VESTING TENTATIVE TRACT NO. 52172

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES ONLY

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT NO. 4463, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 36 TO 38, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT NO. 1720 IN BOOK 49472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 49472 PAGE 23, OFFICIAL RECORDS, PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS, 1050 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A", 780 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1307.50 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY, FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY; THENCE NORTH 0 DEGREES 22 MINUTES 04 SECONDS WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC. RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH 89 DEGREES 37 MINUTES 56 SECONDS WEST AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED, RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS, SOUTH 0 DEGREES 22 MINUTES 04 SECONDS EAST 172.51 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 6.55 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 04 SECONDS EAST 84.12 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 158.41 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED, RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NO. 2, NORTH 0 DEGREES 02 MINUTES 12 SECONDS WEST 273.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 34 SECONDS, A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH 50 DEGREES 56 MINUTES 38 SECONDS WEST; THENCE LEAVING SAID CURVE, NORTH 0 DEGREES 02 MINUTES 44 SECONDS WEST 161.13 FEET TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET, 86 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED, RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET, NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50 FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID THE POINT OF BEGINNING.

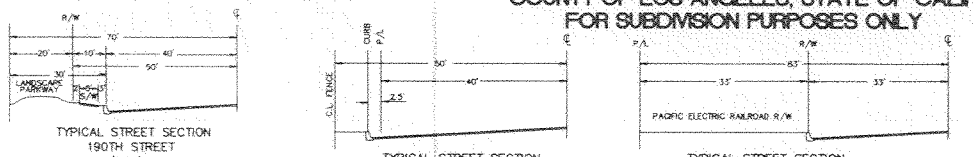
LAND SURVEYOR
TAIT & ASSOCIATES
1100 TOWN & COUNTRY RD., #200
ORANGE, CA 92668
(714) 560-8200
LARRY WALKER L.S. 4463
REGISTRATION EXP. 9/30/97

ZONING
EXISTING ZONE M3-1
PROPOSED ZONE M3-1

LAND USAGE
EXISTING LAND USAGE MCDONNELL DOUGLAS MANUFACTURING/ASSEMBLY
PROPOSED LAND USAGE INDUSTRIAL & COMMERCIAL

AREA SUMMARY
1. GROSS AREA (TO CENTERLINE OF ABUTTING STREET) 7,623,695 S.F. 172.4800 AC.
2. NET AREA (PER TITLE REPORT DESCRIPTION) 7,440,876 S.F. 170.8591 AC

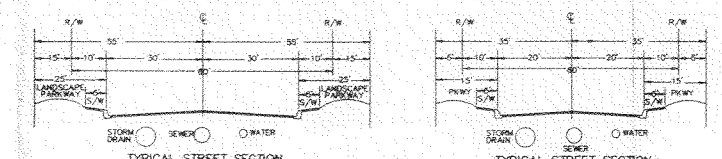
RECORD OWNER AND SUBDIVIDER
MCDONNELL DOUGLAS REALTY COMPANY
4060 LAKEWOOD BLVD., 6TH FLOOR
LONG BEACH, CA 90808-1700
(310) 827-3014



TYPICAL STREET SECTION 190TH STREET (NTS)

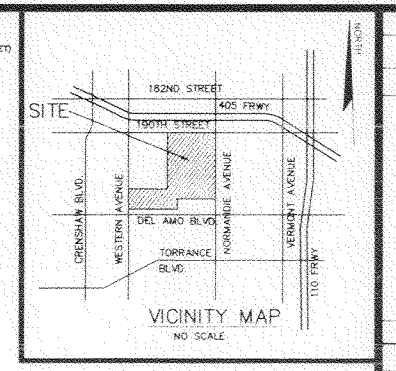
TYPICAL STREET SECTION WESTERN AVENUE (NTS)

TYPICAL STREET SECTION NORMANDIE AVENUE (NTS)



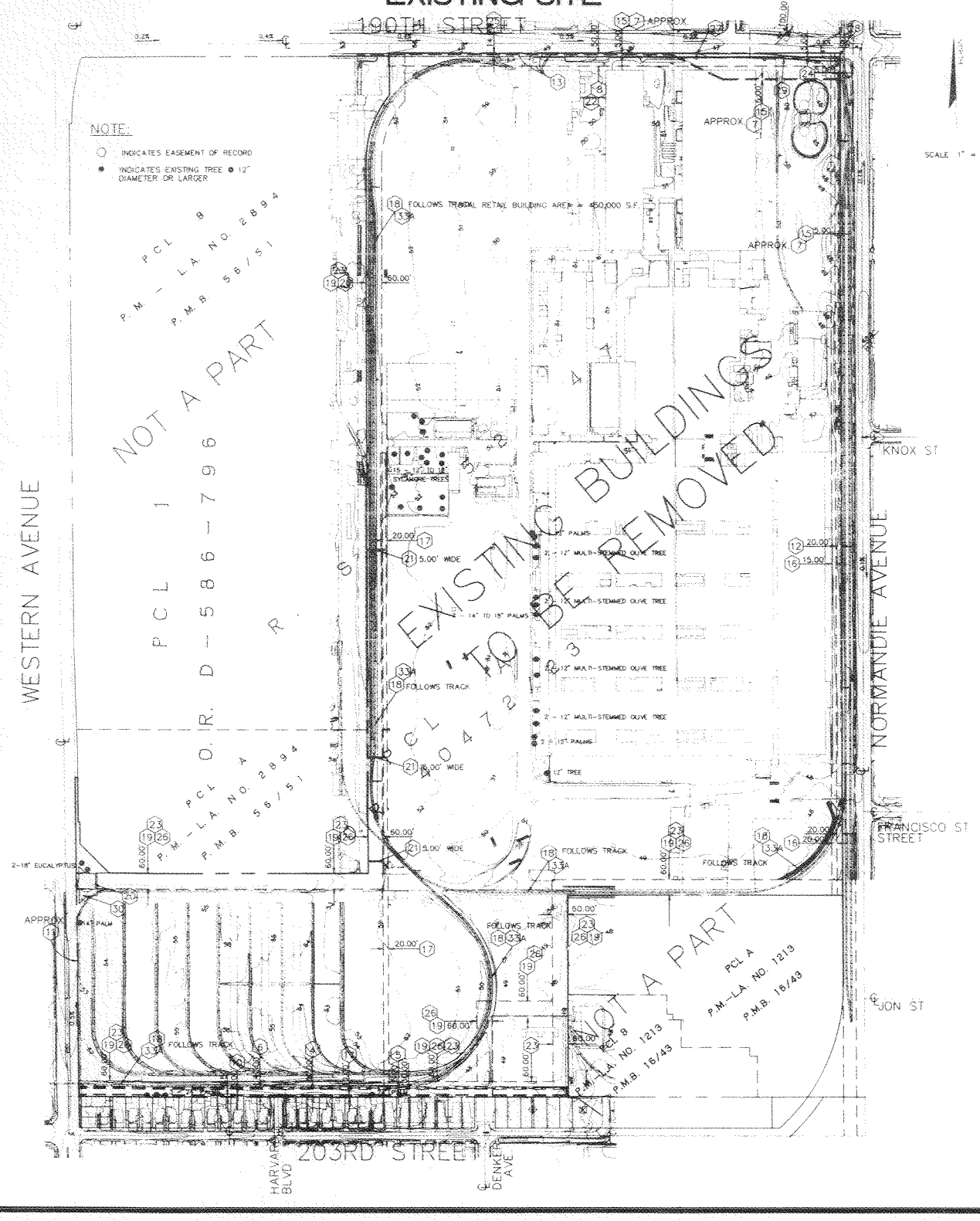
TYPICAL STREET SECTION 'A' & 'B' STREET (NTS)

TYPICAL STREET SECTION 'C' STREET (NTS)



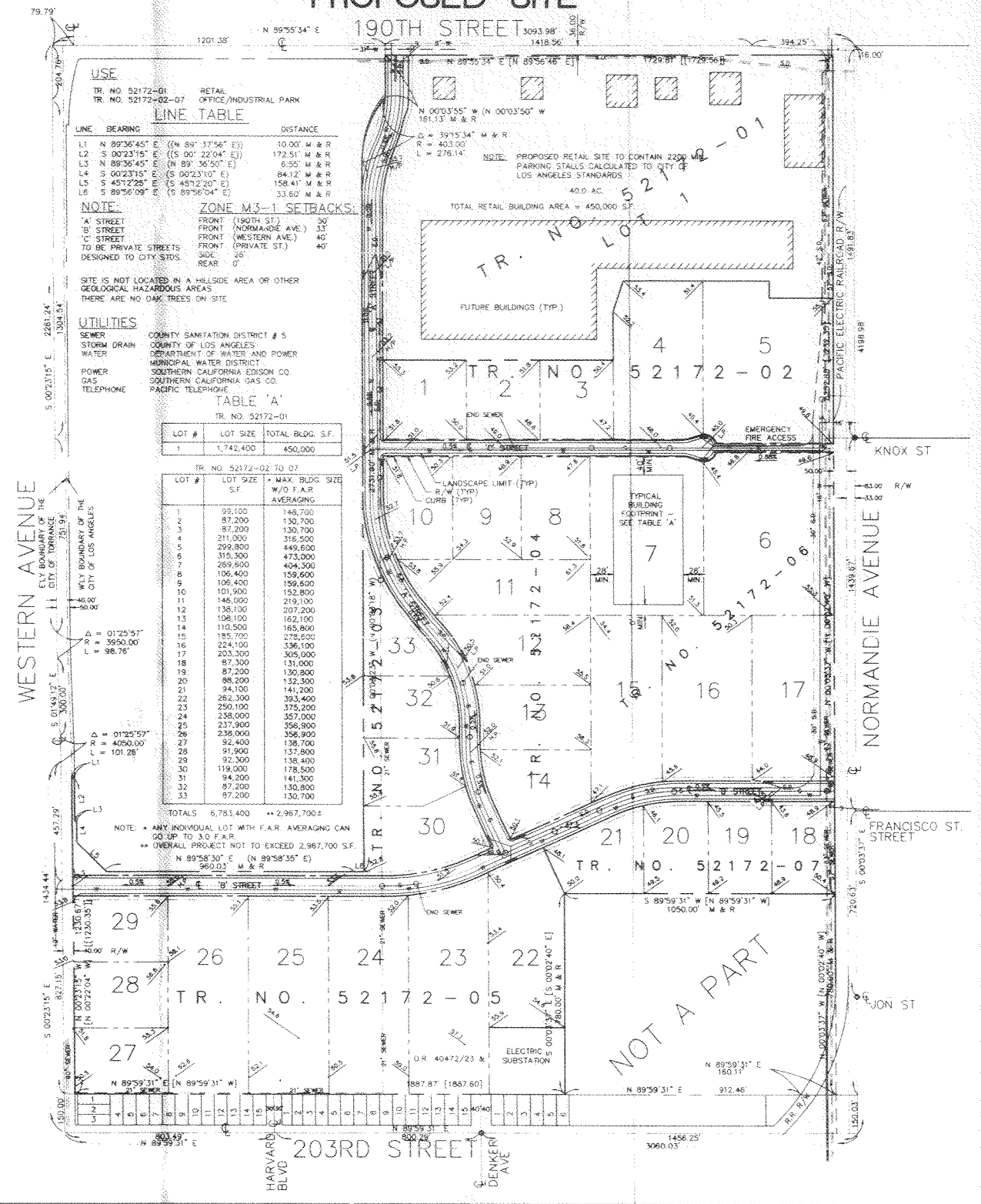
VICINITY MAP
NO SCALE

EXISTING SITE



NOTE:
- INDICATES EASEMENT OF RECORD
- INDICATES EXISTING TREE Ø 12" DIAMETER OR LARGER

PROPOSED SITE



USE

TR. NO. 52172-01 RETAIL
TR. NO. 52172-02-07 OFFICE/INDUSTRIAL PARK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°36'45" E ((N 89° 37'56" E))	10.00' M & R
L2	S 00°23'15" E ((S 00° 22'04" E))	172.51' M & R
L3	N 89°36'45" E (N 89° 36'50" E)	6.55' M & R
L4	S 00°23'15" E ((S 00°23'10" E))	84.12' M & R
L5	S 45°12'28" E ((S 45°12'20" E))	158.41' M & R
L6	S 89°56'09" E ((S 89°56'04" E))	33.60' M & R

NOTE:

ZONE M3-1 SETBACKS:

'A' STREET	FRONT (190TH ST.)	30'
'B' STREET	FRONT (NORMANDIE AVE.)	33'
'C' STREET	FRONT (WESTERN AVE.)	40'
TO BE PRIVATE STREETS DESIGNED TO CITY STDS.	FRONT (PRIVATE ST.)	40'
	SIDE	26'
	REAR	0'

SITE IS NOT LOCATED IN A HILLSIDE AREA OR OTHER GEOLOGICAL HAZARDOUS AREAS.
THERE ARE NO OAK TREES ON SITE

UTILITIES

SEWER	COUNTY SANITATION DISTRICT # 5
STORM DRAIN	COUNTY OF LOS ANGELES
WATER	DEPARTMENT OF WATER AND POWER MUNICIPAL WATER DISTRICT
POWER	SOUTHERN CALIFORNIA EDISON CO.
GAS	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE	PACIFIC TELEPHONE

TABLE 'A'

TR. NO. 52172-01

LOT #	LOT SIZE	TOTAL BLDG. S.F.
1	1,742,400	450,000

TR. NO. 52172-02 TO 07

LOT #	LOT SIZE S.F.	* MAX. BLDG. SIZE W/O F.A.R. AVERAGING
1	93,100	146,700
2	87,200	130,700
3	87,200	130,700
4	211,000	316,500
5	299,800	449,600
6	315,300	473,000
7	299,600	404,300
8	106,400	159,600
9	106,400	159,600
10	101,900	152,800
11	146,000	219,100
12	138,100	207,200
13	108,100	162,100
14	110,500	165,800
15	185,700	278,600
16	224,100	336,100
17	203,300	305,000
18	87,300	131,000
19	87,200	130,800
20	88,200	132,300
21	94,100	141,200
22	262,300	393,400
23	250,100	375,200
24	238,000	357,000
25	237,900	356,900
26	238,000	356,900
27	92,400	138,700
28	91,900	137,800
29	92,300	138,400
30	119,000	178,500
31	94,200	141,300
32	87,200	130,800
33	87,200	130,700
TOTALS	6,783,400	** 2,967,700±

NOTE: * ANY INDIVIDUAL LOT WITH F.A.R. AVERAGING CAN GO UP TO 3.0 F.A.R.
** OVERALL PROJECT NOT TO EXCEED 2,967,700 S.F.

N 89°58'30" E (N 89°58'35" E) 960.03' M & R

N 00°03'55" W (N 00°03'50" W) 181.13' M & R

Δ = 39°15'34" M & R
R = 403.00
L = 276.14'

NOTE: PROPOSED RETAIL SITE TO CONTAIN 2200 MIN. PARKING STALLS CALCULATED TO CITY OF LOS ANGELES STANDARDS

40.0 AC.

TOTAL RETAIL BUILDING AREA = 450,000 S.F.

TAIT & ASSOCIATES INC.
1100 TOWN & COUNTRY ROAD
SUITE 1200,
P.O. Box 4429
Orange, California 92668
(714) 560-8200
(714) 560-8211 FAX

VESTING TENTATIVE TRACT NO. 52172
MCDONNELL DOUGLAS REALTY CO.
4060 LAKEWOOD BLVD. 6TH FLOOR
LONG BEACH, CA 90808-1700
HARBOR GATEWAY
LOS ANGELES, CA

DRAWN: M.A.C.
CHK'D: L.A.W.
DATE: 1/9/96
REVISION # 3
DATE: 7/15/96
JOB NO. SP1286

REVISIONS

1 OF 1

BOE-C6-0128583