TAIT & ASSOCIATES, INC.

Civil Engineering, Surveying, Planning, Environmental

Letter of Transmittal

TO:	Gresham, Savage, Nolan & Tilden	**ATTN:**	Alison Wong
ADDRESS:	600 North Arrowhead Avenue, #300	**JOB #:**	SP 3289 J
	San Bernardino, CA 92401	**DATE:**	8/9/01
RE:	Tract No. 52172, Boeing Realty Corporation, Los Angeles		

WE ARE TRANSMITTING:

☐ Mylars ☐ Vellums ☐ Sepias ☐ Bluelines ☒ Copies ☐ Disk ☐ Other

VIA:

☐ U.S. Mail ☐ Express Mail ☐ Fed. Exp. ☐ Cert. Mail ☒ Messenger (SANO Pick-up) ☐ U.P.S. ☐ Other

FOR YOUR:

☐ Request ☐ File(s) ☐ Approval ☐ Use ☐ Signature ☒ Attention ☐ Other

☐ **ORIGINAL** ☒ **PRINTS**

☐ Preliminary ☒ Revised ☒ Final ☐ Signed ☐ Stamped ☐ Other

ADDITIONAL REMARKS:
Attached please find the VTTM, Conditions of Approval and Tract Modification per your request of Kim Nichols at BRC

CC: BRC – Kim Nichols – No Attachments

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Sincerely,
TAIT & ASSOCIATES, INC.

GREGORY B. STEWART
Vice President/General Manager

If this transmission is incomplete or incorrect, please notify our office immediately. Thank You.

701 Parkcenter Drive / Santa Ana, California 92705 / (714) 560-8200 / Fax (714) 560-8211
Other Locations: San Diego, CA / Concord, CA / Sacramento, CA / Phoenix, AZ / Tucson, AZ

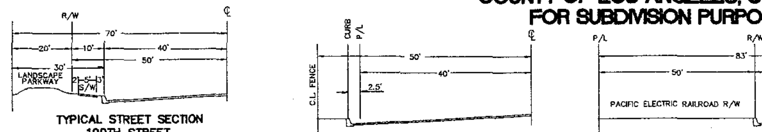
VESTING TENTATIVE TRACT NO. 52172

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:

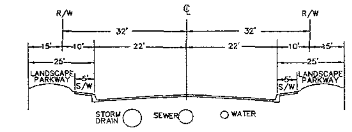
BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT NO. 4983, IN THE CITY 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 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" 1887.60 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 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, 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-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.



TYPICAL STREET SECTION 190TH STREET (NTS)

TYPICAL STREET SECTION WESTERN AVENUE (NTS)

TYPICAL STREET SECTION NORMANDIE AVENUE (NTS)



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

LAND SURVEYOR

TAIT & ASSOCIATES
1100 TOWN & COUNTRY RD., #1200
ORANGE, CA 92668
(714) 560-8200
LARRY WALKER L.S. 4463
REGISTRATION EXP 9/30/01

ZONING

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

LAND USAGE

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

AREA SUMMAFY

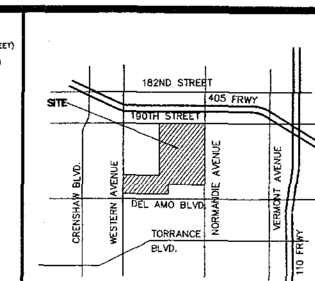
1. GROSS AREA (TO CENTERLINE OF ABUTTING STREET) 7,823,695 S.F. 172.4800 AC.
2. NET AREA (PER TITLE REPORT DESCRIPTION) 7,440,879 S.F. 170.8191 AC.

RECORD OWNER AND SUBDIVIDER

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

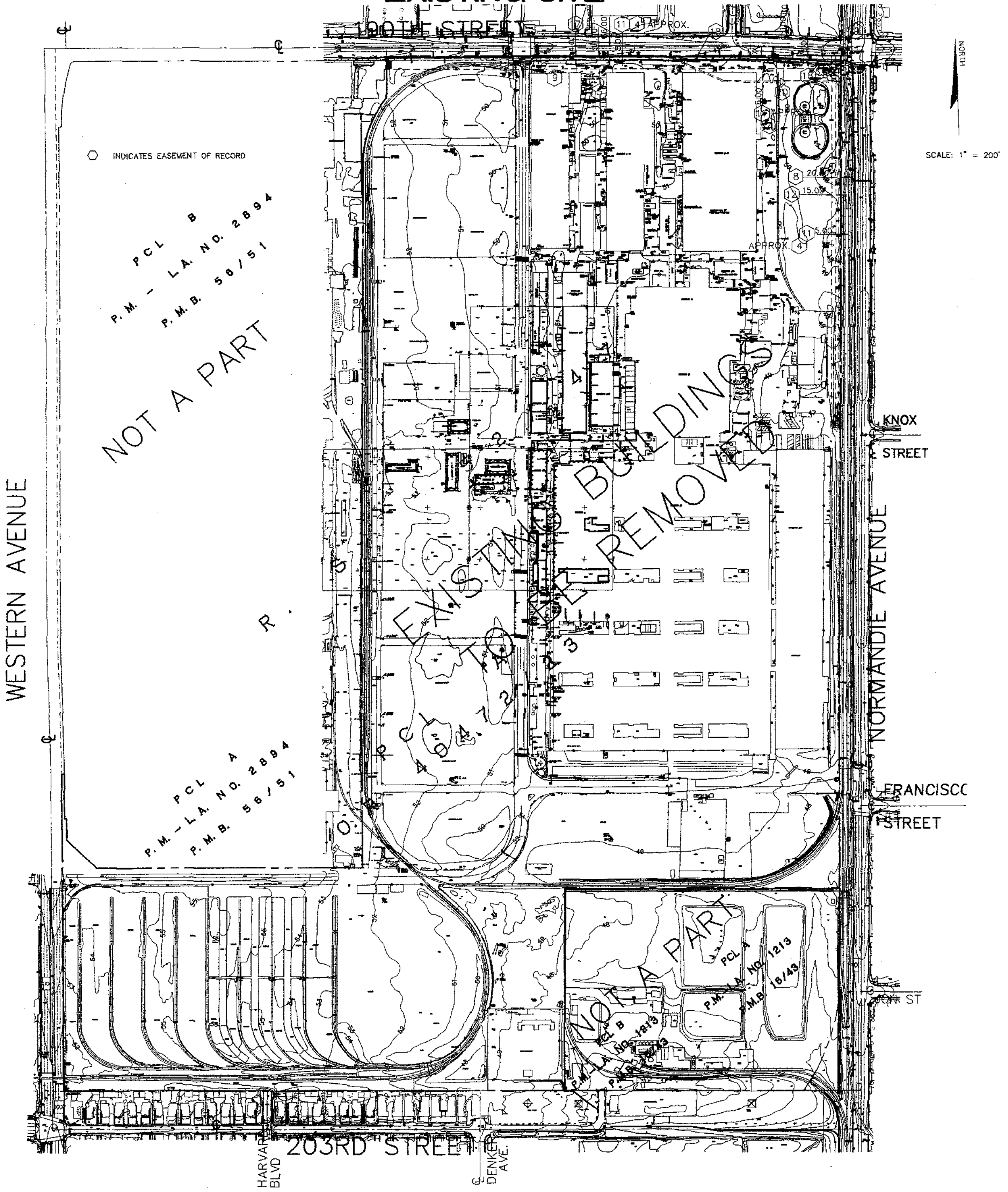
NOTE:

'A' STREET - PUBLIC
'B' STREET - PUBLIC
'C' STREET - PUBLIC
EXISTING ZONE: M3-1 AND C-2
SITE IS NOT LOCATED IN A HILLSIDE AREA OR OTHER GEOLOGICAL HAZARDOUS AREAS
THERE ARE NO OAK TREES ON SITE



VICINITY MAP
NO SCALE

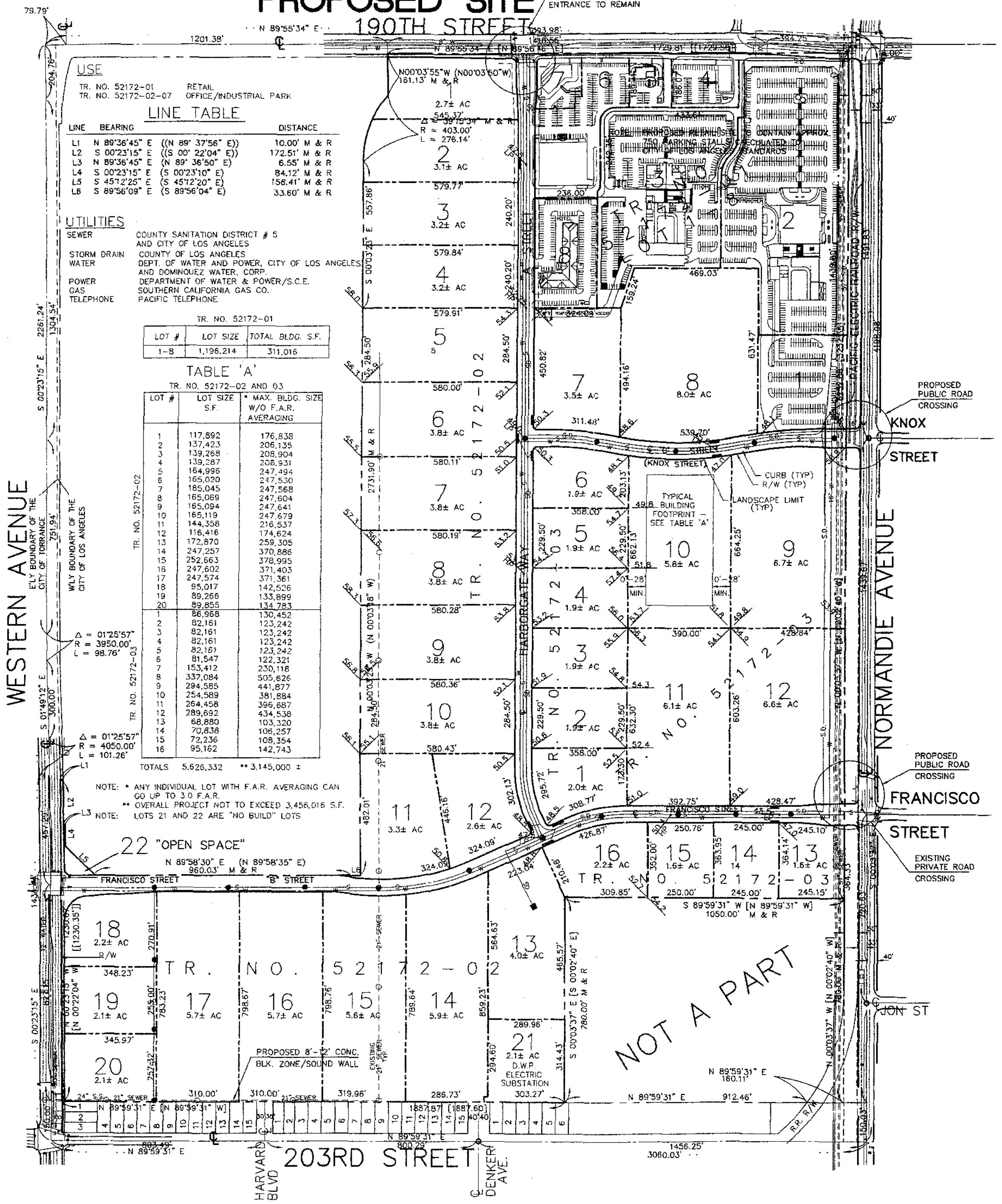
EXISTING SITE



INDICATES EASEMENT OF RECORD

SCALE: 1" = 200'

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°12'25" 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

UTILITIES

SEWER	COUNTY SANITATION DISTRICT # 5 AND CITY OF LOS ANGELES
STORM DRAIN	COUNTY OF LOS ANGELES
WATER	DEPT. OF WATER AND POWER, CITY OF LOS ANGELES AND DOMINQUEZ WATER. CORP.
POWER	DEPARTMENT OF WATER & POWER/S.C.E.
GAS	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE	PACIFIC TELEPHONE

TR. NO. 52172-01

LOT #	LOT SIZE	TOTAL BLDG. S.F.
1-8	1,196,214	311,016

TABLE 'A'

TR. NO. 52172-02 AND 03

TRACT	LOT #	LOT SIZE S.F.	* MAX. BLDG. SIZE W/O F.A.R. AVERAGING
TR. NO. 52172-02	1	117,892	176,838
	2	137,423	206,135
	3	139,268	208,904
	4	139,287	208,931
	5	164,996	247,494
	6	165,020	247,530
	7	165,045	247,568
	8	165,069	247,604
	9	165,094	247,641
	10	165,119	247,679
	11	144,358	216,537
	12	116,416	174,624
	13	172,870	259,305
	14	247,257	370,886
	15	252,663	378,995
	16	247,602	371,403
	17	247,574	371,361
	18	95,017	142,526
	19	89,266	133,899
	20	89,855	134,783
TR. NO. 52172-03	1	86,968	130,452
	2	82,161	123,242
	3	82,161	123,242
	4	82,161	123,242
	5	82,161	123,242
	6	81,547	122,321
	7	153,412	230,118
	8	337,084	505,626
	9	294,585	441,877
	10	254,589	381,884
	11	264,458	396,687
	12	289,692	434,538
	13	68,880	103,320
	14	70,838	106,257
	15	72,236	108,354
	16	95,162	142,743
TOTALS		5,626,332	** 3,145,000 ±

NOTE: * ANY INDIVIDUAL LOT WITH F.A.R. AVERAGING CAN GO UP TO 3.0 F.A.R.
** OVERALL PROJECT NOT TO EXCEED 3,456,016 S.F.
NOTE: LOTS 21 AND 22 ARE "NO BUILD" LOTS

SITE REVISIONS

NO.	DESCRIPTION	BY	DATE	CHK
	REV. LOTS & SITE PLAN	GBS	1/5/98	
	REV. LOTS & SITE PLAN	GBS	10/30/97	
	REV. LOTS AND STREETS	GBS	4/23/97	
	REV. LOTS AND STREETS	GBS	3/14/97	

CITY REVISIONS

NO.	DESCRIPTION	BY	DATE	CHK
4	REVISED TABLE "A" (LOT 9)	GBS	2/29/00	
3	REVISED TABLE "A" (LOTS 13,14,15)	GBS	4/8/99	
	ADDED DWP & OPEN SPACE	GBS	3/8/99	
2	TRACT MODIFICATION APP. & LOT NO'S	GBS	10/13/98	
	REVISED MAP APPLICATION	GBS	5/15/98	
1	REVISED MAP APPLICATION	GBS	2/4/98	

TAIT & ASSOCIATES INC.
701 PARKCENTER DRIVE
SANTA ANA, CA 92705
(714) 560-8200 VOICE
(714) 560-8211 FAX

TITLE: VESTING TENTATIVE TRACT NO. 52172

PROJECT: BOEING REALTY CORP.
4060 LAKEWOOD BLVD., 6TH FLOOR
LONG BEACH, CA 90808-1700
HARBOR GATEWAY
LOS ANGELES, CA

DRAWN: R.W.K.
DATE: 10/30/97
CHECKED: G.B.S.
DATE: 04/08/99
REVISION #12
DATE: 04/08/99
JOB NO: SP3289