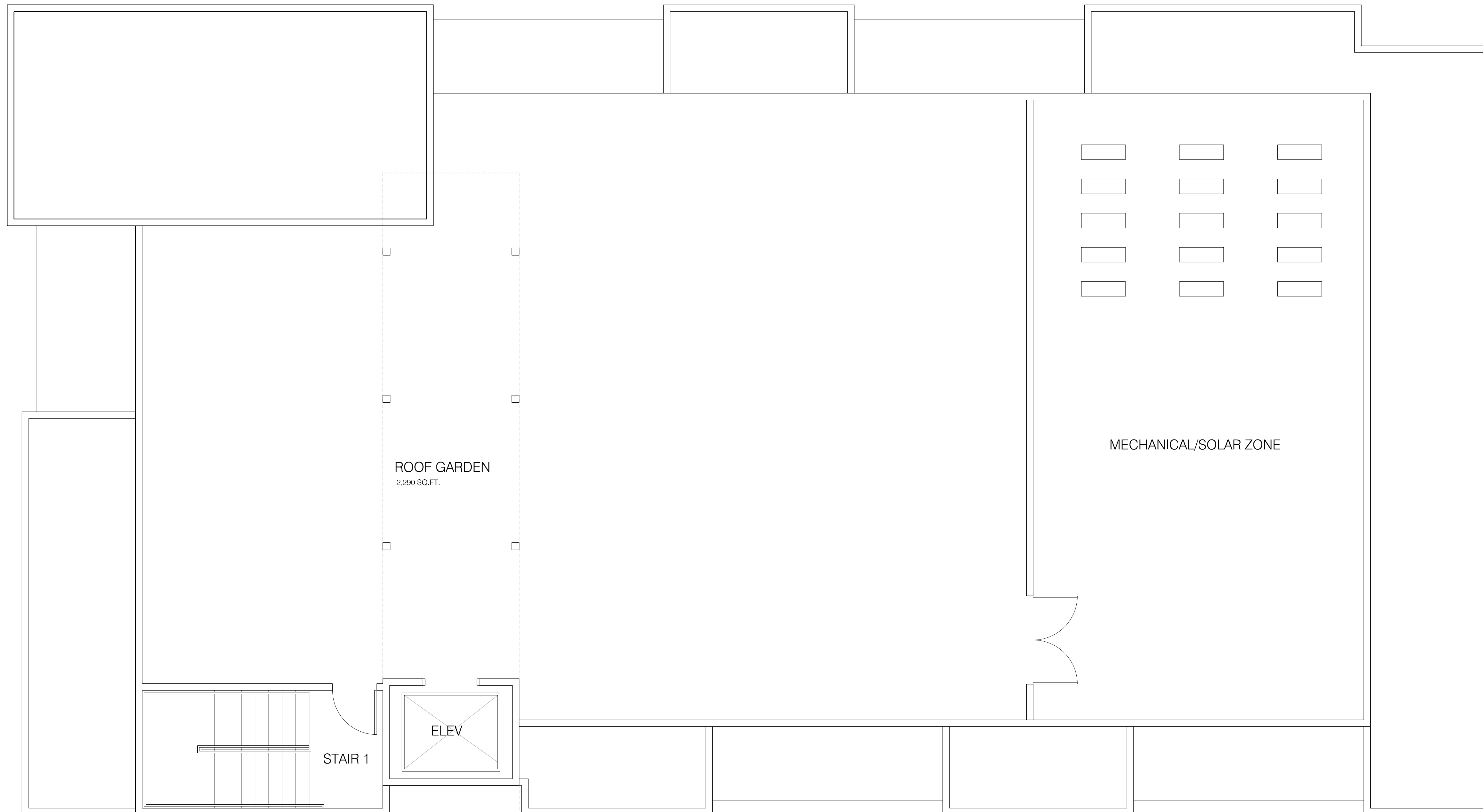
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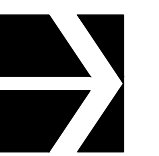
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FOURTH FLOOR

A103



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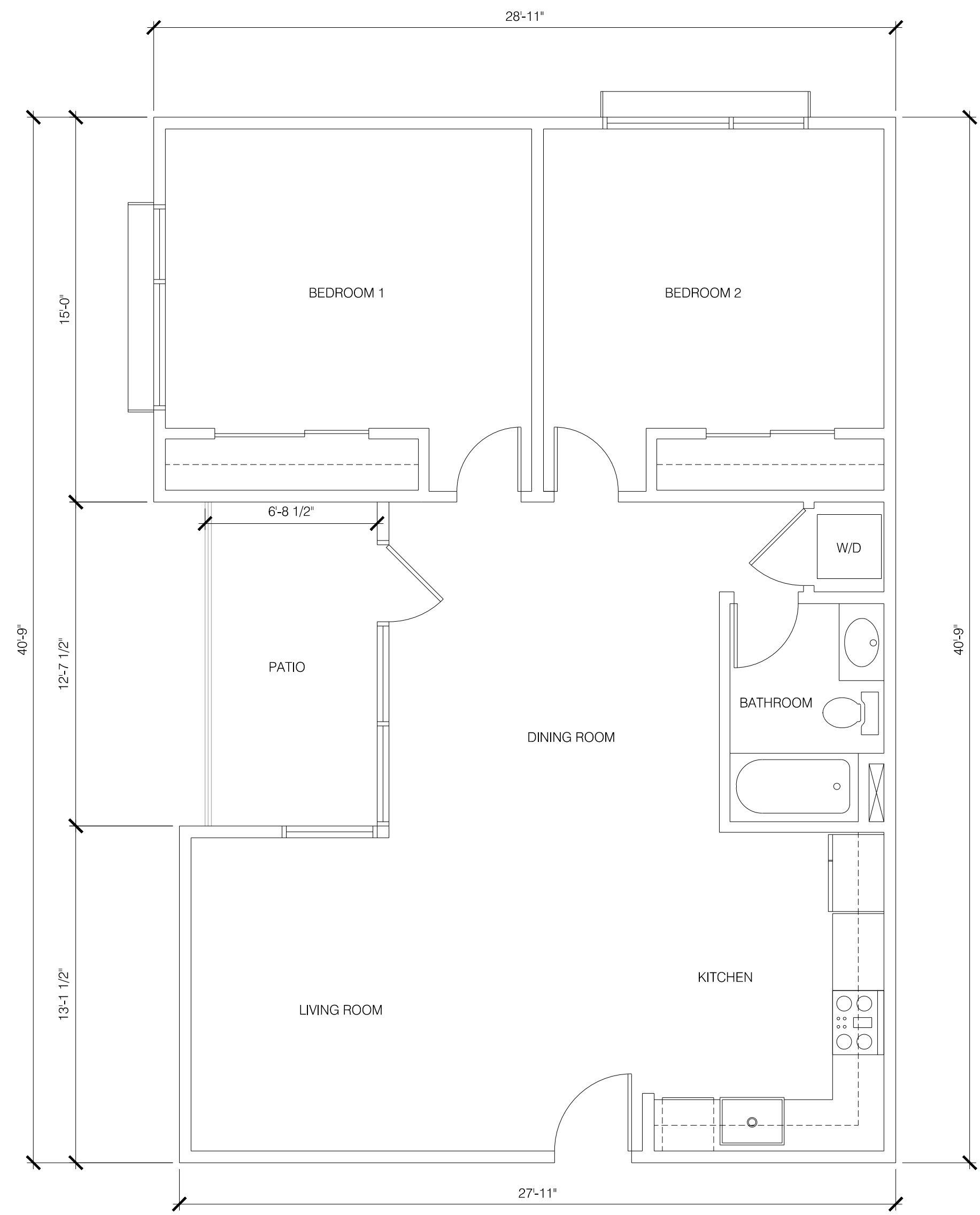
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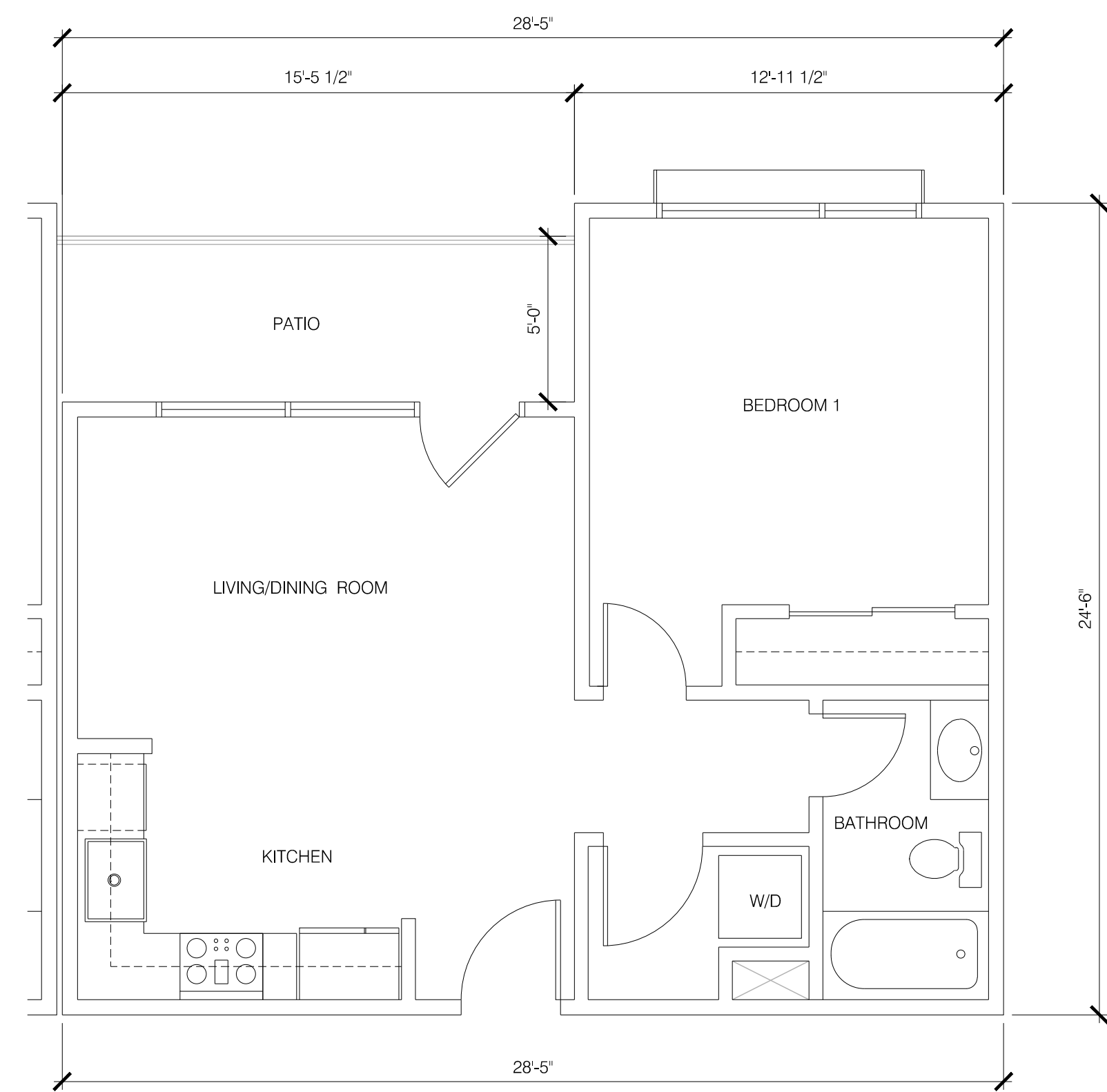
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ROOF

A104



UNIT TYPE A



UNIT TYPE B

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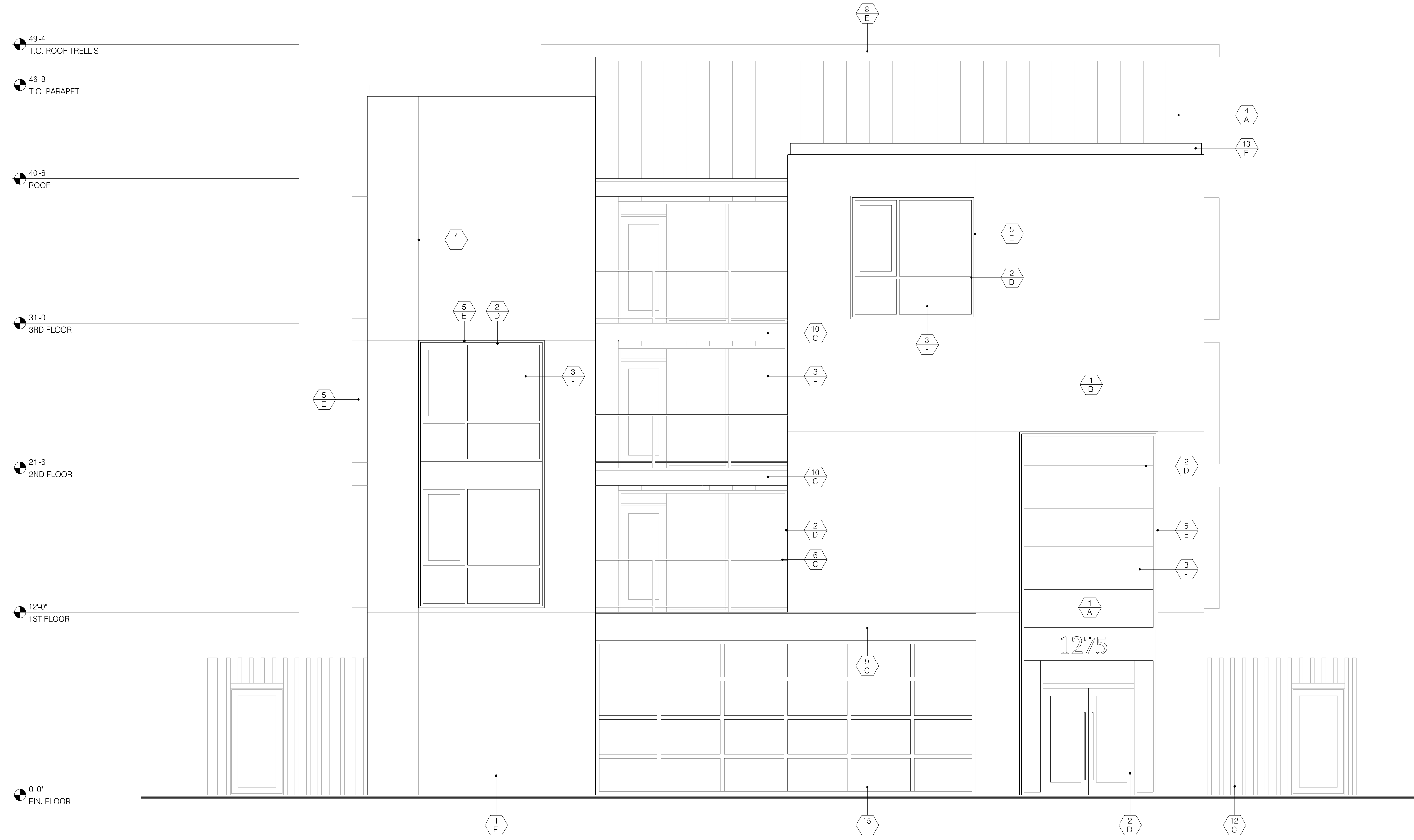
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MISSION APARTMENTS
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 POMONA, CA 91766

UNIT PLANS

A200



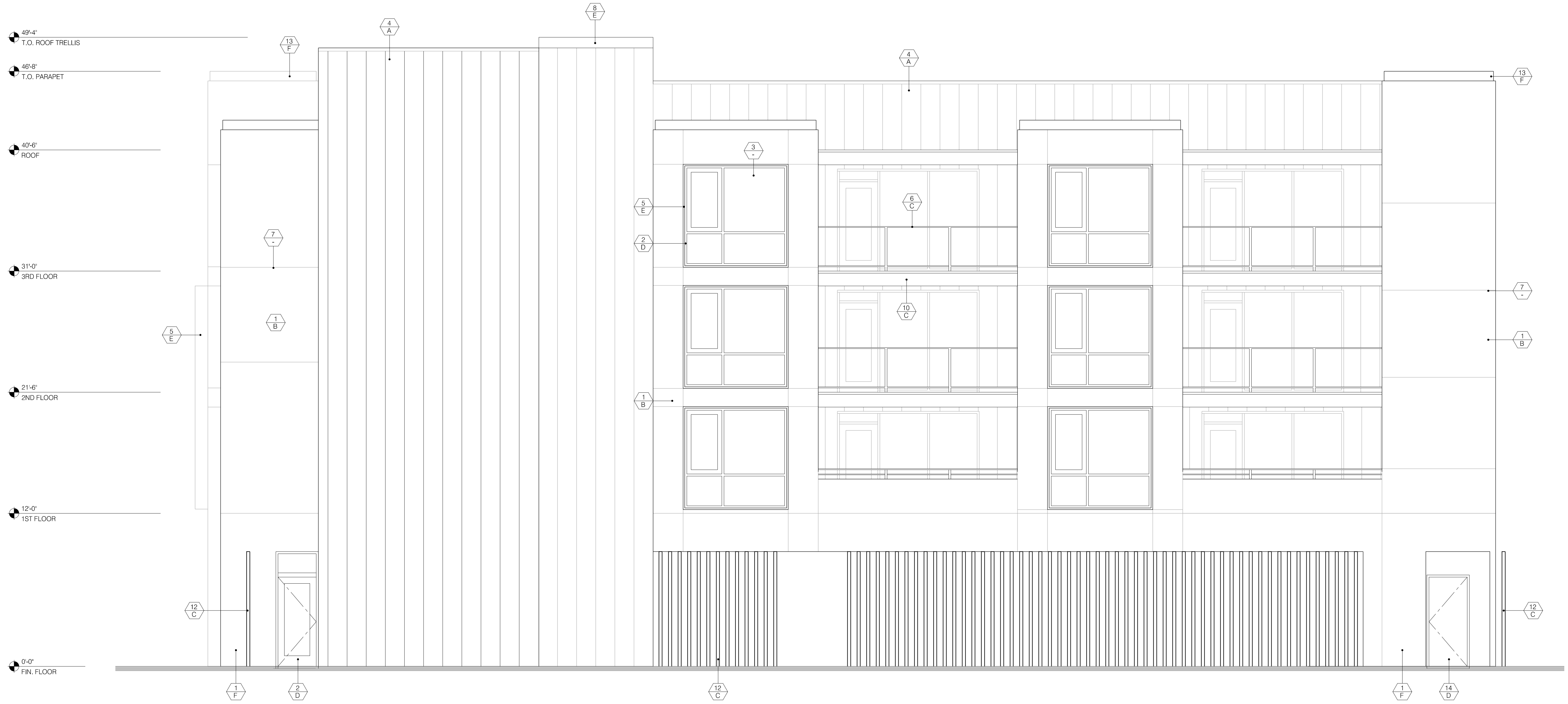
MATERIALS

- | | | |
|---|------------------------------|----------------------------------|
| 1 - CEMENT PLASTER | 5 - EYEBROW PANEL | 9 - STEEL BEAM |
| 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH | 6 - METAL RAILING WITH GLASS | 10 - BALCONY FASCIA |
| 3 - GLAZING | 7 - PLASTER SCREED | 11 - ILLUMINATED ADDRESS NUMBERS |
| 4 - PANEL SYSTEM | 8 - ROOF TOP STEEL CANOPY | 12 - HSS FENCING |

FINISH

- | | |
|---|---|
| A - MFG. SHERWIN WILLIAM
COLOR NAME: BLACK BEAN
COLOR NUMBER: SW 6006 | D - MFG. SHERWIN WILLIAM
COLOR NAME: BEFORE THE STORM
COLOR NUMBER: SW 9564 |
| B - MFG. SHERWIN WILLIAM
COLOR NAME: WINSOME GREY
COLOR NUMBER: SW 9624 | E - MFG. SHERWIN WILLIAM
COLOR NAME: TRICORN BLACK
COLOR NUMBER: SW 6258 |
| C - MFG. SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154 | F - MFG. SHERWIN WILLIAM
COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575 |

NOT FOR CONSTRUCTION



MATERIALS

- 1 - CEMENT PLASTER
- 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH
- 3 - GLAZING
- 4 - PANEL SYSTEM

- 5 - EYEBROW PANEL
- 6 - METAL RAILING WITH GLASS
- 7 - PLASTER SCREED
- 8 - ROOF TOP STEEL CANOPY

- 9 - STEEL BEAM
- 10 - BALCONY FASCIA
- 11 - ILLUMINATED ADDRESS NUMBERS
- 12 - HSS FENCING

- 13 - PARAPET COPING
- 14 - HOLLOW METAL DOOR AND FRAME

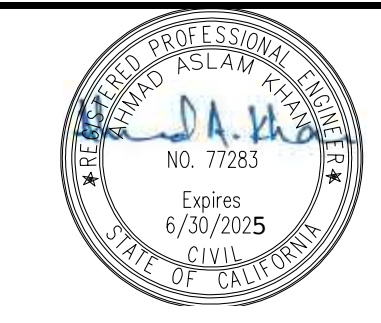
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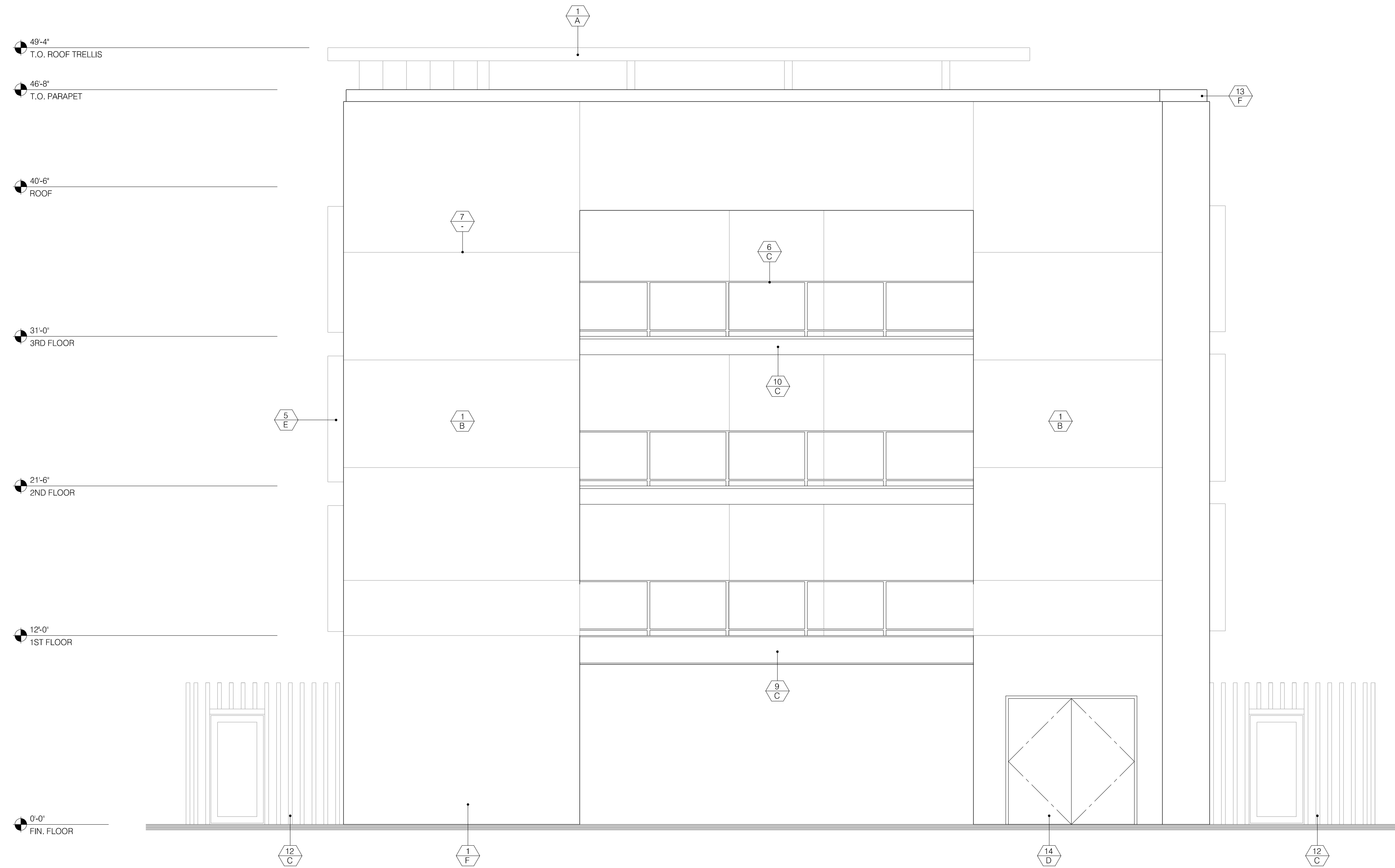
- A - MFG: SHERWIN WILLIAM COLOR NAME: BLACK BEAN COLOR NUMBER: SW 6006
- B - MFG: SHERWIN WILLIAM COLOR NAME: WINSOME GREY COLOR NUMBER: SW 9624
- C - MFG: SHERWIN WILLIAM COLOR NAME: PERLE NOIR COLOR NUMBER: SW 9154

- D - MFG: SHERWIN WILLIAM COLOR NAME: COLOR NUMBER: SW 9664
- E - MFG: SHERWIN WILLIAM COLOR NAME: TRICORN BLACK COLOR NUMBER: SW 8258
- F - MFG: SHERWIN WILLIAM COLOR NAME: METROPOLIS COLOR NUMBER: SW 9575

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MATERIALS

- 1 - CEMENT PLASTER
- 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH
- 3 - GLAZING
- 4 - PANEL SYSTEM

- 5 - EYEBROW PANEL
- 6 - METAL RAILING WITH GLASS
- 7 - PLASTER SCREED
- 8 - ROOF TOP STEEL CANOPY

- 9 - STEEL BEAM
- 10 - BALCONY FASCIA
- 11 - ILLUMINATED ADDRESS NUMBERS
- 12 - HSS FENCING

- 13 - PARAPET COPING
- 14 - HOLLOW METAL DOOR AND FRAME

FINISH

- A - MFG: SHERWIN WILLIAM
COLOR NAME: BLACK BEAN
COLOR NUMBER: SW 6306
- B - MFG: SHERWIN WILLIAM
COLOR NAME: WINSOME GREY
COLOR NUMBER: SW 9624
- C - MFG: SHERWIN WILLIAM
COLOR NAME: PERLE NOIR
COLOR NUMBER: SW 9154

- D - MFG: SHERWIN WILLIAM
COLOR NAME: BEFORE THE STORM
COLOR NUMBER: SW 9564
- E - MFG: SHERWIN WILLIAM
COLOR NAME: TRICORN BLACK
COLOR NUMBER: SW 6258
- F - MFG: SHERWIN WILLIAM
COLOR NAME: METROPOLIS
COLOR NUMBER: SW 9575

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MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

BUILDING ELEVATIONS
EAST

A302

49'-4"
T.O. ROOF TRELLIS

46'-8"
T.O. PARAPET

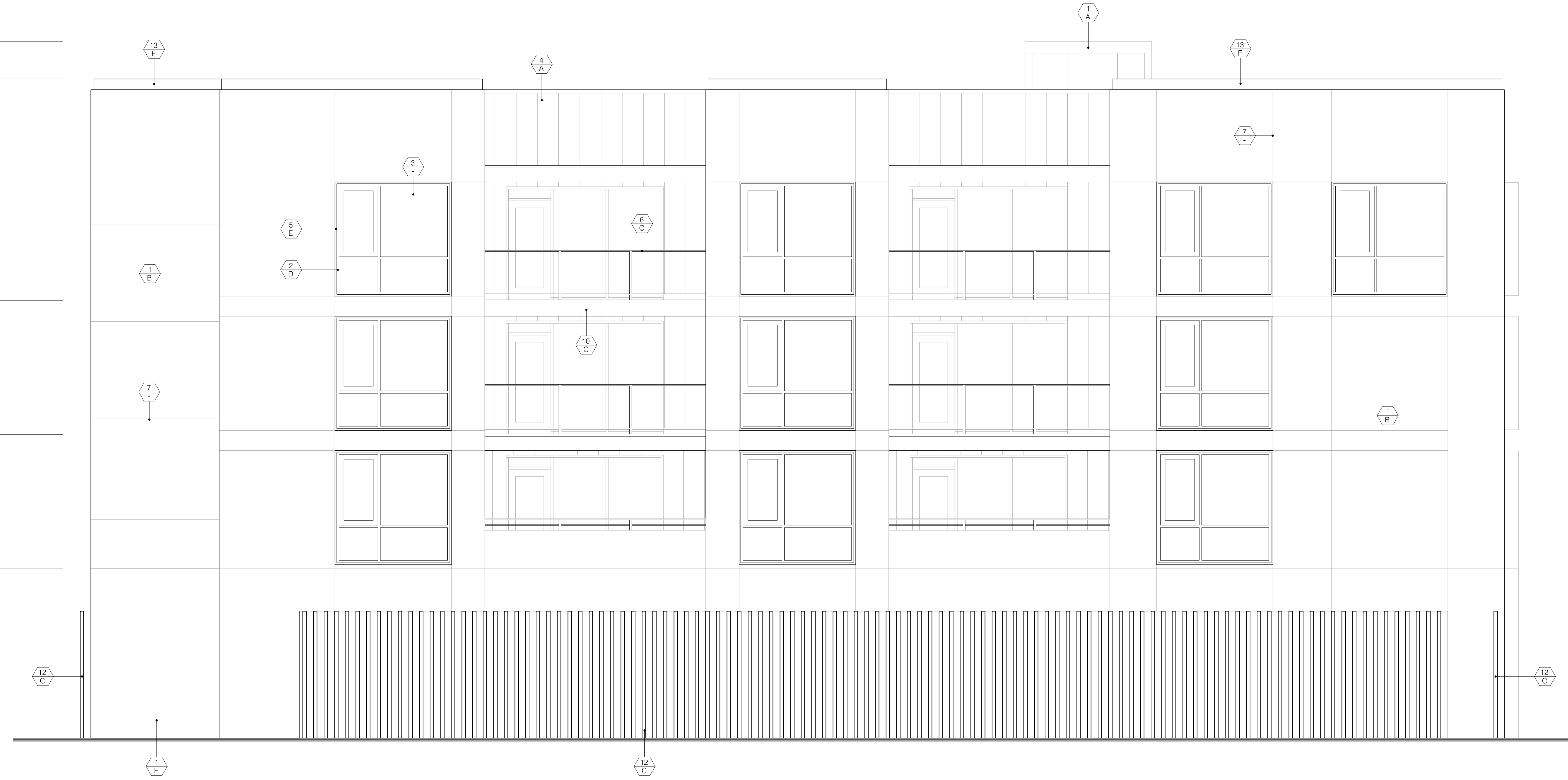
40'-6"
ROOF

31'-0"
3RD FLOOR

21'-6"
2ND FLOOR

12'-0"
1ST FLOOR

0'-0"
FIN. FLOOR



MATERIALS

- | | | |
|---|------------------------------|----------------------------------|
| 1 - CEMENT PLASTER | 5 - EYEBROW PANEL | 9 - STEEL BEAM |
| 2 - ALUMINIUM STOREFRONT SYSTEM WITH KYNAR FINISH | 6 - METAL RAILING WITH GLASS | 10 - BALCONY FASCIA |
| 3 - GLAZING | 7 - PLASTER SCREED | 11 - ILLUMINATED ADDRESS NUMBERS |
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FINISH

- | | |
|---|---|
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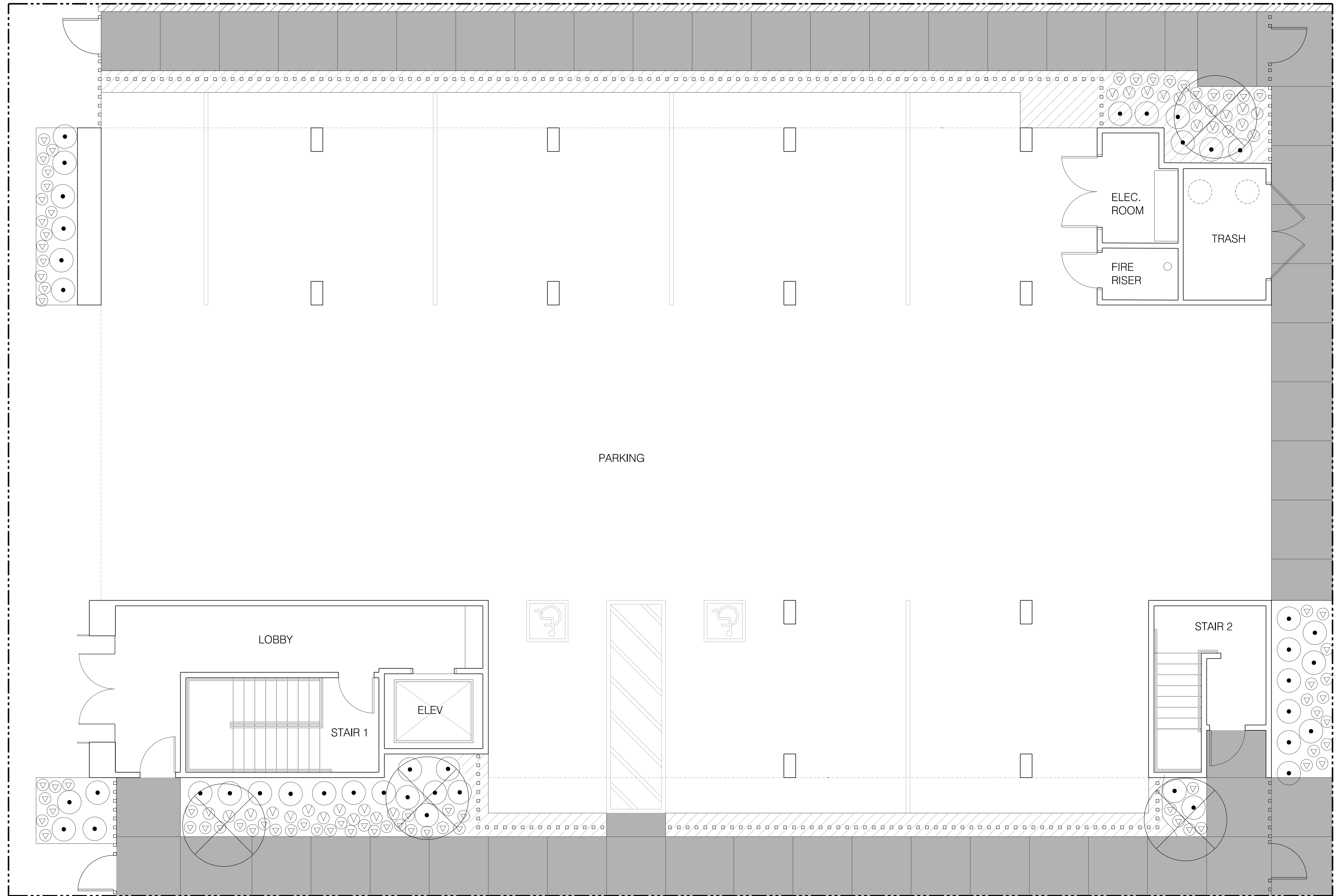
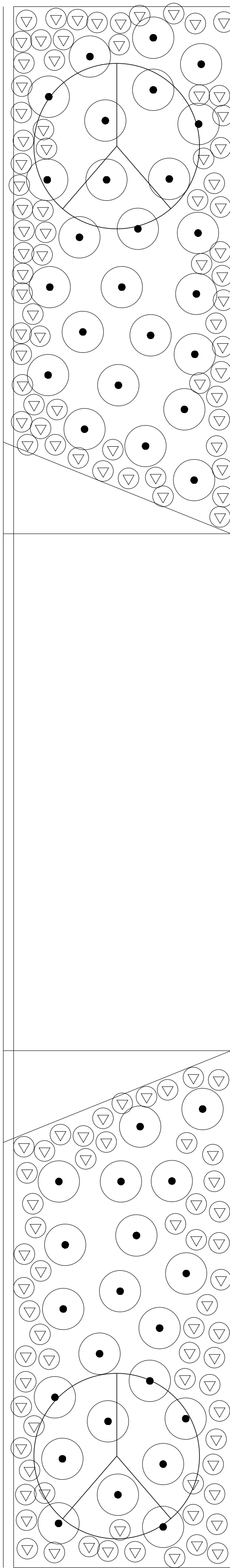


MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

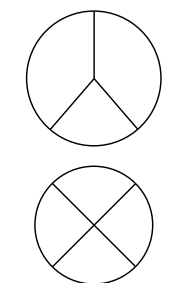
BUILDING ELEVATIONS
NORTH

A303

MISSION BLVD

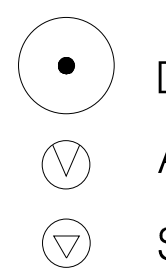


LEGEND



Jacaranda Mimosifolia (Jacaranda)

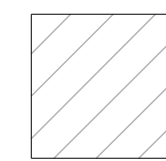
Ginkgo Biloba (Ginkgo)



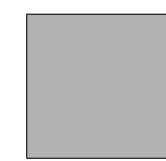
Dietes grandiflora `Variegata` (Striped Fortnight Lily)

Aloe stiatia coral aloe (Coral Red Flowers)

Senecio mandraliscae (Blue Chalksticks)



Myoporum parvifolium 'Putah Creek' (Putah Creek Myoporum)



Colored Concrete

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MISSION APARTMENTS
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POMONA, CA 91766

LANDSCAPE PLAN
GROUND LEVEL

L100



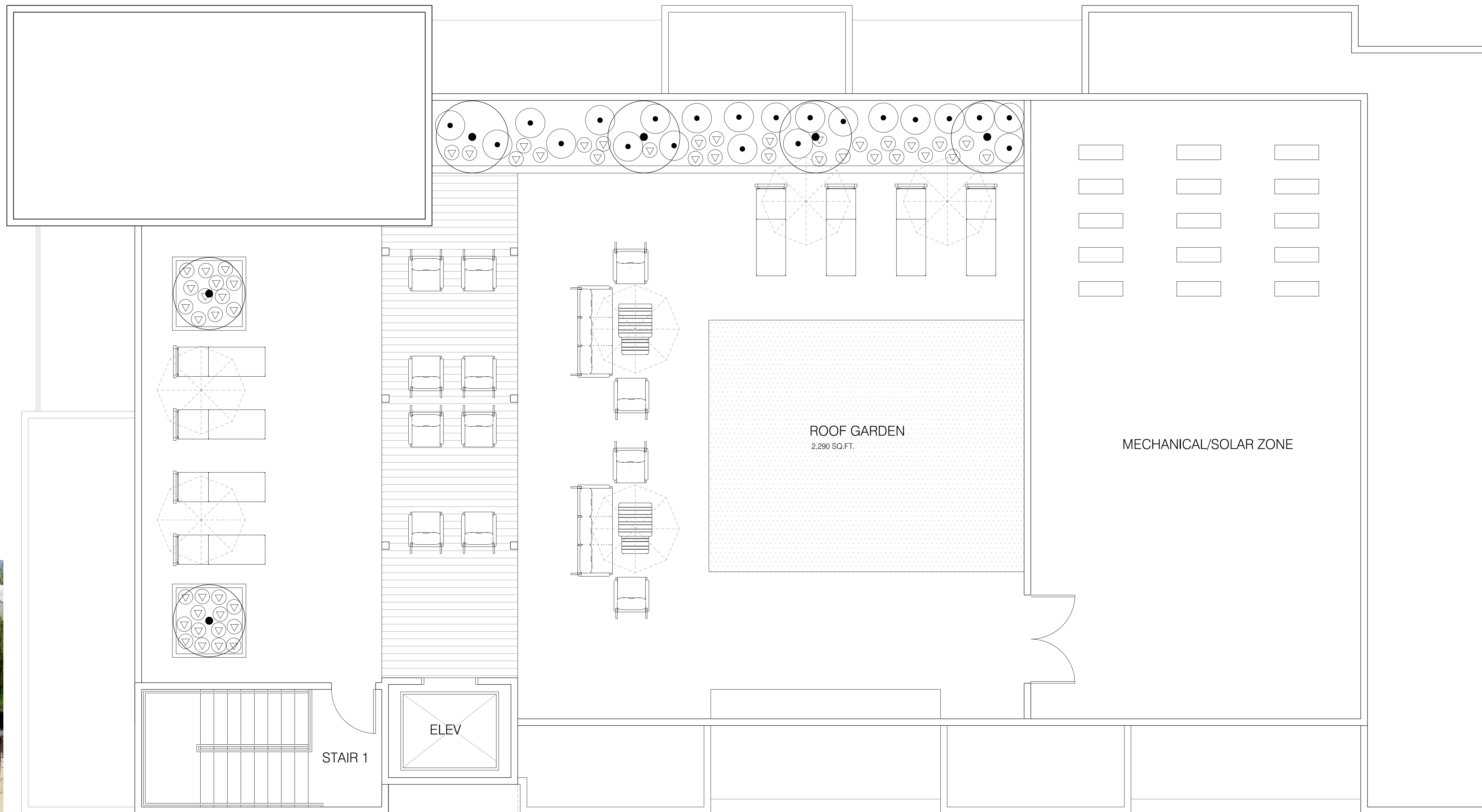
Deck Seating



Deck Chair



Deck Lounge Chairs



Senecio mandraliscae
(Blue Chalksticks)



Cercidium x 'Desert Museum'
(Desert Museum Palo Verde)

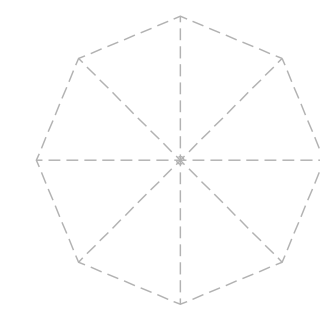


Dietes grandiflora 'Variegata'
(Striped Fortnight Lily)

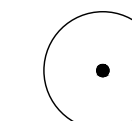


Umbrella

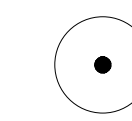
LEGEND



Rooftop Umbrella



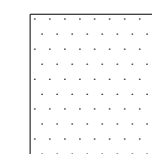
Cercidium x 'Desert Museum' (Desert Museum Palo Verde)



Dietes grandiflora 'Variegata' (Striped Fortnight Lily)

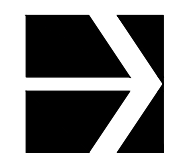


Senecio mandraliscae (Blue Chalksticks)



Artificial Turf - Synthetic Grass

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22353 MAIDENHAIR STREET
MORENO VALLEY, CA 92553
T: (951)893-0873
E: merc-mail@mail.com

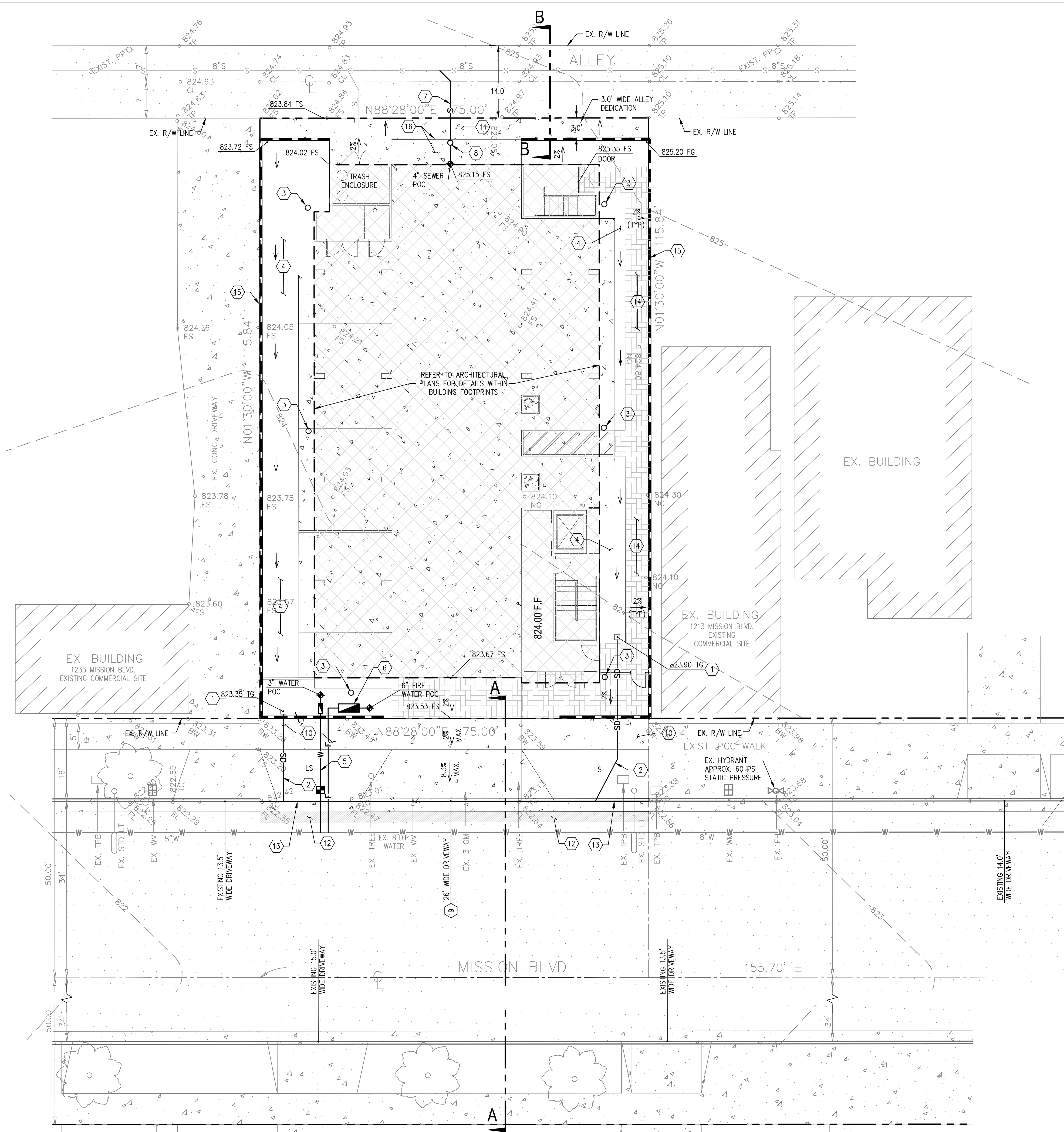
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MISSION APARTMENTS
1225-1227 WEST MISSION BLVD.
POMONA, CA 91766

LANDSCAPE PLAN
ROOF GARDEN

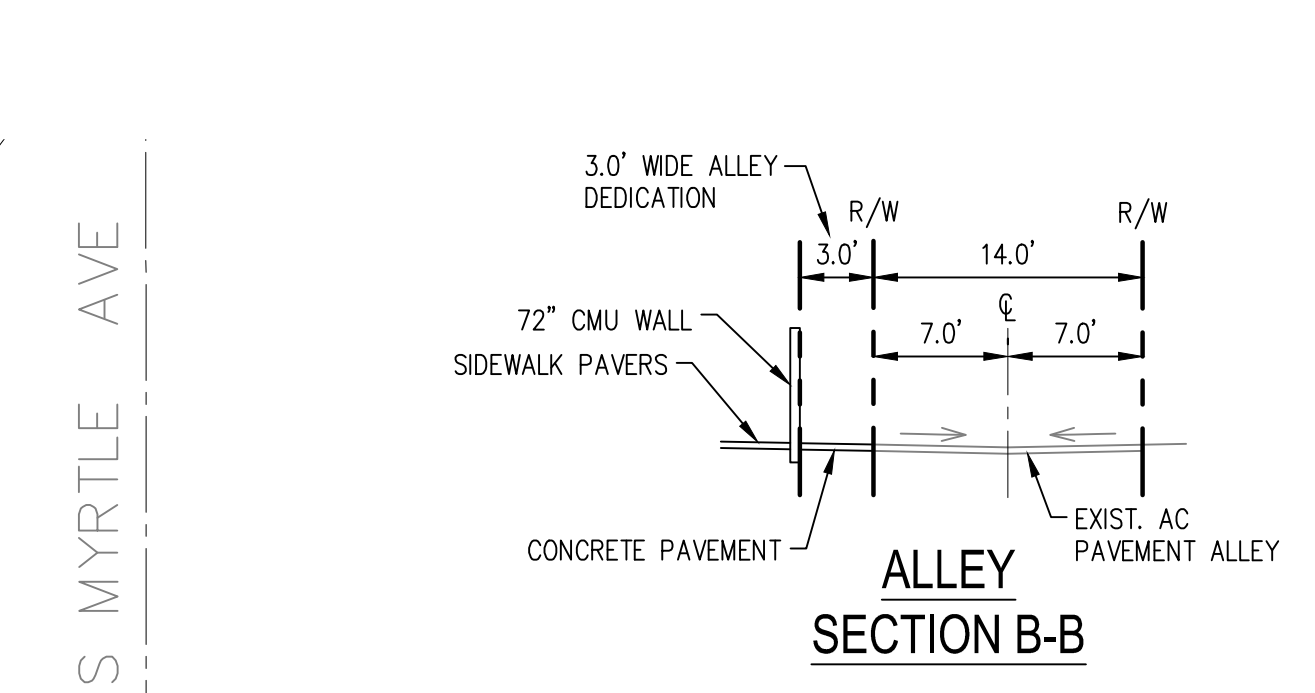
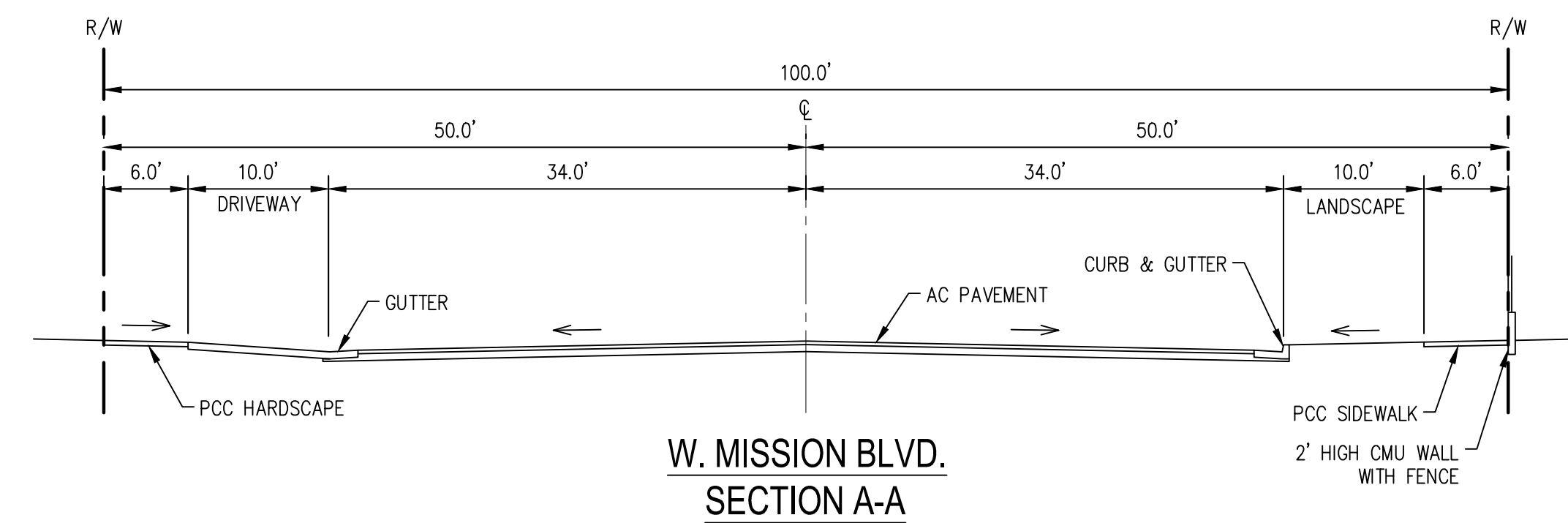
L200



GRADING AND WET UTILITY KEY NOTES	
1	CATCH BASIN
2	SIDEWALK UNDER DRAIN TO DAYLIGHT DRAINAGE OUT TO THE CURB
3	ROOF DRAIN FILTRATION DEVICE AS BMP/LID
4	VEGETATIVE SWALE AS A LID
5	3" WATER LATERAL WITH 2" METER AND PRIVATE BACKFLOW.
6	6" FIRE WATER LATERAL AND 4" PRIVATE DCCA ON A CONCRETE PAD
7	4" SEWER LATERAL
8	SEWER CLEANOUT
9	26" WIDE DRIVEWAY
10	6.0' WIDE PCC HARDCAPE
11	6" THICK PCC PAVEMENT
12	24" WIDE ASPHALT CUT AND REPLACE ALONG THE FRONTAGE
13	6" HIGH CURB AND GUTTER TO MEET EXISTING
14	5.0' WIDE SIDEWALK CONCRETE PAVERS (TYP.)
15	72" TALL CMU WALL (TYP.)
16	25 - FEET WIDE EMERGENCY FIRE ACCESS ONLY WITH A SLIDING GATE AND FIRE PAD LOCK

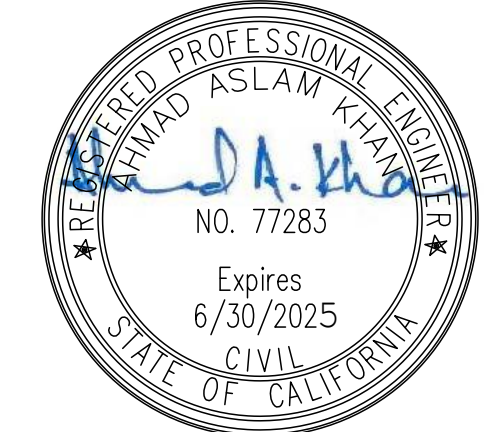
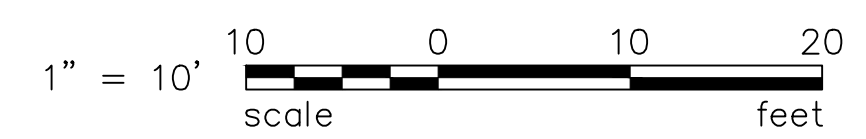
LEGAL DESCRIPTION
 ALL OF THAT LAND SITUATED IN THE CITY OF POMONA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 LOT 45 AND THE WEST ONE-HALF OF LOT 46, OF TRACT NO. 538, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 0 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 BENCH MARK NO : 436
 1985 ADJUSTED ELEVATION = 821.17
 L. AND N. ON CURB 34'± NORTH OF C/L OF MISSION BLVD AND 75'± WEST OF C/L OF BUENA VISTA AVENUE.

GENERAL LEGEND	
EXISTING	
ITEM	SYMBOL
PROPERTY LINE
EXISTING FENCE	---X---
EXISTING BUILDING	[Hatched Box]
EXIST. CONCRETE	[Dotted Box]
EXISTING CURB AND GUTTER	[Double Line]
EXISTING CURB	[Single Line]
EXISTING DRIVEWAY	[Trapezoid]
EXISTING SPOT ELEVATION	X 65.40
EXIST. AC PAVEMENT	[Cross-hatched Box]
EXISTING FIRE HYDRANT	[Square with X]
EXISTING UTILITY BOX	[Square]
EXISTING SITE LIGHT	[Star]
PROPOSED	
PROPOSED CURB	[Double Line]
PROPOSED CONCRETE	[Dotted Box]
PROPOSED AC PAVEMENT	[Cross-hatched Box]
PROPOSED PAVERS	[Grid Pattern]
PROPOSED BUILDING	[Hatched Box]
PROPOSED WALL	[Thick Line]
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED STORM DRAIN LINE	SD
PROPOSED SEWER MANHOLE	⊙
PROPOSED STORM MANHOLE	⊙
PROPOSED CLEANOUT	⊙
PROPOSED CATCH BASIN	⊙
POINT OF CONNECTION	⊕



ABBREVIATIONS

RIM	RIM ELEVATION
BW	BOTTOM OF WALL
WTR	WATER
SWR	SEWER
IE	INVERT ELEVATION
BFD	BACK FLOW DEVICE
ELEC	ELECTRIC/ELECTICAL
EX	EXISTING
FW	FIRE WATER
CW	COLD WATER (DOMESTIC SERVICE WATER)
POC	POINT OF CONNECTION
V	UTILITY VAULT
MH	MANHOLE (SEWER, STORM DRAIN, UTILITY)
PVC	POLYVINYL CHLORIDE (PIPE MATERIAL)
FDC	FIRE DEPARTMENT CONNECTION
P.C.C.	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE



OWNER
 ATHAR A KHAN
 17059 GROVE DRIVE
 RIVERSIDE, CALIF. 92503
 PHONE: (951) 756-8052

GRADING AND WET UTILITY PLAN
 1225 AND 1227 WEST MISSION BLVD.
 POMONA, CALIF. 91766
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 FAX (714) 680-9671 email: jichahhan@aol.com

NO. DATE REVISION BY

SHEET 2 OF SHEETS

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