NORTH

SCALE: 1" = 50'

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY

ORDER NUMBER: [illegible]
DATED: JANUARY 6, 1999

○ INDICATES ITEMS SHOWN HEREON

(11) AN EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA FOR UNDERGROUND PIPE LINES RECORDED MARCH 23, 1939 AS INSTRUMENT NO. 3002 IN BOOK B-797 PAGE 299, O.R.

(12) AN EASEMENT IN FAVOR OF COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY FOR SEWER PIPE LINE PURPOSES RECORDED OCTOBER 5, 1962 AS INSTRUMENT NO. 4484 IN BOOK B-1769 PAGE 579, O.R.

(13) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR SEWER PURPOSES RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 4466 IN BOOK B-1769 PAGE 576, O.R.

(14) AN EASEMENT IN FAVOR OF THE CITY OF TORRANCE FOR THE DISCHARGE OF STORM AND SURFACE DRAINAGE RUNOFF RECORDED OCTOBER 7, 1965 IN BOOK B-2290 PAGE 770, O.R.

(15) A COVENANT AND AGREEMENT IN FAVOR OF THE CITY OF LOS ANGELES RECORDED JUNE 28, 1970 IN BOOK D-3865 PAGE 765, O.R.

(16) AN EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA FOR PIPELINE AND APPURTENANCES THEREOF FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES AS RECORDED JUNE 24, 1970 AS INSTRUMENT NO. 3025.

(17) AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND IN FAVOR OF THE CITY OF LOS ANGELES FOR FUTURE STREET OR HIGHWAY PURPOSES RECORDED NOVEMBER 30, 1970 AS INSTRUMENT NO. 2896.

(18) AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND IN FAVOR OF THE CITY OF LOS ANGELES FOR PUBLIC STREETS RECORDED DECEMBER 12, 1979 AS INSTRUMENT NO. 3997.

AREA SUMMARY

PROPOSED GROSS AREA
1,740642 SQ. FT 39.96 ACRES

SITE

190TH STREET
WHITE AVENUE
CRENSHAW BLVD.
WESTERN AVENUE
SR. ARC BLVD.
WORKMAN AVENUE
VERMONT AVENUE
TORRANCE BLVD.
110 FWY
SR 91 FWY

VICINITY MAP
NO SCALE

190TH ST.

NORMANDIE AVE.

PACIFIC ELECTRIC RAILROAD

MAJOR A

PROPOSED PHASE LINE

PROPOSED PHASE LINE

R/W

147.16' B.O.C.
100.00'
60.00'
52.84'
1160.00'
50.00'
15.00'
510.00'
375.00'
30.00'
200.00'
246.5'
225.00'
297.00'
32.00' MIN. TYP.
28.00' MIN. TYP.
39.49'
260.00'
190.00'
150.00'
215.00'
220.00'
53.95'
566.59'
247.00'
856.45'
922.00'
230.00'
50.00'
33.00'
53.00' R/W
4.00'
5.00'
15.00'
20.00'
14.00'
25.00'
5.00'
50.00'
R=500.00'

67 57 61 34 37 58 29 33 36 41 1

TAIT & ASSOCIATES INC.
TRIO TOWN & COUNTRY ROAD
SUITE 1000
P.O. Box 2050
Orange, California 92859
(714) 538-2001
(714) 538-2011 FAX

TITLE: ALTERNATIVE PHASE 1 EXHIBIT
MCDONNELL DOUGLAS REALTY CORPORATION
3855 LAKEWOOD BLVD.
LONG BEACH, CA. 90808-1700
PROJECT: SOUTHLAND CORPORATE CENTER
190TH & NORMANDIE
LOS ANGELES, CA.

DRAWN: M.A.C.
DATE: 2/1/96
CHECKED: L.A.K.
DATE: 2/1/96
REVISION: B
DATE: 3/27/96
JOB NO. 95-2088

1 OF 1

BOE-C6-0062923