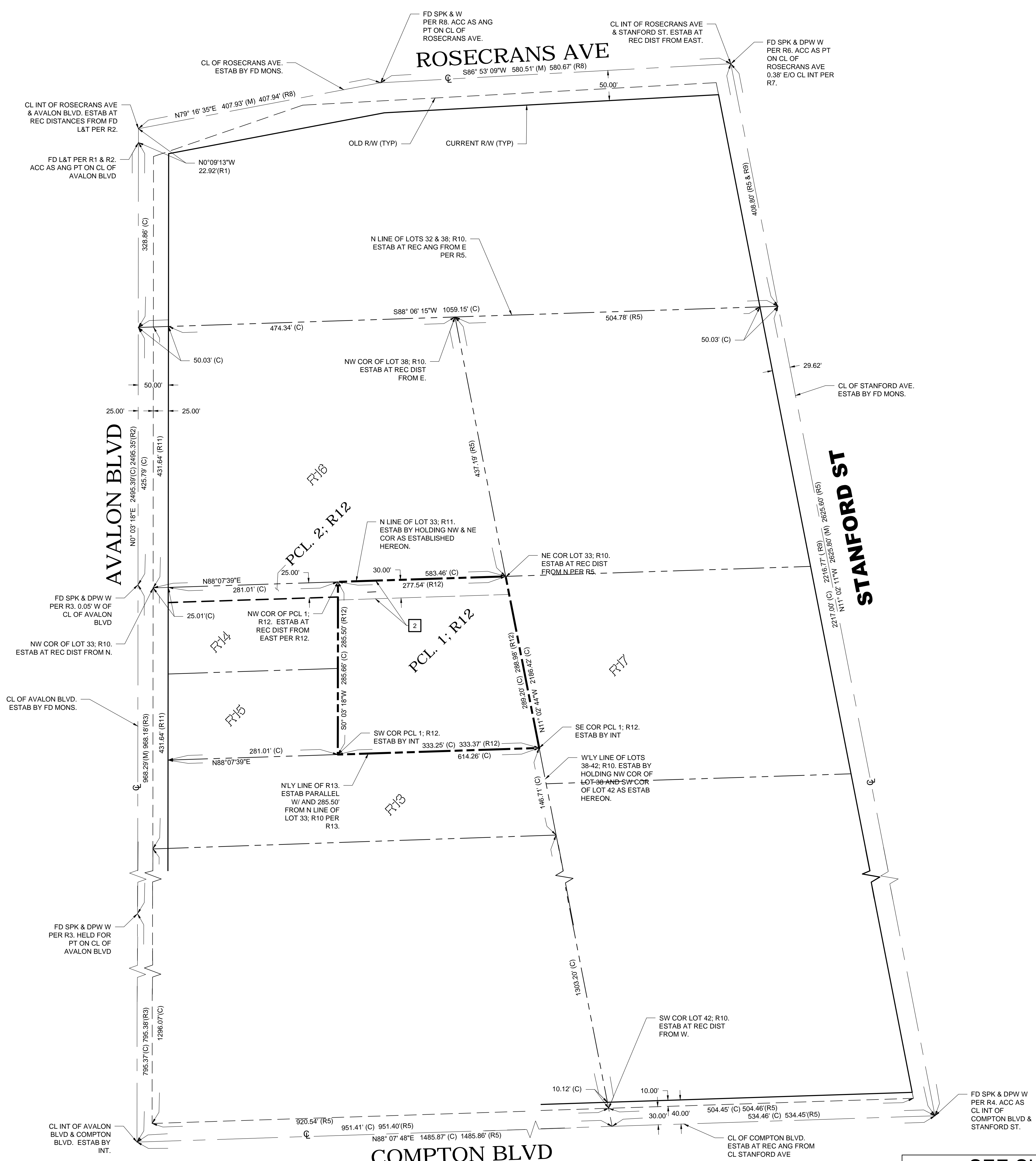
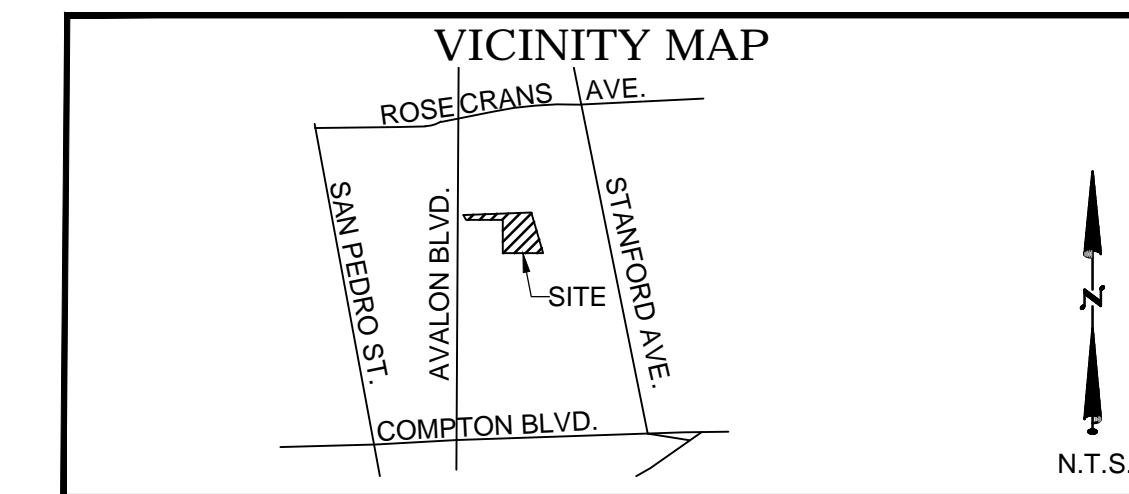


# TOPOGRAPHIC & BOUNDARY PLAN

## FOR LAND IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



### LEGAL DESCRIPTION

PARCEL 1:  
THAT PORTION OF LOT 33 OF TRACT NO. 578, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 114 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 33, 277.54 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 285.5 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT, 333.37 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT; THENCE NORTH 11' 8" WEST ALONG THE EASTERLY LINE OF SAID LOT, 288.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 25 FEET OF THAT PORTION OF LOT 33 OF TRACT NO. 578, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 114 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF A LINE PARALLEL WITH THE WEST LINE OF SAID LOT, WHICH PASSES THROUGH A POINT IN THE NORTH LINE OF SAID LOT, DISTANT WESTERLY 277.54 FEET FROM THE NORTHEAST CORNER OF SAID LOT, TOGETHER WITH THAT PORTION OF THE EASTERLY HALF OF SOUTH AVALON BOULEVARD, 50 FEET WIDE, SHOWN AS SOUTH PARK AVENUE ON THE MAP OF SAID TRACT ADJOINING SAID PORTION OF SAID LOT ON THE WEST.

**BASIS OF BEARINGS**  
THE BEARING OF N0°03'18"E ALONG THE CENTERLINE OF AVALON BLVD AS SHOWN ON RECORD OF SURVEY BOOK 93, PAGES 68 & 69 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**LEGEND**

(C)	= MEASURED DATA	N	= NORTH
(M)	= MEASURED DATA	S	= SOUTH
(R#)	= RECORD DATA	E	= EAST
ACC	= ACCEPTED	W	= WEST
ANG	= ANGLE	NE	= NORTHEAST
CL	= CENTERLINE	NW	= NORTHWEST
CL	= CENTERLINE	SW	= SOUTHWEST
DIST	= DISTANCE	SE	= SOUTHEAST
ESTAB	= ESTABLISHED	ELY	= EASTERLY
FD	= FOUND	WLY	= WESTERLY
INT	= INTERSECTION	E/O	= EASTERLY
MONS	= MONUMENTS	W/	= WITH
PCL	= PARCEL		
PT	= POINT		
REC	= RECORD		
R1	= PWFB 0720-2027		
R2	= RS 155-006		
R3	= PWFB 0720-1949		
R4	= PWFB 0720-2239		
R5	= CSB MAP 1942		
R6	= PWFB 0720-2025A		
R7	= RS 131-002		
R8	= PWFB 0720-1490		
R9	= TR 20021, MB 590, PG 54		
R10	= GARDENA HEIGHTS TRACT MB 11, PG 164		
R11	= TR 578, MB 15, PG 114		
R12	= PRELIMINARY TITLE REPORT LISTED HEREON		
R13	= INST #91-1898638; OR		
R14	= INST #03-0650245; OR		
R15	= INST #20180926760; OR		
R16	= INST #95-1653700; OR		
R17	= BK12669, PG 99; OR		

### EXCEPTION NOTES

- LISTED BELOW ARE THE EXCEPTIONS LISTED IN THE TITLE COMPANY, TITLE DOCUMENT REFERENCED ON THIS SHEET. THE LAND AFFECTED BY THESE EXCEPTIONS, WHETHER SUCH LAND IS PLOTTED, NOT PLOTTABLE, NOT A PART OR OTHER, IS DCA'S PROFESSIONAL INTERPRETATION AND OPINION AND IS NOT A LEGAL DETERMINATION. ALL SUCH DOCUMENTS SHOULD BE REVIEWED FOR MEANING BY THE CLIENT. DCA MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP/INTEREST HOLDER OF ANY EXCEPTION ITEM.
- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
  - 2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: INGRESS AND EGRESS, POLE LINES AND PIPE LINES RECORDING DATE: APRIL 29, 1932 RECORDING NO: IN BOOK 11415 PAGE 392, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 30 FEET OF SAID LAND.
  - 3. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: FEBRUARY 12, 1956  
LESSOR: ENDO MEMORIAL CENTER  
LESSEE: J. K. WADLEY  
RECORDING DATE: MARCH 8, 1956  
RECORDING NO: 3303, IN BOOK 50546 PAGE 22, OF OFFICIAL RECORDS AND AS MODIFIED BY AN INSTRUMENT:  
EXECUTED BY: ENDO MEMORIAL CENTER, INC., A CORPORATION AND J. K. WADLEY RECORDING DATE: MAY 27, 1958  
RECORDING NO: IN BOOK M-37 PAGE 847, OF OFFICIAL RECORDS SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.  
NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. (BLANKET IN NATURE)

ITEMS 4 & 5 HAVE BEEN INTENTIONALLY OMITTED.

THIS ALTA/SPS LAND TITLE SURVEY IS BASED UPON THE FOLLOWING:  
**CHICAGO TITLE INSURANCE COMPANY**  
ORDER NO: 00126554-994-LT2-KD  
PRELIMINARY TITLE REPORT  
DATED: FEBRUARY 20, 2020 AT 7:30 AM



**SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION**

NO.	DATE	REVISION

PLANS PREPARED BY:  
DCA ENGINEERING GROUP, INC. 1000 W. 10TH STREET, SUITE 100, GARDENA, CA 90247  
TEL: 310.471.1111 FAX: 310.471.1112 WWW.DCAENGINEERING.COM

**DCA ENGINEERING GROUP**

• CIVIL ENGINEERING • LAND PLANNING • SURVEYING & MAPPING • A.L.T. SPECIALISTS

**BOUNDARY & TOPOGRAPHIC PLAN**  
SITE ADDRESS: 14500 S. AVALON BLVD.  
PREPARED FOR: DAVID KAY

PROFESSIONAL STAMP  
DCA ENGINEERING GROUP, INC.  
LAND SURVEYOR  
NO. 91078 W. WADSWORTH  
P.L.S. 8418  
EXP. 12/31/2021  
STATE OF CALIFORNIA

DATE:	06/15/20
SCALE:	AS SHOWN
DESIGNED:	CSH
DRAWN:	CSH/TC
SHEET NO.:	1 of 2
PROJECT NO.:	20-2595-4679-000-1637

6/15/2020 10:02 AM  
S:\PROJECTS\14500 S. AVALON BLVD\14500 S. AVALON BLVD SURVEY\AS SHEETS\14500 S. AVALON BLVD.dwg