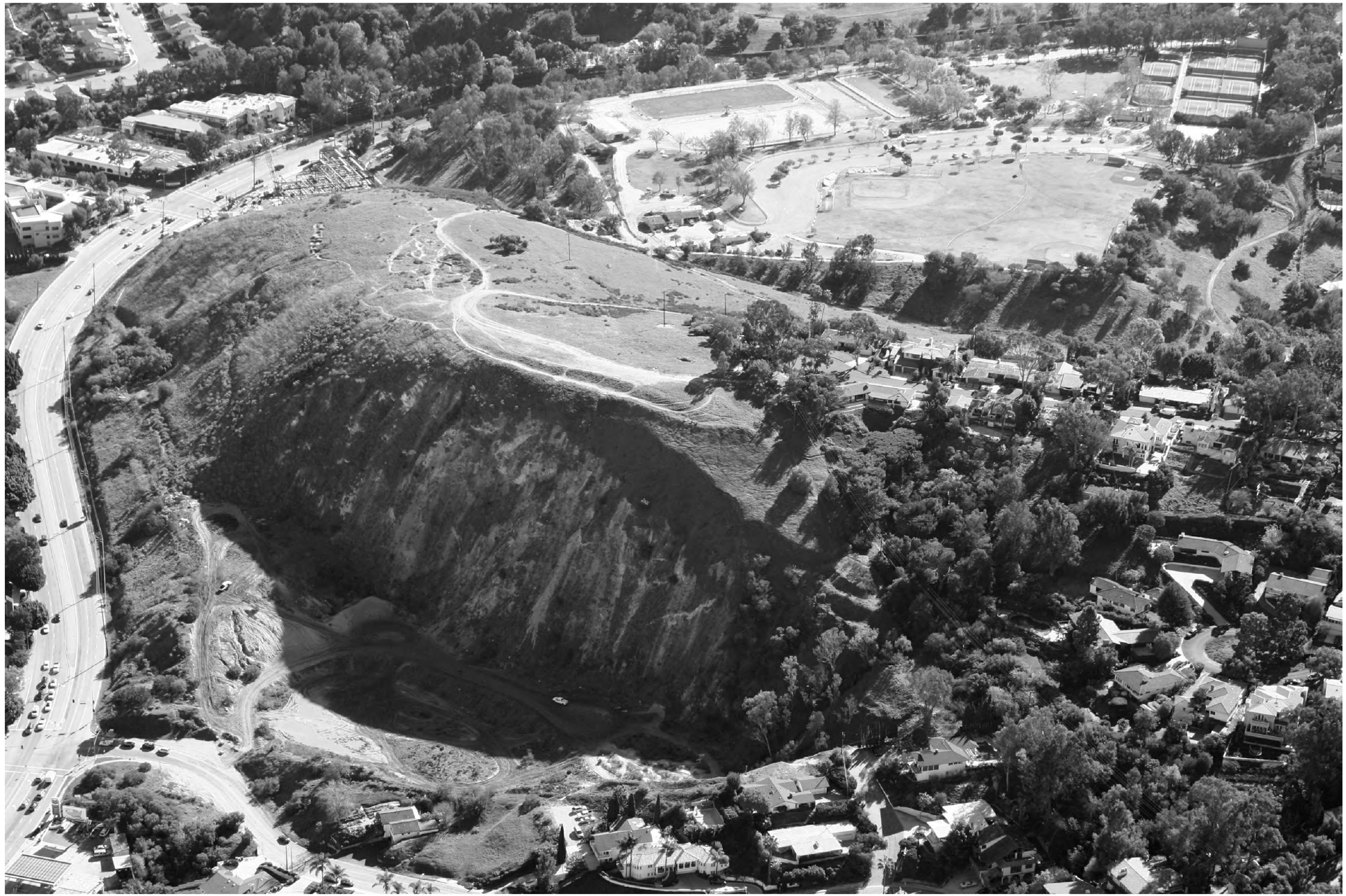

SOLANA

TORRANCE, CA

VICINITY MAP

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PROJECT INFORMATION

ADDRESS

TORRANCE, CALIFORNIA

ZONING

EXISTING ZONING	A1 - AGRICULTURE
PROPOSED ZONING	PUD
PROPOSED USES	RESIDENTIAL THREE, FOUR AND FIVE STORY RESIDENTIAL OVER GARAGE

SITE SUMMARY

LOT AREA	1,075,148 SF	24.682 ACRES	
BUILDING AREA	319,551 SF		
F.A.R.	0.30		
DENSITY:	12.2 DU		
RESIDENTIAL UNITS:	300 UNITS		
LEASING OFFICE	1,320 SF		
COMMUNITY ROOM	2,590 SF		
FITNESS CENTER	3,000 SF		
RESIDENTIAL FLOOR AREA	264,780 SF		
ENCLOSED CORRIDORS + STAIRS + LOBBY	47,861 SF		
TOTAL BLDG AREA	319,551 SF		
OPEN CORRIDORS	9,865 SF		
PARKING GARAGE AREA	295,718 SF		

RESIDENTIAL UNIT MIX

1-BEDROOMS	146 UNITS		49%
2-BEDROOMS	137 UNITS		46%
3-BEDROOMS	17 UNITS		6%
	300 UNITS		

TOTAL PROVIDED PARKING

GUEST	60 SPACES	
RESIDENTIAL	600 SPACES	2 / 2 BDR AND LESS - 3 / 3 BDR
	660 SPACES	

DEVELOPMENT STANDARD

BLDG SET BACK

EAST	23'-39'	FROM PROPERTY LINE
SOUTH		FROM PROPERTY LINE
WEST		FROM PROPERTY LINE
NORTH	MIN 30'	FROM PROPERTY LINE

CONSTRUCTION TYPE	TYPE V AND III A OVER TYPE I GARAGE	
TYPE I BUILDING HEIGHT	29'-0"	MEASURED FROM GRADE PLANE AT 197.49'
OVEFALL BUILDING HEIGHT	96'	TO TOP OF TALLEST ARCHITECTURAL FEATURE FROM 192.00 LOWEST POINT OF BLDG EXCLUSING STAIRS AND ELEVATORS
	92'	TO TOP OF PARAPET FROM 192.00 LOWEST POINT OF BLDG EXCLUSING STAIRS AND ELEVATORS
MAXIMUM STORIES	5 STORIES OF TYPE IIIA RESIDENTIAL OVER THREE LEVELES OF TYPE I GARAGE	

PROVIDED PRIVATE OPEN SAPACES LOT 1	25,950 SF	86.50 SF/DU	
PROVIDED PUBLIC OPEN SAPCE LOT 1	99,235 SF		
PROVIDED COVERED OPEN SAPCE	5,590 SF		
TOTAL OPEN SAPCE-LOT 1	130,775 SF	436 SF/DU	
LOT 2 - OPEN SAPCE	810,913 SF	18.616 AC	

BUILDING AND GARAGE AREA SUMMARY

PLAN	DESCRIPTION					AREA
GARAGE						
GARAGE	GARAGE - P1					114,052 SF
GARAGE	GARAGE - P2					113,516 SF
GARAGE	GARAGE - P3					68,150 SF
TOTAL	GARAGE AREA					295,718 sf

RESIDENTIAL	RESIDENTAIL		ENCLOSEDCORRIDOR		OPEN CORRIDOR	
BUILDING 'A'	95,956		14,541		2,820	113,497 SF
BULDING 'B'	91,141		13,655		4,375	104,796 SF
BUILDING 'C'	48,193		12,885		2,670	61,078 SF
BUILDING 'D'	29,490		6,780		0	36,270 SF
TOTAL	264,780	SF	47,861	SF	9,865 SF	312,641 SF

RESIDENTIAL UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.		GROSS UNIT AREA		FLOOR AREA
A1	1 BEDROOM + 1 BATH	113		700	SF	79,100 SF
A2	1 BEDROOM + 1 BATH	4		700	SF	2,800 SF
A3	1 BEDROOM + 1 BATH	4		705	SF	2,820 SF
A4	1 BEDROOM+DEN + 1 BATH	15		902	SF	13,530
A5	1 BEDROOM + 1 BATH	10		768	SF	7,680
B1	2 BEDROOM + 2 BATH	129		1,055	SF	136,095 SF
B2	2 BEDROOM + 2 BATH	4		1,168		4,672
B3	2 BEDROOM + 2 BATH	4		1,068		4,272
C1	3 BEDROOM + 2 BATH	17		1,219	SF	20,723 SF
		300 UNITS	AVERAGE UNIT AREA	906 SF		271,692 SF

TOTAL 1 BEDOOM	146	48%
TOTAL 2 BEDROOM	137	46%
TOATL 3 BEDROOM	17	6%

PARKING SUMMARY

PROVIDED PARKING

GUESTPARKING	1 PER 5 DU	60 STANDARD SPACES		
RESIDENTIAL PARKING P1		265 STANDARD SPACES	9 TANDEM SPACES	
RESIDENTIAL PARKING P2		178 STANDARD SPACES	9 TANDEM SPACES	
RESIDENTIAL PARKING P3		157 STANDARD SPACES	0 TANDEM SPACES	
TOTAL RESIDENTIAL PARKING		600		
TOTAL PARKING		660		

OPEN SPACE SUMMARY

PROVIDED COMMON OPEN SPACE LOT 1

LEASING OFFICE			1,320	SF
COMMUNITY ROOM / FITNESS	COMMUNITY	2590	5,590	SF
TOTAL COVERED	GYM	3000	6,910	SF
COMMON SPACE AT PODIUM			53,697	SF
COMMON SPACE AT GRADE WITHIN LOT 1			45,538	SF
TOTAL OPEN			99,235	SF
TOTAL COMMON OPEN SAPCE INCLUDING COMMUNITY ROOM AND LEASING			106,145	SF

PROJECT TEAM

APPLICANT

REYLENN PROPERTIES LLC
ADDRESS: 444 S. Cedros Avenue, Suite 180
Solana Beach, CA 92075
CONTACT: DEREK EMPEY
PHONE: (858) 436-7700
EMAIL: dereke@morgangroup.com

ARCHITECT

WITHEE MALCOLM ARCHITECTS, LLP
ADDRESS: 2251 WEST 190TH STREET
TORRANCE, CA 90504
CONTACT: DIRK THELEN
PHONE: (424) 266-6935
FAX: (310) 217-0425
EMAIL: dthelen@witheemalcolm.com

CIVIL ENGINEER

KHR ASSOCIATES
ADDRESS: 20411 SW BIRCH STREET, SUITE 310
NEWPORT BEACH, CA 92660
CONTACT: MIKE THOMAS
PHONE: (949) 756-6440
EMAIL: mthomas@khrdesign.com

SOLANA

TORRANCE, CA
AUGUST 9th, 2016

PROJECT SUMMARY

ReyLenn Properties LLC

WITHEE MALCOLM ARCHITECTS

2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

JOB NO. B4051
PRINTED: August 08, 2016

AREA

EXISTING AREA = 1,075,182 S.F. (24.682 ACRES)

APN/ADDRESS:

ASSESSOR'S PARCEL NO. 7547-001-018, 7547-001-019, 7547-001-020, 7547-001-021, 7457-002-011
7547-001-007, 008, 009, 024, 025, 026 APN: 7547-002-005, 006, 007, 008, 009, AND 010.

ADDRESS: VACANT LAND, TORRANCE, CA

THOMAS GUIDE: PAGE 793 - GRID D4

ZONING

CLASSIFICATION: A1 A1 LIGHT AGRICULTURAL

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE A MINIMAL RISK AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION OF LAND IS LOCATED WITHIN ZONE A (SFHA), CONSIDERED TO BE 1% ANNUAL CHANCE FLOOD EQUAL OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1940F, EFFECTIVE SEPTEMBER 26, 2008.

NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
2. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY TOGETHER WITH PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE SITE IS NOT WITHIN A DESIGNATED WETLAND AREA.
5. THE PROPERTY IS CONTIGUOUS, WITHOUT GAPS OR GORES AND TAKEN TOGETHER CONSTITUTES ONE TRACT OF LAND.
6. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.
7. THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY CONTAINED IN THE REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE.
8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
9. THERE IS PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THE PROPERTY.

UTILITIES/SUBSTRUCTURE NOTE

UNDERGROUND UTILITIES OR SUBSTRUCTURES SHOWN HEREON ARE PER PLANS OR DATA OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE SURVEYOR MAKES NO CERTIFICATION OF THE EXISTENCE OR LOCATION OF THESE UTILITIES OR STRUCTURES.

SURVEYOR'S CERTIFICATE

TO: REYLENN, AND TICOR TITLE COMPANY OF CALIFORNIA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), (B1), (C), 8, 9, 10(A), 10(B), 11(A), 14, 16, 17, 18, 19, AND 20 IN THE MINIMUM AMOUNT OF $ 1,000,000.00 OF TABLE A THEREOF.

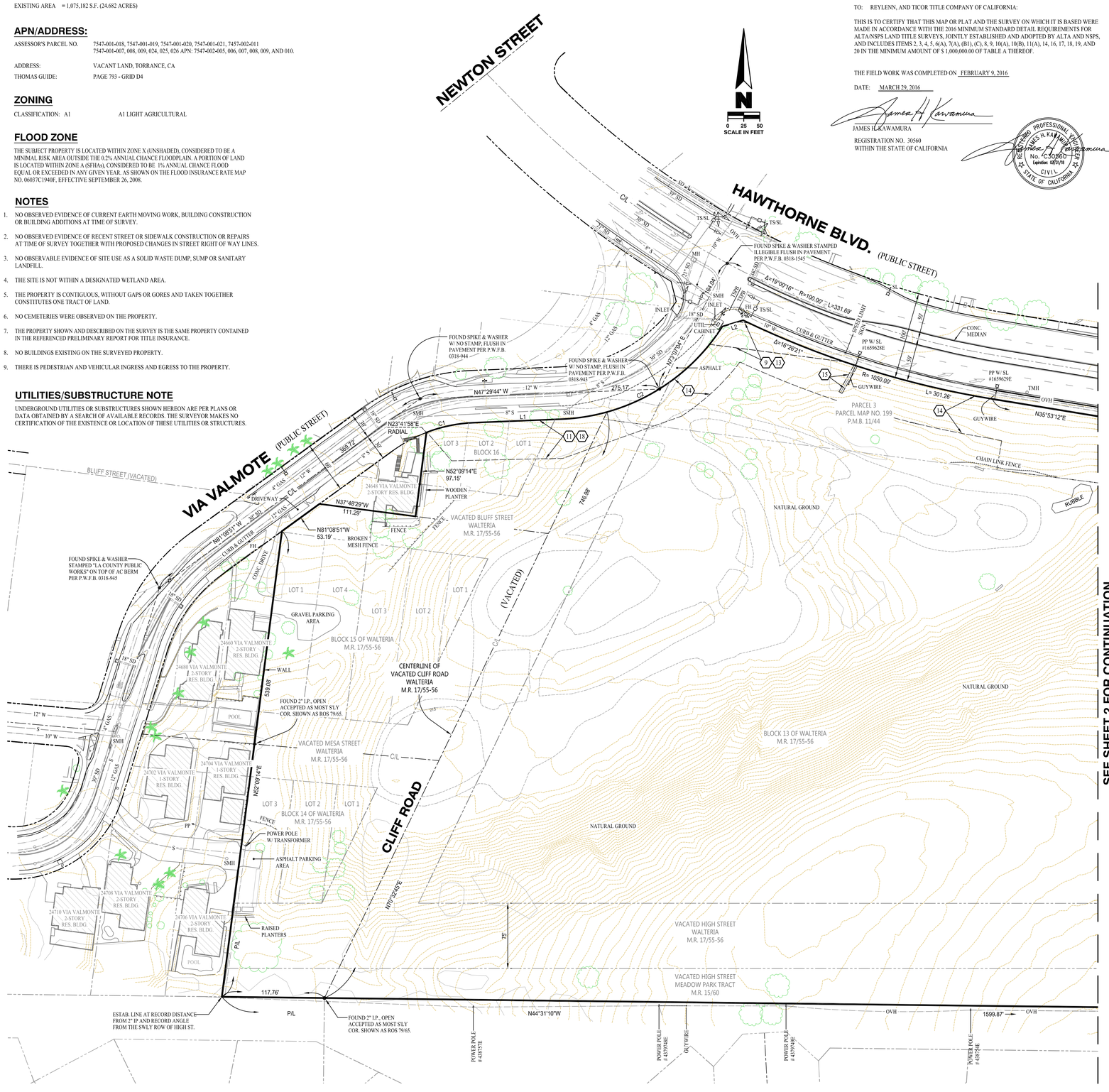
THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2016

DATE: MARCH 29, 2016

JAMES H. KAWAMURA

REGISTRATION NO. 30560
WITHIN THE STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JAMES H. KAWAMURA
No. C 30560
Expiration 12/31/16
CIVIL
STATE OF CALIFORNIA



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 5, BASED LOCALLY ON CONTROL STATIONS "PVE3, "HBCO", "TORP" AND "PVRS". ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. GRID DISTANCES, MAY BE OBTAINED BY DIVIDING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999627800. CALCULATIONS ARE MADE AT THE INTERSECTION OF HAWTHORNE BOULEVARD AND VIA VALMONTE WITH THE COORDINATES OF:

N:1,749,223.188 E:6,455,026.279 ; USING AN ELEVATION OF 176.41

BENCHMARK

LADPW BENCHMARK "12112"

LADPW TAG IS S CB 27FT W OF SW CORNER PACIFIC COAST HIGHWAY AND HAWTHORNE BOULEVARD

ELEVATION: 98.57
DATUM: NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CURVE DATA

CURVE	DELTA	RADIUS	DISTANCE
C1	18°48'18"	170.00'	55.80'
C2	55°14'50"	230.00'	221.78'

LINE DATA

LINE	BEARING	DISTANCE
L1	N47°29'44"W	100.64'
L2	N61°57'45"W	24.92'

REFERENCE

THIS SURVEY IS BASED ON THE AMENDED PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY:

TICOR TITLE COMPANY OF CALIFORNIA

COMMITMENT NO: 00236737-996-ERB
DATED: JANUARY 11, 2016 (AMENDED JANUARY 28, 2016)

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

TK & S DEVELOPMENT, L.P. A CALIFORNIA LIMITED PARTNERSHIP

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 3, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP NO. 199, FILED IN BOOK 11 PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

LOTS 1, 2, 3 AND 4 IN BLOCK 15 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 55 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THOSE PORTIONS OF THE FOLLOWING STREETS SHOWN ON THE MAP OF WALTERIA ABOVE REFERRED TO, WHICH HAVE BEEN VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, TO WIT:

THAT PORTION OF THE SOUTHWEST ONE-HALF OF BLUFF STREET ADJOINING SAID LOTS ON THE NORTHEAST.

ALSO THE NORTHWEST ONE-HALF OF CLIFF ROAD ADJOINING SAID LOT ON THE SOUTHEAST.

ALSO THE NORTHEAST ONE-HALF OF MESA STREET ADJOINING SAID LOTS ON THE SOUTHWEST.

APN: 7547-001-018, 7547-001-019, 7547-001-020, 7547-001-021, 7457-002-011

EXCEPTIONS

(X) INDICATES EXCEPTIONS SHOWN HEREON. (NUMBERED ACCORDING TO COMMITMENT)

1-5. PROPERTY TAXES FOR THE FISCAL YEAR 2015-2016.

6. INTENTIONALLY DELETED.

7. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY.

8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

9. ANY RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OF ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

10. AN EASEMENT IN FAVOR OF "THE COUNTY OF LOS ANGELS" FOR PUBLIC ROAD & HIGHWAY RECORDED IN BOOK 3447 PAGE 77, BOOK 3497 PAGE 6, BOOK 4855 PAGE 167, AND ALSO IN BOOK 6784 PAGE 314, ALL OF OFFICIAL RECORDS.
*DOES NOT AFFECT

(11) AN EASEMENT ENTITLED " FINAL DECREE OF CONDEMNATION" IN FAVOR OF THE CITY OF TORRANCE FOR SLOPE PURPOSES RECORDED NOVEMBER 27, 1970, AS INSTRUMENT NO. 1919, OF OFFICIAL RECORDS.
*AFFECTS EASTERLY PORTION OF SAID LAND

12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

(13) AN EASEMENT IN FAVOR OF "SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION" FOR ELECTRIC LINES, FIXTURES AND APPLIANCES RECORDED AUGUST 27, 1962, AS INSTRUMENT NO. 4471 IN BOOK D-1736 PAGE 763, OF OFFICIAL RECORDS.
* AFFECTS PORTION OF SAID LAND

(14) AN EASEMENT IN FAVOR OF "THE COUNTY OF LOS ANGELES" FOR SLOPES, CUTS AND/OR FILLS RECORDED DECEMBER 17, 1964 AS INSTRUMENT NO. 2953, IN BOOK D-2736 PAGE 120, OF OFFICIAL RECORDS.
*AFFECTS THAT PORTION OF SAID LAND

(15) AN EASEMENT IN FAVOR OF "SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION" FOR STUB POLES, GUY WIRES AND ANCHORS RECORDED JANUARY 14, 1970, AS INSTRUMENT NO. 2625, IN BOOK D-3607 PAGE 38, OF OFFICIAL RECORDS.
*AFFECTS PORTION OF SAID LAND

16. AN EASEMENT IN FAVOR OF "SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION" FOR POLE LINES AND CONDUITS RECORDED FEBRUARY 25, 1963 AS INSTRUMENT NO. 4909, IN BOOK D-1931 PAGE 447, OF OFFICIAL RECORDS.
*DOES NOT AFFECT

17. AN EASEMENT IN FAVOR OF "THE COUNTY OF LOS ANGELES" FOR IMPROVEMENT OF HAWTHORNE BOULEVARD RECORDED DECEMBER 21, 1965, AS INSTRUMENT NO. 3919, IN BOOK D-3153 PAGE 227, OF OFFICIAL RECORDS.
*DOES NOT AFFECT

18. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS RECORDED MAY 8, 1967 AS INSTRUMENT NO. 2561, OF OFFICIAL RECORDS. *DOES NOT AFFECT

19. RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT RECORDED JULY 6, 2006, AS INSTRUMENT NO. 06-1495966, OF OFFICIAL RECORDS.

WHICH AMONG OTHER THINGS RECITES WE HEREBY DEDICATE TO THE PUBLIC USE THAT CERTAIN STRIP OF LAND DESIGNATED AS "FUTURE STREET" ON SAID MAP WITHIN SAID SUBDIVISION RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIP OF LAND, AND ALL ORDINARY USES OF SAID LAND EXCEPT FOR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT THE SAME FOR STREET PURPOSES AND WE HEREBY DEDICATE TO THE CITY OF TORRANCE, EASEMENTS FOR EMERGENCY ACCESS AND TRAFFIC LIGHT PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP. *DOES NOT AFFECT

20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED " EASEMENT, LICENSE, CONSTRUCTION, AND MAINTENANCE AGREEMENT" RECORDED JULY 20, 2006 AS INSTRUMENT NO. 06-1599954, OF OFFICIAL RECORDS.
*DOES NOT AFFECT

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS AND EASEMENT" RECORDED OCTOBER 22, 2007 AS INSTRUMENT NO. 20072392029, OF OFFICIAL RECORDS. *DOES NOT AFFECT

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS" RECORDED OCTOBER 22, 2007 AS INSTRUMENT NO. 20072392030, OF OFFICIAL RECORDS. *DOES NOT AFFECT

23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS AND EASEMENT" RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 20080516932, OF OFFICIAL RECORDS. *AFFECTS PARCEL C

24. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

25. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD.

REFERENCE

THIS SURVEY IS BASED ON THE UPDATED PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY:

TICOR TITLE COMPANY OF CALIFORNIA

COMMITMENT NO: 00240678-996-ERB
DATED: JANUARY 8, 2016

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE D & M SEVEN LIMITED PARTNERSHIP

LEGAL DESCRIPTION

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

PARCEL A:

LOTS 1 TO 9 IN BLOCK 13 AND ALL OF THE UNSUBDIVIDED PORTION OF SAID BLOCK 13 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE SOUTHWESTERLY HALF OF CALIFORNIA AVENUE FORMERLY NEWTON STREET, VACATED, ADJOINING SAID LOTS 1 TO 9 INCLUSIVE, THE SOUTHEASTERLY HALF OF CLIFF ROAD, VACATED, ADJOINING SAID UNSUBDIVIDED PORTION OF BLOCK 13 ON THE NORTHWEST, THE NORTHEASTERLY HALF OF HIGH STREET VACATED, ADJOINING SAID BLOCK 13 ON THE SOUTHWEST AND THE NORTHWEST HALF OF CANYON ROAD, VACATED, ADJOINING SAID BLOCK 13 ON THE SOUTHEAST, AS SAID STREETS ARE SHOWN ON THE MAP OF WALTERIA AND THAT WOULD PASS BY A CONVEYANCE OF SAID LOTS AND UNSUBDIVIDED PORTION OF BLOCK 13.

EXCEPT THEREFROM THOSE PORTIONS THEREOF LYING EASTERLY OF THE WESTERLY LINE OF HAWTHORNE BOULEVARD, 100 FEET WIDE, DESCRIBED AS PARCEL 5-25 IN THE FINAL ORDER OF CONDEMNATION HAD IN LOS ANGELES SUPERIOR COURT CASE NO 849, 519, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1970 AS INSTRUMENT NO; 1919.

ALSO EXCEPT THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WIT H THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IN AND UNDER SAID LAND, AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO; 84-332767.

PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK 14 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY HALF OF MESA STREET, VACATED, ADJOINING SAID LAND ON THE NORTHEAST, THE NORTHWESTERLY HALF OF CLIFF ROAD, VACATED, ADJOINING SAID LOT 1 ON THE SOUTHEAST, THE NORTHEASTERLY HALF OF THAT PORTION OF HIGH STREET, VACATED, AS SAID STREETS ARE SHOWN ON THE MAP OF WALTERIA AND WHICH PORTIONS WOULD PASS BY A CONVEYANCE OF SAID LOTS.

EXCEPT THEREFROM, ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON, SUBSTANCES IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IN AND UNDER SAID LAND AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO. 84-332767.

PARCEL C:

LOTS 1, 2 AND 3 IN BLOCK 16 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALSO THE SOUTHWESTERLY HALF OF CALIFORNIA AVENUE, FORMERLY NEWTON STREET, VACATED, THE NORTHWESTERLY HALF OF CLIFF ROAD, VACATED, THE NORTHEASTERLY HALF OF BLUFF STREET, VACATED, ADJOINING SAID LOTS 1, 2 AND 3, THAT WOULD PASS BY A CONVEYANCE OF SAID LOTS.

EXCEPT THEREFROM THOSE PORTIONS THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF VIA MIRLO STREET, 60 FEET WIDE, DESCRIBED AS PARCEL 1 24 IN THE FINAL ORDER OF CONDEMNATION HAD IN LOS ANGELES SUPERIOR COURT CASE ND 849,519, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1970 AS INSTRUMENT NO. 1919.

ALSO EXCEPT THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED UN OTHER LAND, TN AND UNDER SAID LAND AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO 84-332767.

PARCEL D:
THAT PORTION OF HIGH STREET, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF MEADOW PARK TRACT, RECORDED IN BOOK 15, PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF HIGH STREET IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP OF WALTERIA RECORDED IN BOOK 17 PAGE 5 OF MISCELLANEOUS RECORDS, IN SAID COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF HIGH STREET AS SHOWN ON SAID MAP OF MEADOW PARK TRACT WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 3, BLOCK 14 AS SHOWN ON SAID MAP OF WALTERIA; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF CANYON ROAD, AS SHOWN ON SAID MAP OF WALTERIA; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED PROLONGATION OF SAID CENTER LINE, TO THE CENTER LINE OF HIGH STREET AS SHOWN ON SAID MAP OF WALTERIA; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE TO SAID SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 3, BLOCK 14; THENCE SOUTHWESTERLY, ALONG SAID PROLONGATION, TO THE POINT OF BEGINNING.

APN: 7547-001-007, 008, 009, 024, 025, 026
APN: 7547-002-005, 006, 007, 008, 009, AND 010.

EXCEPTIONS

SEE SHEET 2 FOR EXCEPTION ITEMS.

PREPARED BY:
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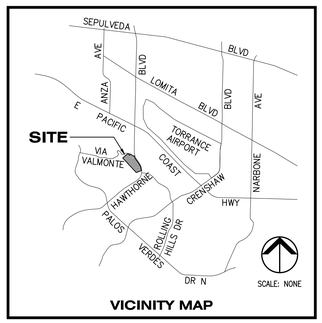
ALTA/NSPS LAND TITLE SURVEY

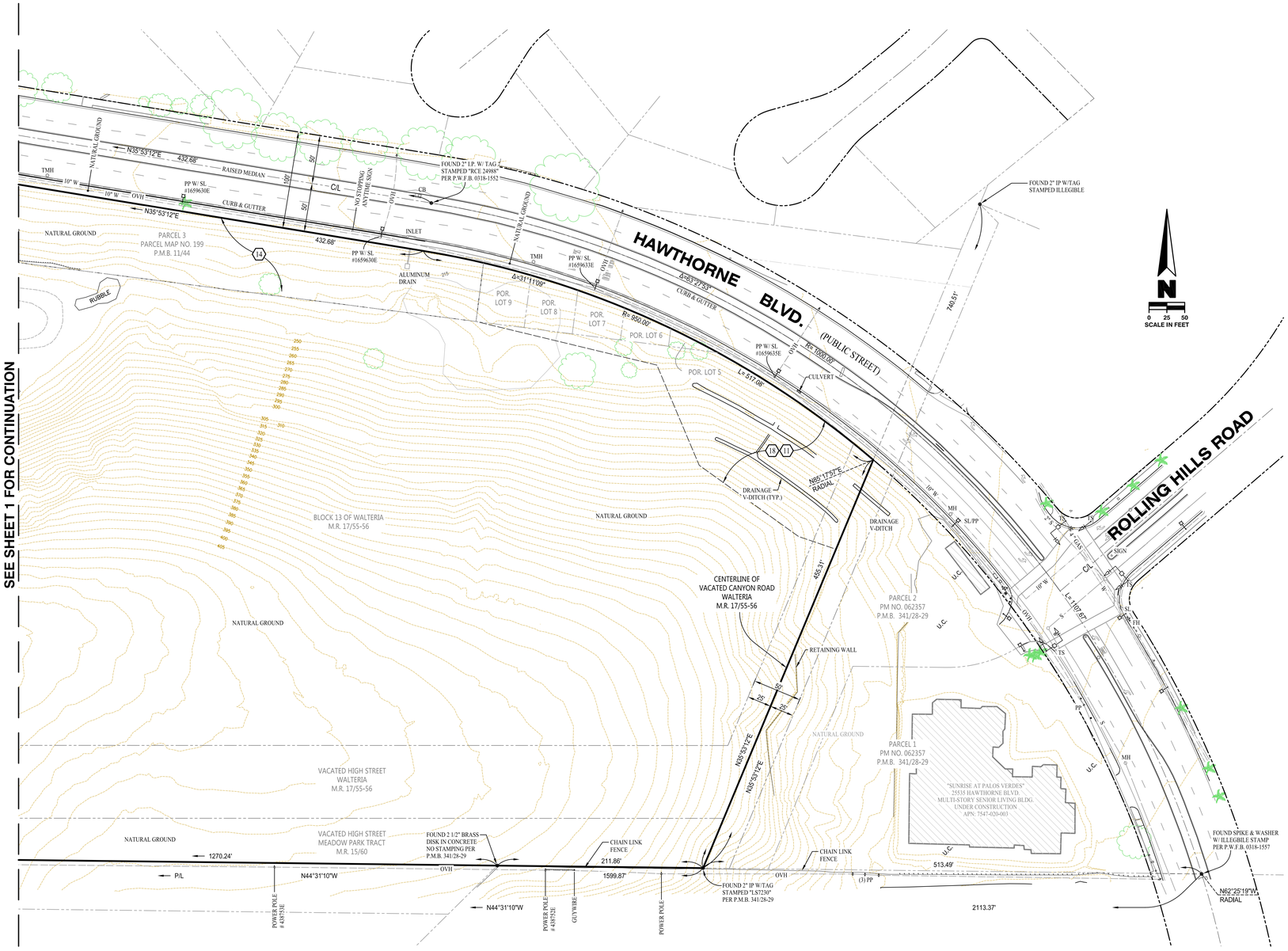
VACANT LOT
CITY OF TORRANCE,
COUNTY OF LOS ANGELES, CALIFORNIA

SCALE: 1"=50'	DATE: 2/12/16	DRAWN BY: L.C.	CHECKED BY: J.H.K.

REVISION DATE: SHEET 1



VICINITY MAP



EXCEPTIONS

(#) INDICATES EXCEPTIONS SHOWN HEREON. (NUMBERED ACCORDING TO COMMITMENT)

1-13. PROPERTY TAXES FOR THE FISCAL YEAR 2015-2016.

14. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY.

15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

16. ANY RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OF ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

17. AN EASEMENT IN FAVOR OF "THE COUNTY OF LOS ANGELS" FOR PUBLIC ROAD & HIGHWAY RECORDED IN BOOK 3447 PAGE 77, BOOK 3497 PAGE 6, BOOK 4855 PAGE 167, AND ALSO IN BOOK 6784 PAGE 314, ALL OF OFFICIAL RECORDS.
*DOES NOT AFFECT

(18) AN EASEMENT ENTITLED " FINAL DECREE OF CONDEMNATION" IN FAVOR OF THE CITY OF TORRANCE FOR SLOPE PURPOSES RECORDED NOVEMBER 27, 1970, AS INSTRUMENT NO. 1919, OF OFFICIAL RECORDS.
*AFFECTS EASTERLY PORTION OF SAID LAND

19. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

20. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

21. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD.

LEGEND

CENTER LINE
BOUNDARY
RIGHT OF WAY
CONTOUR LINE
FENCE
POWER POLE
SIGN
STREET LIGHT
FIRE HYDRANT
TREE
PALM TREE

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	PP	POWER POLE
ASPH	ASPHALT	P/L	PROPERTY LINE
BLVD.	BOULEVARD	R	RADIUS
CB	CATCH BASIN	R/W	RIGHT OF WAY
C/L	CENTER LINE	S	SEWER
CONC.	CONCRETE	SD	STORM DRAIN
COR.	CORNER	S.	SOUTH
DWY	DRIVEWAY	SMH	SEWER MANHOLE
E.	EAST OF	TS	TRAFFIC SIGNAL
ESTAB.	ESTABLISHED	TSPB	TRAFFIC SIGNAL PULLBOX
FD.	FOUND	TYP.	TYPICAL
FH	FIRE HYDRANT	UTIL	UTILITY
I.P.	IRON PIPE	UP	UTILITY POLE
IN	INLET (DRAINAGE)	W	WATER
L	LENGTH	W	WEST
MH	MANHOLE	W/	WITH
MON.	MONUMENT		
N.	NORTH		
NO.	NUMBER		
OVH	OVERHEAD ELECTRICAL		

PREPARED BY:
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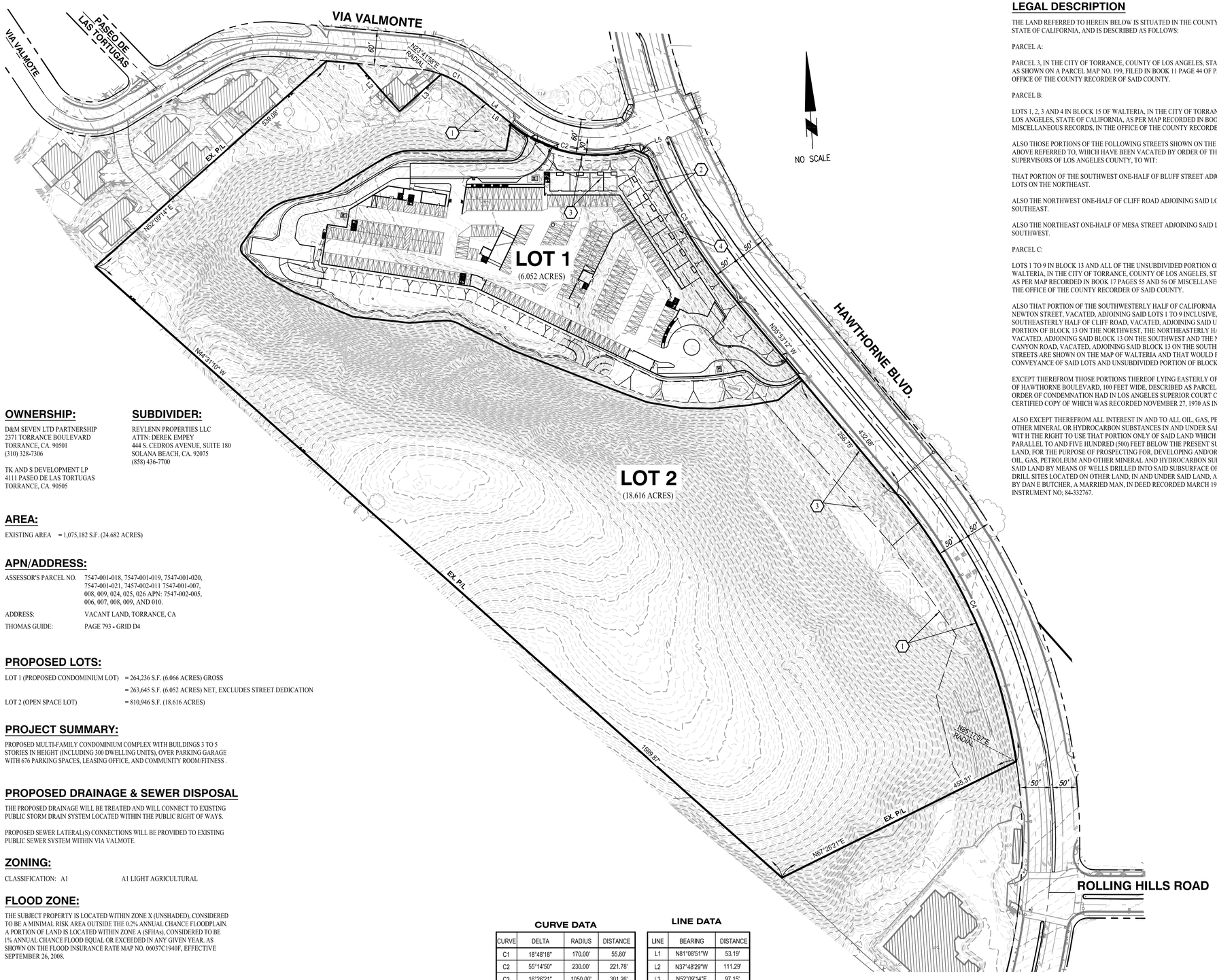
ALTA/NSPS LAND TITLE SURVEY

VACANT LOT
CITY OF TORRANCE,
COUNTY OF LOS ANGELES, CALIFORNIA

SCALE: 1"=50'	DATE: 2/12/16	DRAWN BY: L.C.	CHECKED BY: J.H.K.

REVISION DATE:



OWNERSHIP:

D&M SEVEN LTD PARTNERSHIP
2371 TORRANCE BOULEVARD
TORRANCE, CA. 90501
(310) 328-7306

TK AND S DEVELOPMENT LP
4111 PASEO DE LAS TORTUGAS
TORRANCE, CA. 90505

SUBDIVIDER:

REYLENN PROPERTIES LLC
ATTN: DEREK EMPEY
444 S. CEDROS AVENUE, SUITE 180
SOLANA BEACH, CA. 92075
(858) 436-7700

AREA:

EXISTING AREA = 1,075,182 S.F. (24.682 ACRES)

APN/ADDRESS:

ASSESSOR'S PARCEL NO. 7547-001-018, 7547-001-019, 7547-001-020, 7547-001-021, 7457-002-011 7547-001-007, 008, 009, 024, 025, 026 APN: 7547-002-005, 006, 007, 008, 009, AND 010.

ADDRESS: VACANT LAND, TORRANCE, CA

THOMAS GUIDE: PAGE 793 - GRID D4

PROPOSED LOTS:

LOT 1 (PROPOSED CONDOMINIUM LOT) = 264,236 S.F. (6.066 ACRES) GROSS
= 263,645 S.F. (6.052 ACRES) NET, EXCLUDES STREET DEDICATION

LOT 2 (OPEN SPACE LOT) = 810,946 S.F. (18.616 ACRES)

PROJECT SUMMARY:

PROPOSED MULTI-FAMILY CONDOMINIUM COMPLEX WITH BUILDINGS 3 TO 5 STORIES IN HEIGHT (INCLUDING 300 DWELLING UNITS), OVER PARKING GARAGE WITH 676 PARKING SPACES, LEASING OFFICE, AND COMMUNITY ROOM/FITNESS .

PROPOSED DRAINAGE & SEWER DISPOSAL

THE PROPOSED DRAINAGE WILL BE TREATED AND WILL CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN THE PUBLIC RIGHT OF WAYS.

PROPOSED SEWER LATERAL(S) CONNECTIONS WILL BE PROVIDED TO EXISTING PUBLIC SEWER SYSTEM WITHIN VIA VALMOTE.

ZONING:

CLASSIFICATION: A1 A1 LIGHT AGRICULTURAL

FLOOD ZONE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE A MINIMAL RISK AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION OF LAND IS LOCATED WITHIN ZONE A (SFHAs), CONSIDERED TO BE 1% ANNUAL CHANCE FLOOD EQUAL OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1940F, EFFECTIVE SEPTEMBER 26, 2008.

CURVE DATA

CURVE	DELTA	RADIUS	DISTANCE
C1	18°48'18"	170.00'	55.80'
C2	55°14'50"	230.00'	221.78'
C3	16°26'21"	1050.00'	301.26'
C4	31°11'09"	950.00'	517.08'
C5	29°55'27"	50.00'	26.11'
C6	81°47'51"	15.00'	21.41'
C7	43°00'33"	100.00'	75.07'
C8	31°14'59"	100.00'	54.54'

LINE DATA

LINE	BEARING	DISTANCE
L1	N81°08'51"W	53.19'
L2	N37°48'29"W	111.29'
L3	N52°09'14"E	97.15'
L4	N47°29'44"W	100.64'
L5	N61°57'45"W	24.92'
L6	N47°29'44"W	93.34'

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 3, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP NO. 199, FILED IN BOOK 11 PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

LOTS 1, 2, 3 AND 4 IN BLOCK 15 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 55 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THOSE PORTIONS OF THE FOLLOWING STREETS SHOWN ON THE MAP OF WALTERIA ABOVE REFERRED TO, WHICH HAVE BEEN VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, TO WIT:

THAT PORTION OF THE SOUTHWEST ONE-HALF OF BLUFF STREET ADJOINING SAID LOTS ON THE NORTHEAST.

ALSO THE NORTHWEST ONE-HALF OF CLIFF ROAD ADJOINING SAID LOT ON THE SOUTHEAST.

ALSO THE NORTHEAST ONE-HALF OF MESA STREET ADJOINING SAID LOTS ON THE SOUTHWEST.

PARCEL C:

LOTS 1 TO 9 IN BLOCK 13 AND ALL OF THE UNSUBDIVIDED PORTION OF SAID BLOCK 13 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE SOUTHWESTERLY HALF OF CALIFORNIA AVENUE FORMERLY NEWTON STREET, VACATED, ADJOINING SAID LOTS 1 TO 9 INCLUSIVE, THE SOUTHEASTERLY HALF OF CLIFF ROAD, VACATED, ADJOINING SAID UNSUBDIVIDED PORTION OF BLOCK 13 ON THE NORTHWEST, THE NORTHEASTERLY HALF OF HIGH STREET VACATED, ADJOINING SAID BLOCK 13 ON THE SOUTHWEST AND THE NORTHWEST HALF OF CANYON ROAD, VACATED, ADJOINING SAID BLOCK 13 ON THE SOUTHEAST, AS SAID STREETS ARE SHOWN ON THE MAP OF WALTERIA AND THAT WOULD PASS BY A CONVEYANCE OF SAID LOTS AND UNSUBDIVIDED PORTION OF BLOCK 13.

EXCEPT THEREFROM THOSE PORTIONS THEREOF LYING EASTERLY OF THE WESTERLY LINE OF HAWTHORNE BOULEVARD, 100 FEET WIDE, DESCRIBED AS PARCEL 5-25 IN THE FINAL ORDER OF CONDEMNATION HAD IN LOS ANGELES SUPERIOR COURT CASE NO 849, 519, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1970 AS INSTRUMENT NO; 1919.

ALSO EXCEPT THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WIT H THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IN AND UNDER SAID LAND, AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO; 84-332767.

PARCEL D:

LOTS 1, 2 AND 3 IN BLOCK 14 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY HALF OF MESA STREET, VACATED, ADJOINING SAID LAND ON THE NORTHEAST, THE NORTHWESTERLY HALF OF CLIFF ROAD, VACATED, ADJOINING SAID LOT 1 ON THE SOUTHEAST, THE NORTHEASTERLY HALF OF THAT PORTION OF HIGH STREET, VACATED, AS SAID STREETS ARE SHOWN ON THE MAP OF WALTERIA AND WHICH PORTIONS WOULD PASS BY A CONVEYANCE OF SAID LOTS.

EXCEPT THEREFROM, ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON, SUBSTANCES IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IN AND UNDER SAID LAND AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO; 84-332767.

PARCEL E:

LOTS 1, 2 AND 3 IN BLOCK 16 OF WALTERIA, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED RECORDED IN BOOK 17 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALSO THE SOUTHWESTERLY HALF OF CALIFORNIA AVENUE, FORMERLY NEWTON STREET, VACATED, THE NORTHWESTERLY HALF OF CLIFF ROAD, VACATED, THE NORTHEASTERLY HALF OF BLUFF STREET, VACATED, ADJOINING SAID LOTS 1, 2 AND 3, THAT WOULD PASS BY A CONVEYANCE OF SAID LOTS.

EXCEPT THEREFROM THOSE PORTIONS THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF VIA MIRLO STREET, 60 FEET WIDE, DESCRIBED AS PARCEL 1 24 IN THE FINAL ORDER OF CONDEMNATION HAD IN LOS ANGELES SUPERIOR COURT CASE ND 849,519, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1970 AS INSTRUMENT NO. 1919.

ALSO EXCEPT THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED UN OTHER LAND, TN AND UNDER SAID LAND, AS RESERVED BY DAN E BUTCHER, A MARRIED MAN, IN DEED RECORDED MARCH 19, 1984 AS INSTRUMENT NO 84-332767.

PARCEL F:

THAT PORTION OF HIGH STREET, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF MEADOW PARK TRACT, RECORDED IN BOOK 15, PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF HIGH STREET IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP OF WALTERIA RECORDED IN BOOK 17 PAGE 5 OF MISCELLANEOUS RECORDS, IN SAID COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF HIGH STREET AS SHOWN ON SAID MAP OF MEADOW PARK TRACT WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 3, BLOCK 14 AS SHOWN ON SAID MAP OF WALTERIA; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF CANYON ROAD, AS SHOWN ON SAID MAP OF WALTERIA; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED PROLONGATION OF SAID CENTER LINE, TO THE CENTER LINE OF HIGH STREET AS SHOWN ON SAID MAP OF WALTERIA; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE TO SAID SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 3, BLOCK 14; THENCE SOUTHWESTERLY, ALONG SAID PROLONGATION, TO THE POINT OF BEGINNING.

EASEMENTS

1. AN EASEMENT ENTITLED " FINAL DECREE OF CONDEMNATION" IN FAVOR OF THE CITY OF TORRANCE FOR SLOPE PURPOSES RECORDED NOVEMBER 27, 1970, AS INSTRUMENT NO. 1919, OF OFFICIAL RECORDS. *TO BE QUITCLAIMED.*
2. AN EASEMENT IN FAVOR OF "SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION" FOR ELECTRIC LINES, FIXTURES AND APPLIANCES RECORDED AUGUST 27, 1962, AS INSTRUMENT NO. 4471 IN BOOK D-1736 PAGE 763, OF OFFICIAL RECORDS. *TO REMAIN*
3. AN EASEMENT IN FAVOR OF "THE COUNTY OF LOS ANGELES" FOR SLOPES, CUTS AND/OR FILLS RECORDED DECEMBER 17, 1964 AS INSTRUMENT NO. 2953, IN BOOK D-2736 PAGE 120, OF OFFICIAL RECORDS. *TO BE QUITCLAIMED.*
4. AN EASEMENT IN FAVOR OF "SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION" FOR STUB POLES, GUY WIRES AND ANCHORS RECORDED JANUARY 14, 1970, AS INSTRUMENT NO. 2625, IN BOOK D-3607 PAGE 38, OF OFFICIAL RECORDS. *TO REMAIN*

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Newport Beach, California 92660 Fax (949) 756-6444

SHEET 1 OF 2

AUGUST 5, 2016

VESTING TENTATIVE TRACT MAP NO. 74148

FOR CONDOMINIUM PURPOSES

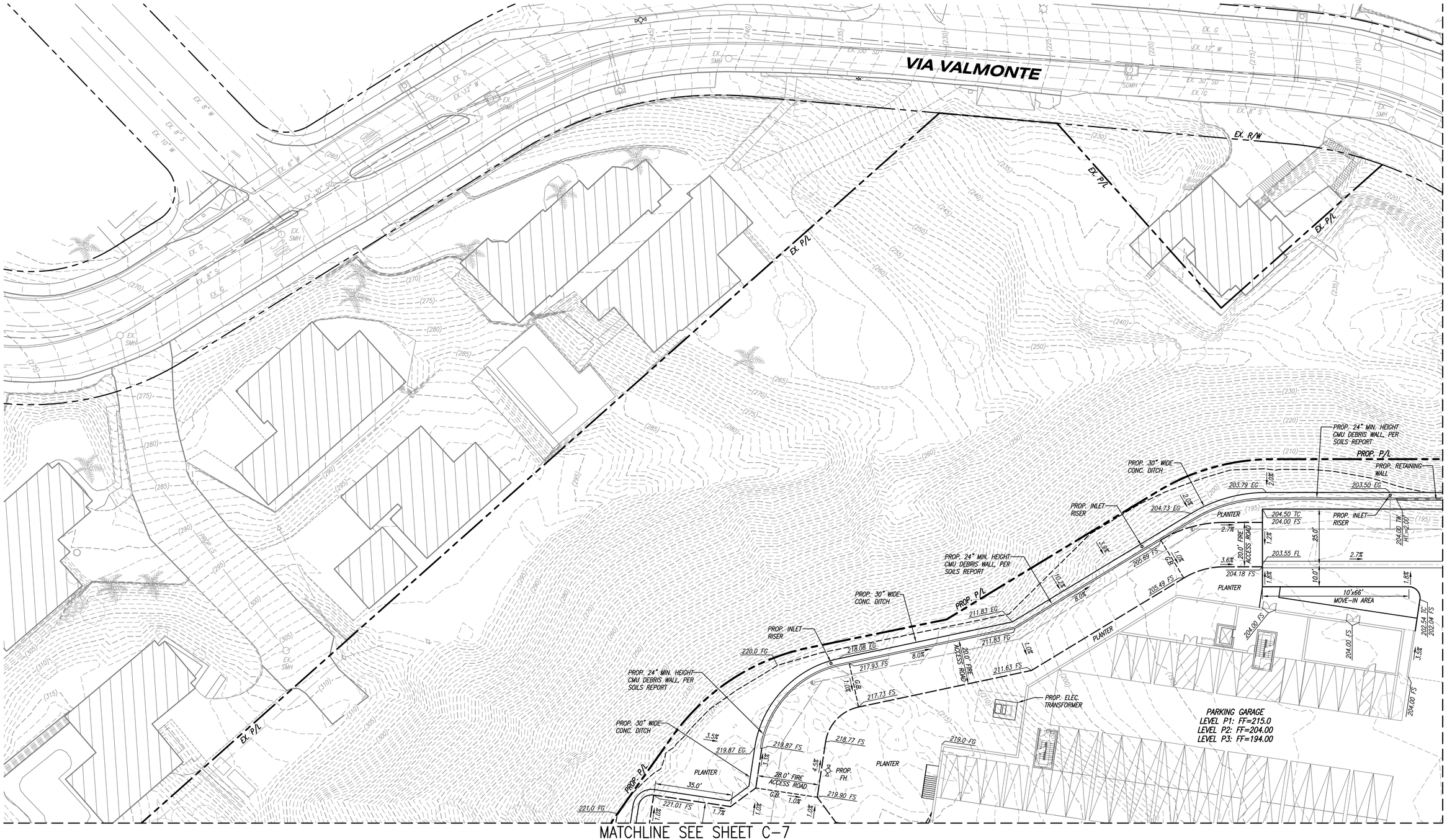
SHEET 2 OF 2

AUGUST 5, 2016

VESTING TENTATIVE TRACT MAP NO. 74148

FOR CONDOMINIUM PURPOSES

R:\ReyLenn\ReyLenn-Torrance\Subdivision & Legals\Tentative Tract Map\RLT-Tentative Tract Map.dwg August 05, 2016 - 9:45am Luis



GRADING QUANTITY ESTIMATE:

CUT	=	91,387 C.Y.			
FILL	=	21,633 C.Y.	EXPORT	=	69,754 C.Y.
NET	=	69,754 C.Y.	MAX CUT HEIGHT	=	32.20'
			MAX FILL HEIGHT	=	10.35'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

PRELIMINARY GRADING PLAN - SHEET C-5

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310
Newport Beach, California 92660
Tel (949) 756-6440
Fax (949) 756-6444

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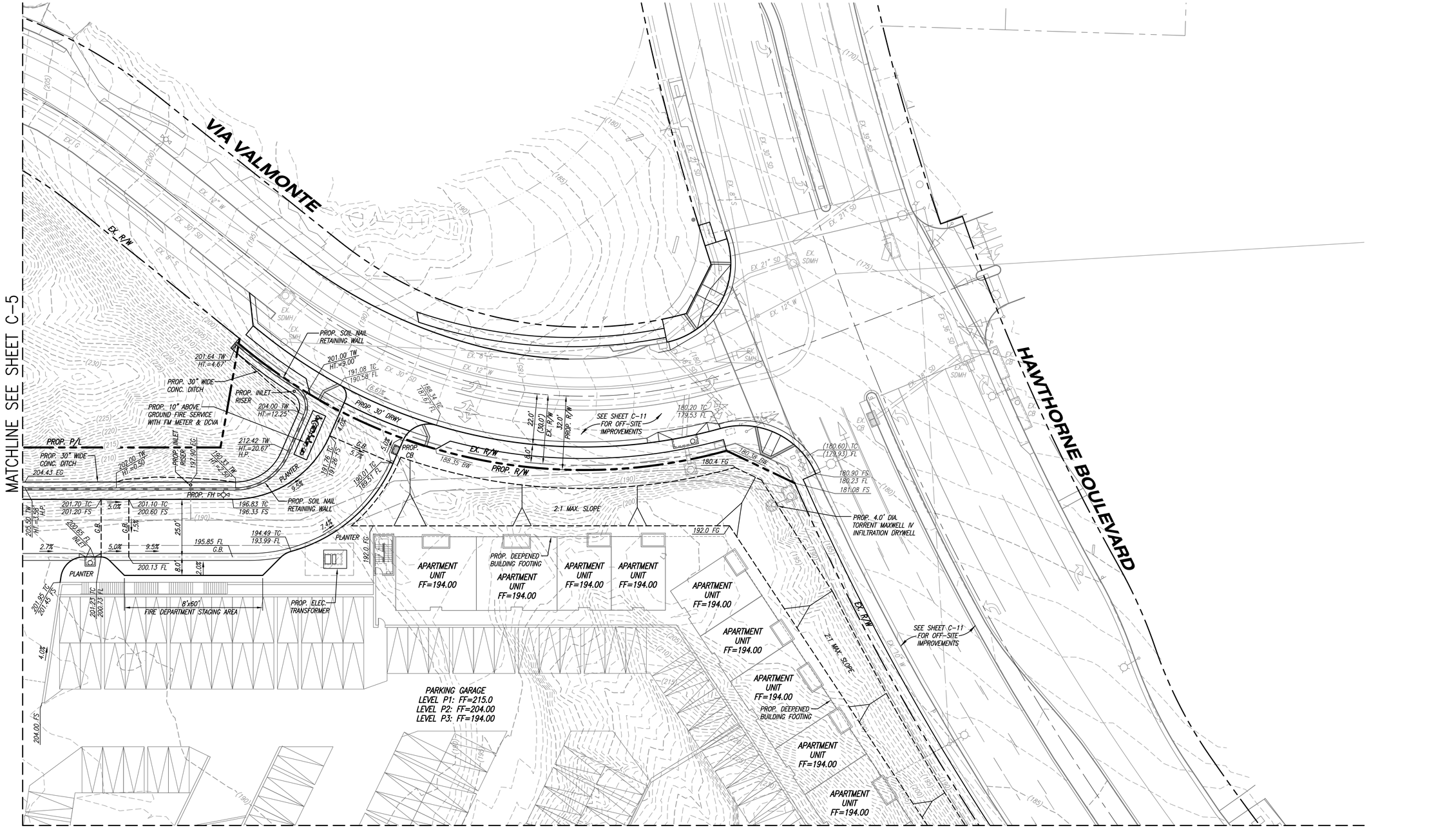

LID INFORMATION FOR DRYWELL

TOTAL EXPOSED VEHICULAR AREA:	30,327 S.F. (0.70 ACRES)
IMPERVIOUS AREA:	30,327 S.F. (0.70 ACRES)
PERVIOUS AREA:	0 S.F. (0.00 ACRES)
SWQDv (HydroCalc):	1,928 C.F.
DRYWELL VOLUME:	214 C.F.
DETENTION TANK VOLUME:	1,714 C.F.

GRADING QUANTITY ESTIMATE:

CUT	=	91,387 C.Y.	EXPORT	=	69,754 C.Y.
FILL	=	21,633 C.Y.			
NET	=	69,754 C.Y.	MAX CUT HEIGHT	=	32.20'
			MAX FILL HEIGHT	=	10.35'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY GRADING PLAN - SHEET C-6

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Tel (949) 756-6440
Newport Beach, California 92660 Fax (949) 756-6444

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LID INFORMATION FOR BIORETENTION AREA

TOTAL BUILDING AREA:	130,698 S.F. (3.00 ACRES)
IMPERVIOUS AREA:	130,698 S.F. (3.00 ACRES)
PERVIOUS AREA:	0 S.F. (0.00 ACRES)
SWQDv (HydroCalc):	8,262 C.F.
BIORETENTION AREA VOLUME:	214 C.F.

GRADING QUANTITY ESTIMATE:

CUT	=	91,387 C.Y.			
FILL	=	21,633 C.Y.	EXPORT	=	69,754 C.Y.
NET	=	69,754 C.Y.	MAX CUT HEIGHT	=	32.20'
			MAX FILL HEIGHT	=	10.35'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY GRADING PLAN - SHEET C-7

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310
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Fax (949) 756-6444

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MATCHLINE SEE SHEET C-6

MATCHLINE SEE SHEET 7

HAWTHORNE BOULEVARD

PARKING GARAGE
LEVEL P1: FF=215.0
LEVEL P2: FF=204.00
LEVEL P3: FF=194.00

APARTMENT UNIT FF=194.00

PROP. DEEPENED BUILDING FOOTING

LEASING OFFICE FF=204.00

SEE SHEET C-11 FOR OFF-SITE IMPROVEMENTS

EX. R/W

EX. 10" W

2:1 MAX. SLOPE

PROP. PLANTABLE SEGMENTAL RETAINING WALL

PROP. FH

PROP. ABOVE GROUND DOMESTIC WATER METER & BACKFLOW DEVICE

PROP. 6-WAY FDC, PIV VALVE AND FIRE LINE TO BLDG.

PROP. 8" ABOVE GROUND FIRE SERVICE WITH FM METER & DCVA

PROP. 5' WIDE MAINTENANCE BENCH

PROP. 2:1 SLOPE

40.0' BUILDING SETBACK LINE

PROP. STORM DRAIN INLET RISER

PROPOSED BIO-RETENTION AREA BOT EL.=214.5 (14,858 S.F.)

PROP. P/L

PROP. 30" WIDE CONC DITCH

PROP. 10' HIGH ROCKFALL CONTAINMENT BARRIER

PROP. INLET RISER

PLANTER

PROP. 5.0' WIDE MAINTENANCE BENCH

PROP. SOIL NAIL RETAINING WALL

PROP. ELEC. TRANS

PROP. CB

PROP. 30" DRWY

PROP. 2:1 SLOPE

LID INFORMATION FOR BIORETENTION AREA

TOTAL BUILDING AREA:	130,698 S.F. (3.00 ACRES)
IMPERVIOUS AREA:	130,698 S.F. (3.00 ACRES)
PERVIOUS AREA:	0 S.F. (0.00 ACRES)
SWQDv (HydroCalc):	8,262 C.F.
BIORETENTION AREA VOLUME:	214 C.F.

GRADING QUANTITY ESTIMATE:

CUT	=	91,387 C.Y.	EXPORT	=	69,754 C.Y.
FILL	=	21,633 C.Y.			
NET	=	69,754 C.Y.	MAX CUT HEIGHT	=	32.20'
			MAX FILL HEIGHT	=	10.35'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

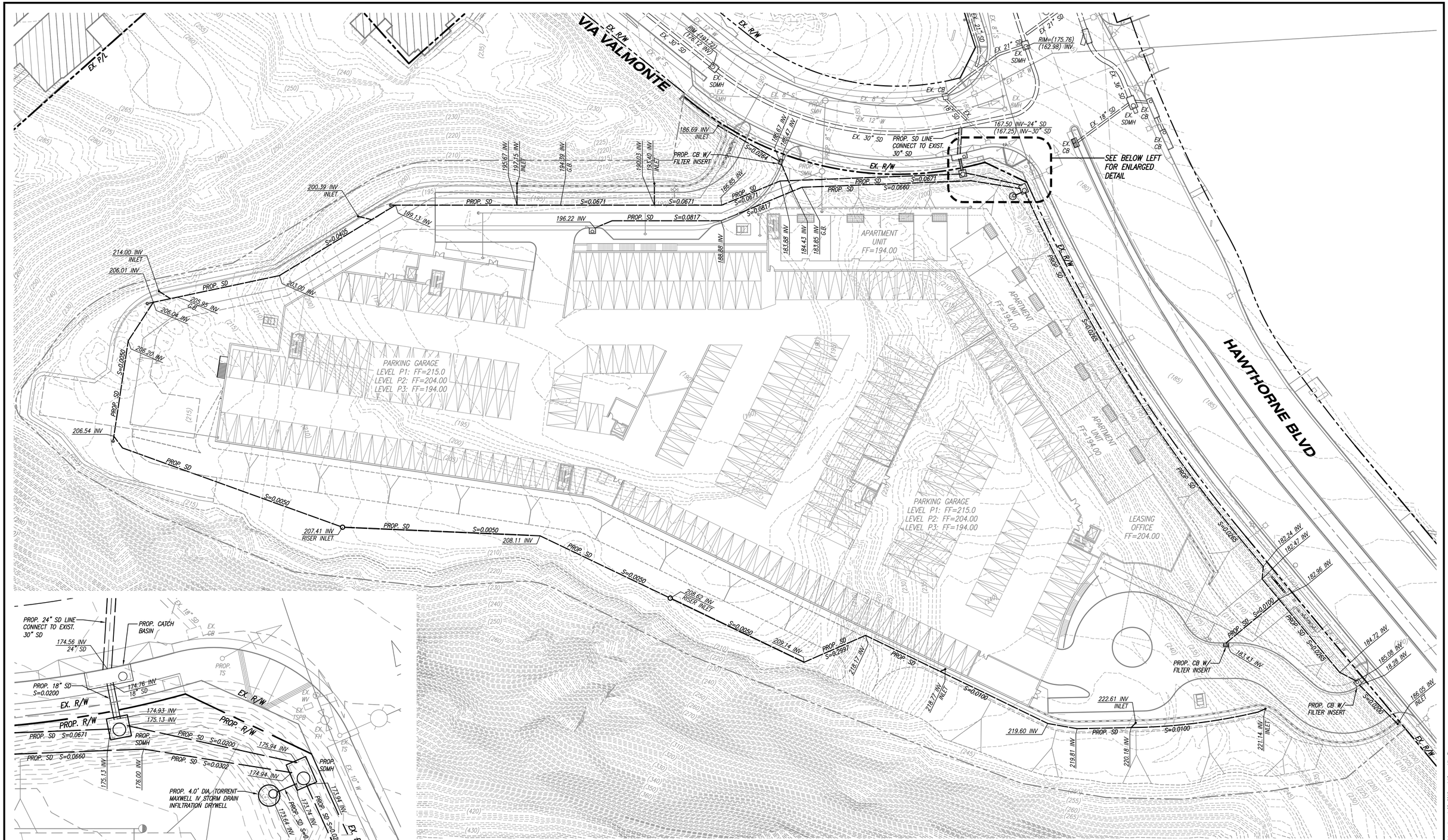
PRELIMINARY GRADING PLAN - SHEET C-8

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Tel (949) 756-6440
Newport Beach, California 92660 Fax (949) 756-6444

R:\Reylenn\Reylenn-Torrance\Cd's\Preliminary\Grading\XLT-GRAD-BASE.dwg August 08, 2016 - 9:48am Mike Thomas



ENLARGED DETAIL
SCALE: 1"=10'

0 15 30 60 90

SCALE: SCALE:1"=30'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY STORM DRAIN PLAN - SHEET C-9

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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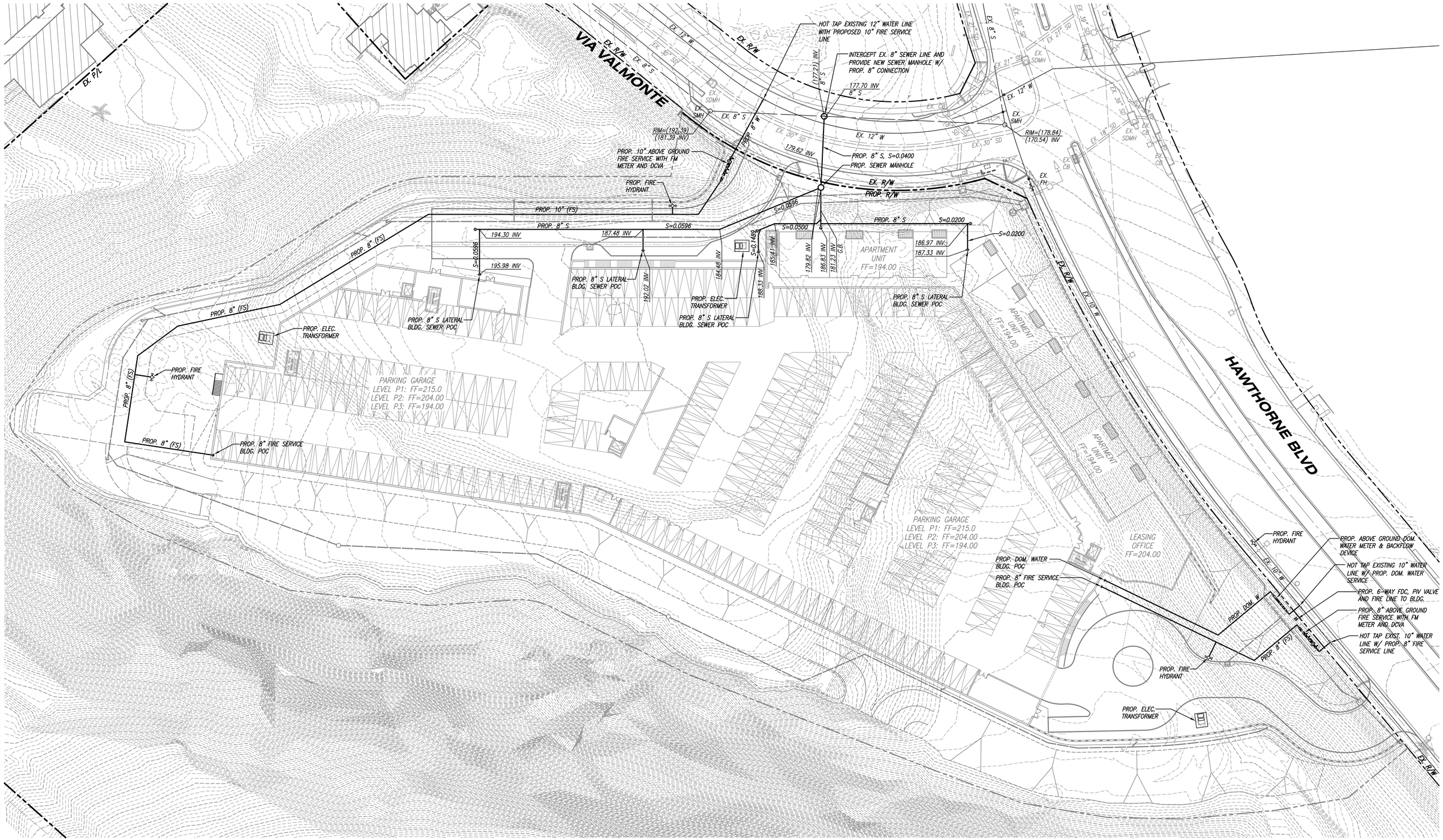

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PRELIMINARY UTILITY PLAN - SHEET C-10

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CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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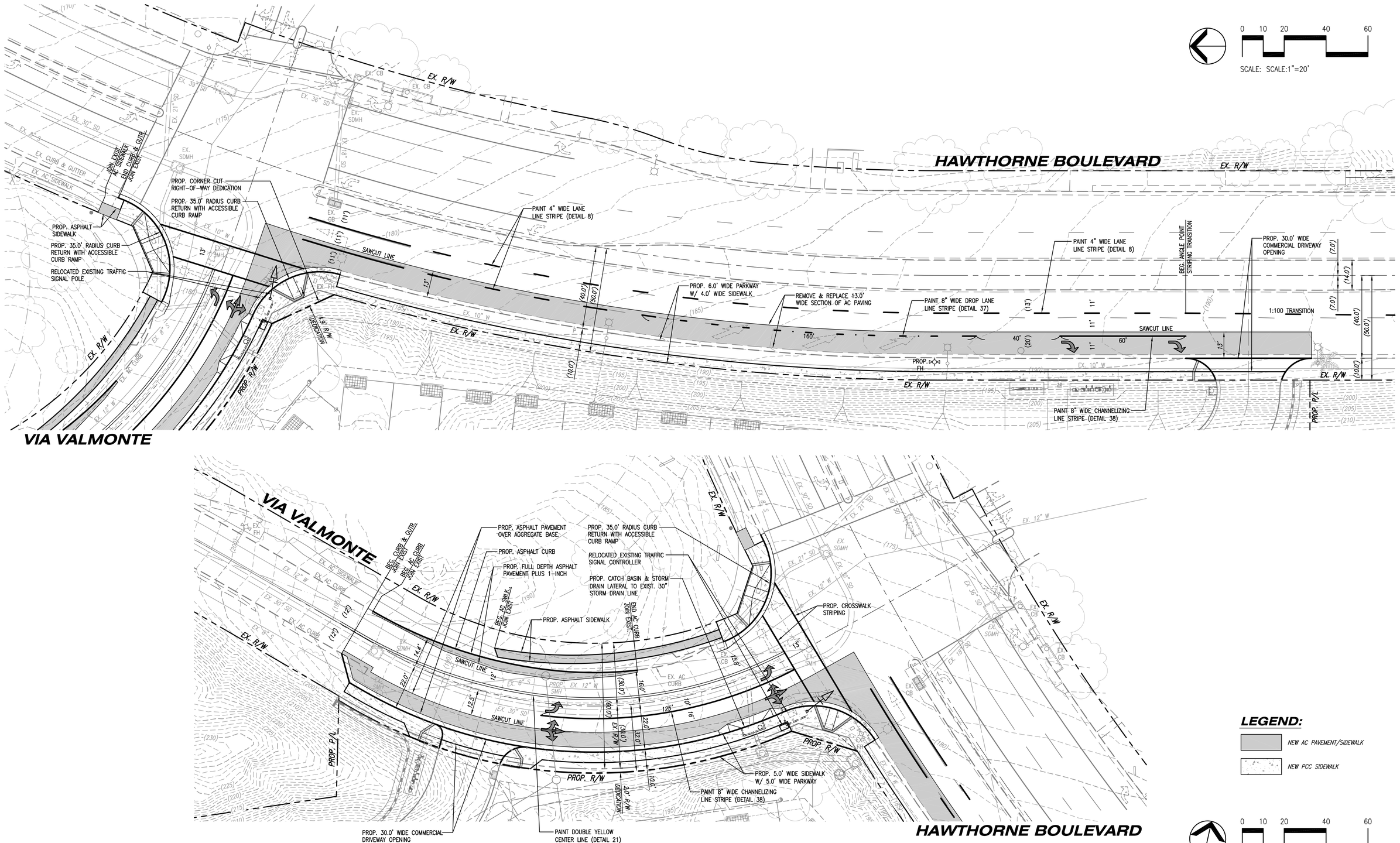

LEGEND:

NEW AC PAVEMENT/SIDEWALK

NEW PCC SIDEWALK

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REYLENN PROPERTIES LLC

PRELIMINARY STREET IMPROVEMENTS - SHEET 11

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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Newport Beach, California 92660 Fax (949) 756-6444

R:\Reylenn\Reylenn-Torrance\CDs\Preliminary\Street Improvements\Kit-Off-Site Improvements.dwg August 08, 2016 - 9:57am Mike Thomas

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AUGUST 9th, 2016

N

scale: 1" = 100'-0"

0 100 200 250 300

VICINITY MAP WITH PROPOSED SITE PLAN

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ILLUSTRATIVE SITE PLAN - F.S. 225.00'

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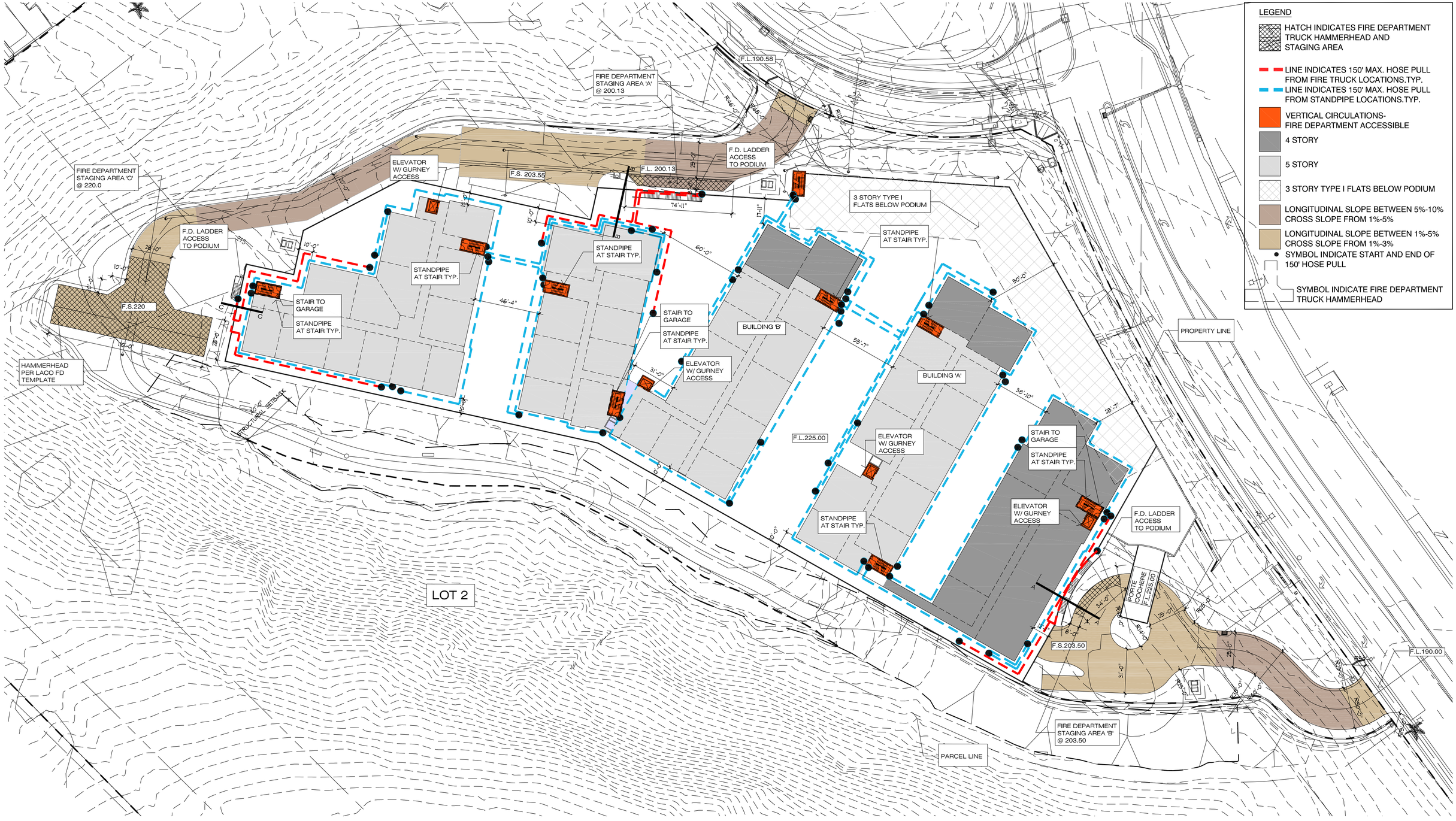
A3



FIRE DEPARTMENT PROTECTION PLAN

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scale: 1" = 30'-0"

0 30 60 90 120

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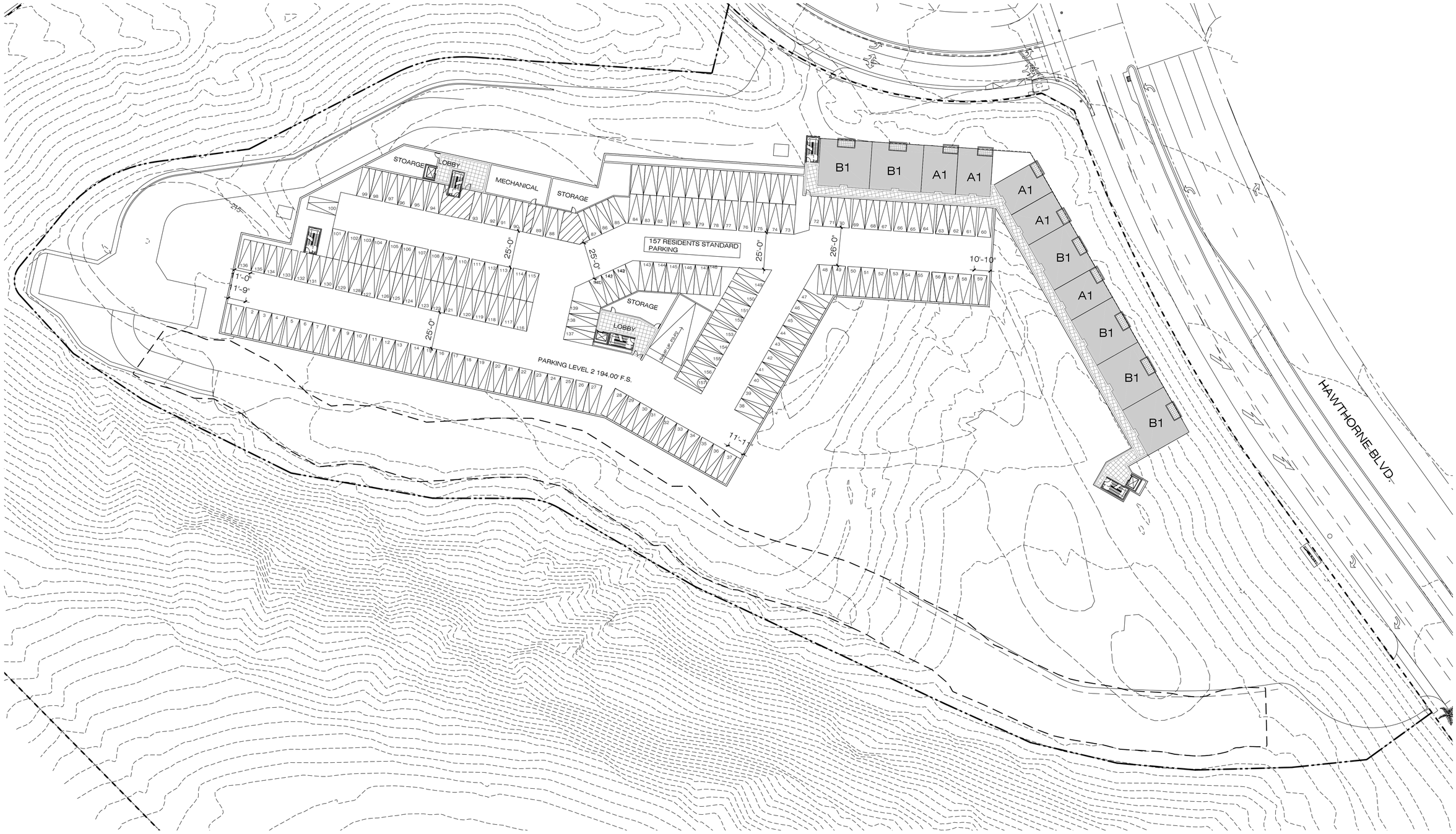

PARKING PLAN P3 - FS 194

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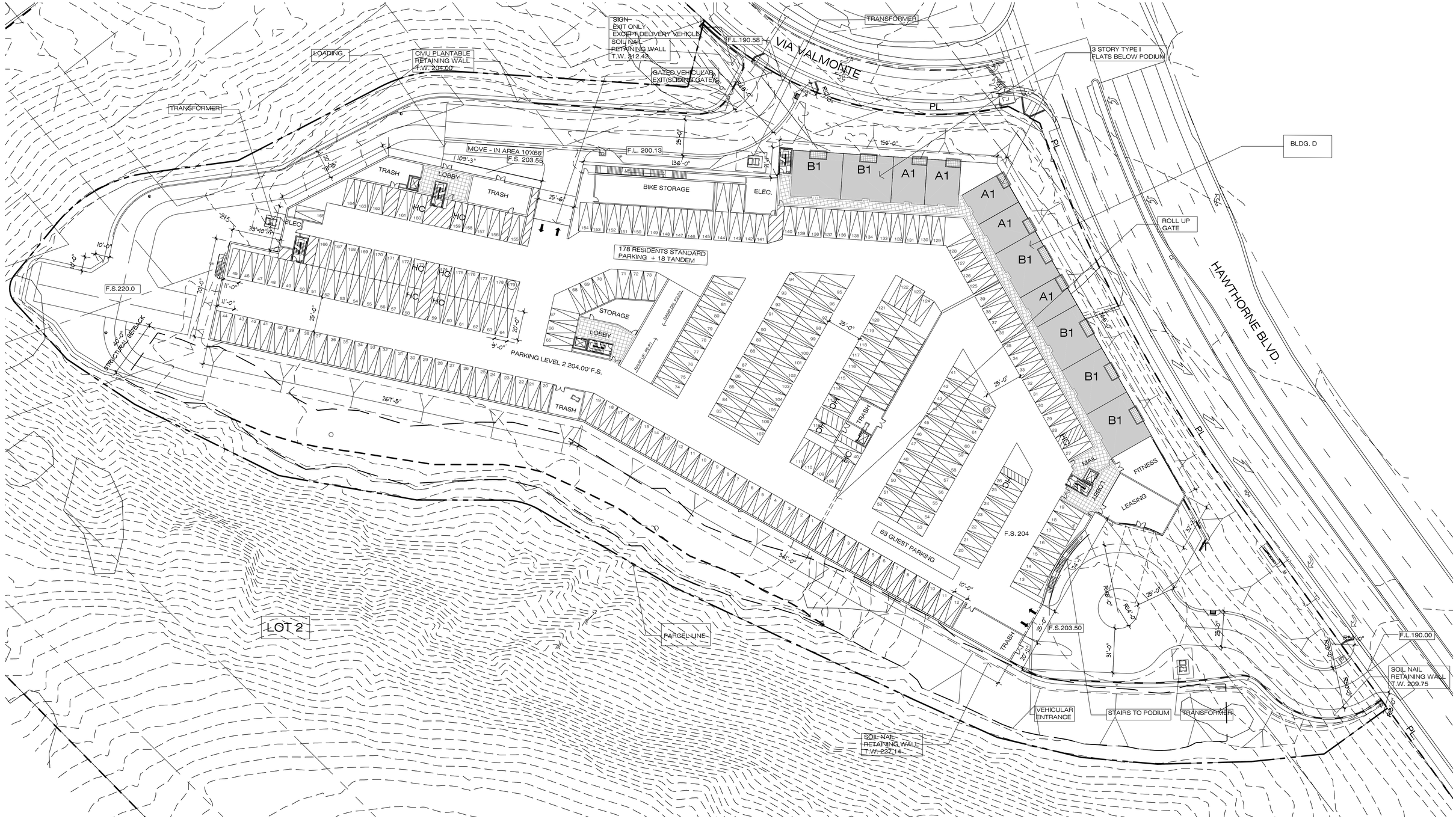

PARKING PLAN P2 - FS 204

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scale: 1" = 30'-0"

0 30 60 90 120

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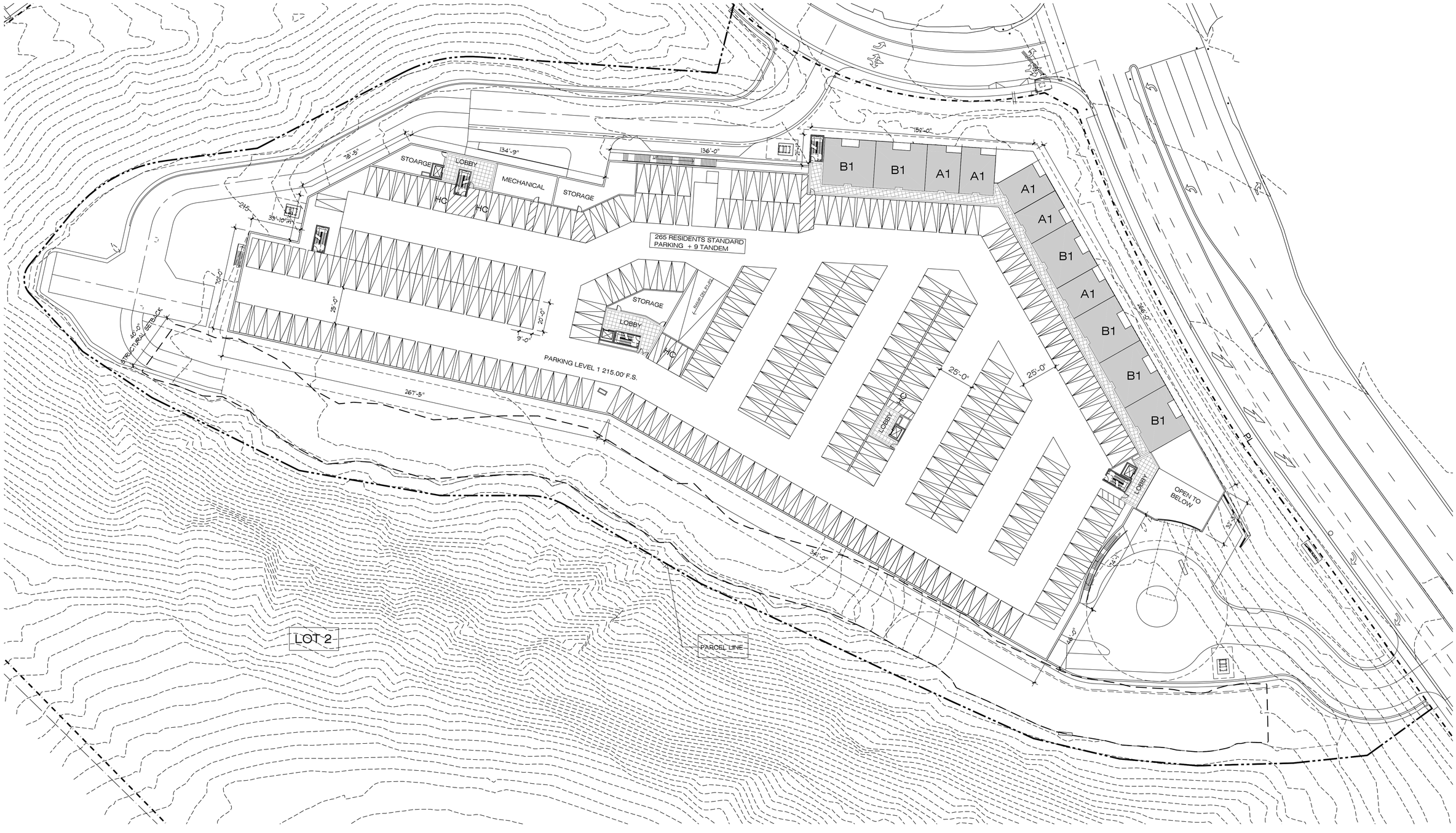

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PARKING PLAN P1 - FS 215

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FIRST LEVEL RESIDENTIAL

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SECOND LEVEL RESIDENTIAL

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THIRD LEVEL RESIDENTIAL

scale: 1" = 30'-0"

0 30 60 90 120

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A 10

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FOURTH LEVEL RESIDENTIAL

scale: 1" = 30'-0"

0 30 60 90 120

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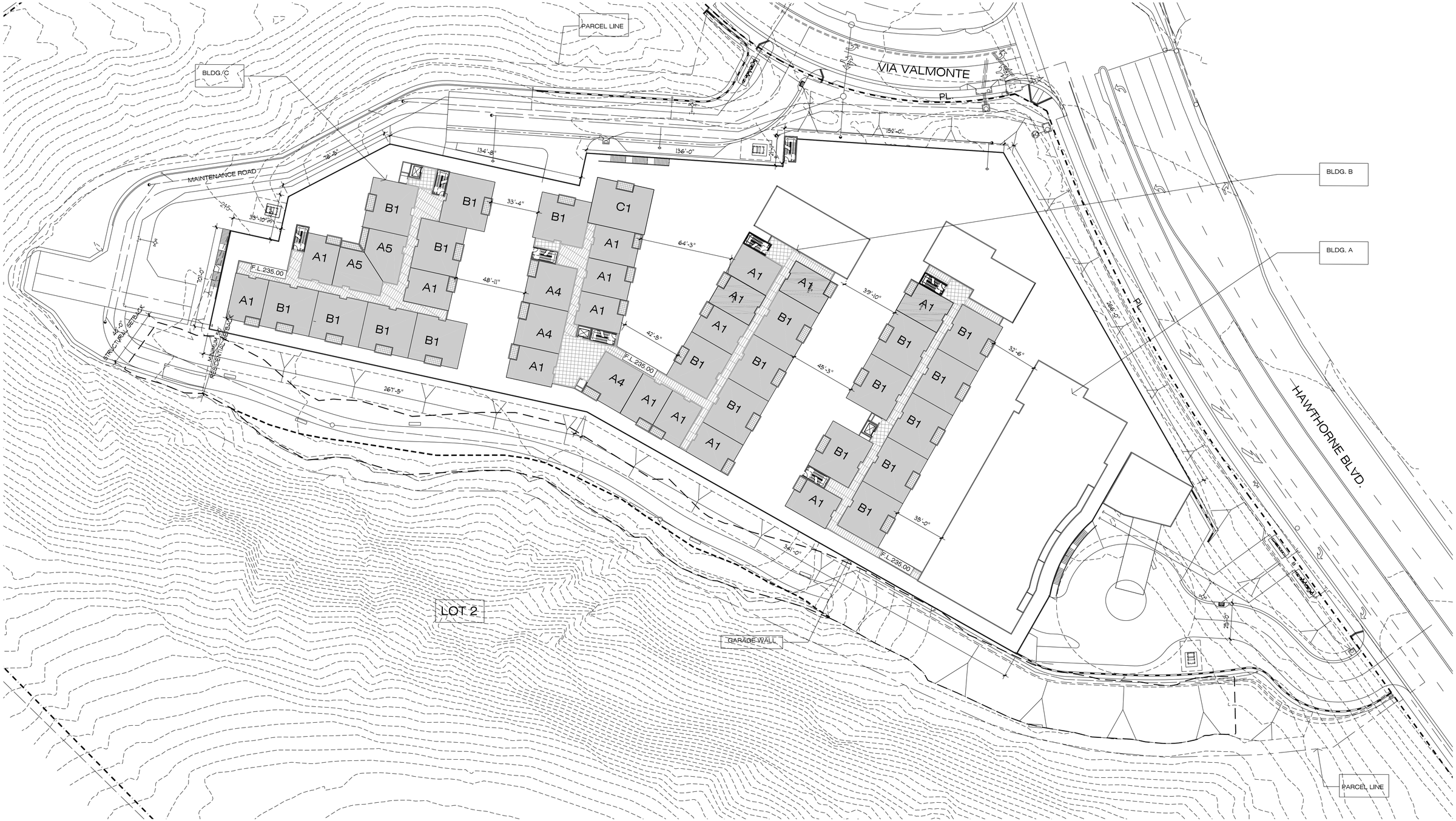

FIFTH LEVEL

SOLANA

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scale: 1" = 30'-0"

0 30 60 90 120

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ROOF LEVEL

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scale: 1" = 30'-0"

0 30 60 90 120

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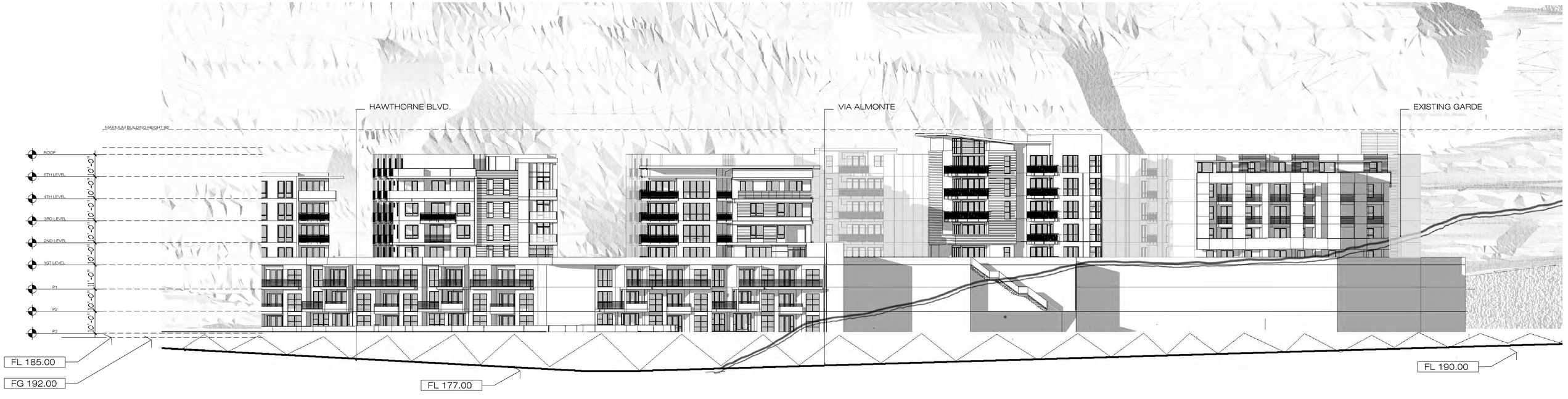
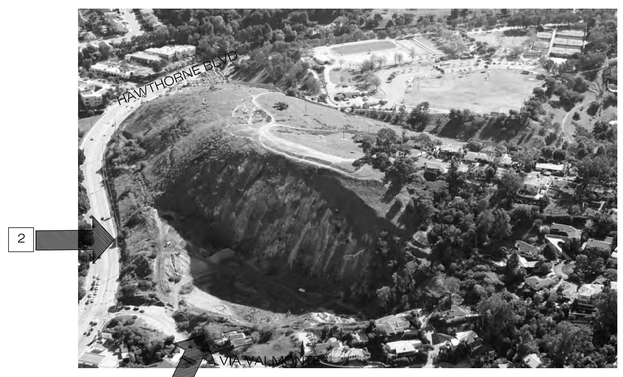


1- VIA VALMONTE ELEVATION



2- HAWTHORNE BLVD. ELEVATION

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scale: 1" = 20'-0"

0 20 40 60 80

ELEVATION

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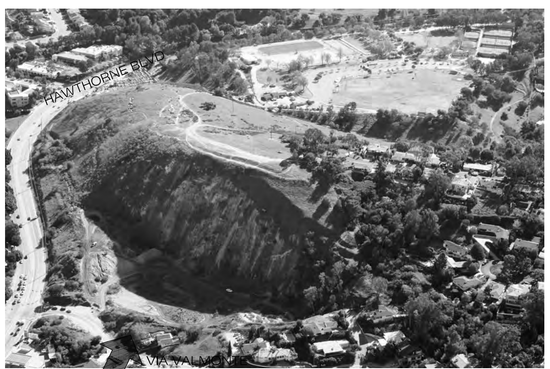
1- VIA VALMONTE ELEVATION



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TORRANCE, CA

AUGUST 9th, 2016

scale: 1" = 20'-0"

0 20 40 60 80

ELEVATION

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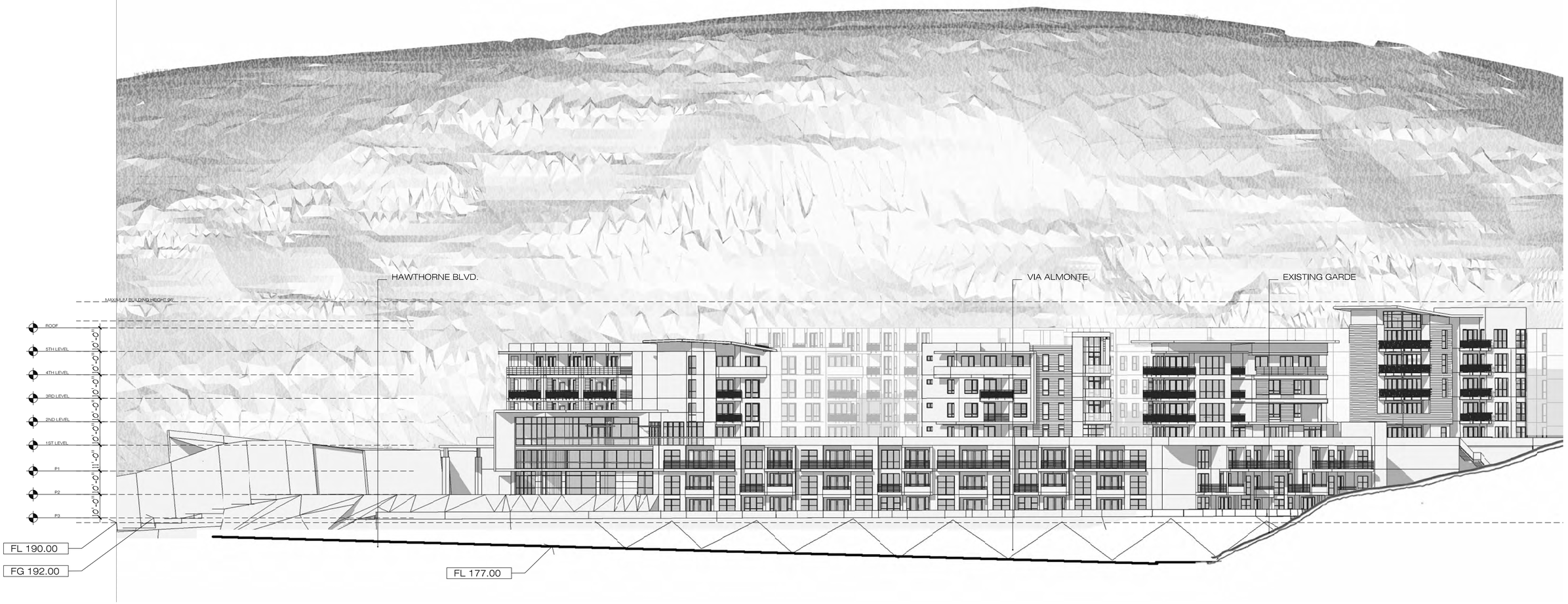
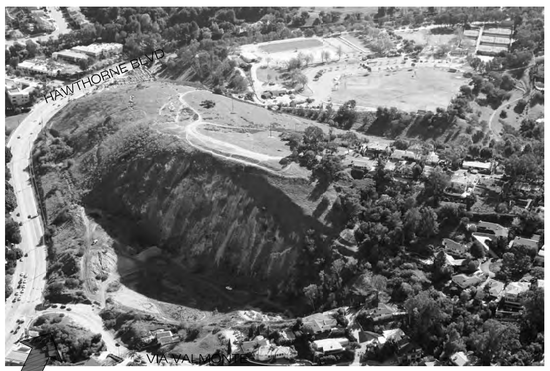
A 17





1

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TORRANCE, CA

AUGUST 9th, 2016

HAWTHORNE BLVD.-VIA VALMONTE ELEVATION

scale: 1" = 20'-0"

0 20 40 60 80

ELEVATION

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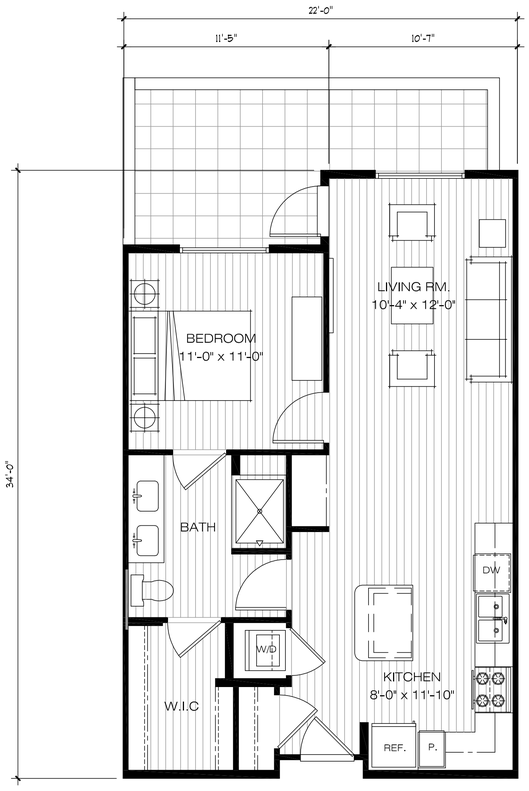
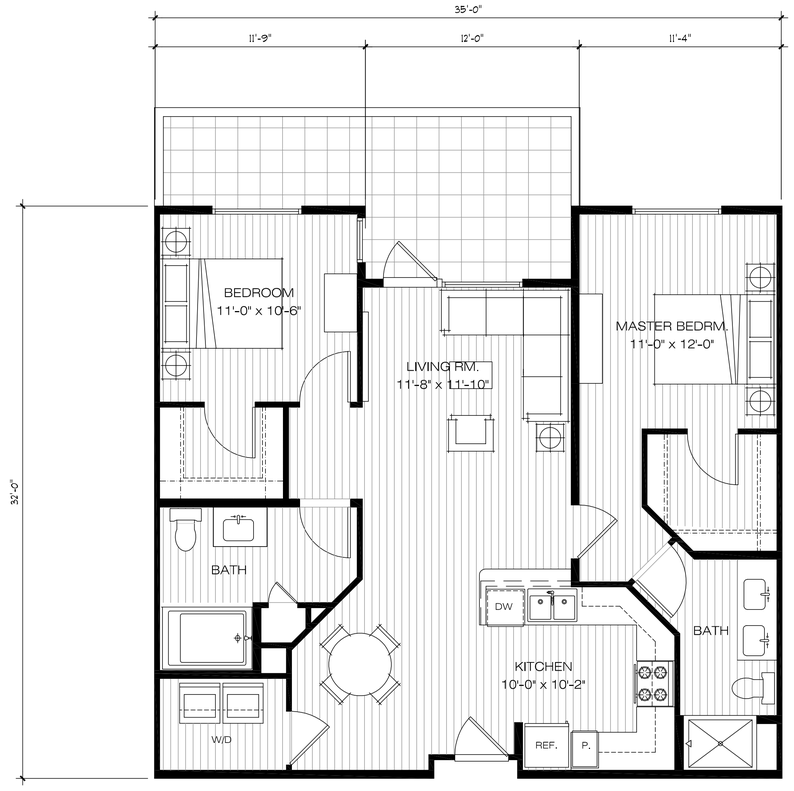
A 18



UNIT A1
1 BEDROOM / 1 BATH
GROSS AREA: 700 SF



UNIT B1
2 BEDROOM / 2 BATH
GROSS AREA: 1070 SF

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AUGUST 9th, 2016

scale: 1/4" = 1'-0"
0 4 8 12 16

TYPICAL UNIT PLANS

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UNIT C1
3 BEDROOM / 3 BATH
GROSS AREA: 1373 SF

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scale: 1/4" = 1'-0"
0 4 8 12 16

TYPICAL UNIT PLANS

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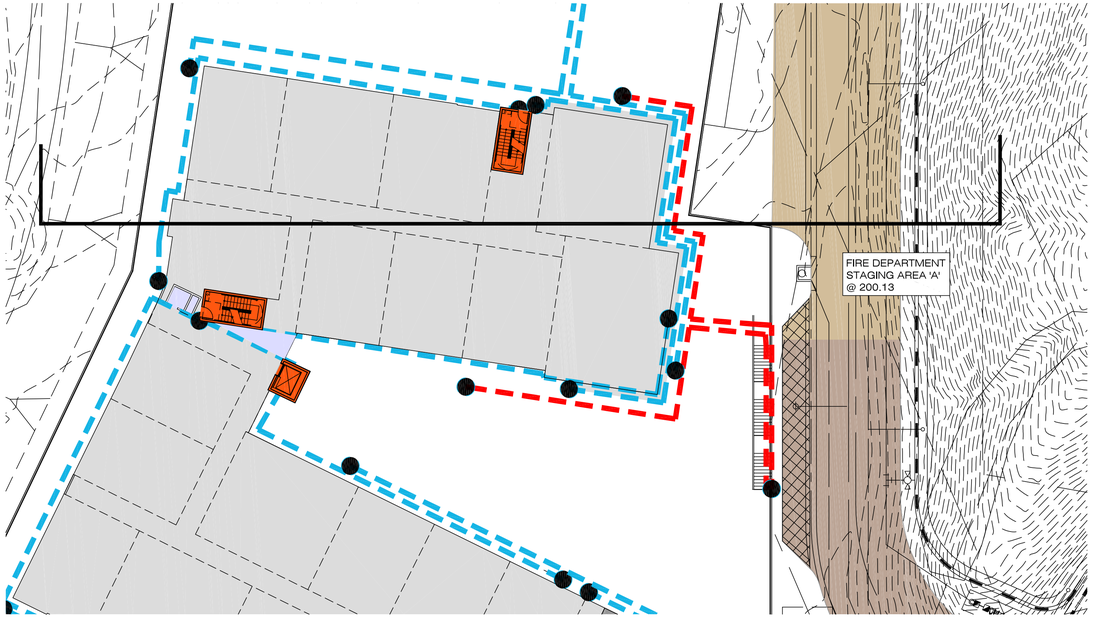
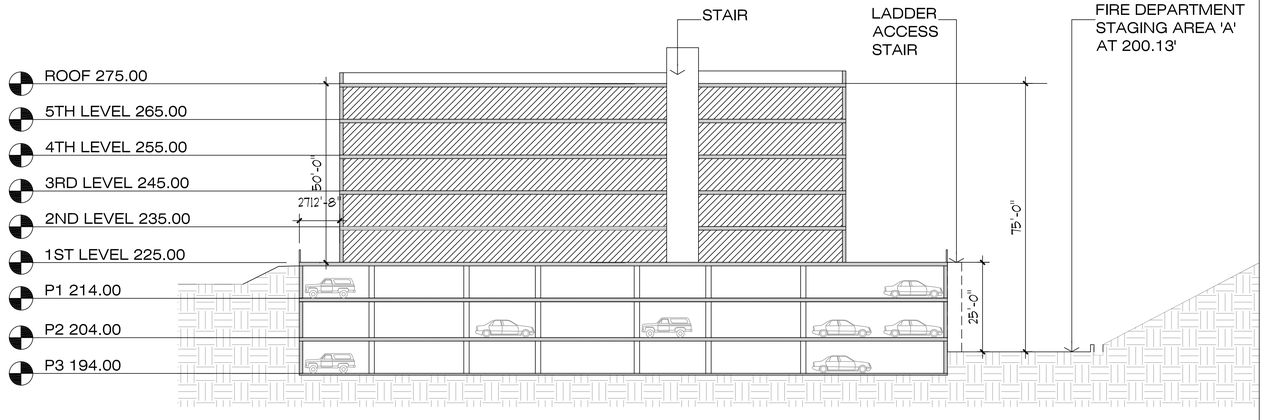


LEGEND

- HATCH INDICATES FIRE DEPARTMENT TRUCK HAMMERHEAD AND STAGING AREA
- LINE INDICATES 150' MAX. HOSE PULL FROM FIRE TRUCK LOCATIONS.TYP.
- LINE INDICATES 150' MAX. HOSE PULL FROM STANDPIPE LOCATIONS.TYP.
- VERTICAL CIRCULATIONS- FIRE DEPARTMENT ACCESSIBLE
- 4 STORY
- 5 STORY
- 3 STORY TYPE I FLATS BELOW PODIUM
- LONGITUDINAL SLOPE BETWEEN 5%-10% CROSS SLOPE FROM 1%-5%
- LONGITUDINAL SLOPE BETWEEN 1%-5% CROSS SLOPE FROM 1%-3%
- SYMBOL INDICATE START AND END OF 150' HOSE PULL
- SYMBOL INDICATE FIRE DEPARTMENT TRUCK HAMMERHEAD



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AUGUST 9th, 2016

SECTION THROUGH STAGING AREA 'A'

scale: 1" = 20'-0"

0 20 40 80 160

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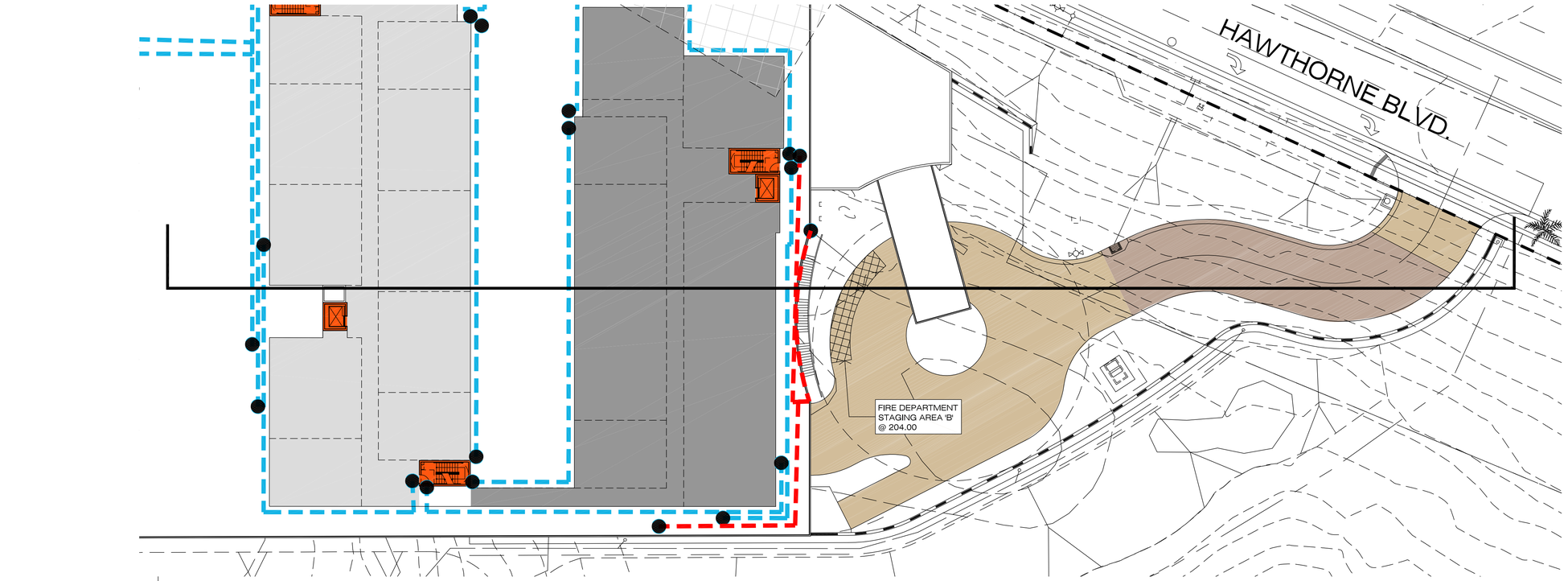
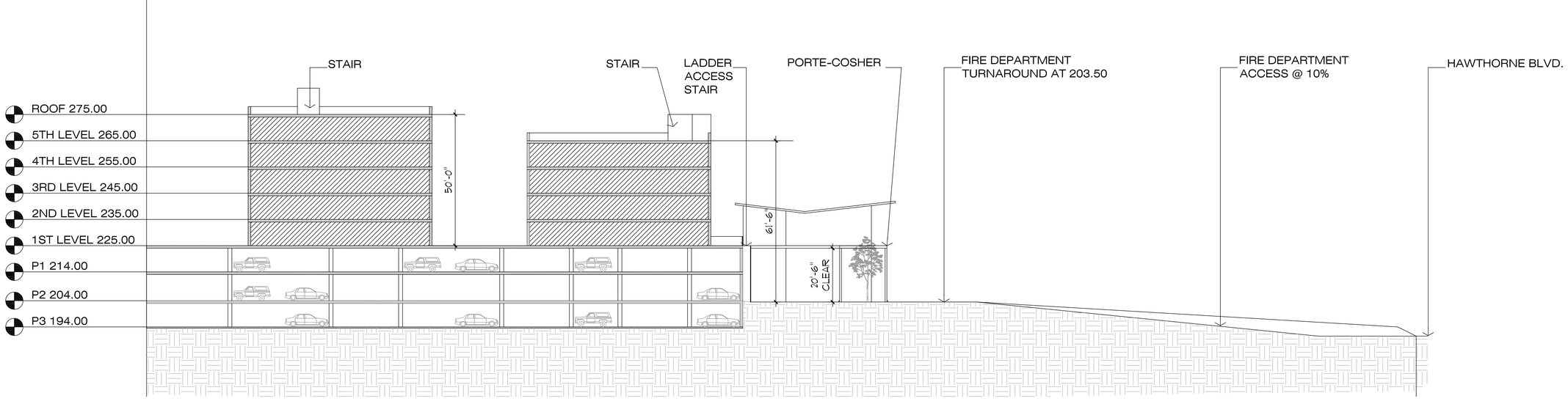
A 4



LEGEND

- HATCH INDICATES FIRE DEPARTMENT TRUCK HAMMERHEAD AND STAGING AREA
- LINE INDICATES 150' MAX. HOSE PULL FROM FIRE TRUCK LOCATIONS.TYP.
- LINE INDICATES 150' MAX. HOSE PULL FROM STANDPIPE LOCATIONS.TYP.
- VERTICAL CIRCULATIONS- FIRE DEPARTMENT ACCESSIBLE
- 4 STORY
- 5 STORY
- 3 STORY TYPE I FLATS BELOW PODIUM
- LONGITUDINAL SLOPE BETWEEN 5%-10% CROSS SLOPE FROM 1%-5%
- LONGITUDINAL SLOPE BETWEEN 1%-5% CROSS SLOPE FROM 1%-3%
- SYMBOL INDICATE START AND END OF 150' HOSE PULL
- SYMBOL INDICATE FIRE DEPARTMENT TRUCK HAMMERHEAD



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TORRANCE, CA

AUGUST 9th, 2016

SECTION THROUGH STAGING AREA 'B'

scale: 1" = 20'-0"

0 20 40 80 160

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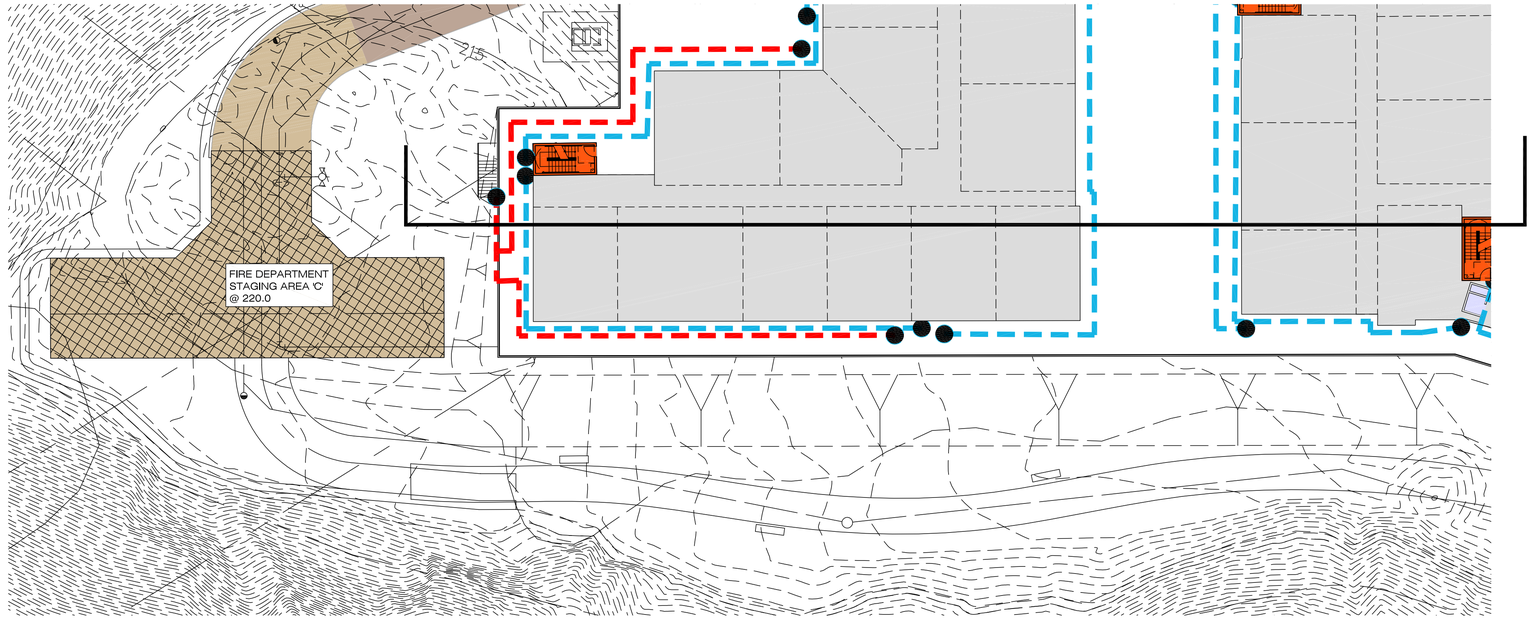
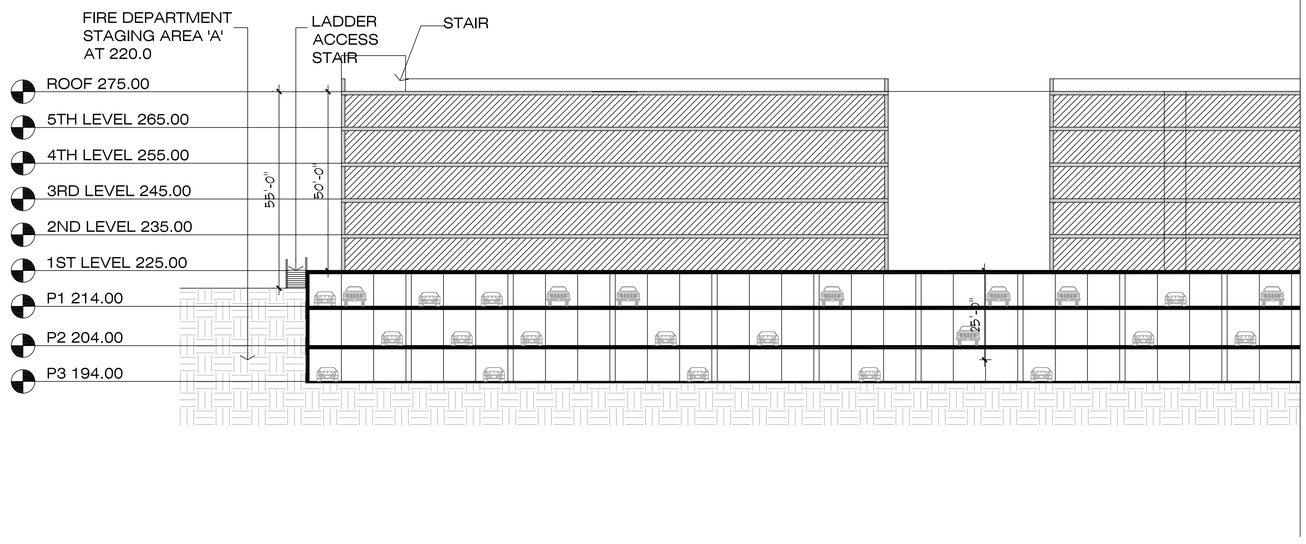
A 5



LEGEND

- HATCH INDICATES FIRE DEPARTMENT TRUCK HAMMERHEAD AND STAGING AREA
- LINE INDICATES 150' MAX. HOSE PULL FROM FIRE TRUCK LOCATIONS.TYP.
- LINE INDICATES 150' MAX. HOSE PULL FROM STANDPIPE LOCATIONS.TYP.
- VERTICAL CIRCULATIONS- FIRE DEPARTMENT ACCESSIBLE
- 4 STORY
- 5 STORY
- 3 STORY TYPE I FLATS BELOW PODIUM
- LONGITUDINAL SLOPE BETWEEN 5%-10% CROSS SLOPE FROM 1%-5%
- LONGITUDINAL SLOPE BETWEEN 1%-5% CROSS SLOPE FROM 1%-3%
- SYMBOL INDICATE START AND END OF 150' HOSE PULL
- SYMBOL INDICATE FIRE DEPARTMENT TRUCK HAMMERHEAD



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AUGUST 9th, 2016

SECTION THROUGH STAGING AREA 'C'

scale: 1" = 20'-0"

0 20 40 80 160

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