LEGAL DESCRIPTION

PER STEWART TITLE OF CALIFORNIA, INC., LOS ANGELES DIVISION, DATED NOVEMBER 9, 2006 AND SUPPLEMENT REPORT DATED DECEMBER 20, 2006:

PARCEL 1:
THE FOLLOWING TRACT OF LAND FORMERLY LOTS 1, 2 AND 3 OF THE STRAWBERRY PARK RISSMAN TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 153RD STREET, (NOW REDONDO BEACH BOULEVARD) AND VERMONT AVENUE; THENCE NORTH ALONG THE EAST LINE OF VERMONT AVENUE 141 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD) 133.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF VERMONT AVENUE 141 FEET TO THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD); THENCE WEST ALONG SAID NORTH LINE 133.30 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS THE STRAWBERRY PARK RISSMAN TRACT RESTORED TO ACREAGE AS SHOWN IN BOOK 107 PAGES 204 AND 205.

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, BY DEED RECORDED SEPTEMBER 13, 1976 AS INSTRUMENT NO. 3206 OF OFFICIAL RECORDS.

PARCEL 2:
THOSE PORTIONS OF LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43 PAGE 5, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND LOTS 1 TO 25, INCLUSIVE, OF THE STRAWBERRY PARK RISSMAN TRACT, IN SAID CITY, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, TOGETHER WITH ALL OF RAMONA AVENUE (NOW VACATED AS SHOWN ON SAID LAST MENTIONED MAP), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF REDONDO BEACH BOULEVARD, (FORMERLY OLIVE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT, THAT IS DISTANT THEREON NORTH 88°00'15" EAST 560.39 FEET FROM THE CENTERLINE OF VERMONT AVENUE (FORMERLY ORANGE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT; THENCE NORTH 1°52'07" WEST 30 FEET TO A POINT IN THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°52'07" WEST 766.36 FEET TO THE NORTHERLY LINE OF SAID LOT 3 OF THE GARDENA TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID GARDENA TRACT, TO AND ALONG THE NORTHERLY LINE OF SAID STRAWBERRY PARK RISSMAN TRACT, SOUTH 68°50'08" WEST 561.96 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LAST MENTIONED TRACT; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 1°52'07" EAST 581.84 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD; THENCE ALONG SAID LAST MENTIONED BOULEVARD, NORTH 88°00'15" EAST 530.39 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT LOTS 1 AND 2 OF SAID STRAWBERRY PARK RISSMAN TRACT;

ALSO EXCEPT THAT PORTION OF LOT 20 OF SAID STRAWBERRY PARK RISSMAN TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE WESTERLY LINE OF SAID LOT 20, NORTH 1°52'07" WEST 72.16 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, NORTH 68°50'08" EAST, TO A POINT THAT IS DISTANT THEREON NORTH 68°50'08" EAST 74.10 FEET FROM THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 10, 1925 AS INSTRUMENT NO. 1610 IN BOOK 3929 PAGE 96 OF OFFICIAL RECORDS; THENCE SOUTH 40°58'38" WEST 112.96 FEET, MORE OR LESS, TO SAID EASTERLY BOUNDARY; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 1°52'07" EAST TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°00'15" WEST 30 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT FROM THE REMAINDER OF SAID LAND THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE RICHFIELD OIL CORPORATION, RECORDED AUGUST 8, 1955 AS INSTRUMENT NO. 218 IN BOOK 48580 PAGE 9 OF OFFICIAL RECORDS.

PARCEL 3:
THE WEST 5 ACRES OF THE EAST 10 ACRES OF LOT 5 (AREA CALCULATED TO CENTER OF AVENUE) OF GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA, IN DEED RECORDED NOVEMBER 12, 1981 AS INSTRUMENT NO. 81–1114894 OF OFFICIAL RECORDS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THAT PORTION OF LOT 5 IN THE GARDENA TRACT, AS SHOWN ON MAPS RECORDED IN BOOK 43, PAGE 5 AND IN BOOK 52, PAGE 73 BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

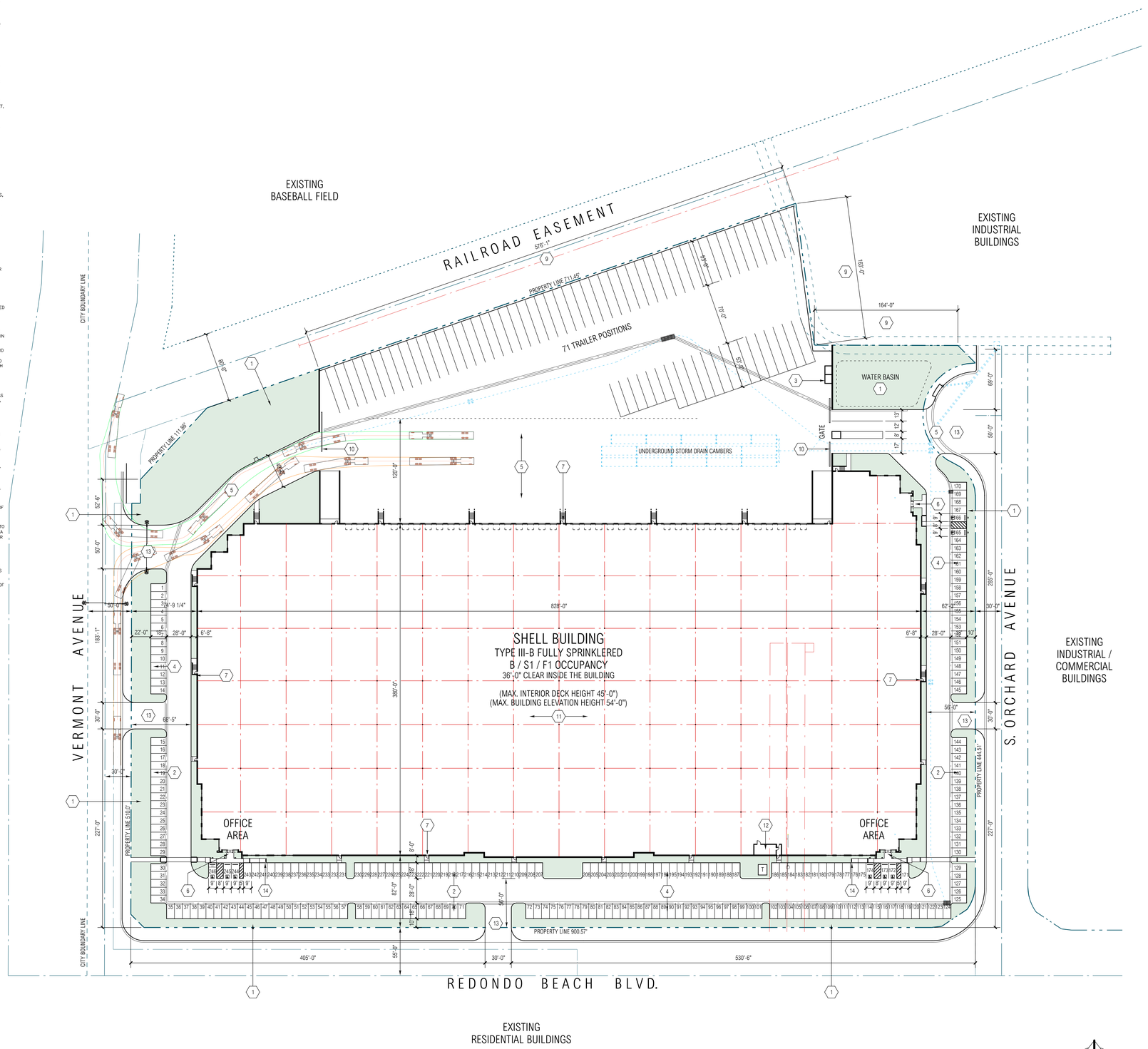
BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 67948–1 OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. C71264, IN AND FOR SAID COUNTY, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED IN BOOK D6889, PAGE 793, OF OFFICIAL RECORDS, IN SAID OFFICE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, SOUTH 88 DEGREES 08' 01" WEST, 20.00 FEET; THENCE SOUTH 46 DEGREES 55' 05" EAST, 28.31 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL 67948–1, SAID POINT BEING DISTANT ALONG SAID WESTERLY LINE, SOUTH 01 DEGREES 58' 11" EAST, 20.00 FEET FROM SAID NORTHWESTERLY CORNER; THENCE ALONG SAID WESTERLY LINE, NORTH 01 DEGREES 58' 11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PART OF LOT 3 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING WESTERLY OF A CERTAIN DITCH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN LOTS 3 AND 5 OF SAID TRACT, SOUTH 88' WEST 488.38 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 9°38' WEST TO THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE, 103.63 FEET TO THE NORTH PROLONGATION OF THE EAST LINE OF THE WEST 11.22 ACRES (COMPUTED TO THE CENTER OF AVENUES ON THE SOUTH AND WEST) OF LOT 5 OF SAID TRACT; THENCE SOUTHERLY ALONG SAID PROLONGATION TO THE LINE BETWEEN SAID LOTS 3 AND 5; THENCE NORTH 88' EAST TO THE POINT OF BEGINNING.

PARCEL 5:
THOSE PORTIONS OF FARM LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 43 PAGE 5, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID FARM LOT 5, WITH THE WESTERLY LINE OF THE EASTERLY 10 ACRES OF SAID FARM LOT 5 (AREA COMPUTED TO THE CENTER LINES OF ADJOINING AVENUES) AS CONVEYED BY SPENCER R. THORPE AND HELENA S. THORPE, WIFE TO BENJAMIN ATKINSON, BY DEED DATED FEBRUARY 18, 1895, AND RECORDED IN BOOK 993 PAGE 85, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID FARM LOT 5, 686 FEET, MORE OR LESS, TO THE CENTER LINE OF COMPTON AVENUE, AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG SAID CENTER LINE 0.68 OF A FOOT, MORE OR LESS, TO THE EASTERLY LINE OF THE WESTERLY 11.22 ACRES OF SAID FARM LOT 5, (AREA COMPUTED TO CENTERS OF THE ADJOINING AVENUES), AS CONVEYED BY SPENCER R. THORPE AND WIFE, TO E.A. TUTTLE, BY DEED DATED MAY 26, 1896 AND RECORDED IN BOOK 1087 PAGE 246, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG THE PROLONGATION OF SAID EASTERLY LINE OF SAID WESTERLY 11.22 ACRES OF FARM LOT 5, 94.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID FARM LOT 3; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF FARM LOT 3, 158.8 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE PARCEL OF LAND CONVEYED BY O.C. OLDS AND HELEN C. OLDS, WIFE, TO JULIA N. LARSON, BY DEED DATED MARCH 16, 1917 AND RECORDED IN BOOK 6432, PAGE 337, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LAND CONVEYED AS ABOVE RECITED, TO JULIA N. LARSON, 728.11 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID FARM LOT 5; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 149.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



KEYNOTES (000)

1. SHADED AREA: LOW WATER USAGE LANDSCAPE WITH AUTOMATIC SPRINKLERS. ALL LANDSCAPE AREA ARE TO BE BOUNDED BY 6" CONC. CURB.

2. STRIPED PARKING STALLS PER COUNTY REQUIREMENTS. STANDARD STALL SIZES ARE MINIMUM 9' X 18'.

3. TRASH ENCLOSURE AREA WITH 6'-0" HIGH CONCRETE WALLS AND SOLID METAL SWINGING GATES.

4. AC PAVING SURFACE MATERIAL.

5. CONCRETE APRON SLAB SURFACE MATERIAL.

6. ACCESSIBLE MAIN ENTRY WITH CONCRETE SIDEWALK AND ACCESSIBLE PARKING STALLS.

7. FIRE DEPARTMENT ACCESS OR REQUIRED EXIT DOOR WITH MINIMUM 5'-0" X 5'-0" CONCRETE LANDING.

8. PAVED FIRE DEPT. ACCESS LANE PER LA CITY FIRE DEPT. REQUIREMENTS.

9. NEW 8'-0" TUBULAR STEEL PICKET FENCE AT PROPERTY LINE.

10. ROLLING 8'-0" HIGH PAINTED TUBULAR STEEL PICKET ROLLING GATE AT TRUCK COURT ENTRIES WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS.

11. CONCRETE TILT-UP SCREEN WALL PAINTED TO MATCH BUILDING.

12. PROPOSED ELECTRICAL TRANSFORMER PAD LOCATIONS (FINAL LOCATIONS TO BE COORDINATED WITH UTILITY CO.).

13. NEW CURB CUT PER CITY STANDARDS AS SHOWN.

14. PROVIDE GALVANIZED BOLT DOWN BIKE RACK.
-SHORT TERM: PROVIDE 2 SPACES PER RACK AT EXTERIOR RACKS (2 LOCATIONS)
-LONG TERM: PROVIDE 6 SPACES PER RACK AT INTERIOR RACKS (2 LOCATIONS)

GENERAL NOTES

1. ONSITE FIRE HYDRANTS WILL BE INSTALLED PER THE REQUIREMENTS OF THE LA CITY FIRE DEPARTMENT.

2. BUILDING TENANT SIGNAGE IS NOT POPOSED AS PART OF THIS APPLICATION.

3. SITE IS ZONED AS M2-1VL-0, (M2 LIGHT MANUFACTURING)

4. MAXIMUM BUILDING AND STRUCTURE HEIGHT: 45'-0"

5. ASSESSORS PARCEL NUMBERS ARE: 6120-002-001, 6120-002-002, 6120-002-013

6. MAP BOOK 52 / 73

7. FRONT SETBACK: 0'-0", REAR SETBACK: 0'-0" SIDE STREET SETBACK: 0'-0"

8. THE PROPOSED BUILDING IS DESIGNED FOR STORAGE COMMODITIES I-V.

PROJECT DATA

SITE ZONING:	M2-1LV-0 (LIGHT MANUFACTURING)
GROSS SITE AREA:	697,271 SF / 16.00 AC
NET SITE AREA:	660,922 SF / 15.17 AC
BUILDING FOOTPRINT:	316,402 SF
MEZZANINE:	150,000 SF
TOTAL AREA:	466,402 SF
LOT COVERAGE:	47.87 %
FAR COVERAGE:	70.56 %
PARKING REQUIRED:	
1/500 SF FIRST 10,000 SF OFFICE (LESS THAN 10%)	20 STALLS
1/500 SF FOR 40,000 SF (OFFICE 20,000 SF)	40 STALLS
1/500 sf FOR MANUFACTURING (20,000 SF)	40 STALLS
1/500 SF FIRST 10,000 SF WAREHOUSE	20 STALLS
1/5,000 SF AFTER 10,000 SF WAREHOUSE	82 STALLS
TOTAL REQUIRED:	202 STALLS
PARKING PROVIDED:	
STANDARD STALLS	238 STALLS
COMPACT STALLS	00 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL PROVIDED	246 STALLS
LANDSCAPE AREA	
TOTAL SITE (11.45%)	76,330 SF
BICYCLE PARKING	
SHORT TERM	12 STALLS
LONG TERM	12 STALLS
BUILDING HEIGHT:	54'-0" FROM FINISH EXTERIOR GRADE

DEVELOPER / OWNER:
PROLOGIS
17777 CENTER COURT DRIVE NORTH
SUITE 100
CERRITOS, CA 90703
CONTACT: DAMON AUSTIN

PREPARED BY:
RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY
SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

APN NUMBERS

6120-002-001,
6120-002-002,
6120-001-013

FLOOD ZONE

ZONE X
COMMUNITY PANEL NO. 060137 0099 D
DATED JULY 6, 1998
NOTE: AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN

VICINITY MAP

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

REDONDO BEACH BLVD./ VERMONT AVENUE DEVELOPMENT

15134 S. VERMONT AVENUE
GARDENA, CA

PROLOGIS™

MARK	DATE	DESCRIPTION
		CONSTRUCTION ISSUE
		BID SET
		PLAN CHECK SUBMITTAL
		DESIGN DEVELOPMENT
SD	3/3/17	SCHEMATIC DESIGN

RGA PROJECT NO:	15080-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15080-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	DR

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SHEET TITLE
SITE PLAN

SHEET: A1-1P

SITE PLAN
SCALE: 1" = 50'-0"

REDONDO BEACH BLVD./ VERMONT AVE.

CITY OF LOS ANGELES, CA.

0' 10' 20' 50' 100'