

GENERAL NOTES:

- EXISTING LAND USE: LANDSCAPE NURSERY
- PROPOSED LAND USE: 50 RESIDENTIAL CONDOMINIUMS.
- EXISTING GENERAL PLAN: LOW & MEDIUM DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL
- EXISTING ZONING: R-1 & R-3
- PROPOSED ZONING: R-4
- WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
- SEWER SERVICE PROVIDED BY: CITY OF GARDENA
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND (OTHER THAN FOR TEMPORARY CONSTRUCTION PURPOSES).
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION PROVIDED BY: SPECTRUM COMMUNICATIONS
- PROJECT IS WITHIN THE LOS ANGELES UNIFIED SCHOOL DISTRICT
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE CITY OF GARDENA.
- ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FIRM PANEL 06037C1795F, DATED SEPT. 26, 2008.
- ASSESSOR'S PARCEL NUMBERS: 6115-013-007, -008, -009, -010 & -011

PRELIMINARY TITLE REPORT

ORDER: OSA-5808410 (29)

BY: FIRST AMERICAN TITLE COMPANY
1250 CORONA POINTE COURT, SUITE 200
CORONA, CA 92879

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN NO. 6115-013-007 AND 6115-013-008 AND 6115-013-009)
LOTS 8, 9 AND 10 OF CHRISMAN TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST 40 FEET OF SAID LOT 8.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY FRANK A. COOPER AND GLADYS L. COOPER, HIS WIFE, IN DEED RECORDED IN BOOK 18237, PAGE 304, OFFICIAL RECORDS.

PARCEL 2: (APN NO. 6115-013-011 AND 6115-013-010)

LOTS 11 AND 12 AND THE WEST 14.69 FEET, OF LOT 13 OF CHRISMAN TRACT, AS PER MAP RECORDED IN BOOK 10 PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY FRANK A. COOPER AND GLADYS L. COOPER, HUSBAND AND WIFE, RECORDED IN BOOK 18237 PAGE 304, OFFICIAL RECORDS.

EXCEPTIONS:

- AN EASEMENT IN FAVOR OF THE CITY OF GARDENA FOR PUBLIC STREET, ROAD AND HIGHWAY, AND ALSO STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1974 AS INSTRUMENT NO. 2992 OF OFFICIAL RECORDS.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON THE LOS ANGELES COUNTY BENCHMARK DESIGNATED 7882 DESCRIBED AS FOLLOWS:

DESCRIBED BY LACS (2005) - RBDM TAG IN E CB 12.2M(40') S/O BCR
SE COR ROSECRANS AVE & NORMANDIE AVE

ELEVATION: 49.567 NAVD88

PROPOSED LOT AREA:

LOT	AREA (SF)	AREA (AC)	GROSS	NET
1	88,038	2.02	85,901	1.97

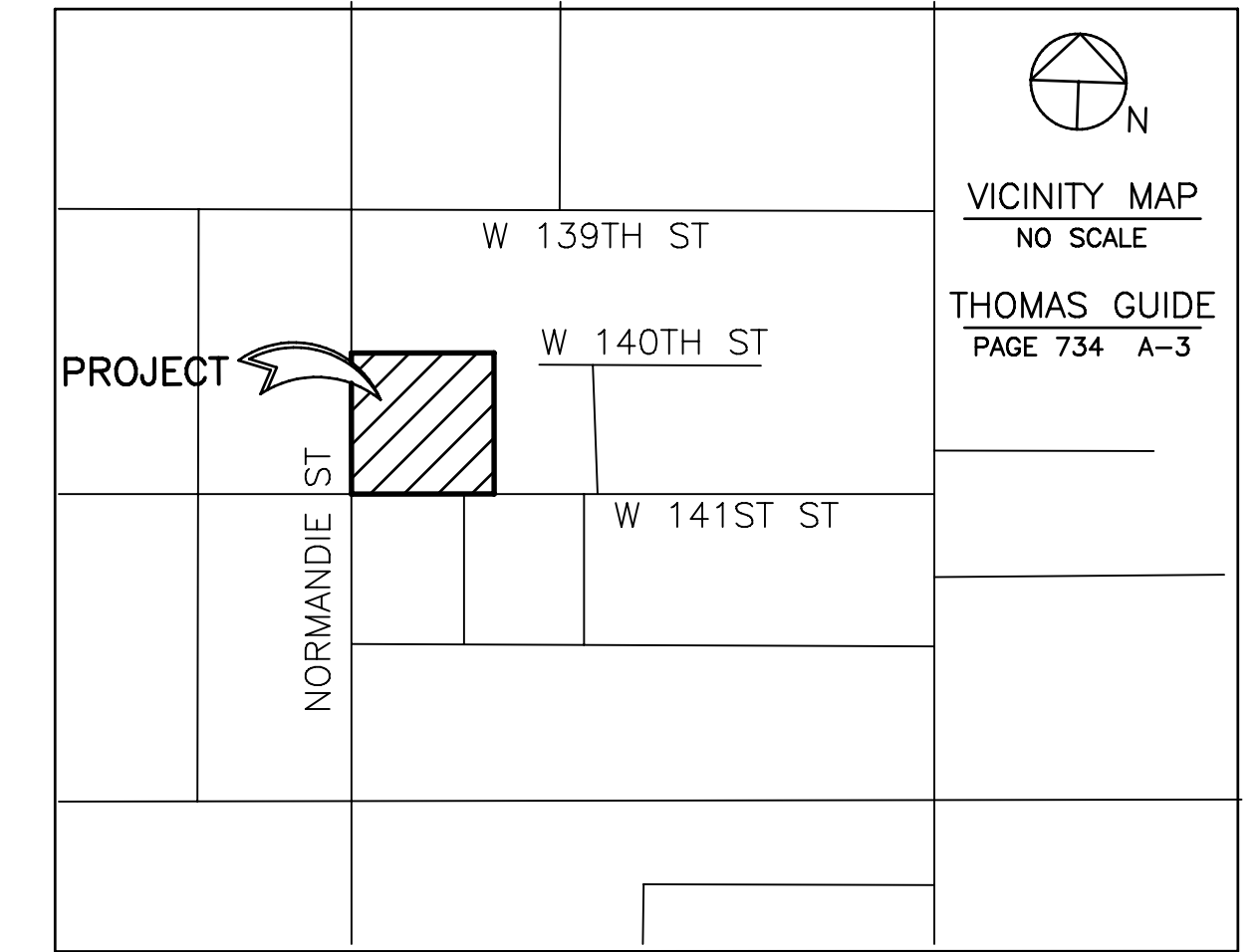
DENSITY CALCULATIONS:

LOT 1	PROPOSED CONDINIUMS:	50 UNITS
	NET AREA:	1.97 AC
	PROPOSED DENSITY:	25.4 DU/AC

PROPERTY ADDRESS:

1335, 1337, 1341, 1343 & 1345 West 141st Street
GARDENA, CA 90247

TENTATIVE TRACT No. 82945 FOR CONDOMINIUM PURPOSES A VESTING TENTATIVE TRACT MAP



LEGEND:

- TENTATIVE TRACT BOUNDARY
- FF= 207.50 FINISHED FLOOR ELEVATION
- PAD= 206.8 PROPOSED PAD ELEVATION
- S- EXISTING SEWER
- E- EXISTING ELECTRIC LINE
- L- EXISTING STREET LIGHT
- P- PROPOSED SEWER LINE
- W- PROPOSED WATER LINE
- EX FH □ EXISTING FIRE HYDRANT
- FH □ PROPOSED FIRE HYDRANT
- ☼ PROPOSED PRIVATE STREET LIGHT
- TC TOP OF CURB ELEVATION
- FL FLOW LINE ELEVATION
- FS FINISHED SURFACE ELEVATION
- 1 PROPOSED LOT NUMBER

STATEMENT OF OWNERSHIP:

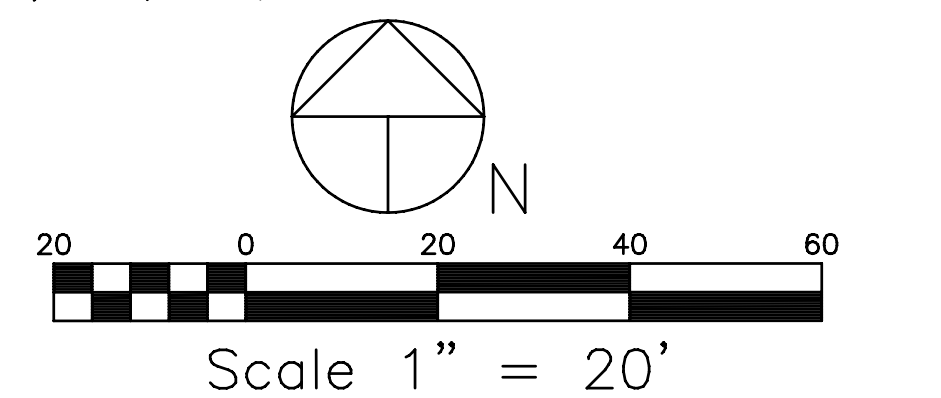
WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS VESTING TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE

ARLEEN KIKYO SAKAHARA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3 INTEREST, KATHY SANAYE LEE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3 INTEREST, AND WAYNE T. NAKAYAMA, TRUSTEE OF THE WAYNE AND JANICE NAKAYAMA FAMILY TRUST DATED OCTOBER 31, 2018 (SOLE AND SEPARATE TRUST OF WAYNE T. NAKAYAMA) AS TO AN UNDIVIDED 1/3 INTEREST, AS TO PARCEL 1

WILIAM BO OK LEE AND KATHY SANAYE LEE, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-FOURTH (1/4) INTEREST, AND WAYNE T. NAKAYAMA AND JANICE NAKAYAMA, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-FOURTH (1/4) INTEREST AND DICK H. SAKAHARA AND ARLEEN K. SAKAHARA, TRUSTEES OF THE SAKAHARA FAMILY TRUST ESTABLISHED DECEMBER 7, 2000, AS TO AN UNDIVIDED ONE-FOURTH (1/4) INTEREST, ALL AS TENANTS IN COMMON, AND ARLEEN KIKYO SAKAHARA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AND KATHY SANAYE LEE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AND WAYNE T. NAKAYAMA, TRUSTEE OF THE WAYNE AND JANICE NAKAYAMA FAMILY TRUST DATED OCTOBER 31, 2018 (SOLE AND SEPARATE TRUST OF WAYNE T. NAKAYAMA), AS THEIR INTEREST MAY APPEAR AS TO THE REMAINING UNDIVIDED ONE-FOURTH (1/4) INTEREST, ALL AS TO PARCEL 2 FILING OF SAID MAP.

BY: _____ DATE: _____

EXISTING ASSESSOR'S PARCEL NUMBERS:
6115-013-007, -008, -009, -010 & -011

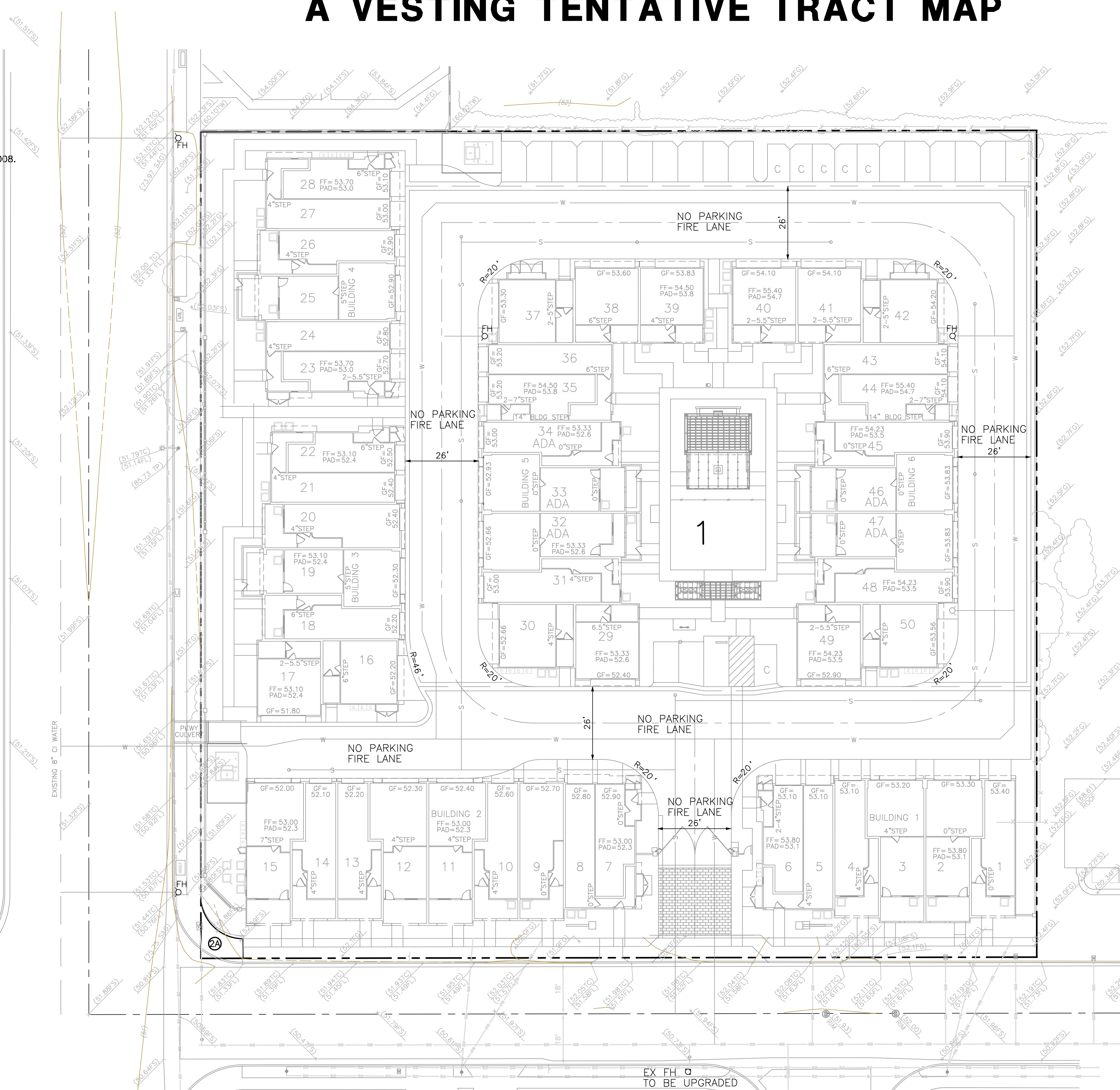


SCALE: 1" = 20'
DATE: 9/8/20
GROSS AREA: ±2.02 AC
CONTOUR: 1'
TOTAL LOTS: 1 NUMBERED
0 LETTERED

VESTING TENTATIVE TRACT NO. 82945

SHEET 1 OF 2

SOUTH NORMANDIE AVENUE



WEST 141ST STREET

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CALIFORNIA 90740-2750
(562) 596-4770
ATTENTION: MS. DORIS NGUYEN

PREPARED BY:



25911 Pinewood Lane
Laguna Hills, CA 92653
(949) 586-5200
ALAN.SHORT@COX.NET

ALAN R. SHORT, P.E.

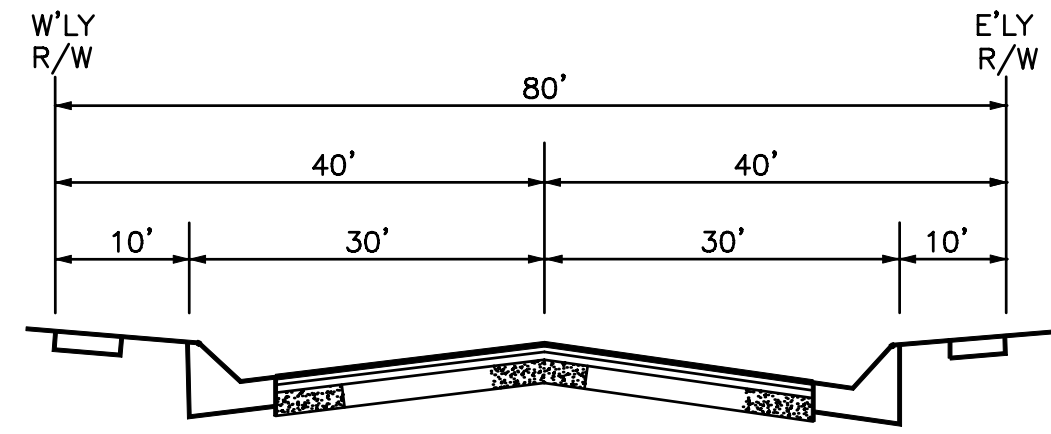
Alan R. Short
ALAN R. SHORT, P.E.
R.C.E. 30873, EXPIRES 3/31/22

DATE: 9/8/20

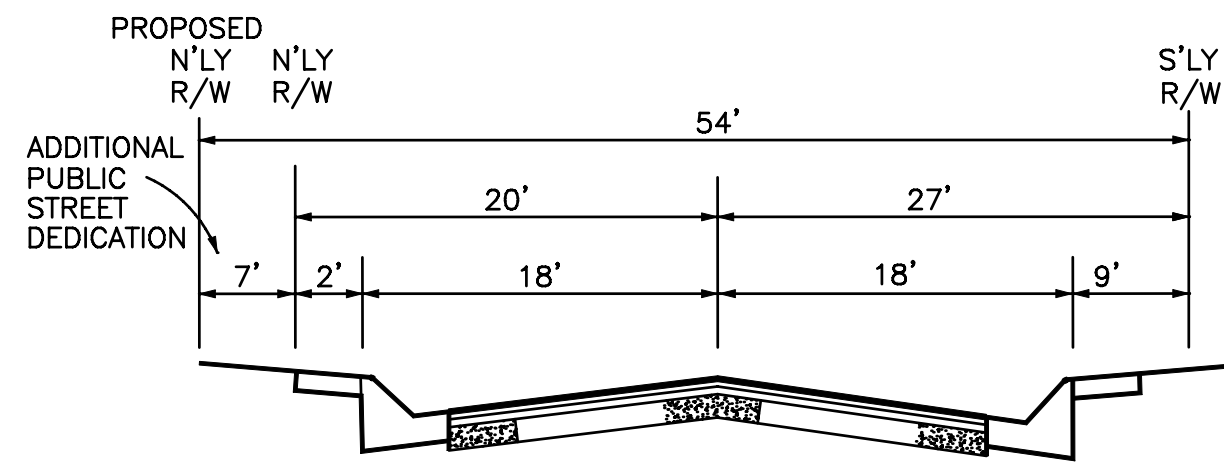
TENTATIVE TRACT No. 82945 FOR CONDOMINIUM PURPOSES A VESTING TENTATIVE TRACT MAP CONCEPTUAL GRADING

LEGEND:

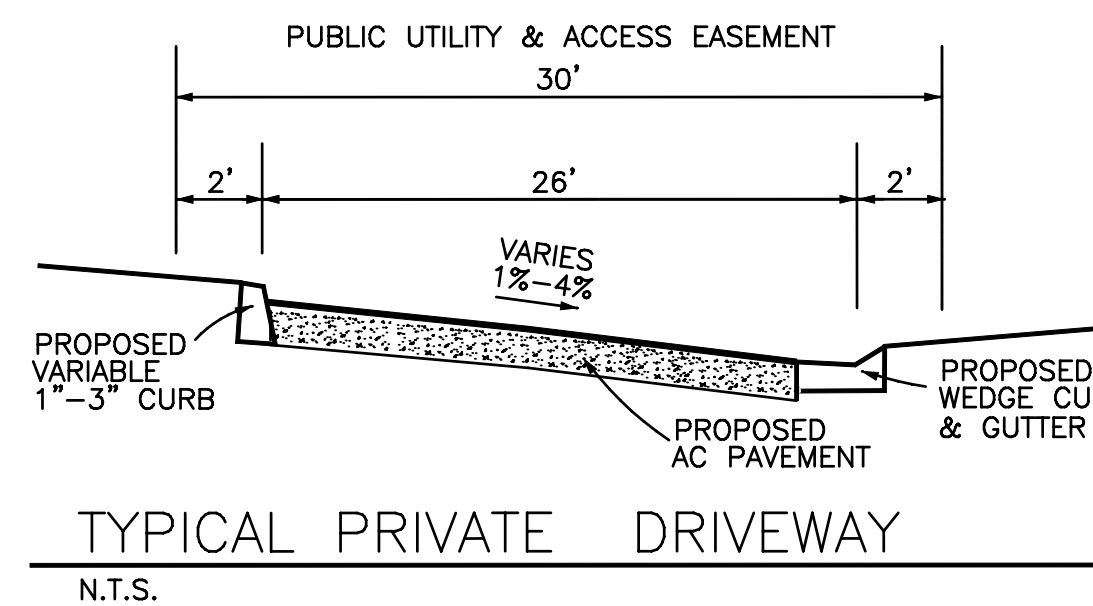
- TENTATIVE TRACT BOUNDARY
- FF= 207.50 FINISHED FLOOR ELEVATION
- PAD= 206.8 PROPOSED PAD ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOW LINE ELEVATION
- FS FINISHED SURFACE ELEVATION
- 1 PROPOSED LOT NUMBER



S NORMANDIE AVENUE— PUBLIC STREET
N.T.S.

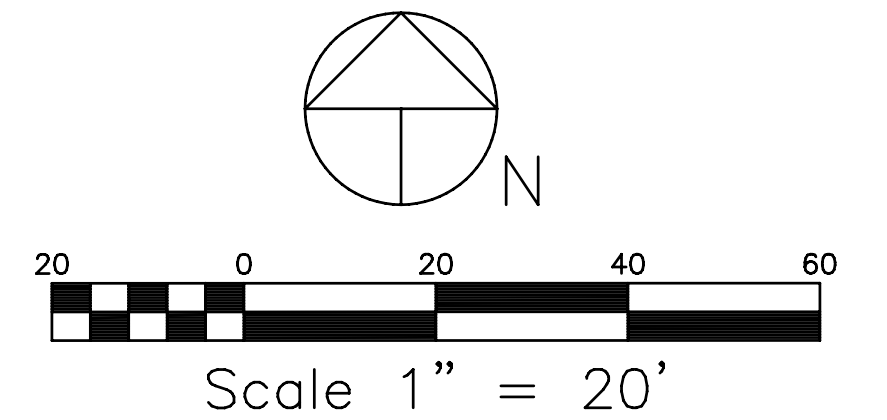
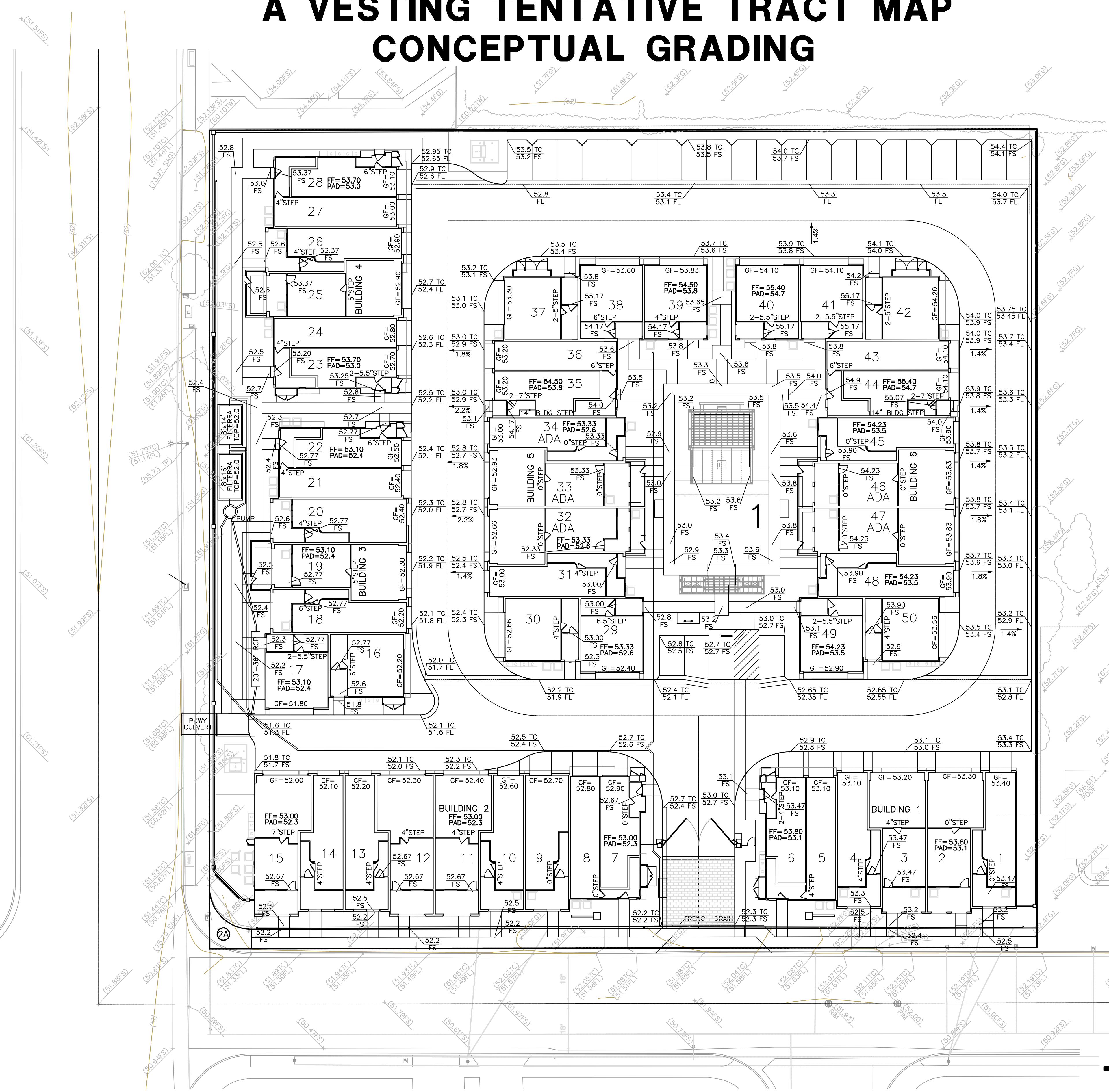


W 141st STREET— PUBLIC STREET
N.T.S.



TYPICAL PRIVATE DRIVEWAY
N.T.S.

SOUTH NORMANDIE AVENUE



SCALE: 1" = 20'
DATE: 9/8/20
GROSS AREA: ±2.02 AC
CONTOUR: 1'
TOTAL LOTS: 1 NUMBERED
0 LETTERED

VESTING TENTATIVE TRACT NO. 82945