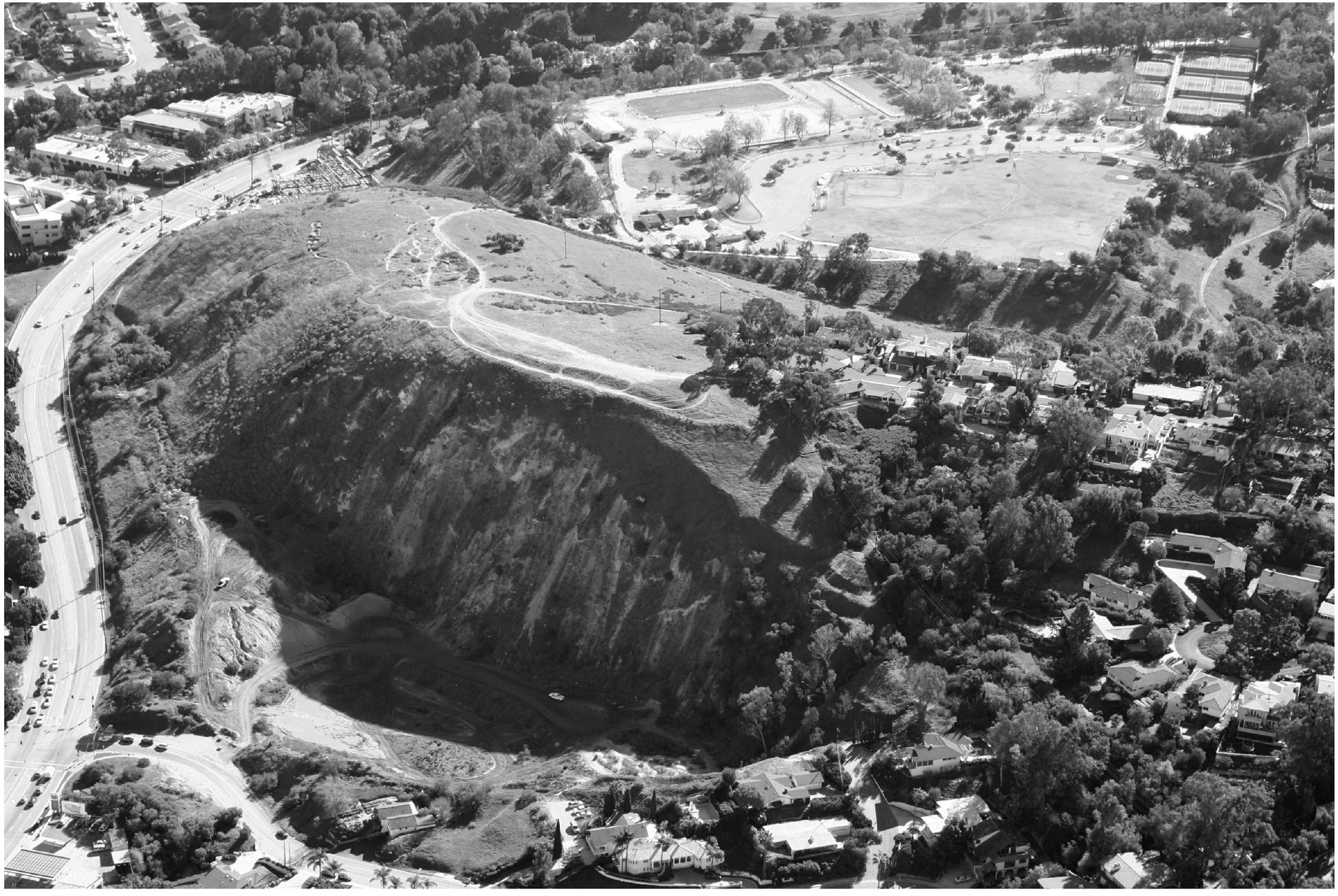

SOLANA

TORRANCE, CA

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PROJECT TEAM

APPLICANT

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CIVIL ENGINEER

KHR ASSOCIATES
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EMAIL: mthomas@khrdesign.com

VICINITY MAP

PROJECT NOTE

- 1 HOUR SEPARATION BETWEEN GARAGE AND LIVING AREA AND BETWEEN EACH UNIT SHALL BE REQUIRED
- PROJECT SHALL COMPLY WITH 2013 CBC,CMC,CEC,CRC, AND CPC, 2016 CGBT TIER 1 REQUIREMENTS, 2016 CBC SECTIONS 11A & 11B FOR ADA REQUIREMENTS, AND AUTOMATIC FIRE SPRINKLER REQUIREMENTS
- PROJECT SHALL COMPLY WITH TORRANCE ORDINANCE SECTIONS 81.2.9, 81.2.10 AND 81.2.11 FOR SMOKE-CONTROLLED SHAFT ENCLOSURE
- GUEST PARKING STALLS ARE RESERVED FOR GUESTS, PERMANENTLY MARKED AND SHALL REMAIN GUEST PARKING
- PROJECT SHALL PROVIDE AT LEAST 75% OF ALL ROOF SURFACES WITH A MINIMUM SOLAR REFLECTIVE INDEX (SRI) 3 OF AT LEAST 78 SO AS TO REDUCE POTENTIAL FOR UNNECESSARY BUILDING HEAT ABSORPTION.
- GUEST PARKING STALLS SHALL BE RESERVED FOR GUESTS, PERMANENTLY MARKED, AND SHALL REMAIN GUEST PARKING.
- INSTALL ROOFTOP NUMBERS IN ORDER TO ASSIST LAWS ENFORCEMENT AND OTHER EMERGENCY PERSONNEL LOCATE THE PROPERTY. THE NUMBERS SHOULD BE 4' HIGH AND 2' WIDE, SPACED 12 INCHES APART, BE PARALLEL TO THE STREET AND BE A NON-REFLECTIVE COLOR THAT CONTRASTS THE COLOR OF THE ROOF.

SOLANA

TORRANCE, CA
FEBRUARY 22ND, 2018

SHEET INDEX

ReyLenn Properties LLC

WITHEE MALCOLM ARCHITECTS

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

JOB NO. B4051
PRINTED: June 03, 2019

SOLANA PROJECT SUMMARY

ZONING SUMMARY

PROJECT SITE INFORMATION							
APN#		7547-002-005					
ADDRESS		TORRANCE, CA 90505					
LOT AREA	TOTAL		1,075,182 SF	24.68 ACRES			
	LOT 1	GROSS	248,878 SF	5.71 ACRES	NET	246,786 SF	5.67 ACRES
	LOT 2	GROSS	261,567 SF	6.00 ACRES			
	LOT 3	GROSS	562,645 SF	12.92 ACRES			
	STREET DEDICATION	GROSS	2,092 SF	0.05 ACRES			
CURRENT ZONING		A-1 AGRICULTURE					
PROPOSED ZONING		PD - PLANNED DEVELOPMENT					
PROPOSED USE		4-5 STORY RESIDENTIAL ABOVE GARAGE AND PARKING GARAGE STRUCTURES					
BUILDING AREA					TOTAL	460,854 SF	
					FLOOR AREA TOTAL (RESIDENTIAL)	248,786 SF	
FAR		PER TMRC 91.11.11 = 0.65		FLOOR AREA / SITE AREA =		0.23	
				FLOOR AREA / LOT 1 SITE AREA =		1.00	
DENSITY	TOTAL			10.0 DU/AC			
	LOT 1	GROSS		43.4 DU/AC	NET	43.8 DU/AC	
RESIDENTIAL UNITS						248 UNITS	
PROVIDED PARKING						484 SPACES	

	ALLOWED	PROPOSED	NOTES
SETBACKS			SET BACK ARE BASED ON PROPERTY LINE @ LOT 1
	FRONT YARD 20'-0"	20'-0"	
	SIDE YARD 10'-0"	14'-6"	
	SIDE YARD 10'-0"	32'-6"	
	REAR YARD 10'-0"	42'-0"	
BUILDING HEIGHT		82'-0" TO TOP OF TALLEST ARCHITECTURAL FEATURE FROM 181.58' LOWEST POINT OF SITE	
LOT COVERAGE		BUILDING A = 28,000 SF	
		BUILDING B = 37,000 SF	
		BUILDING C = 21,500 SF	
		BUILDING D = 22,900 SF	
		TOTAL = 109,400 SF	
	TOTAL LOT LOT COVERAGE	10.18 %	
	LOT 1 (DEVELOPED) LOT COVERAGE	43.96 %	
LANDSCAPE / OUTDOOR AREA		PODIUM DECK = 13,500 SF	
		ROOF DECK = 11,000 SF	
		LANDSCAPE = 96,385 SF	
		TOTAL = 120,885 SF	

PARKING SUMMARY

	REQUIRED		PROVIDED	STANDARD	ACCESSIBLE	COMPACT	SUB-TOTAL	NOTE
TMRC 91.11.16	RESIDENT: 1.50 PARKING SPACES PER 1BR	1.54 x 135 = 208 SPACES						2016 CAL GREEN CODE
	RESIDENT: 2.0 PARKING SPACES PER 2BR	2 x113 = 226 SPACES	BUILDING 'A'	47 SPACES	4 SPACES	12 SPACES	63 SPACES	PROVIDE FUTURE EVC 9'X18'
	GUEST: ONE PARKING SPACE PER 5 UNITS	248 / 5 = 50 SPACES	BUILDING 'B'	63 SPACES	3 SPACES	18 SPACES	84 SPACES	25 EVC SPACES PROVIDED (SEE BUILDING PLAN)
			BUILDING 'C'	31 SPACES	2 SPACES	16 SPACES	49 SPACES	PROVIDE AT LEAST 1 VAN ACCESSIBLE
			BUILDING 'D' PARKING	235 SPACES	2 SPACES	4 SPACES	241 SPACES	
			ON-GRADE	45 SPACES	2 SPACES		47 SPACES	
			SUB TOTAL	421 SPACES	13 SPACES	50 SPACES	484 SPACES	
	TOTAL REQUIRED	= 484 SPACES	TOTAL	87.0 %	2.7 %	10.3 %	484 SPACES	

BUILDING UNIT SUMMARY

	1 BEDROOM			2 BEDROOM				
	1A	1B	1C	2A	2B	2C	2D	TOTAL UNIT
BUILDING 'A'	40 UNITS	13 UNITS		32 UNITS	3 UNITS			88 UNITS
BUILDING 'B'	32 UNITS	21 UNITS	4 UNITS	32 UNITS	3 UNITS	4 UNITS	4 UNITS	100 UNITS
BUILDING 'C'	12 UNITS	13 UNITS		32 UNITS	3 UNITS			60 UNITS
TOTAL	84 UNITS	47 UNITS	4 UNITS	96 UNITS	9 UNITS	4 UNITS	4 UNITS	248 UNITS
	33.9%	19.0%	1.6%	38.7%	3.6%	1.6%	1.6%	100.0 %
	1 BR TOTAL % =		54.4 %		2 BR TOTAL % =		45.6 %	

UNIT SUMMARY

TMRC 91.11.5

PLAN	DESCRIPTION	QUANTITY	GROSS SF	TOTAL GROSS SF	NET ST	TOTAL NET SF	DECK	TOTAL
1A	1 BEDROOM / 1 BATH	84 UNITS	705 SF	59,220 SF	665 SF	55,860 SF	60 SF	5,040 SF
1B	1 BEDROOM / 1 BATH	47 UNITS	745 SF	35,015 SF	700 SF	32,900 SF	60 SF	2,820 SF
1C	1 BEDROOM / 1 BATH	4 UNITS	735 SF	2,940 SF	685 SF	2,740 SF	60 SF	240 SF
2A	2 BEDROOM / 2 BATH	96 UNITS	1,115 SF	107,040 SF	1,055 SF	101,280 SF	60 SF	5,760 SF
2B	2 BEDROOM / 2 BATH	9 UNITS	1,110 SF	9,990 SF	1,050 SF	9,450 SF	60 SF	540 SF
2C	2 BEDROOM / 2 BATH	4 UNITS	1,130 SF	4,520 SF	1,070 SF	4,280 SF	60 SF	240 SF
2D	2 BEDROOM / 2 BATH	4 UNITS	1,200 SF	4,800 SF	1,150 SF	4,600 SF	100 SF	400 SF
TOTAL		248 UNITS		223,525 SF		211,110 SF		15,040 SF
						851 SF AVERAGE		

- ALL UNITS SHALL HAVE KITCHENS. A KITCHEN IS ANY SEPARATE AREA USED OR INTENDED OR DESIGNED TO BE USED FOR COOKING OR THE PREPARATION OF FOOD, AND SHALL INCLUDE PROVISIONS FOR OR INCLUSION OF A REFRIGERATOR, OVEN, BURNERS AND SINK.
- NO UNIT SHALL BE LESS THAN SEVEN HUNDRED (700) SQUARE FEET EXCEPT BACHELOR APARTMENTS (WITHOUT SEPARATE BEDROOMS) WHICH SHALL BE NOT LESS THAN FIVE HUNDRED (500) SQUARE FEET IN AREA.

BUILDING SUMMARY (GROSS)

DESCRIPTION	BUILDING 'A'		BUILDING 'B'		BUILDING 'C'		BUILDING 'D' PARKING		SUB-TOTAL	
	GROSS	NET	GROSS	NET	GROSS	NET	GROSS	NET	GROSS	NET
RESIDENTIAL UNIT	76,895 SF	72,610 SF	89,475 SF	84,510 SF	57,155 SF	53,990 SF			223,525 SF	211,110 SF
CORRIDOR **	10,038 SF	9,736 SF	11,602 SF	11,254 SF	7,181 SF	6,967 SF			28,821 SF	27,957 SF
LOBBY	1,450 SF	1,375 SF	2,110 SF	2,005 SF	1,140 SF	1,085 SF	1,276 SF	1,212 SF	5,976 SF	5,677 SF
STORAGE / MECHANICAL	1,810 SF	1,719 SF	1,389 SF	1,319 SF	660 SF	600 SF	3,085 SF	2,776 SF	6,944 SF	6,414 SF
LEASING /COMMUNITY /REC			7,475 SF	7,100 SF					7,475 SF	7,100 SF
STAIR / ELEVATOR	2,938 SF	2,644 SF	3,846 SF	3,461 SF	2,443 SF	2,198 SF	2,276 SF	2,048 SF	11,503 SF	10,351 SF
PATIO / BALCONY *	5,280 SF		6,000 SF		3,600 SF				14,880 SF	
PARKING GARAGE *	25,947 SF	24,649 SF	33,950 SF	32,252 SF	18,925 SF	17,978 SF	82,908 SF	78,762 SF	161,730 SF	153,641 SF
FAR TOTAL (TMRC 91.11.10)	83,093 SF	78,348 SF	104,295 SF	91,295 SF	61,398 SF	57,873 SF			248,786 SF	211,110 SF
TOTAL	124,358 SF	118,013 SF	155,847 SF	147,901 SF	91,104 SF	86,418 SF	89,545 SF	84,798 SF	460,854 SF	437,130 SF

* INDICATED AREA NOT INCLUDED IN F.A.R. CALCULATION PER TMRC 91.11.10

** CORRIDOR ARE OPEN / NOT CONDITIONED

OPEN SPACE SUMMARY

	REQUIRED		PROVIDED	
TMRC 91.11.13	FLOOR AREA x 1.0 =	223,525 SF	PODIUM DECKS	13,500 SF
			ROOF DECK	11,000 SF
			COMMUNITY ROOM / GYM	4,980 SF
			PRIVATE DECK	15,040 SF
			LANDSCAPE	96,385 SF
			DRIVEWAY / OPEN PARKING	64,383 SF
			TOTAL	205,288 SF

BICYCLE PARKING SUMMARY

REQUIRED		PROVIDED	
1 SPACE PER 10 UNITS =	25 SPACES		25 SPACES

PROJECT INFORMATION

ReyLenn Properties LLC

WITHEE MALCOLM ARCHITECTS

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

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A-02

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TORRANCE, CA

FEBRUARY 22ND, 2018

N

scale: 1" = 100'-0"

0 100 200 250 300

VICINITY MAP WITH PROPOSED PLAN

ReyLenn Properties LLC

WITHEE MALCOLM
ARCHITECTS

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scale: 1" = 30'-0"

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ILLUSTRATIVE SITE PLAN

ReyLenn Properties LLC

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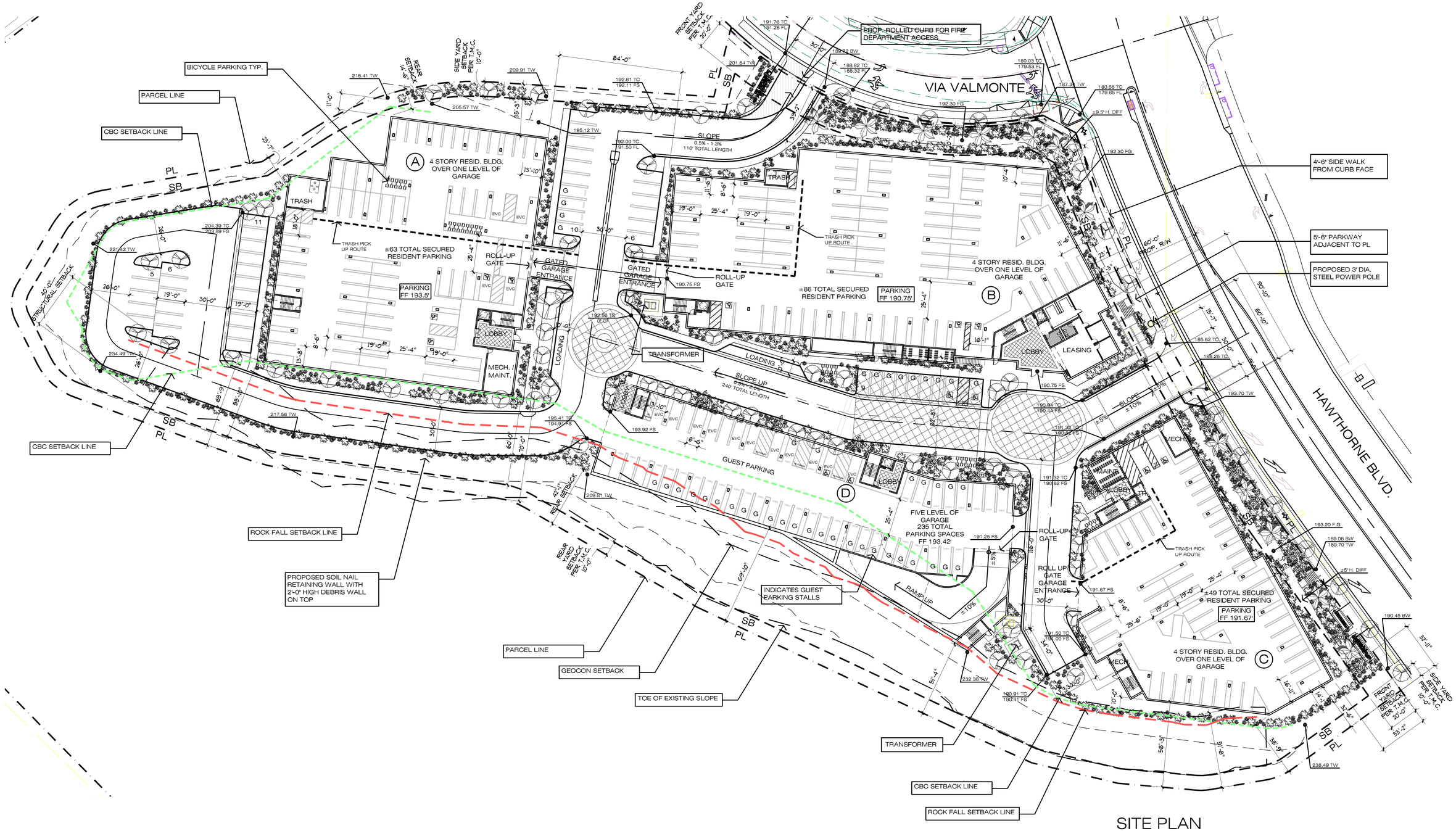

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SITE PLAN

ReyLenn Properties LLC

WITHEE MALCOLM ARCHITECTS

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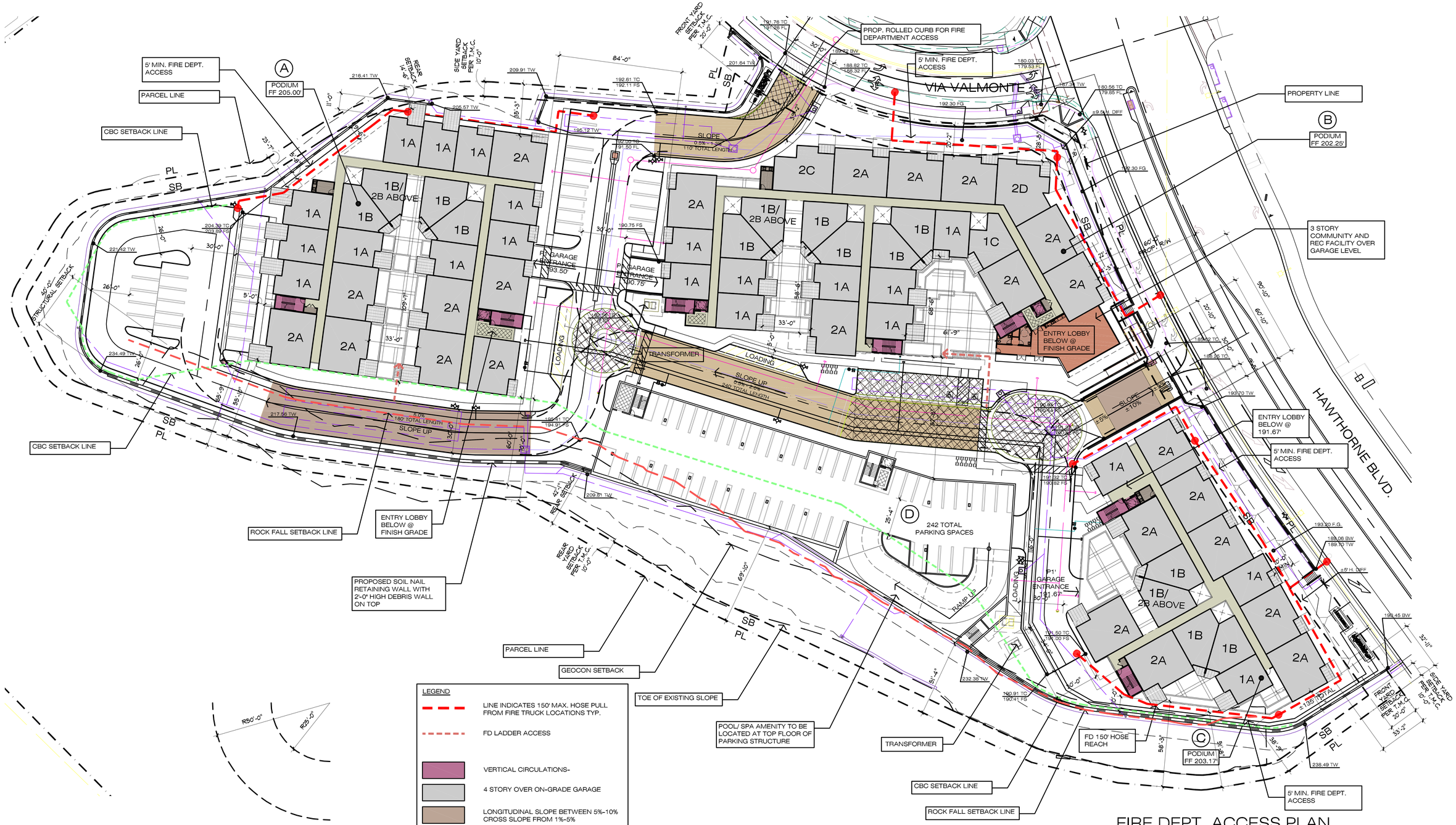

FIRE DEPT. ACCESS PLAN

ReyLenn Properties LLC

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LEGEND

- DRIVEWAY / OPEN PARKING 64,383 SF
- LANDSCAPE 96,385 SF
- PODIUM DECKS 13,500 SF
- ROOF DECK 11,000 SF
- COMMUNITY ROOM / GYM 5,000 SF
- LOT 2 AND LOT 3 - TO REMAIN AS EXISTING NATURAL VEGETATION 824,212 SF

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scale: 1" = 30'-0"

0 30 60 90 120

OPEN SPACE PLAN

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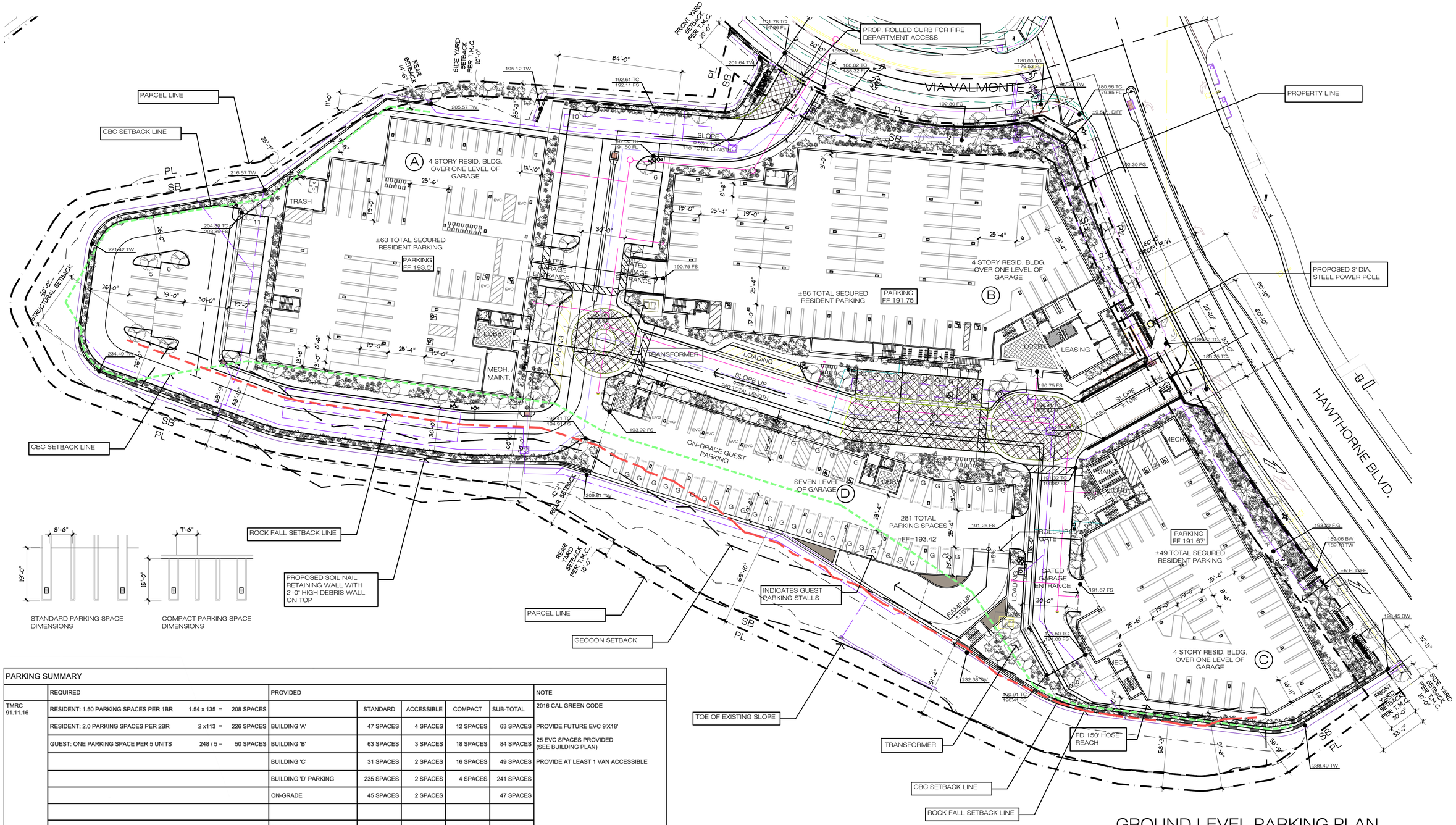
A-07



PARKING SUMMARY								
	REQUIRED		PROVIDED					NOTE
TMRC 91.11.16	RESIDENT: 1.50 PARKING SPACES PER 1BR	1.54 x 135 = 208 SPACES		STANDARD	ACCESSIBLE	COMPACT	SUB-TOTAL	2016 CAL GREEN CODE
	RESIDENT: 2.0 PARKING SPACES PER 2BR	2 x113 = 226 SPACES	BUILDING 'A'	47 SPACES	4 SPACES	12 SPACES	63 SPACES	PROVIDE FUTURE EVC 9'X18'
	GUEST: ONE PARKING SPACE PER 5 UNITS	248 / 5 = 50 SPACES	BUILDING 'B'	63 SPACES	3 SPACES	18 SPACES	84 SPACES	25 EVC SPACES PROVIDED (SEE BUILDING PLAN)
			BUILDING 'C'	31 SPACES	2 SPACES	16 SPACES	49 SPACES	PROVIDE AT LEAST 1 VAN ACCESSIBLE
			BUILDING 'D' PARKING	235 SPACES	2 SPACES	4 SPACES	241 SPACES	
			ON-GRADE	45 SPACES	2 SPACES		47 SPACES	
			SUB TOTAL	421 SPACES	13 SPACES	50 SPACES	484 SPACES	
	TOTAL REQUIRED	= 484 SPACES	TOTAL	87.0 %	2.7 %	10.3 %	484 SPACES	

GROUND LEVEL PARKING PLAN

ReyLenn Properties LLC

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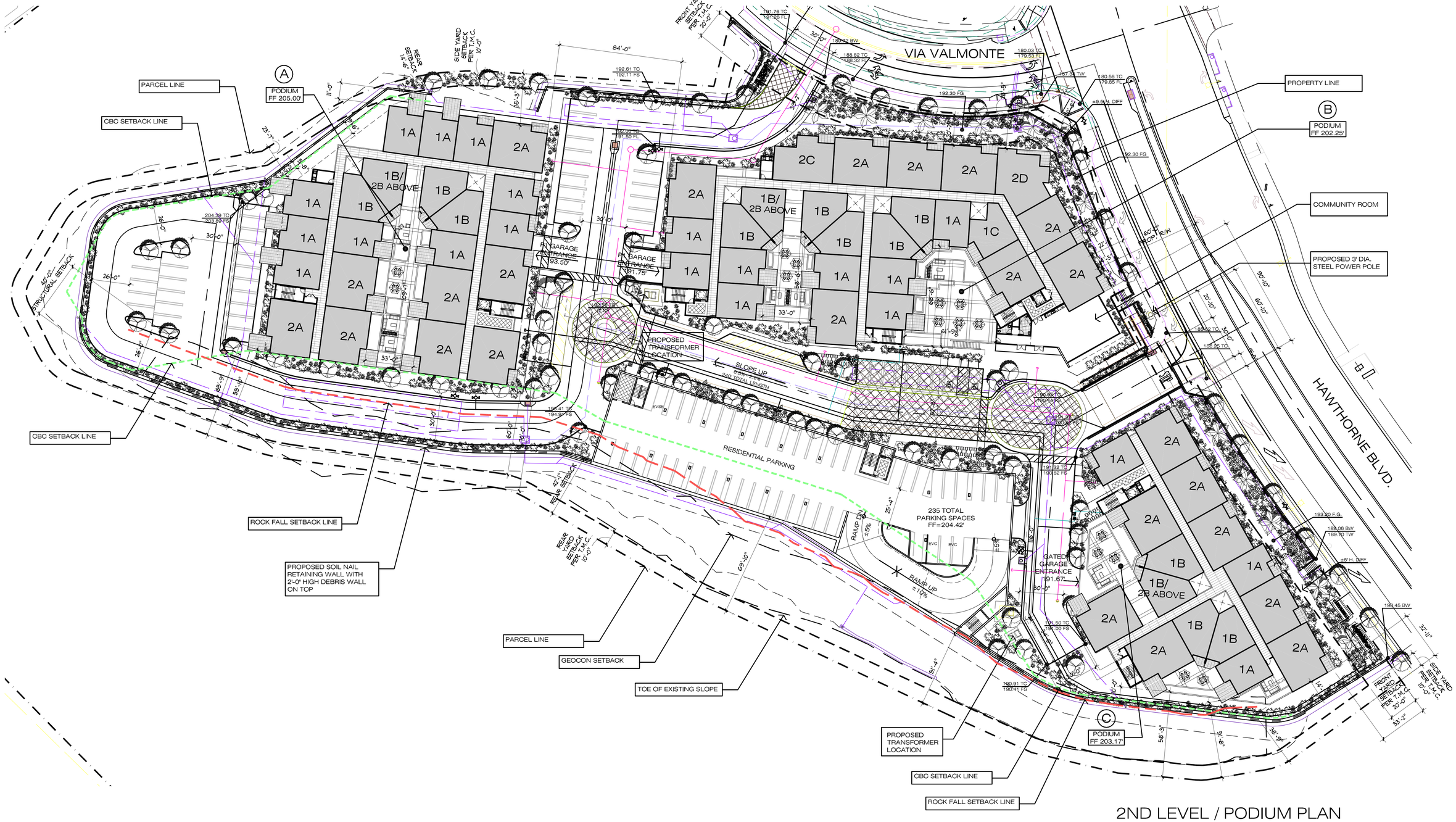

2ND LEVEL / PODIUM PLAN

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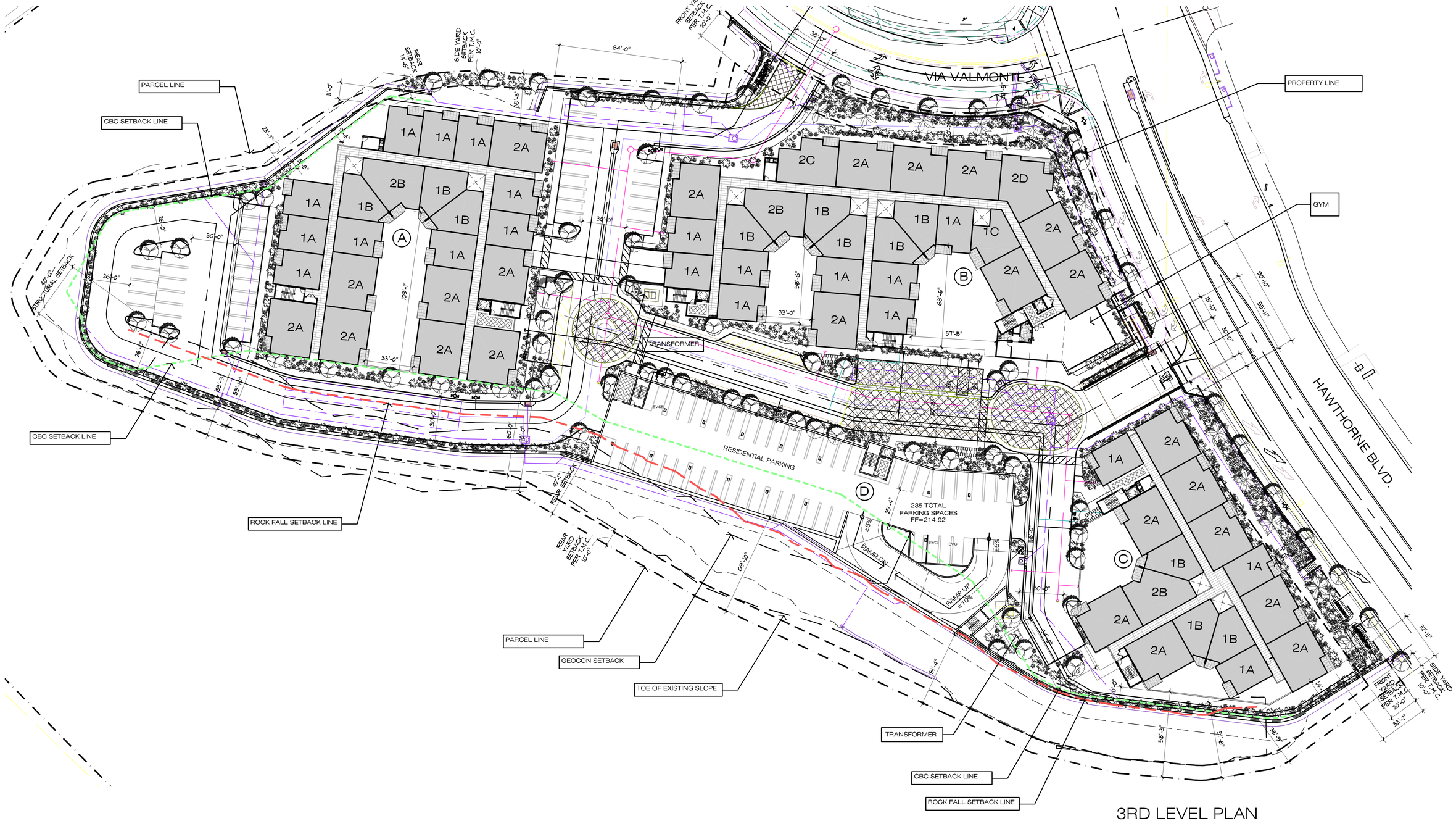

3RD LEVEL PLAN

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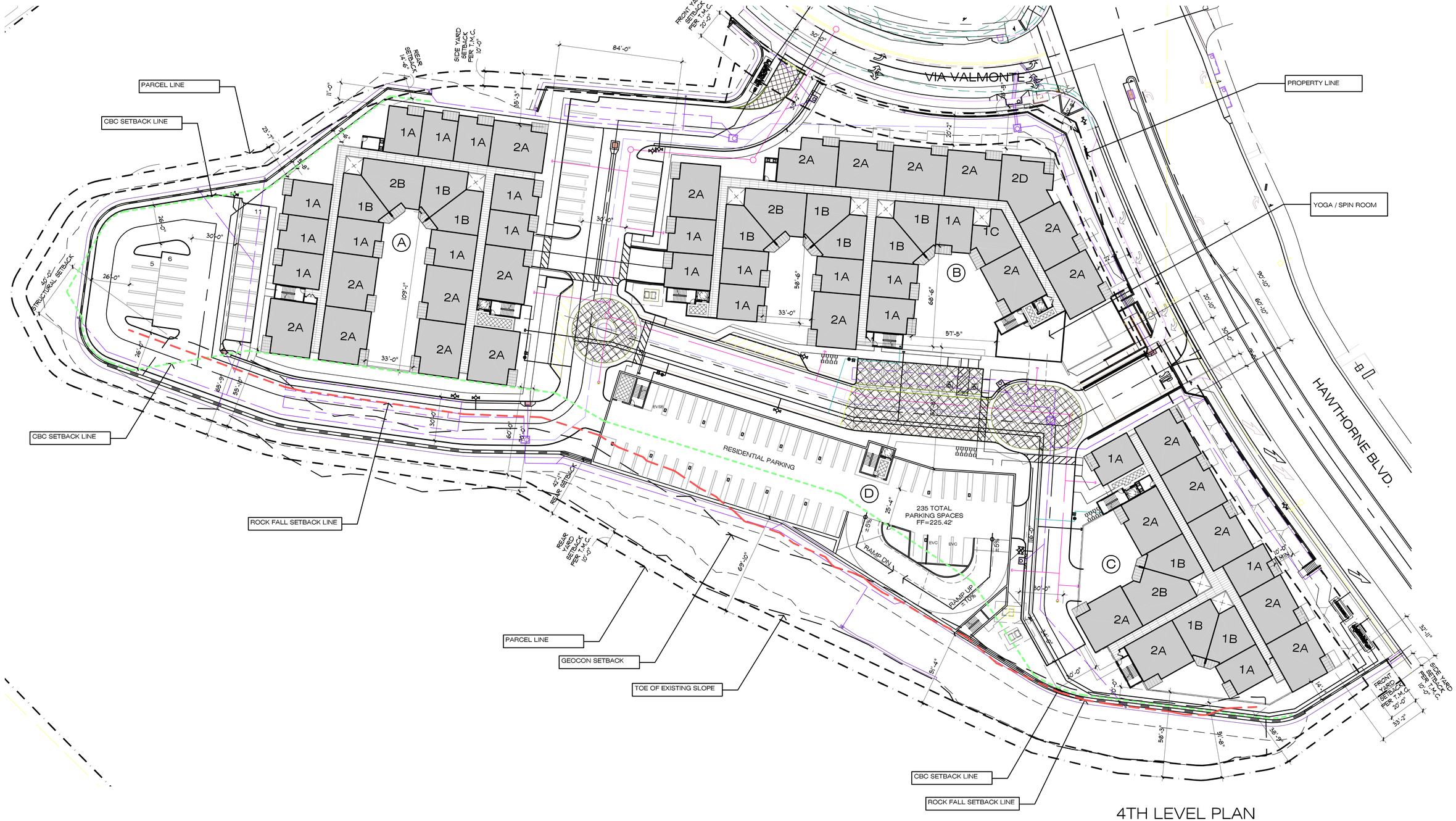
A-10



4TH LEVEL PLAN

ReyLenn Properties LLC

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A-11

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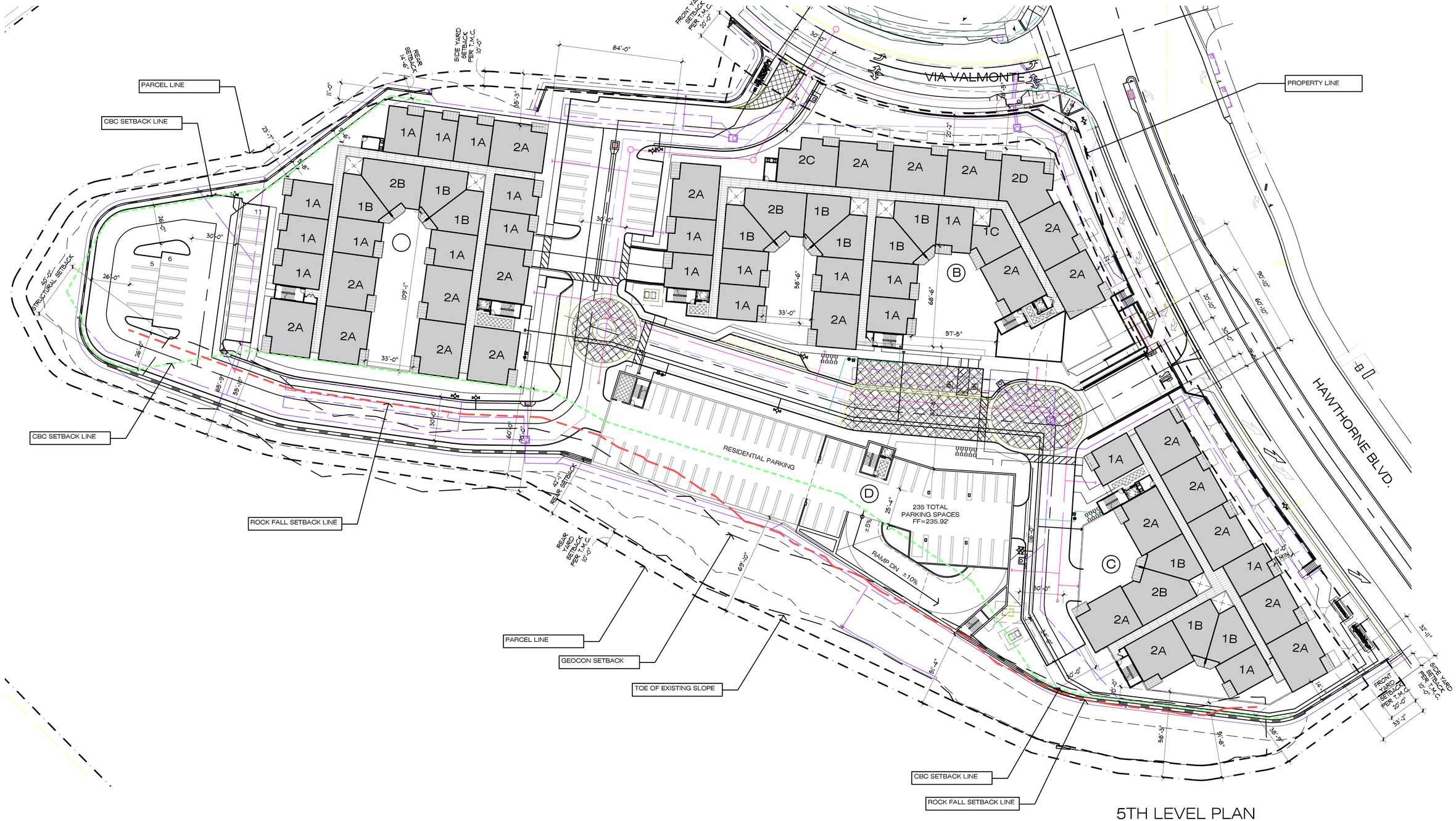

5TH LEVEL PLAN

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scale: 1" = 30'-0"

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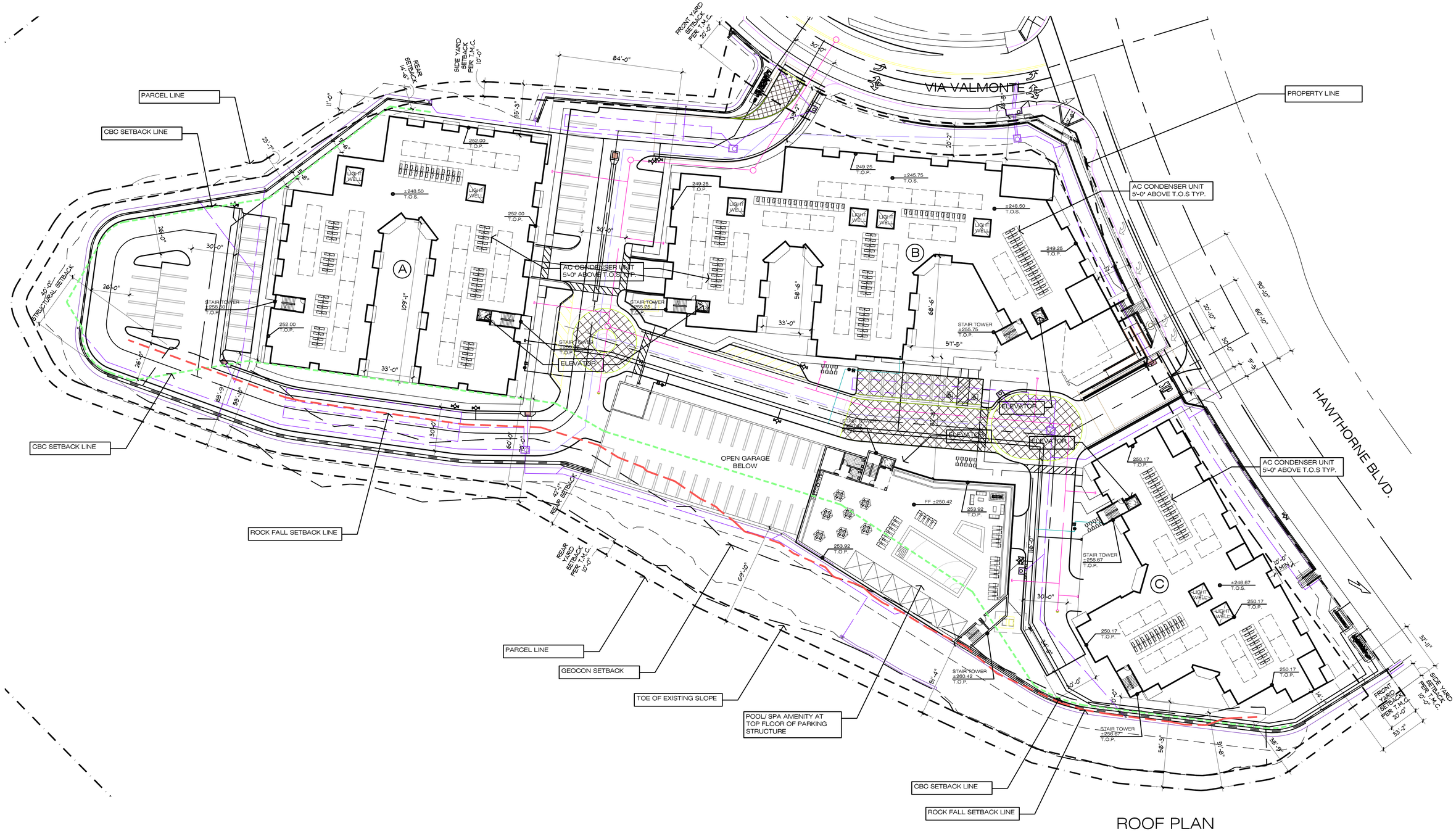
FEBRUARY 22ND, 2018

A-12



ROOF PLAN

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scale: 1" = 30'-0"

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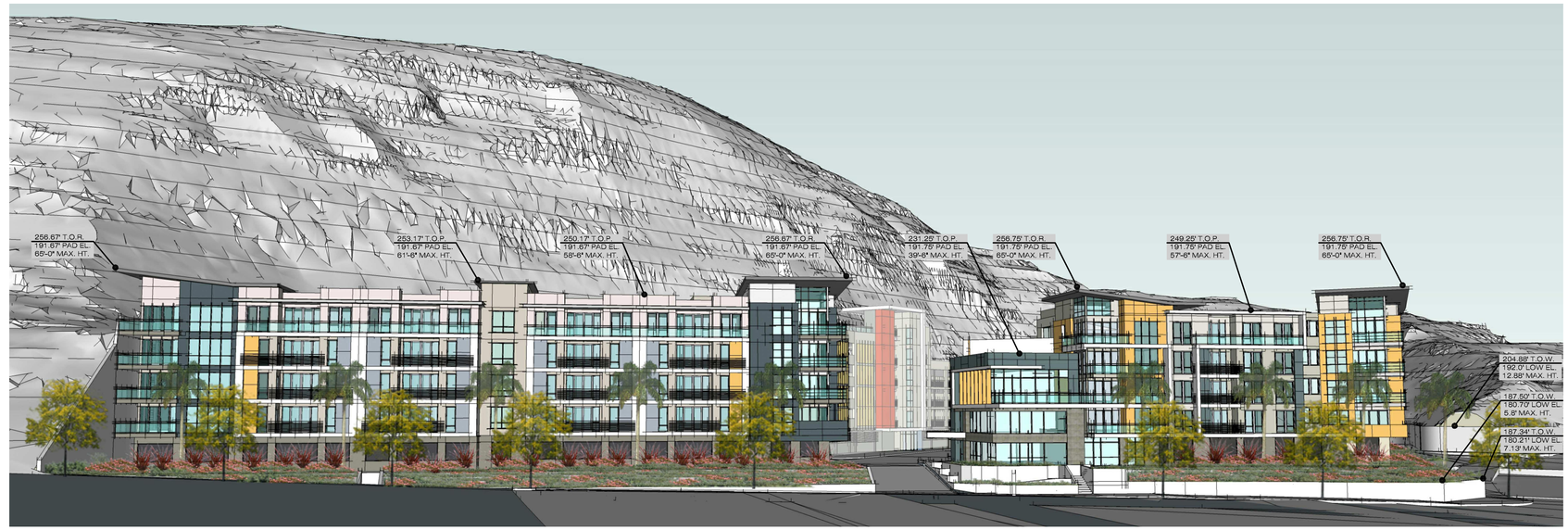
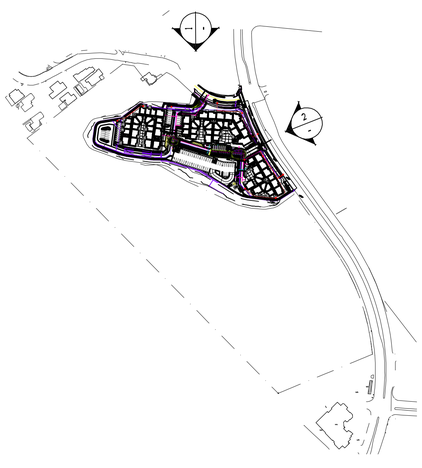
A-13



2. HAWTHORNE BLVD. ELEVATION

1. VIA VALMONTE ELEVATION



STREET ELEVATIONS

ReyLenn Properties LLC

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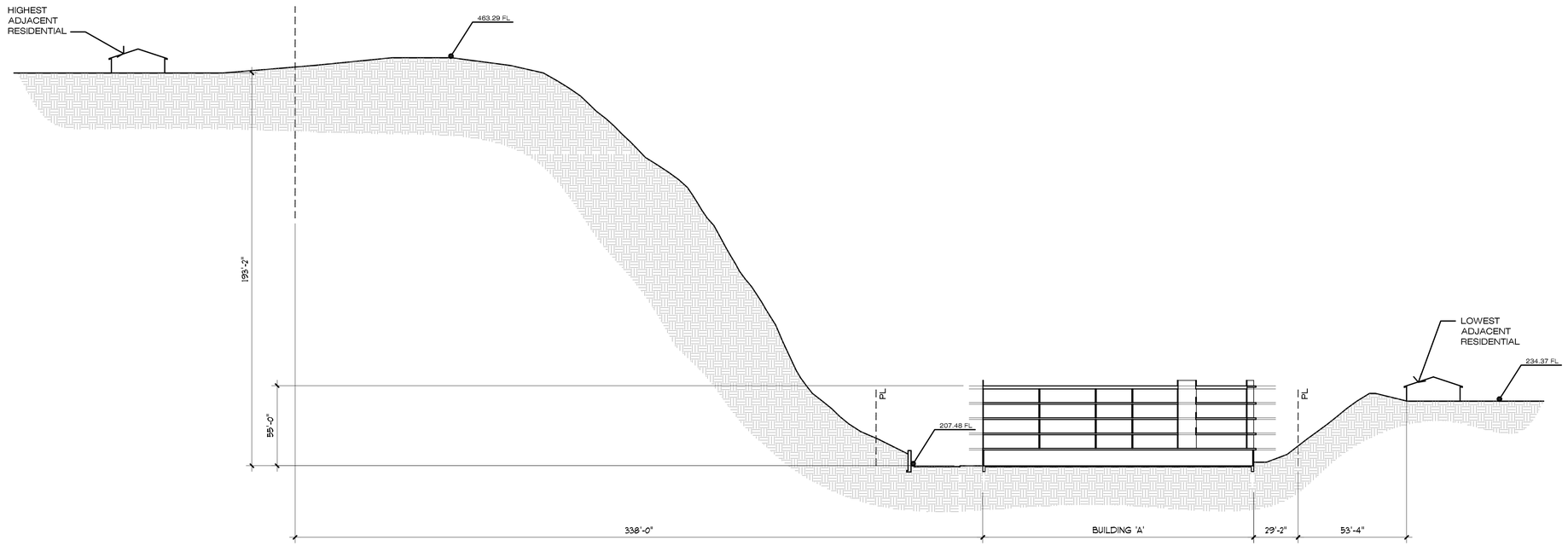

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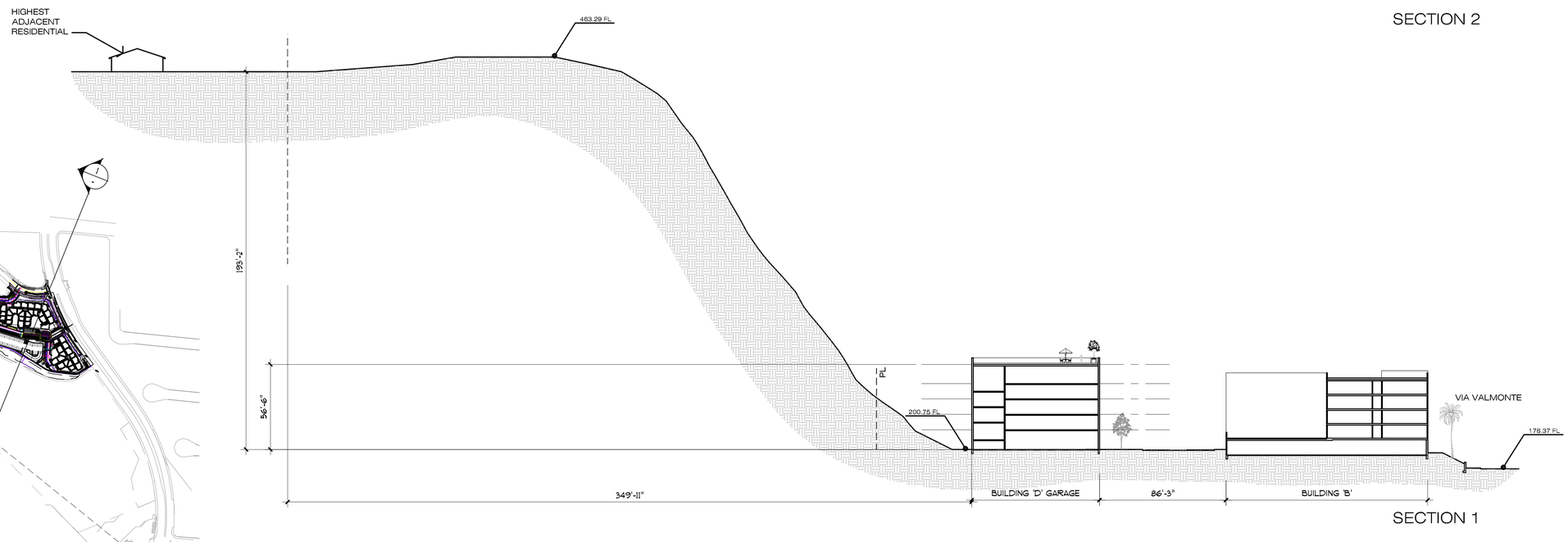

SECTION 1

SITE SECTIONS

ReyLenn Properties LLC

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ARCHITECTS

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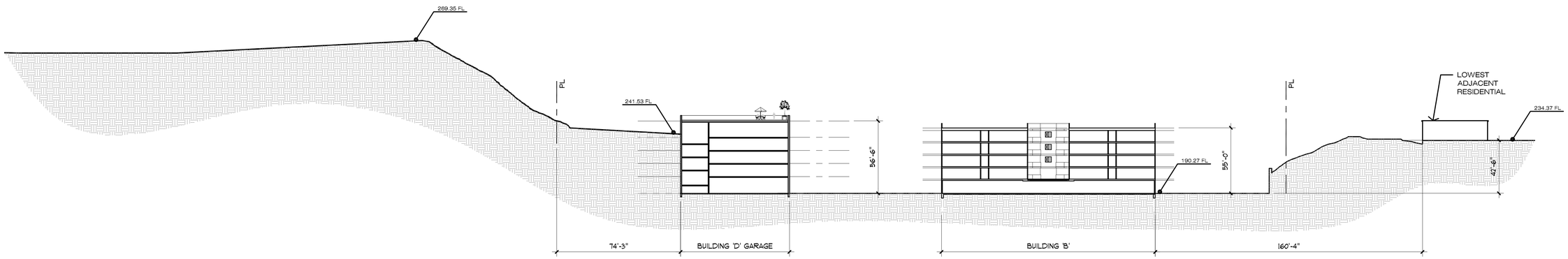
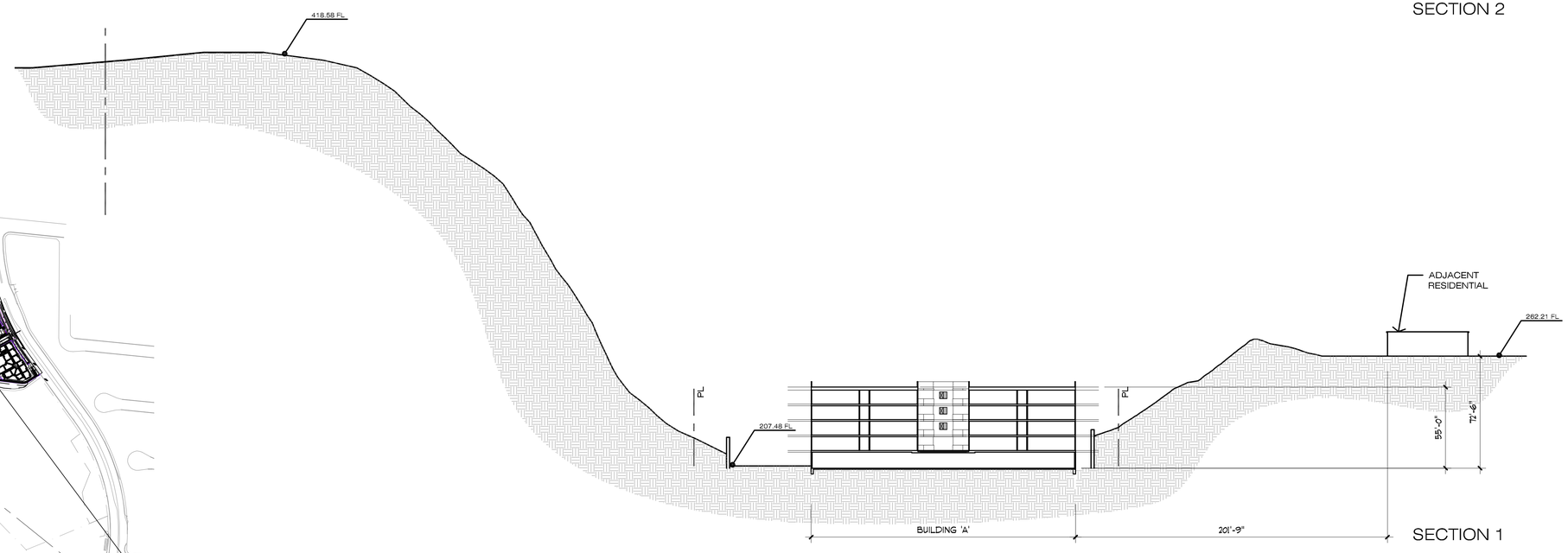
TORRANCE, CA
FEBRUARY 22ND, 2018

scale: 1" = 30'-0"
0 30 60 90 120

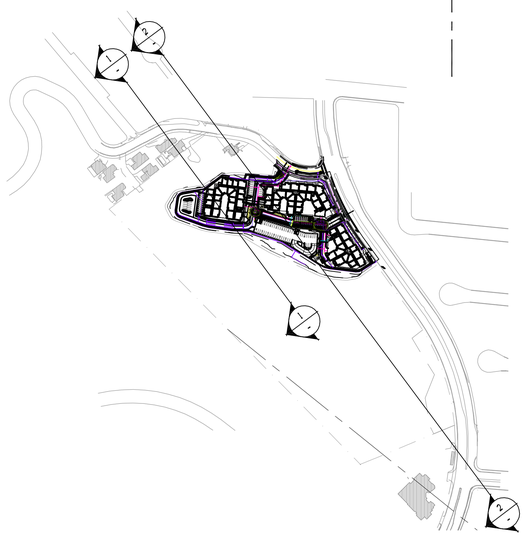
A-15



SECTION 2



SECTION 1



SITE SECTIONS

SOLANA

TORRANCE, CA

FEBRUARY 22ND, 2018

scale: 1" = 30'-0"

0 30 60 90 120

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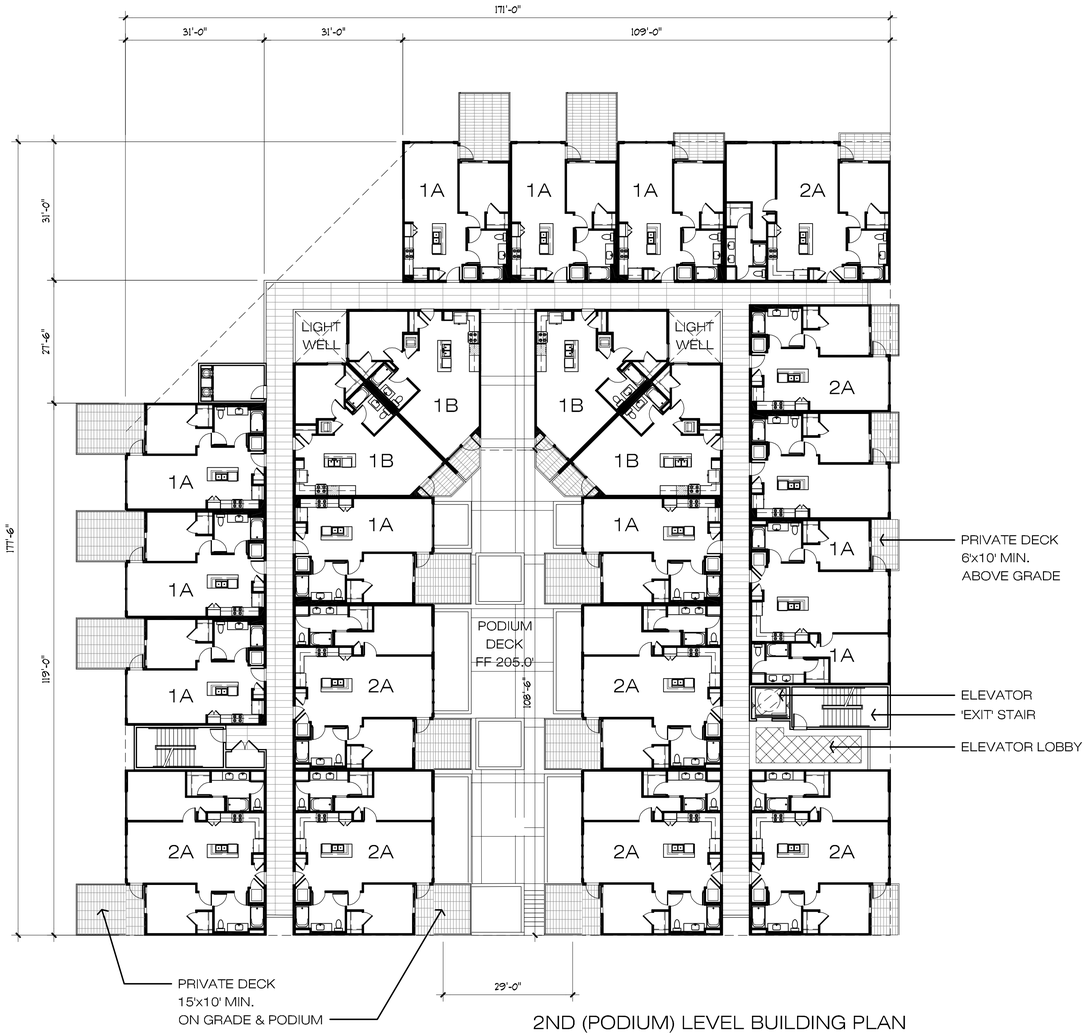
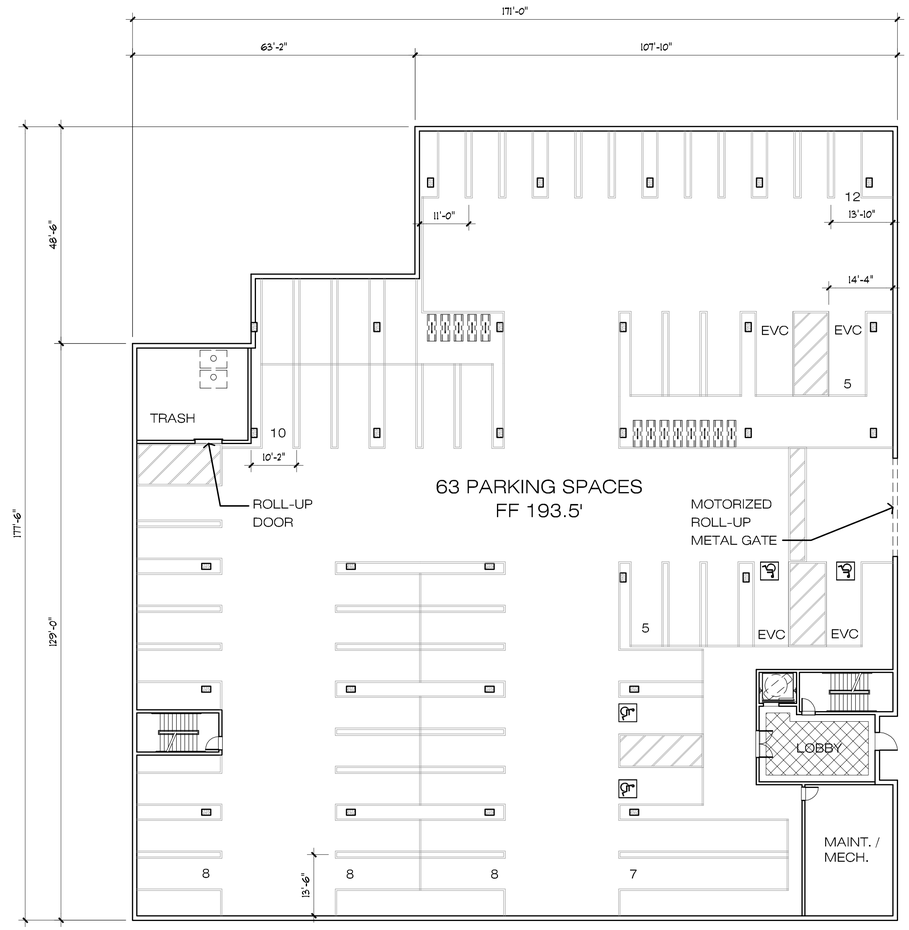
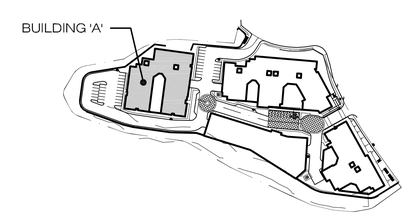
A-16



2ND (PODIUM) LEVEL BUILDING PLAN



ON-GRADE PARKING PLAN



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TORRANCE, CA

FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'A' PLANS

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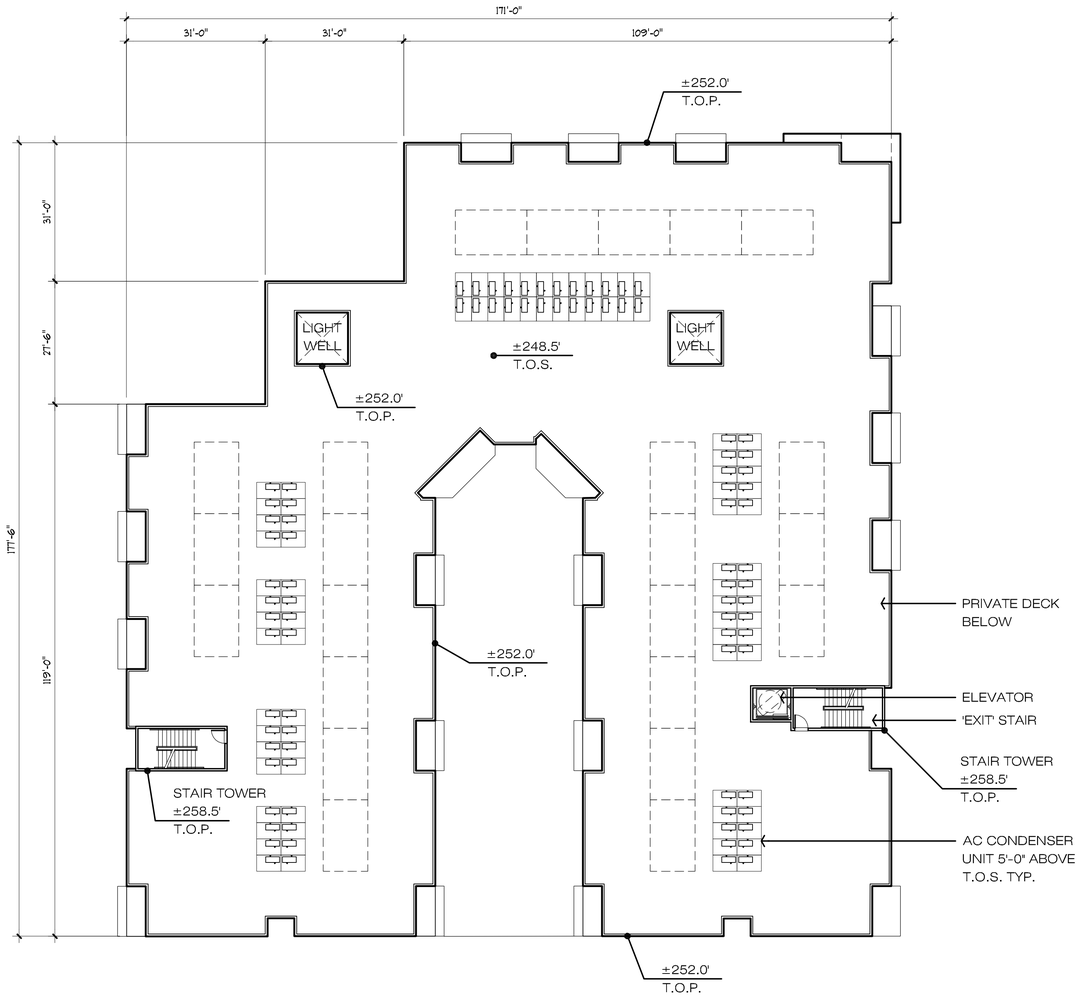
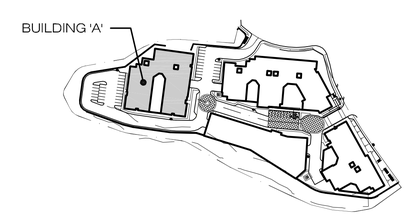


ROOF PLAN

LEVEL 03-05 BUILDING PLAN

LEVEL 03 - FF 225.0'
LEVEL 04 - FF 235.0'
LEVEL 05 - FF 245.0'



scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'A' PLANS

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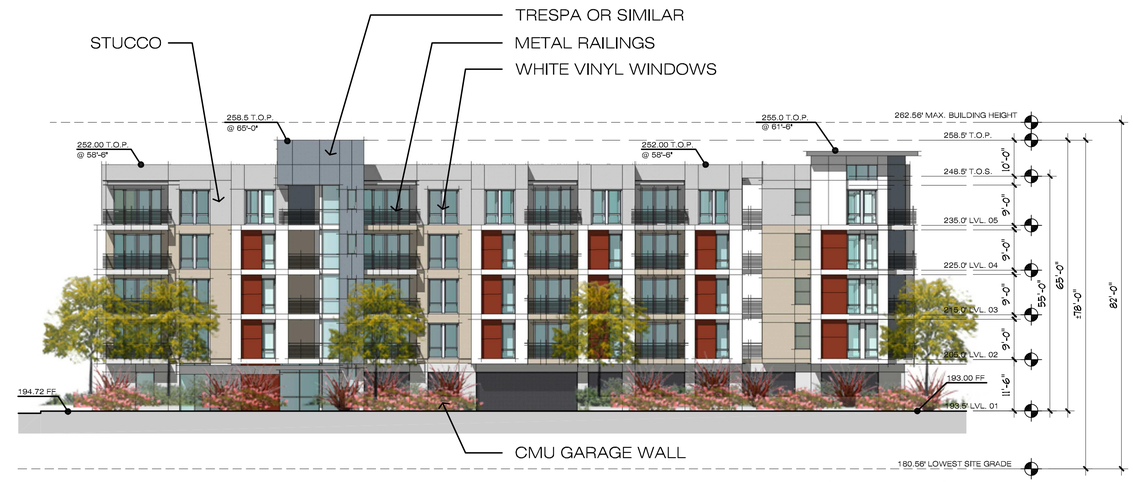
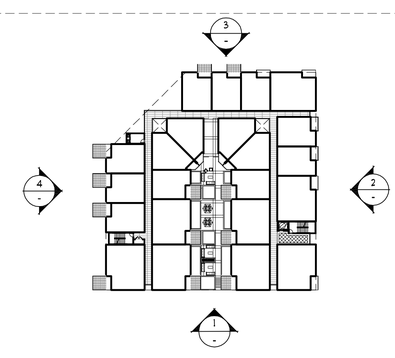
3. WEST ELEVATION



2. EAST ELEVATION

4. NORTH ELEVATION

1. SOUTH ELEVATION



scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'A' ELEVATIONS

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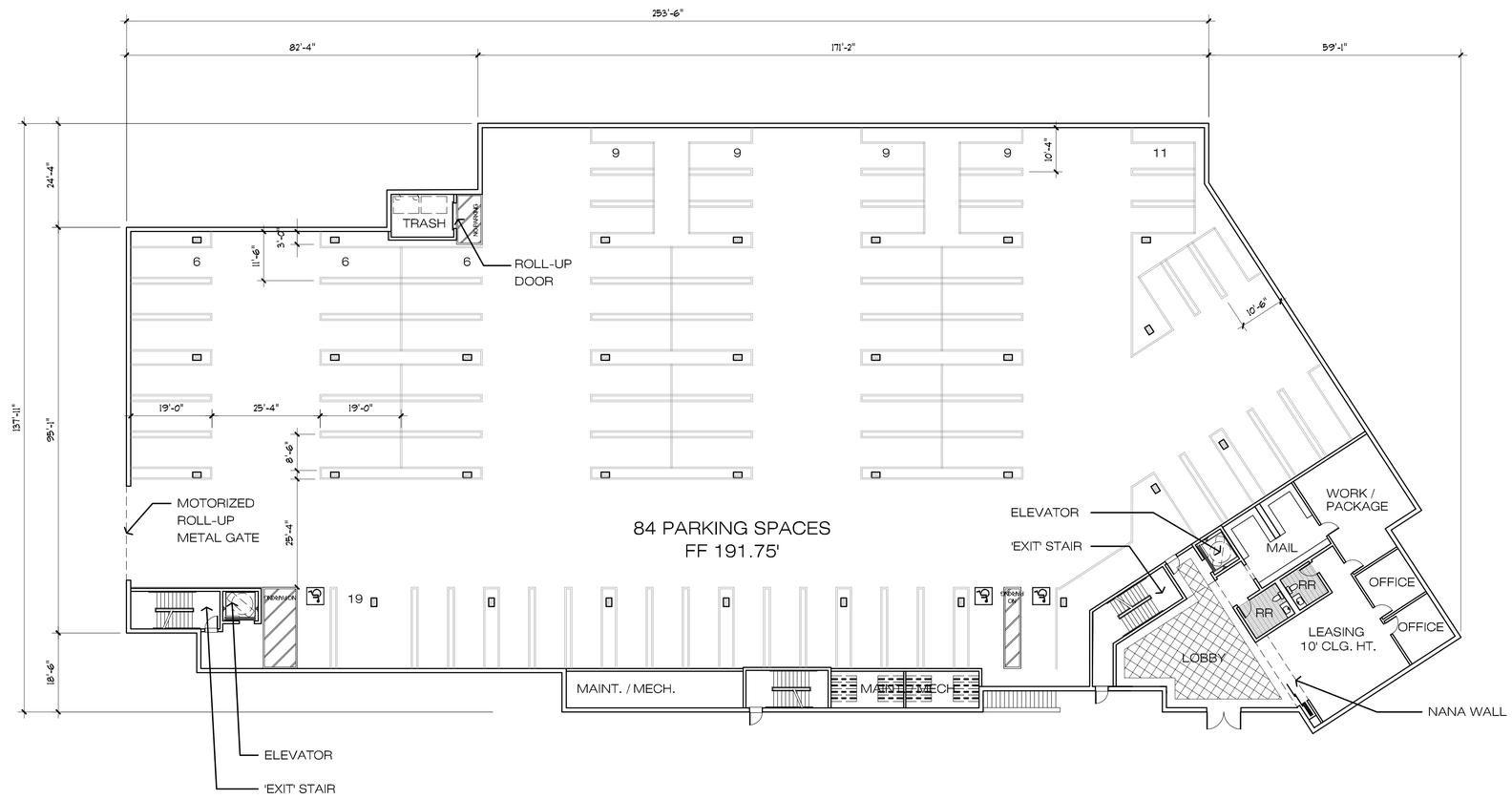
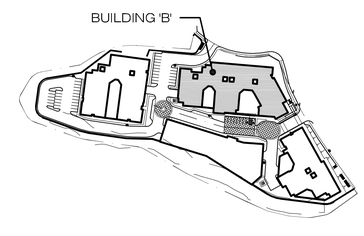


ON-GRADE PARKING PLAN



BUILDING 'B' PARKING LEVEL PLAN

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scale: 1/16" = 1'-0"

0 16 32 48 64

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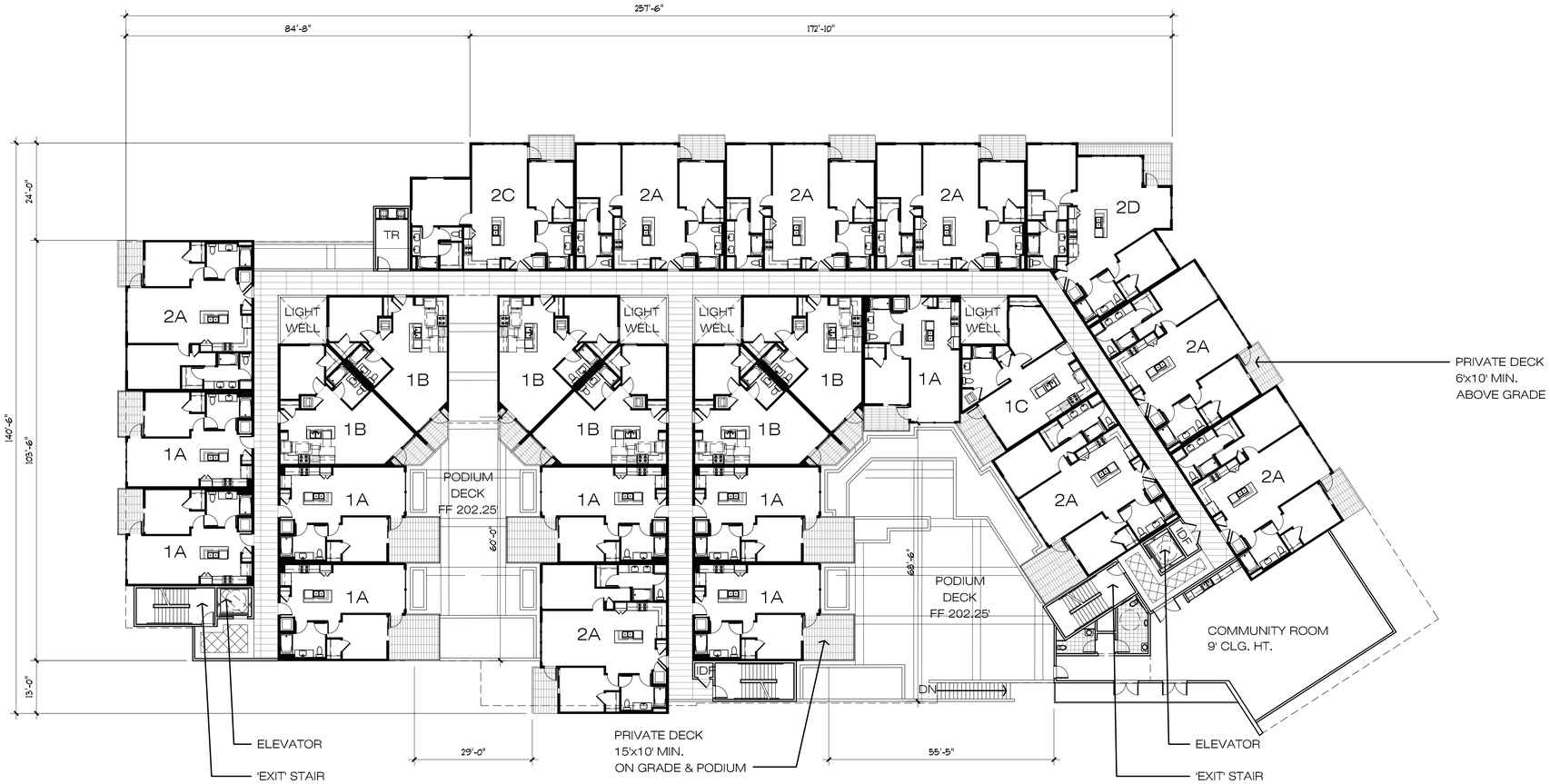
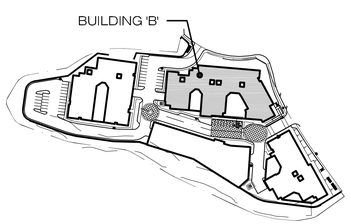


2ND (PODIUM) LEVEL BUILDING PLAN



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FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'B' 2ND LEVEL PLAN

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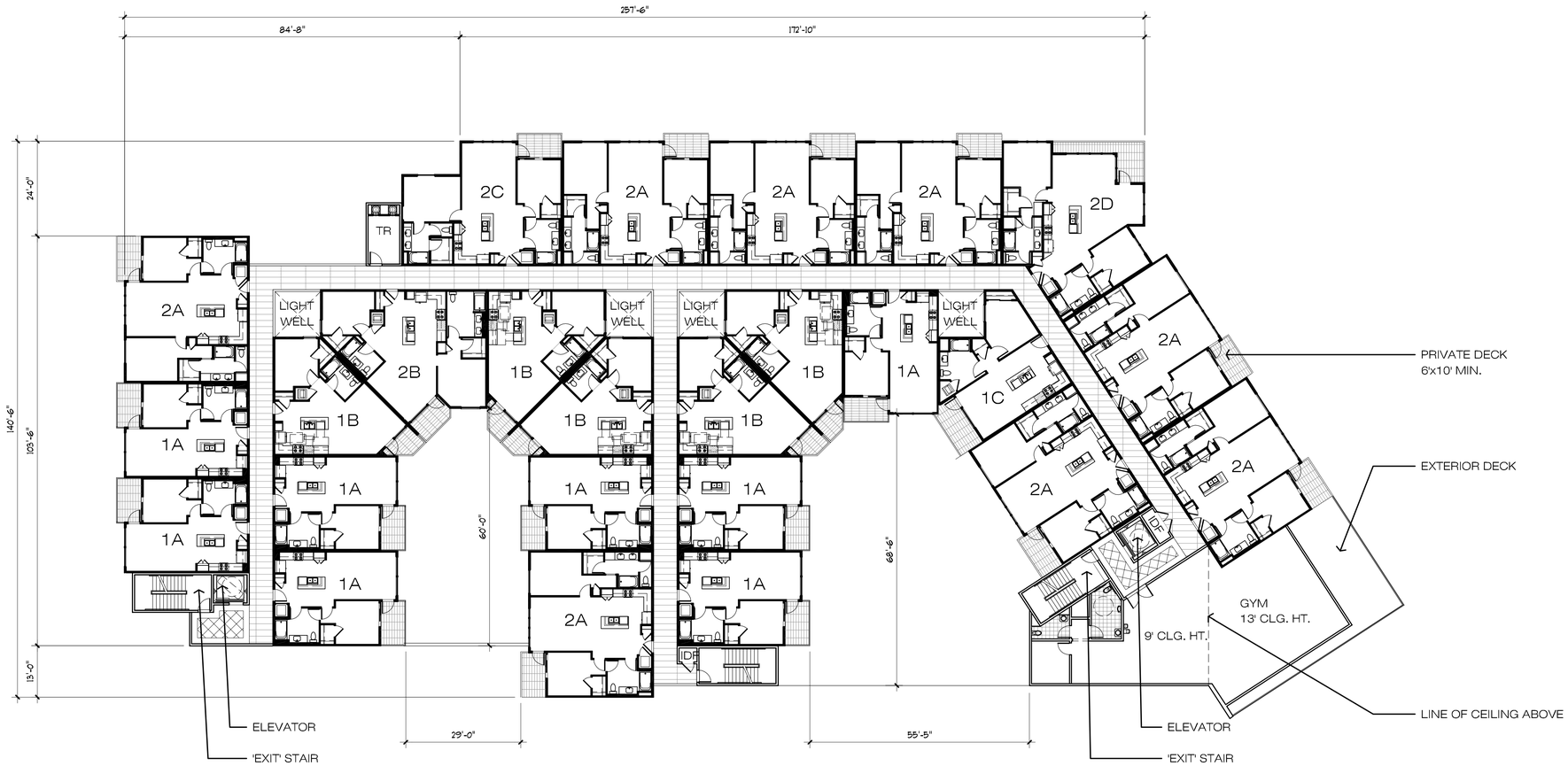
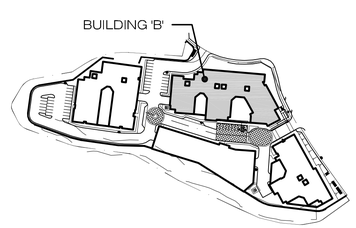


3RD LEVEL BUILDING PLAN
FF 215.25'



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TORRANCE, CA
FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"
0 16 32 48 64

BUILDING 'B' 3RD LEVEL PLAN

ReyLenn Properties LLC

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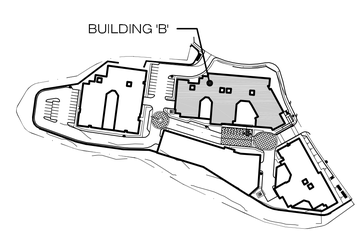
4TH LEVEL BUILDING PLAN
(5TH LEVEL SIMILAR)

LEVEL 04 - FF 225.25'
LEVEL 05 - FF 235.25'



BUILDING 'B' 4TH & 5TH LEVEL PLAN

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scale: 1/16" = 1'-0"

0 16 32 48 64

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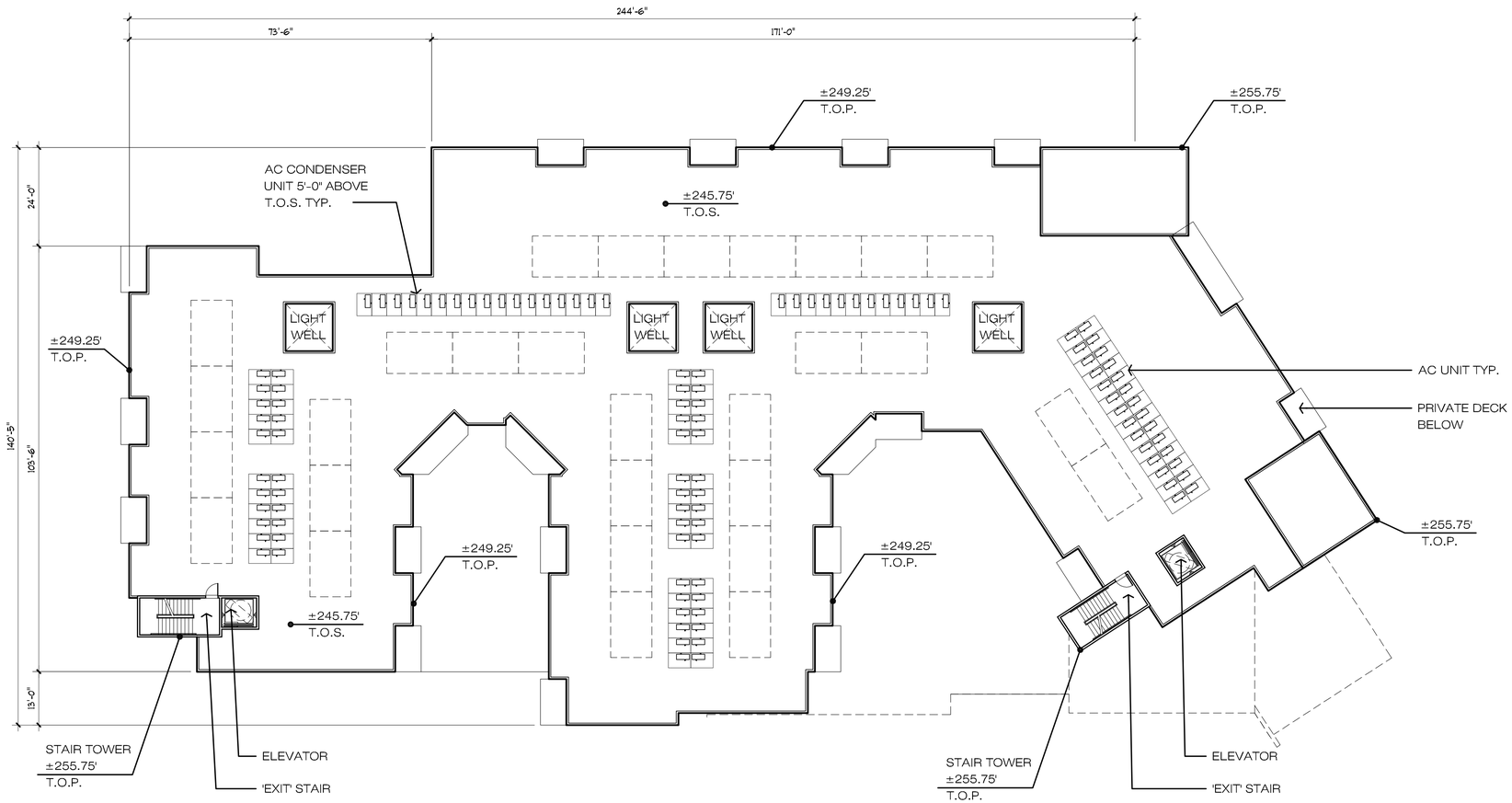
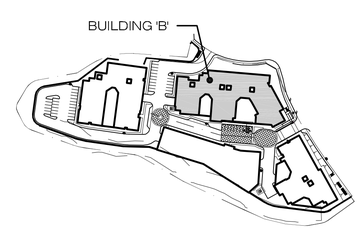


ROOF PLAN



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FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'B' ROOF PLAN

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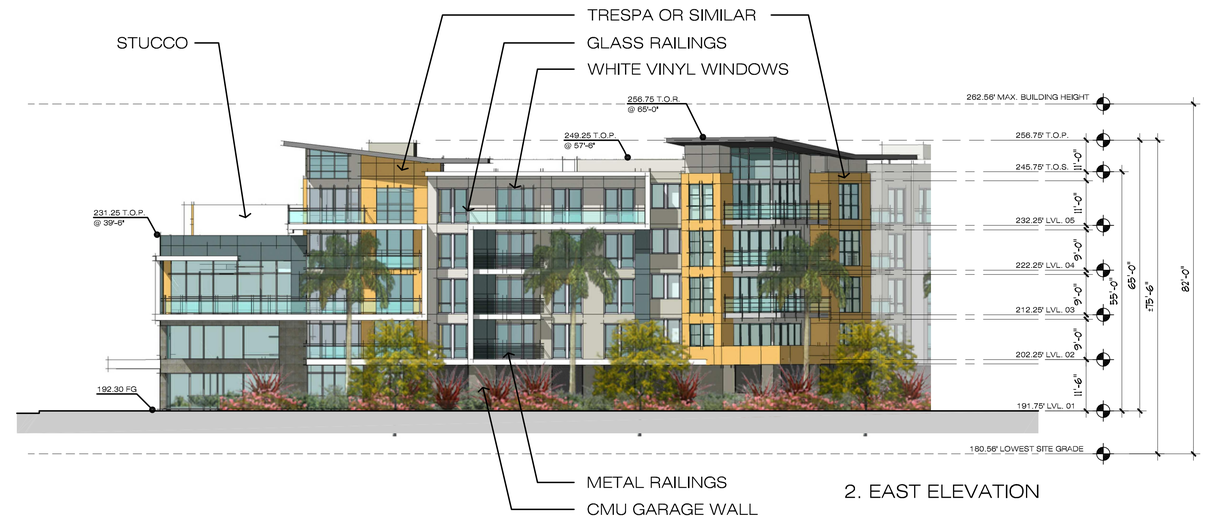
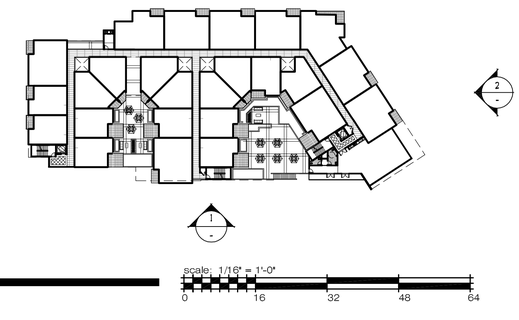


2. EAST ELEVATION

1. SOUTH ELEVATION



BUILDING 'B' ELEVATIONS

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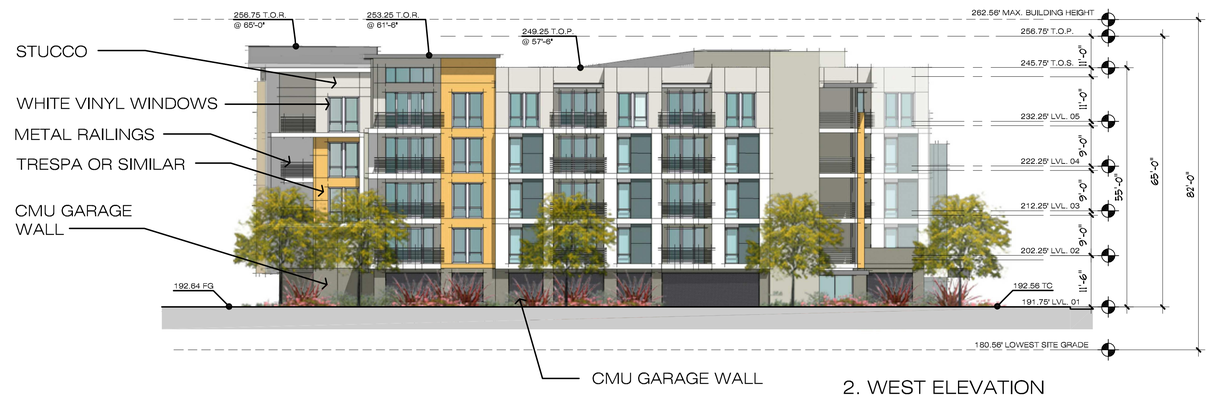
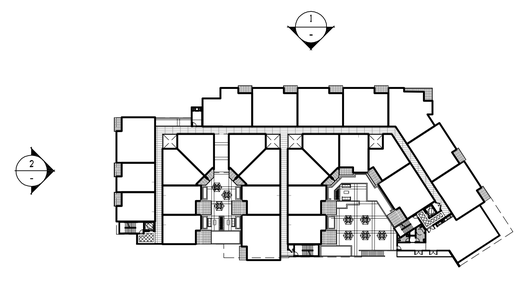


2. WEST ELEVATION

1. NORTH ELEVATION



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TORRANCE, CA

FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'B' ELEVATIONS

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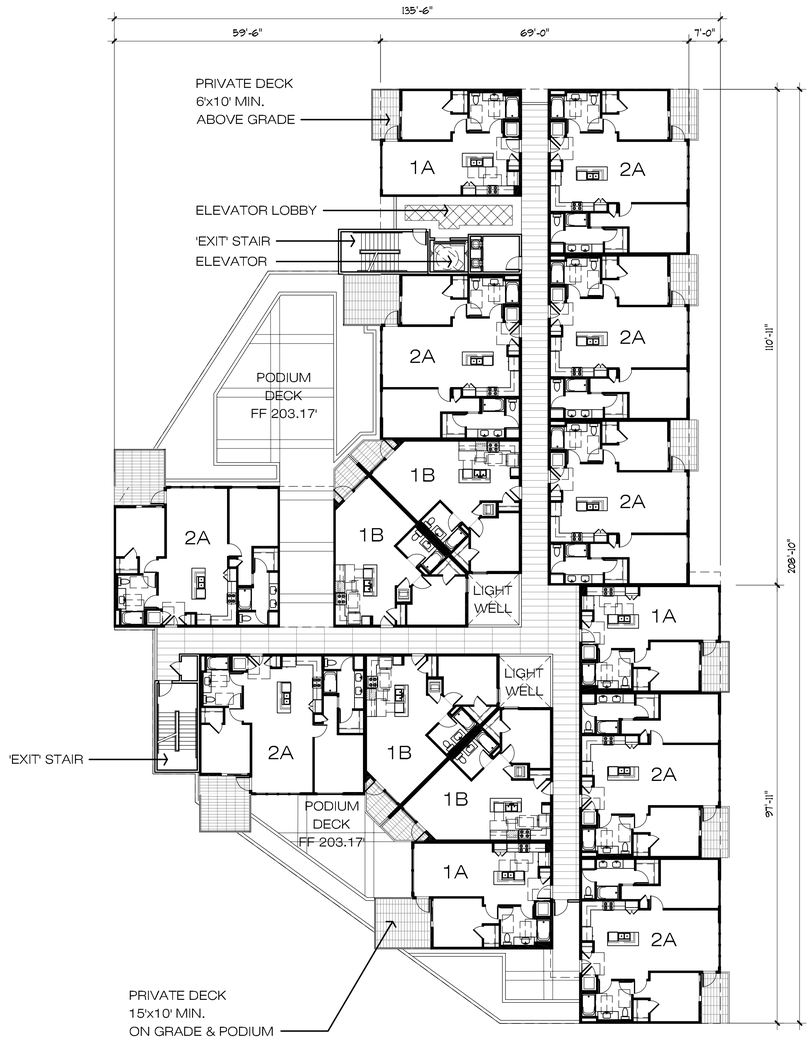
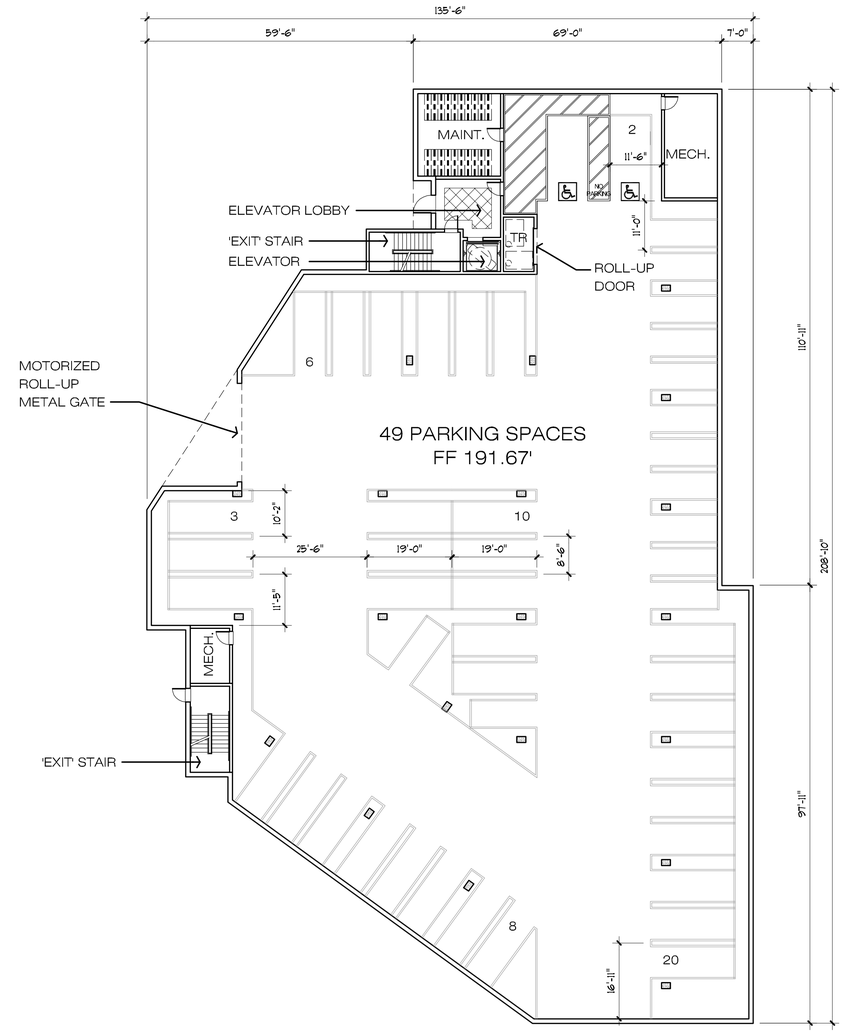
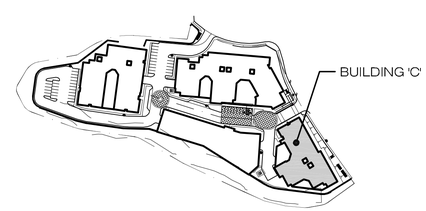


2ND (PODIUM) LEVEL BUILDING PLAN



ON-GRADE PARKING PLAN



BUILDING 'C' PLANS

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scale: 1/16" = 1'-0"

0 16 32 48 64

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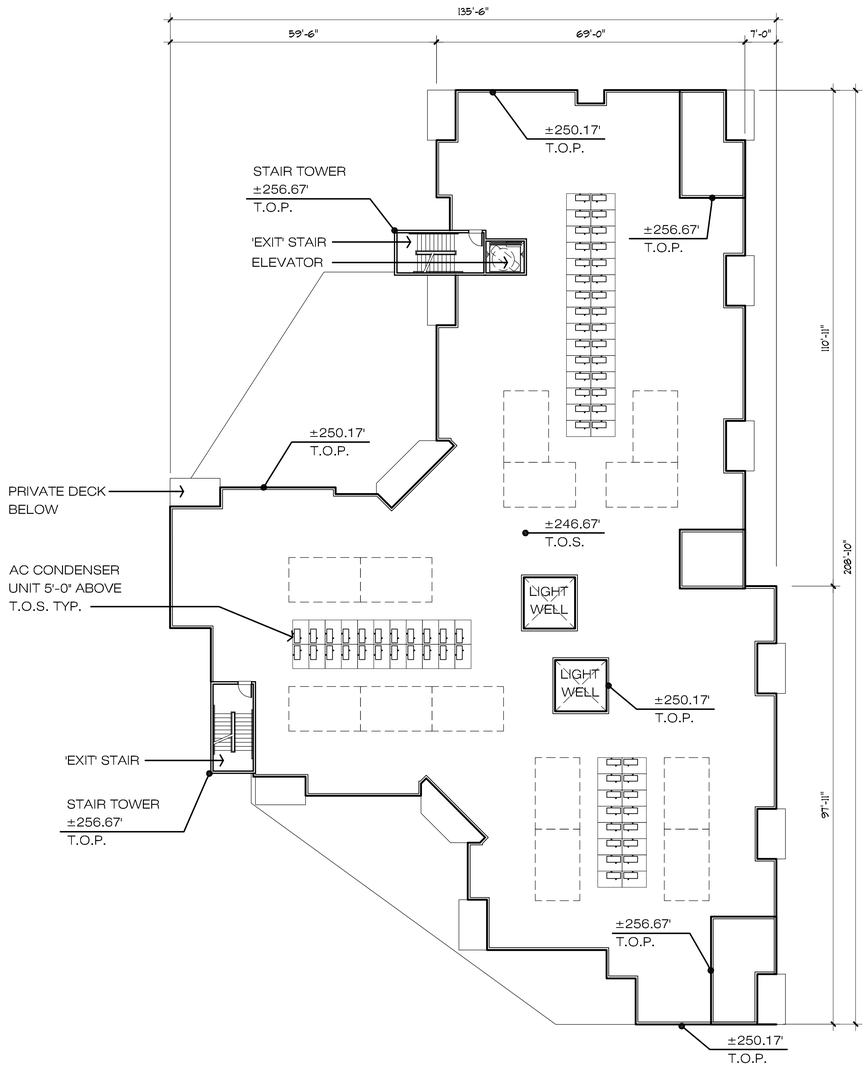
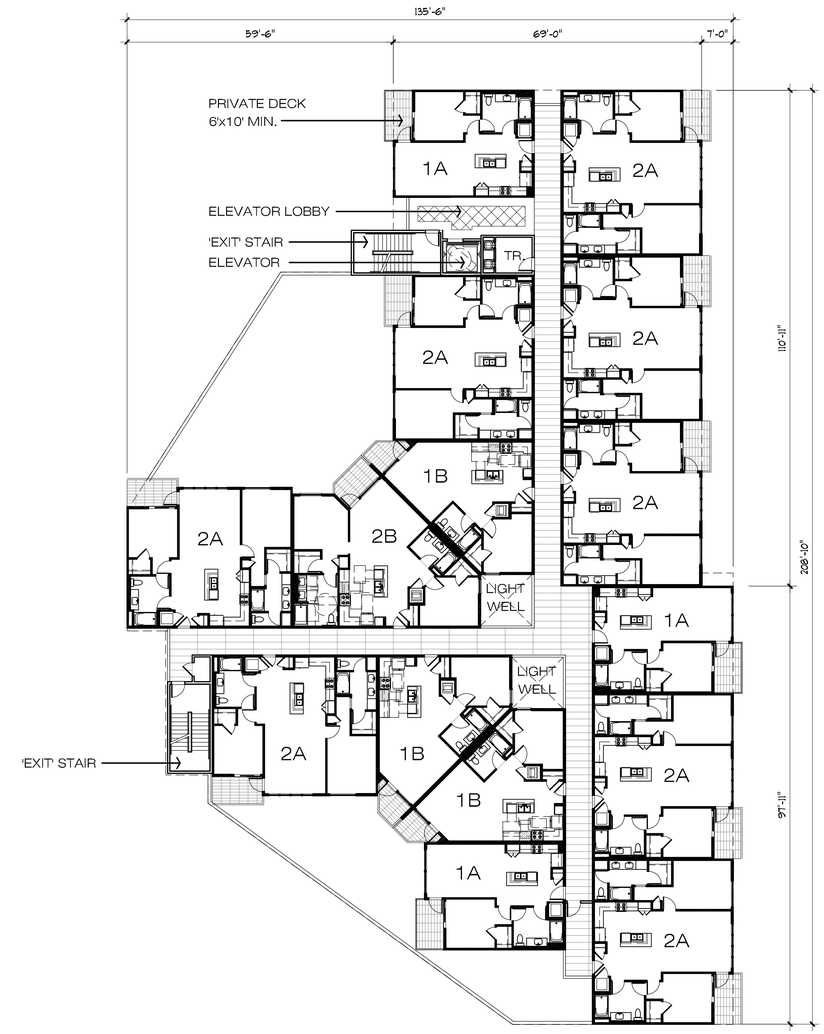
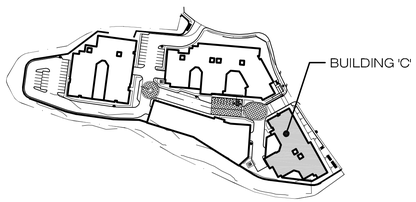


ROOF PLAN



3RD-5TH LEVEL BUILDING PLAN

LEVEL 03 - FF 213.17'
LEVEL 04 - FF 223.17'
LEVEL 05 - FF 233.17'



scale: 1/16" = 1'-0"
0 16 32 48 64

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FEBRUARY 22ND, 2018

BUILDING 'C' PLANS

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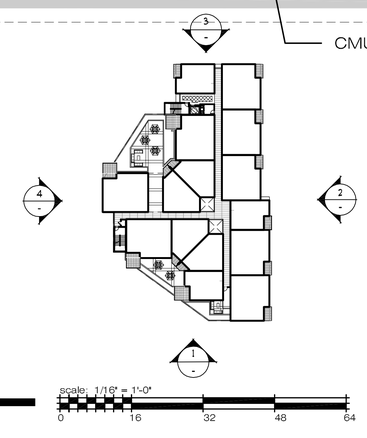
3. NORTH ELEVATION

2. EAST ELEVATION

4. WEST ELEVATION

CMU GARAGE WALL

1. SOUTH ELEVATION



BUILDING 'C' ELEVATIONS

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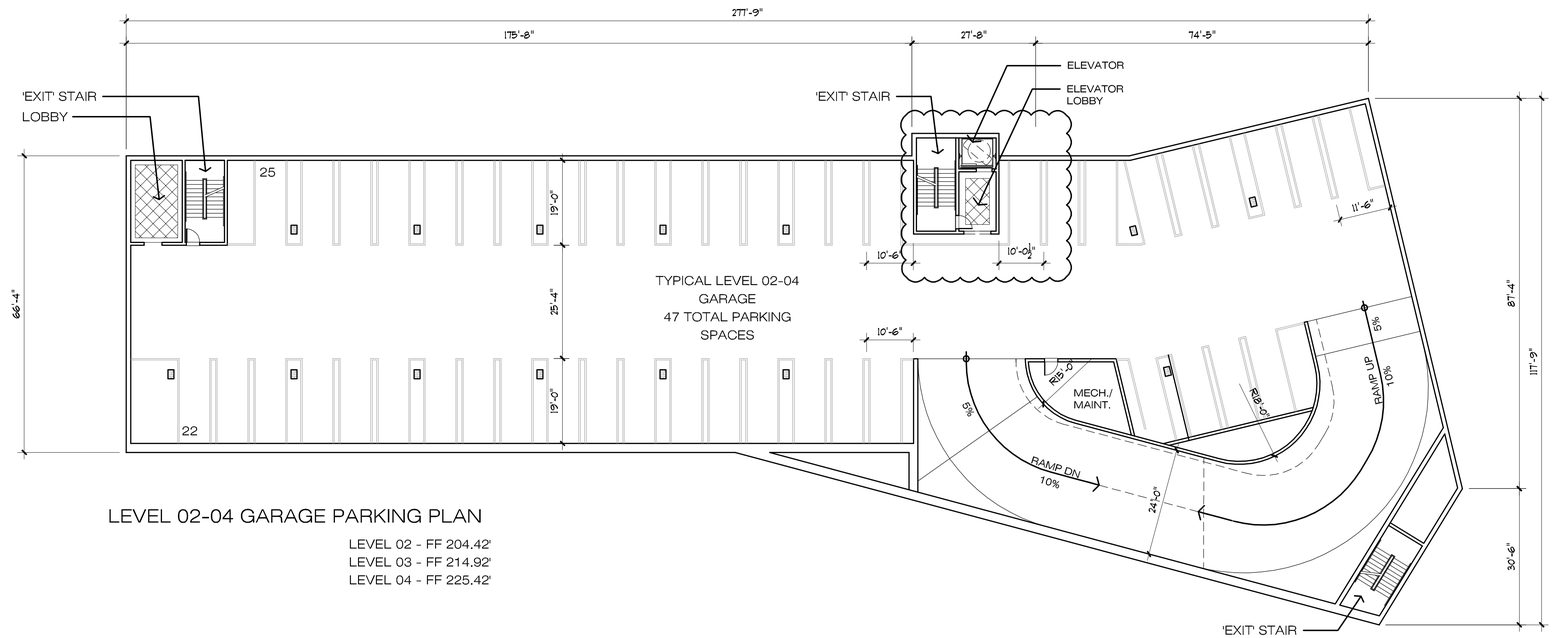
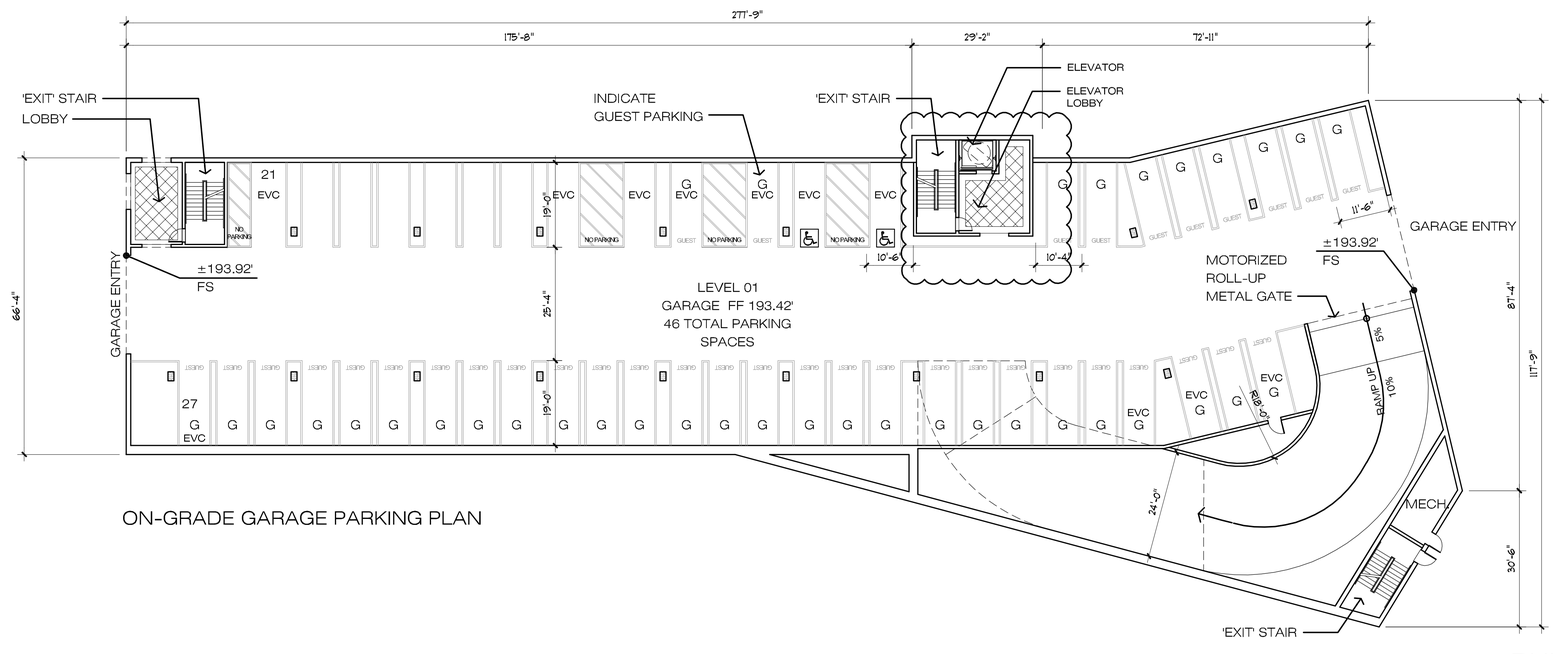
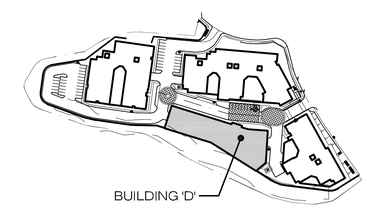


LEVEL 02-04 GARAGE PARKING PLAN

LEVEL 02 - FF 204.42'
LEVEL 03 - FF 214.92'
LEVEL 04 - FF 225.42'



ON-GRADE GARAGE PARKING PLAN



BUILDING 'D' GARAGE PLANS

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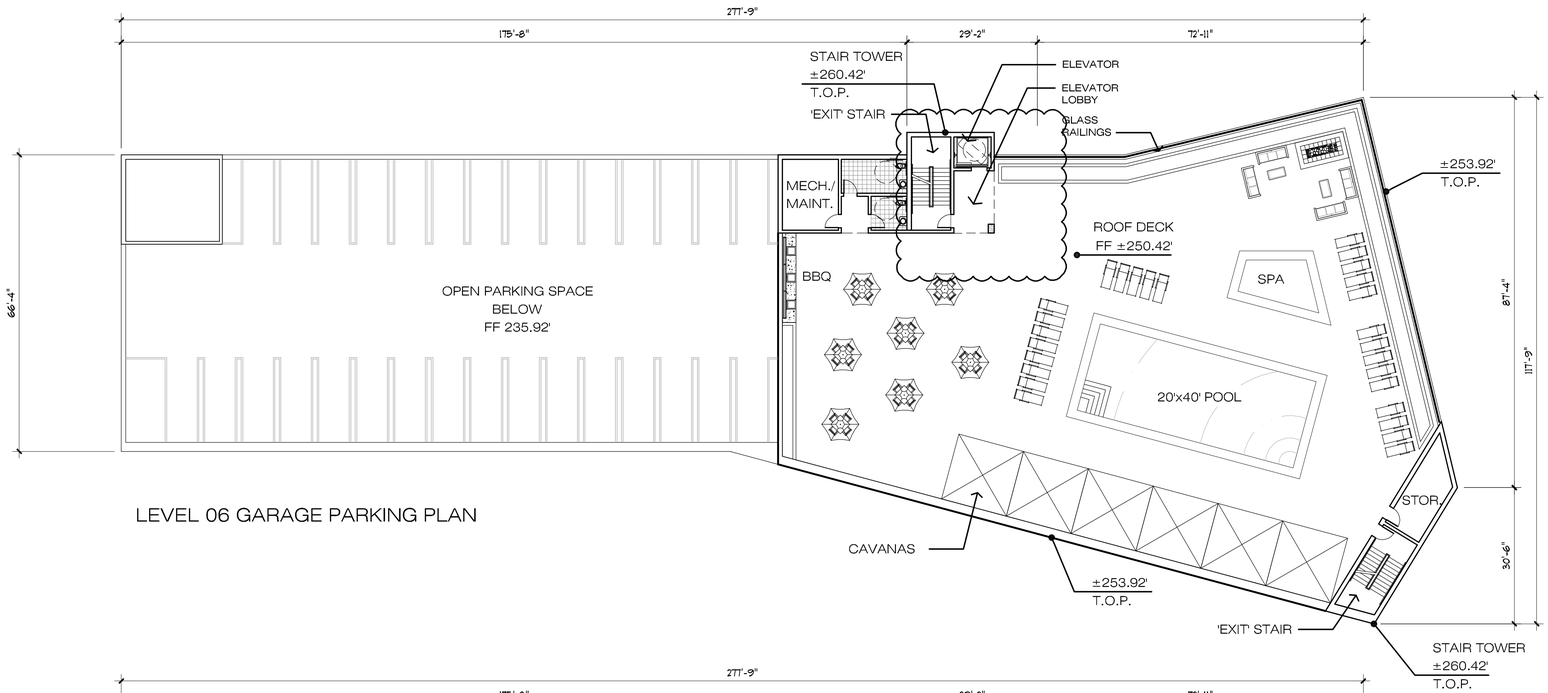
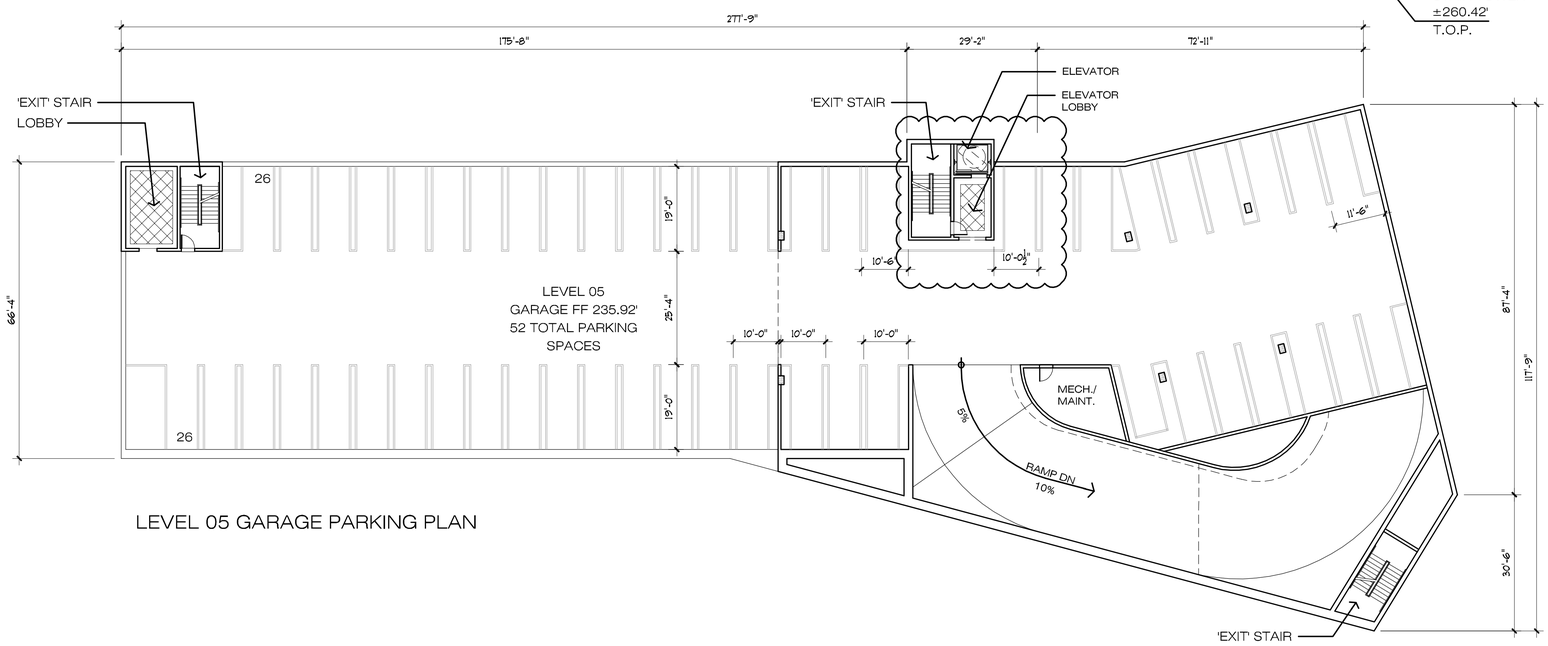
scale: 1/16" = 1'-0"
0 16 32 48 64

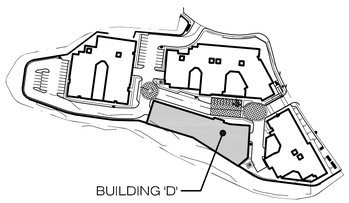
A-30



LEVEL 06 GARAGE PARKING PLAN



LEVEL 05 GARAGE PARKING PLAN



BUILDING 'D' GARAGE PLANS

SOLANA

TORRANCE, CA

FEBRUARY 22ND, 2018

scale: 1/16" = 1'-0"

0 16 32 48 64

ReyLenn Properties LLC

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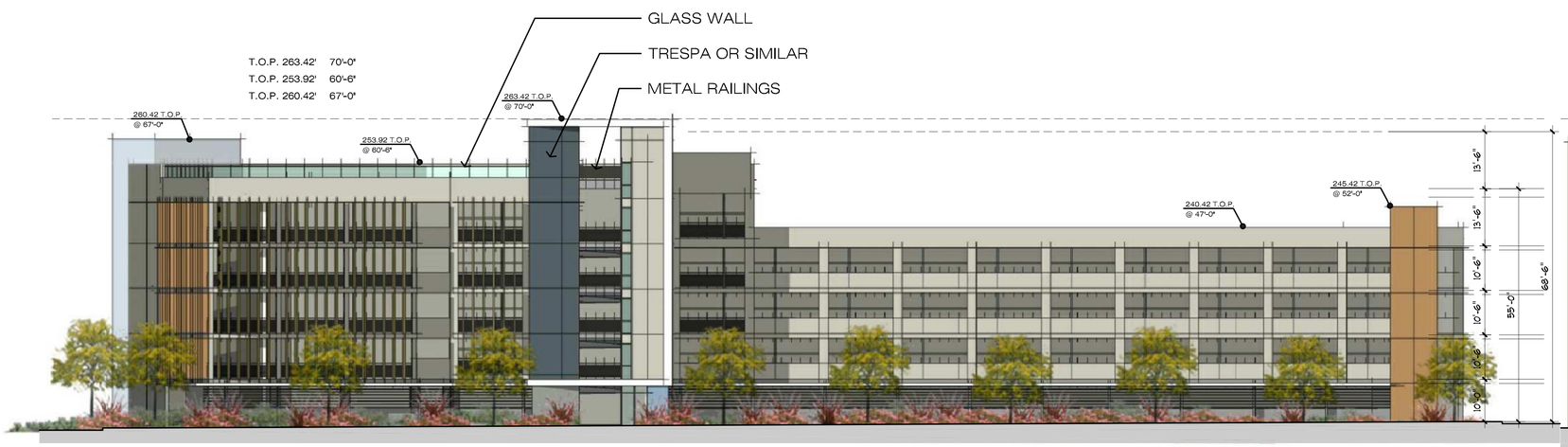
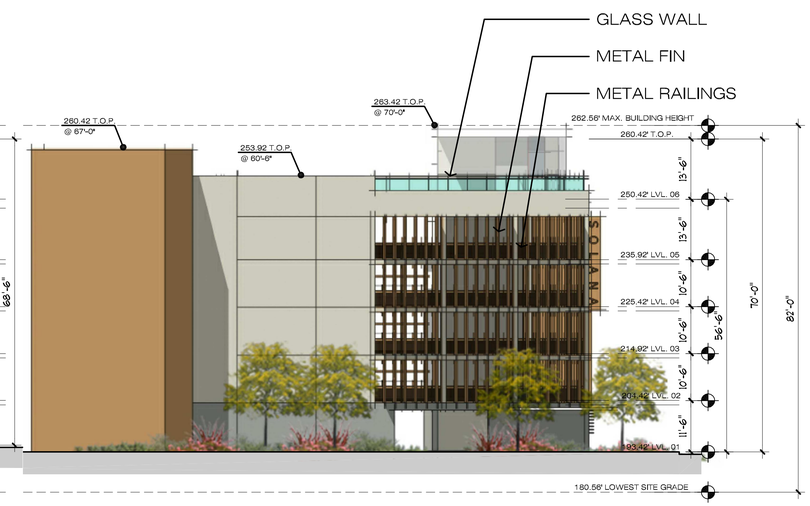
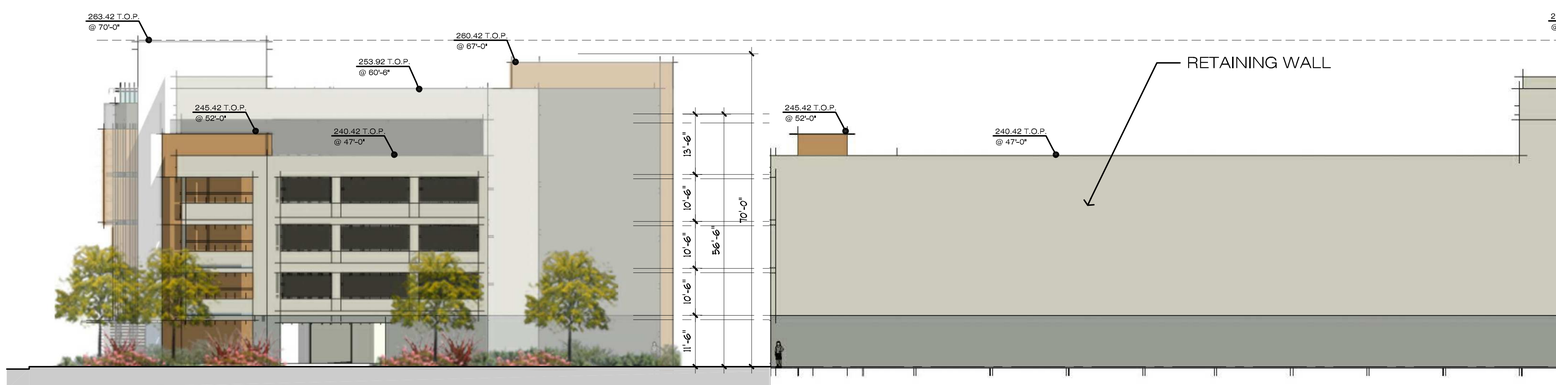


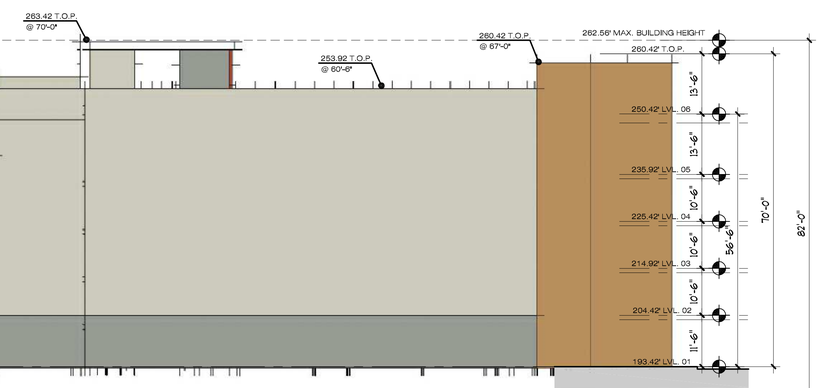
3. NORTH ELEVATION



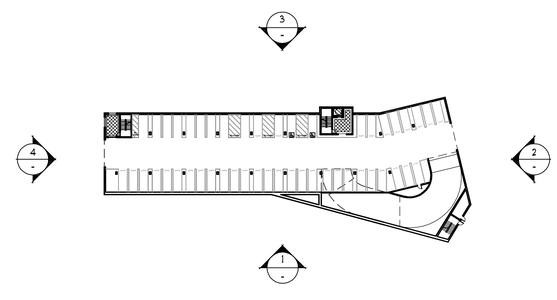
2. EAST ELEVATION



4. WEST ELEVATION



1. SOUTH ELEVATION



scale: 1/16" = 1'-0"

0 16 32 48 64

BUILDING 'D' ELEVATIONS

ReyLenn Properties LLC

WITHEE MALCOLM ARCHITECTS

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TORRANCE, CA

FEBRUARY 22ND, 2018

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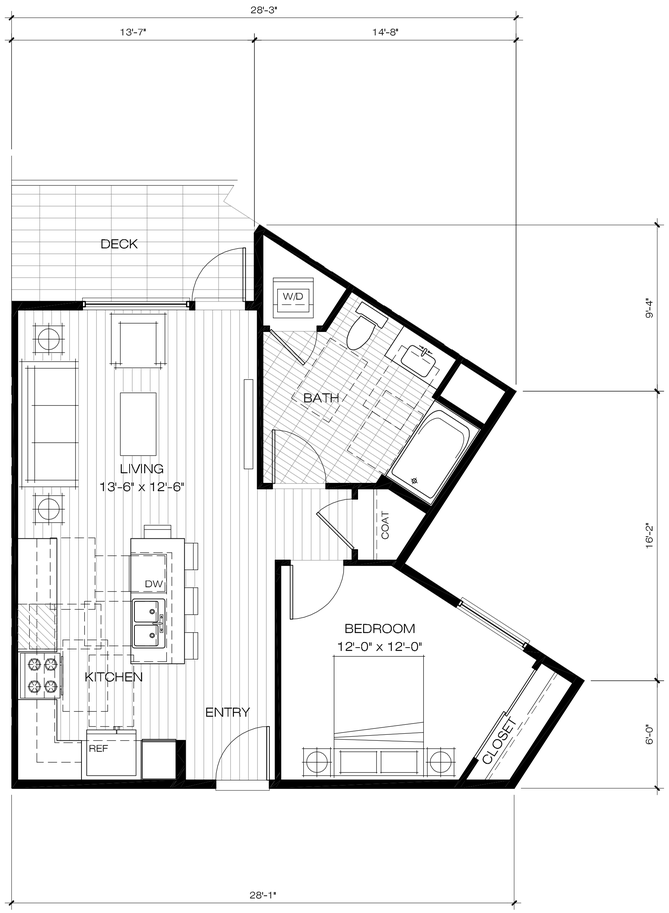
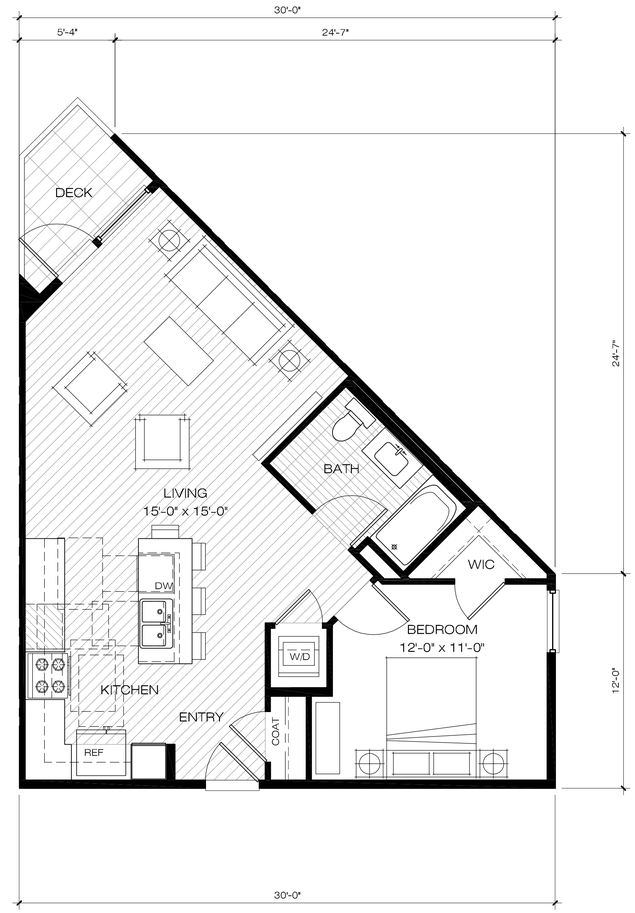
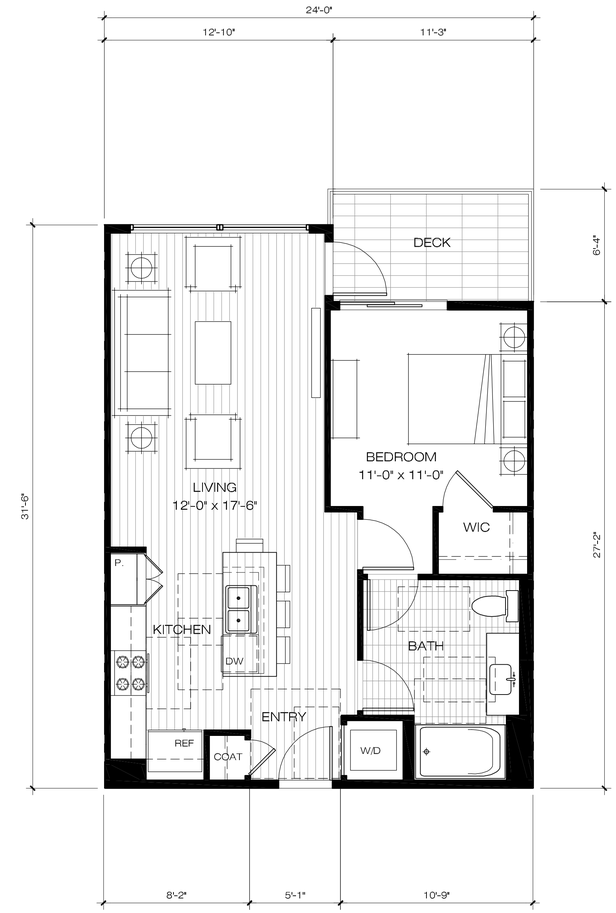


UNIT 1C
1 BEDROOM / 1 BATH
735 S.F. GROSS
685 S.F. NET



UNIT 1B
1 BEDROOM / 1 BATH
745 S.F. GROSS
700 S.F. NET



UNIT 1A
1 BEDROOM / 1 BATH
705 S.F. GROSS
665 S.F. NET

SOLANA

TORRANCE, CA
FEBRUARY 22ND, 2018

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

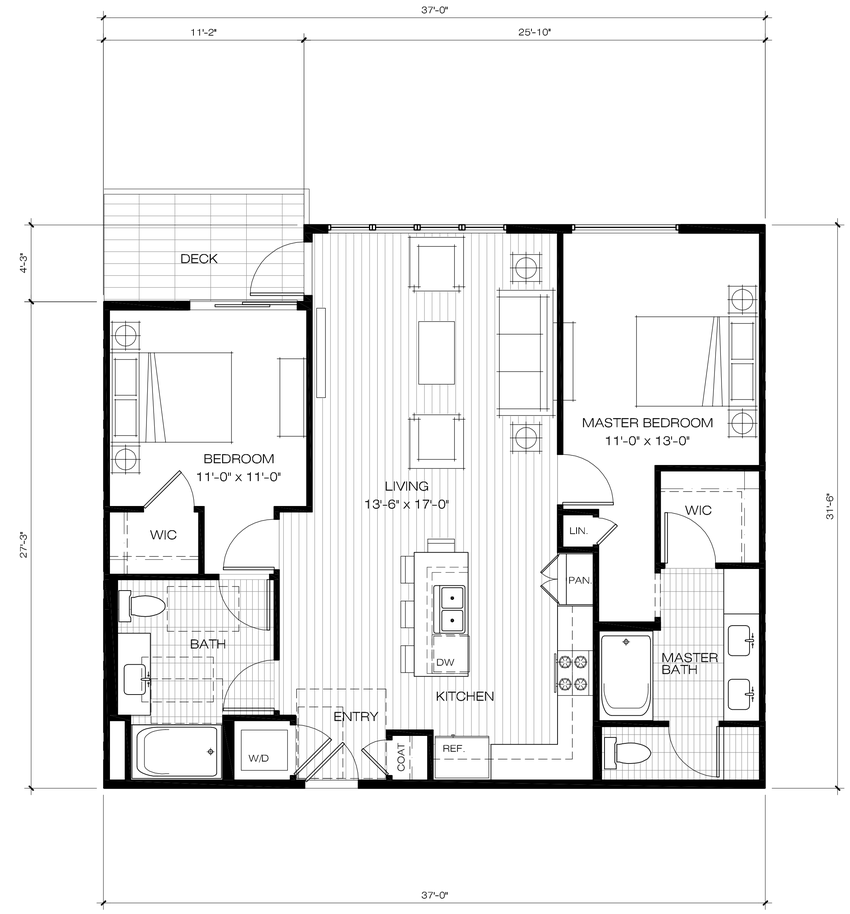
UNIT PLANS

ReyLenn Properties LLC

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
JOB NO. B4051
PRINTED: June 03, 2019

A-33

UNIT 2B
2 BEDROOM / 2 BATH
1,110 S.F. GROSS
1,050 S.F. NET



UNIT 2A
2 BEDROOM / 2 BATH
1,115 S.F. GROSS
1,055 S.F. NET

SOLANA

TORRANCE, CA
FEBRUARY 22ND, 2018

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

UNIT PLANS

ReyLenn Properties LLC

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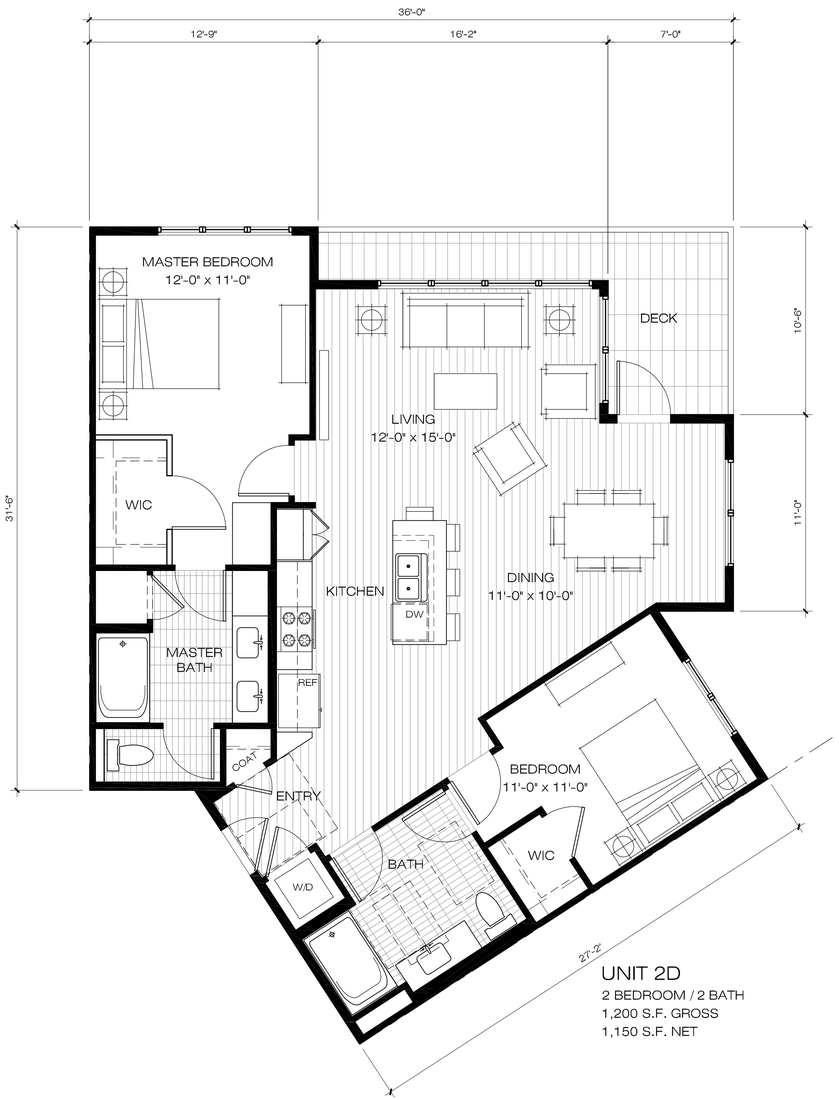
ARCHITECTS
2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
JOB NO. B4051
PRINTED: June 03, 2019

A-34



UNIT 2D
2 BEDROOM / 2 BATH
1,200 S.F. GROSS
1,150 S.F. NET

UNIT 2C
2 BEDROOM / 2 BATH
1,130 S.F. GROSS
1,070 S.F. NET

SOLANA

TORRANCE, CA
FEBRUARY 22ND, 2018

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

UNIT PLANS

ReyLenn Properties LLC

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
JOB NO. B4051
PRINTED: June 03, 2019

A-35

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 (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.

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.

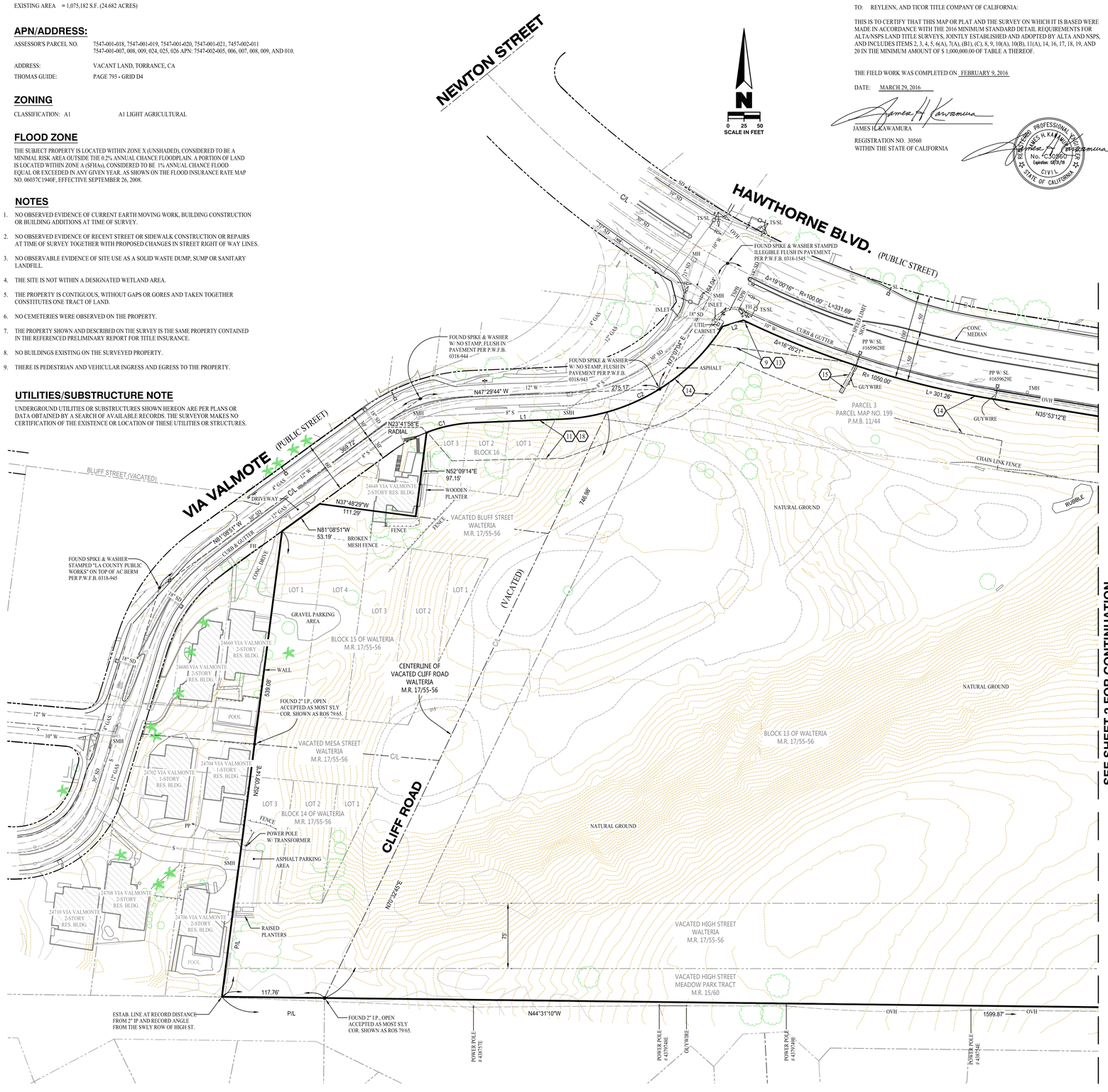
THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2016

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 06/30/16 CIVIL STATE OF CALIFORNIA



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

(#) 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.

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

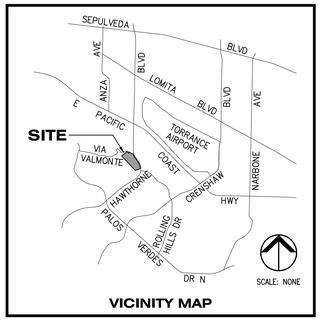
LINE	BEARING	DISTANCE
L1	N47°29'44"W	100.64'
L2	N61°57'45"W	24.92'

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

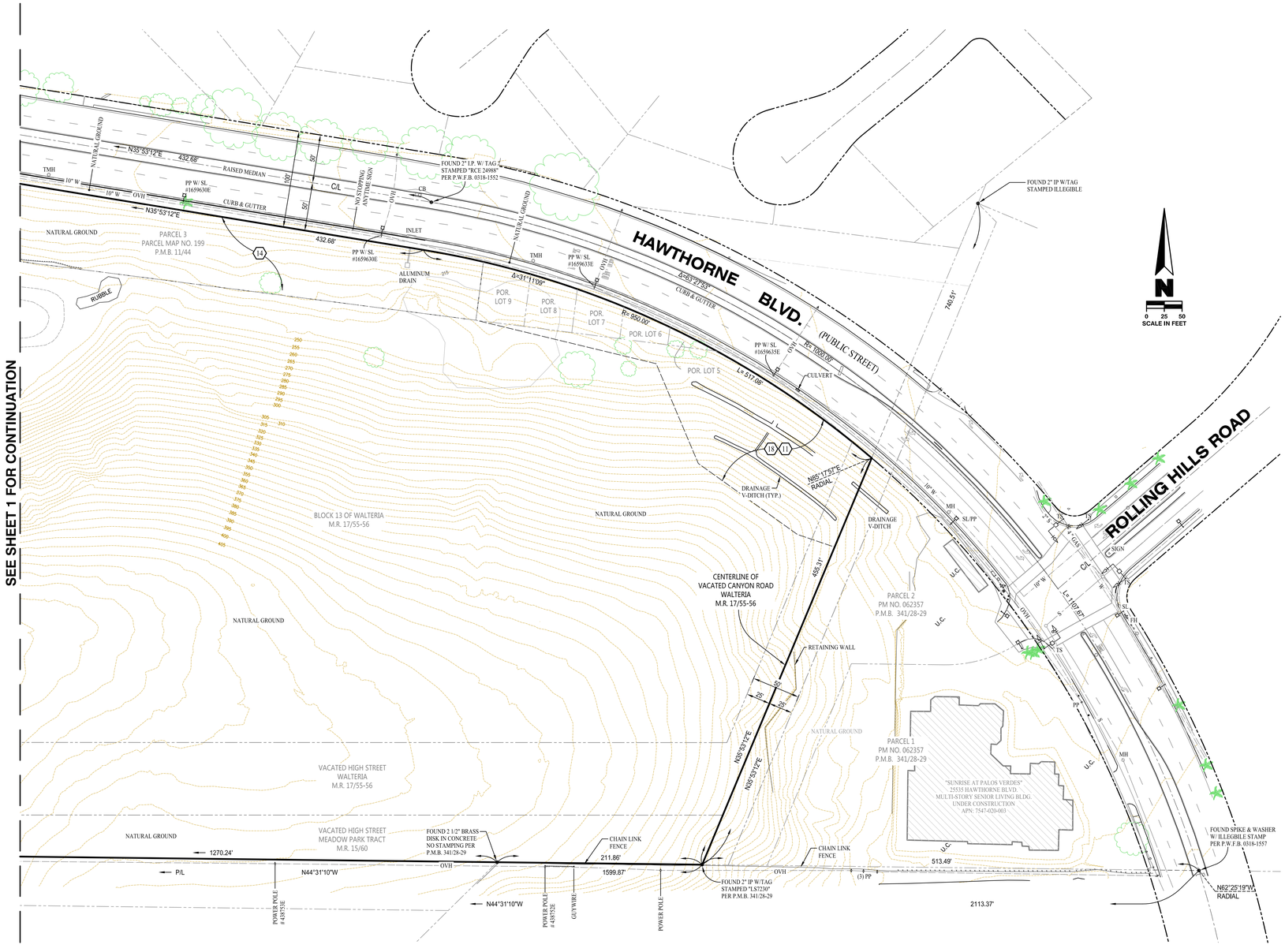
ALTA/NSPS LAND TITLE SURVEY

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

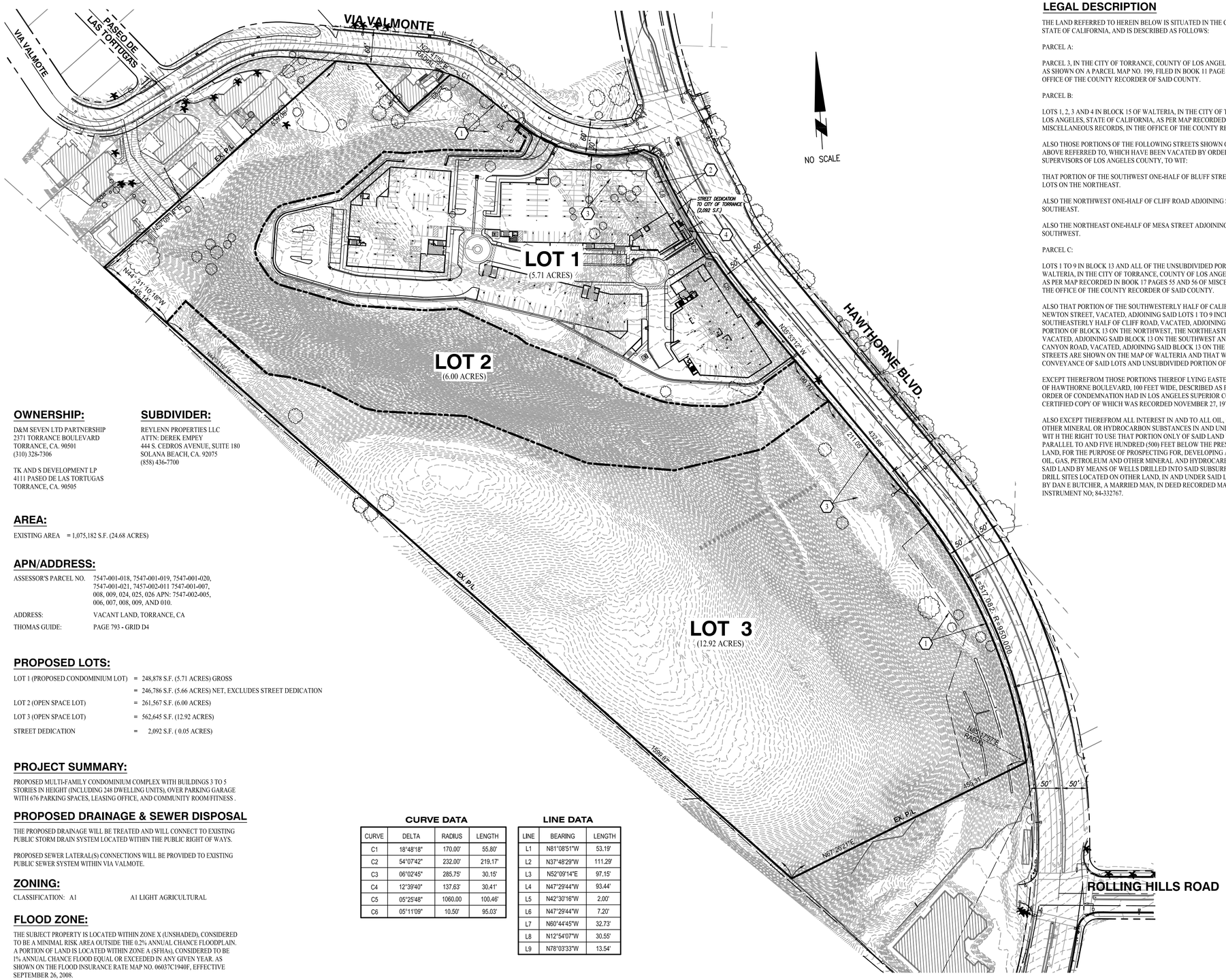
APN	ASSESSOR'S PARCEL NUMBER	PP	POWER POLE
ASPH	ASPHALT	P/L	PROPERTY LINE
BLVD.	BOULEVARD	R	RADIUS
CB	CATCH BASIN	R/W	RIGHT OF WAY
C/L	CENTER LINE	S	SEWER
CONC.	CONCRETE	SD	STORM DRAIN
COR.	CORNER	S.	SOUTH
DWY	DRIVEWAY	SMH	SEWER MANHOLE
E.	EAST OF	TS	TRAFFIC SIGNAL
ESTAB.	ESTABLISHED	TSPB	TRAFFIC SIGNAL 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:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310
Newport Beach, California 92660
(949) 756-6440 Fax (949) 756-6444

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 2



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. (24.68 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)	=	248,878 S.F. (5.71 ACRES) GROSS
	=	246,786 S.F. (5.66 ACRES) NET, EXCLUDES STREET DEDICATION
LOT 2 (OPEN SPACE LOT)	=	261,567 S.F. (6.00 ACRES)
LOT 3 (OPEN SPACE LOT)	=	562,645 S.F. (12.92 ACRES)
STREET DEDICATION	=	2,092 S.F. (0.05 ACRES)

PROJECT SUMMARY:

PROPOSED MULTI-FAMILY CONDOMINIUM COMPLEX WITH BUILDINGS 3 TO 5 STORIES IN HEIGHT (INCLUDING 248 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	LENGTH
C1	18°48'18"	170.00'	55.80'
C2	54°07'42"	232.00'	219.17'
C3	06°02'45"	285.75'	30.15'
C4	12°39'40"	137.63'	30.41'
C5	05°25'48"	1060.00	100.46'
C6	05°11'09"	10.50'	95.03'

LINE DATA

LINE	BEARING	LENGTH
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	93.44'
L5	N42°30'16"W	2.00'
L6	N47°29'44"W	7.20'
L7	N60°44'45"W	32.73'
L8	N12°54'07"W	30.55'
L9	N78°03'33"W	13.54'

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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SHEET 1 OF 2

APRIL 24, 2017

VESTING TENTATIVE TRACT MAP NO. 74148

FOR CONDOMINIUM PURPOSES

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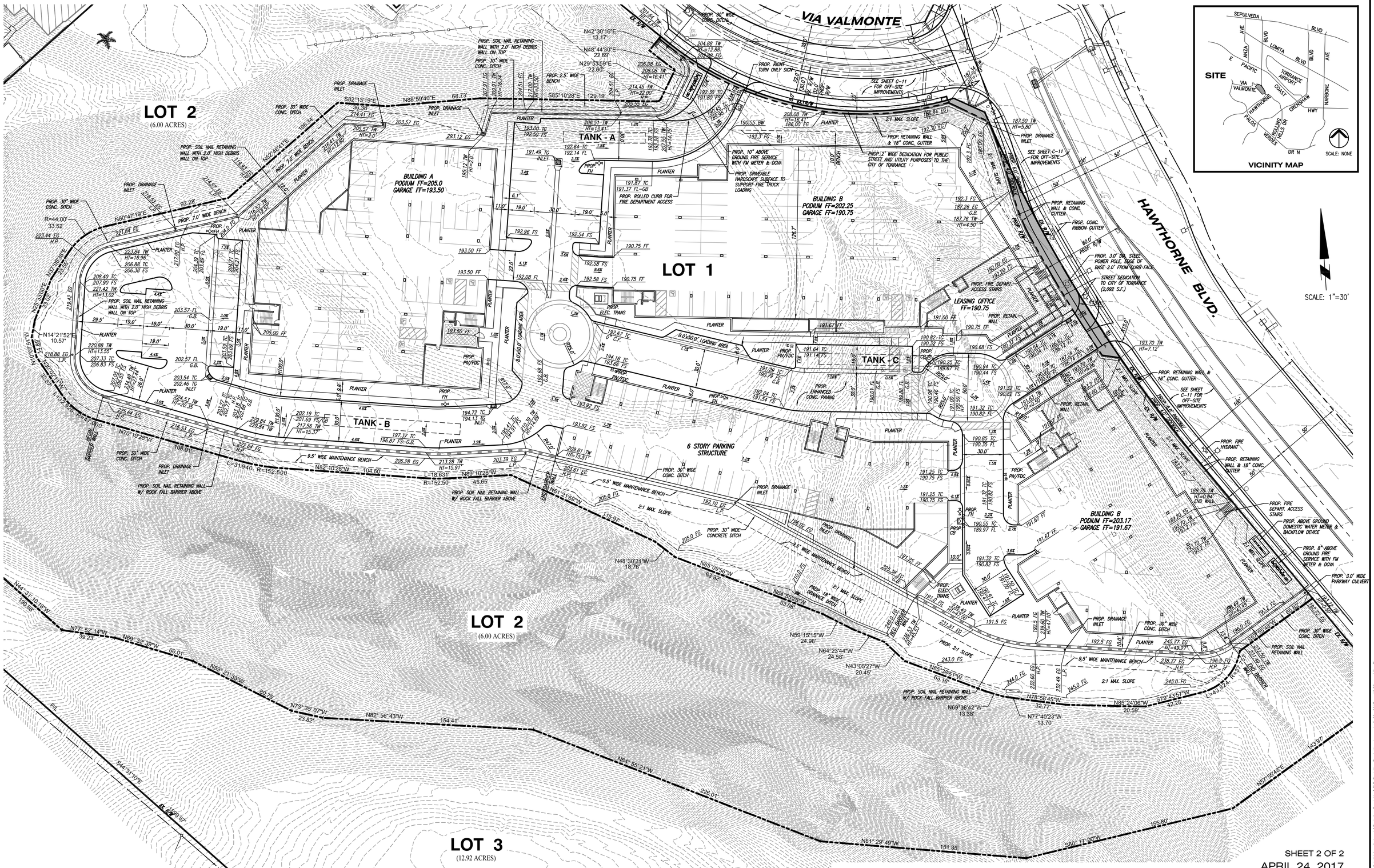
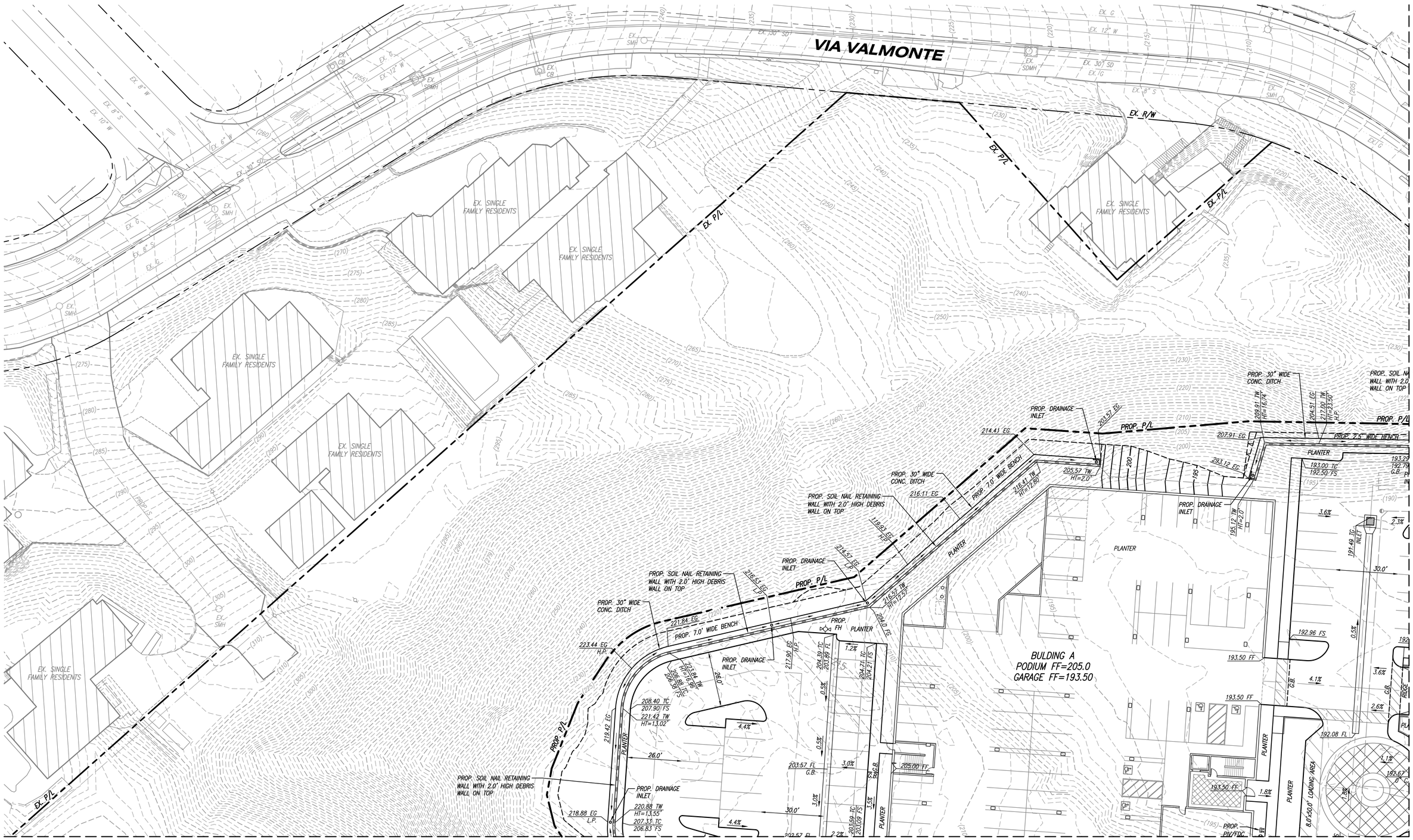


SHEET 2 OF 2

APRIL 24, 2017

VESTING TENTATIVE TRACT MAP NO. 74148

FOR CONDOMINIUM PURPOSES



GRADING QUANTITY ESTIMATE:

CUT	= 120,915 C.Y.	EXPORT	= 119,270 C.Y.
FILL	= 1,646 C.Y.	MAX CUT HEIGHT	= 51.2'
NET	= 119,270 C.Y.	MAX FILL HEIGHT	= 2.5'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY GRADING PLAN - SHEET C-5

TORRANCE , CALIFORNIA

KHR ASSOCIATES
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20411 SW Birch Street - Suite 310
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Fax (949) 756-6444

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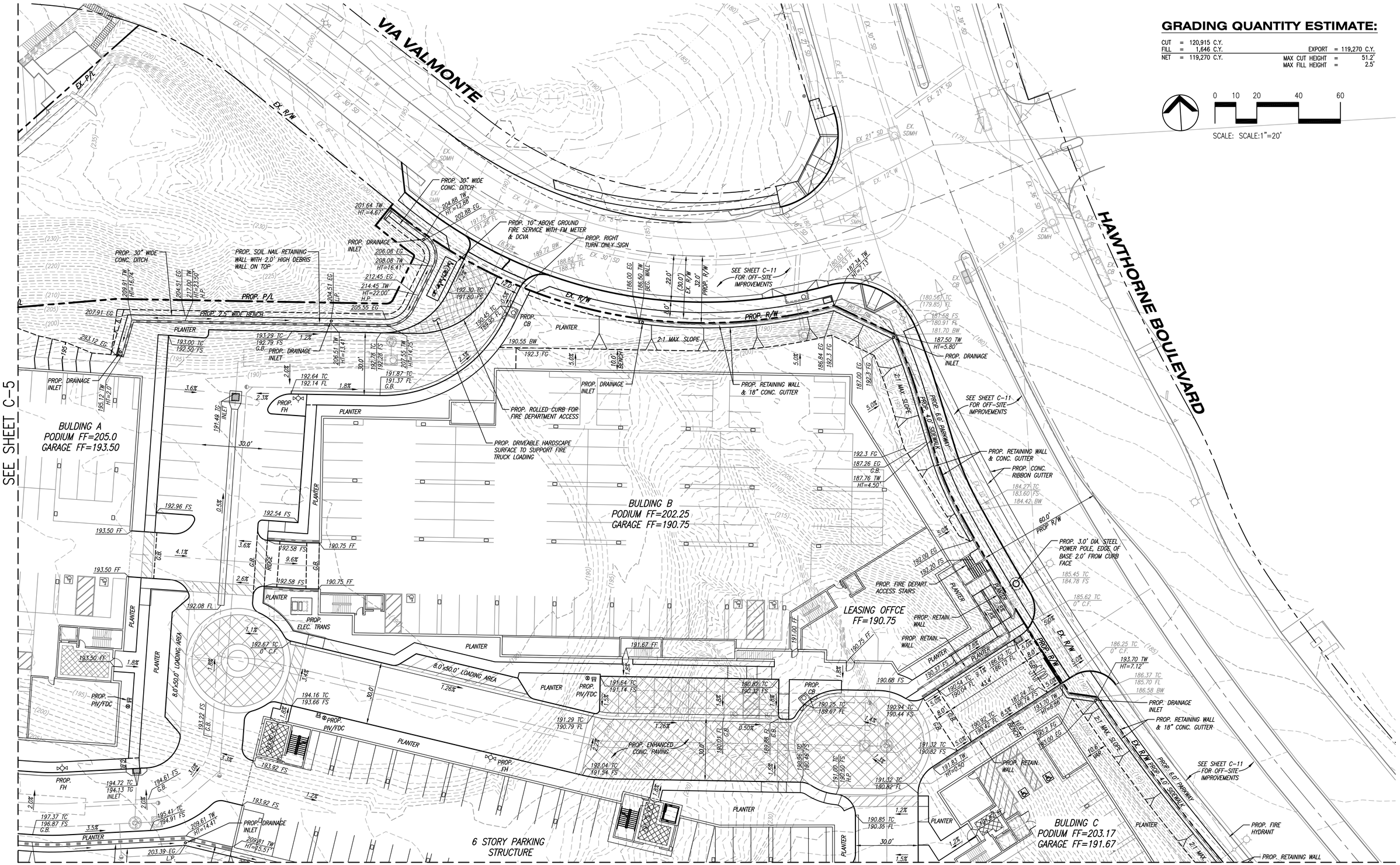

GRADING QUANTITY ESTIMATE:

CUT	= 120,915 C.Y.		
FILL	= 1,646 C.Y.	EXPORT	= 119,270 C.Y.
NET	= 119,270 C.Y.	MAX CUT HEIGHT	= 51.2'
		MAX FILL HEIGHT	= 2.5'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

PRELIMINARY GRADING PLAN - SHEET C-6

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

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20411 SW Birch Street - Suite 310
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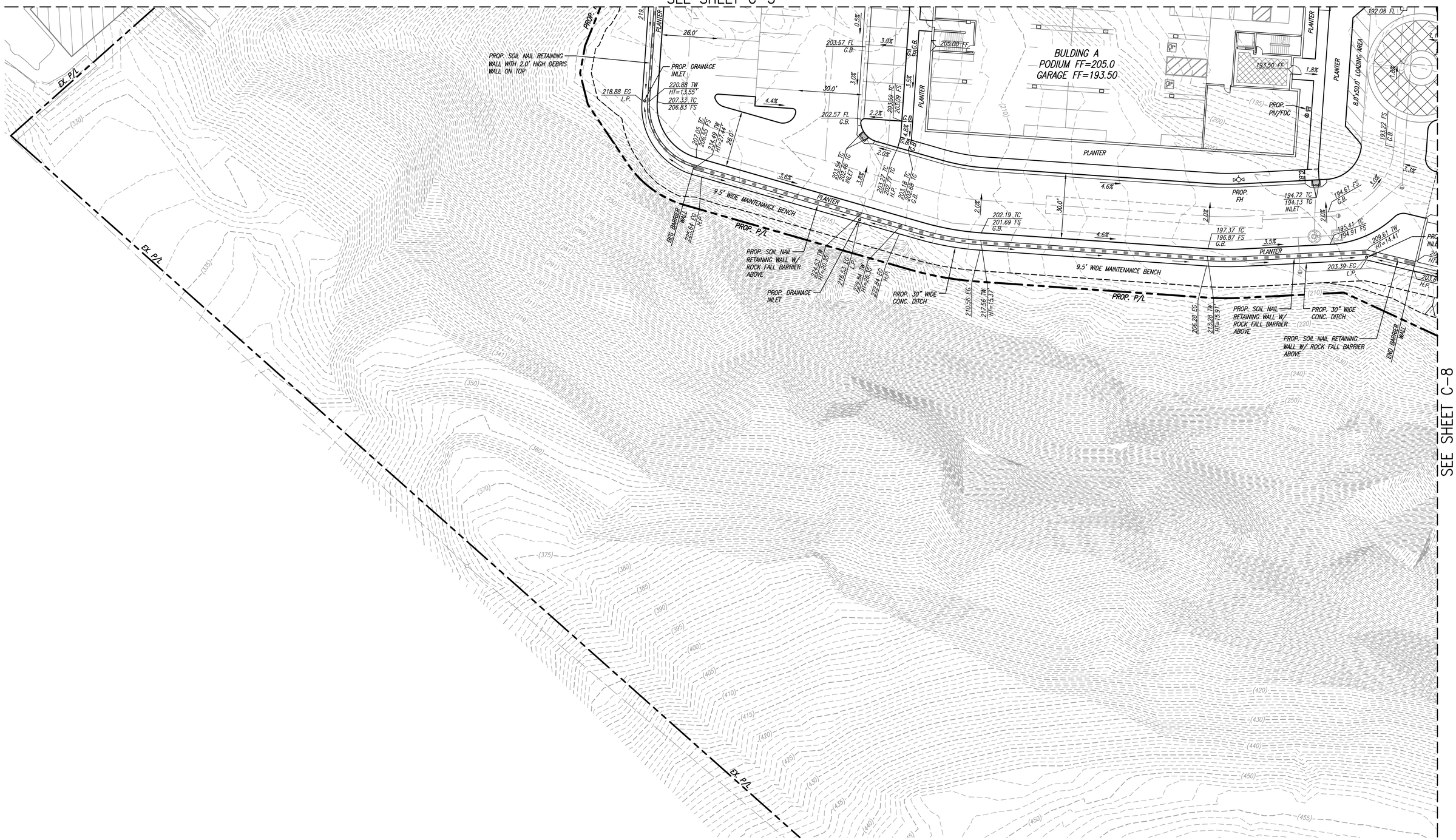

GRADING QUANTITY ESTIMATE:

CUT	=	120,915 C.Y.		
FILL	=	1,646 C.Y.	EXPORT	= 119,270 C.Y.
NET	=	119,270 C.Y.	MAX CUT HEIGHT	= 51.2'
			MAX FILL HEIGHT	= 2.5'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY GRADING PLAN - SHEET C-7

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20411 SW Birch Street - Suite 310
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Fax (949) 756-6444

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GRADING QUANTITY ESTIMATE:

CUT	= 120,915 C.Y.		EXPORT	= 119,270 C.Y.
FILL	= 1,646 C.Y.		MAX CUT HEIGHT	= 51.2'
NET	= 119,270 C.Y.		MAX FILL HEIGHT	= 2.5'

0 10 20 40 60

SCALE: SCALE:1"=20'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY GRADING PLAN - SHEET C-8

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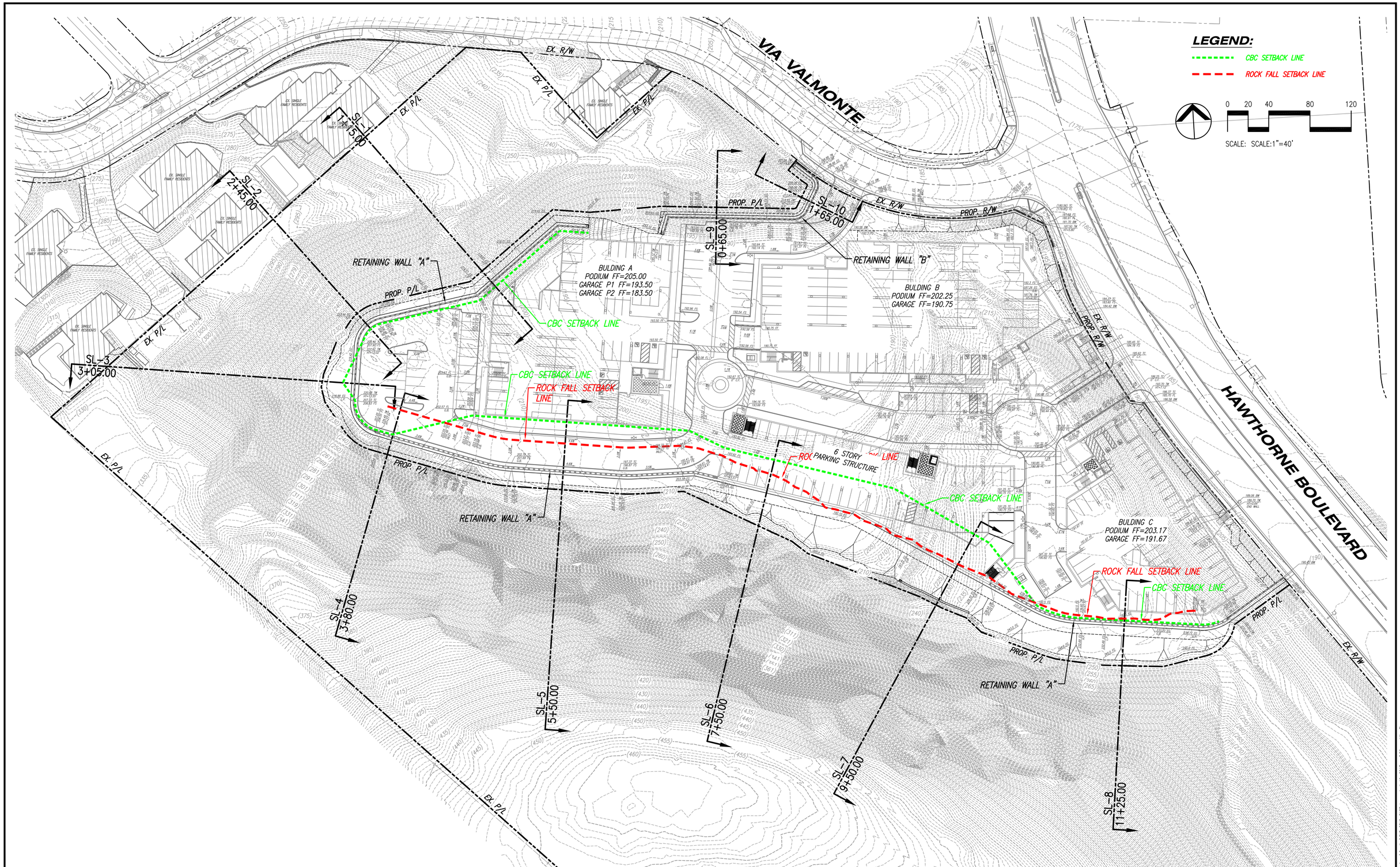

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REYLENN PROPERTIES LLC

SITE SECTION PLAN VIEW - SHEET C-9

TORRANCE , CALIFORNIA

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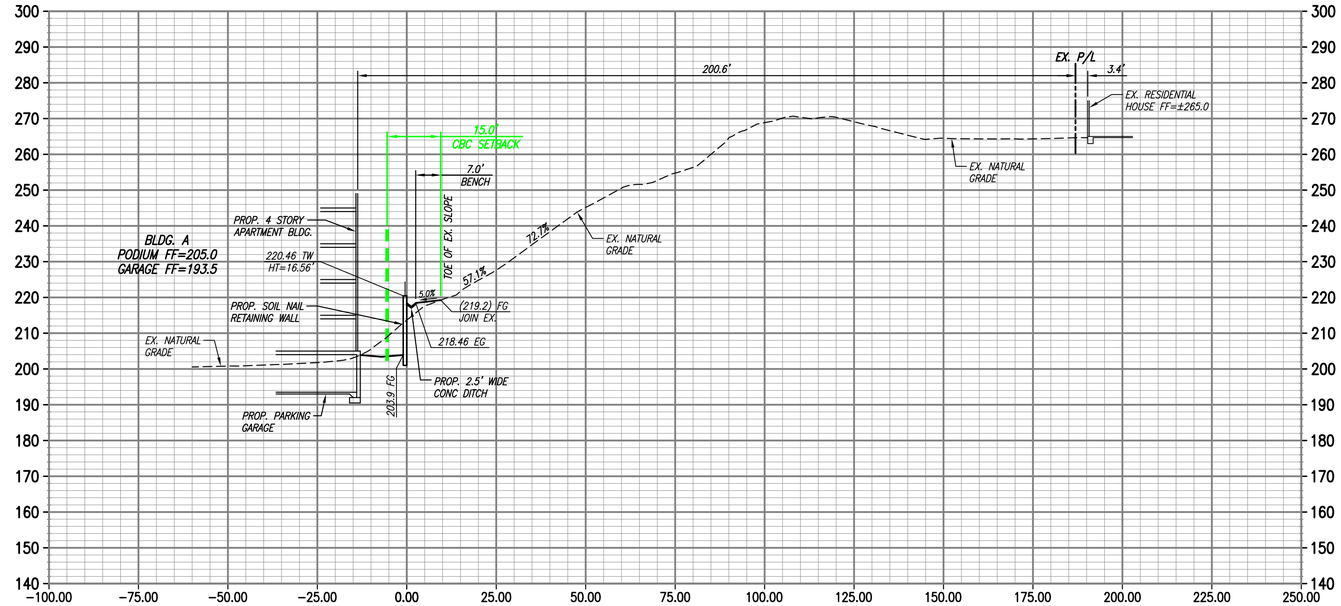
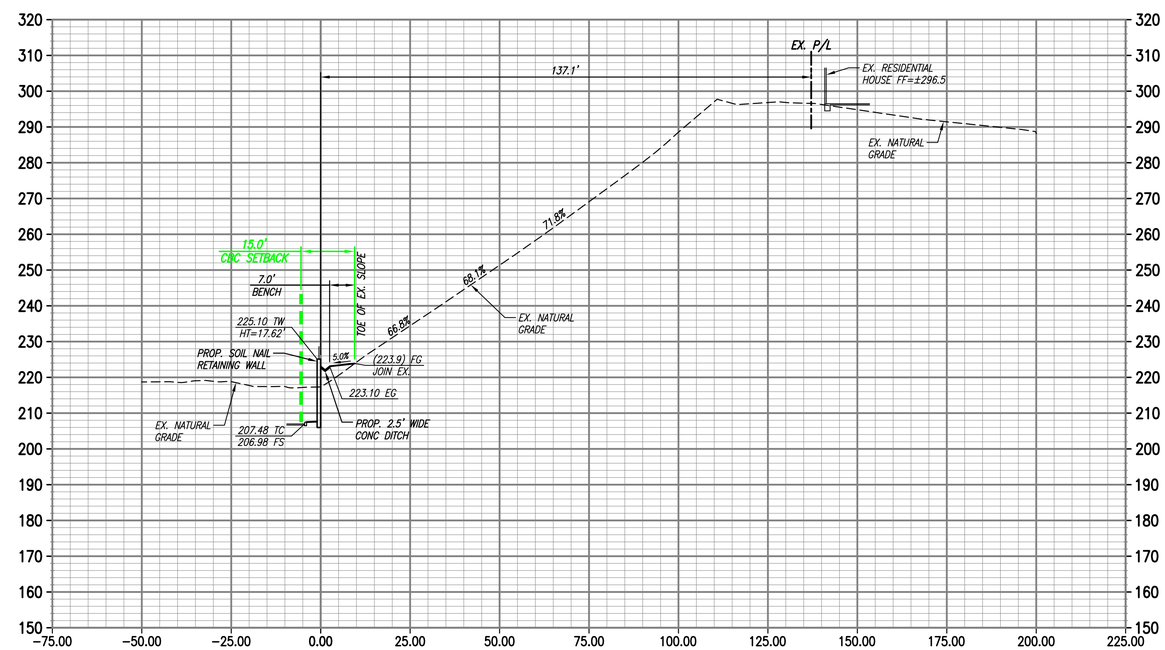


STATION = 1+15.00



STATION = 2+45.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 1+15.00 & 2+45.00 SHEET C-10

REYLENN PROPERTIES LLC

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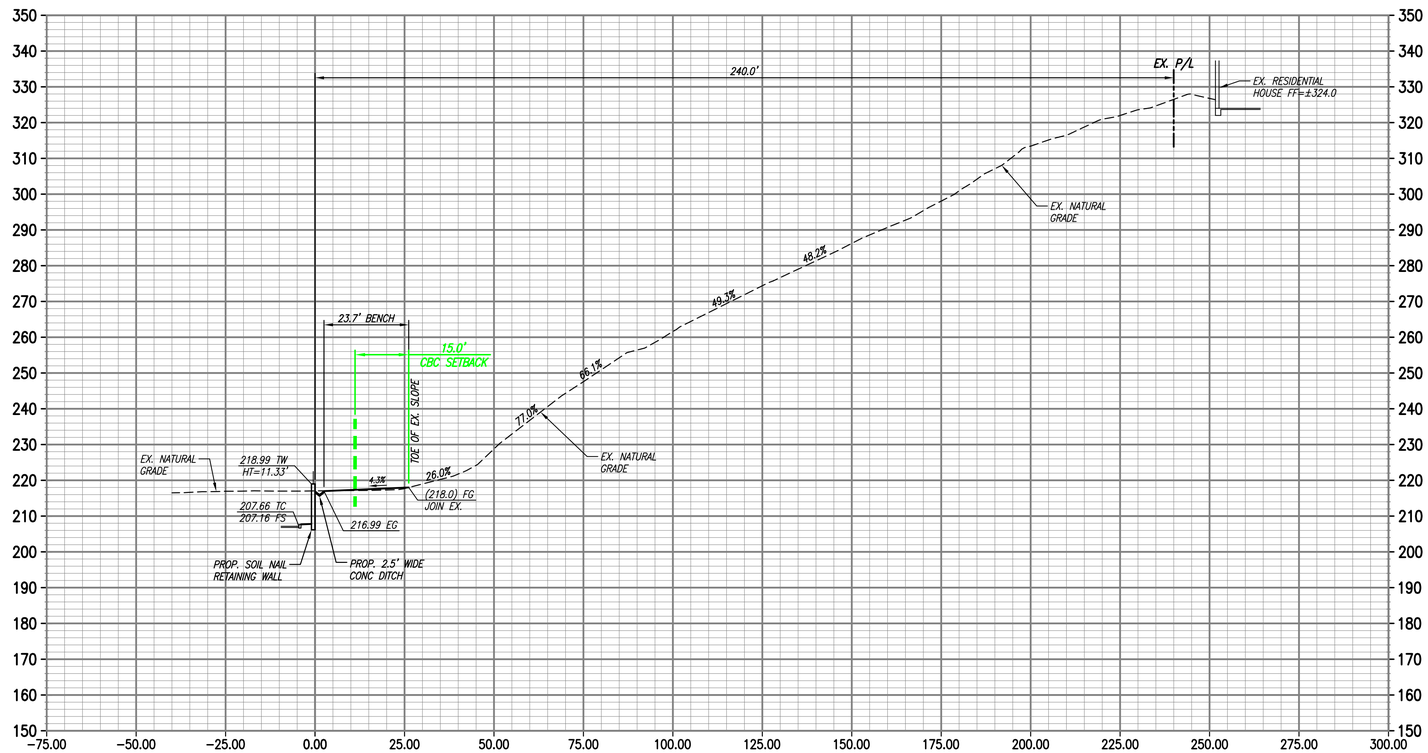

STATION = 3+05.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 3+05.00 SHEET C-11

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

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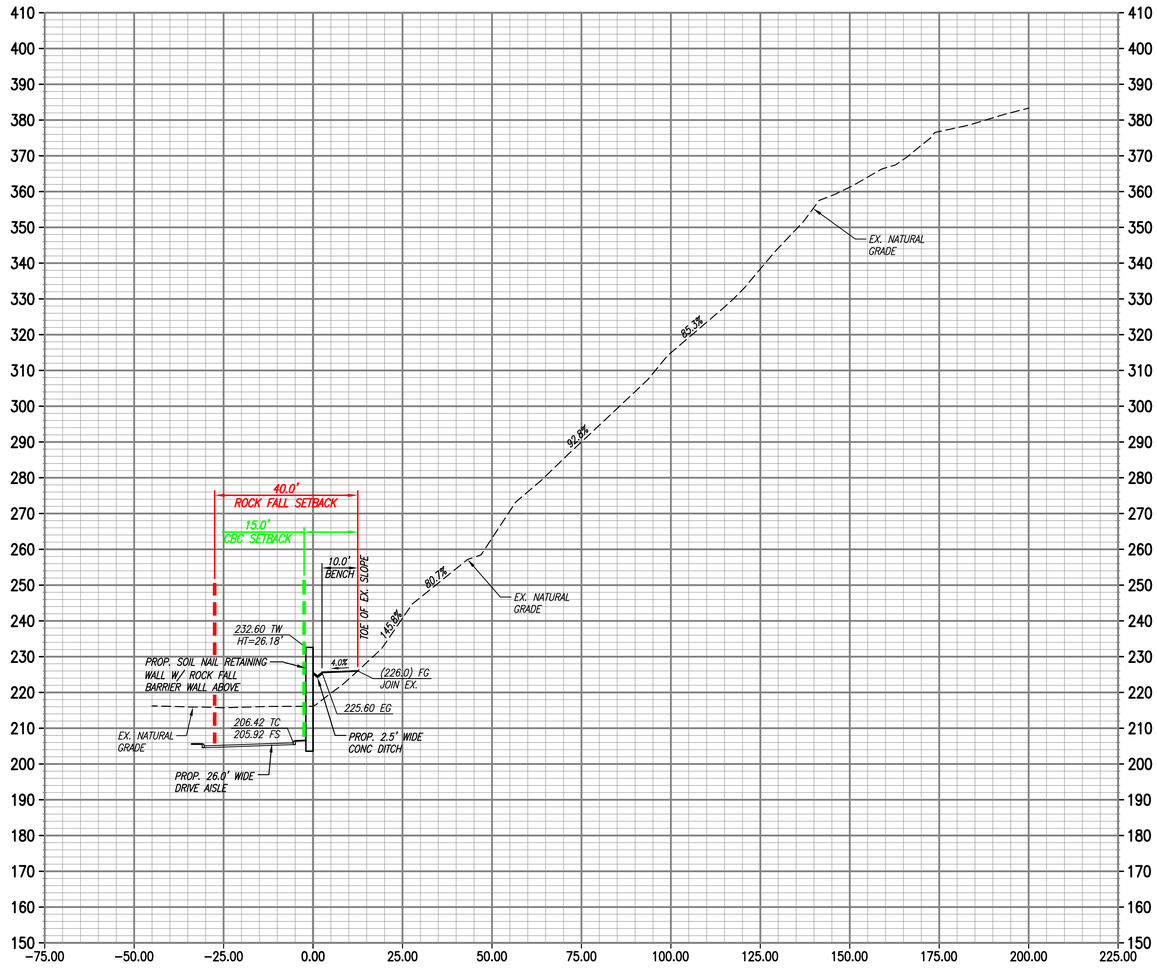

STATION = 3+80.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 3+80.00 SHEET C-12

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

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

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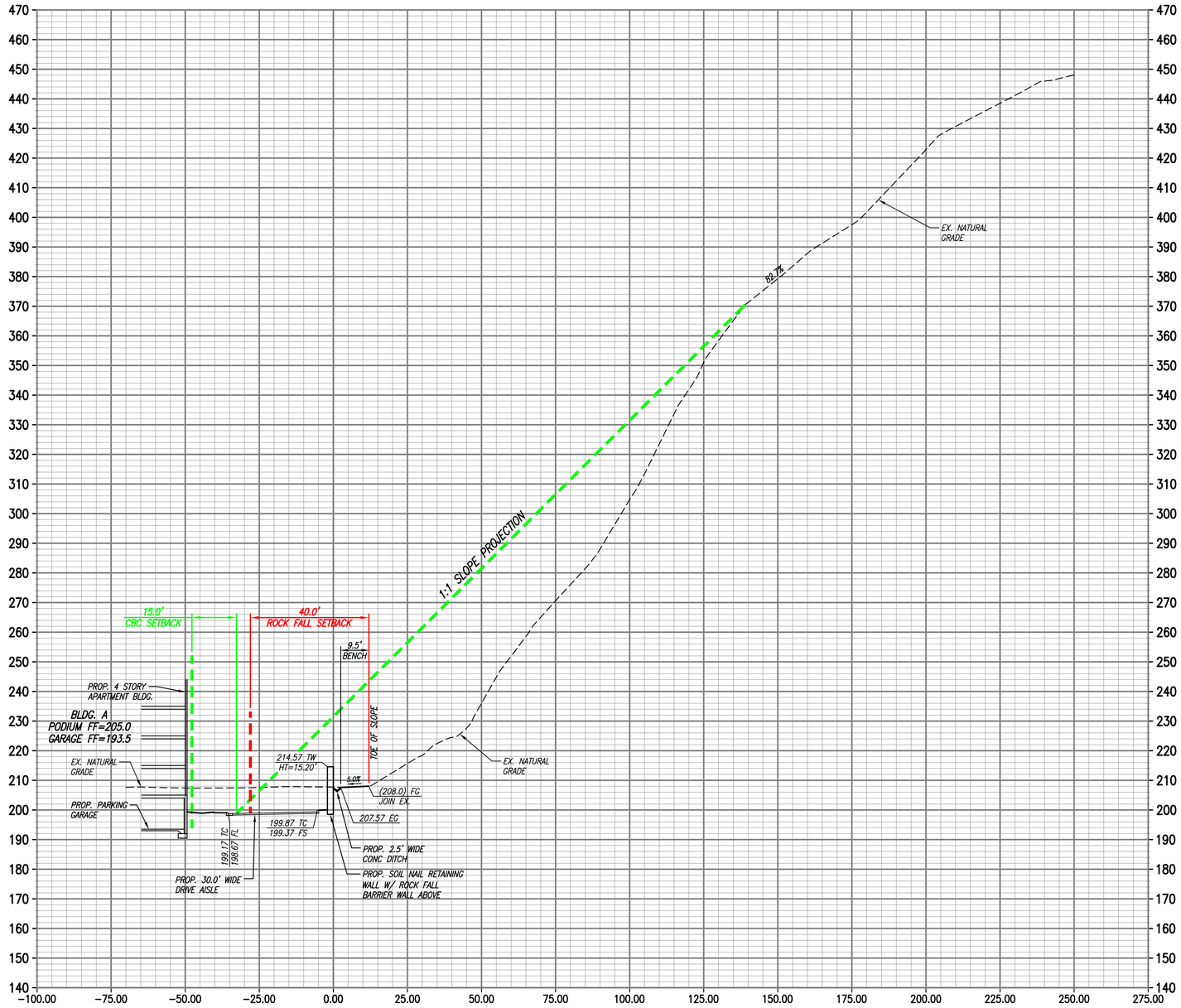

STATION = 5+50.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 5+50.00 SHEET C-13

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

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Fax (949) 756-6444

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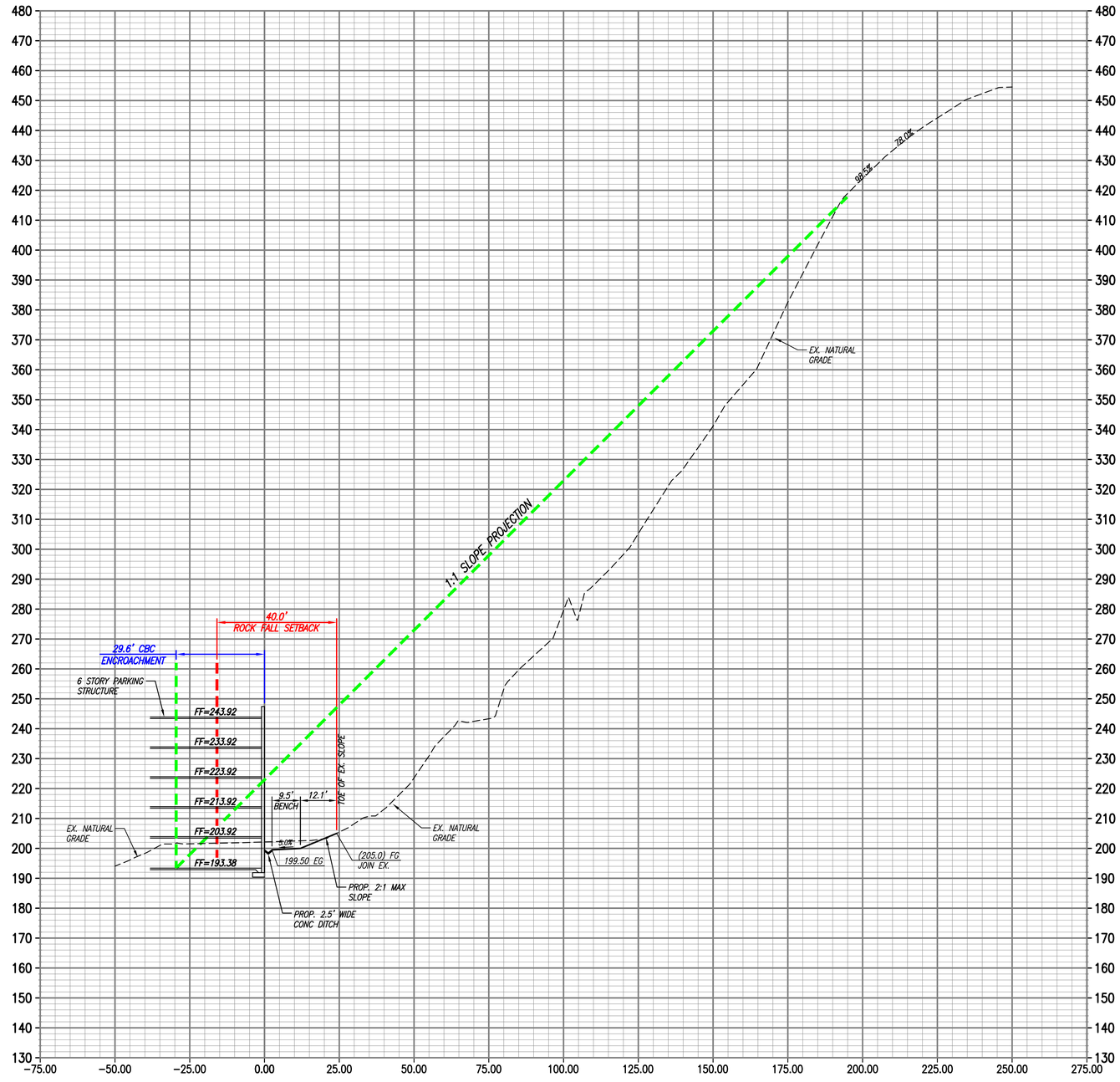

STATION = 7+50.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

REYLENN PROPERTIES LLC

SLOPE SECTION (RETAINING WALL "A") - STATION 7+50.00 SHEET C-14

TORRANCE , CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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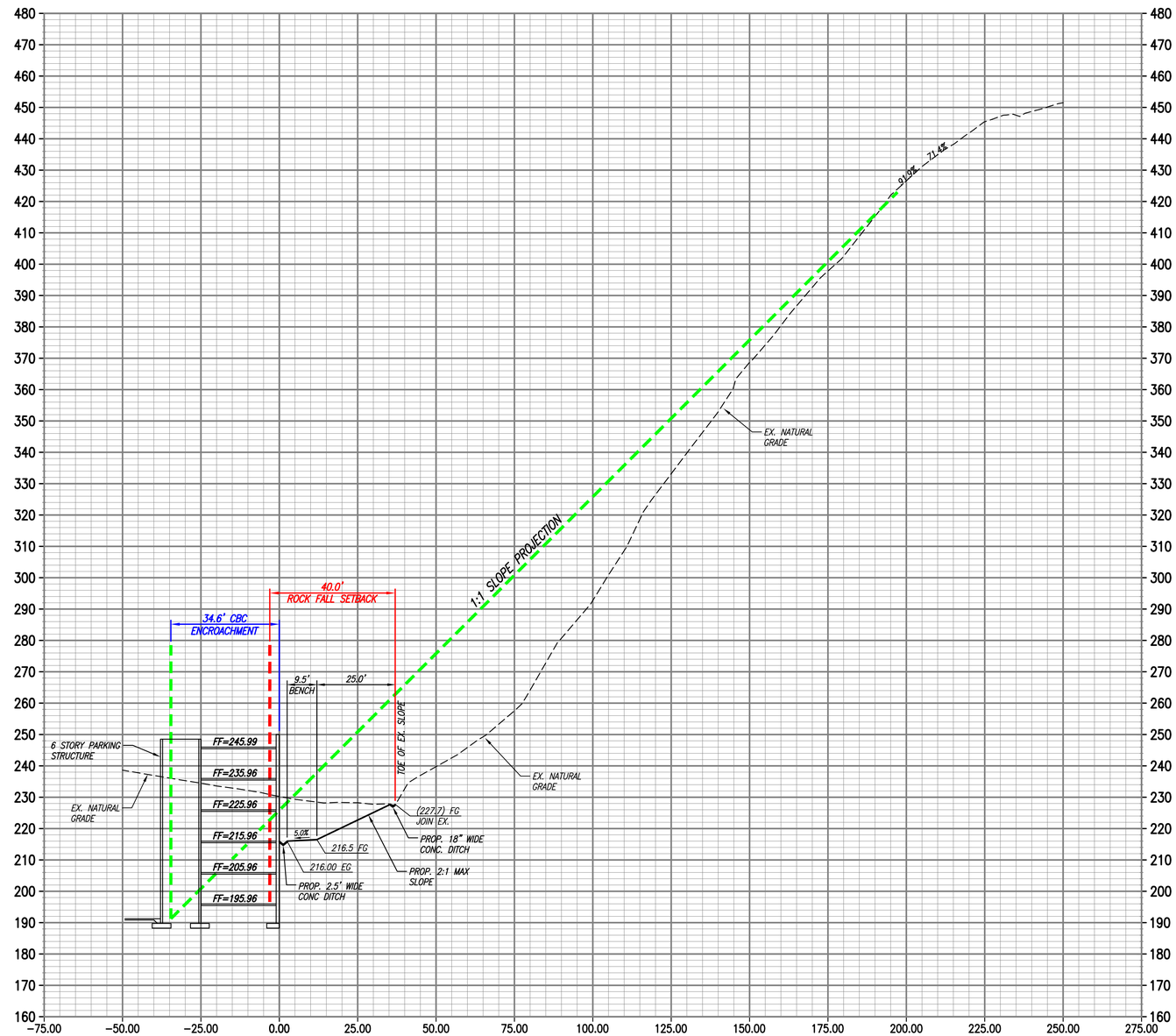

STATION = 9+50.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 9+50.00 SHEET C-15

REYLENN PROPERTIES LLC

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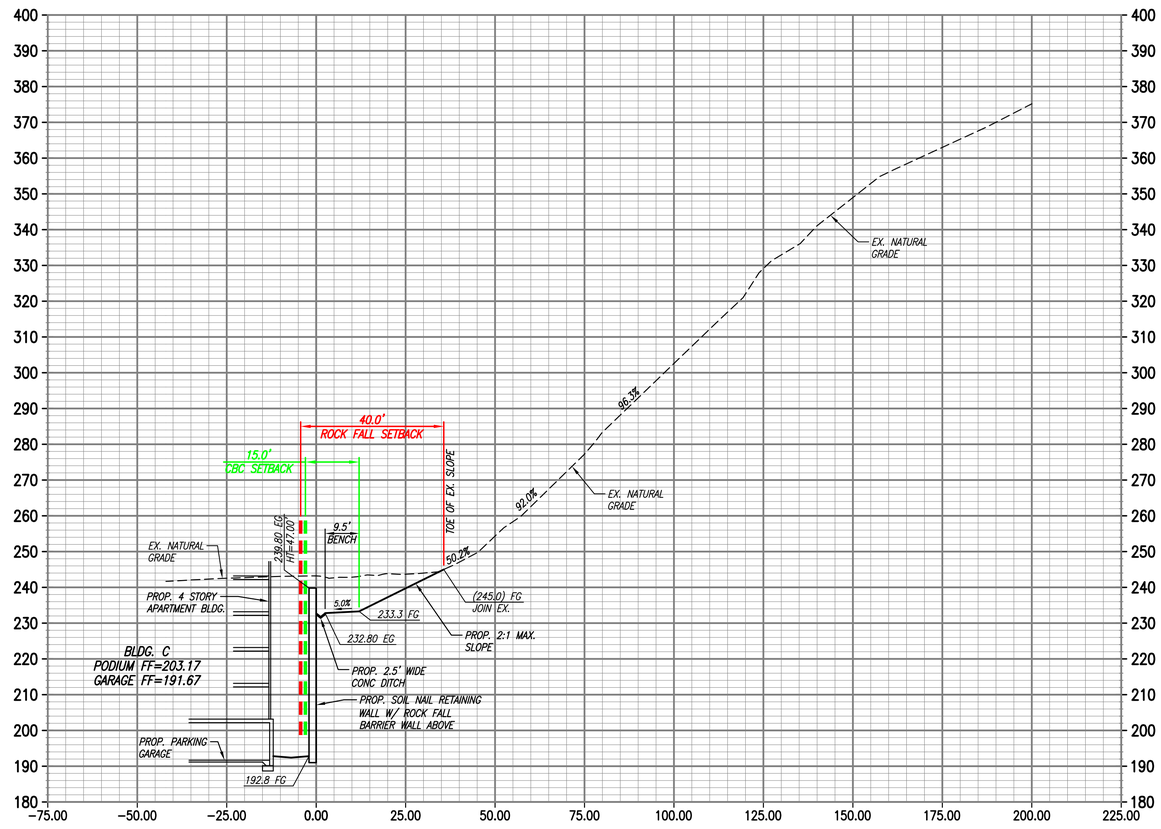

STATION = 11+25.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "A") - STATION 11+25.00 SHEET C-16

REYLENN PROPERTIES LLC

TORRANCE , CALIFORNIA

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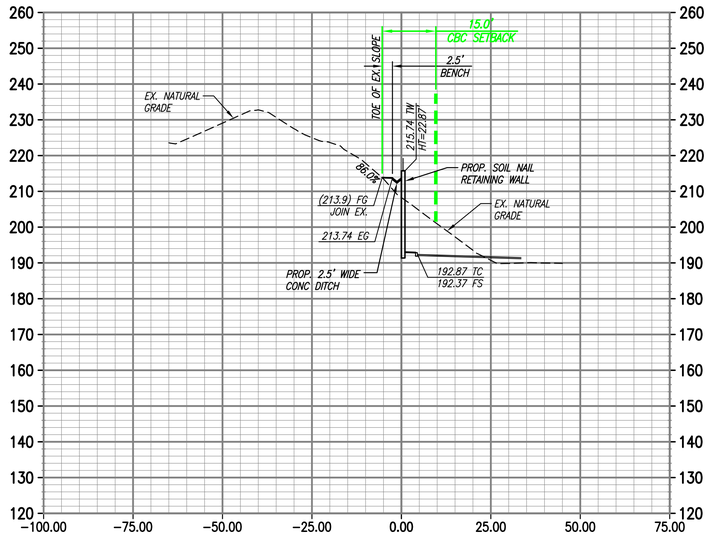
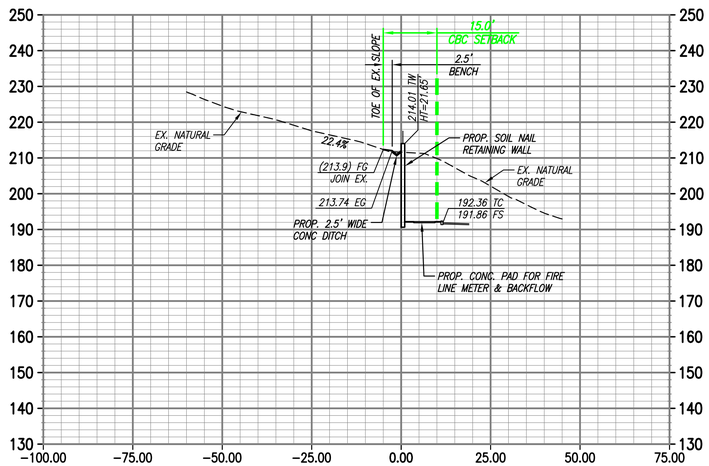


STATION = 0+65.00



STATION = 1+65.00

LEGEND:

- CBC SETBACK LINE
- ROCK FALL SETBACK LINE

(SCALE:1"=20')

SOLANA

SLOPE SECTION (RETAINING WALL "B") - STATION 0+65.00 & 1+65.00 SHEET C-17

REYLENN PROPERTIES LLC

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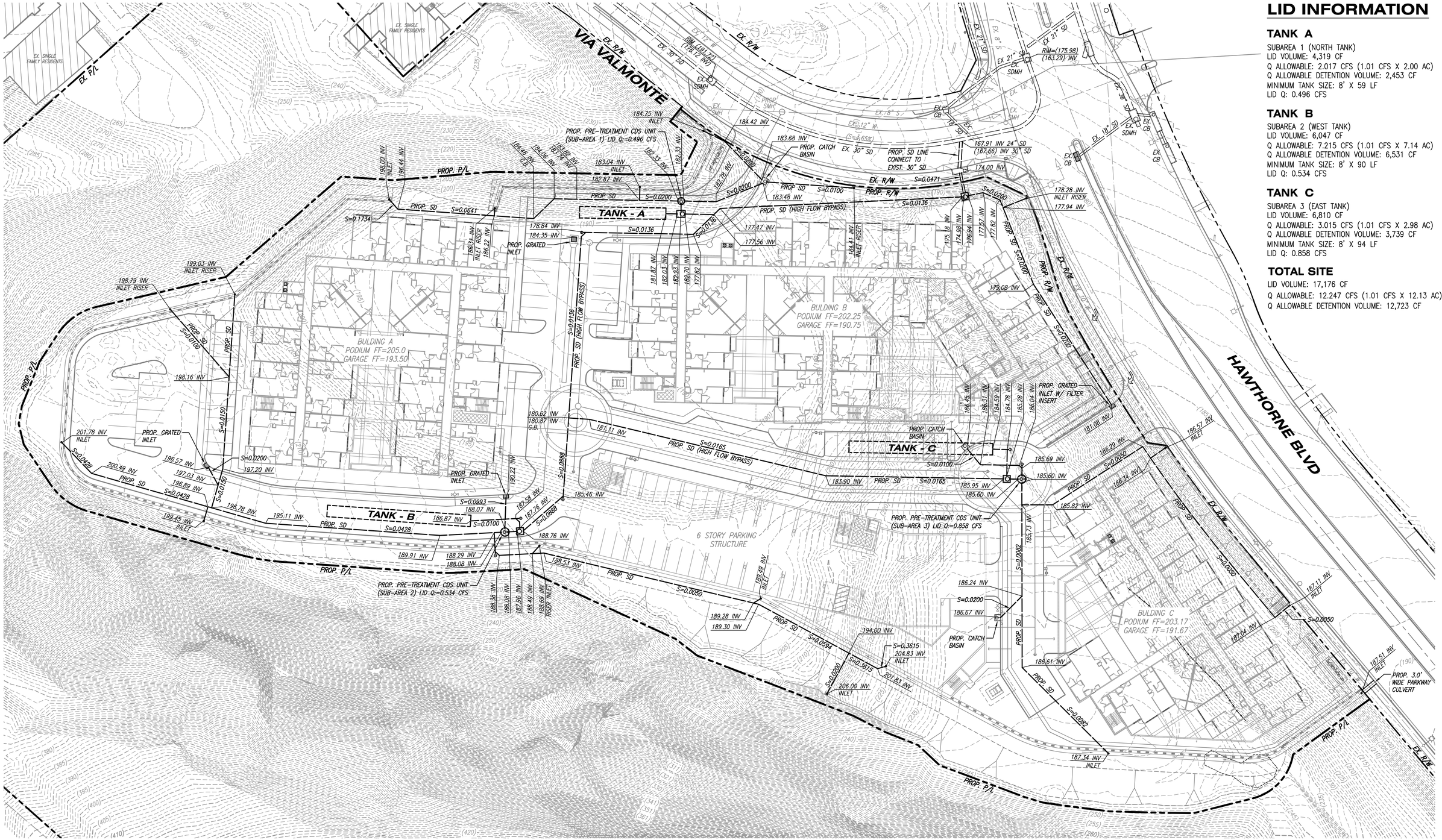

LID INFORMATION

TANK A

SUBAREA 1 (NORTH TANK)
LID VOLUME: 4,319 CF
Q ALLOWABLE: 2.017 CFS (1.01 CFS X 2.00 AC)
Q ALLOWABLE DETENTION VOLUME: 2,453 CF
MINIMUM TANK SIZE: 8' X 59 LF
LID Q: 0.496 CFS

TANK B

SUBAREA 2 (WEST TANK)
LID VOLUME: 6,047 CF
Q ALLOWABLE: 7.215 CFS (1.01 CFS X 7.14 AC)
Q ALLOWABLE DETENTION VOLUME: 6,531 CF
MINIMUM TANK SIZE: 8' X 90 LF
LID Q: 0.534 CFS

TANK C

SUBAREA 3 (EAST TANK)
LID VOLUME: 6,810 CF
Q ALLOWABLE: 3.015 CFS (1.01 CFS X 2.98 AC)
Q ALLOWABLE DETENTION VOLUME: 3,739 CF
MINIMUM TANK SIZE: 8' X 94 LF
LID Q: 0.858 CFS

TOTAL SITE

LID VOLUME: 17,176 CF
Q ALLOWABLE: 12.247 CFS (1.01 CFS X 12.13 AC)
Q ALLOWABLE DETENTION VOLUME: 12,723 CF

0 15 30 60 90

SCALE: SCALE:1"=30'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY STORM DRAIN PLAN - SHEET C-18

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20411 SW Birch Street - Suite 310 Tel (949) 756-6440
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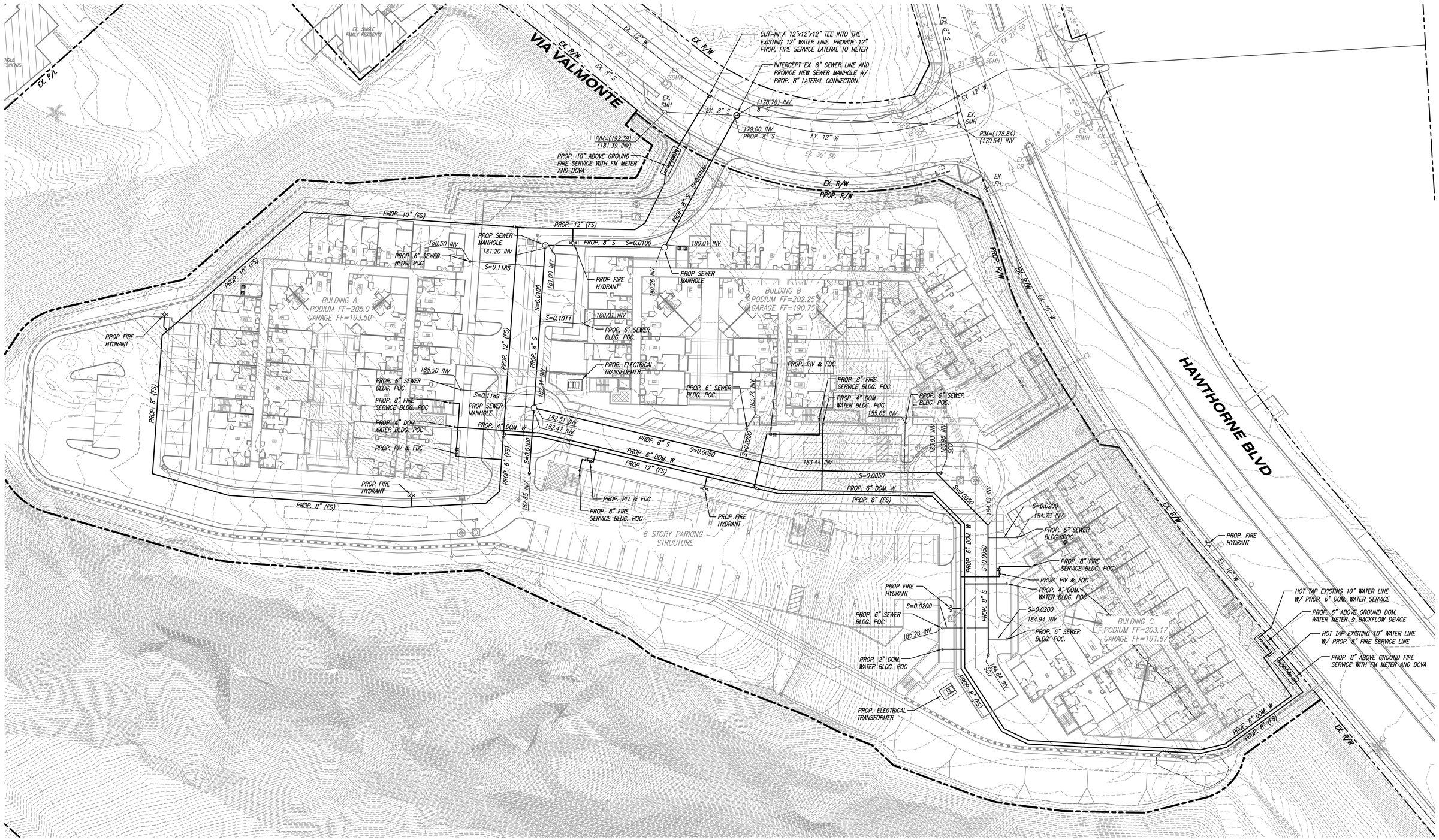

0 15 30 60 90

SCALE: SCALE:1"=30'

SOLANA

REYLENN PROPERTIES LLC

PRELIMINARY UTILITY PLAN - SHEET C-19

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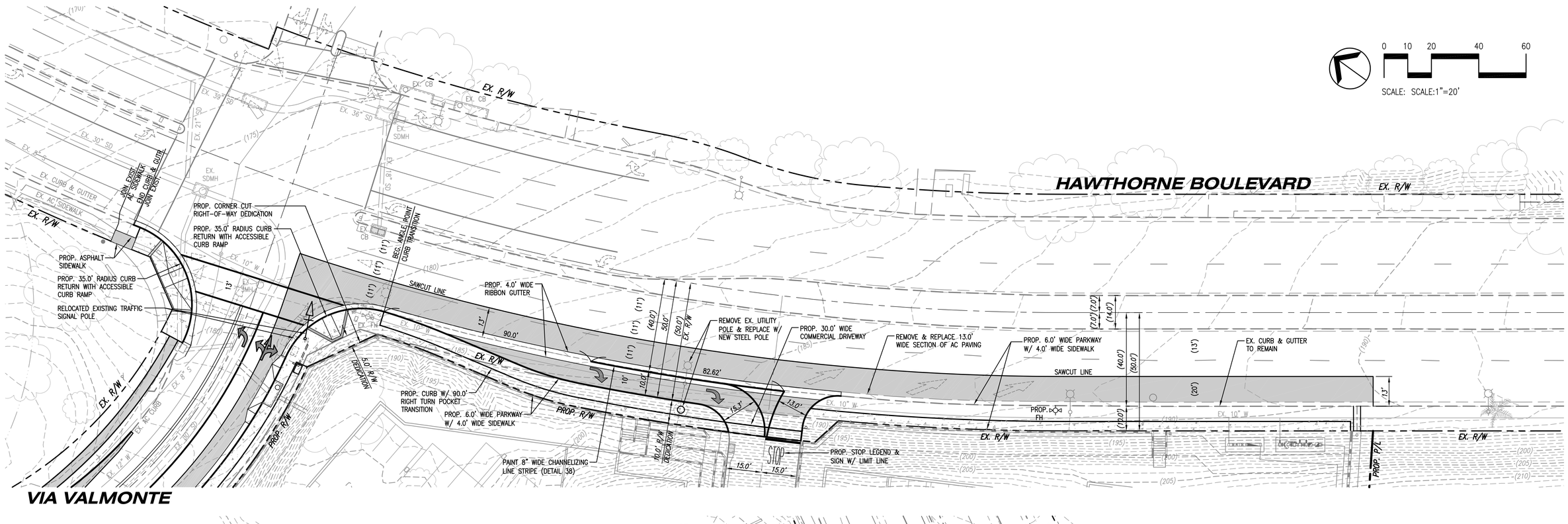

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REYLENN PROPERTIES LLC

PRELIMINARY STREET IMPROVEMENTS - SHEET 20

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KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Tel (949) 756-6440
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