

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council

**SUBJECT: Community Development - Approve Final Parcel Map No. 27043, and
abandon outdated City easements**

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Parcel Map No. 27043, creating 2 lots and abandoning several outdated, on-site, City easements. American Honda Motor Company is the record owner of Lot 1 and the Redevelopment Agency of the city of Torrance is the record owner of Lot 2.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

On April 16, 1997, the Planning Commission approved a Division of Lot (DIV97-00002), which allowed the merger of 87 lots into two lots. Due to unforeseen entitlement issues and coordination between the City and American Honda, the Tentative Map expired in 2001. The applicant reapplied for the Division of Lot (DIV03-00007) and Tentative Parcel Map No. 27043 (Attachment B) was approved by the Planning Commission on June 4, 2003. Two 1-year Time Extensions were granted by the Planning Commission for the Tentative Map. The property is located in the Industrial Redevelopment Project Area (M-2) at 1919 Torrance Boulevard. American Honda Motor Company is the record owner of Lot 1 and the Redevelopment Agency of the City of Torrance is the record owner of Lot 2.

The Redevelopment Agency will retain ownership of Lot 2 until remediation of the site has been completed and it can be conveyed to American Honda. As easement and agreement between American Honda and the City was approved by the Torrance Redevelopment Agency on August 19, 2003, and recorded on July 23, 2004.

Approval of the Final Map will also abandon the following unutilized street, railroad, sewer, and storm drain easements (see Attachment C):

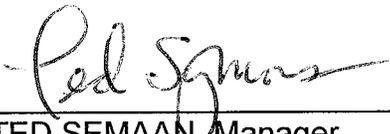
1. Engracia Avenue as per deed recorded on 6/30/1961.
2. Mullin Avenue as per deed recorded on 1/19/1973.
3. Llewellyn Avenue as per deed recorded on 6/25/1969.
4. Llewellyn Avenue as per deed recorded on 12/21/1964.
5. Mullin Avenue as per deed recorded on 12/23/1964.
6. Santa Clara Avenue as per deed recorded on 4/17/1967.
7. Sanitary Sewer easement as per deed recorded on 4/17/1930.
8. Storm drain easement as per deed recorded on 4/17/1930.
9. Easement for railroad right-of-way as per deed recorded on 10/17/1924.
10. Easement for drainage and flood control with ingress and egress as per deed recorded on 10/31/1958.
11. Easement for street and highway as per deed recorded on 3/14/1968.

Section 66445(j) of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the map.

All public improvements were completed prior to occupancy. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Map have been met.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
 for TED SEMAAN Manager
 Transportation Planning,
 Development Engineering &
 Records Division

CONCUR:


 LeROY J. JACKSON
 City Manager


 JEFFERY W. GIBSON
 Community Development Director

Attachment: A. Final Parcel Map No. 27043
 B. Vicinity Map
 C. Abandoned Easements Sketch

CW/cks1841-2

2 PARCELS
100.18 ACRES

SHEET 1 OF 10 SHEETS

PARCEL MAP NO 27043

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

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 12962, AS PER MAP FILED IN BOOK 127 PAGE 35 OF PARCEL MAPS, PARCEL 13 OF PARCEL MAP NO. 11233, AS PER MAP FILED IN BOOK 106 PAGES 6 THROUGH 9 INCLUSIVE OF PARCEL MAPS, LOTS 1 AND 4 OF TRACT NO. 10140, AS PER MAP RECORDED IN BOOK 179 PAGES 48 AND 49 OF MAPS, LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 126, LOTS S-33 AND S-34 AND LOTS 1 THROUGH 15 INCLUSIVE IN BLOCK 120, PORTIONS OF LOTS 1-14 INCLUSIVE, BLOCK 119 OF TRACT NO. 2381, AS PER MAP RECORDED IN BOOK 25 PAGE 73 OF MAPS, LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 125, LOTS 17 THROUGH 20 INCLUSIVE IN BLOCK 126, LOTS 1 THROUGH 4 INCLUSIVE IN BLOCK 124, LOTS 1 THROUGH 4 INCLUSIVE IN BLOCK 121 LOTS S-1 AND S-2, LOTS 1 THROUGH 4 INCLUSIVE IN BLOCK 123, LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 122, LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 118 OF TRACT NO. 2807, AS PER MAP RECORDED IN BOOK 33 PAGE 100 OF MAPS, AND THOSE PORTIONS OF CRAVENS AVENUE, SANTA CLARA AVENUE, SANTA CLARA STREET, VACATED AS PER RESOLUTION NO. 92-34, RECORDED AUGUST 12, 1992 AS INSTRUMENT NO. 92-1489914 O.R. AND THOSE PORTIONS OF SANTA CLARA AVENUE, ENGRACIA AVENUE, MULLIN AVENUE, LLEWELLYN AVENUE, VACATED, AS PER RESOLUTION NO. 29-7, RECORDED JANUARY 18, 1989 AS INSTRUMENT NO. 89-87747, O.R., AND THAT PORTION OF MULLIN AVENUE EAST OF VAN NESS AVENUE AND NORTH OF TORRANCE BOULEVARD, VACATED, AS PER RESOLUTION NO. 94-28, RECORDED NOVEMBER 16, 1994 AS INSTRUMENT NO. 94-2073783, O.R., ALL IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DIV 03-00007
ROBERT L. MOLLENHAUER P.L.S. 2996

RECORD OWNER:

AMERICAN HONDA MOTOR CO., A CALIFORNIA CORPORATION AND THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, OWNERS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AMERICAN HONDA MOTOR ON MARCH 31, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Robert L. Mollenhauer 10-4-06.
ROBERT L. MOLLENHAUER, P.L.S. 2996, DATE
EXP. 06/30/2008



SPECIAL ASSESSMENT:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TORRANCE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF, IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE _____ CITY TREASURER, CITY OF TORRANCE

BASIS OF BEARINGS:

THE BEARING N 42°34'10" W OF THE CENTERLINE OF VAN NESS AVENUE, FORMERLY BORDER AVENUE, AS SHOWN ON MAP OF TRACT NO. 10140, RECORDED IN BOOK 179 PAGE 48 AND 49 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ABANDONMENT NOTE:

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING STREETS ACQUIRED BY THE CITY OF TORRANCE AND NOT SHOWN ON THIS MAP:
ENGRACIA AVENUE AS PER DEED REC. 6/30/61 IN BOOK D1272-493, INST. NO. 5208, O.R.
MULLIN AVENUE AS PER DEED REC. 1/19/73 IN BOOK D5736-145, INST. NO. 4212, O.R.
LLEWELLYN AVENUE AS PER DEED REC. 6/25/69 AS INST. NO. 2990, O.R.
LLEWELLYN AVENUE AS PER DEED REC. 12/21/64 AS INST. NO. 3812, O.R.
MULLIN AVENUE AS PER DEED REC. 12/23/64 AS INST. NO. 5365, O.R.
SANTA CLARA AVENUE AS PER DEED REC. 4/17/87 AS INST. NO. 1668, O.R. AND ALSO CONSTITUTES THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR SANITARY SEWER ACQUIRED BY THE CITY OF TORRANCE AS PER DEED REC. 4/17/30 IN BOOK 9846-335, INST. NO. 1128, O.R., NOT SHOWN ON THIS MAP. ALSO CONSTITUTES THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR STORM DRAIN ACQUIRED BY THE CITY OF TORRANCE AS PER DEED REC. 4/17/30 IN BOOK 9839-353 INST. NO. 1129 O.R., NOT SHOWN ON THIS MAP. ALSO CONSTITUTES THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR RAILROAD RIGHT OF WAY AS PER DEED RECORDED 10/17/1924, INST. NO. 1034, IN BOOK 3566, 91, O.R. ALSO CONSTITUTES ABANDONMENT OF DRAINAGE AND FLOOD CONTROL WITH INGRESS AND EGRESS, PER DEED RECORDED 10/31/1958, AS INSTR. NO. 1966, OR ,AND ALSO CONSTITUTES THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR STREET AND HIGHWAY, PER DEED RECORDED 3/14/1968, AS INSTR. NO. 3113, O.R., NOT SHOWN ON THIS MAP.

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT ITS SESSION ON THE ____ DAY OF ____ 2006, APPROVED THE ANNEXED MAP.

DATE _____ CITY CLERK, CITY OF TORRANCE

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE LAW AND LOCAL SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS

DATE _____ CITY ENGINEER, THEODORE C. SYMONS
P.L.S. 8401, EXP. 6/30/07

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF THE STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

DATE _____ COUNTY ENGINEER, R.C.E. NO.
EXP.

PARCEL MAP NO. 27043

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

DIV 03--00007
ROBERT L. MOLLENHAUER P.L.S. 2996

EASEMENT NOTES:

REMO REAL ESTATE MANAGEMENT COMPANY, SUCCESSOR IN INTEREST TO DOMINGUEZ ESTATE COMPANY, EASEMENT HOLDER FOR RIGHT OF WAY AND UTILITIES BY DEED RECORDED IN BOOK 4675 PAGE 256 OF DEEDS; DEED RECORDED IN BOOK 4604 PAGE 88 OF DEEDS; DEED RECORDED IN BOOK 2280 PAGE 143 OF OFFICIAL RECORDS; DEED RECORDED JULY 29, 1923, AS INSTRUMENT NO. 855, IN BOOK 2583 PAGE 58 OF OFFICIAL RECORDS; AND DEED RECORDED DECEMBER 15, 1923, IN BOOK 2831 PAGE 270 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

REMO REAL ESTATE MANAGEMENT COMPANY, SUCCESSOR IN INTEREST TO DOMINGUEZ ESTATE COMPANY, EASEMENT HOLDER FOR PIPE LINES BY DEED RECORDED MAY 13, 1913, AS INSTRUMENT NO. 591, IN BOOK 3507 PAGE 172, OFFICIAL RECORDS; DEED RECORDED IN BOOK 2532 PAGE 351 OF OFFICIAL RECORDS; DEED RECORDED IN BOOK 2544 PAGE 370 OF OFFICIAL RECORDS; DEED RECORDED OCTOBER 17, 1924, AS INSTRUMENT NO. 1034, IN BOOK 3566 PAGE 91 OF OFFICIAL RECORDS; DEED RECORDED JUNE 10, 1926, AS INSTRUMENT NO. 179, IN BOOK 3991 PAGE 3860 OF OFFICIAL RECORDS; DEED RECORDED IN BOOK 5169 PAGE 22 OF OFFICIAL RECORDS; DEED RECORDED IN BOOK 6004 PAGE 96 OF OFFICIAL RECORDS; DEED RECORDED SEPTEMBER 30, 1926, AS INSTRUMENT NO. 397, IN BOOK 6088 PAGE 225 OF OFFICIAL RECORDS; AND DEED RECORDED IN BOOK 9805 PAGE 35 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

REMO REAL ESTATE MANAGEMENT COMPANY, SUCCESSOR IN INTEREST TO DOMINGUEZ ESTATE COMPANY, EASEMENT HOLDER FOR ROADS AND STREETS BY DEED RECORDED IN BOOK 6255 PAGE 101 OF DEEDS, AND DEED RECORDED IN BOOK 7055 PAGE 90 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

REMO REAL ESTATE MANAGEMENT COMPANY, SUCCESSOR IN INTEREST TO DOMINGUEZ ESTATE COMPANY, EASEMENT HOLDER FOR RAILROAD, ROAD AND WATER PIPES BY DEED RECORDED IN BOOK 1107 PAGE 348 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

REMO REAL ESTATE MANAGEMENT COMPANY, SUCCESSOR IN INTEREST TO DOMINGUEZ ESTATE COMPANY, EASEMENT HOLDER FOR DRAINAGE AND SEWER BY DEED RECORDED JULY 3, 1925, AS INSTRUMENT NO. 259, IN BOOK 4424 PAGE 174 OF OFFICIAL RECORDS; DEED RECORDED IN BOOK 4439 PAGE 50 OF OFFICIAL RECORDS; DEED RECORDED IN BOOK 6129 PAGE 78 OF OFFICIAL RECORDS; AND DEED RECORDED IN BOOK 7030 PAGE 59 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

17 ARTHUR A. CLEMENT, EASEMENT HOLDER FOR DRILLING AND MINING BY DEED RECORDED IN BOOK 2435 PAGE 285, OFFICIAL RECORDS AND EASEMENT HOLDER FOR DRILLING AND MINING BY DEED RECORDED IN BOOK 7149 PAGE 358, OFFICIAL RECORDS.

18 PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION, THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR RAILROAD BY DEED RECORDED SEPTEMBER 10, 1926 AS INSTRUMENT NO. 1424 IN BOOK 4704 PAGE 80, OFFICIAL RECORDS.

19 COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY, EASEMENT HOLDER FOR SEWER BY DEED RECORDED FEBRUARY 18, 1927 AS INSTRUMENT NO. 1692 IN BOOK 4777 PAGE 43, OFFICIAL RECORDS.

20 H.E. GROSS AND TELSH GROSS, THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR SEWER BY DEED RECORDED IN BOOK 6083 PAGE 146, OFFICIAL RECORDS.

21 GENERAL PIPE LINE COMPANY OF CALIFORNIA, EASEMENT HOLDER FOR PIPE LINES BY A DEDICATION ON THE MAP OF TRACT NO. 10140 RECORDED IN BOOK 179 PAGES 48 AND 49 OF MAPS.

22 PACIFIC ELECTRIC RAILWAY COMPANY, THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR RAILWAY BY A DEDICATION ON THE MAP OF TRACT NO. 10140 RECORDED IN BOOK 179 PAGES 48 AND 49 OF MAPS.

23 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEED RECORDED AUGUST 18, 1953 AS INSTRUMENT NO. 2463 IN BOOK 42482 PAGE 197, DECEMBER 17, 1954 AS INSTRUMENT NO. 3155 IN BOOK 45412 PAGE 239, AND JULY 19, 1985 AS INSTRUMENT NO. 85-933023, JANUARY 10, 1986 AS INSTRUMENT NO. 86-33221, JANUARY 15, 1989 AS INSTRUMENT NO. 89-87747, AND AUGUST 7, 1991 AS INSTRUMENT NO. 91-1234351, ALL OF OFFICIAL RECORDS.

24 THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITY BY DEED RECORDED SEPTEMBER 30, 1977 AS INSTRUMENT NO. 77-1068257, OFFICIAL RECORDS.

25 MOBIL OIL CORPORATION, A NEW YORK CORPORATION, EASEMENT HOLDER FOR GAS PIPE LINES BY DEED RECORDED OCTOBER 25, 1983 AS INSTRUMENT NO. 83-1264254, OFFICIAL RECORDS.

26 JOHN A. BARRINGTON, JOYCE I. BARRINGTON AND FRANCES I. RIEGEL, EASEMENT HOLDER FOR INGRESS AND EGRESS BY DEED RECORDED NOVEMBER 21, 1985, AS INSTRUMENT NO. 85-1380718, OFFICIAL RECORDS.

27 THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR SANITARY SEWER BY DEED RECORDED OCTOBER 23, 1990 AS INSTRUMENT NO. 90-1793560, OFFICIAL RECORDS.

28 THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR WALKWAY BY DEED RECORDED MAY 8, 1991, AS INSTRUMENT NO. 91-663520, OFFICIAL RECORDS.

29 THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEED RECORDED NOVEMBER 16, 1994 AS INSTRUMENT NO. 94-2073783, OFFICIAL RECORDS.

30 AMERICAN HONDA MOTOR CO., INC., EASEMENT HOLDER FOR INGRESS AND EGRESS BY DEED RECORDED JULY 23, 2004 AS INSTRUMENT NO. 04-1891601, OFFICIAL RECORDS.

31 AMERICAN HONDA MOTOR CO., INC., EASEMENT HOLDER FOR INGRESS AND EGRESS, PARKING AND LANDSCAPING BY DEED RECORDED JULY 23, 2004 AS INSTRUMENT NO. 04-1891602, OFFICIAL RECORDS.

LEGEND

1D INDICATES PLOTTED EASEMENT

PARCEL MAP NO. 27043

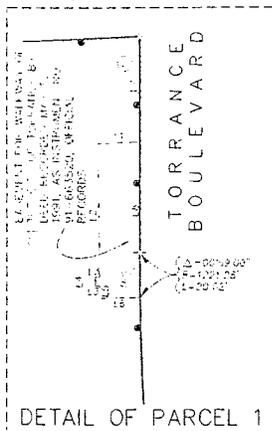
IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

WESTERN AVENUE

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

DETAIL "A"



DETAIL OF PARCEL 1

LIST DATA

LINE	BEARING	DISTANCE
1	N 100° 07' 22" E	15.3
2	S 79° 03' 52" W	18.20
3	N 14° 52' 00" W	17.00
4	N 78° 03' 32" E	18.00
5	N 78° 03' 32" E	18.00
6	N 14° 52' 00" W	17.00
7	N 79° 03' 52" W	18.20
8	N 100° 07' 22" E	15.3

LEGEND

- INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
- SET 27 11 19 1996 (19) 07
- SET 14 11 1996
- SET 28 11 1996
- BOUNDARIES PLACED BY INSTRUMENT

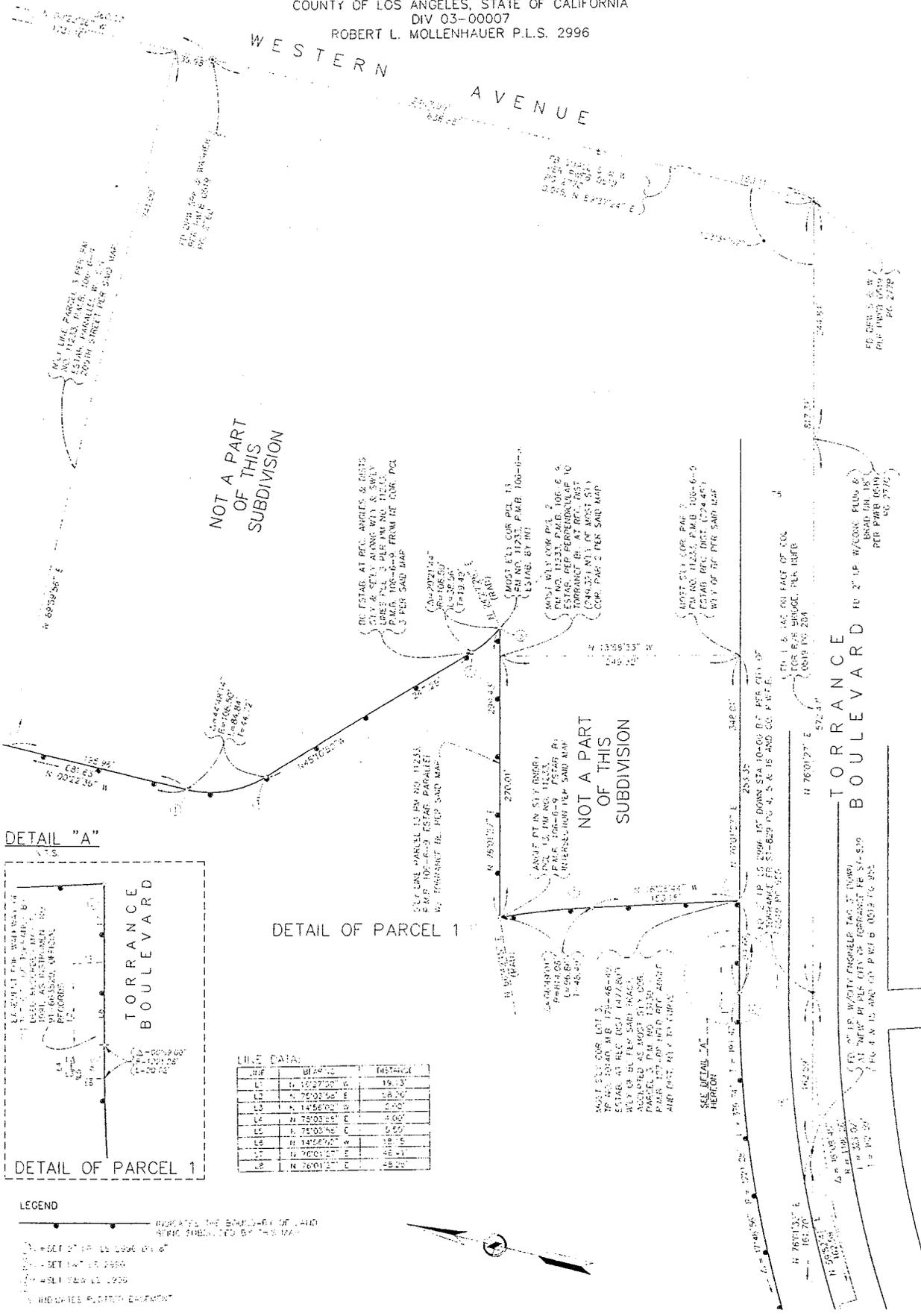


TORRANCE BOULEVARD

DETAIL OF PARCEL 1

LIST DATA

LINE	BEARING	DISTANCE
1	N 100° 07' 22" E	15.3
2	S 79° 03' 52" W	18.20
3	N 14° 52' 00" W	17.00
4	N 78° 03' 32" E	18.00
5	N 78° 03' 32" E	18.00
6	N 14° 52' 00" W	17.00
7	N 79° 03' 52" W	18.20
8	N 100° 07' 22" E	15.3



SCALE: 1"=100'

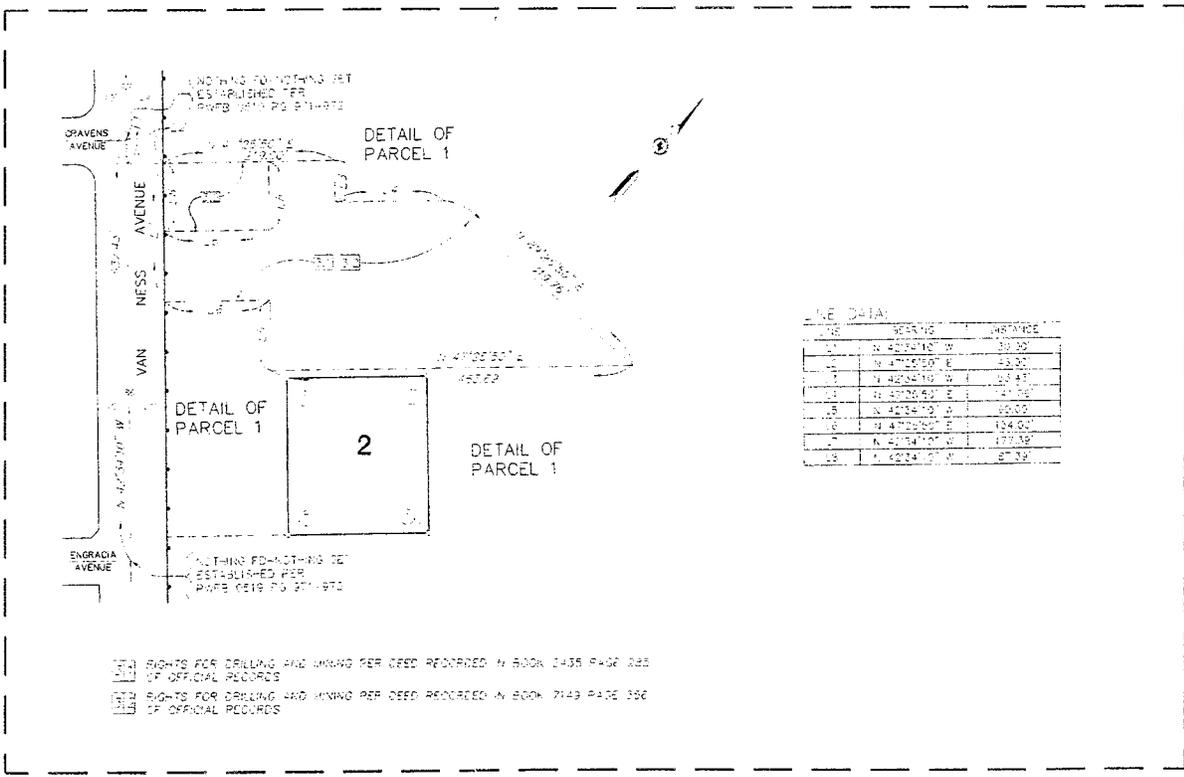
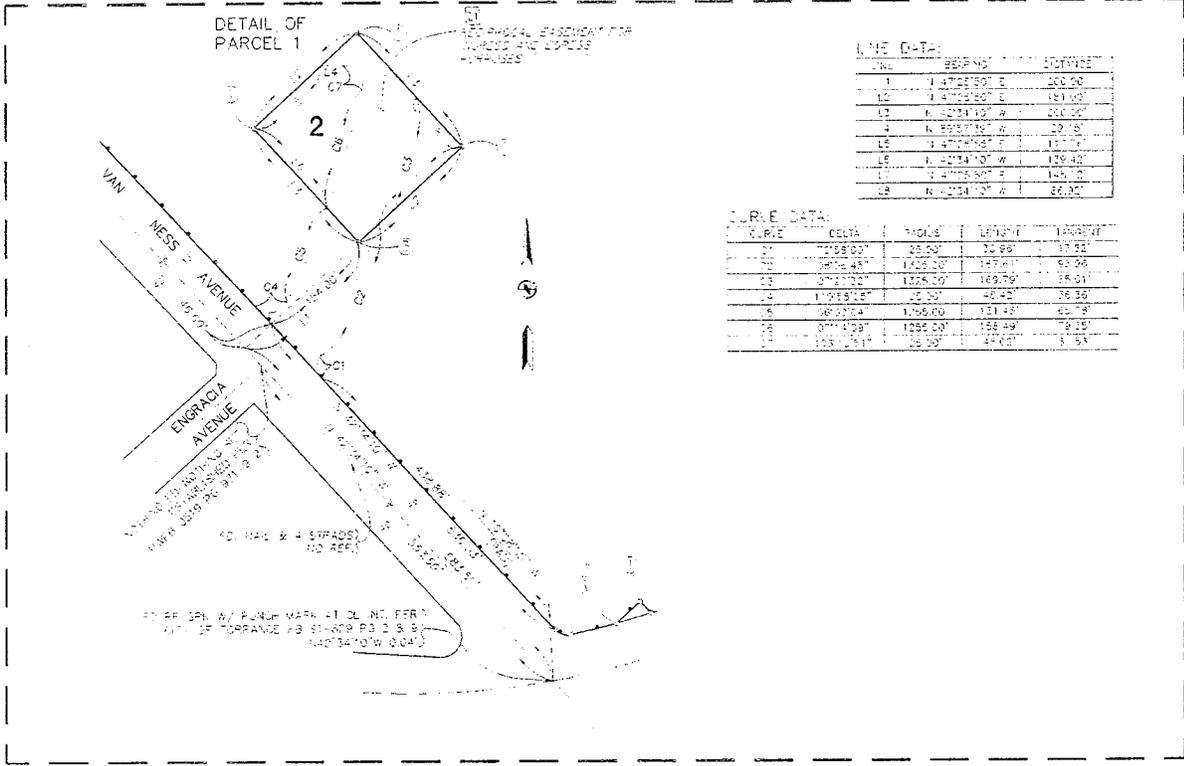
SHEET 8 OF 10 SHEETS

PARCEL MAP NO. 27043

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

LEGEND

- 1. UNREGISTERED EASEMENT FOR
- 2. UNREGISTERED EASEMENT FOR
- 3. UNREGISTERED EASEMENT FOR
- 4. UNREGISTERED EASEMENT FOR
- 5. UNREGISTERED EASEMENT FOR



RIGHTS FOR DRILLING AND MINING PER DEED RECORDED IN BOOK 1435 PAGE 282 OF OFFICIAL RECORDS
 RIGHTS FOR DRILLING AND MINING PER DEED RECORDED IN BOOK 7149 PAGE 156 OF OFFICIAL RECORDS

SCALE: 1"=100'

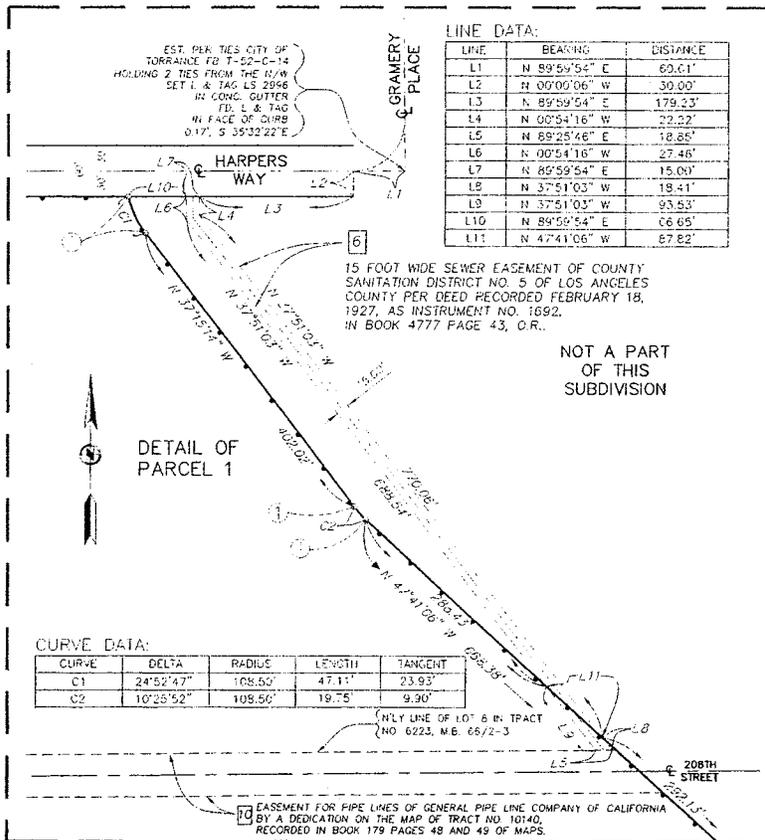
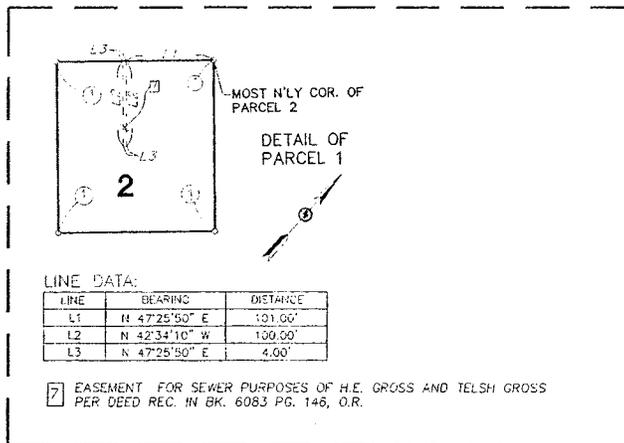
SHEET 7 OF 10 SHEETS

PARCEL MAP NO 27043

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

LEGEND

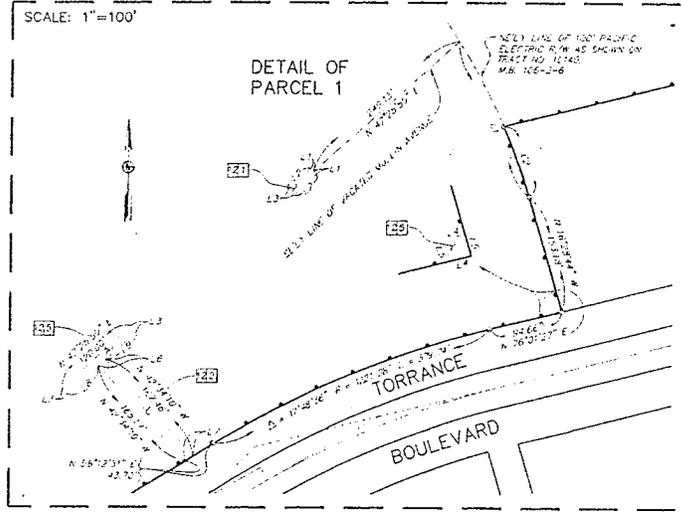
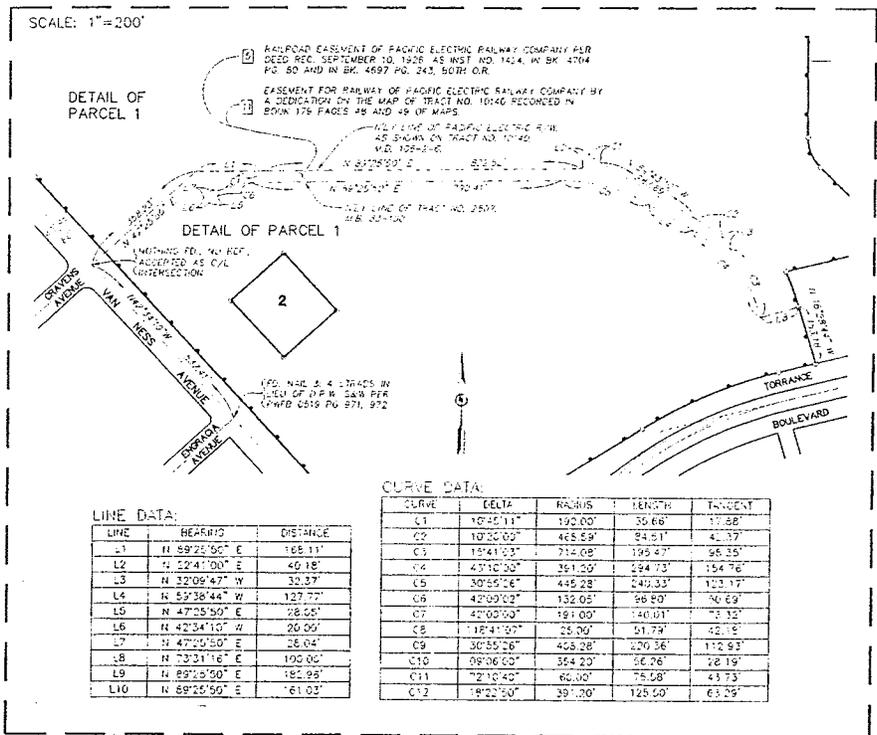
- INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
- ① INDICATES PLATED EASEMENT



PARCEL MAP NO 27043

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

LEGEND
 _____ INDICATES THE BOUNDARY OF LAND
 BEING PLotted BY THIS MAP
 _____ INDICATES THE BOUNDARY OF LAND
 BEING PLotted BY OTHER MAPS
 _____ INDICATES THE BOUNDARY OF LAND
 BEING PLotted BY OTHER MAPS



LINE	BEARING	DISTANCE
L1	N 42°34'10" W	5.00'
L2	N 47°25'50" E	40.00'
L3	N 42°34'10" W	10.00'
L4	N 76°01'27" E	5.00'
L5	N 16°28'42" W	5.00'
L6	N 47°25'50" E	12.00'
L7	N 68°12'31" E	12.22'
L8	N 47°25'50" E	56.00'
L9	N 47°25'50" E	54.00'

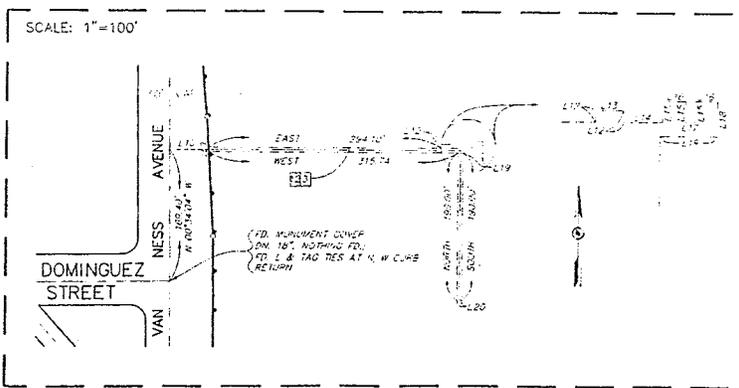
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°30'20"	214.08'	270.21'	110.83'
C2	00°49'01"	214.08'	96.66'	48.49'

21 EASEMENT FOR PUBLIC UTILITIES OF SOUTHERN CALIFORNIA EDISON CO. PER DEED RECORDED AUGUST 18, 1953 AS INSTRUMENT NO. 2463 IN BOOK 42462 PAGE 197, O.R.

22 EASEMENT FOR PUBLIC UTILITIES OF SOUTHERN CALIFORNIA EDISON CO. PER DEED RECORDED DECEMBER 17, 1954, AS INSTRUMENT NO. 3165 IN BK. 48412 PG. 239, O.R.

23 EASEMENT FOR PUBLIC UTILITIES OF SOUTHERN CALIFORNIA EDISON CO. PER DEED RECORDED JANUARY 18, 1989, AS INSTRUMENT NO. 88-87247, O.R.

24 EASEMENT FOR PUBLIC UTILITIES OF SOUTHERN CALIFORNIA EDISON CO. PER DEED RECORDED AUGUST 7, 1991, AS INSTRUMENT NO. 91-1234561, O.R. EASEMENT CAN NOT BE PLOTTED PER RECORD.



LINE	BEARING	DISTANCE
L10	N 30°00'00" E	50.11'
L11	N 03°24'20" W	3.01'
L12	N 00°00'00" E	5.00'
L13	N 90°00'00" W	2.00'
L14	N 90°00'00" E	17.00'
L15	N 00°00'00" E	9.00'
L16	N 90°00'00" E	10.00'
L17	N 90°00'00" E	4.00'
L18	N 00°00'00" E	5.00'
L19	N 90°00'00" E	25.00'
L20	N 90°00'00" E	6.00'

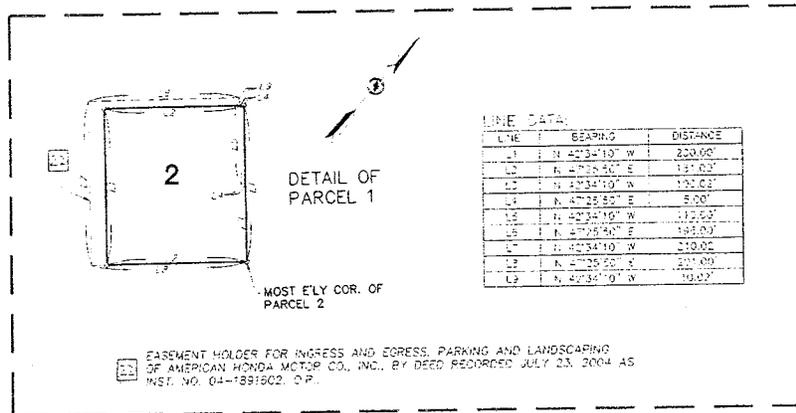
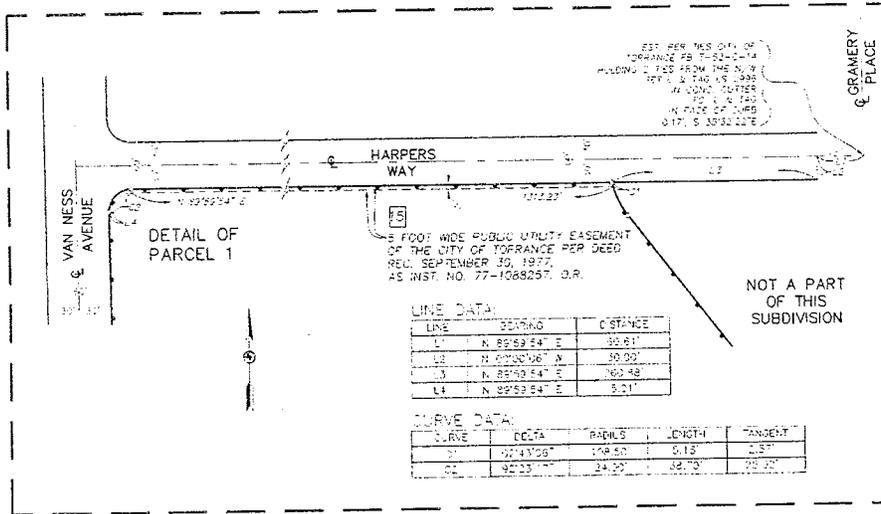
23 EASEMENT FOR PUBLIC UTILITIES OF SOUTHERN CALIFORNIA EDISON CO. PER DEED RECORDED JULY 19, 1989 AS INST. NO. 88-833023, O.R.

PARCEL MAP NO 27043

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV. 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

LEGEND

- WHERE THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
- WHERE THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
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PARCEL MAP NO. 27043

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DIV 03-00007
 ROBERT L. MOLLENHAUER P.L.S. 2996

LEGEND

— INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP.

① SET 17 P.L.S. 2996 LN 5'

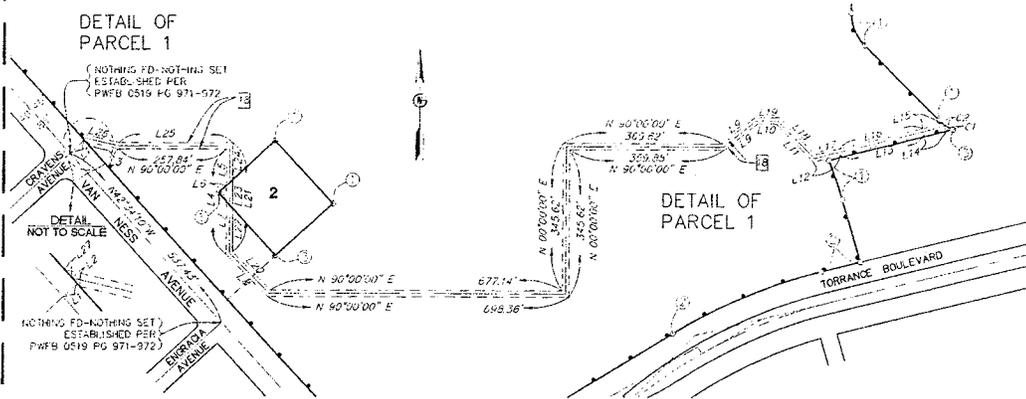
② SET 17 AT L.S. 2996

③ SET 17 S.W. L.S. 2996

⊠ INDICATES PLOTTED EASEMENT

SCALE: 1"=200'

DETAIL OF PARCEL 1



LINE DATA:

LINE	BEARING	DISTANCE
L1	N 47°25'00" E	46.00'
L2	N 42°34'10" W	3.39'
L3	N 77°09'38" W	81.52'
L4	N 30°00'00" E	246.98'
L5	N 00°00'00" E	84.84'
L6	N 00°00'00" E	36.62'
L7	N 00°00'00" E	125.51'
L8	N 45°00'00" W	130.50'
L9	N 51°21'46" E	98.90'
L10	N 50°00'00" E	45.51'
L11	N 45°00'00" W	123.82'
L12	N 75°57'50" E	68.08'
L13	N 76°14'21" E	201.91'
L14	N 74°03'17" E	60.33'
L15	N 74°03'17" E	47.05'
L16	N 76°14'21" E	201.07'
L17	N 75°57'50" E	57.62'
L18	N 45°00'00" W	121.54'
L19	N 30°00'00" E	56.99'
L20	N 45°00'00" W	127.08'
L21	N 00°00'00" E	255.76'
L22	N 30°00'00" E	102.97'
L23	N 00°00'00" E	65.73'
L24	N 00°00'00" E	86.07'
L25	N 90°00'00" E	271.76'
L26	N 77°09'38" W	101.58'
L27	N 42°34'10" W	23.03'

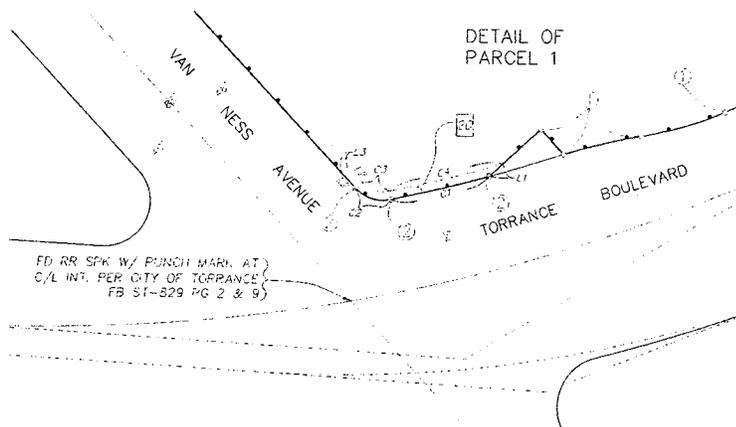
CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	04°54'27"	105.50'	8.25'	4.65'
C2	10°17'10"	108.50'	18.48'	9.77'

⊠ EASEMENT FOR SANITARY SEWER OF THE CITY OF TORRANCE BY DEED RECORDED OCTOBER 23, 1990 AS INST. NO. 90-1793560, U.R.

SCALE: 1"=50'

DETAIL OF PARCEL 1



LINE DATA:

LINE	BEARING	DISTANCE
L1	N 47°25'00" E	11.11'
L2	N 42°34'10" W	12.50'
L3	N 47°25'30" E	5.00'

CURVE DATA:

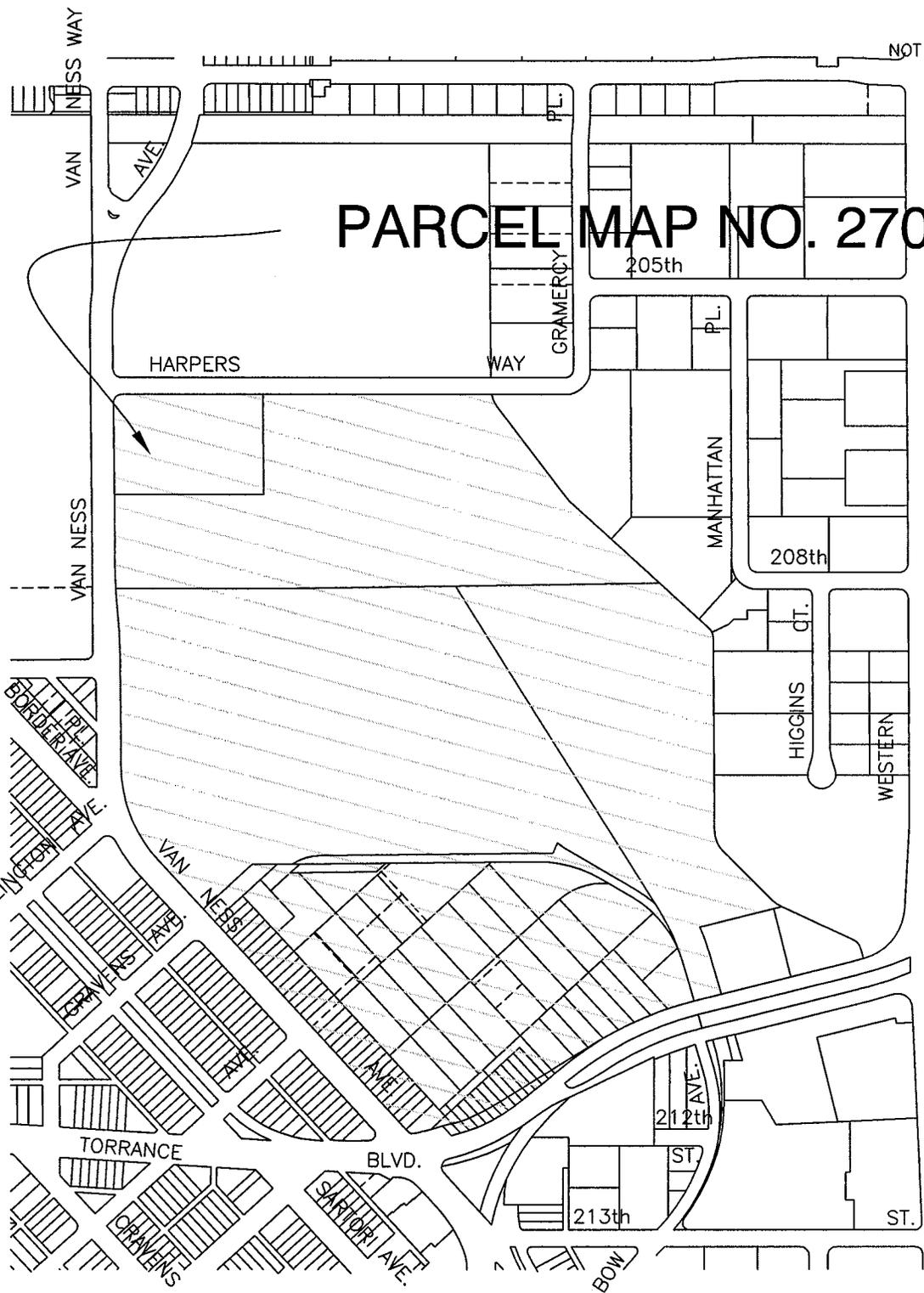
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°28'24"	972.00'	59.25'	29.63'
C2	59°28'58"	25.00'	22.84'	12.57'
C3	59°28'58"	17.00'	17.65'	9.71'
C4	94°02'25"	972.00'	69.64'	34.43'

⊠ EASEMENT FOR PUBLIC UTILITIES OF THE CITY OF TORRANCE BY DEED RECORDED NOVEMBER 16, 1994 AS INSTRUMENT NO. 94-2073763, OFFICIAL RECORDS.



NOT TO SCALE

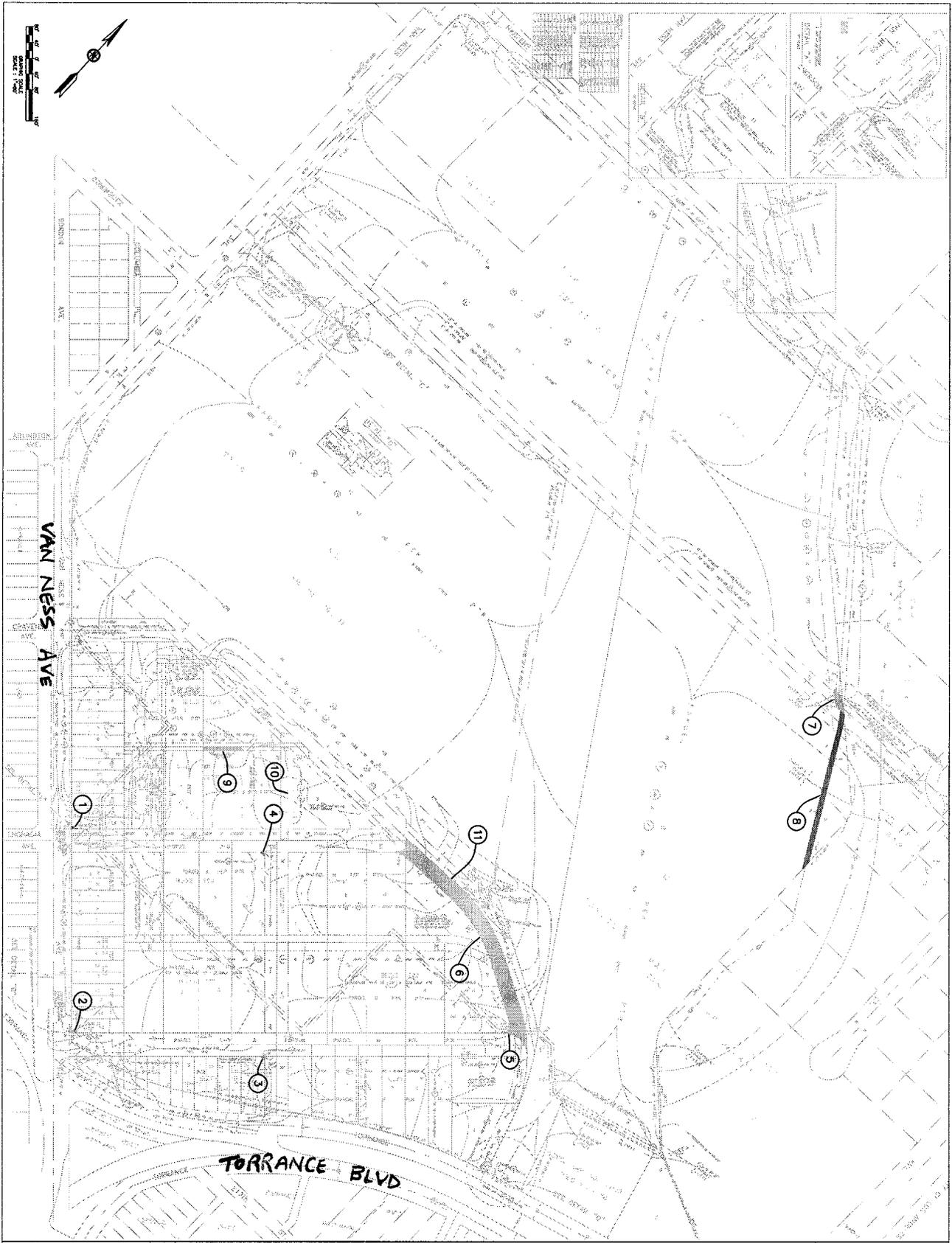
PARCEL MAP NO. 27043



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPT. 2006

VICINITY MAP



SHEET NO. 1 OF 1 SHEETS
 DATE: 08/08/2008
 PROJECT: AMERICAN HONDA ABANDONMENT EXHIBIT

**EXHIBIT OF ABANDONMENTS
 PER PARCEL MAP NO. 27043
 (AS REQUIRED PER CITY OF TORRANCE)**

DATE	REVISION

MAPS & ENGINEERING GROUP
 CIVIL, ENGINEERING
 LAND DEVELOPMENT
 313 514 2813, TX
 505 MADISON SQUARE, SUITE 1000
 LOS ANGELES, CALIFORNIA 90001