

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

Members of the Council

SUBJECT: Recommendation to Approve Final Tract Map No. 54266-01
Subdivider: Standard Pacific Homes
Location: 1780-1922 Oak Street
2367 Jefferson Street
Number of Lots: 2 Lots
Lot 1 – 174 - condominiums
Lot 2 - 59 - unit senior condominiums

RECOMMENDATION

It is the recommendation of the Community Development Director that the City Council:

1. Approve Final Tract Map No. 54266-01 creating 2 lots with 174 condominiums on Lot 1 and 59 senior condominiums on Lot 2, subdivided by Standard Pacific Homes, and located at 1780-1922 Oak Street and 2367 Jefferson Street, which substantially conforms to and meets all conditions of approval of the Tentative Map ;
2. Accept a five (5') foot wide public sidewalk easement on Oak Street;
3. Accept a three (3) foot wide public street and highway easement along the north side of Jefferson Street for the width of the property frontage; and
4. Accept a 20-foot wide public easement for water line purposes over the on-site public water main.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 54266 (Attachment A) was approved for 276 condominium units on two lots by the Planning Commission on September 17, 2003. On October 28, 2003, the City Council approved a Zone Change from M-2 Heavy Manufacturing to PD Planned Development. The property is located at 1780-1922 Oak Street and 2367 Jefferson Street (Attachment B). On April 26, 2005, the Community Development Director approved the phasing of this project into two phases. The Director also reduced the total number of condominiums from 276 to 257. Tonight's action will approve the Final Tract Map for the first phase. There will be a second Final Tract Map creating the remaining 24 condominium units, which were already approved on the Tentative Tract Map.

On August 3, 2005, the Planning Commission approved a Miscellaneous Permit to allow the City to enter into a Development Agreement with the developers, Standard Pacific Homes and West Millennium Homes, to govern the development of the townhome condominium and senior condominium project. The Development Agreement vests the rights to develop the subject properties in accordance with the terms and conditions of the approved entitlements and provisions of the Agreement for a period of ten years from the effective date.

Approval of the Final Map will accept an approximately 110 foot long by 5 foot wide public sidewalk easement on Oak Street. The easement is required due to a "drop off/loading zone" lane, which will be constructed for the senior citizen condominium project. Approval of the Final Map will accept a three (3) foot wide public street and highway easement along the north side of Jefferson Street for the width of the property frontage to allow for future widening of Jefferson Street. A 20-foot wide public easement for water line purposes over the proposed on-site public water main will also be accepted on the map.

On February 13, 2006, Standard Pacific Homes entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 54266:

Performance Bond	\$600,000.00
Payment Bond	\$300,000.00
Inspection Bond	\$14,000.00

The above subdivision bonds were required to guarantee completion of the following required public improvements:

1. Construct sidewalk with irrigated grass sod parkway on Oak Street.
2. Slurry seal the entire width of Oak Street along the project frontage.
3. Construct sidewalk, curb, gutter, irrigated grass sod parkway and make up paving for the north half of Jefferson Street.
4. Install a wheelchair ramp at the northeast corner of Oak Street and Jefferson Street.

- 5. Connect the private sewer, storm drain and public water lines to the public systems.
- 6. Install eight public street lights.
- 7. Underground existing adjacent overhead-serviced utilities and remove poles.

All public improvements will be 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.

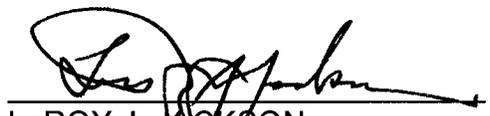
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


 JEFFERY W. GIBSON
 Community Development Director


 LeROY J. JACKSON
 City Manager

Attachment: A. Final Tract Map No. 54266-01
 B. Vicinity Map
 CW/cks1728

SHEET 1 OF 5 SHEETS
2 LOTS
10.78 Ac

TRACT NO. 54266-01

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

BEING A SUBDIVISION OF PORTION OF PARCEL 3 AND ALL OF PARCEL 4 OF PARCEL MAP NO. 19681 AS PER MAP FILED IN BOOK 271, PAGES 53 TO 58 INCLUSIVE OF PARCEL MAPS, PORTIONS OF LOTS 4, 5, 6, 7, AND 8 OF TRACT NO. 10185 AS PER MAP RECORDED IN BOOK 145, PAGE 27 THROUGH 34 INCLUSIVE, OF MAPS BOTH RECORDS OF SAID COUNTY AND A PORTION OF THE 2279.35 ACRE TRACT IN RANCHO SAN PEDRO, ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER BY FINAL DECREE OF PARTITION ENTERED IN CASE NO. 3284 OF THE SUPERIOR COURT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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 DISTRACTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF TORRANCE EASEMENTS FOR PUBLIC SIDEWALK AND PUBLIC WATER LINE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

STANDARD PACIFIC CORP., A DELAWARE CORPORATION (OWNER)

BY: [Signature]
PRINT NAME: GARY JONES
PRINT TITLE: AUTHORIZED REP

BY: [Signature]
PRINT NAME: TED MCKIBBIN
PRINT TITLE: AUTHORIZED REP

ND TORRANCE SENIORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: [Signature]
PRINT NAME: Dilipk Ram
PRINT TITLE: Member

ASSET MANAGEMENT SYSTEMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 30, 2004 AS INSTRUMENT NO. 04-216059 OF OFFICIAL RECORDS.

BY: [Signature]
PRINT NAME: [Signature]
PRINT TITLE: [Signature]

CHINATRUST BANK (U.S.A.), A CALIFORNIA BANKING CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 25, 2005 AS INSTRUMENT NO. 05-689725 OF OFFICIAL RECORDS.

BY: [Signature]
PRINT NAME: BRIE C ROSE
PRINT TITLE: EXECUTIVE PRES

BY: [Signature]
PRINT NAME: [Signature]
PRINT TITLE: [Signature]

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 54266-01 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY

ENGINEER'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 RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., ON SEPTEMBER, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

[Signature]
JAN A. ADAMS, P.C.E. 21687
EXPIRES: 9/30/07



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°25'50"E OF THE CENTERLINE OF CARSON STREET AS SHOWN ON PARCEL MAP NO. 19681, P.M.C. 271-53-56

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF 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.

DATED _____ CITY ENGINEER OF THE CITY OF TORRANCE

CITY COUNCIL 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 AND ACCEPTED THE DEDICATION OF THE EASEMENTS FOR STREET AND HIGHWAY PURPOSES AND PUBLIC SIDEWALK PURPOSES AND PUBLIC WATER LINE PURPOSES AS SHOWN ON THIS TRACT MAP.

DATED _____ CITY CLERK OF THE CITY OF TORRANCE

SPECIAL ASSESSMENT 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.

DATED _____ CITY TREASURER OF THE CITY OF TORRANCE

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.

DATED _____ COUNTY ENGINEER
BY: _____ DEPUTY

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 174 UNITS FOR LOT 1 AND 59 UNITS FOR LOT 2, WHEREBY THE OWNERS OF THE UNITS OF THE 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 SHEET 2 FOR NOTARY ACKNOWLEDGMENTS AND SIGNATURE OMISSION NOTES

TRACT NO. 54266-01

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

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 11 DAY OF AUGUST, 2005, BEFORE ME, CARRIE ORTIZ, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVE JONES AND TED MCKIBBIN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/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.

C. Ortiz
NOTARY PUBLIC
C. Ortiz
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES MAR 27, 2009
COMMISSION NO. _____

SIGNATURE OMISSIONS

THE SIGNATURE OF THE BURLINGTON NORTHEEN AND SANTA FE RAILWAY COMPANY, OWNER OF MINERAL RIGHTS, PER DEED RECORDED DECEMBER 12, 2003, AS INSTRUMENT NO. 03-3756544 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS DISCLOSED BY DEED RECORDED IN BOOK 1251, PAGE 48 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF DOWNGUEZ WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINE PURPOSES, AS DISCLOSED BY DEEDS RECORDED IN BOOK 4822, PAGE 61 OF DEEDS, IN BOOK 5500, PAGE 362, OF OFFICIAL RECORDS NOVEMBER 9, 1922 IN BOOK 1552, PAGE 153, OF OFFICIAL RECORDS AND IN BOOK 1515, PAGE 255, OF OFFICIAL RECORDS, ALL RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF DOWNGUEZ WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR MAINTENANCE OF WATER LINE PURPOSES, AS DISCLOSED BY DEED RECORDED IN BOOK 5114, PAGE 260 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF DOWNGUEZ WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINE PURPOSES, AS DISCLOSED BY DEEDS RECORDED IN BOOK 5566, PAGE 90, AND IN BOOK 7703, PAGE 252 BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

AND INCIDENTAL
THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLES AND POLE LINE PURPOSES, AS DISCLOSED BY DEED RECORDED MAY 29, 1967 AS INSTRUMENT NO. 3420, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF CITY OF TORRANCE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES, AS DISCLOSED BY DEEDS RECORDED OCTOBER 27, 1978 AS INSTRUMENT NO. 78-1202000, JULY 6, 1983 AS INSTRUMENT NO. 83-761306, OCTOBER 9, 1985 AS INSTRUMENT NO. 86-1563076, AND NOVEMBER 4, 1986 AS INSTRUMENT NO. 86-1504999, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF CITY OF TORRANCE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, AS DISCLOSED BY DEED RECORDED JANUARY 24, 1963 AS INSTRUMENT NO. 3310 IN BOOK D1897, PAGE 350 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF FRANCES LEVY, AS THE EXECUTRIX OF THE ESTATE OF SAM LEVY, DECEASED, HOLDER OF AN EASEMENT FOR ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED MAY 29, 1967 AS INSTRUMENT NO. 3420, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, HER INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

AND INSTRUMENT NO. 78-1452775
THE SIGNATURE OF FRANCES LEVY, HOLDER OF AN EASEMENT FOR ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED DECEMBER 29, 1978 AS INSTRUMENT NO. 78-1452775 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, HER INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

POLES AND POLE LINES AND THE 7777-4
THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS DISCLOSED BY DEEDS RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-18061, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF GREVE FAMILY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES, AS DISCLOSED BY DEEDS RECORDED MAY 20, 1995 AS INSTRUMENT NO. 96-792610, 96-792611, AND 96-792614, DECEMBER 17, 1996 AS INSTRUMENT NO. 96-2024824, AND 96-2024825, AND DECEMBER 24, 1996 AS INSTRUMENT NO. 96-2077117, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1)(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 15 DAY OF August, 2005, BEFORE ME, Richard E. Atchley, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Dilip K. Rao AND Pratik D. Joshi PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/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.

Richard E. Atchley
NOTARY PUBLIC
Richard E. Atchley
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES Feb 25, 2007
COMMISSION NO. _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 17 DAY OF August, 2005, BEFORE ME, PING YAO, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ping Yao AND Pratik D. Joshi PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/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.

Ping Yao
NOTARY PUBLIC
Ping Yao
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES March 23, 2008
COMMISSION NO. _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 22 DAY OF August, 2005, BEFORE ME, DAVE JONES, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVE JONES AND TED MCKIBBIN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/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.

Dave Jones
NOTARY PUBLIC
Dave Jones
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES June 30, 2005
COMMISSION NO. _____

SIGNATURE OMISSIONS

THE SIGNATURE OF DOWNGUEZ LAND CORPORATION, OWNER OF MINERAL RIGHTS, PER DEEDS RECORDED SEPTEMBER 16, 1925, IN BOOK 5114, PAGE 260, IN BOOK 6170, PAGE 296, AND IN BOOK 9514, PAGE 87, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF CHANSON-CANFIELD MIDWAY OIL COMPANY, OWNER OF MINERAL RIGHTS, PER DEED RECORDED DECEMBER 22, 1950, IN BOOK 35150, PAGE 333 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF DOWNGUEZ LAND CORPORATION, OWNER OF MINERAL RIGHTS, PER DEED RECORDED NOVEMBER 9, 1925, IN BOOK 4720, PAGE 227 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY, OWNER OF MINERAL RIGHTS, PER DEED RECORDED MARCH 3, 1985, AS INSTRUMENT NO. 85-247283 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

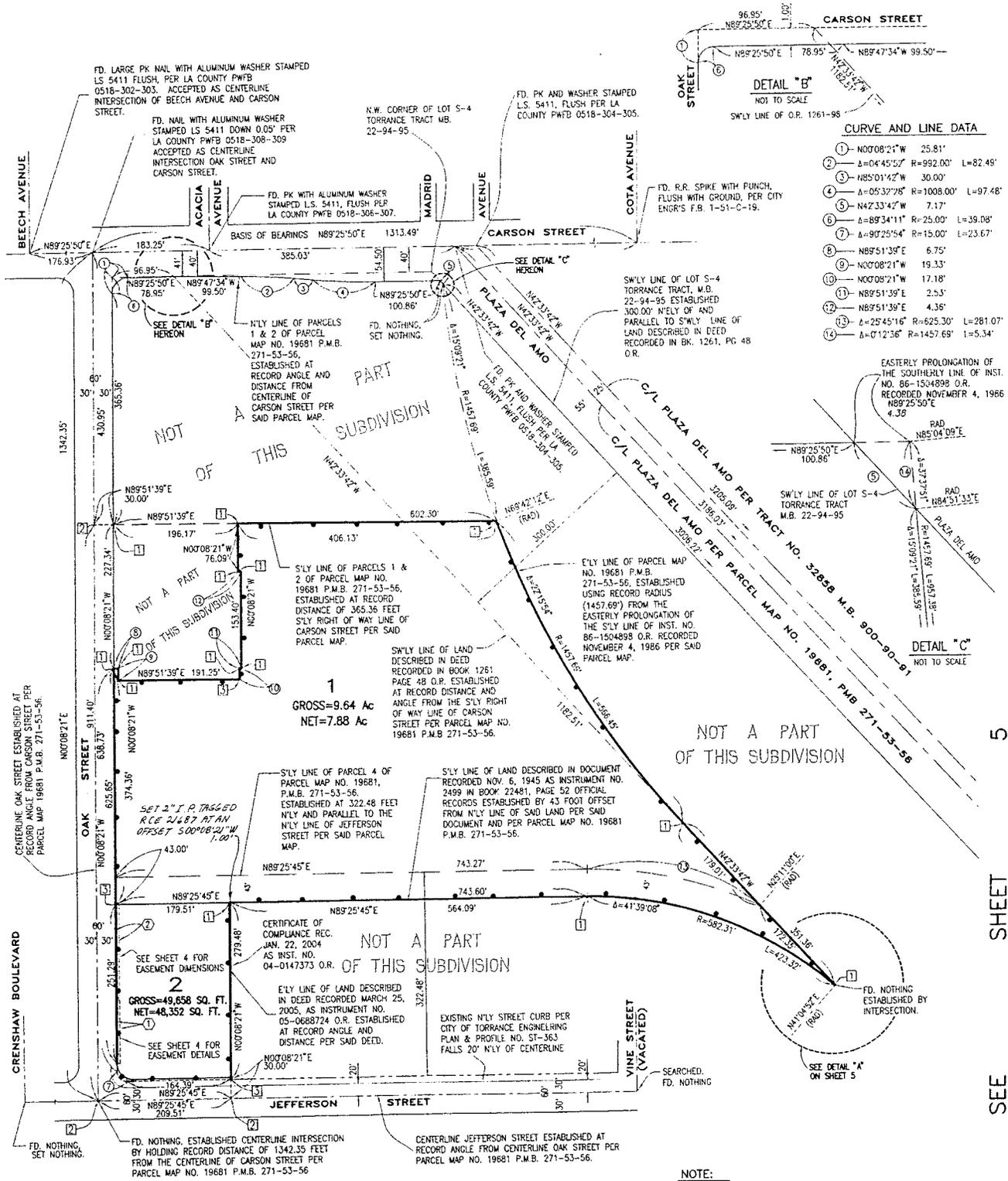
THE SIGNATURE OF McRAY OIL COMPANY, A CALIFORNIA CORPORATION, OWNER OF MINERAL RIGHTS, PER DEED RECORDED IN BOOK 22481, PAGE 52 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

SCALE: 1" = 100'

TRACT NO. 54266-01

SHEET 3 OF 5 SHEETS

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



CURVE AND LINE DATA

Station	Bearing	Distance	Curve Data
1	N00°08'21"W	25.81'	
2	Δ=04°45'57"	R=992.00'	L=82.48'
3	N85°01'42"W	30.00'	
4	Δ=05°32'28"	R=1008.00'	L=97.48'
5	N42°33'42"W	7.17'	
6	Δ=89°34'11"	R=25.00'	L=39.08'
7	Δ=90°25'54"	R=15.00'	L=23.67'
8	N89°51'39"E	6.75'	
9	N00°08'21"W	19.33'	
10	N00°08'21"W	17.18'	
11	N89°51'39"E	2.53'	
12	N89°51'39"E	4.36'	
13	Δ=25°45'16"	R=625.30'	L=281.07'
14	Δ=0°12'36"	R=1457.69'	L=5.34'

NOTE:
FOR PRIVATE DRIVEWAYS AND FIRELANES SEE SHEETS 4 AND 5

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1 INDICATES PARCEL MAP NO. 19681 P.M.B. 271-53-56.
- ① EASEMENT TO THE CITY OF TORRANCE FOR PUBLIC SIDEWALK PURPOSES.
- ② 5' WIDE EASEMENT FOR STORM DRAIN PURPOSES OVER LOT 2 FOR THE BENEFIT OF LOT 1 TO BE RESERVED IN DOCUMENTS.

MONUMENT NOTES

- ① SET 2" I.P. WITH TAG STAMPED R.C.E. 21687, UNLESS OTHERWISE NOTED.
- ② SET SPIKE AND WASHER STAMPED R.C.E. 21687
- ③ SET LEAD AND TACK TAGGED R.C.E. 21687.

SEE SHEET 5

SCALE: 1" = 50'

TRACT NO. 54266-01

SHEET 5 OF 5 SHEETS

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

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R: INDICATES PARCEL MAP NO. 19681 PMB 271-53-56.
- ① EASEMENT TO THE CITY OF TORRANCE FOR PUBLIC SIDEWALK PURPOSES.
- ② 5' WIDE EASEMENT FOR STORM DRAIN PURPOSES OVER LOT 2 FOR THE BENEFIT OF LOT 1 TO BE RESERVED IN DOCUMENTS.
- ③ EASEMENT TO THE CITY OF TORRANCE FOR PUBLIC WATER LINE PURPOSES.
- ④ PRIVATE DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY TO THE SOUTH TO BE RESERVED IN DOCUMENTS.

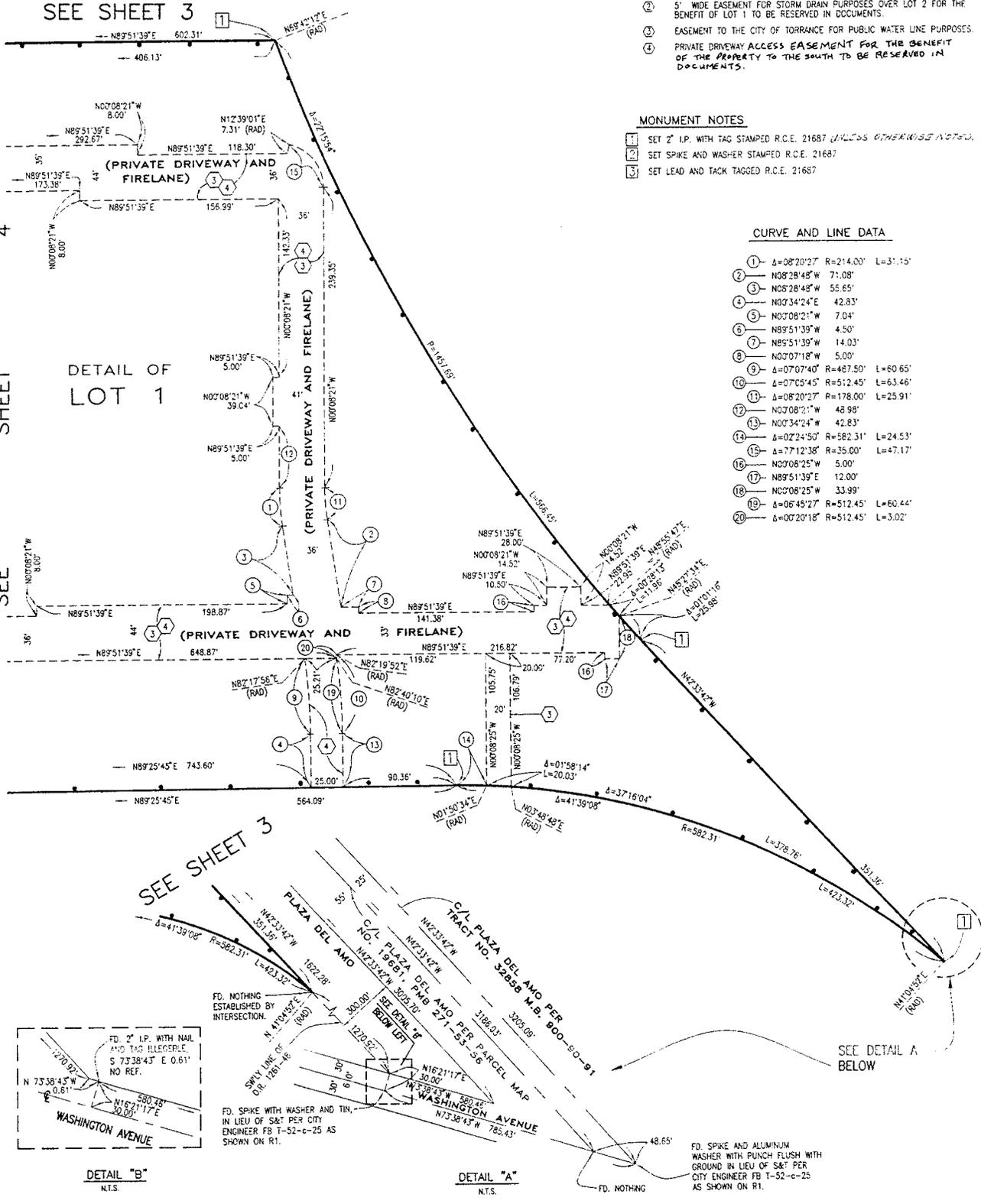
MONUMENT NOTES

- ① SET 2" I.P. WITH TAG STAMPED R.C.E. 21687 (UNLESS OTHERWISE NOTED).
- ② SET SPIKE AND WASHER STAMPED R.C.E. 21687.
- ③ SET LEAD AND TACK TAGGED R.C.E. 21687.

CURVE AND LINE DATA

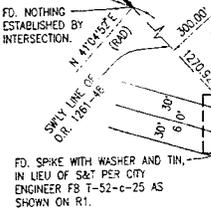
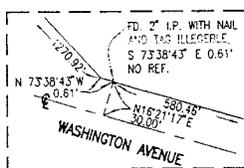
- ① $\Delta=08^{\circ}20'27''$ R=214.00' L=31.15'
- ② N08^{\circ}28'48''W 71.08'
- ③ N05^{\circ}28'48''W 55.65'
- ④ N00^{\circ}34'24''E 42.83'
- ⑤ N00^{\circ}08'21''W 7.04'
- ⑥ N89^{\circ}51'39''W 4.50'
- ⑦ N89^{\circ}51'39''W 14.03'
- ⑧ N00^{\circ}07'18''W 5.00'
- ⑨ $\Delta=07^{\circ}07'40''$ R=467.50' L=60.65'
- ⑩ $\Delta=07^{\circ}05'45''$ R=512.45' L=63.46'
- ⑪ $\Delta=08^{\circ}20'27''$ R=178.00' L=25.91'
- ⑫ N00^{\circ}08'21''W 48.98'
- ⑬ N00^{\circ}34'24''W 42.83'
- ⑭ $\Delta=02^{\circ}24'50''$ R=582.31' L=24.53'
- ⑮ $\Delta=77^{\circ}12'38''$ R=25.00' L=47.17'
- ⑯ N00^{\circ}08'25''W 5.00'
- ⑰ N89^{\circ}51'39''E 12.00'
- ⑱ N00^{\circ}08'25''W 33.99'
- ⑳ $\Delta=06^{\circ}45'27''$ R=512.45' L=60.44'
- ㉑ $\Delta=00^{\circ}20'18''$ R=512.45' L=3.02'

SEE SHEET 3



DETAIL OF LOT 1

SEE SHEET 3



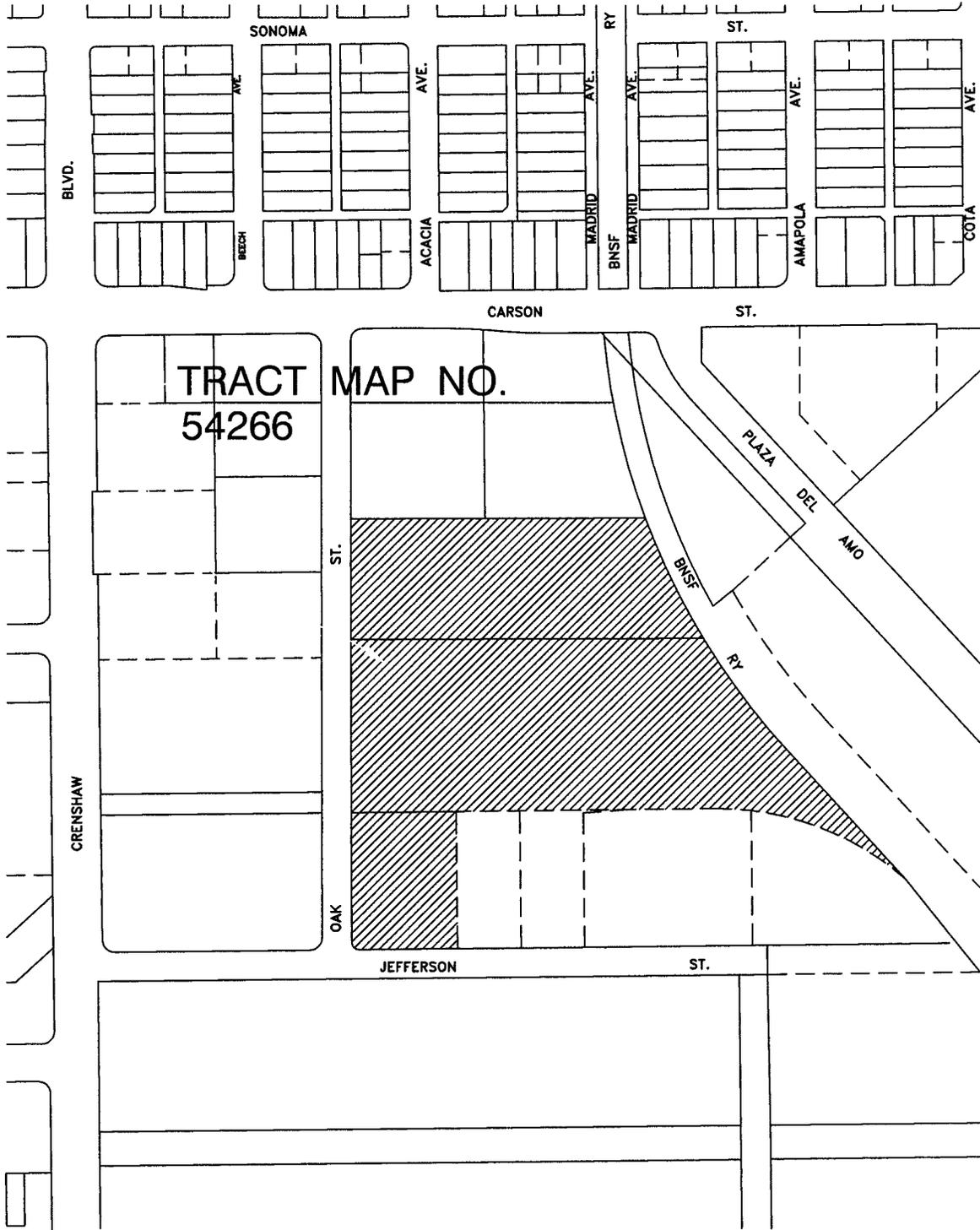
SEE DETAIL A BELOW

DETAIL "B" N.T.S.

DETAIL "A" N.T.S.



NOT TO SCALE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2006

VICINITY MAP