

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT NUMBER 073203 (FOR CONDOMINIUM PURPOSES)

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
SCALE: N.T.S.
THOMAS GUIDE: 794-44

EXISTING EASEMENT NOTES

(* DENOTES ITEM TO ULTIMATELY BE ABANDONED [QUITCLAIMED/RELEASED])

FUTURE CONDITIONS TO EXISTING SITE EASEMENTS
R = TO REMAIN
M = TO BE RELOCATED (TO BE MODIFIED)
A = TO BE ABANDONED (TO BE QUITCLAIMED/RELEASED)

EXISTING SITE EASEMENTS TO BE RELOCATED (MODIFIED) AND OR ABANDONED (QUITCLAIMED/RELEASED) WILL BE EXECUTED DURING THE FINAL MAP PROCESSING AND RECORDED PRIOR TO FINAL MAP RECORDATION.

- R-1** INTENTIONALLY DELETED BY TITLE.
- R-2** AN UNRECORDED ASSIGNMENT OR ASSIGNMENTS TO CELMA CHARLEBOIS OF 2% FROM PRODUCTION SAVED AND SOLD FROM ALL GAS, CASINHEAD GAS OR GASOLINE AND HYDROCARBON SUBSTANCES PRODUCED, SAVED AND SOLD FROM THAT WELL KNOWN AS BASS & GOODKNIGHT HAWKINS NO. 52 WHICH WAS DRILLED BY NORTON T. BASS AND LOGAN H. GOODKNIGHT ON SAID LAND, AS DISCLOSED BY PROCEEDINGS HAD IN THE MATTER OF THE ESTATE OF CELMA CHARLEBOIS, DECEASED, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 182016, PROBATE.
- BY NUNC PRO TUNC ORDER ENTERED MAY 5, 1942, THE INTEREST ABOVE DESCRIBED WAS DISTRIBUTED TO LOUIS ALFRED CHARLEBOIS, EMMA RICHY, ELIZABETH HOBIE AND EUGENE GATENS, EACH AN UNDIVIDED ONE-FOURTH.
- NOT A SURVEY MATTER.
- R-3** THE EFFECT OF A DECREE OF DISTRIBUTION ON OCTOBER 25, 1951 IN THE MATTER OF THE ESTATE OF EMMA ENZENAUER, ALSO KNOWN AS EMMA LOU ENZENAUER, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 303336, PROBATE, WHEREIN SAID DECREE PURPORTS TO DISTRIBUTE A ONE-THIRD OF 1% ROYALTY INTEREST FROM THE PRODUCTION OF ALL OIL AND GAS SOLD FROM THAT WELL KNOWN AS BASS & GOODKNIGHT HAWKINS NO. 52 ON PARCEL 1, TO GEORGE ENZENAUER AND WENDEL ENZENAUER, BROTHERS, EACH, 1/7TH THEREOF.
- TO THE ISSUE OF MARY BENZ, DECEASED SISTER, AS FOLLOWS: TO CHARLES BENZ, ANNA MILLER, AND BERTHA DOWNING, EACH, 1/35TH THEREOF; AND TO CLEO BENZ, MAXIMINE PERRONNET, HAROLD WALDEN, AND LUCILLE GRAY, EACH, 1/70TH THEREOF.
- TO THE ISSUE OF MENNA OFFELER, DECEASED SISTER, AS FOLLOWS: TO ELEANOR HADDOCK AND CHARLES OFFELER, EACH, 1/14TH THEREOF; TO THE REPRESENTATIVE OF THE ESTATE OF CARRIE ENZENAUER, DECEASED SISTER, FOR THE PURPOSE OF ADMINISTRATION THEREIN, 1/7TH THEREOF; TO THE ISSUE OF KATE MUSCHELL, ALSO KNOWN AS KATHRYN RUSSELL, DECEASED SISTER, AS FOLLOWS: TO MAURICE RUSSELL, FRANK RUSSELL, ELEANOR RUSSELL, AND BLANCH E. KEESING, EACH 1/28TH THEREOF; TO THE ISSUE OF JACOB FISHER, DECEASED BROTHER, AS FOLLOWS: TO EUGENE FISHER AND MATTIE SMITH, EACH, 1/21ST THEREOF; AND TO FRIEDA WHITE, MILDRED GAMBLIN, MARCELLA KARNES, THEODORE TEWKSBURY, EDITH STEWART, KARL FISHER, AND RICHARD FISHER, EACH 1/147TH THEREOF.
- A CERTIFIED COPY OF SAID DECREE HAD NOT BEEN RECORDED IN THE RECORDERS OFFICE OF SAID COUNTY.
- NOT A SURVEY MATTER.
- M-4** AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
- DATED: JULY 13, 1938
LESSOR: MYRTLE LAYLAND, AS GUARDIAN OF THE ESTATE OF GEORGE B. HAWKINS, INCORPORATED
LESSEE: RING OIL COMPANY, LTD.
RECORDED: JULY 28, 1938 IN BOOK 15986, PAGE 29, O.R.
AFFECTS: SURFACE & SUBSURFACE RIGHTS - SHOWN HEREON
- A CORRECTION DEED AND AGREEMENT, DATED DECEMBER 21, 1961 AND RECORDED JANUARY 12, 1962, OF OFFICIAL RECORDS AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS WHICH PURPORTS TO QUITCLAIM A PORTION OF SAID LAND FROM THE EFFECT OF THE LEASE.
- A DEED AND AGREEMENT, DATED AUGUST 1, 1963 AND RECORDED OCTOBER 4, 1963 AS INSTRUMENT NO. 254 OF OFFICIAL RECORDS, WHICH AMENDS THE ABOVE-MENTIONED CORRECTION DEED AND AGREEMENT.
- THE AFFECT OF A DOCUMENT ENTITLED MODIFYING (SIC) DEED AND AGREEMENT, DATED MAY 15, 1974, RECORDED JULY 9, 1974 AS INSTRUMENT NO. 3138, OF OFFICIAL RECORDS.
- R-5** ANY INTEREST OF ANNA LINDEN, AS DISCLOSED BY A DEED AND ASSIGNMENT OF INTEREST EXECUTED BY ANNA LINDEN, TO CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, ASSIGNING AN OVERSIGHTING ROYALTY INTEREST OF 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PRODUCED, SAVED AND SOLD FROM REAL PROPERTY HERENAFTER DESCRIBED UNDER TERMS OF OIL LEASE DATED JULY 13, 1938, RECORDED IN BOOK 15986, PAGE 29, OF OFFICIAL RECORDS, WHICH ASSIGNMENT WAS RECORDED JUNE 27, 1940 IN BOOK 17594, PAGE 163, OF OFFICIAL RECORDS.
- NOTE: PROCEEDINGS HAD IN THE MATTER OF THE ESTATE OF ONE ANNA LOUISE LINDEN, DECEASED, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. INGLEWOOD PROBATE 1889, SHOW THAT SAID DECEDENT DIED MARCH 13, 1955, LETTER TESTAMENTARY BEING REGULARLY ISSUED ON APRIL 22, 1955 TO AUGUST HENRIK ANKONEN. NO INVENTORY HAS BEEN FILED TO DATE.
- NOT A SURVEY MATTER.
- R-6** INTENTIONALLY DELETED BY TITLE.
- R-7** INTENTIONALLY DELETED BY TITLE.
- R-8** INTENTIONALLY DELETED BY TITLE.
- R-9** AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
- DATED: OCTOBER 28, 1965
LESSOR: CATHERINE GRACE LINDBERG, FORMERLY CATHERINE GRACE HAWKINS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY
LESSEE: R.K. SUMMY, INC., A CALIFORNIA CORPORATION
RECORDED: NOVEMBER 12, 1965 AS INSTRUMENT NO. 868, O.R.
AFFECTS: NOT FLOABLE - INDETERMINATE IN NATURE
- ALL RIGHT, TITLE AND INTEREST UNDER SAID OIL AND GAS LEASE IN AND TO THE SURFACE AND SUBSURFACE TO A DEPTH OF 500 FEET BELOW THE SURFACE OF ALL OF THE LANDS SUBJECT TO SAID LEASE WAS SURRENDERED BY SUPERIOR OIL COMPANY AND CHEVRON U.S.A. INC., AS LESSEES, TO CATHERINE GRACE LINDBERG, AS LESSOR, BY PARTIAL SURRENDER OF OIL AND GAS LEASE, RECORDED AUGUST 16, 1977 AS INSTRUMENT NO. 77-89242, OF OFFICIAL 10.
- A-10** AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: THE SUPERIOR OIL COMPANY
BY: PIPE LINES
RECORDED: OCTOBER 24, 1966 AS INSTRUMENT NO. 2597, O.R.
AFFECTS: SHOWN HEREON
- A-11** AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREON, AND INCIDENTAL PURPOSES, CONSIDERED BY FRANK DEGREE.
PURPOSE: PERMANENT SLOPE EASEMENT FOR ROAD
BY: 55610
RECORDED: MAY 2, 1975 AS INSTRUMENT NO. 2942, O.R.
AFFECTS: SHOWN HEREON
- M-12** RESERVATION OF ALL EASEMENTS AND RIGHTS AS SET FORTH IN SECTIONS 959.1 AND 960 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AS CONTAINED IN A RESOLUTION VACATING A PORTION OF NORMANDIE AVENUE, A CERTIFIED COPY OF WHICH RECORDED APRIL 20, 1978 AS INSTRUMENT NO. 78-417572, OF OFFICIAL RECORDS.
- R-13** A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
- ENTITLED: WAIVER AND AGREEMENT
RECORDED: JUNE 8, 1982 AS INSTRUMENT NO. 82-582288, O.R.
AFFECTS: NOT A SURVEY MATTER.
- R-14** A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN
- RECORDED: SEPTEMBER 12, 2002 AS INSTRUMENT NO. 02-2145901, O.R.
AFFECTS: DOES NOT AFFECT THE SUBJECT PROPERTY.
- A-15** ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A PRELIMINARY DRAFT OF A MAP DATED JUNE 4, 2013 OF AN ALTA/ACSM LAND TITLE SURVEY COMPLETED APRIL 22, 2013 PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF DAVID R. GRAY, P.L.S. 5239, OF DAVID R. GRAY, INC., JOB NO. 1120.
- A. A BUILDING ON THE SUBJECT PROPERTY EXTENDS INTO THE SLOPE EASEMENT ON THE WEST SIDE THEREOF. BUILDING NO LONGER EXISTS.
- B. A BLOCK WALL ON AN EAST ADJONER HAS DRAINAGE OPENINGS AND GUTTERS. DIRECTION OF FLOW IS NOT INDICATED. WALL STILL EXISTS AND FLOW EXTENDS FROM THE SUBJECT PROPERTY TO ADJACENT PROPERTY TO EAST.
- C. A BUILDING ON AN EAST ADJONER EXTENDS 0.30 FEET INTO THE SUBJECT PROPERTY. BUILDING STILL EXISTS.
- D. AN UNIDENTIFIED IMPROVEMENT (A MONUMENT SIGN PER GOOGLE EARTH STREET VIEW) STRADDLES THE PORTION OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN AS BEARING NORTH 44°47'46" WEST 38.19 FEET.
- R-16** A DOCUMENT ENTITLED "ASSIGNMENT OF INCOME DERIVED FROM MINERAL INTEREST", DATED JULY 29, 2013 EXECUTED BY DAYLIGHT EXTRA SPACE HARBOR CITY 1, LLC, A BELMARE LIMITED LIABILITY COMPANY ("ASSIGNOR") AND LINDBERG LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ("ASSIGNEE"), SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JULY 29, 2013 AS INSTRUMENT NO. 2013-1105664, OF OFFICIAL RECORDS.
- NOT A SURVEY MATTER.
- R-17** DEED OF TRUST; NOT A SURVEY MATTER.
- R-18** FINANCING STATEMENT; NOT A SURVEY MATTER.
- R-19** WATER RIGHTS AND TITLE NOTES; NOT SURVEY MATTERS.
- R-20** WATER RIGHTS AND TITLE NOTES; NOT SURVEY MATTERS.
- R-21** WATER RIGHTS AND TITLE NOTES; NOT SURVEY MATTERS.

PROJECT DESCRIPTION

DEVELOPMENT OF SAID PARCEL INTO 3 DISTINCT LOTS WITH VARYING LAND USES: COMMERCIAL, MULTI-FAMILY & SINGLE FAMILY UNITS.

DEVELOPMENT TO INCLUDE EXTENSION OF PUBLIC WATER & SEWER INFRASTRUCTURES AS WELL AS PRIVATE ACCESS DRIVES & PRIVATE STORM DRAIN & WATER QUALITY INFRASTRUCTURES.

SITE ADDRESS/ APN

24500 & 24920 NORMANDIE AVENUE & 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710

APN#:
7409-029-006
7409-029-009
7409-029-010

LEGAL DESCRIPTION

THAT PORTION OF THE EAST 23 ACRES OF THE WEST 50 ACRES OF LOT "G" AS SHOWN ON MAP ACCOMPANYING THE FINAL DECREE OF PARTITION OF THE RANCHO LOS PALOS VERDES, HAD IN CASE NO. 2373, DISTRICT COURT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BOUND ON THE WEST BY THE EASTERLY BOUNDARY OF NORMANDIE AVENUE AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 3816, PAGE 90, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 1-2 IN FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED MAY 2, 1975 AS INSTRUMENT NO. 2942, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF NORMANDIE AVENUE VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH RECORDED APRIL 20, 1978 AS INSTRUMENT NO. 78-417572, OF OFFICIAL RECORDS, THAT WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND.

AS SHOWN AS EXHIBIT "A" ON THAT CERTIFICATE OF COMPLIANCE RECORDED MAY 20, 2013 AS INSTRUMENT NO. 20130754254, OF OFFICIAL RECORDS.

EXISTING SITE CONDITIONS

408,396 SQ. FT. OR 9.38 AC. GROSS
100% IMPERVIOUS SURFACE. NO EXISTING TREE ON SITE.
4% OF SITE DRAINS TO LOMITA BLVD, 15% SITE DRAINS TO NORMANDIE & 81% OF THE SITE DRAINS TO THE EASTERLY ADJACENT PRIVATE PROPERTY.

BENCHMARK

LA COUNTY DEPT. OF PUBLIC WORKS BM NO. Y 10528
ELEVATION = 70.414 NAVD 1988 BASELINE QUAD 2005

DPW BM TAG IN NB 1.8M(6FT) E/O BOR AT NE COR LOMITA BL & NORMANDIE AVE

BASIS OF BEARING

THE BEARING OF N00°11'51"E OF THE CENTERLINE OF NORMANDIE AVENUE PER CSB-2938, RECORDS OF THE LOS ANGELES COUNTY SURVEYOR WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CONDOMINIUM NOTE

THIS SUBDIVISION VTM 073203 IS APPROVED AS A CONDOMINIUM PROJECT FOR LOT 3, WHEREBY THE OWNERS OF THESE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL IN TURN PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR UNITS.

FINAL MAP PHASING

OWNER TO RECORD MULTIPLE FINAL MAPS PER PHASING SEQUENCE MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY. REQUEST PERMISSION TO RECORD MULTIPLE FINAL MAPS.

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROPOSED PUBLIC EXTENSION WILL CONNECT TO AN EXISTING VCP SEWER LINE LOCATED AT THE STREET TERMINUS OF MARIPOSA AVENUE, NORTH OF THE PROJECT SITE.

PROPOSED METHOD OF DRAINAGE & WATER QUALITY

ONSITE RUNOFF SHALL BE COLLECTED BY A STORM DRAIN SYSTEM WHICH WILL PROVIDE STORMWATER MITIGATION FOR QUALITY & QUANTITY BY MEANS OF SEVERAL INFILTRATION BMP DEVICES.

POST DEVELOPMENT ONSITE DISCHARGE CONVEYANCES WILL BE INTRODUCED TO NORMANDIE AVE & LOMITA BLVD.

PROPOSED METHOD OF WATER SUPPLY

THE PROPOSED PUBLIC EXTENSION WILL CONNECT TO AN EXISTING 8-INCH WATER LINE LOCATED AT THE STREET TERMINUS OF MARIPOSA AVENUE, NORTH OF THE PROJECT SITE. A SECOND SOURCE WILL BE FROM NORMANDIE AVENUE AT THE NORTH EAST CORNER OF THE PROJECT SITE. A 300'-FOOT EXTENSION OF THE EXISTING 12-INCH WATER LINE WILL BE NECESSARY.

FEMA FLOOD ZONE

ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.

FIRM MAP NO. 06037C1945F DATED SEPTEMBER 26, 2008

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

GENERAL PLAN DESIGNATION

LOT 2
LOW/ MEDIUM DENSITY RESIDENTIAL (6-12 DWELLING UNITS PER GROSS AREA)
LOT 3
(WITH RESIDENTIAL CONDOMINIUMS) LOW/ MEDIUM DENSITY RESIDENTIAL (6-12 DWELLING UNITS PER GROSS AREA)

ZONING

EXISTING ZONING = M-1

PROPOSED ZONING : LOT 1 = M-1

: LOT 2 = RPD-DP

: LOT 3 = RPD-DP

OWNER/SUBDIVIDER

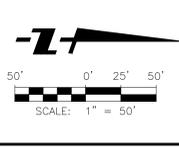
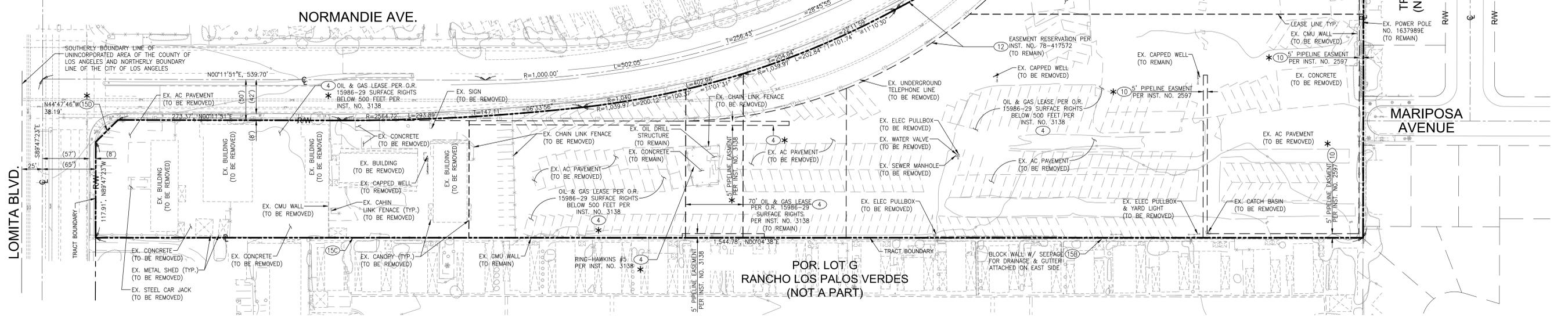
NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST SUITE 600
LOS ANGELES, CA 90017
CONTACT: DARYL SEQUEIRA
T: 310.552.0065
F: 310.552.0075

CIVIL ENGINEER

FUSCOE ENGINEERING INC.
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ARCHITECT

KTYG ARCHITECTURE+PLANNING
17922 FITCH
IRVINE, CA 92614
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NO.	REVISIONS	APP'D.	DATE

PREPARED BY: **FUSCOE ENGINEERING**
 10 Wilshire, Suite 170, Los Angeles, California 90017
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 REG. 23,701/6

DEVELOPER:
NORMANDIE HARBOR CITY INVESTORS, LLC
 1880 CENTURY PARK EAST, SUITE 600
 LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 073203
 HARBOR CITY MIXED-USE
 24906 & 24500 NORMANDIE AVENUE
 & 1133 LOMITA BOULEVARD
 HARBOR CITY, CA 90710
TITLE SHEET

DRAWN: F.E.I.L.A.
 DESIGN: F.E.I.L.A.
 CHECKED: AW
 SCALE: AS SHOWN
 JOB NO.: 1318-003
 DATE: 02/23/16
SHEET 1 OF 2

