

Site Area:
 GROSS = 323,342 SQ.FT. / 7.42 Acres
 NET = 286,802 SQ.FT. / 6.63 Acres

ASSESSORS PARCEL MAP NO:
 6079-002-028,-029,-026,-064,-076

Subdivider
 STORM PROPERTIES, INC.
 23223 NORMANDIE AVE.
 TORRANCE, CA 90501
 (310) 986-2430

Zoning and Planning

CURRENT ZONING: R1
 PROPOSED ZONING: R1
 EXISTING: WEST ATHENS-WESTMONT COMMUNITY PLAN R02.3 (1-8 D.U./ACRE)
 PROPOSED: WEST ATHENS-WESTMONT COMMUNITY PLAN R02.3 (1-8 D.U./ACRE)
 COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT (CS)

Parking Requirements:

Detached Condo, Residential: 57
 2 Covered Parking Stalls per Unit = 114 spaces 114 Provided
 Guest Parking 1 per space per 4 Units = 14 spaces 25 Provided
 (13 Standard Parking Spaces, 12 Parallel Spaces)
 Parking Stall Size:
 8' x 18' (Standard), 8' x 22' (Parallel)

Oak Trees:

No existing oak trees on site.

Flood Zone Note:

THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM

EARTHWORK:

RAW CUT: 17,000 C.Y.
 RAW FILL: 14,200 C.Y.
 OVER EXCAVATION (AVG. 5.0'): 45,400 C.Y.

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DECLARED AS FOLLOWS:

LOT 11 OF R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 11 WITH THE CENTER LINE OF A 100 FOOT TRANSMISSION LINE RIGHT-OF-WAY DESCRIBED IN CASE NO. 551555 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR SAID COUNTY, BEGINNING DISTANT SOUTH 07° 03' WEST 530.40 FEET FROM THE INTERSECTION OF THE NORTHERLY PROLONGATION OF SAID EASTERLY LINE WITH THE CENTER LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-238 ON FILE IN THE OFFICE OF THE SURVEYOR OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 00° 03' EAST 82.22 FEET TO THE NORTHEASTERLY LINE OF SAID 100 FOOT TRANSMISSION LINE RIGHT-OF-WAY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 37° 24' 15" WEST 290.89 FEET TO THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE NORTH 84° 30' WEST 136.52 FEET TO THE SOUTH-WESTERLY LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTH-WESTERLY LINE SOUTH 37° 24' 15" EAST 523.37 FEET TO SAID EASTERLY LINE; THENCE NORTH 00° 03' EAST 82.22 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND, INCLUDED WITHIN THE LINES OF THE LAND DESIGNATED AS PARCEL 20-18 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 829147, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 26, 1965 AS INSTRUMENT NO. 3868, IN BOOK D-2846, PAGE 3 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 84° 28' 23" EAST, 19.18 FEET; THENCE SOUTH 73° 02' 01" WEST, 124.15 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE NORTH 00° 08' 42" EAST, 47.71 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-EIGHT INTEREST IN AND TO ALL MINERAL RIGHTS AS RESERVED BY DOROTHY C. MOSER MC CLELLAND, A MARRIED WOMAN IN DEED RECORDED JUNE 5, 1968 IN BOOK D-4022, PAGE 825, OFFICIAL RECORDS.
 THIS CONVEYANCE IS MADE FOR THE PURPOSE OF RELOCATING THE SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT OF WAY.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITED THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, BY DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 29, 1984 AS INSTRUMENT NO. 84-251726, OFFICIAL RECORDS.

APN: 6079-002-028, 029, 026 AND 064.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINES, BEGINNING AT A POINT DISTANT NORTH 0° 03' EAST, 1.62 CHAINS AND SOUTH 89° 57' WEST 3.68 CHAINS FROM THE CENTER OF SAID SECTION 12, SAID POINT OF BEGINNING BEING A SOUTHWEST CORNER OF LOT 11 OR R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SAID SECTION 12, AS PER MAP RECORDED IN BOOK 59 AT PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89° 57' WEST 132 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 11 PRODUCED TO A POINT; THENCE NORTH 0° 03' EAST, PARALLEL WITH THE EAST LINE OF SAID R.W. POINDEXTER'S SUBDIVISION, 330 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE OF LOT 11, NORTH 89° 57' EAST 132 FEET TO AN ANGLE POINT IN THE LINE OF SAID LOT 11; THENCE SOUTH 0° 03' WEST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AND THAT MAY BE PRODUCED FROM BELOW A DEPTH OF 500 FEET UNDER THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY.

ALSO EXCEPT THEREFROM THAT PORTION INCLUDED THE LINES OF LAND DESCRIBED IN DOCUMENT RECORDED OCTOBER 8, 1963 AS INSTRUMENT NO. 4775 IN BOOK D-2211 PAGE 173, OFFICIAL RECORDS.

APN: 6079-002-076

Property Address:

APN: 6079-002-028, 029, 026, AND 064
 1449 WEST 120TH STREET, LOS ANGELES, CA
 APN: 6079-002-076
 1423 WEST 120TH STREET, LOS ANGELES, CA

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMANDIE AVENUE, BEING: N00°02'59"E PER TRACT MAP 67337, M.B. 1368/4451, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Benchmark

ELEVATION: 194.557 FEET
 BM NUMBER: 7941 (WATTS QUAD)
 YEAR: 2005
 DATUM: NAVD 88

ROBM TAG IN N CB 3M (10 FT.) W/O BCR @ NW COR NORMANDIE AVENUE AND 120TH STREET.

Utility Service Agencies:

ELECTRIC: SOUTHERN CALIFORNIA EDISON
 WATER: GOLDEN STATE WATER COMPANY
 SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
 TELEPHONE: AT&T
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 CABLE/INTERNET: TIME WARNER

Exception Easements

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE COUNTY OF LOS ANGELES
 PURPOSE: ROAD
 REGISTERED ON: OCTOBER 20, 1933
 DOCUMENT NO: 15409-B, CERTIFICATE NO. HJ-68901, TORRENS
 AFFECTS: THE SOUTH 30 FEET, WHICH WAS DEDICATED TO THE COUNTY AS 120th STREET IN DOCUMENT REFERENCED IN ITEM 11 OF THIS TABLE (EASEMENT NO LONGER APPLIES TO SUBJECT PROPERTY).

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

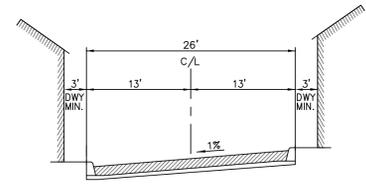
GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES
 PURPOSE: A SEWER PIPE LINE
 REGISTERED ON: JULY 9, 1934
 DOCUMENT NO: 8880-C, CERTIFICATE NO. VB-74373, TORRENS
 AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH, BEING THAT PORTION OF SAID LAND LYING 5 FEET ON EACH SIDE OF THE DESCRIBED CENTER LINE THEREIN. EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

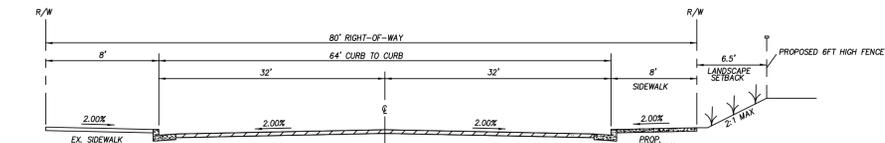
GRANTED TO: COUNTY OF LOS ANGELES
 PURPOSE: STREET PURPOSES FOR THE WIDENING OF NORMANDIE AVENUE
 REGISTERED ON: IN BOOK 33387, PAGE 317, OFFICIAL RECORDS, AND REGISTERED JUNE 14, 1950 AS DOCUMENT NO. 17694-S, CERTIFICATE NO. VB-70641, TORRENS
 AFFECTS: EASTERLY 40 FEET OF SAID LAND, AS SHOWN HEREON

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

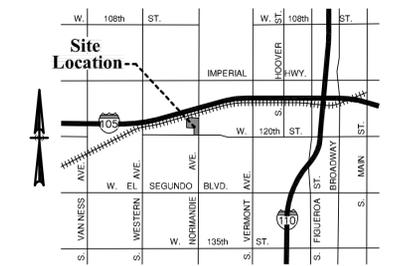
GRANTED TO: COUNTY OF LOS ANGELES
 PURPOSE: INGRESS AND EGRESS
 REGISTERED DATE: SEPTEMBER 24, 1963
 DOCUMENT NO: 5609, IN BOOK D-2194, PAGE 38, OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF THAT CERTAIN PARCEL OF LAND, DESCRIBED THEREIN, TO BE KNOWN AS 120TH STREET
 AND RECORDING DATE: OCTOBER 8, 1963
 AND RECORDING NO: 4774, IN BOOK D-2211, PAGE 17, OFFICIAL RECORDS
 AFFECTS: 120th STREET IS DEDICATED TO THE COUNTY (IS NOT AN EASEMENT); THIS AREA WAS REMOVED FROM THE SUBJECT PARCEL AS SHOWN HEREON.



PRIVATE DRIVE AND FIRE LANE SECTION
 NOT TO SCALE



120th STREET
 NOT TO SCALE



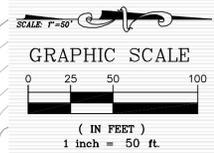
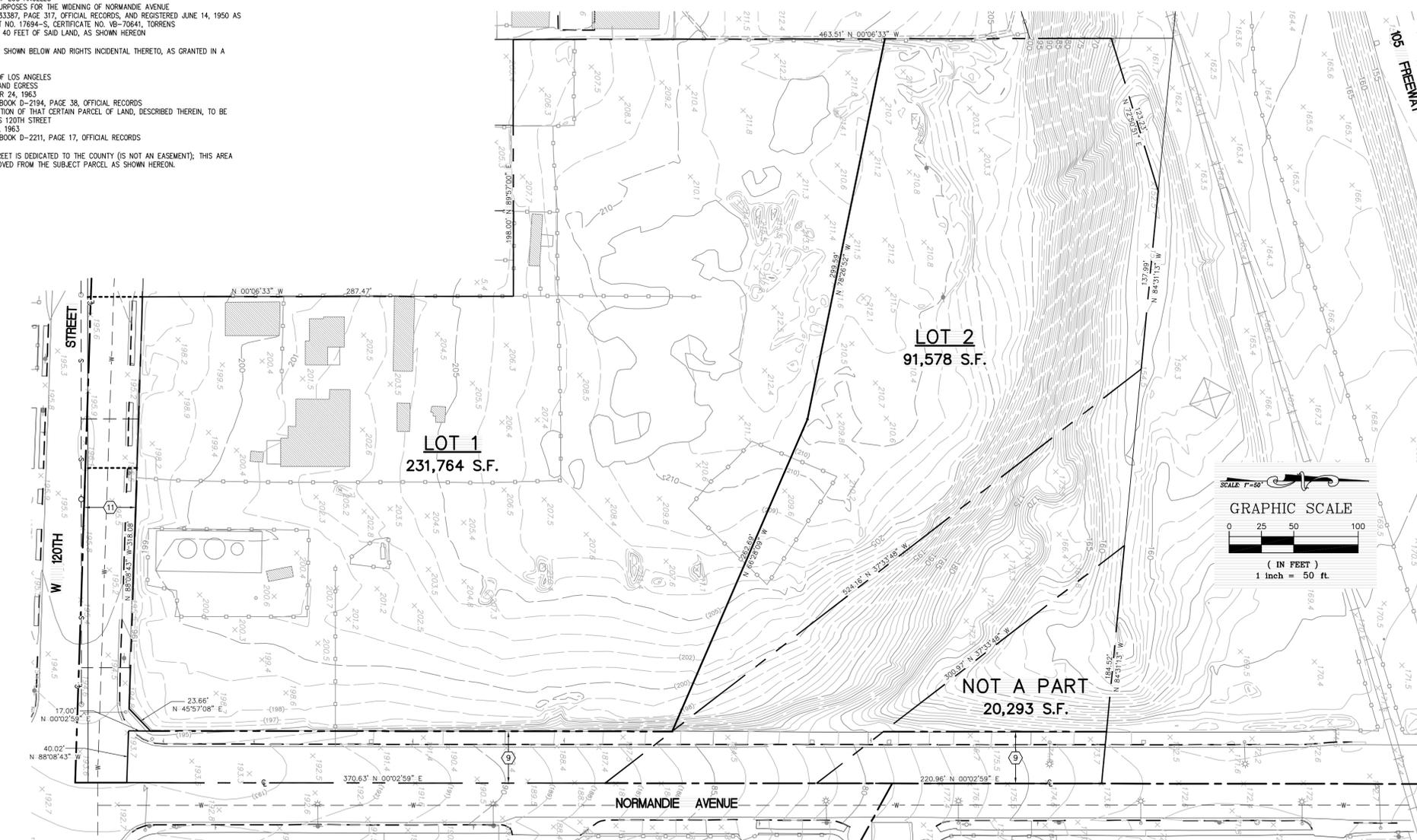
Vicinity Map
 NO SCALE

NOTES:

- ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
- EXISTING CHAINLINK FENCE ALONG 120TH STREET TO BE REMOVED.
- THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS IS 1500 GPM AT 20 PSI FOR A DURATION OF 2 HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. 1 HYDRANT FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. THE REQUIRED FIRE FLOW FOR PRIVATE ON-SITE FIRE HYDRANTS IS 2500 GPM AT 20 PSI. EACH PRIVATE ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 1250 GPM AT 20 PSI WITH TWO HYDRANTS FLOWING SIMULTANEOUSLY, ONE OF WHICH MUST BE THE FURTHEST FROM THE PUBLIC WATER SOURCE.
- DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
- CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH AND NORMANDIE.
- CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
- COMPLY WITH STREET LIGHTING REQUIREMENTS.

LEGEND:

- A.C. ASPHALIC CONCRETE
- A.V. AIR VAC RELEASE VALVE
- B.O.G. BUILDING
- B.O.V. BLOW OFF VALVE
- B.W. BACK OF WALK
- C.F. CURB FACE
- C.O. CLEAN OUT
- CP CONTROL POINT
- D.D.C. DOUBLE DETECTOR CHECK
- DOM. W.S. DOMESTIC WATER SERVICE
- DRN DRAIN
- D/W DRIVE WAY
- EX. EXISTING
- F.D.C. FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- F.H. FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- G. GATE
- G.B. GRADE BREAK
- GF GARAGE FLOOR
- L.A. LANDSCAPE AREA
- LF LINEAR FEET
- NG NATURAL GRADE
- P.C.C. PORTLAND CONCRETE CEMENT
- P.I.V. POST INDICATOR VALVE
- PL. PROPERTY LINE
- RD ROOF DRAIN
- RW RETAINING WALL
- SG SUB GRADE
- ST. LT. STREET LIGHT
- S/W SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- T.P. TELEPHONE POLE
- TEL. PED. TELEPHONE PEDISTAL
- W.M. WATER METER
- (32.22) EXISTING ELEVATION
- () UNIT NUMBER



Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

OWNER/DEVELOPER:
STORM PROPERTIES, INC.
 23223 NORMANDIE AVE.
 TORRANCE, CA. 90501
 (310) 986-2430

NO.	REVISIONS	APP'D.	DATE

PLANS PREPARED BY:
 ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE. CARLSBAD, CA 92008
 (760) 431-9896
 PLANS PREPARED UNDER THE DIRECTION OF:

 JASON F. VROOM NO. 61297 DATE 3/27/15

REGISTERED PROFESSIONAL ENGINEER
 JASON F. VROOM
 NO. 61297
 EXP. 6-30-15
 CIVIL
 STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 073465
 VISTA POINTE
 COUNTY OF LOS ANGELES, CA
 VESTING T.T.M. 073465
 SHEET 1 of 1