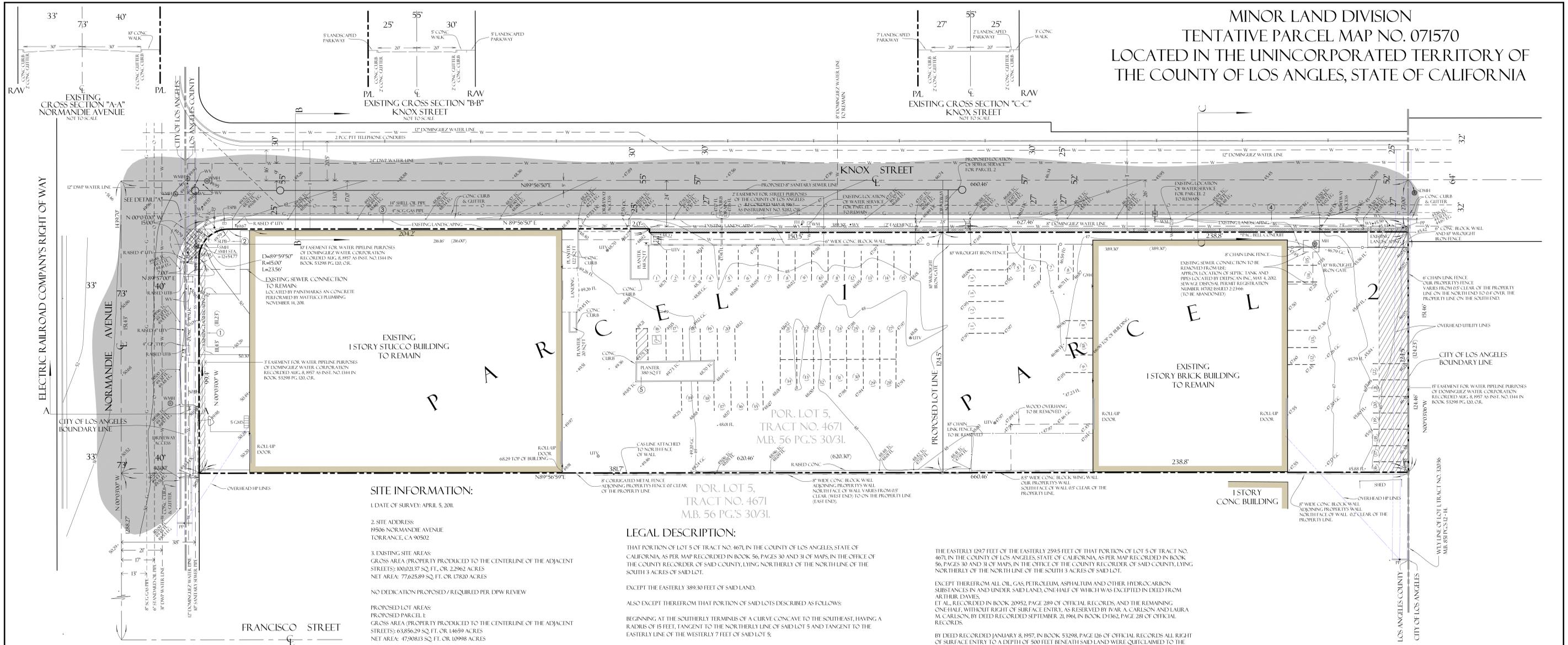


MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 071570
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SITE INFORMATION:

- DATE OF SURVEY: APRIL 5, 2011
- SITE ADDRESS:
19506 NORMANDIE AVENUE
TORRANCE, CA 90502
- EXISTING SITE AREAS:
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

NO DEDICATION PROPOSED / REQUIRED PER DPW REVIEW

- PROPOSED LOT AREAS:
PROPOSED PARCEL 1
GROSS AREA (PROPERTY PRODUCED TO THE CENTERLINE OF THE ADJACENT STREETS): 63,856.29 SQ. FT. OR 1.4659 ACRES
NET AREA: 47,908.13 SQ. FT. OR 1.0998 ACRES

- PROPOSED PARCEL 2
GROSS AREA (PROPERTY PRODUCED TO THE CENTERLINE OF THE ADJACENT STREETS): 36,657.52 SQ. FT. OR 0.8382 ACRES
NET AREA: 29,777.52 SQ. FT. OR 0.6822 ACRES

NO DEDICATION PROPOSED / REQUIRED PER DPW REVIEW

- APN: 7351-03-09
- ZONING: EXISTING AND PROPOSED: M-2 - HEAVY MANUFACTURING
PLAN DESIGNATION EXISTING AND PROPOSED: I - MAJOR INDUSTRIAL

- TITLE REPORT: PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 09-6002288, MARCH 15, 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 GENERAL OFFICE SPACE: 12730 SQ. FT. & WAREHOUSE SPACE: 7330 SQ. FT. BUILDING TO REMAIN. CURRENTLY THERE ARE 39 PARKING SPACES INCLUDING 1 HANDICAPPED SPACE ON SITE AS SHOWN HEREON.

- PROPOSED PARCEL 2: EXISTING OFFICE SPACE: 425 SQ. FT. & MEZZANINE STORAGE SPACE: 3600 SQ. FT. & WAREHOUSE SPACE: 7675 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.

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 CONCAVE 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;

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 D1362, 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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OWNER / SUBDIVIDER: ZONING CONSULTANT: LAND SURVEYOR:

DIANORYS INC.
ATTN: RON FLURY
20846 NORMANDIE AVENUE
TORRANCE, CA 90502
310-767-3268

PACIFIC COAST CONSULTANTS
GARY L. MERRIS
2362 CALABASAS RD. #100
CALABASAS, CA 91302
818-591-9309

JACOPELLIS AND ASSOCIATES INC.
THOMAS D. JACOPELLIS 791.S. 4574
1145 TAMPA AVENUE #15B
NORTH BRIDGE, CA 91326
818-366-9222

THE EASTERLY 129.7 FEET OF THE EASTERLY 259.5 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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BENCH MARK:

LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. 12248: GARDENA (2005) ELEV. 50.305'; DESC. MAG. NAIL IN E. CB IFT 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 15FT. E. OF E. CB @ METAL LT STD IFT NO. BCR @ NE COR. NORMANDIE AV. & FRANCISCO ST.

UTILITY PROVIDERS:

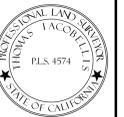
- PHONE..... AT&T
- TRASH..... WASTE MANAGEMENT
- ELECTRIC..... SOUTHERN CALIFORNIA EDISON (SCE)
- GAS..... SOUTHERN CALIFORNIA GAS COMPANY
- WATER..... CALIFORNIA WATER (CAL WATER)
- SEWER SERVICES..... LA COUNTY CONSOLIDATED SEWER MAINTENANCE DISTRICT

DEPT OF REGIONAL PLANNING
PM071570 TENTATIVE
SEP 25 2013

SURVEYOR'S STATEMENT:

THE TENTATIVE MAP HAS BEEN PREPARED UNDER THE SUPERVISION OF THOMAS D. JACOPELLIS AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND THAT ALL EASEMENTS OF RECORD ARE SHOWN PER TITLE REPORT.

(SIGNATURE) (PLS #) (EXP. DATE)



- LEGEND:**
- AC ASPHALTIC CONCRETE
 - ASPH ASPHALT
 - CONC CONCRETE
 - DC DEEPRESSED CURB
 - DWP DEPARTMENT OF WATER AND POWER
 - EG EDGE OF GUTTER
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - G GAS
 - GC GRADE CHANGE
 - GM GAS METER
 - GP GROUND POST
 - O OIL
 - PP POWER POLE
 - PTT PACIFIC TELEPHONE AND TELEGRAPH
 - SCG SOUTHERN CALIFORNIA GAS
 - SLPB STREET LIGHT PULL BOX
 - SS SEWER MANHOLE
 - SS SANITARY SEWER
 - SSHC SANITARY SEWER HOUSE CONNECTION
 - STA STATION
 - TC TELEPHONE
 - TC TOP OF CURB
 - TSPB TRAFFIC SIGNAL PULL BOX
 - UTB UTILITY BOX (USE UNKNOWN)
 - UV UTILITY VAULT (USE UNKNOWN)
 - W WATER
 - WM WATER METER
 - WV WATER VALVE
 - (XXXXX) ASSESSORS MAP BOUNDARY DIMENSIONS, AS REQUESTED BY MAP CHECKER.
 - VALVE
 - FIRE HYDRANT
 - MANHOLE
 - HANDICAPPED PARKING AND/OR HANDICAPPED ACCESS
 - UTILITY LINES PAINTED ON SURFACE
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL AND STREET LIGHT
 - AC PAVED
 - FOOTPRINT OF EXISTING BUILDING
 - INDICATES EXISTING PARKING SPACE



DATE	REVISION	TENTATIVE PARCEL MAP NO. 071570	DATE
6-22-11	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES	19506 NORMANDIE AVENUE TORRANCE, CA 90502	07-2013
10-11-12	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES	JACOPELLIS & ASSOCIATES, INC.	PROJECT NO: 110311A764-A-3
3-8-13	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES	PROFESSIONAL LAND SURVEYORS SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY	DRAWN BY: TJD
9-25-13	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES	1145 TAMPA AVENUE STE 15B, NORTH BRIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4813	CHECKED BY: MFCX
7-12-13	REVISIONS MADE TO CONFORM WITH COUNTY OF LOS ANGELES RESPONSES		SHEET NO: 1 OF 1