

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

Members of the Council

**SUBJECT: Community Development - Recommendation to Approve Final Parcel
Map No. 67341**

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 67341 (Attachment A); and
2. Abandon a fifteen-foot wide city storm drain easement running north to south approximately 100 feet west of the easterly property line.

This Final Parcel Map creates three new lots for condominium purposes. The project consists of medical/office, professional office and light industrial condominium buildings and will be developed in two phases. The project is subdivided by Rock-Lomita, LLC, and is located at 2740 Lomita Boulevard. The Final Parcel Map substantially conforms to and meets all conditions of approval of the Tentative Parcel Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

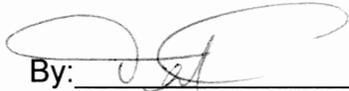
Tentative Parcel Map No. 67341 was approved by the Planning Commission on March 17, 2010 to allow approximately 351,200 square feet of medical/office, professional office and light industrial condominium buildings on a three-lot subdivision. There will be 110 condominium units on Lot 1, 60 condominium units on Lot 2 and 30 condominium units on Lot 3. The project is subdivided by Rock-Lomita, LLC and is located in the M-2: Heavy Manufacturing District at 2740 Lomita Boulevard (Attachment B).

Approval of the Final Parcel Map will also abandon a fifteen-foot wide city storm drain easement running north to south approximately 100 feet west of the easterly property line for a previously existing 36" storm drain pipe. A new 36" storm drain pipe was constructed closer to the easterly property line and a new fifteen-foot easement was granted to the City. Therefore, the old fifteen-foot storm drain easement is no longer needed. Section 66445j of the Subdivision Map Act provides for the abandonment of the easement on the Final Parcel Map.

All required 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 Parcel Map have been met. There are no existing adjacent utility poles to be undergrounded and the requirement to install public street lights has been completed. Traffic signal work is forthcoming.

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 Parcel Map No. 67341
B. Vicinity Map

TS/cks2330

3 PARCELS
23.46 ACRES (GROSS)
20.96 ACRES (NET)

SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 67341

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

BEING A SUBDIVISION OF A PARCEL OF LAND IN THE RANCHO LOS PALOS VERDES ALLOTTED TO ORIN S. WESTON BY DECREE OF DISTRIBUTION IN THE ESTATE OF B.S. WESTON, RECORDED IN BOOK 2838 PAGE 230, OF DEEDS, AND BEING PART OF THAT CERTAIN TRACT OF LAND MARKED "B.S. WESTON 1898.34 ACRES" ON A MAP OF PARTITION OF PART OF RANCHO LOS PALOS VERDES FILED IN CASE NO. 11575 OF SUPERIOR COURT, A COPY OF WHICH IS RECORDED IN BOOK 1 PAGE 3 OF RECORD OF SURVEYS, DESCRIBED IN THE DEED TO PETROLEUM SECURITIES COMPANY, RECORDED IN BOOK 5567 PAGE 120, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

FOR CONDOMINIUM PURPOSES
TORRANCE NO. DIV 07-00020

RECORD OWNER'S NOTE:

RECORD OWNERS: ROCK-LOMITA LLC, A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER, 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHERIDAN-EBBERT REAL ESTATE DEVELOPMENT ON APRIL 17, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HEREON.

 9/13/10
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/11



SIGNATURE OMISSIONS:

THE SIGNATURE OF H.J. EARLY AND DAISY LEE EARLY, SUCCESSOR OR ASSIGNEE, THE OWNERS OF OIL AND MINERAL RIGHTS BY A DEED RECORDED JUNE 17, 1958 AS INSTRUMENT NO. 547 IN BOOK 0128 PAGE 997, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (c)3C OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, SUCCESSOR BY MERGER WITH THE PRICE COMPANY, A CALIFORNIA CORPORATION SUCCESSORS OR ASSIGNEE EASEMENT HOLDERS BY A DEED RECORDED OCTOBER 31, 1938 IN BOOK 16188 PAGE 134; MARCH 12, 1998 AS INSTRUMENT NO. 98-405286 AND MARCH 12, 1998 AS INSTRUMENT NO. 98-405287, ALL OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (c)3B OF THE SUBDIVISION MAP ACT, SINCE THE PRESENT OWNERSHIP OF SUCH EASEMENTS ARE IMPRACTICAL TO DETERMINE.

THE SIGNATURE OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION EASEMENT HOLDER(S) BY DEED(S) RECORDED JANUARY 18, 2009 AS INSTRUMENT NO. 2009-008011, HAS BEEN OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436(c)3A(i-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 200 UNITS WITH 110 UNITS ON PARCEL 1, 80 UNITS ON PARCEL 2 AND 30 UNITS ON PARCEL 3, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LOMITA BOULEVARD BEING N 62° 36' 28" W AS PER TRACT NO. 49936, M.B. 1191-8-14, RECORDS OF THE COUNTY OF LOS ANGELES.

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.

DATE

THEODORE C. SYMONS, CITY ENGINEER
CITY OF TORRANCE
P.L.S. 8041
EXPIRATION DATE: 06/30/2011

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 _____ 20____ APPROVED THE ATTACHED MAP AND PURSUANT TO SECTION 66445 (1) OF THE SUBDIVISION MAP ACT DO HEREBY ABANDON THAT PORTION OF THE EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF TORRANCE, RECORDED SEPTEMBER 22, 1998 AS INSTRUMENT NO. 98-1707927, OFFICIAL RECORDS, LYING WITHIN THE DISTINCTIVE BORDER AND NOT SHOWN ON THIS 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

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

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, 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 PARCEL MAP NO. 67341 AS REQUIRED BY LAW.

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

BY: _____ DEPUTY _____ DATE _____

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, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: _____ DEPUTY _____ DATE _____

SCALE: 1" = 100'

SHEET 2 OF 4 SHEETS

PARCEL MAP NO. 67341

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

FOR CONDOMINIUM PURPOSES

TORRANCE NO. DIV 07-00020

EASEMENT NOTES:

- (1) 20' WIDE EASEMENT OF COSTCO WHOLESALE CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS RIGHTS AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED OCTOBER 31, 1938 IN BOOK 16188 PAGE 134, OF OFFICIAL RECORDS.
- (2) 30.15' WIDE NON-EXCLUSIVE EASEMENT OF COSTCO WHOLESALE CORPORATION, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED MARCH 12, 1998 AS INSTRUMENT NO. 98-405286, OF OFFICIAL RECORDS.
- (3) 7' WIDE EASEMENT OF COSTCO WHOLESALE CORPORATION, FOR THE PURPOSE OF MAINTAINING A YARD EASEMENT AREA BY DOCUMENT RECORDED MARCH 12, 1998 AS INSTRUMENT NO. 98-405287, OF OFFICIAL RECORDS.
- (4) 15' WIDE EASEMENT OF THE CITY OF TORRANCE FOR THE PURPOSE OF STORM DRAIN AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED JANUARY 16, 2009 AS INSTRUMENT NO. 09-0065011 OF OFFICIAL RECORDS.
- (A) 12' WIDE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 1 TO BE RESERVED IN SEPARATE DOCUMENT.
- (B) VARIABLE WIDTH EASEMENT FOR RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE PURPOSES, FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED IN SEPARATE DOCUMENT.
- (C) 15' WIDE EASEMENT FOR SEWER PURPOSES, FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED IN SEPARATE DOCUMENT.
- (D) 9' WIDE AND VARIABLE WIDTH EASEMENT FOR UTILITY PURPOSES, FOR THE BENEFIT OF PARCEL 3 TO BE RESERVED IN SEPARATE DOCUMENT.
- (E) CROSS-ACCESS EASEMENTS FOR THE BENEFIT OF THE PROPERTIES TO THE WEST, EAST AND SOUTH FOR DRIVE ASLE PURPOSES TO BE GRANTED IN SEPARATE DOCUMENTS. (EASEMENTS NOT PLOTTED HEREON)

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- (NO) INDICATES FOUND MONUMENT OR ESTABLISHMENT NOTE.
- (1) TO BE SET 2" I.P. TAGGED "L.S. 5750", FLUSH.
- (2) TO BE SET SPIKE & WASHER, STAMPED "L.S. 5750", FLUSH.
- (3) TO BE SET LEAD AND TACK TAGGED "L.S. 5750", FLUSH.

1
13.88 ACRES (GROSS)
12.32 ACRES (NET)

LINE DATA:

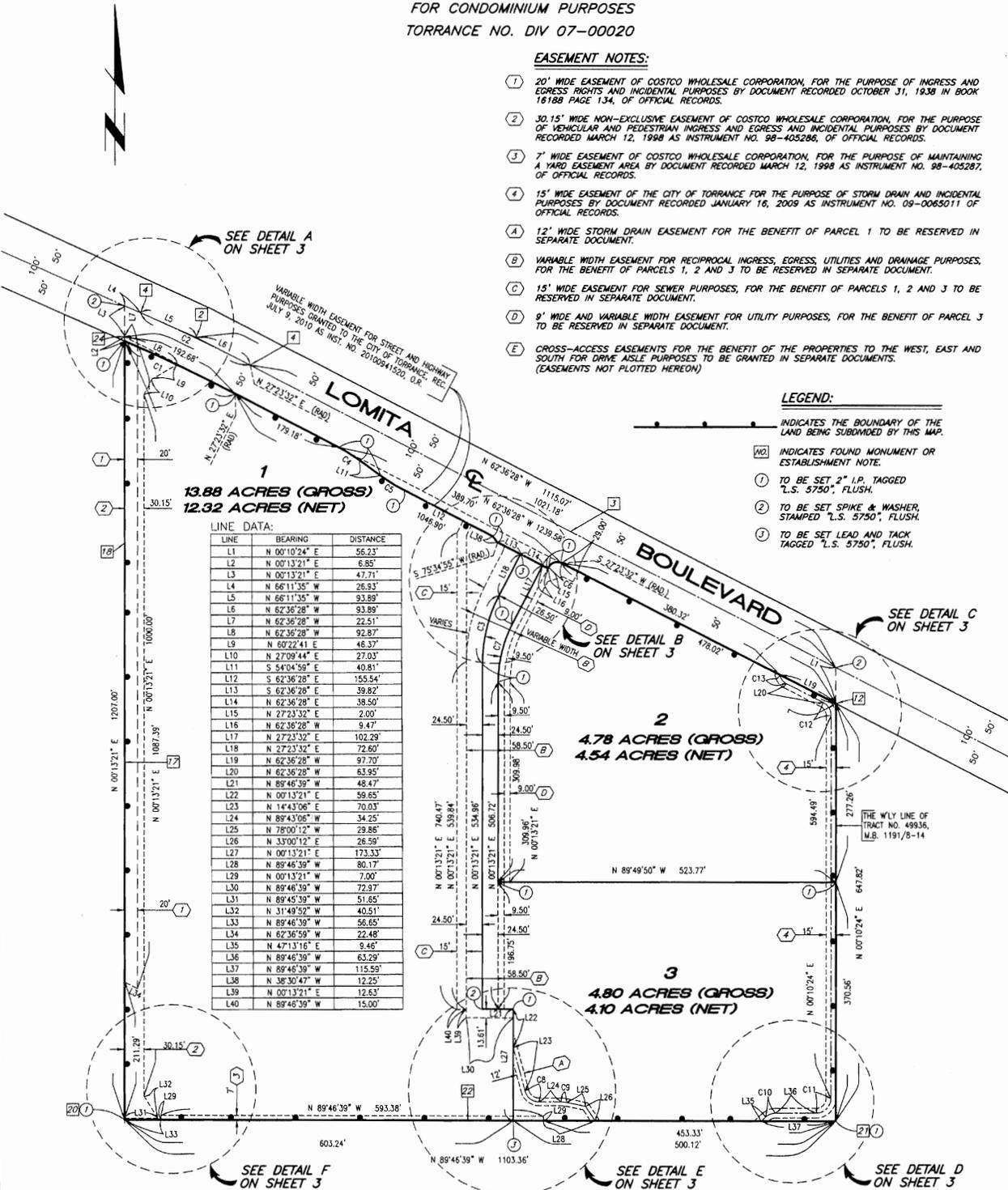
LINE	BEARING	DISTANCE
L1	N 00°10'24" E	36.23
L2	N 00°13'21" E	6.85
L3	N 00°13'21" E	47.71
L4	N 66°11'35" W	26.93
L5	N 66°11'35" W	93.89
L6	N 62°36'28" W	93.89
L7	N 62°36'28" W	22.51
L8	N 62°36'28" W	92.87
L9	N 60°22'41" E	46.37
L10	N 27°09'44" E	27.03
L11	S 54°04'59" E	40.81
L12	S 62°36'28" E	155.54
L13	S 62°36'28" E	39.82
L14	N 62°36'28" E	38.50
L15	N 27°23'32" E	2.00
L16	N 62°36'28" W	9.47
L17	N 27°23'32" E	102.29
L18	N 27°23'32" E	72.60
L19	N 62°36'28" W	97.70
L20	N 62°36'28" W	53.95
L21	N 89°46'39" W	48.47
L22	N 00°13'21" E	59.65
L23	N 1°44'30" E	70.03
L24	N 89°43'06" W	34.25
L25	N 78°00'12" W	29.86
L26	N 33°00'12" E	26.59
L27	N 00°13'21" E	173.33
L28	N 89°46'39" W	80.17
L29	N 00°13'21" W	7.00
L30	N 89°46'39" W	72.97
L31	N 89°46'39" W	51.65
L32	N 31°49'52" W	40.51
L33	N 89°46'39" W	56.65
L34	N 62°36'59" W	22.48
L35	N 47°13'16" E	9.46
L36	N 89°46'39" W	63.29
L37	N 89°46'39" W	115.59
L38	N 38°30'47" W	12.25
L39	N 00°13'21" E	12.63
L40	N 89°46'39" W	15.00

2
4.78 ACRES (GROSS)
4.54 ACRES (NET)

3
4.80 ACRES (GROSS)
4.10 ACRES (NET)

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°35'07"	2950.00'	184.59'	92.32'
C2	03°35'07"	3000.00'	187.72'	93.89'
C3	27°10'11"	234.00'	110.96'	56.53'
C4	08°31'29"	259.31'	38.58'	19.33'
C5	08°31'29"	279.31'	41.56'	20.82'
C6	90°00'00"	15.00'	23.56'	15.00'
C7	27°10'11"	199.50'	94.60'	48.21'
C8	75°00'00"	22.50'	29.45'	17.26'
C9	11°42'54"	45.00'	9.20'	4.62'
C10	43°00'05"	22.50'	16.89'	8.86'
C11	90°02'57"	22.50'	35.36'	22.52'
C12	62°46'52"	22.50'	24.65'	13.73'
C13	51°48'50"	19.64'	17.77'	9.54'

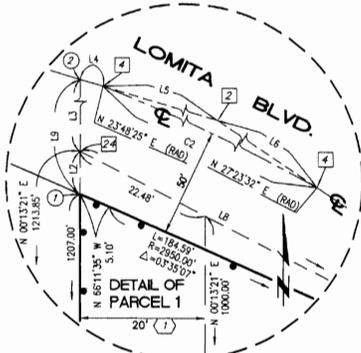


SEE SHEET 3 FOR DETAILS AND SHEET 4 FOR MONUMENT AND ESTABLISHMENT NOTES

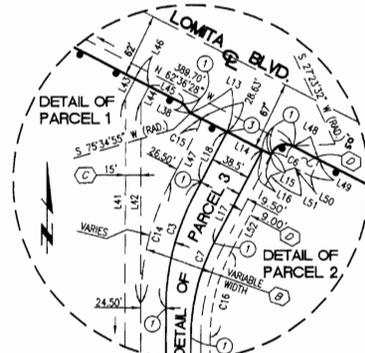
PARCEL MAP NO. 67341

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

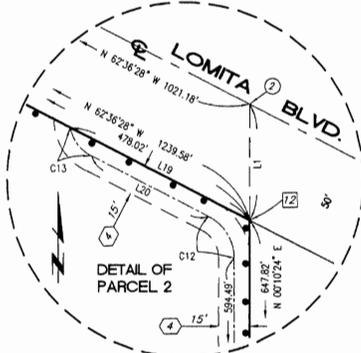
FOR CONDOMINIUM PURPOSES
TORRANCE NO. DIV 07-00020



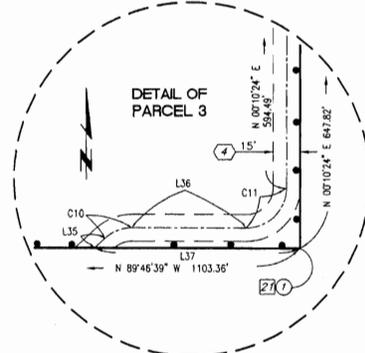
DETAIL A
OF SHEETS 2 AND 4
NOT TO SCALE



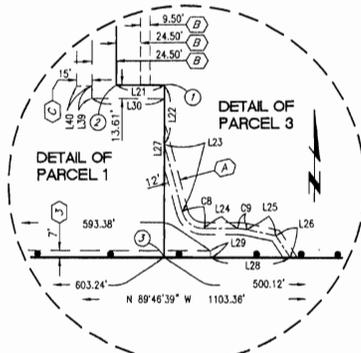
DETAIL B
OF SHEET 2
NOT TO SCALE



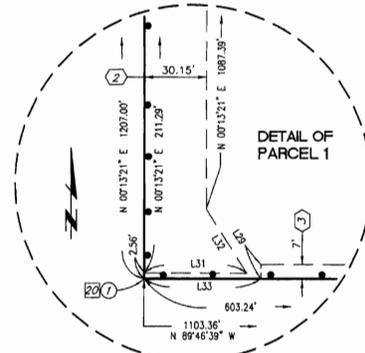
DETAIL C
OF SHEET 2
NOT TO SCALE



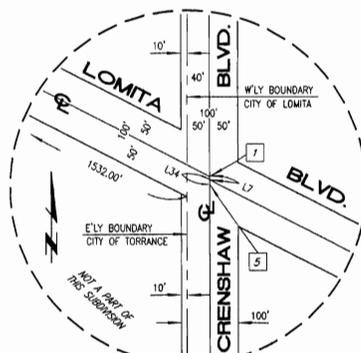
DETAIL D
OF SHEET 2
NOT TO SCALE



DETAIL E
OF SHEET 2
NOT TO SCALE



DETAIL F
OF SHEET 2
NOT TO SCALE



DETAIL G
OF SHEET 4
NOT TO SCALE

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- (M) INDICATES FOUND MONUMENT OR ESTABLISHMENT NOTE.
- ① TO BE SET 2" I.P. TAGGED "L.S. 5750", FLUSH.
- ② TO BE SET SPIKE & WASHER, STAMPED "L.S. 5750", FLUSH.
- ③ TO BE SET LEAD AND TACK TAGGED "L.S. 5750", FLUSH.

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 00°10'24" E	56.23'
L2	N 00°13'21" E	6.85'
L3	N 00°13'21" E	47.71'
L4	N 66°11'35" W	26.93'
L5	N 66°11'35" W	93.89'
L6	N 62°36'28" W	93.89'
L7	N 00°00'26" E	5.65'
L8	N 62°36'28" W	92.87'
L9	N 00°13'21" E	54.56'
L10	S 62°36'28" E	39.82'
L11	N 62°36'28" E	36.50'
L12	N 27°23'32" E	2.00'
L13	N 62°36'28" W	9.47'
L14	N 27°23'32" E	102.29'
L15	N 27°23'32" E	72.60'
L16	N 62°36'28" W	97.70'
L17	N 62°36'28" W	63.95'
L18	N 89°46'39" W	48.47'
L19	N 00°13'21" E	59.65'
L20	N 14°43'06" E	70.03'
L21	N 89°43'06" W	34.25'
L22	N 78°00'12" W	29.86'
L23	N 33°00'12" E	26.59'
L24	N 00°13'21" E	173.13'
L25	N 89°46'39" W	80.17'
L26	N 00°13'21" W	7.00'
L27	N 89°46'39" W	72.97'
L28	N 89°45'39" W	51.65'
L29	N 31°49'52" W	40.51'
L30	N 89°46'39" W	56.65'
L31	N 00°04'40" E	7.54'
L32	N 47°13'16" E	9.46'
L33	N 89°46'39" W	63.29'
L34	N 89°46'39" W	115.59'
L35	N 38°30'47" W	12.25'
L36	N 00°13'21" E	12.63'
L37	N 89°46'39" W	15.00'

LINE DATA:

LINE	BEARING	DISTANCE
L41	N 00°13'21" E	740.47'
L42	N 00°13'21" E	197.00'
L43	N 27°23'32" E	20.53'
L44	N 27°23'32" E	16.90'
L45	N 62°36'23" W	36.71'
L46	N 62°36'23" W	15.00'
L47	N 27°23'32" E	58.23'
L48	N 62°36'28" W	29.00'
L49	N 27°23'32" E	18.00'
L50	N 62°36'28" W	17.50'
L51	N 72°23'32" E	24.74'
L52	N 27°22'29" E	84.02'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C2	03°35'07"	3000.00'	187.72'	93.89'
C3	27°10'11"	234.00'	110.96'	56.55'
C6	90°00'00"	15.00'	23.56'	15.00'
C7	27°10'11"	199.50'	94.60'	48.21'
C8	75°00'00"	22.50'	29.43'	17.26'
C9	11°42'54"	45.00'	9.20'	4.62'
C10	43°00'05"	22.50'	16.89'	8.86'
C11	90°02'57"	22.50'	35.36'	22.52'
C12	62°46'52"	22.50'	24.65'	13.73'
C13	51°48'50"	19.64'	17.77'	9.54'
C14	27°10'11"	260.50'	123.53'	62.95'
C15	24°05'22"	24.50'	10.30'	5.23'
C16	27°10'11"	181.00'	85.83'	43.74'

SEE SHEET 2 FOR EASEMENT NOTES AND SHEET 4 FOR MONUMENT AND ESTABLISHMENT NOTES

SCALE: 1" = 200'

SHEET 4 OF 4 SHEETS

PARCEL MAP NO. 67341

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

FOR CONDOMINIUM PURPOSES
TORRANCE NO. DIV 07-00020

LEGEND:

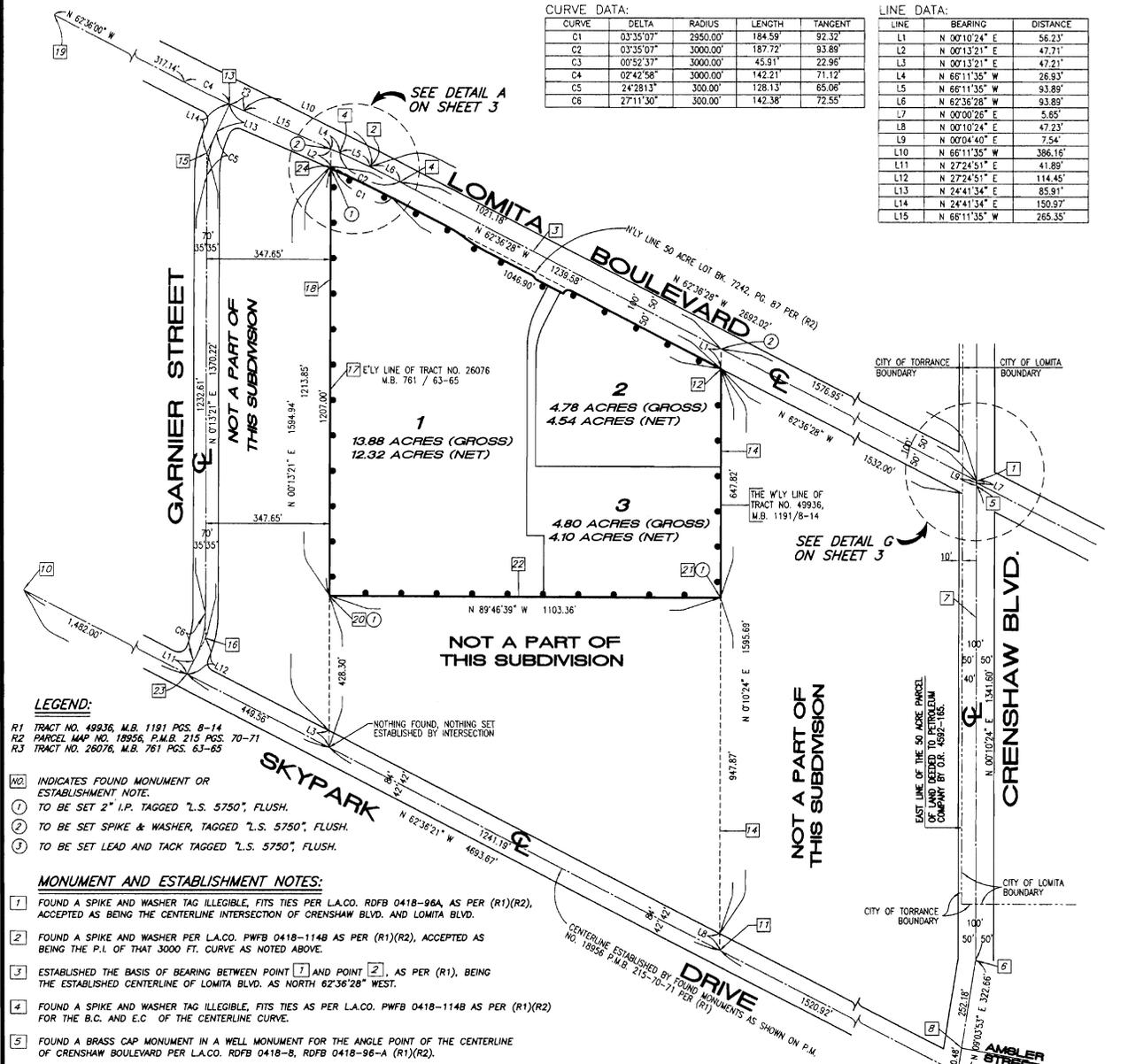
— — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°35'07"	2950.00'	184.59'	92.32'
C2	03°35'07"	3000.00'	187.72'	93.89'
C3	00°52'37"	3000.00'	45.91'	22.96'
C4	02°42'58"	3000.00'	142.21'	71.72'
C5	24°28'13"	300.00'	128.13'	65.06'
C6	27°11'30"	300.00'	142.38'	72.55'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 00°10'24" E	56.23'
L2	N 00°13'21" E	47.71'
L3	N 00°13'21" E	47.21'
L4	N 66°11'35" W	26.93'
L5	N 66°11'35" W	93.89'
L6	N 62°36'28" W	93.89'
L7	N 00°00'28" E	5.85'
L8	N 00°10'24" E	47.23'
L9	N 00°04'40" E	7.54'
L10	N 66°11'35" W	386.16'
L11	N 27°24'51" E	41.89'
L12	N 27°24'51" E	114.45'
L13	N 24°41'34" E	85.91'
L14	N 24°41'34" E	150.97'
L15	N 66°11'35" W	265.35'



LEGEND:

- R1 TRACT NO. 49836, M.B. 1191 PGS. 8-14
- R2 PARCEL MAP NO. 18956, P.M.B. 215 PGS. 70-71
- R3 TRACT NO. 28076, M.B. 761 PGS. 63-65

- (M) INDICATES FOUND MONUMENT OR ESTABLISHMENT NOTE.
- (1) TO BE SET 2" I.P. TAGGED "L.S. 5750", FLUSH.
- (2) TO BE SET SPIKE & WASHER, TAGGED "L.S. 5750", FLUSH.
- (3) TO BE SET LEAD AND TACK TAGGED "L.S. 5750", FLUSH.

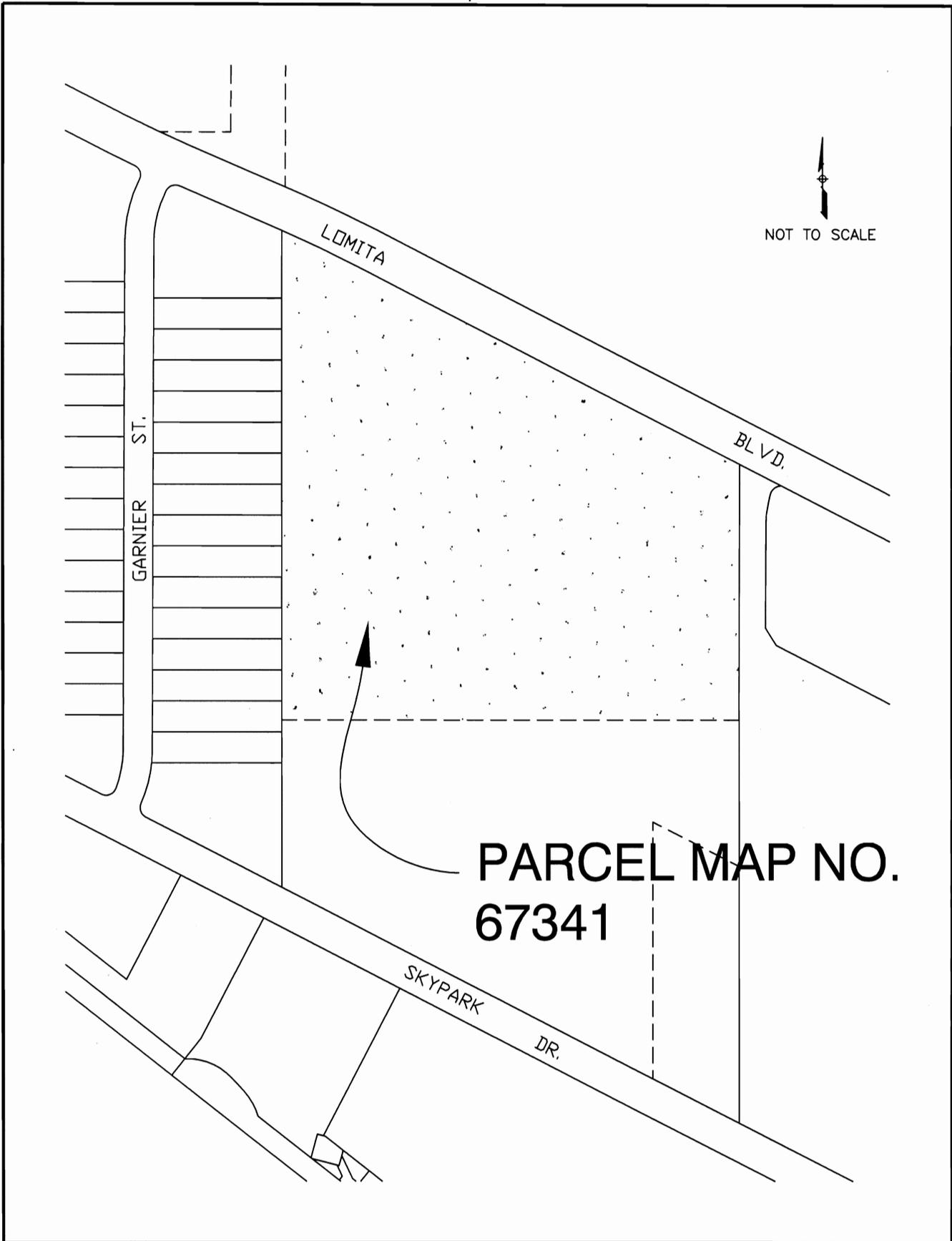
MONUMENT AND ESTABLISHMENT NOTES:

- [1] FOUND A SPIKE AND WASHER TAG ILLEGIBLE, FITS TIES PER L.A.C.O. R.D.F.B. 0418-96A AS PER (R1)(R2), ACCEPTED AS BEING THE CENTERLINE INTERSECTION OF CRENSHAW BLVD. AND LOMITA BLVD.
- [2] FOUND A SPIKE AND WASHER PER L.A.C.O. PWFB 0418-114B AS PER (R1)(R2), ACCEPTED AS BEING THE P.I. OF THAT 3000 FT. CURVE AS NOTED ABOVE.
- [3] ESTABLISHED THE BASIS OF BEARING BETWEEN POINT [1] AND POINT [2], AS PER (R1), BEING THE ESTABLISHED CENTERLINE OF LOMITA BLVD. AS NORTH 62°36'28" WEST.
- [4] FOUND A SPIKE AND WASHER TAG ILLEGIBLE, FITS TIES AS PER L.A.C.O. PWFB 0418-114B AS PER (R1)(R2) FOR THE B.C. AND E.C. OF THE CENTERLINE CURVE.
- [5] FOUND A BRASS CAP MONUMENT IN A WELL MONUMENT FOR THE ANGLE POINT OF THE CENTERLINE OF CRENSHAW BOULEVARD PER L.A.C.O. R.D.F.B. 0418-8, R.D.F.B. 0418-96-A (R1)(R2).
- [6] FOUND A BRASS CAP MONUMENT IN A WELL MONUMENT AS PER L.A.C.O. R.D.F.B. 0318-366 (R1)(R2) FOR THE CENTERLINE POINT OF INTERSECTION "CRENSHAW BLVD." SOUTHERLY OF LOMITA BLVD.
- [7] ESTABLISHED BY FOUND MONUMENTS, THE CENTERLINE OF CRENSHAW BLVD. BETWEEN POINT [5] AND POINT [6], AS SHOWN ON (R1)(R2).
- [8] FOUND A PK NAIL AT THE CENTERLINE INTERSECTION OF CRENSHAW BLVD. AND AMSLER STREET (NO REF.) ACCEPTED AS INTERSECTION PER (R1)(R2).
- [9] FOUND A PK NAIL AT THE CENTERLINE INTERSECTION OF CRENSHAW BLVD. AND SKYPARK DRIVE (NO REF.) FITS RECORD DISTANCE OF 322.66' FROM POINT [5] PER (R1)(R2). REPLACED WITH SPIKE AND WASHER TAGGED, L.S. 5750.
- [10] FOUND SPIKE AND WASHER, STAMPED "R.C.E. 29604", FLUSH, NO REF., ACCEPTED AS BEING A POINT ON THE CENTERLINE OF SKYPARK DRIVE.
- [11] ESTABLISHED AT RECORD DISTANCE OF 1520.92' FROM CRENSHAW BOULEVARD PER (R1).
- [12] ESTABLISHED THE NORTHERLY TERMINUS OF THE WESTERLY LINE OF (R1) AND (R2) AT RECORD DISTANCE OF 1532.00' FROM CRENSHAW BOULEVARD PER (R2). ACCEPTED AS BEING THE NORTHEAST CORNER OF INSTRUMENT NO. 06-0960379, O.R. FOUND LEAD AND TACK TAGGED RCE 27797, NO REFERENCE, N 62°36'28" W, 0.07' FROM CORNER. SET LEAD AND TACK TAGGED "L.S. 5750", FLUSH, ON OFFSET ALONG LOMITA BOULEVARD S 62°36'28" E, 2.00' FROM CORNER.
- [13] FOUND SPIKE & WASHER, TAG ILLEGIBLE AND PUNCHED SPIKE AND WASHER, N 24°41'34" E, 0.33' APART, FITS DISTANCES BETWEEN MONUMENTS PER R.D.F.B. 0418 / 112-113, ACCEPTED AS THE INTERSECTION OF E.P. OF GARNIER STREET AND THE S.W. CORNER OF LOMITA BLVD.
- [14] ESTABLISHED BY POINTS [1] AND [2] THE WEST LINE OF PARCEL MAP NO. 18956 (R2) ACCEPTED AS BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONTAINING 50 ACRES CONVEYED TO PETROLEUM SECURITIES COMPANY, SAID CONVEYANCE BEING RECORDED IN BOOK 4592 PAGE 165, OFFICIAL RECORDS.
- [15] FOUND SPIKE & WASHER STAMPED "RCE 9783" FITS DISTANCES BETWEEN MONUMENTS PER R.D.F.B. 0418 / 112-113, ACCEPTED AS THE C/L P.I.

MONUMENT AND ESTABLISHMENT NOTES:

- [6] FOUND SPIKE & WASHER STAMPED "RCE 9783" PER PWFB 0418 / 361-362, ACCEPTED AS CENTERLINE P.I.
- [7] ESTABLISHED EASTERLY LINE OF (R3) PARALLEL AND 347.65 FEET EASTERLY AND MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF GARNIER STREET PER (R3). ALSO ACCEPTED AS BEING THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO PETROLEUM SECURITIES COMPANY RECORDED IN BOOK 5567 PAGE 120 OFFICIAL RECORDS.
- [8] FOUND 2" ALUMINUM DISC "RCE 26120" DWN. 0.6 FT. AS PER PWFB 0418/495-496, ACCEPTED AS A POINT ON LINE [7].
- [9] FOUND SPIKE & WASHER TAG ILLEGIBLE, AS PER (R3). ACCEPTED AS THE PROLONGATION OF THE WESTERLY LINE OF (R3)
- [10] ESTABLISHED BY RECORD DISTANCE FROM [2] THE SOUTHWEST CORNER OF PARCEL 1, (1,213.85 FEET) SOUTHERLY FROM POINT [2] ALONG LINE [7] PER INSTRUMENT NO. 06-0960379, O.R.
- [11] ESTABLISHED BY INTERSECTION THE SOUTHEAST CORNER OF PARCEL 1, SOUTHERLY FROM LINE [2] AND LINE [4], PER INSTRUMENT NO. 06-0960379, O.R.
- [12] THE SOUTHERLY LINE OF DEED RECORDED 5/2/2006 AS INSTRUMENT NO. 06-0960379, O.R. WAS ESTABLISHED BY RECORD ANGLE FROM POINT [2] THROUGH POINT [10] PER SAID DEED.
- [13] FOUND SPIKE & WASHER TAG ILLEGIBLE, FITS TIES PER CITY OF TORRANCE CENTERLINE TIES T-52-C-7, AND DISTANCES BETWEEN MONUMENTS PER PWFB 0418 / 361-362, ACCEPTED AS THE CENTERLINE INTERSECTION OF SKYPARK DRIVE AND GARNIER STREET.
- [14] ESTABLISHED BY INTERSECTION THE NORTHERLY LINE OF DEED RECORDED 5/2/2006 AS INSTRUMENT NO. 06-0960379, O.R. AND LINE [7]

SEE SHEET 2 FOR EASEMENT NOTES



**PARCEL MAP NO.
67341**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 2010

VICINITY MAP