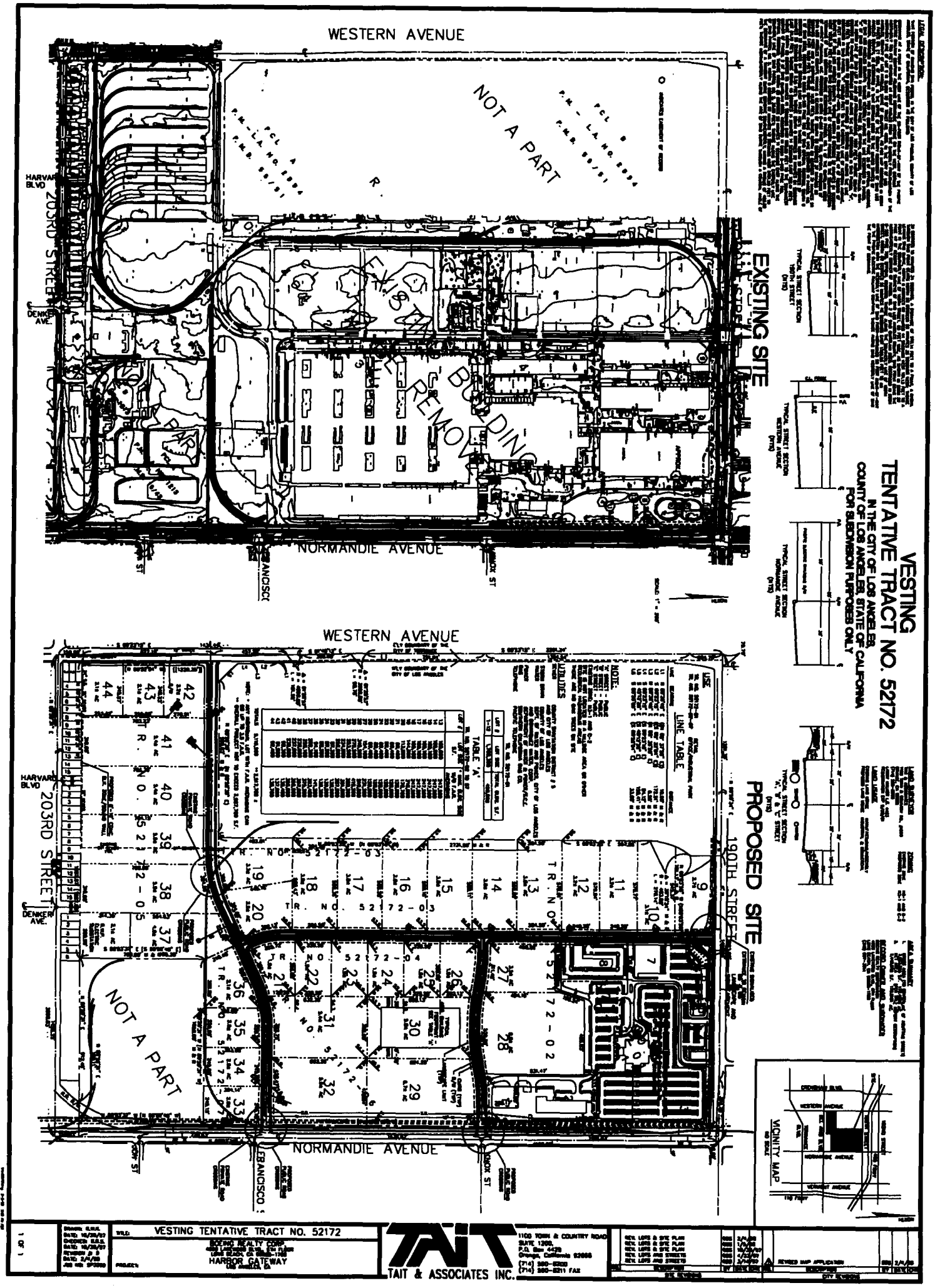
Copy to Bisset
Remainder to
file
Vesting Tentative
Tract Map
Kim - Please file
Torrance



WESTERN AVENUE
NOT A PART
EXISTING SITE
EXISTING BUILDING
REMOVE
NORMANDIE AVENUE
HARVARD BLVD
203RD STREET
DENKER AVE.
VESTING
TENTATIVE TRACT NO. 52172
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES ONLY
PROPOSED SITE
190TH STREET
LINE TABLE
TABLE 'A'
TR. NO. 52172-03
TR. NO. 52172-04
TR. NO. 52172-02
VICINITY MAP
VESTING TENTATIVE TRACT NO. 52172
BOEING REALTY CORP.
HARBOR GATEWAY
TAIT & ASSOCIATES INC.
1100 TOWN & COUNTRY ROAD
SUITE 1200,
P.O. Box 4429
Orange, California 92668
(714) 560-8200
(714) 560-8211 FAX

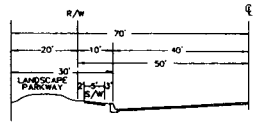
# VESTING TENTATIVE TRACT NO. 52172

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

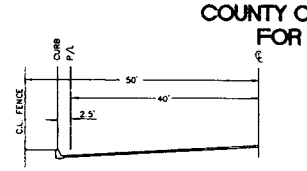
### LEGAL DESCRIPTION:

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

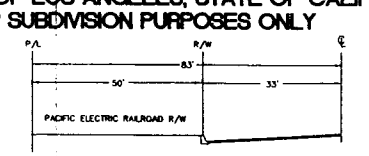
BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT NO. 4863, IN THE CITY 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 02 MINUTES 40 SECONDS EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A", 780 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1987.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY, FILED IN BOOK 53 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-588 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-588 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 48 DEGREES 11 MINUTES 14 SECONDS EAST 158.41 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED, RECORDED IN BOOK D-588 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 32 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 36 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, 66 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-588 PAGE 796, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET, NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 1729.58 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.




TYPICAL STREET SECTION
190TH STREET
(NTS)




TYPICAL STREET SECTION
WESTERN AVENUE
(NTS)




TYPICAL STREET SECTION
NORMANDIE AVENUE
(NTS)

### LAND SURVEYOR

TAIT & ASSOCIATES
1100 TOWN & COUNTRY RD., #1200
ORANGE, CA 92668
(714) 560-8200
LARRY WALKER L.S. #4653
REGISTRATION EXP. 9/30/01

### LAND USAGE

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

### ZONING

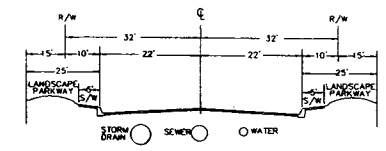
EXISTING ZONE M3-1 AND C-2
PROPOSED ZONE M3-1 AND C-2

### AREA SUMMARY

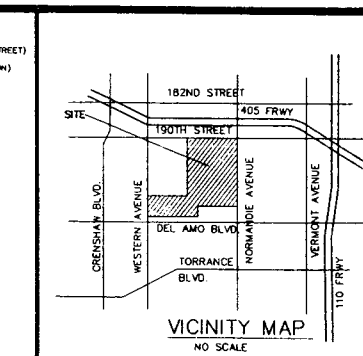
1. GROSS AREA (TO CENTERLINE OF ABUTTING STREET) 7,823,695 S.F. 172.4800 AC
2. NET AREA (PER TITLE REPORT DESCRIPTION) 7,440,879 S.F. 170.8191 AC

### RECORD OWNER AND SUBDIVIDER

BOEING REALTY CORPORATION
4060 LAKEWOOD BLVD., 6TH FLOOR
LONG BEACH, CA 90808-1700
(310) 627-3014

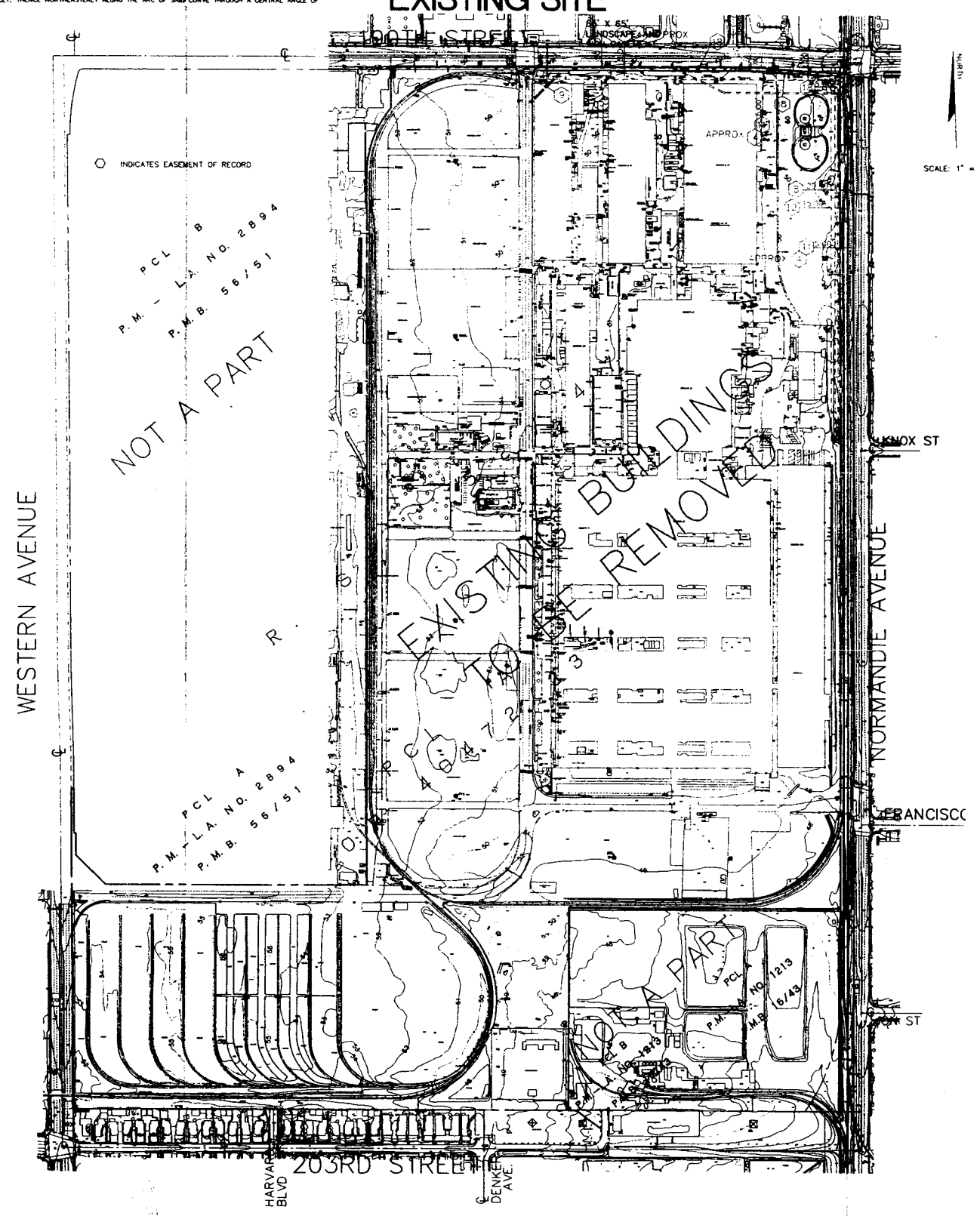



TYPICAL STREET SECTION
'A', 'B' & 'C' STREET
(NTS)

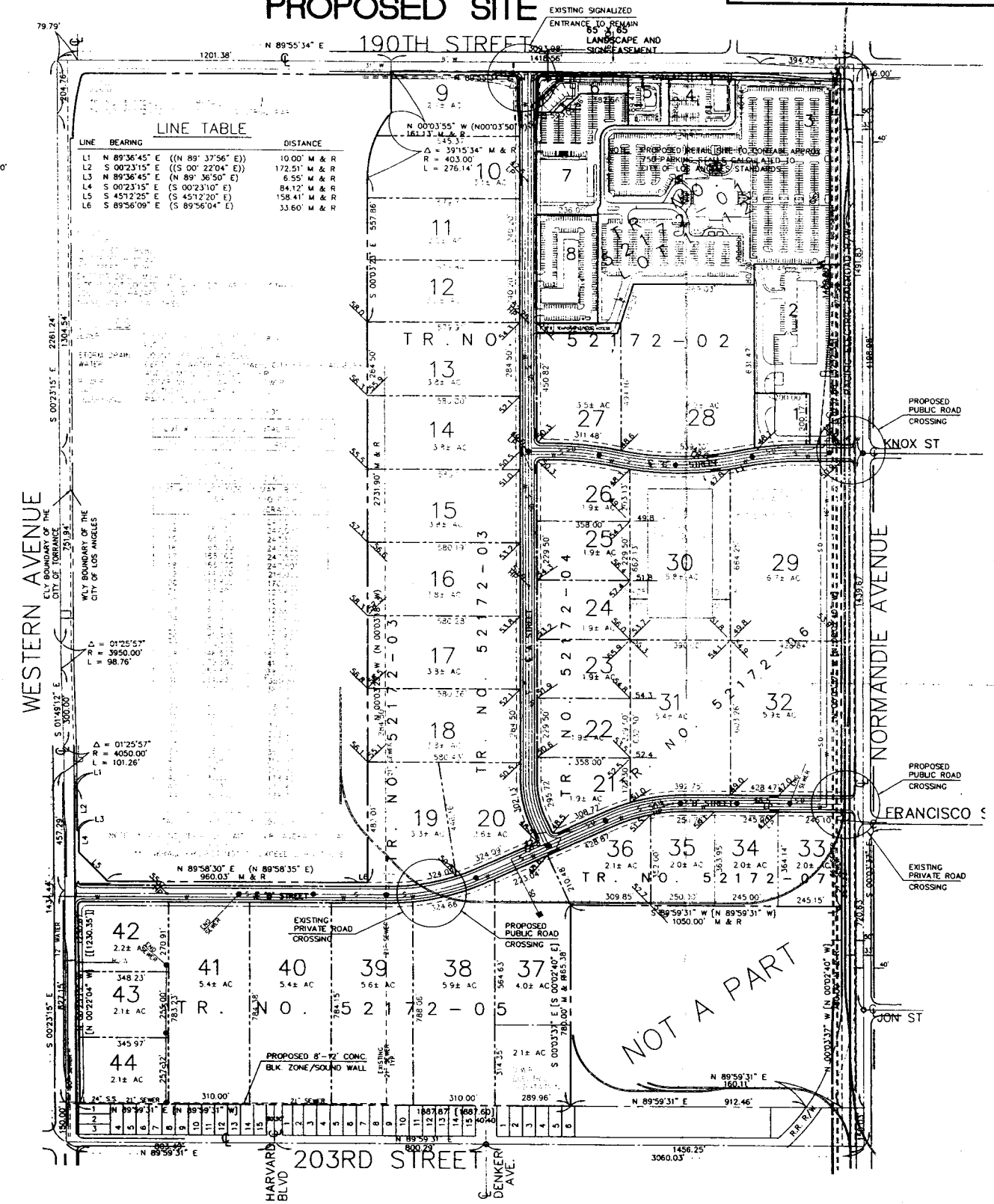



VICINITY MAP
NO SCALE

## EXISTING SITE




## PROPOSED SITE




| NO. | DESCRIPTION | BY | DATE | CHK |
|---|---|---|---|---|
| 1 | REVISED MAP APPLICATION | GBS | 2/4/98 | |
| | CITY REVISIONS | BY | DATE | CHK |
| | REV. LOTS & SITE PLAN | GBS | 2/4/98 | |
| | REV. LOTS & SITE PLAN | GBS | 1/5/98 | |
| | REV. LOTS & SITE PLAN | GBS | 10/30/97 | |
| | REV. LOTS & SITE PLAN | GBS | 10/30/97 | |
| | REV. LOTS AND STREETS | GBS | 3/14/97 | |
| | SITE REVISIONS | | | |


TAIT & ASSOCIATES, INC.
1100 TOWN & COUNTRY ROAD
SUITE 1200,
P.O. Box 4429
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TITLE: VESTING TENTATIVE TRACT NO. 52172

BOEING REALTY CORP.
4060 LAKEWOOD BLVD., 6TH FLOOR
LONG BEACH, CA 90808-1700

PROJECT: HARBOR GATEWAY
LOS ANGELES, CA

DRAWN: R.W.K.
DATE: 10/30/97
CHECKED: L.S.
DATE: 10/30/97
REVISION # 9
JOB NO. 97-3289

1 OF 1

BOE-C6-0130715