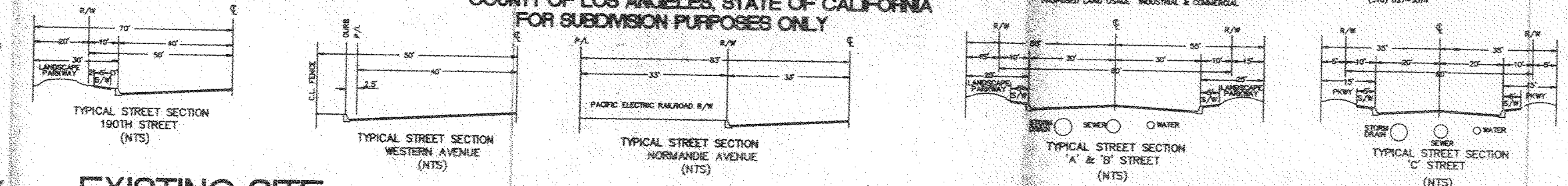
LEGAL DESCRIPTION:

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. 4983, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80, ET SEQ., 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 40472 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 40472 PAGE 23, OFFICIAL RECORDS, PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS, 1050 FEET; THENCE SOUTH 0 DEGREES 03 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" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY, FILED IN BOOK 32 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 58 SECONDS WEST AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 58 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 2731.90 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, 68 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 56 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.

VESTING TENTATIVE TRACT NO. 52172

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



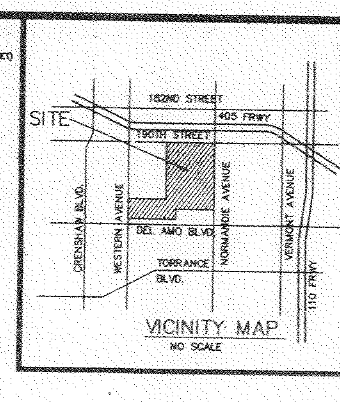
LAND SURVEYOR
TAIT & ASSOCIATES
1100 TOWN & COUNTRY RD., #1200
ORANGE, CA 92868
(714) 560-8200
LARRY WALKER L.S. 4463
REGISTRATION EXP. 9/30/97

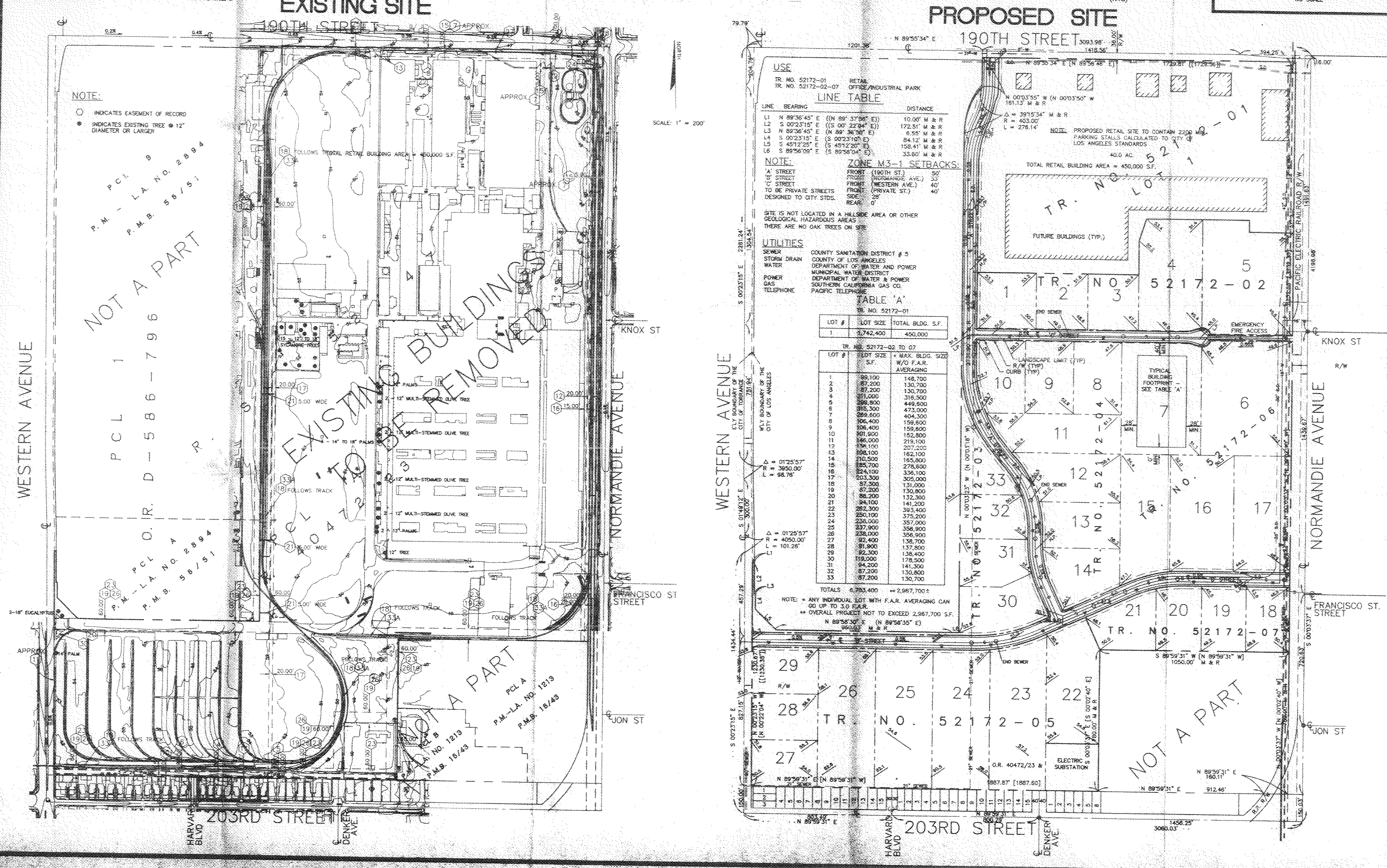
ZONING
EXISTING ZONE M3-1
PROPOSED ZONE M3-1

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

AREA SUMMARY
1. GROSS AREA (TO CENTERLINE OF ABUTTING STREET) 7,523,695 S.F. 172.4800 AC.
2. NET AREA (PER TITLE REPORT DESCRIPTION) 7,440,879 S.F. 170.8191 AC.

RECORD OWNER AND SUBDIVIDER
MCDONNELL DOUGLAS REALTY COMPANY
4060 LAKEWOOD BLVD., 6TH FLOOR
LONG BEACH, CA 90808-1700
(310) 627-3014





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° 37'58" 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°12'25" 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:
'A' STREET
'B' STREET
'C' STREET
TO BE PRIVATE STREETS DESIGNED TO CITY STDS.

ZONE M3-1 SETBACKS:

FRONT	(190TH ST.)	50'
FRONT	(NORMANDIE AVE.)	33'
FRONT	(WESTERN AVE.)	40'
FRONT	(PRIVATE ST.)	40'
SIDE		28'
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	DEPARTMENT OF WATER & POWER
GAS	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE	PACIFIC TELEPHONE

TABLE 'A'

TR. NO. 52172-01

LOT #	LOT SIZE	TOTAL BLDG. S.F.
1	3,742,400	450,000

TR. NO. 52172-02 TO 07

LOT #	LOT SIZE S.F.	* MAX. BLDG. SIZE W/O F.A.R. AVERAGING
2	99,100	148,700
3	87,200	130,700
4	87,200	130,700
5	211,000	316,500
6	299,800	449,600
7	315,300	473,000
8	269,600	404,300
9	106,400	159,600
10	106,400	159,600
11	101,900	152,800
12	146,000	219,100
13	138,100	207,200
14	108,100	162,100
15	110,500	165,800
16	185,700	278,600
17	224,100	336,100
18	203,300	305,000
19	87,300	131,000
20	87,200	130,800
21	88,200	132,300
22	94,100	141,200
23	262,300	393,400
24	250,100	375,200
25	238,000	357,000
26	237,900	356,900
27	238,000	356,900
28	92,400	138,700
29	91,900	137,800
30	92,300	138,400
31	119,000	178,500
32	94,200	141,300
33	87,200	130,800
34	87,200	130,700
TOTALS	6,793,400	** 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.

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

DRAWN: M.A.C.
DATE: 3/6/96
CHECKED: C.B.S.
DATE: 3/8/96
REVISION #: 3
DATE: 3/19/96
JOB NO. SP3269

TAIT & ASSOCIATES INC.
1100 TOWN & COUNTRY ROAD
SUITE 1200,
P.O. Box 4429
Orange, California 92868
(714) 560-8200
(714) 560-8211 FAX

NO.	DESCRIPTION	BY	DATE	CHK
REVISIONS				

BOE-C6-0128587