

ATTACHMENT A:
Predevelopment Plan Review Plans, dated June 9, 2014

DEL MAR / LOS ROBLES

245 S. Los Robles Ave., Pasadena CA 91101



OWNER:
KW 245 Los Robles, LLC
94701 Wilshire Blvd., Suite 700
Beverly Hills, CA 90212
Tel: 310 887 90212

ARCHITECT:
VTBS ARCHITECTS
1738 Berkeley St.
Santa Monica, CA 90404
Tel: 310 394 0273

Contact: Dave Eadie

Contact: Brion Moran

PREDEVELOPMENT PLAN REVIEW

UNIT MATRIX

Type	Size	Flr.1	Flr.2	Flr.3	Total	%	Area
1BR A	800 sf	0	0	6	6	10%	4,800 sf
1 BR B	850 sf	12	15	8	35	61%	29,750 sf
2 BR C	1,105 sf	1	2	1	4	7%	4,420 sf
2 BR C ALT	1,140 sf	1	1	1	3	5%	3,420 sf
2 BR D	1,175 sf	4	4	2	10	17%	11,750 sf
REC ROOM	1,800 sf						1,800 sf
Total		18	21	18	58	100%	55,940 sf
					GROSS x 1.2		67,128 sf

*Annex Parking 115 P1 stalls
*Residential Parking 126 P2 stalls
*Overall Lot Size 52,266 sf
*Lot Coverage Area 24,700 sf 47%
*FAR 1.28

LIST OF DRAWINGS

A00 Coversheet
A01 Survey
A02 Siteplan
A03 Ground Floor
A04 Second Floor
A05 Third Floor
A06 Parking P1
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A08 Elevations
A09 Elevations
A10 Sections
A11 Sections
A12 Site Photos
A13 Site Photos
L1 Tree Survey

VICINITY MAP



COVER SHEET

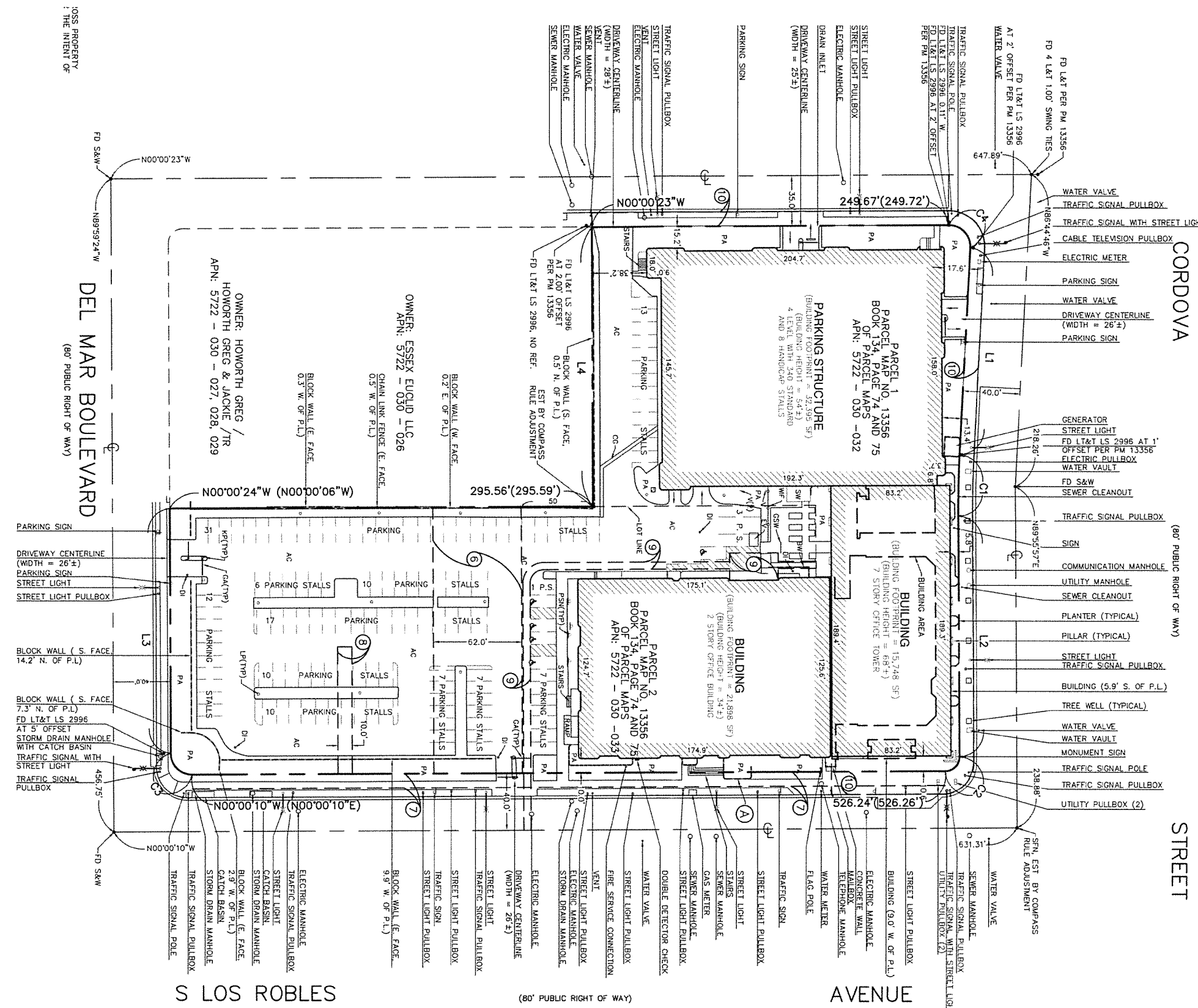
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October 9, 2014
Pre-Development Plan Review Plans

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LOSS PROPERTY
 : THE INTENT OF

DEL MAR BOULEVARD
 (80' PUBLIC RIGHT OF WAY)

CORDOVA

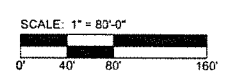
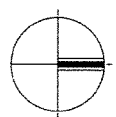
STREET

S LOS ROBLES

AVENUE

**SURVEY
 A 01**

JUNE 9, 2014



**KENNEDY WILSON
 DEL MAR / LOS ROBLES
 PASADENA, CALIFORNIA**

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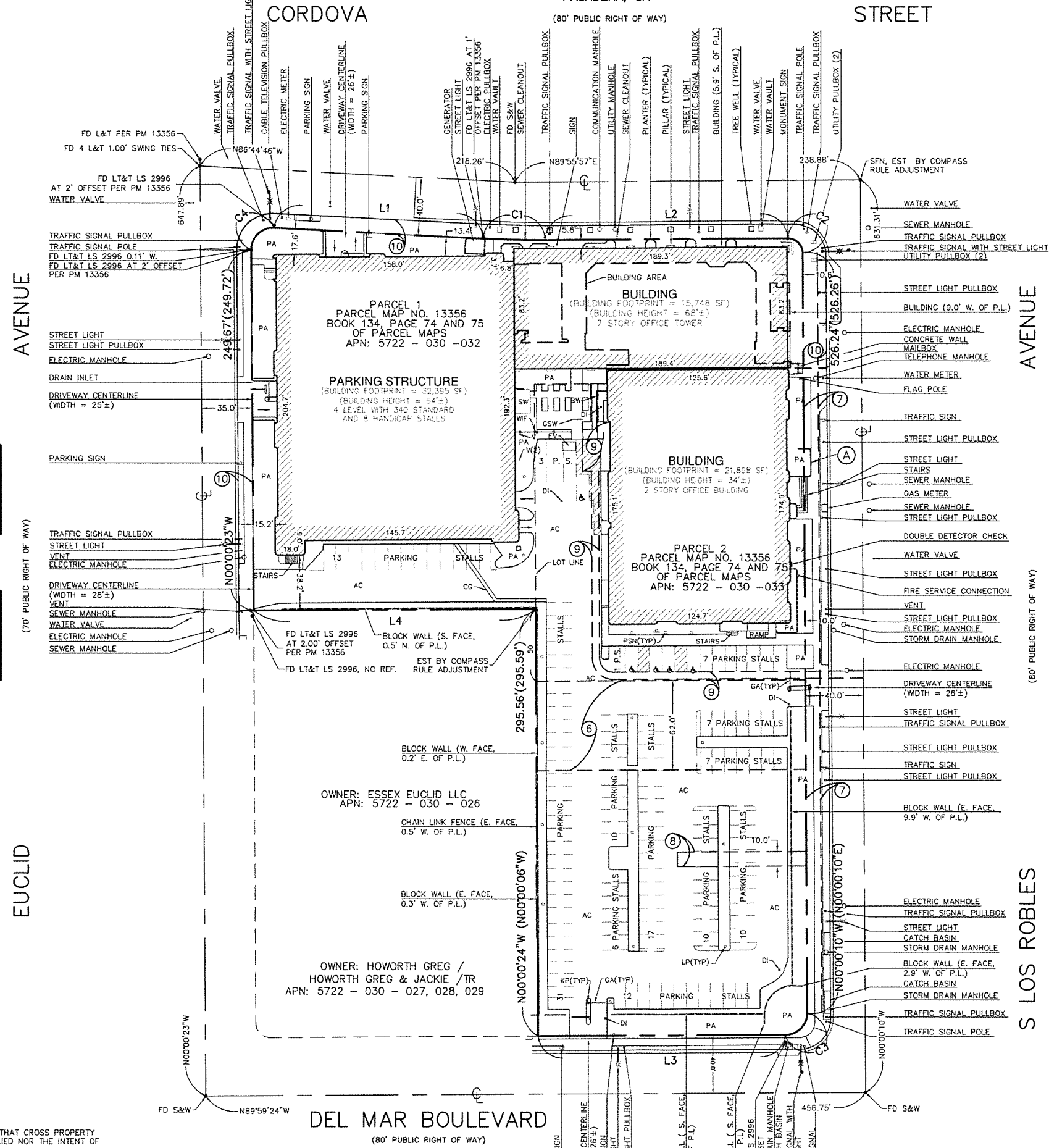
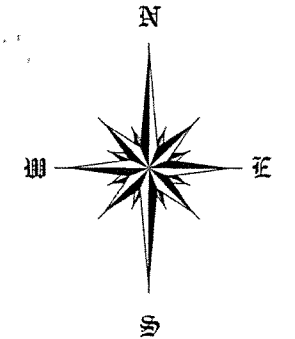
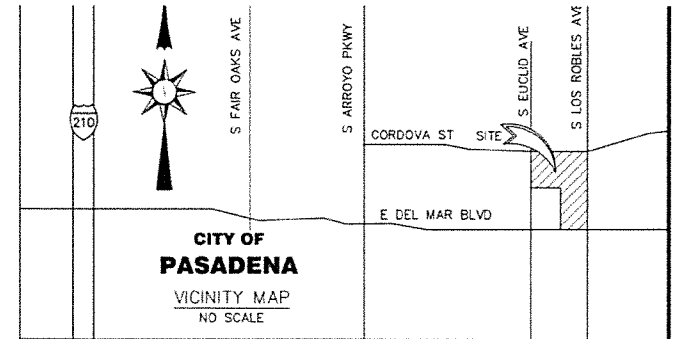
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ALTA/ACSM LAND TITLE SURVEY

380 CORDOVA ST., & 245 S. LOS ROBLES AVE.,
PASADENA, CA



TYPE OF SPACE	TOTAL EXISTING
STANDARD (EXTERIOR)	134
STANDARD (STRUCTURE)	340
HANDICAP (EXTERIOR)	5
HANDICAP (STRUCTURE)	8
TOTAL	487

LINE	DIRECTION	LENGTH
L1	N86°44'46"W (N86°43'29"W)	144.75 (150.06')
L2	N89°55'57"E (N89°57'15"E)	168.53' (168.56')
L3	N89°59'24"W (N89°58'57"W)	171.42' (172.28')
L4	N89°56'14"W (N89°55'20"W)	195.32' (195.34')

CURVE	DELTA	RADIUS	LENGTH
C1	3-19-17 (3-19-16)	R = 740	42.90' (42.89')
C2	90-03-52 (90-02-55)	R = 10	15.72'
C3	90-02-47 (89-06-23)	R = 15	23.57' (23.33')
C4	93-15-37 (93-16-54)	R = 15	24.42'

LEGEND:

- AC - ASPHALTIC CONCRETE
- BW - BLOCK WALL
- CG - CONCRETE GUTTER
- DI - DRAIN INLET
- E - EAST
- EST - ESTABLISHED
- EV - ELECTRIC VAULT
- FD - FOUND
- FG - FINISH GRADE
- FS - FINISH SURFACE
- GA - GATE ARM
- GSW - GLASS SCREEN WALL
- KP - KEY PAD
- L&T - LEAD AND TACK
- LP - LIGHT POST
- LS - LAND SURVEYOR
- LT&T - LEAD TIE AND TACK
- N - NORTH
- PA - PLANTER AREA
- P.L. - PROPERTY LINE
- PM - PARCEL MAP
- P.S. - PARKING STALL
- PSN - PARKING SIGN
- S - SOUTH
- S&W - SPIKE AND WASHER
- SN - SEARCH FOUND NOTHING
- SW - STAIR WELL
- TC - TOP OF CURB
- V - VENT
- WF - WROUGHT IRON FENCE
- (XXX) - RECORD DATA PER PM 13356
- C - CENTER LINE
- ☆ - LIGHT POST

STATEMENT OF ENCROACHMENTS:
NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) BLOCK WALL LIES 5.0' EAST OF PROPERTY LINE.

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS 1 AND 2 OF PARCEL MAP NO. 13356, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED NOVEMBER 26, 1980 IN BOOK 134, PAGE(S) 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5722-030-033 (AFFECTS PARCEL 2) AND 5722-030-032 (AFFECTS PARCEL 1)

ITEMS CORRESPONDING TO SCHEDULE "B":
BY: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-524586-SF
100 SPEAR STREET, SUITE 1600 DATED: JANUARY 26, 2012
SAN FRANCISCO, CA 94105

- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- (5) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON.
 - (6) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 24, 1962 AS INSTRUMENT NO. 3872 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - (7) AN EASEMENT FOR PUBLIC STREET AND ROAD PURPOSES OVER THE EASTERLY 10 FEET OF LAND LYING WITHIN THE LINES OF LOS ROBLES, AS NOW ESTABLISHED AND AS CONTAINED IN VARIOUS DEED OF RECORD. THIS ITEM LIES WITHIN LOS ROBLES AVENUE ADJACENT TO SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
 - (8) A DRIVEWAY AGREEMENT BETWEEN DOROTHY VOORHIES STEVER AND GEORGE M. AND LOIS L. REY, WHICH PROVIDES FOR A COMMON DRIVEWAY OVER THE NORTHERLY 10 FEET OF THE SOUTHERLY 17 FEET OF THE EAST 89 FEET OF LOT 19 AS PROVIDED IN AN INSTRUMENT RECORDED IN BOOK 39499, PAGE 100, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - (9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 16, 1980 AS INSTRUMENT NO. 80-899729 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON PER PM NO. 13356
 - (10) LICENSE AGREEMENT NO. 11.039 BY AND BETWEEN THE CITY OF PASADENA AND UNITED CALIFORNIA BANK TO INSTALL DECORATIVE SIDEWALK ALONG PORTIONS OF EUCLID AVENUE, CORDOVA STREET AND LOS ROBLES AVENUE RECORDED AUGUST 7, 1981 AS INSTRUMENT NO. 81-794537. THIS ITEM LIES WITHIN LOS ROBLES AVENUE, CORDOVA STREET AND EUCLID AVENUE ADJACENT TO SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
 - (11) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" RECORDED JULY 30, 2008 AS INSTRUMENT NO. 20081365328 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

NOTES:

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SWAMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- AN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTA/ACSM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE-PER TERMS AND CONDITIONS OF JRN CIVIL ENGINEERS CONTRACT WITH CLIENT (ACKNOWLEDGMENTS/REPRESENTATIONS SECTION).
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE.

REVISIONS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

ALTA/ACSM LAND TITLE SURVEY

380 CORDOVA ST., & 245 S. LOS ROBLES AVE.,
PASADENA, CA

ADDRESS: SCHUTZ & ASSOCIATES, INC.

CLIENT: JLM

SCALE: 1" = 40'

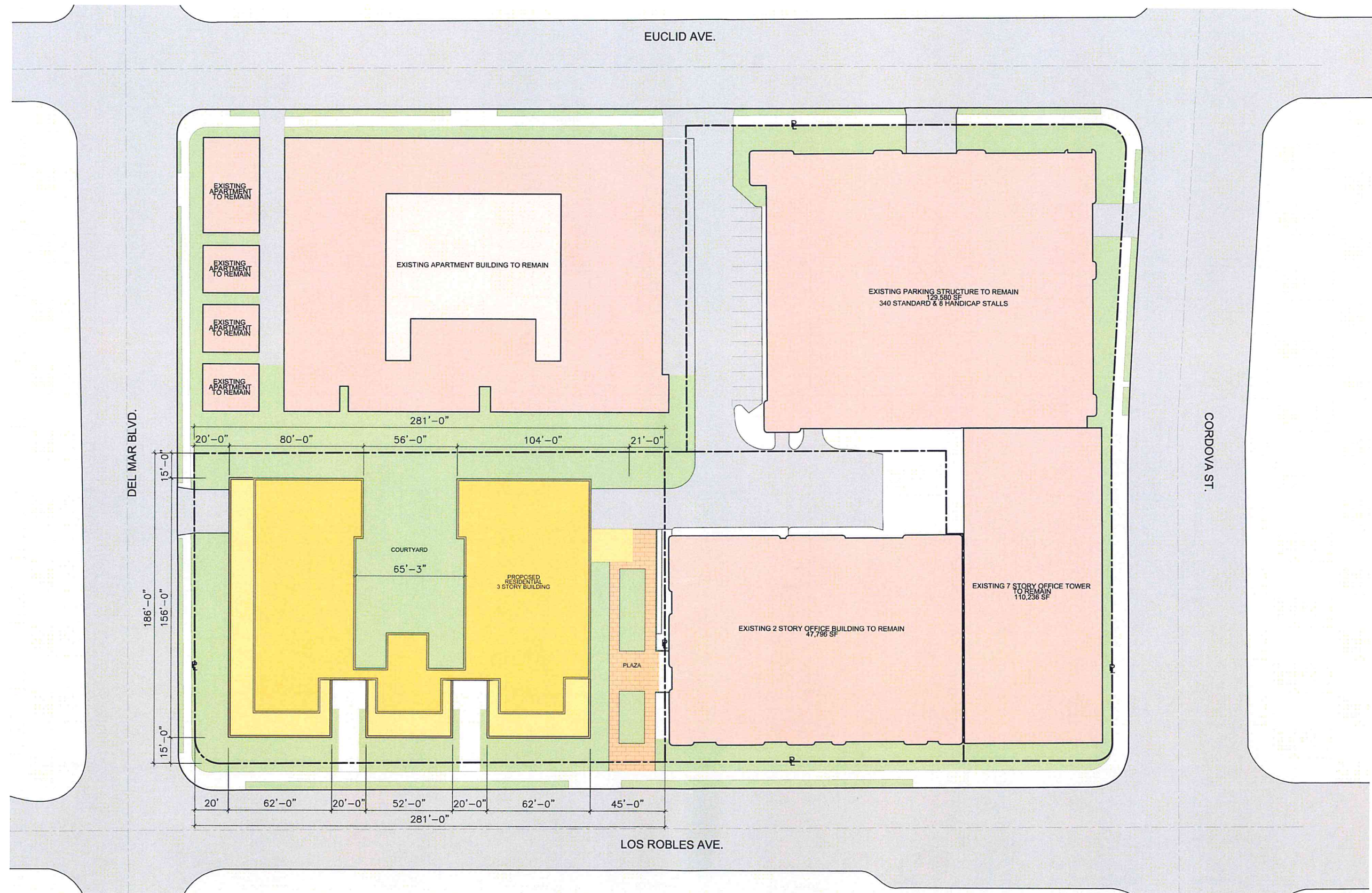
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DRAWN BY: ACM

CHKD. BY: JLM

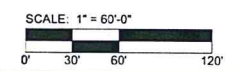
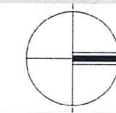
SHEET 1 OF 2

FILE NO. 11754



**SITE PLAN
A 02**

JUNE 9, 2014

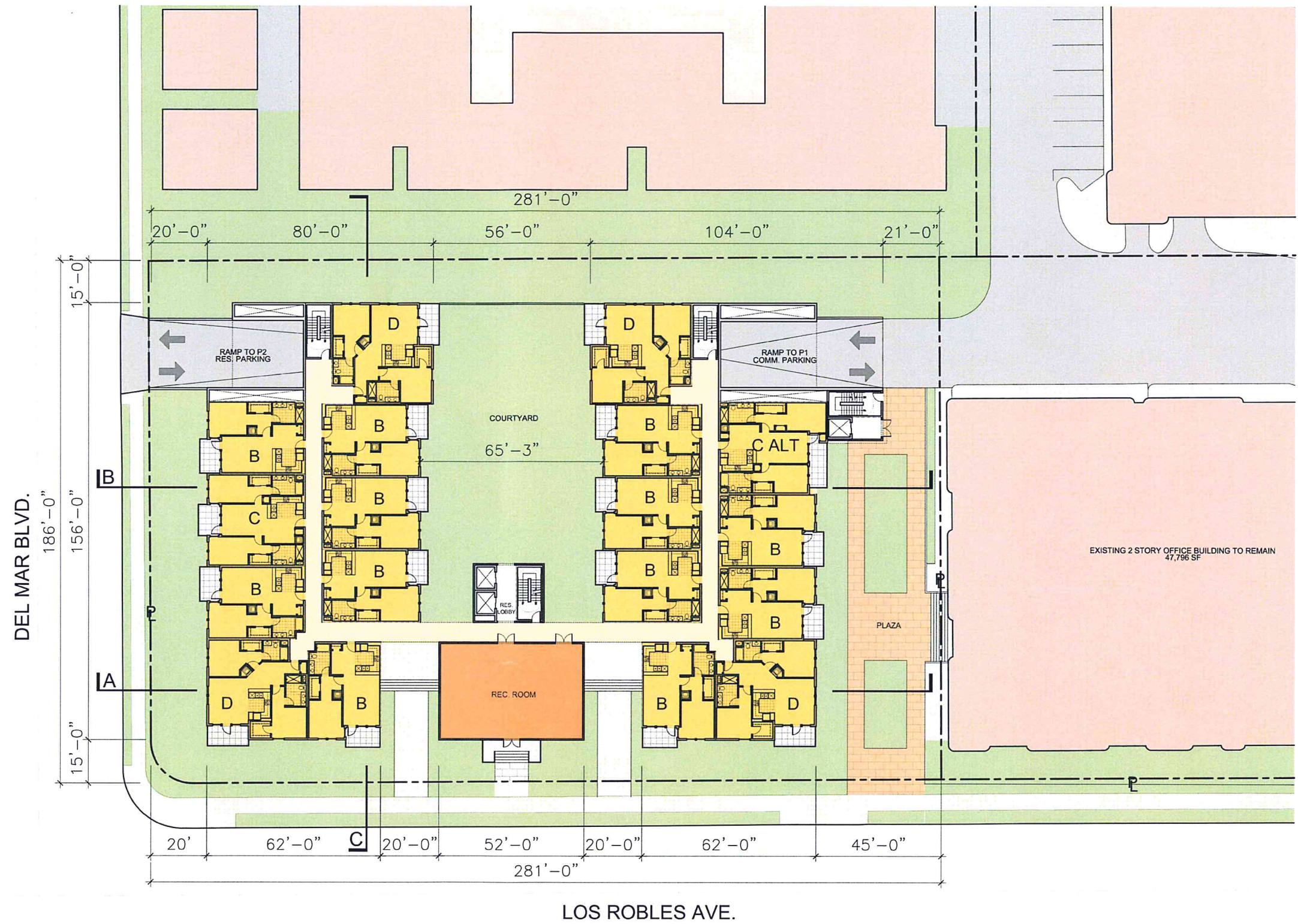


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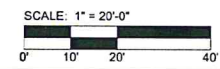
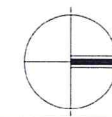
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GROUND FLR
A03

JUNE 9, 2014



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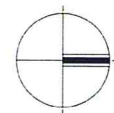
DEL MAR BLVD.



LOS ROBLES AVE.

SECOND FLR
A04

JUNE 9, 2014



SCALE: 1" = 20'-0"
0' 10' 20' 40'

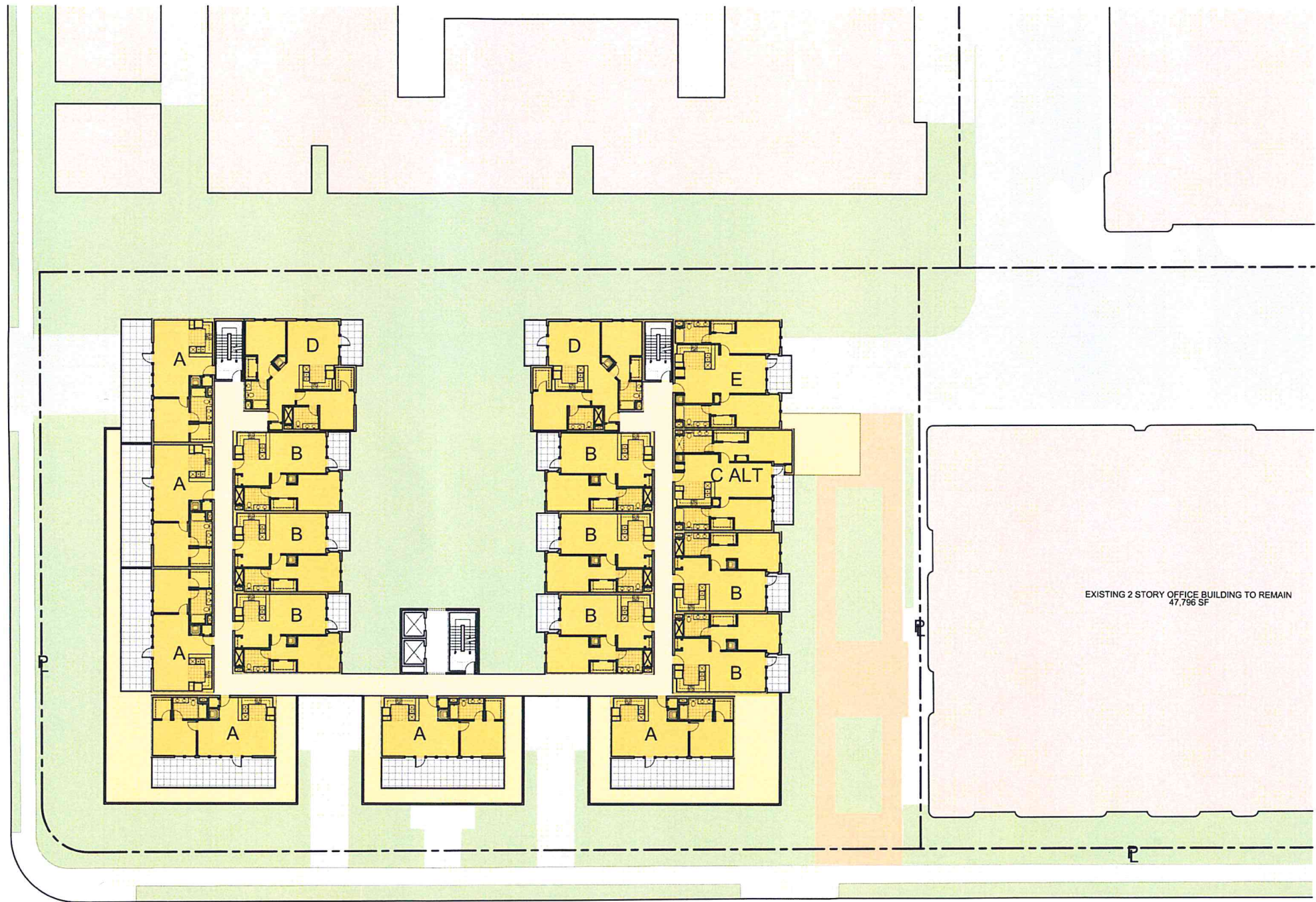
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DEL MAR BLVD.

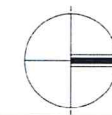


EXISTING 2 STORY OFFICE BUILDING TO REMAIN
47,796 SF

LOS ROBLES AVE.

THIRD FLR
A05

JUNE 9, 2014



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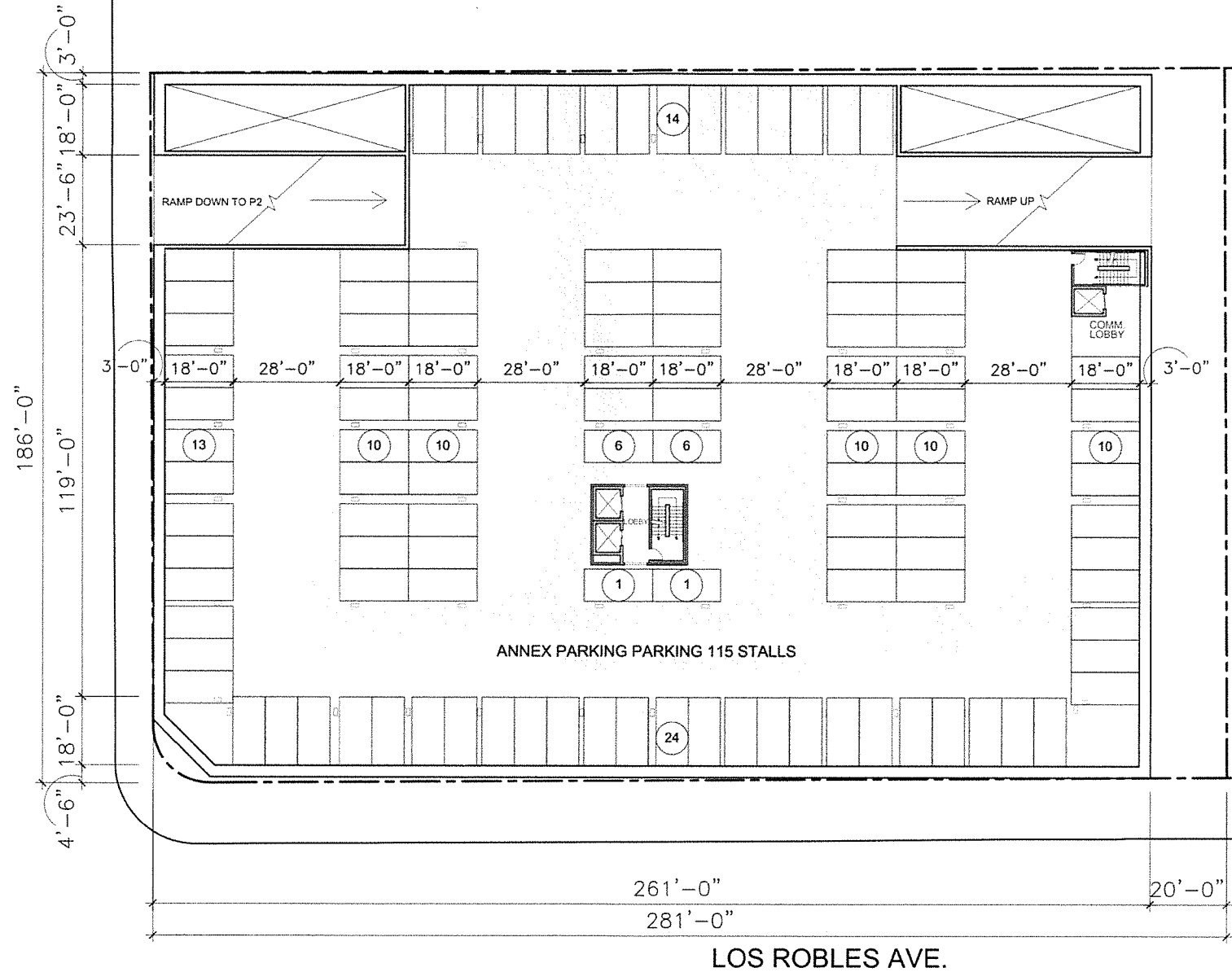
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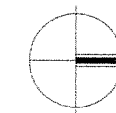
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DEL MAR BLVD.



**P1 COMMERCIAL PARKING
SUBTERRANEAN
A06**



SCALE: 1" = 20'-0"
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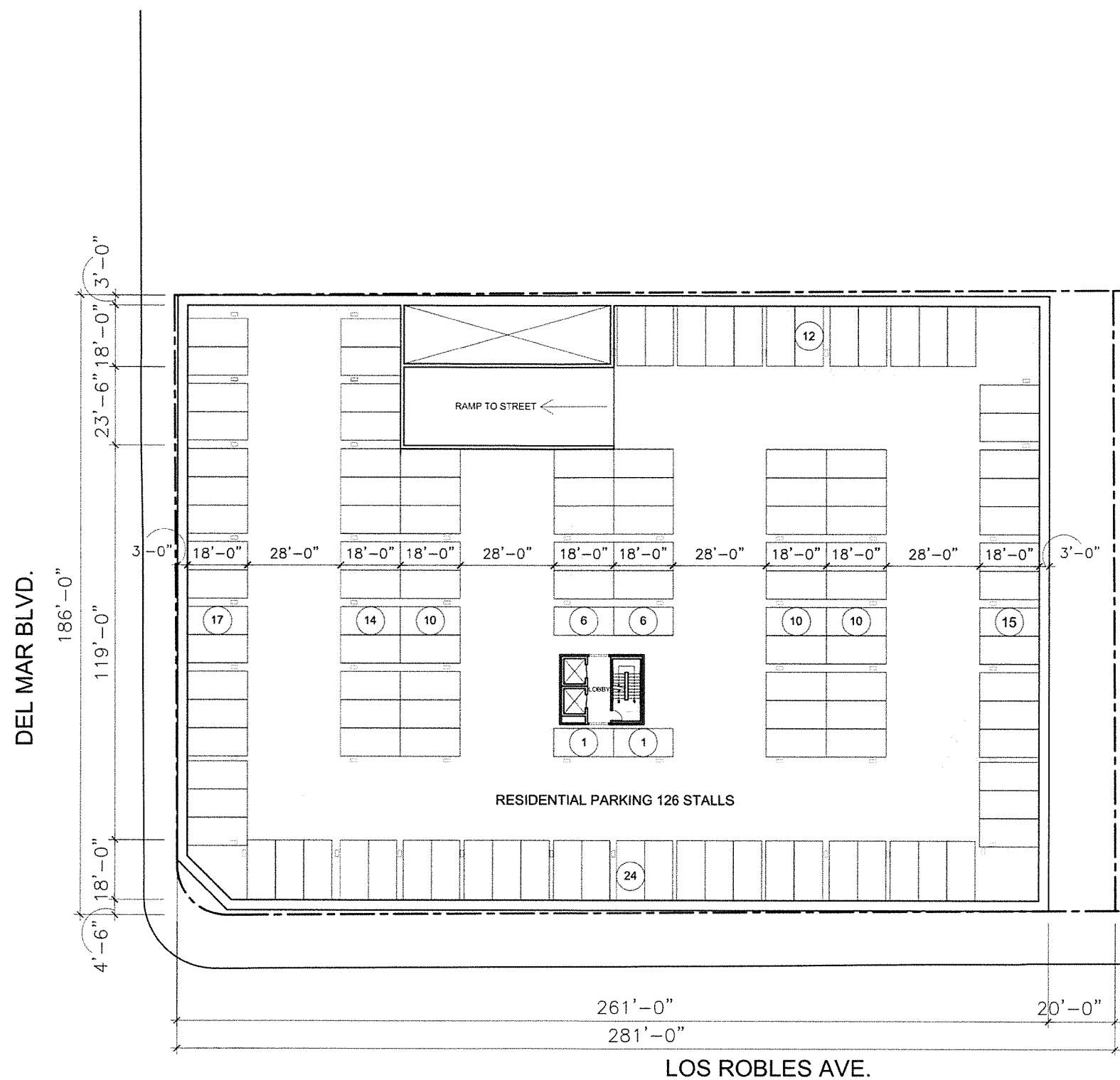
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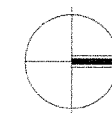
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**P2 RESIDENTIAL PARKING
SUBTERRANEAN
A07**



SCALE: 1" = 20'-0"
0' 10' 20' 40'

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East Elevation



South Elevation

ELEVATIONS
A08



SCALE: 1" = 20'-0"
0' 10' 20' 40'

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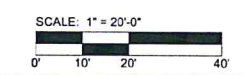
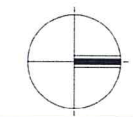


West Elevation



North Elevation

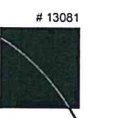
ELEVATIONS
A09



JUNE 9, 2014

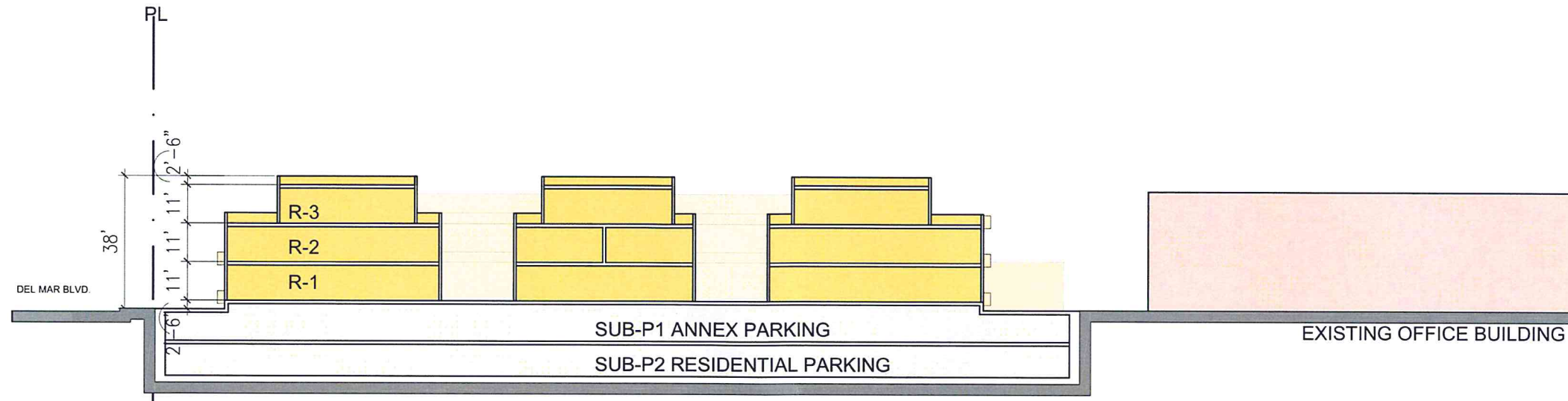
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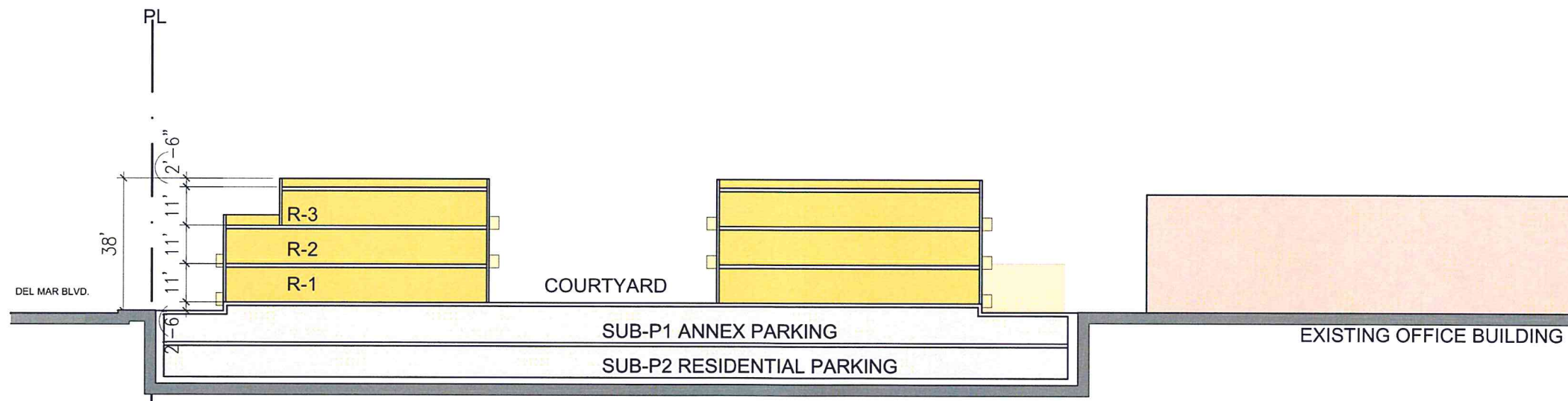


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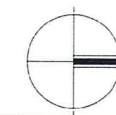


Section A



Section B

SECTIONS
A10



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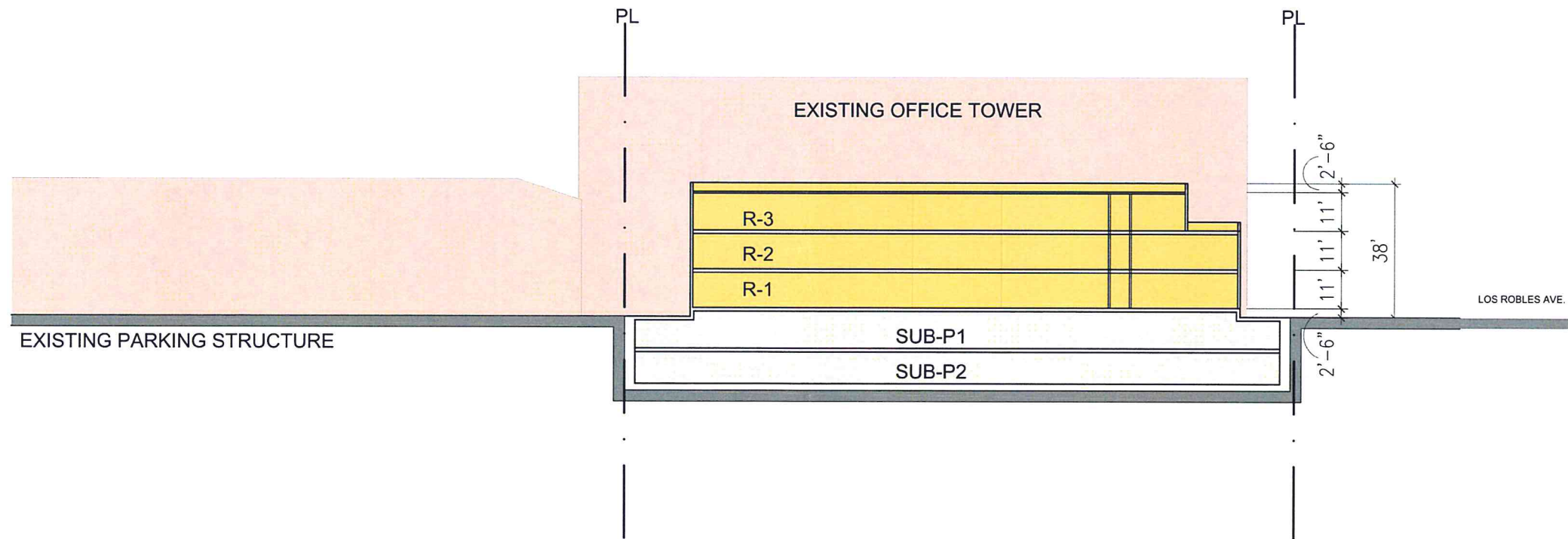
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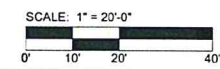
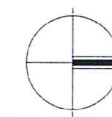
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Section C

SECTIONS
A11

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Del Mar Blvd. viewing North, towards site



Del Mar Blvd. viewing South, opposite site



Los Robles Ave. viewing West, towards site



Los Robles Ave. viewing East, opposite site

SITE PHOTOS
A12

JUNE 9, 2014

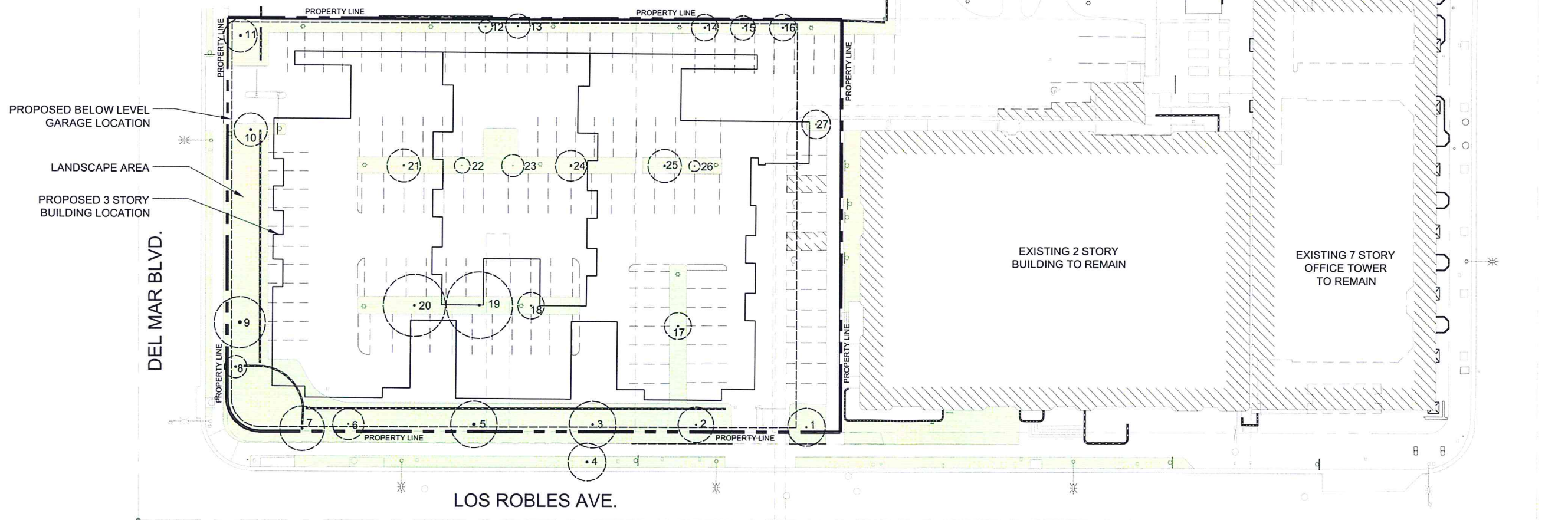
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13081

TREE INVENTORY						
TREE #	BOTANICAL NAME / COMMON NAME	DHB	Height	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N= No, U= Unknown
1	Magnolia grandiflora / Southern Magnolia	6"	20'	17'	X	N
2	Magnolia grandiflora / Southern Magnolia	9"	20'	16'	X	N
3	Magnolia grandiflora / Southern Magnolia	11"	20'	21'	X	N
4	Quercus engelmannii / Engelmann Oak	13"	35'	17'	R	Y
5	Magnolia grandiflora / Southern Magnolia	16"	20'	21'	X	N
6	Magnolia grandiflora / Southern Magnolia	8"	20'	14'	X	N
7	Thuja occidentalis / American Arborvitae	13"	15'	20'	X	N
8	Thuja occidentalis / American Arborvitae	13"	15'	10'	X	N
9	Ulmus pumila / Siberian Elm	20"	25'	23'	X	N
10	Ulmus pumila / Siberian Elm	15"	25'	15'	X	N
11	Pyrus kawakamii / Evergreen Pear	15"	20'	15'	X	N
12	Liquidambar styraciflua / Sweetgum	7"	45'	6'	X	N
13	Liquidambar styraciflua / Sweetgum	8"	40'	11'	X	N
14	Liquidambar styraciflua / Sweetgum	11"	50'	12'	X	N
15	Liquidambar styraciflua / Sweetgum	7.5"	40'	11'	X	N
16	Liquidambar styraciflua / Sweetgum	11"	40'	12'	X	N
17	Cupaniopsis anacardioides / Carrot Wood	10"	20'	12'	X	N
18	Cupaniopsis anacardioides / Carrot Wood	9.5"	20'	12'	X	N
19	Cupaniopsis anacardioides / Carrot Wood	14"	20'	15'	X	N
20	Cupaniopsis anacardioides / Carrot Wood	13"	20'	14'	X	N
21	Cupaniopsis anacardioides / Carrot Wood	11"	15'	15'	X	N
22	Cupaniopsis anacardioides / Carrot Wood	3.5"	20'	7'	X	N
23	Cupaniopsis anacardioides / Carrot Wood	3.5"	20'	10'	X	N
24	Cupaniopsis anacardioides / Carrot Wood	12"	20'	14'	X	N
25	Cupaniopsis anacardioides / Carrot Wood	12"	20'	15'	X	N
26	Cupaniopsis anacardioides / Carrot Wood	6"	15'	5'	X	N
27	Cupaniopsis anacardioides / Carrot Wood	10"	20'	12'	X	N



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for
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Issue	Description	Date
1	0000 0000	00-00-0000

Date

Drawn By

Sheet Title
TREE INVENTORY PLAN

Job No: 4306