



Avenue K

GPA 04-04  
ZC 04-05

CUP 05-07  
CUP 07-10  
TPM 69301

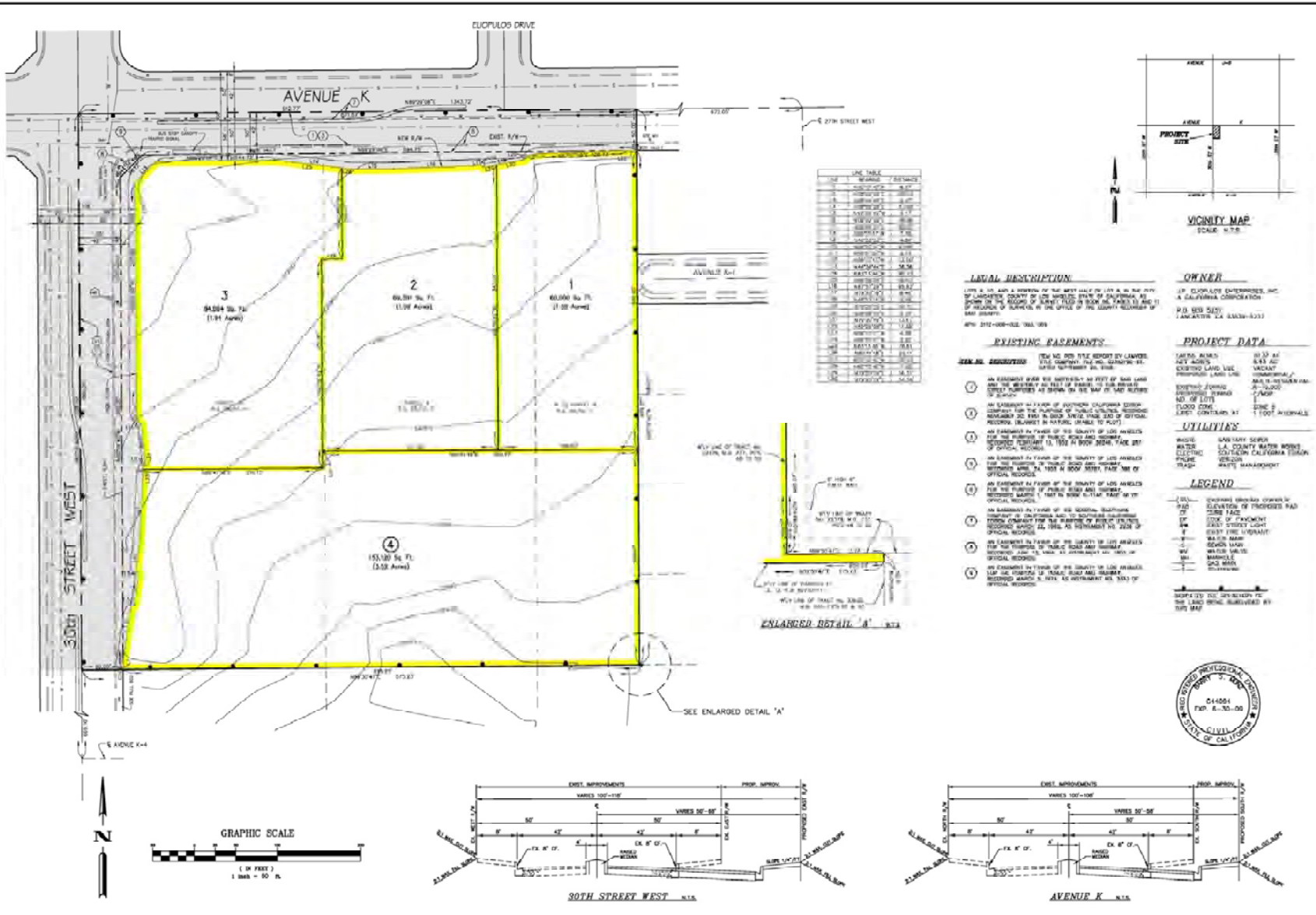
GPA 06-01  
ZC 06-01

30th Street West





DATE: 5/12/2017 10:52:57 AM DRAWN: T.M. JONES BY: T.M. JONES PLOT: 10.000 X 14.000 IN. 1:1



LINE	TYPE	DESCRIPTION	AREA (SQ. FT.)
1	RIGHT-OF-WAY	AVENUE K	1,000.00
2	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
3	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
4	RIGHT-OF-WAY	AVENUE K	1,000.00
5	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
6	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
7	RIGHT-OF-WAY	AVENUE K	1,000.00
8	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
9	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
10	RIGHT-OF-WAY	AVENUE K	1,000.00
11	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
12	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
13	RIGHT-OF-WAY	AVENUE K	1,000.00
14	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
15	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
16	RIGHT-OF-WAY	AVENUE K	1,000.00
17	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
18	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
19	RIGHT-OF-WAY	AVENUE K	1,000.00
20	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
21	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
22	RIGHT-OF-WAY	AVENUE K	1,000.00
23	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
24	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
25	RIGHT-OF-WAY	AVENUE K	1,000.00
26	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
27	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00
28	RIGHT-OF-WAY	AVENUE K	1,000.00
29	RIGHT-OF-WAY	30TH STREET WEST	1,000.00
30	RIGHT-OF-WAY	EUCALYPTUS DRIVE	1,000.00



**LEGAL DESCRIPTION**  
 LOT 4, 1/4, 1/2, 3/4, A PORTION OF THE WEST 1/4 OF LOT 1 IN THE CITY OF LAMARCA COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON THE RECORDS OF SAID COUNTY, FILED IN BOOK 10, PAGE 11, AND 1/2 OF SECTION 34, RANGE 12, T10S, R10E, OF THE SAN JOAQUIN MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA.

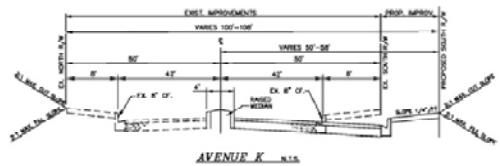
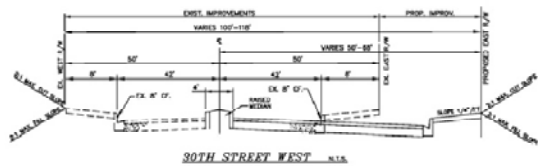
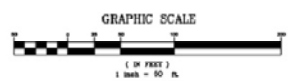
**EXISTING EASEMENTS**  
 1. AN EASEMENT TO THE DEPT. OF WATER FOR THE PURPOSES OF THE CALIFORNIA WATER PROJECT, AS SHOWN ON THE MAP OF THE RECORDS OF SAID COUNTY, FILED IN BOOK 10, PAGE 11, AND 1/2 OF SECTION 34, RANGE 12, T10S, R10E, OF THE SAN JOAQUIN MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA.

**OWNER**  
 J.P. EUCALYPTUS ENTERPRISES, INC.  
 A CALIFORNIA CORPORATION  
 110 S. 10TH STREET  
 LAMARCA, CA 92350-1111

**PROJECT DATA**  
 LOTS: 4, 1/4, 1/2, 3/4, A  
 CITY: LAMARCA  
 COUNTY: SAN BERNARDINO  
 PROJECT: WATER PROJECT  
 EASEMENT: WATER PROJECT  
 NO. OF LOTS: 4  
 FLOOD ZONE: NONE  
 STREET: 30TH STREET WEST

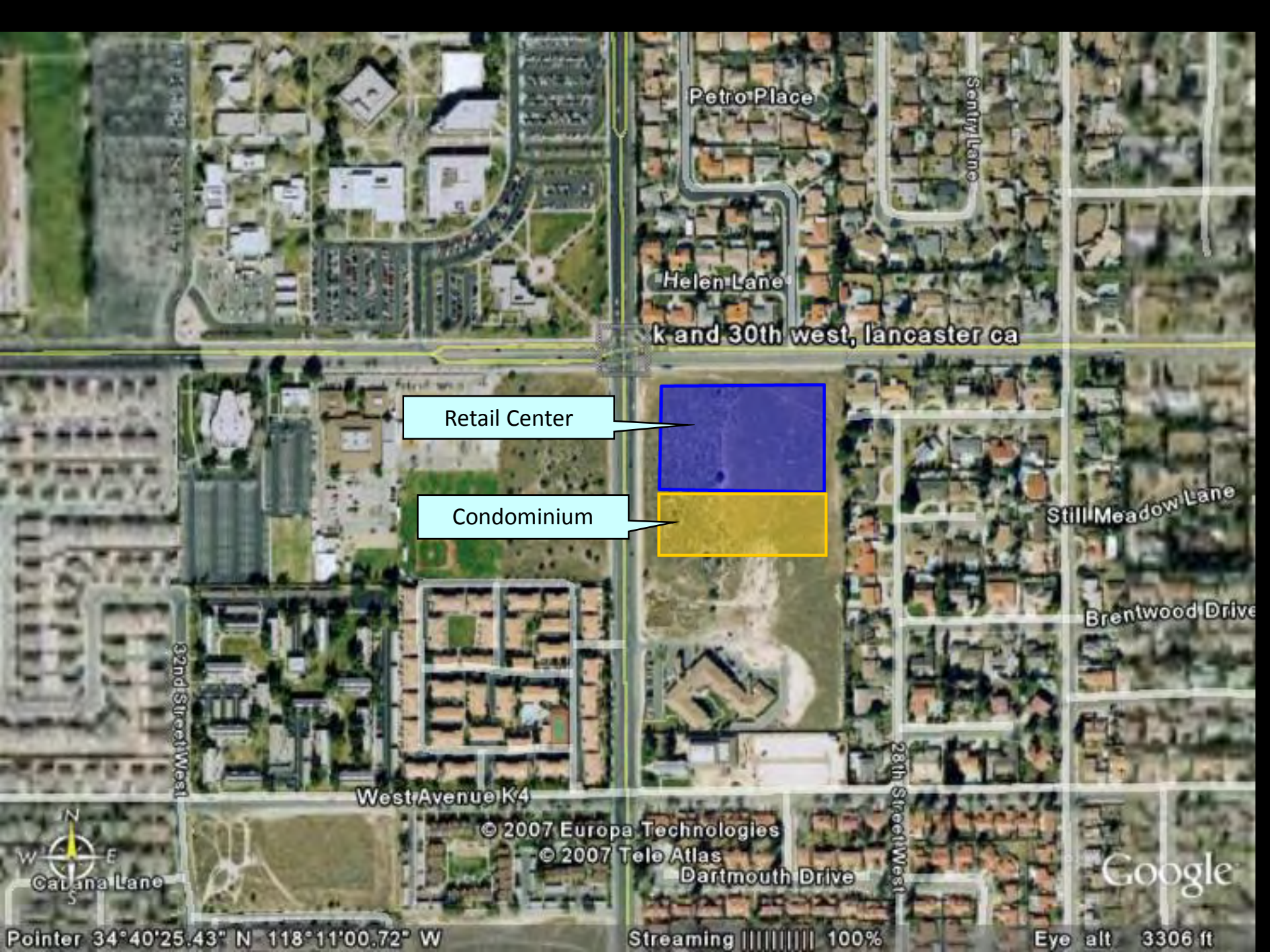
**UTILITIES**  
 WATER: SAN JOAQUIN WATER  
 ELECTRIC: CALIFORNIA ELECTRIC  
 GAS: CALIFORNIA GAS

**LEGEND**  
 1. EXISTING EASEMENT OWNERS  
 2. RIGHT-OF-WAY OF PROPOSED ROAD  
 3. RIGHT-OF-WAY OF EXISTING ROAD  
 4. EXISTING STREET LIGHT  
 5. EXISTING TREE  
 6. WATER MAIN  
 7. GAS MAIN  
 8. SANITARY MAIN  
 9. EXISTING EASEMENT



**TENTATIVE PARCEL MAP NO. 069301**  
**TENTATIVE SUBDIVISION MAP**  
 Designed by: T.M. Jones  
 Checked by: T.M. Jones  
 Date: 5/22/17  
 Job No.: 06332  
 Sheet No.: 1 of 1  
 Prepared by: Antelope Valley Engineering Inc.  
 1118 West Parker St., Suite 100, Lancaster, CA 93534





Petro Place

Sentry Lane

Helen Lane

West Avenue K4 and 30th Street West, Lancaster CA

Retail Center

Condominium

Still Meadow Lane

Brentwood Drive

32nd Street West

West Avenue K4

28th Street West

Dartmouth Drive

Catana Lane

© 2007 Europa Technologies

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Google

Pointer 34°40'25.43" N 118°11'00.72" W

Streaming ||||| 100%

Eye alt 3306 ft







**PLANTING LEGEND**

TREES				
Sym.	Botanical Name	Common Name	Size	Context
	<i>Prunus avium</i> 'Raywood'	Raywood Apr.	18" Bn. 36" Ht.	Parking lot Tree
	<i>Prunus salicina</i> 'Chantrelle'	Chantrelle Galaxy Pear	18 gpl. 36" Ht.	Primary Drive Side Asset
	<i>Garcia imrayi</i>	Southern Lee Oak	18 gpl. 36" Ht.	Street / Access Tree
	<i>Acacia incana</i> 'Lamington'	Collinwood Red Maple	18 gpl. 36" Ht.	Perimeter Screen Tree
	<i>Juniperus californica</i>	California Juniper	36" Bn. 36" Ht.	Perimeter Screen Tree
	<i>Moronechthele</i>	LINEAL PLANT	18 gpl. 36" Ht.	Street / Access Tree
SHRUBS, VINES & GROUNDCOVERS				
Sym.	Botanical Name	Common Name	Size	Context
	<i>Azalea japonica</i>	Japanese Azalea	36" Bn.	Perimeter Screening
	<i>Colobryce repens</i>	Flowering Quince	36" Bn.	Perimeter Screening
	<i>Desmodium illinoense</i>	Clematis	36" Bn.	Perimeter Screening
	<i>Bunium fortunei</i>	Winter Cress	36" Bn.	Perimeter Screening
	<i>Gallium sempervirens</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Lonicera xylosteum</i>	Common Honeysuckle	36" Bn.	Perimeter Screening
	<i>Juniperus horizontalis</i>	Juniper	36" Bn.	Perimeter Screening
	<i>Yucca filifera</i>	Yucca	36" Bn.	Perimeter Screening
	<i>Sansevieria zeylanica</i>	Snake Plant	36" Bn.	Perimeter Screening
	<i>Peperomia sp.</i>	Peperomia	36" Bn.	Perimeter Screening
	<i>Polka Dot Plant</i>	Polka Dot Plant	36" Bn.	Perimeter Screening
	<i>Tradescantia virginiana</i>	Spider Plant	36" Bn.	Perimeter Screening
	<i>Stachytaraxa angustifolia</i>	Stachytaraxa	36" Bn.	Perimeter Screening
	<i>Lonicera xylosteum</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Gallium sempervirens</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Lonicera xylosteum</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Juniperus horizontalis</i>	Juniper	36" Bn.	Perimeter Screening
	<i>Yucca filifera</i>	Yucca	36" Bn.	Perimeter Screening
	<i>Sansevieria zeylanica</i>	Snake Plant	36" Bn.	Perimeter Screening
	<i>Peperomia sp.</i>	Peperomia	36" Bn.	Perimeter Screening
	<i>Polka Dot Plant</i>	Polka Dot Plant	36" Bn.	Perimeter Screening
	<i>Tradescantia virginiana</i>	Spider Plant	36" Bn.	Perimeter Screening
	<i>Stachytaraxa angustifolia</i>	Stachytaraxa	36" Bn.	Perimeter Screening
	<i>Lonicera xylosteum</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Gallium sempervirens</i>	Carolina Jessamine	36" Bn.	Perimeter Screening
	<i>Lonicera xylosteum</i>	Carolina Jessamine	36" Bn.	Perimeter Screening

**PRELIMINARY LANDSCAPE CONCEPT PLAN - RETAIL**  
**30th STREET WEST & AVENUE K**  
**LANCASTER, CALIFORNIA**

**J.P. ELIOPULOS**  
 Builders/Developers  
 J.P. Eliopoulos Enterprises, Inc.  
 42225 10th St. West, Suite 101  
 Lancaster, California 93534  
 T: 661.306.6787 F: 661.343.9900

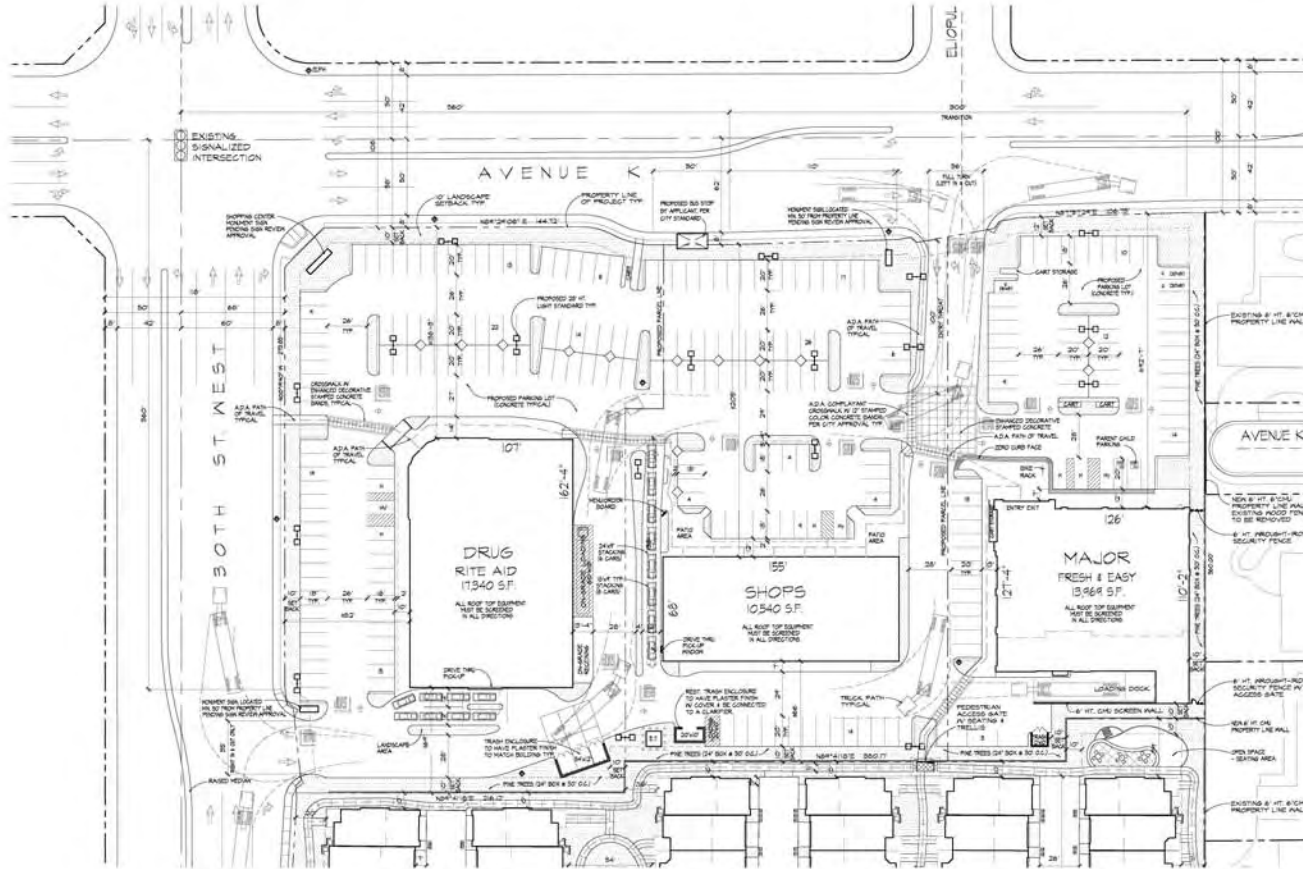


**L-2C** DATE: October 17, 2007  
 CDPC JOB#: 07027



**CUP 07-10**  
**TPM #69301**





### RETAIL SITE Summary

Land (Gross)	±5.17 AC	±225,025 SF
Land (Net)	±4.85 AC	±211,323 SF
Building		41,849 SF
Patio		1,200 SF
Land-to-Bldg Ratio		4.05/1
Coverage		19.80%

Standard Parking Provided	202 stalls
Compact Parking Provided (15.7%)	39 stalls
HC Parking Provided	8 stalls

Total Parking Provided	249 stalls
Parking-to-Bldg Ratio	5.94/1000

Parking Required	219 stalls
Gross Floor Area	41,849 SF @ 5/1000 = 210 stalls
(Including 10% of Restaurant Use 4,185 SF)	
Additional Restaurant Area	815 SF @ 1/100 = 9 stalls
(Total Restaurant Area 5,000 SF)	

### Landscape Summary

Required 10' Landscape Set Back	18,306 SF
On Site Landscape	18,295 SF
Total Landscaping	36,598 SF
Landscaping Coverage	17.3 %

Indicates Landscaping Areas



### LEGAL DESCRIPTION

LOTS 9, 10, AND A PORTION OF THE WEST HALF OF LOT 8, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 66, PAGES 10 AND 11 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Vicinity Map  
Not to Scale

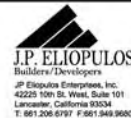


ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL RETAIL ARCHITECTS LLP AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEY AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO DENSITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

## ELIOPULOS CENTER PRELIMINARY SITE PLAN

30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA



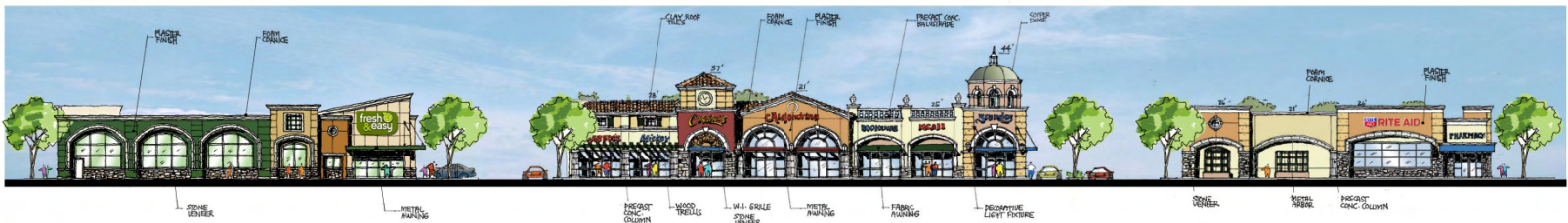
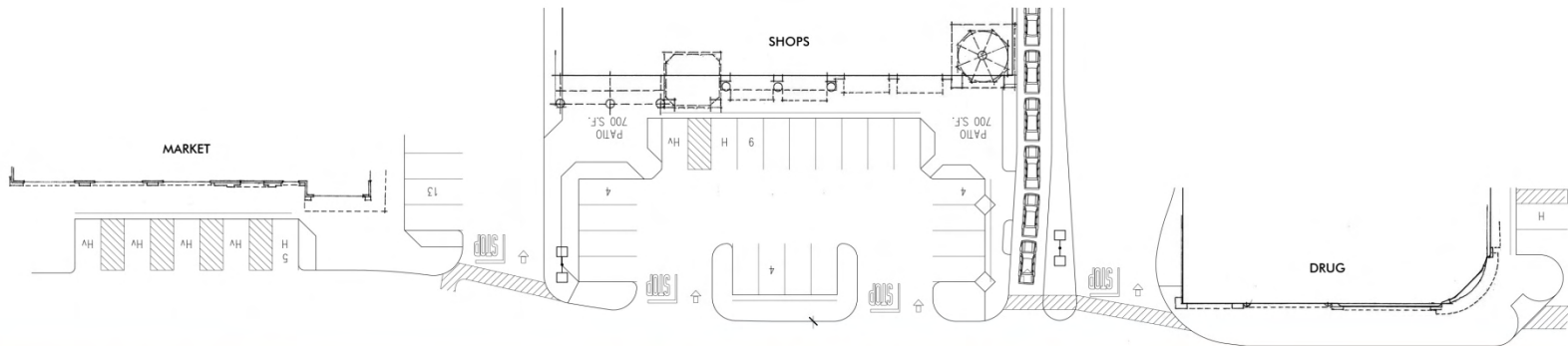
J.P. ELIOPULOS  
Builders/Developers  
JP Eliopoulos Enterprises, Inc.  
42225 10th St. West, Suite 101  
Lancaster, California 93034  
T. 951.206.6787 F. 951.548.9600

DATE: OCTOBER 17, 2007  
NADEL JOB#: 04548

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNNY DR., FOURTH FLOOR  
LOS ANGELES, CA. 90025  
T. 310.825.2100 F. 310.824.0182  
WWW.NADELARC.COM



CUP No. 07-10 TPM No. 69301



MARKET, SHOPS & DRUG - NORTH ELEVATION

VIEW FROM AVE. 'K' (NORTH ELEVATIONS)

30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA

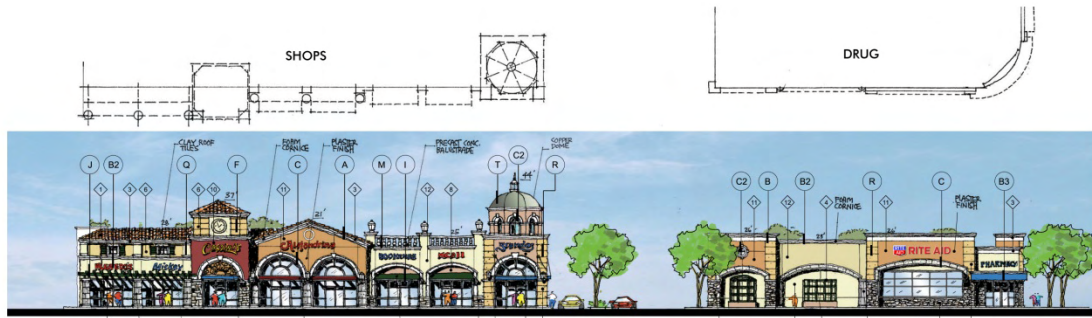
**J.P. ELIOPULOS**  
Builders/Developers  
J.P. Eliopoulos Enterprises, Inc.  
42225 10th St. West, Suite 101  
Lancaster, California 93534  
T: 661.256.6797 F: 661.949.9680

DATE: AUGUST 30, 2007  
NADEL JOB#: 06-246  
NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNDY DR., FOURTH FLOOR  
LOS ANGELES, CA. 90025  
T.310.826.2100 F.310.826.0182  
WWW.NADELARC.COM

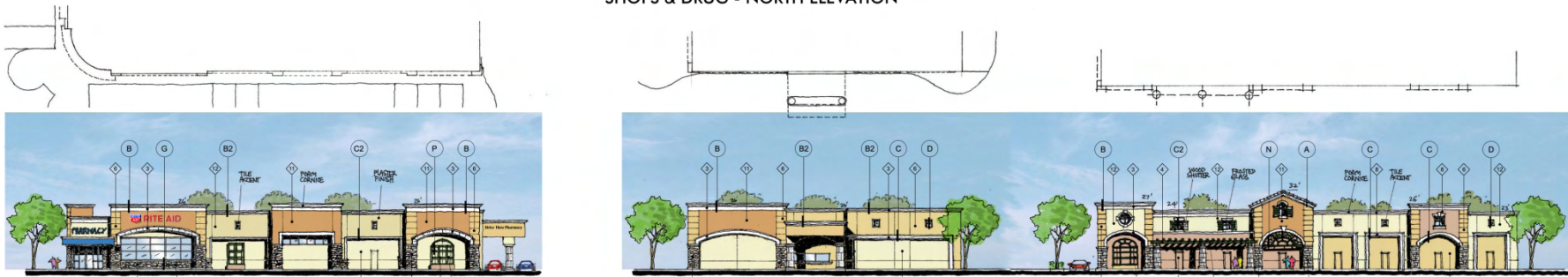


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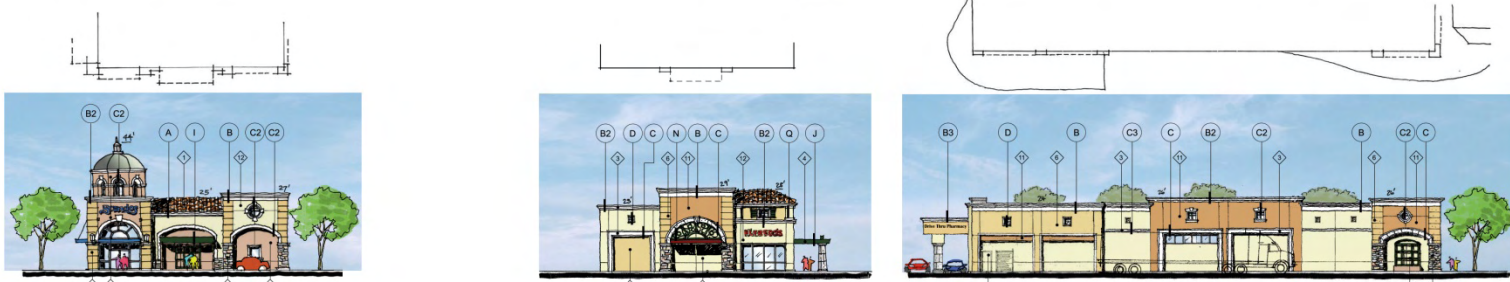
SHOPS & DRUG - NORTH ELEVATION



DRUG - WEST ELEVATION

DRUG - SOUTH ELEVATION

SHOPS - SOUTH ELEVATION



SHOPS - WEST ELEVATION

SHOPS - EAST ELEVATION

SHOPS - EAST ELEVATION

**ELIOPULOS CENTER  
ELEVATIONS - SHOPS & DRUG**

**30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA**

**J.P. ELIOPULOS**  
Builders/Developers  
JP Eliopoulos Enterprises, Inc.  
42225 10th St, West, Suite 101  
Lancaster, California 93534  
T: 661.256.8797 F: 661.949.9680

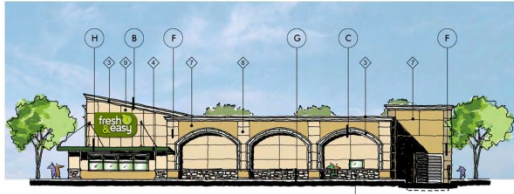
DATE: MAY 22, 2007  
NADEL JOB#: 06-546

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNDY DR., FOURTH FLOOR  
LOS ANGELES, CA. 90025  
T.310.824.2100 F.310.824.0182  
WWW.NADELAR.COM

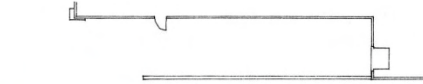


CUP 07-10  
TPM 69301

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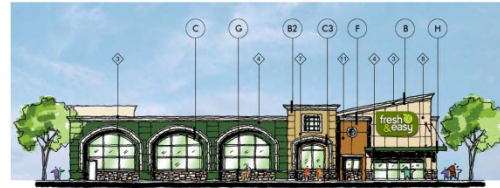
MARKET - WEST ELEVATION



MARKET - SOUTH ELEVATION



MARKET - EAST ELEVATION



MARKET - NORTH ELEVATION

## ELEVATIONS - MARKET

30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA

**J.P. ELIOPULOS**  
Builders/Developers  
J.P. Eliopoulos Enterprises, Inc.  
42225 10th St, West, Suite 101  
Lancaster, California 93534  
T: 661.256.6797 F: 661.949.9680

DATE: OCTOBER 15, 2007  
NADEL JOB#: 06-246

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNDY DR., FOURTH FLOOR  
LOS ANGELES, CA. 90025  
T.310.826.2100 F.310.826.0182  
WWW.NADELARC.COM





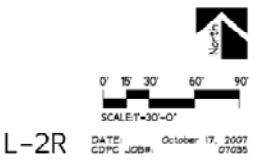


### PLANTING LEGEND

TREE	Symbol Name	Common Name	Size	Comments
TREES	Platanus occidentalis	London Plane	48" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
	Ficus virens	Morelet Fig	36" DBH	Planting LA Tree
SHRUBS, VINES & GROUNDER	...	...	...	...

PRELIMINARY LANDSCAPE CONCEPT PLAN - RESIDENTIAL

30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA



L-2R  
DATE: October 17, 2007  
JOB#: 07036



CUP 05-07  
TPM #69301

COMMON OPEN SPACE  
 REQUIRED: 26,476 SF  
 COMMON OPEN SPACE  
 PROVIDED: 26,544 SF  
 PRIVATE OPEN SPACE  
 REQUIRED: 100 SF PER UNIT  
 PRIVATE OPEN SPACE  
 PROVIDED: 10,850 SF

PRIVATE PATIO  
 200 SF MIN.

**LEGEND**

- PRIVATE OPEN SPACE
- COMMON OPEN SPACE
- SPECIAL PAVING



**CONDOS AT  
 AVE. K AND 30th ST.**

LANCASTER, CA

JP ELIOPULOS ENTERPRISES, INC.

**OPEN SPACE EXHIBIT**



DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING  
 5617Y CORPORATE PARK IRVINE CALIFORNIA 92606  
 (949) 474-6030 FAX: (949) 224-0430 www.danielian.com  
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 06121.00 October 15, 2007





**FRONT ELEVATION**

**CONDOS AT AVE. K AND 30th ST. 4-PLEX ELEVATION**  
LANCASTER, CA  
JP ELIOPULOS

**REAR LOADED TOWNHOME**



DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING  
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606  
(949) 474-6030 FAX: (949) 224-0430 www.danielian.com  
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06121.00 APRIL 30, 2007







PRELIMINARY LANDSCAPE CONCEPT PLAN - PEDESTRIAN GATEWAY

30th STREET WEST & AVENUE K  
LANCASTER, CALIFORNIA

**J.P. ELIOPULOS**  
Builders/Developers  
JP Eliopoulos Enterprises, Inc.  
42225 100th St. West, Suite 101  
Lancaster, California 93534  
T: 661.300.8797 F: 661.343.9990



SCALE: 1/2"=1'-0"

L-3

DATE: October 16, 2007  
CDPC JOB#: 07027



CUP 07-10  
TPM #69301



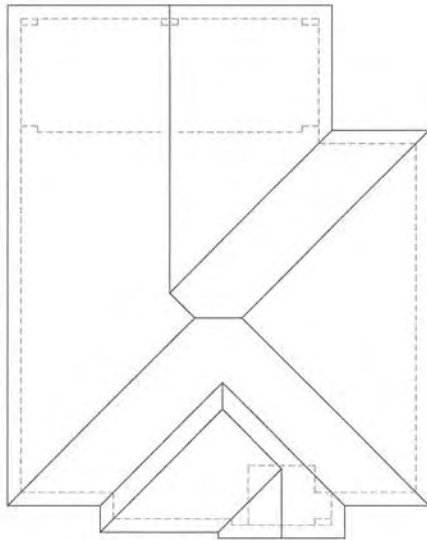
Gate entry  
connecting retail &  
residential

Townhome  
elevation





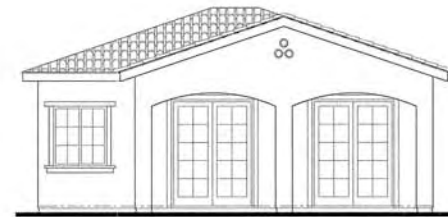




**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

**CONDOS AT  
AVE. K AND 30th ST.**  
LANCASTER, CA  
**JP ELIOPULOS ENTERPRISES, INC.**

**CLUBHOUSE**



A-31

**DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING**  
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606  
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06121.00 MAY 15, 2007



Avenue K

GPA 06-01  
ZC 06-01

30th Street West

GPA 04-04  
ZC 04-05



The following slides are for  
illustration purposes only



CHAIN LINK FENCE AND/OR MASONRY WALL WILL BE PROVIDED AT A MUTUALLY AGREEABLE HEIGHT AND LIMITS BETWEEN THE SCHOOL AND DEVELOPER. GATS CLIMB VINES (OR EQUAL) WILL BE PROVIDED TO SCREEN THE CENTER FROM THE SCHOOL BALL FIELDS.



### Summary w/ Bank

Land	±4.5 AC	±193,775 SF
Building		33,780 SF
Land-to-Bldg Ratio		4.74/1
Coverage		17.43 %
Landscape Coverage		19.5 %

Parking Required	226 stalls
Parking Provided	226 stalls
Parking Ratio	6.7/1,000

Parking Required		226 stalls
Retail @ 1/250 (18,613 sf)	74 stalls	
Rest @ 1/100 (15,167 sf)	152 stalls	
Total		226 stalls

### Summary w/o Bank

Land	±4.5 AC	±193,775 SF
Building		35,700 SF
Land-to-Bldg Ratio		4.43/1
Coverage		18.42 %
Landscape Coverage		19.5 %

Parking Required	244 stalls
Parking Provided	244 stalls
Parking Ratio	6.8/1,000

Parking Required		244 stalls
Retail @ 1/250 (18,867 sf)	76 stalls	
Rest @ 1/100 (16,833 sf)	168 stalls	
Total		244 stalls

**LEGEND**

North

=LANDSCAPE

**30**

**Vicinity Map**

Vicinity Map  
N 001454' W

**LEGAL DESCRIPTION OF SITE**  
REAL PROPERTY IN THE CITY OF LANCASTER COUNTY OF LOS ANGELES STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:  
LOT 1 OF THE LARSON TRACT IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 38 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPTING THEREFROM THE WESTERLY 320 FEET OF SAID LOT.

ALSO EXCEPTING THEREFROM ALL MINERALS, OIL AND GAS RIGHTS, BUT WITHOUT THE RIGHT TO USE THE SURFACE OR SUBSURFACE TO A DEPTH OF 20 FEET FROM THE SURFACE, AS PROVIDED IN DEEDS RECORDED MARCH 11, 1968 IN BOOK 4167 PAGE 192; OFFICIAL RECORD, AND RECORDED JULY 22, 1972 AS INSTRUMENT NUMBERS 2784 AND 2785. APR. 31/2001-662.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NAME, RETAIL ARCHITECTS LLP AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYS AND GOVERNING AGENCIES E.T.C. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THE CENTER.



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College Plaza

Gibby's

DANISH

BROTD

NIDE

G-store





College  
Plaza











