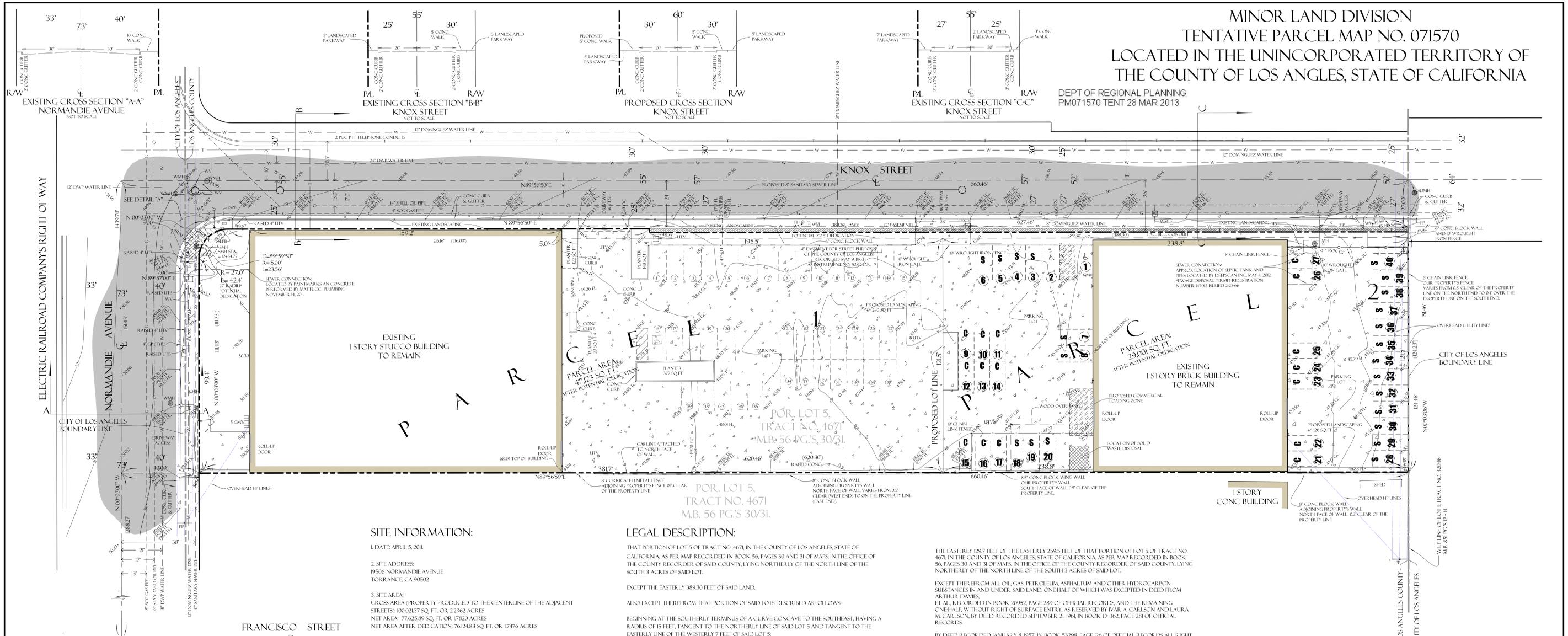


MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 071570
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DEPT OF REGIONAL PLANNING
PM071570 TENT 28 MAR 2013



SITE INFORMATION:

- DATE: APRIL 5, 2011
- SITE ADDRESS: 89506 NORMANDIE AVENUE TORRANCE, CA 90502
- SITE AREA: GROSS AREA (PROPERTY PRODUCED TO THE CENTERLINE OF THE ADJACENT STREETS): 100,021.37 SQ. FT. OR 2.2962 ACRES. NET AREA: 77,625.89 SQ. FT. OR 1.7820 ACRES. NET AREA AFTER DEDICATION: 76,424.83 SQ. FT. OR 1.7476 ACRES.
- APN: 7351-035-019
- ZONING: EXISTING AND PROPOSED M-2 HEAVY MANUFACTURING
- TITLE REPORT: PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 09-6800288, MARCH 5, 2009, 7:30 AM. ALL EASEMENTS SHOWN HEREON ARE TO REMAIN.
- THOMAS GUIDE: 764-A-3
- NO PROPOSED GRADING.
- TREES: THERE ARE NO TREES ON SITE.
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY & COUNTY OF LOS ANGELES RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY. THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY EXCAVATING.
- PROPOSED DEVELOPMENT: MINOR LAND DIVISION TO CREATE TWO PARCELS FOR INDUSTRIAL / MANUFACTURING USES.

- PROPOSED PARCEL 1: EXISTING 20,050 SQ. FT. BUILDING TO REMAIN. CURRENTLY THERE ARE 39 PARKING SPACES INCLUDING 1 HANDICAPPED SPACE ON SITE AS SHOWN HEREON.
- PROPOSED PARCEL 2: EXISTING 18,980 SQ. FT. BUILDING TO REMAIN. CURRENTLY THERE ARE 22 PARKING SPACES ON SITE AS SHOWN HEREON.
- AREAS OF STRUCTURES BASED ON OUTSIDE MEASUREMENT OF BUILDING LINES AT GROUND LEVEL.

- BENCH MARK:**
- LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. 1224; GARDENA (2005) ELEV. 50.305' - DESC. MAG. NAIL IN E. CB. FT. NO. BCR @ NE COR. NORMANDIE AV. & KNOX ST.
- LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. 12243; GARDENA (2005) ELEV. 48.940' - DESC. MAG. NAIL IN CONC. WALK 15 FT. E.O. E. CB. @ METAL LT. STD. FT. NO. BCR @ NE COR. NORMANDIE AV. & FRANCISCO ST.

- UTILITY PROVIDERS:**
- PHONE..... AT&T
TRASH..... WASTE MANAGEMENT
ELECTRIC..... SOUTHERN CALIFORNIA Edison (SCE)
GAS..... SOUTHERN CALIFORNIA GAS COMPANY
WATER..... CALIFORNIA WATER (CAL. WATER)
SEPTIC SERVICES..... ROBERT'S LIQUID DISPOSAL

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- PHONE..... AT&T
TRASH..... WASTE MANAGEMENT
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GAS..... SOUTHERN CALIFORNIA GAS COMPANY
WATER..... CALIFORNIA WATER (CAL. WATER)
SEPTIC SERVICES..... ROBERT'S LIQUID DISPOSAL

LEGAL DESCRIPTION:

THAT PORTION OF LOT 5 OF TRACT NO. 4671 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE NORTH LINE OF THE SOUTH 3 ACRES OF SAID LOT.

EXCEPT THE EASTERLY 389.30 FEET OF SAID LAND.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF A CURVE CONC. AVE TO THE SOUTHEAST, HAVING A RADIUS OF 15 FEET, TANGENT TO THE NORTHERLY LINE OF SAID LOT 5 AND TANGENT TO THE EASTERLY LINE OF THE WESTERLY 7 FEET OF SAID LOT 5;

THENCE WESTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE TO THE WESTERLY LINE OF SAID LOT 5;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE 112.23 FEET TO THE NORTHERLY LINE OF THE SOUTH 3 ACRES OF SAID LOT 5;

THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE TO SAID EASTERLY LINE;

THENCE NORTHERLY ALONG SAID EASTERLY LINE 112.23 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, ONE-HALF OF WHICH WAS EXCEPTED IN DEED FROM ARTHUR DAVIES, ET AL. RECORDED IN BOOK 20952, PAGE 289 OF OFFICIAL RECORDS, AND THE REMAINING ONE-HALF, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY IVAR A. CARLSON AND LAURA M. CARLSON, BY DEED RECORDED SEPTEMBER 21, 1961, IN BOOK D-1362, PAGE 281 OF OFFICIAL RECORDS.

BY DEED RECORDED JANUARY 8, 1957, IN BOOK 53298, PAGE 126 OF OFFICIAL RECORDS, ALL RIGHTS OF SURFACE ENTRY TO A DEPTH OF 500 FEET BENEATH SAID LAND WERE QUITCLAIMED TO THE OWNERS OF RECORD.

THE WESTERLY 129.80 FEET OF THE EASTERLY 389.30 FEET OF THAT PORTION OF LOT 5 OF TRACT NO. 4671, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE NORTH LINE OF THE SOUTH 3 ACRES OF SAID LOT.

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PROPOSED ARCHITECTURAL INFORMATION:

PROPOSED PARKING SPACES, LOADING AND LANDSCAPE AREAS SHOWN HEREON ARE BASED UPON ARCHITECTURAL DRAWINGS PROVIDED BY CUR CLIENT.



PROPOSED LANDSCAPING:

- PROPOSED PARCEL 1
REQUIRED LANDSCAPING (2% OF GROSS PARKING AREA 16,048 SQ. FT.): 460 SQ. FT.
PROPOSED LANDSCAPING: 677 SQ. FT. WITHIN EXISTING PLANTERS ON SITE.
- PROPOSED PARCEL 2
REQUIRED LANDSCAPING (2% OF GROSS PARKING AREA 23,007 SQ. FT.): 321 SQ. FT.
PROPOSED LANDSCAPING: 366 SQ. FT.

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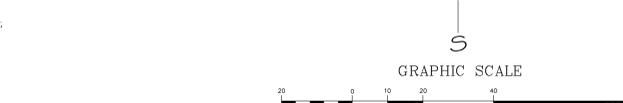
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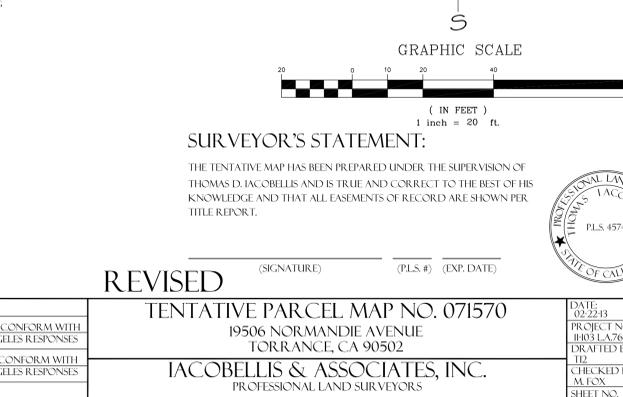
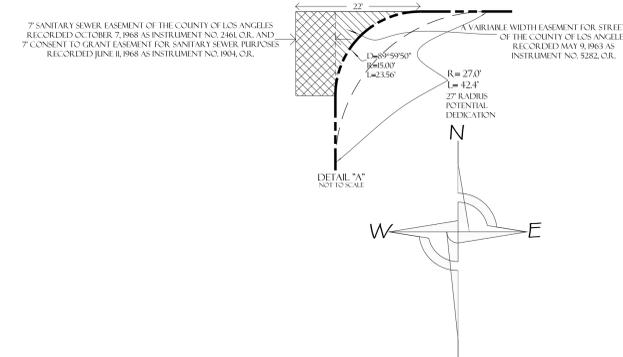
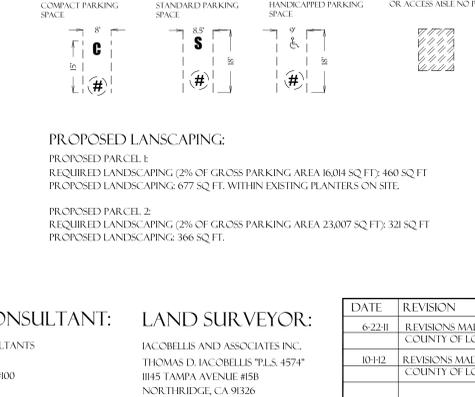
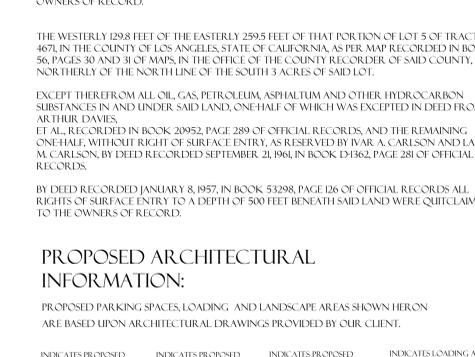
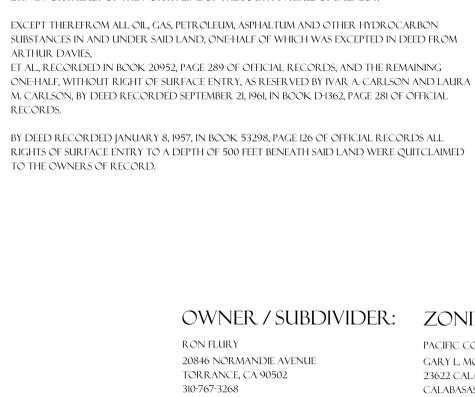
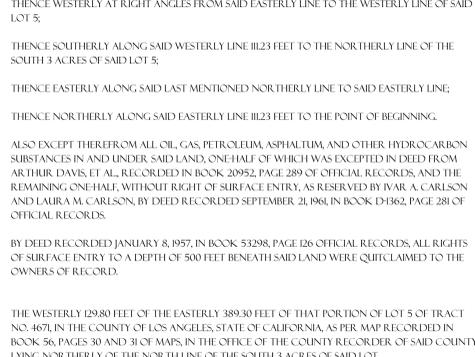
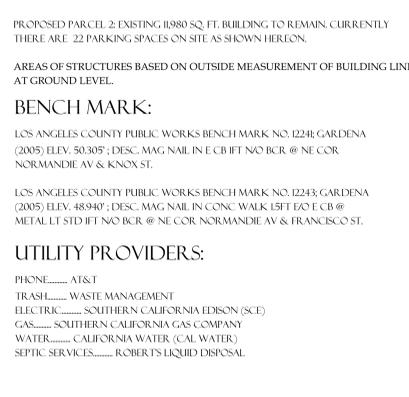
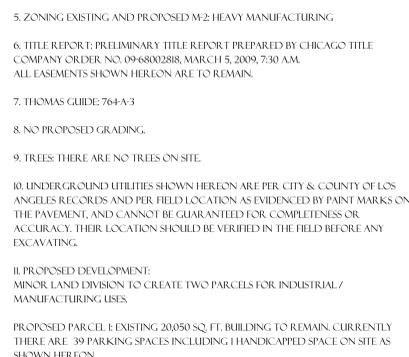
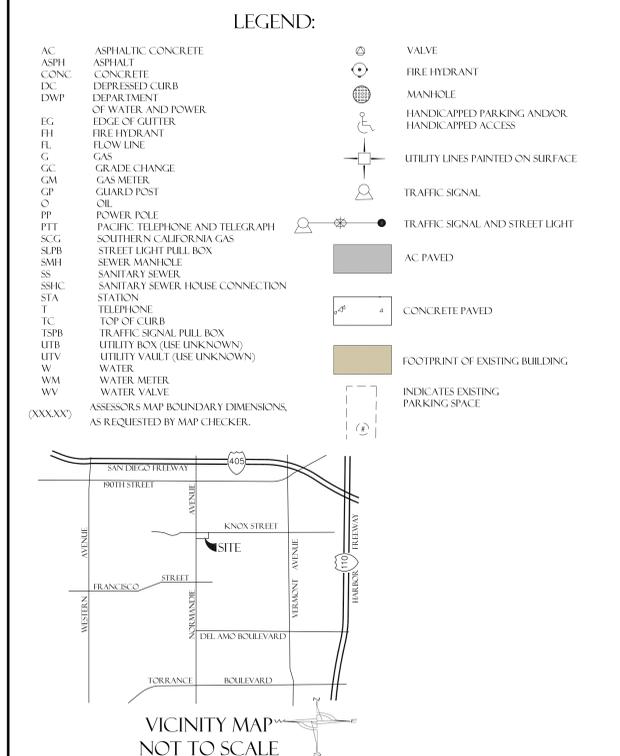
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DATE	REVISION
6-22-11	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES
10-12	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES

TENTATIVE PARCEL MAP NO. 071570
89506 NORMANDIE AVENUE TORRANCE, CA 90502

JACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY
1145 TAMPA AVENUE STE. 158, NORTH RIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 10-22-13
PROJECT NO: 1103 LA 764-A-3
DRAWN BY: TJD
CHECKED BY: MFCX
SHEET NO: 1 OF 1

