

VESTING TENTATIVE TRACT MAP NO. 80314 IN THE CITY OF INGLEWOOD, CA FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

EXHIBIT 'A'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCELS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KK', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XX', 'XY', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YX', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS OF SAID COUNTY.

APNS: 4025-011-043; 4025-011-060 (PORTION)

PARCEL 2:
THAT PORTION OF LOT 3 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF CERTIFICATE OF COMPLETION RECORDED NOVEMBER 16, 2012 AS INSTRUMENT NO. 20121428712 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS OF SAID COUNTY.

APR: 4025-011-082 (PORTION)

PARCEL 3:
THAT PORTION OF LOT 3 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF CERTIFICATE OF COMPLETION RECORDED NOVEMBER 16, 2012 AS INSTRUMENT NO. 20121428712 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS OF SAID COUNTY.

APR: 4025-011-082 (PORTION)

PARCEL 4:
THOSE PORTIONS OF PARCELS 'C', 'D' AND THE REMAINDER OF PARCEL MAP NO. 72263 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 326, PAGES 73 THROUGH 75, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING FROM A PORTION OF PARCEL 4 ABOVE DESCRIBED, ALL MINERALS, INCLUDING BUT NOT LIMITED TO HYDRO CARBONACEOUS SUBSTANCES, HERETOBY GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, ITS SUCCESSORS AND ASSIGNS, IN A DEED RECORDED FEBRUARY 23, 1947 IN BOOK 24243, PAGE 423 OF OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH THE RIGHT TO MINE, DISCOVER, RECOVER AND REMOVE THE SAME PROVIDED, HOWEVER, AND GRANTOR SO COVENANTS, THAT NEITHER ITS SUCCESSORS AND ASSIGNS, NEITHER ITS SUCCESSORS AND ASSIGNS, WILL ENTER UPON THE SURFACE OF SAID LANDS FOR THE PURPOSES OF MINING, EXPLORATION, REMOVAL, RECOVERY AND MINERALS, IT EXPRESSLY COVENANTS AND AGREES, HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT AND SHALL OCCASIONALLY, BY MEANS OF DIRECTIONAL OR SUBSURFACE DRILLING OR ANY OTHER RECOVERY METHOD, WHETHER SIMILAR OR DIFFERENT, SO LONG AS THE SURFACE OF SAID LAND IS NOT OCCUPIED OR ITS SUPPORT MATERIALLY IMPAIRED, BEING THAT PORTION OF SAID LAND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT IN THE NORTHERLY CORNER OF SAID QUARTER OF SAID SECTION, THENCE ALONG THE NORTHERLY CORNER OF SAID QUARTER OF SAID SECTION, SAID QUARTER OF SAID SECTION, THENCE ALONG THE WESTERLY LINE OF SAID EAST HALF OF SAID QUARTER OF SAID SECTION, THENCE ALONG THE WESTERLY LINE OF SAID EAST HALF OF SAID QUARTER OF SAID SECTION, 100 FEET WIDE.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS OF SAID COUNTY.

APR: 4025-011-083

PARCEL 5:
TEMPORARY AND NON-EXCLUSIVE PERMITS FOR ACCESS, CONSTRUCTION, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION, AS SET FORTH IN AN ORDER FOR PERMITS AND EXEMPTIONS, ENTITLED "RECORDATION AGREEMENT" RECORDED MAY 01, 2015 AS INSTRUMENT NO. 20150509223 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 6:
EASEMENTS FOR SLOPE GRADING, LANDSCAPING, WATER PIPELINE AND OTHER PURPOSES AS SET FORTH IN AN ORDER FOR PERMITS AND EXEMPTIONS, ENTITLED "RECORDATION AGREEMENT" RECORDED MAY 01, 2015 AS INSTRUMENT NO. 20150509223 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 7:
THAT PORTION OF PARCEL 'A' OF PARCEL MAP NO. 25840 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 258, PAGES 53 THROUGH 61 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED TWENTY-EIGHT TWO HUNDRETHS (28/200) OF ONE PERCENT (1%) OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES ON THE PORTION OF SAID LOT 3 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS EXCEPTED AND RESERVED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS EXCEPTED AND RESERVED BY MASON LETTERMAN, L. T. HINTON AND JOHN E. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE FUND OF INGLEDWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED AUGUST 31, 1964 AS INSTRUMENT NO. 2084, IN BOOK 3274, PAGE 192 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 3 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS EXCEPTED AND RESERVED BY MASON LETTERMAN, L. T. HINTON AND JOHN E. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE FUND OF INGLEDWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED MARCH 16, 1964 AS INSTRUMENT NO. 1996, IN BOOK D-1825, PAGE 887 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 3 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS EXCEPTED AND RESERVED BY MASON LETTERMAN, L. T. HINTON AND JOHN E. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE FUND OF INGLEDWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED MARCH 16, 1964 AS INSTRUMENT NO. 1996, IN BOOK D-1825, PAGE 887 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM A PORTION THEREOF ALL MINERAL, OIL, GAS, HYDROCARBON AND OTHER SIMILAR RIGHTS, IF ANY, WHICH GRANTOR MAY HAVE, BUT WITHOUT ANY RIGHT OF ENTRY ON THE SURFACE THEREOF OR AT A DEPTH OF LESS THAN 500 FEET BELOW THE SURFACE OF THE PROPERTY, AS OUTLINED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED AUGUST 13, 1977 AS INSTRUMENT NO. 77-88782 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION THEREOF ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS.

APNS: PORTIONS OF 4025-011-025 & 4025-011-026

PARCEL 8:
ALL OF LOT 2 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF CERTIFICATE OF COMPLETION RECORDED NOVEMBER 16, 2012 AS INSTRUMENT NO. 20121428712 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS.

APNS: PORTIONS OF 4025-011-025 & 4025-011-026

LEGAL DESCRIPTION (CONT.)

EXCEPTING THEREFROM AN UNDIVIDED TWENTY-EIGHT TWO HUNDRETHS (28/200) OF ONE PERCENT (1%) OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES ON THE PORTION OF SAID LOT 3 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS EXCEPTED AND RESERVED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS EXCEPTED AND RESERVED BY MASON LETTERMAN, L. T. HINTON AND JOHN E. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE FUND OF INGLEDWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED AUGUST 31, 1964 AS INSTRUMENT NO. 2084, IN BOOK 3274, PAGE 192 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 3 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS EXCEPTED AND RESERVED BY MASON LETTERMAN, L. T. HINTON AND JOHN E. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE FUND OF INGLEDWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED MARCH 16, 1964 AS INSTRUMENT NO. 1996, IN BOOK D-1825, PAGE 887 OF OFFICIAL RECORDS.

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ALSO EXCEPT FROM A PORTION THEREOF ALL MINERAL, OIL, GAS, HYDROCARBON AND OTHER SIMILAR RIGHTS, IF ANY, WHICH GRANTOR MAY HAVE, BUT WITHOUT ANY RIGHT OF ENTRY ON THE SURFACE THEREOF OR AT A DEPTH OF LESS THAN 500 FEET BELOW THE SURFACE OF THE PROPERTY, AS OUTLINED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED AUGUST 13, 1977 AS INSTRUMENT NO. 77-88782 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION THEREOF ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS.

APNS: 4025-011-27; 4025-011-61; PORTIONS OF 4025-011-25 & 4025-011-26

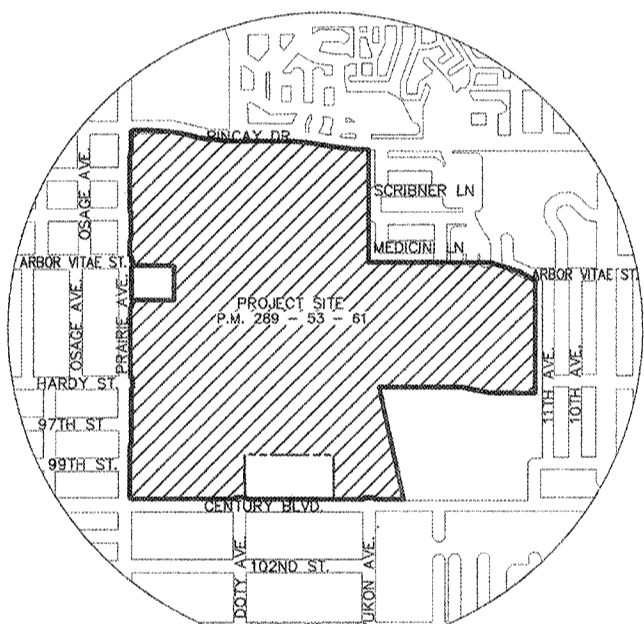
PARCEL 9:
THOSE PORTIONS OF PARCEL 'A' OF PARCEL MAP NO. 73170, AND OF PARCEL 'B' OF PARCEL MAP NO. 73170, IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 352, PAGES 31 THROUGH 36, INCLUSIVE, AND IN BOOK 376, PAGES 73 THROUGH 75, INCLUSIVE, RESPECTIVELY, BOTH OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM ALL SUBSURFACE OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON AND OTHER GASEOUS SUBSTANCES LOCATED ON SAID PROPERTY, GRANTED TO HOLLYWOOD PARK OPERATING COMPANY, A DELAWARE CORPORATION, IN A DEED RECORDED MAY 18, 1982 AS INSTRUMENT NO. 82-511580 OF OFFICIAL RECORDS OF SAID COUNTY.

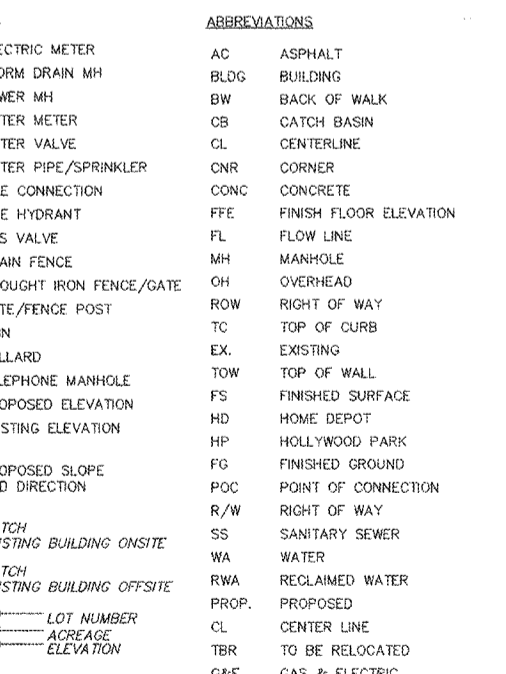
APNS: PORTIONS OF 4025-011-044, 4025-011-046 & 4025-011-052

GENERAL NOTES:
PROPOSED USE: MAJOR MIXED USE
EXISTING ZONING: HOLLYWOOD PARK 6P
PROPOSED ZONING: CITY OF CHAMPIONS REVITALIZATION INITIATIVE

- ALL STREETS PROPOSED WITHIN THE PROJECT BOUNDARY ON THIS VESTING TENTATIVE TRACT MAP ARE PUBLIC STREETS UNLESS SPECIFIED OTHERWISE.
- THE PROPOSED STREET AND LOT GRADING ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS FOR BALANCED EARTHWORK IN THE FINAL DESIGN OF THE PROJECT
- CUT AND FILL WILL BE AS CLOSE AS POSSIBLE TO BALANCE THE SITE
- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP BASED ON TENTATIVE MAP CONDITIONS
- TOPOGRAPHIC SURVEY BY AEROTECHE MAPPING ON SEPTEMBER 1, 2016, EXISTING CONTOUR INTERVAL: 1-FOOT
- ALL DIMENSIONS SHOWN ARE APPROXIMATE
- STREETS TYPICAL CROSS SLOPE WILL BE 2%, HOWEVER ON EXISTING PERMETER STREETS AND INTERSECTIONS THAT CAN VARY BETWEEN 0.5% TO 5%
- CURB RETURNS FOR LOCAL STREETS SHALL HAVE A MINIMUM RADIUS OF 15' AND 10' FOR PRIVATE ALLEYS
- THE LOTS IN THIS TRACT WHICH ARE INTENDED FOR CONDOMINIUM PURPOSES MAY BE FURTHER SUBDIVIDED BY MULTIPLE CONDOMINIUM PLANS TO ACCOMMODATE PHASE SALES, WITHOUT FURTHER PLANNING COMMISSION/CITY COUNCIL APPROVAL PURSUANT TO SECTION 651 (DEVELOPMENT REVIEW PROCESS) OF THE HOLLYWOOD PARK SPECIFIC PLAN, AND IN ACCORDANCE WITH THE AUTHORITY AND LIMITATIONS OF SECTION 66427(6) OF THE CALIFORNIA GOVERNMENT CODE
- ALL EXISTING STREETS, ALLEYS, AND EASEMENTS ARE TO BE VACATED AND THEREFORE MERGED WITH THIS SUBDIVISION
- SUBDIVIDER/OWNER RESERVES THE RIGHT TO FILE MULTIPLE PHASE FINAL TRACT MAPS
- VESTING TENTATIVE MAP 80314 IS AN APPLICATION FOR A DEVELOPMENT PERMIT
- NUMBER OF PARKING SPACES TO BE PROVIDED WILL BE DETERMINED BY THE CITY OF CHAMPIONS REVITALIZATION INITIATIVE
- THIS VESTING TENTATIVE TRACT MAP SHALL COMPLY WITH CONDOMINIUM STATEMENT PER CALIFORNIA CODE SECTION 1300



VICINITY MAP
N.T.S.



FINDINGS OF FACT (SUBDIVISION MAP ACT)
IN CONNECTION WITH THE APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 80314, THE CITY OF INGLEWOOD SUBDIVISION COMMITTEE, PURSUANT TO SECTIONS 66471, 66474.8, 66474.91 AND 66474.93 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (THE SUBDIVISION MAP ACT), MAKES THE FOLLOWING FINDINGS:
(a) THE PROPOSED MAP WILL BE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS AND THE CITY OF CHAMPIONS REVITALIZATION INITIATIVE.
(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS AND THE CITY OF CHAMPIONS REVITALIZATION INITIATIVE.
(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.
(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACCURRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

UTILITIES:	OWNER/SUBDIVIDER:	ENGINEER:
POTABLE WATER: LA DWP 111 NORTH HIGH ST LOS ANGELES, CA 90012 (213) 367-2130	HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC 6701 CENTER DRIVE WEST, SUITE 800 LOS ANGELES, CA 90045 ATTN: CHRIS HOLMQUIST	DAVID EVANS AND ASSOCIATES, INC. 201 S. FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012 ATTN: KARL MALLOCK (811) 810-5822
ELECTRIC: INGLEDWOOD CITY WATER DEPT. ONE MANCHESTER BLVD. INGLEDWOOD, CA 90301 (910) 402-6111	LA COUNTY FIRE DEPT. 505 MAPLE AVE TORRANCE, CA 90503 (310) 793-8966	DAVID EVANS AND ASSOCIATES, INC. 201 S. FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012 ATTN: KARL MALLOCK (811) 810-5822
GOLDEN STATE WATER CO. 830 E. FOOTBALL BLVD. SAN DIMAS, CA 91773 (909) 594-3600	WEST BASIN MUNICIPAL WATER DISTRICT 17440 S. AVALON BLVD. CARBONATE, CA 92509-1298 RECLAIMED WATER (910) 217-2411	INGLEDWOOD CITY WATER DEPT. ONE MANCHESTER BLVD. INGLEDWOOD, CA 90301 (910) 402-6111
RECLAIMED WATER: WEST BASIN MUNICIPAL WATER DISTRICT 17440 S. AVALON BLVD. CARBONATE, CA 92509-1298 RECLAIMED WATER (910) 217-2411	LA COUNTY SANITATION DISTRICTS 1550 MORNING MOUNTAIN ROAD WHITTIER, CA 90601-1600 (562) 980-7411	CITY OF INGLEWOOD PUBLIC WORKS DEPARTMENT 110 MANCHESTER BLVD, #300 INGLEDWOOD, CA 90301 (910) 412-6883
SEWER: LA COUNTY SANITATION DISTRICTS 1550 MORNING MOUNTAIN ROAD WHITTIER, CA 90601-1600 (562) 980-7411	CITY OF INGLEWOOD MORNINGSIDE HIGH SCHOOL 15900 S. YUKON AVE 110 MANCHESTER BLVD, #300 INGLEDWOOD, CA 90301 (910) 412-6883	TELECOMMUNICATIONS: AT&T 1051 ALMONDA BLVD., BLDG A ROCKM 202 GARDENA, CA 90248 (310) 315-4112
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