

Council Meeting of
June 12, 2007

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

Members of the Council

**SUBJECT: Community Development - Recommendation to Approve Final Tract
Map No. 66741**

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 66741 to allow an existing professional and service office complex to be converted into 71 medical and professional condominium units on a one lot subdivision, subdivided by Madrona Medical Plaza, LLC. The project, located at 3220 - 3302 Sepulveda Boulevard, conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 66741 (Attachment A) was approved by the Planning Commission on July 19, 2006 to allow an existing professional and service office complex to be converted into 71 medical and professional condominium units on a one lot subdivision. The project is subdivided by Madrona Medical Plaza LLC and located in the C-3 Zone (Soley Commercial District) at 3220 – 3302 Sepulveda Boulevard (Attachment B).

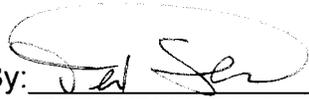
On May 29, 2007, Madrona Medical Plaza, LLC entered into a Subdivision Agreement and posted a \$40,000 cash bond to replace broken sidewalk, install new driveway apron and curb drains, and install irrigated parkway along project frontage on Sepulveda Boulevard. Although this work was conditioned to be completed prior to

Final map approval, the developer has submitted a Subdivision Agreement, cash deposit and letter (see Attachment C) confirming that the developer will complete this work prior to final sign-off of the building permit for this project.

The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Map have been met (except for the public improvements described previously). There are no existing, adjacent, overhead utilities to be undergrounded and no requirement to install any additional street lights.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachment: A. Final Tract Map No. 66741
B. Vicinity Map
C. Colliers International Letter dated May 21, 2007

CW/cks1873

1 LOT
96, 915 S.F.

SHEET 1 OF 4 SHEETS

TRACT NO. 66741

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 100 AND 101 OF TRACT NO. 2200, AS PER MAP RECORDED IN BOOK 26, PAGES 19 AND 20 OF MAPS, ALSO KNOWN AS A PORTION OF PARCEL 2 OF PARCEL MAP NO. 4912, AS PER MAP FILED IN BOOK 58, PAGE 9 OF PARCEL MAPS AND ALSO KNOWN AS A PORTION OF PARCEL 1 OF PARCEL MAP NO. 15261, AS PER MAP FILED IN BOOK 169 PAGE 58 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALL LYING ABOVE A PLANE 450 FEET BELOW THE MEAN LOW WATER LEVEL OF THE PACIFIC OCEAN AND ABOVE PLANE 200 FEET BENEATH THE SURFACE OF SAID LAND AS DESCRIBED IN DEED RECORDED FEBRUARY 1, 2006 AS INSTRUMENT NO. 06-238720, OFFICIAL RECORDS OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

MADRONA MEDICAL PLAZA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: [Signature] BY: [Signature]
NAME: VINCENT VALDEZ NAME: DOUGLAS BRAUN
TITLE: MANAGER TITLE: MANAGER

VINEYARD BANK, N.A., A NATIONAL ASSOCIATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 4, 2006 AS INSTRUMENT NO. 06-1731801, OFFICIAL RECORDS

BY: [Signature] BY: [Signature]
NAME: R.H. HILL NAME: CAROLYN J. THOMPSON
TITLE: E.V.P. TITLE: VP

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MADRONA MEDICAL PLAZA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON NOVEMBER 3, 2005. I HEREBY STATE THAT ALL THE MONUMENTS OF THE CHARACTER AND LOCATION'S SHOWN HEREON WILL BE IN PLACE WITHIN 24 MONTHS SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; AND THAT THE NOTES TO ALL CENTER LINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HEREON.

[Signature] 03/22/07
WILLIAM E. SNOW DATE
P.L.S. NO. 4725
REG. EXP: 09-30-07



FROM THE FILING DATE OF THIS MAP, THAT SAID MONUMENTS WILL BE

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON March 23, 2007 BEFORE ME, Todd C. Carpe
A NOTARY PUBLIC, PERSONALLY APPEARED VINCENT VALDEZ AND DOUGLAS BRAUN PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: [Signature]
SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Todd C. Carpe
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION EXPIRES: May 20, 2010
MY COMMISSION NO. 11618383

CITY ENGINEER'S CERTIFICATE:

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 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.

[Signature]
THEODORE C. SYMONS
CITY ENGINEER, CITY OF TORRANCE
L.S. NO. 8041
EXPIRES: 06/30/07

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF 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.

COUNTY ENGINEER

DATE _____ BY _____
DEPUTY _____
L.S. NO. _____
EXPIRES: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON March 23, 2007 BEFORE ME, Todd C. Carpe
A NOTARY PUBLIC, PERSONALLY APPEARED R.H. Hill AND Carolyn J. Thompson PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: [Signature]
SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Todd C. Carpe
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION EXPIRES: May 20, 2010
MY COMMISSION NO. 11618383

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 _____ 20 _____ APPROVED THE ANNEXED MAP.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE _____

CITY TREASURER'S CERTIFICATE:

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 OF THE CITY OF TORRANCE _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 71 UNITS, WHEREBY THE OWNER'S OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SEE SIGNATURE OMISSION NOTES AND BASIS OF BEARINGS ON SHEET 2.

TRACT NO. 66741

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 76°39'30" W OF THE CENTER LINE OF SEPULVEDA BOULEVARD AS SHOWN ON PARCEL MAP NO. 4912, P.M.B. 56-9.

SIGNATURE OMISSION NOTES:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (c) 3A (I-VII). AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO LOS ANGELES TRUST AND SAVINGS BANK, A CALIFORNIA CORPORATION, EASEMENT HOLDER FOR POLES AND CONDUITS PURPOSES, RECORDED MAY 27, 1916, AS INSTRUMENT NO. 157 IN BOOK 6297, PAGE 13 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, RECORDED OCTOBER 22, 1964 AS INSTRUMENT NO. 4853, IN BOOK D-2673 PAGE 637, A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 2006 AS INSTRUMENT NO. 06-2009521, AND FOR PUBLIC UTILITIES PURPOSES RECORDED SEPTEMBER 26, 1975 AS INSTRUMENT NO. 3892, IN BOOK D-6811 PAGE 772, ALL OF OFFICIAL RECORDS.

CHEVRON U.S.A., INC., A PENNSYLVANIA CORPORATION, SUCCESSOR IN INTEREST TO STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION, EASEMENT HOLDER FOR PIPE LINES PURPOSES RECORDED DECEMBER 14, 1961 AS INSTRUMENT NO. 4065, IN BOOK M-914 PAGE 547, OF OFFICIAL RECORDS.

MADRONA INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY PRESENT EASEMENT HOLDER FOR INGRESS AND EGRESS PURPOSES RECORDED NOVEMBER 12, 1974 AS INSTRUMENT NO. 4249, IN BOOK D-6471 PAGE 452, AND NOVEMBER 12, 1974 AS INSTRUMENT NO. 4250, IN BOOK D-6471 PAGE 454, ALL OF OFFICIAL RECORDS.

CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR AVIGATION PURPOSES RECORDED NOVEMBER 12, 1974 AS INSTRUMENT NO. 4251, IN BOOK D-6471 PAGE 456, SAID EASEMENT IS BLANKET IN NATURE; EASEMENT HOLDER FOR THE RIGHT OF WAY TO RECONSTRUCT AND MAINTAIN A WATER MAIN LINE PURPOSES RECORDED OCTOBER 1, 1975, AS INSTRUMENT NO. 3494 IN BOOK D-6818 PAGE 48 AND EASEMENT HOLDER FOR A WATER MAIN AND FIRE HYDRANT PURPOSES RECORDED OCTOBER 1, 1975 AS INSTRUMENT NO. 3495 IN BOOK D-6818 PAGE 51, ALL OF OFFICIAL RECORDS.

ACRE LEARNING ADVANTAGE, ET AL., LESSEE(S) UNDER AN UNRECORDED LEASE DISCLOSED BY NOTICE OF NON-RESPONSIBILITY RECORDED FEBRUARY 14, 2000 AS INSTRUMENT NO. 00-222051, AND BY OTHER DOCUMENTS OF RECORD.

MADRONA INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, EASEMENT HOLDER FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS PURPOSES RECORDED MARCH 9, 2007 AS INSTRUMENT NO. 2007-0519705, OF OFFICIAL RECORDS.

SA PROPERTIES COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, EASEMENT HOLDER FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS PURPOSES RECORDED MARCH 9, 2007 AS INSTRUMENT NO. 2007-0519706, OF OFFICIAL RECORDS.

THE SIGNATURE OF STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION, SUCCESSOR OR ASSIGNEE, OWNER OF OIL AND MINERAL RIGHTS PER DEED RECORDED JULY 9, 1958 AS INSTRUMENT NO. 818, IN BOOK D-148 PAGE 745; DECEMBER 14, 1961 AS INSTRUMENT NO. 4065 IN BOOK M-914 PAGE 547; AND OCTOBER 31, 1962 AS INSTRUMENT NO. 4838, IN BOOK D-1808 PAGE 652, ALL OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) 3C OF THE SUBDIVISION MAP ACT.

TRACT NO. 66741

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES
FOR CONDOMINIUM PURPOSES
BOUNDARY MAP

FOR CONDOMINIUM PURPOSES
BOUNDARY MAP

NOTE:
SEE SHEET 2 FOR BASIS OF BEARINGS.
SEE SHEET 4 FOR EASEMENT NOTES.

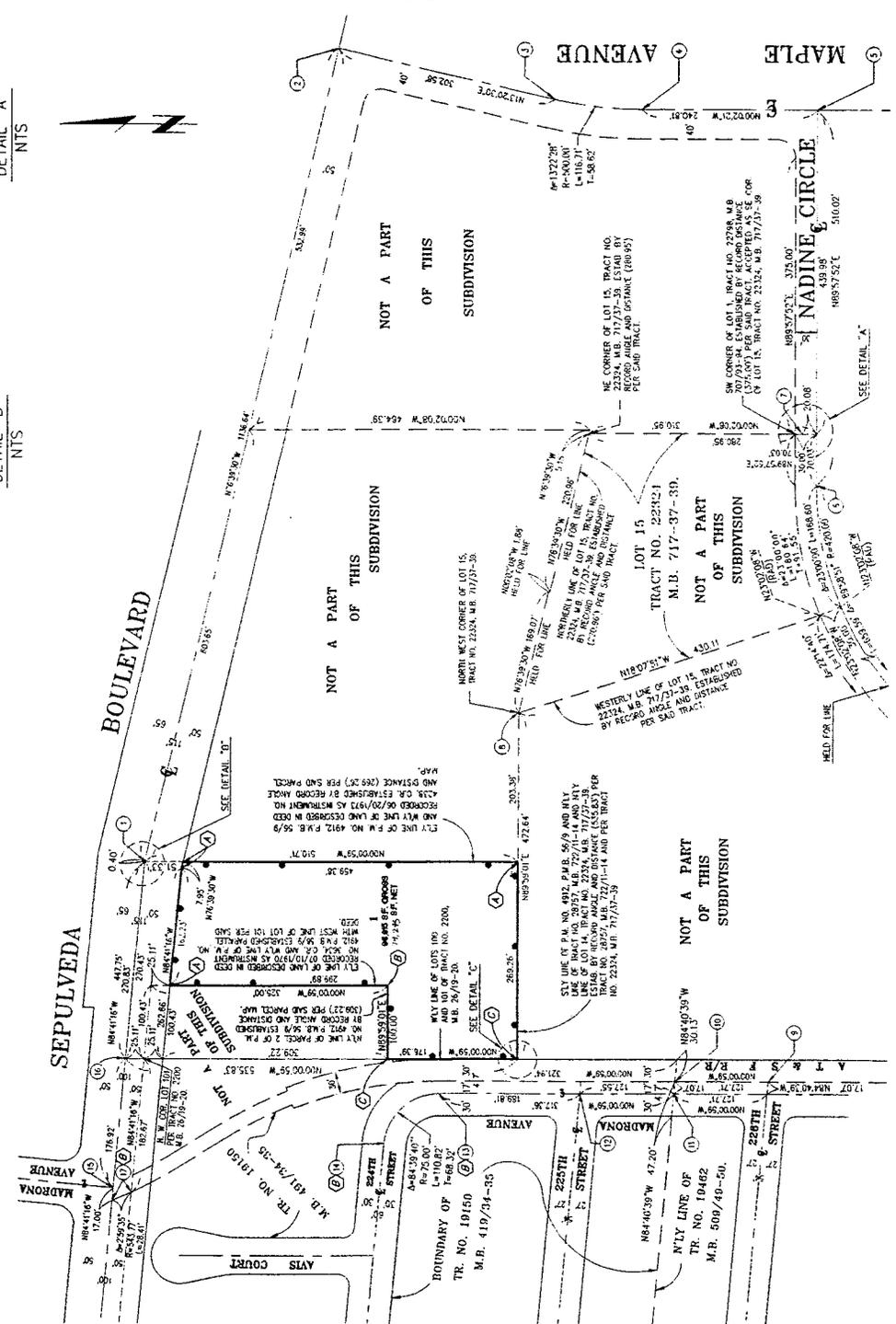
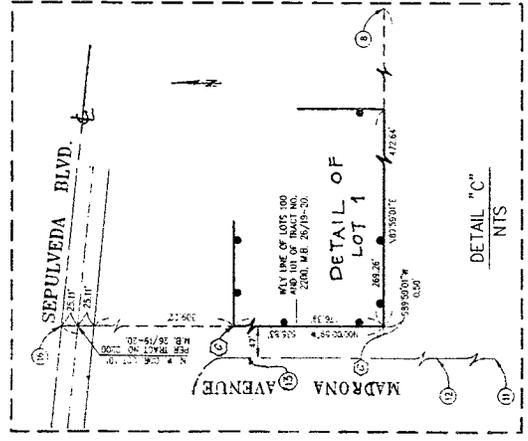
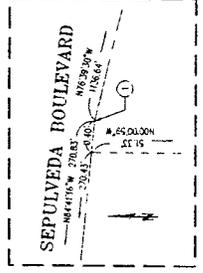
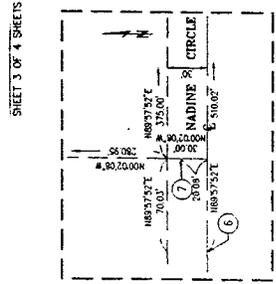
LEGEND:

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

SCALE 1" = 100'

MONUMENT NOTES:

1. FD. SJK IN 6/16 CONC. MON. PER TRACT NO. 28757, M.B. 772/11-14, BOULEVARD.
2. FD. RR SJK W/ PUNCH MARK, IN LIEU OF S & T PER TRACT NO. 28757, M.B. 772/11-14, ACCEPTED AS CENTER LINE INTERSECTION OF SEPULVEDA BOULEVARD AND MAPLE AVENUE, HELD FOR LINE.
3. FD. S & W, STAMPED "ICE 24688" PER PWB 0418-3984 HELD FOR LINE.
4. FD. SARK STAMPED "ICE 24688" PER PWB 0418-3984 HELD FOR LINE.
5. FD. 4 PUNCH MARKED IN W.H. RIM, PER PWB 0418-3984 HELD FOR LINE. FITS THIS, ACCEPTED AS CENTERLINE INTERSECTION.
6. SEARCH AND FOUND NOTHING HELD FOR LINE ACCEPTED AS CENTERLINE INTERSECTION "X" ON IC, NO REF. HELD FOR LINE.
7. FOUND 2" IP, FLUSH, PER TRACT NO. 23324, M.B. 717/37-39, ACCEPTED AS THE NORTH WEST CORNER OF LOT 15 PER SAID TRACT.
8. FOUND 2" IP, DN, 1.0; PER TRACT NO. 19462, M.B. 509/49-50, ACCEPTED AS INTERSECTION OF THE WEST LINE OF A T & S F RR RIGHT OF WAY AND CENTER LINE PROOD OF 226TH STREET.
9. FD. 7" IP, NO TAG, DN, 1.0 PER TRACT 19150, M.B. 491/34-35, ACCEPTED AS SE. COR. OF SAID TRACT.
10. FD. 7" IP, NO TAG, DN, 1.0 PER TRACT 19150, M.B. 491/34-35, ACCEPTED AS CENTER LINE OF MADRONA AVENUE & RR PROOD.
11. FD. 7" IP, W/ PK MAIL, FLUSH, IN LIEU OF 2" IP, PER PWB 0418-3984, ACCEPTED AS CENTER LINE INTERSECTION OF 226TH STREET AND MADRONA AVENUE. FITS THIS & P.B. & B.
12. SEARCH FD. NOTHING, ESTAB. BY FD. TIES; NO REF. ACCEPTED AS CENTER LINE BC OF MADRONA AVENUE PER TRACT NO. 19150, M.B. 491/34-35.
13. FOUND SJK NO WASHER, FLUSH, IN LIEU OF S & T PER TRACT NO. 19150, M.B. 491/34-35, ACCEPTED AS CENTER LINE BC OF 226TH STREET.
14. FOUND 2" IP, DN, 1.0 PER TRACT NO. 28757, M.B. 772/11-14, ACCEPTED AS CENTER LINE INTERSECTION OF SEPULVEDA BOULEVARD AND MADRONA AVENUE, HELD FOR LINE.
15. FOUND P.M.S. FLUSH, PER TRACT NO. 28757, M.B. 772/11-14, ACCEPTED AS INTERSECTION OF CENTER LINE OF SEPULVEDA BOULEVARD AND WESTERN LINE OF LOT 101 PER TRACT NO. 2200, M.B. 20/19-20, SEARCH AND FOUND NOTHING.
16. 1/4" TAG & TAG "L.S. 4725"; FLUSH, TO BE SET.
17. SJK & W STAMPED "L.S. 4725"; FLUSH, TO BE SET.
18. 7" IP TAGGED "L.S. 4725"; FLUSH, TO BE SET.



TRACT NO. 66741

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

FOR CONDOMINIUM PURPOSES

SCALE 1" = 40'

LEGEND:

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

NOTES:

SEE MONUMENT NOTES ON SHEET 3.
SEE BASIS OF BEARINGS ON SHEET 2.

MADRONA AVENUE

SEPULVEDA BOULEVARD

MAPLE AVENUE

NOT A PART OF
THIS
SUBDIVISION

224TH STREET

MADRONA AVENUE

225TH STREET

R/R
S F R
&
A T

N. W. COR. LOT 101
PER TRACT NO. 2200
M.B. 26/19-20

EXCERPTS OF LAND ADJACENT TO BE USED
HEREIN AS A BASIS FOR THE ESTABLISHMENT OF
THE WLY LINE OF P.M. NO. 4912, P.M.B. 56/9,
4238, O.R. ESTABLISHED BY RECORD ANGLE
AND DISTANCE (309.22') PER SAID PARCEL
MAP.

WLY LINE OF PARCEL 1 OF
P.M. NO. 4912, P.M.B. 56/9
ESTABLISHED BY RECORD ANGLE
AND DISTANCE (309.22') PER
SAID PARCEL MAP.

1
96,915 S.F. GROSS
79,245 S.F. NET

LINE	BEARING	LENGTH
L1	N89°59'01"W	19.00'
L2	N89°59'01"W	19.00'
L3	N89°59'01"E	20.00'
L4	N89°59'01"E	44.00'
L5	N89°59'01"E	18.00'
L6	N00°00'56"W	59.39'
L7	N89°59'01"E	25.00'
L8	N00°00'52"W	84.35'
L9	N89°59'01"E	15.00'
L10	N00°00'52"W	73.28'
L11	N89°59'01"W	44.00'

ELY LINE OF P.M. NO. 4912, P.M.B. 56/9,
RECORDED 06/20/03 AS INSTRUMENT NO.
4238, O.R. ESTABLISHED BY RECORD ANGLE
AND DISTANCE (309.22') PER SAID PARCEL
MAP.

ELY LINE OF P.M. NO. 4912, P.M.B. 56/9 AND WLY
LINE OF TRACT NO. 23757, M.B. 722/11-14 AND WLY
LINE OF LOT 14, TRACT NO. 23224, M.B. 717/37-39,
ESTAB. BY RECORD ANGLE AND DISTANCE (535.83') PER
TRACT NO. 23757, M.B. 722/11-14 AND PER TRACT
NO. 23224, M.B. 717/37-39.

EASEMENT NOTES: (CONTINUATION)

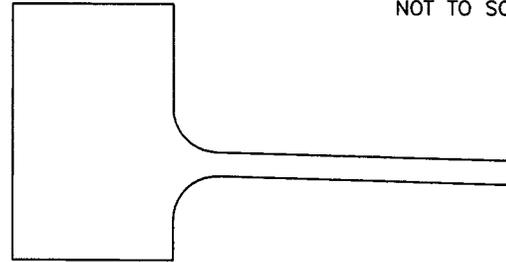
- (G) EASEMENT OF CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR THE RIGHT OF WAY TO RECONSTRUCT AND MAINTAIN A WATER MAIN AND APPURTENANT PURPOSES REC. 10/1/75, AS INST. NO. 3494, IN BOOK D-6818 PAGE 48, O.R.
- (H) EASEMENT OF CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR A WATER MAIN AND FIRE HYDRANT PURPOSES REC. 10/01/75 AS INST. NO. 3495 IN BOOK D-6818, PAGE 51, O.R.
- (I) 25' WIDE EASEMENT OF SA PROPERTIES COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS PURPOSES RECORDED MARCH 9, 2007 AS INSTRUMENT NO. 2007-0519706, O.R.
- (K) 25' WIDE EASEMENT OF MADRONA INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS PURPOSES RECORDED MARCH 9, 2007 AS INSTRUMENT NO. 2007-0519705, O.R.

EASEMENT NOTES:

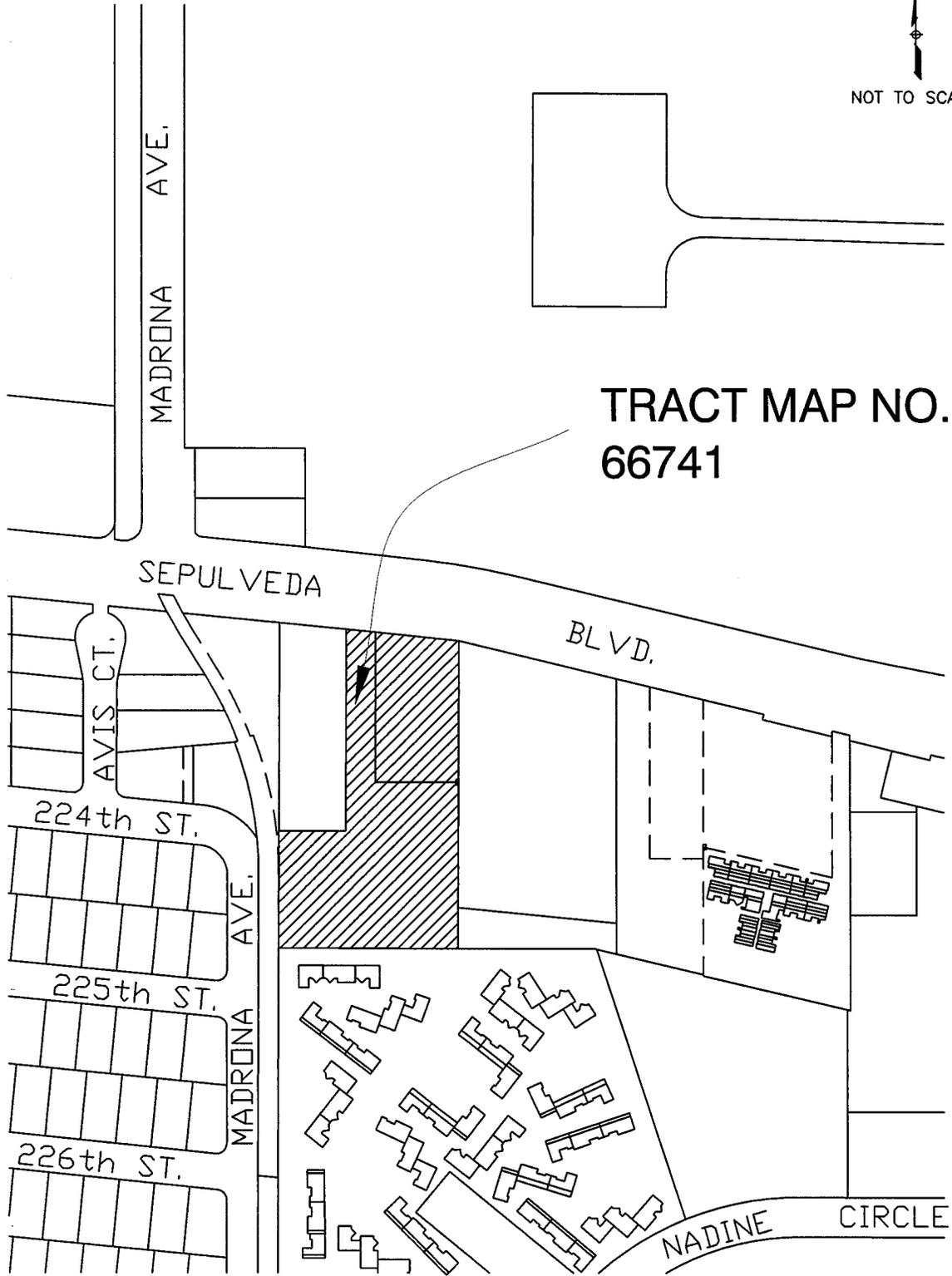
- (A) 20' WIDE EASEMENT OF BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO LOS ANGELES TRUST AND SAVINGS BANK, A CALIFORNIA CORPORATION, FOR POLES AND CONDUITS PURPOSES REC. 12/14/61 AS INST. NO. 157, IN BOOK 6297 PAGE 13 OF DEEDS.
- (B) 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES PURPOSES REC. 9/26/75 AS INST. NO. 3692, IN BOOK D-6811 PAGE 772, O.R.
- (C) 30' WIDE EASEMENT OF CHEVRON U.S.A. INC. A PENNSYLVANIA CORPORATION, SUCCESSOR IN INTEREST TO STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION, FOR PIPE LINE PURPOSES REC. 12/14/61 AS INST. NO. 4065, IN BOOK M-914, PAGE 547, O.R.
- (D) NON-EXCLUSIVE EASEMENT OF MADRONA INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR INGRESS AND EGRESS PURPOSES REC. 11/12/74 AS INST. NO. 4249, IN BOOK D-6471 PAGE 452, O.R.
- (E) NON-EXCLUSIVE EASEMENT OF MADRONA INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR INGRESS AND EGRESS PURPOSES REC. 11/12/74 AS INST. NO. 4250, IN BOOK D-6471 PAGE 454, O.R.
- (F) 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES PURPOSES REC. 10/22/64 AS INST. NO. 4853, IN BOOK D-2673 PAGE 637, O.R.



NOT TO SCALE



TRACT MAP NO.
66741



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 2007

VICINITY MAP



2050 West 190th Street, Suite 101 Torrance, California 90504
Tel 310-787-1000 Fax 310-787-6869
www.colliers-seeley.com

May 21, 2007

Ted Symons
Engineering
City of Torrance

RE: Public Improvement Bond Madrona Medical Center

Dear Ted,

Per the approved plans, Webb construction has committed to completing the public improvement work necessary to complete the above-mentioned project. Webb will complete this work by the first week in August. Work will entail concrete demolition, replacing sidewalk, replacing the drive approach/apron, installing a culvert parkway and grate drain, and in-filling landscape grass. Because our Final Tract Map needs to be recorded before this work can be completed, we are requesting to post a bond to ensure that we will complete the work after the map has recorded.

Thank you for your understanding and please don't hesitate to contact us with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Douglas M. Brawn". The signature is written in a cursive, flowing style.

Douglas M. Brawn