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", "C" AND "D" OF PARCEL MAP NO. 72263 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 376, PAGES 73 THROUGH 79, INCLUSIVE 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: 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 COMPLIANCE RECORDED NOVEMBER 16, 2015 AS INSTRUMENT NO. 2015)428712 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.

APN: 4025-011-062 (PORTION)

PARCEL 3:
THAT PORTION OF LOT 3 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 16, 2015 AS INSTRUMENT NO. 2015)428712 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.

APN: 4025-011-062 (PORTION)

PARCEL 4:
THOSE PORTIONS OF PARCELS "C", "D" AND THE REMAINDER PARCEL OF PARCEL MAP NO. 72263 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 376, PAGES 73 THROUGH 79, 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 HYDROCARBONACEOUS SUBSTANCES, SUBSURFACE WATER, THEREIN, ASSOCIATED OIL, POWER, ITS SUCCESSORS AND ASSIGNS, AS DEBIS RESERVED FEBRUARY 21, 1910 IN BOOK 24243, PAGE 31 WITH THE RIGHT TO ENTER, EXTRACT, RECOVER AND REMOVE THE SAME, PROVIDED, HOWEVER, THAT GRANTOR, ITS COVENANTS, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, EXCEPT BY PERMISSION OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WILL NEVER ENTER UPON THE SURFACE OF SAID LANDS FOR THE PURPOSE OF MINING, EXTRACTING, REMOVING, OR RECOVERING SAID MINERALS, IT BEING EXPRESSLY COVENANTED AND AGREED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER, EXTRACT, RECOVER AND REMOVE SAID MINERALS BY MEANS OF DIRECTIONAL OR SUBSURFACE DRILLING OR ANY OTHER RECOVERY METHOD, WHETHER SIMILAR OR DISSIMILAR, SO LONG AS THE SURFACE OF SAID LAND IS NOT OCCUPIED OR USED, 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 LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, DISTANT THEREON SOUTH 89°59'12" EAST 1322.40 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION, THENCE ALONG THE WESTERLY LINE OF SAID EAST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION SOUTH 00°02'22" EAST 2590.40 FEET TO THE NORTHERLY LINE OF CENTURY BOULEVARD, 100 FEET WIDE.

ALSO 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.

APN: 4025-011-063

PARCEL 5:
TEMPORARY AND NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, INSTALLATION OF IMPROVEMENTS AND OTHER PURPOSES AS MORE PARTICULARLY DESCRIBED AND SET FORTH IN A DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED MAY 01, 2015 AS INSTRUMENT NO. 20150505023 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 6:
EASEMENTS FOR SLOPE, GRADING, LANDSCAPING, WATER PIPELINE AND OTHER PURPOSES AS MORE PARTICULARLY DESCRIBED AND RESERVED IN A DOCUMENT ENTITLED "GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION" RECORDED JUNE 23, 2010 AS INSTRUMENT NO. 20100355821 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 7:
THAT PORTION OF PARCEL "A" OF PARCEL MAP NO. 25640 IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 289, PAGES 53 THROUGH 61 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

EXCEPTING THEREFROM, AN UNDIVIDED TWENTY-EIGHT TWO HUNDREDTHS (28/200) OF ONE PERCENT (1%) OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR THE PROCEEDS THEREFROM IN AND UNDER OR THAT MAY BE PRODUCED OR SAVED FROM THAT PORTION OF SAID LOT 1 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 LYING IN OR BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MANCHESTER AVENUE COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED AUGUST 31, 1956 AS INSTRUMENT NO. 2084, IN BOOK 52179, PAGE 412 OF OFFICIAL RECORDS;

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 1 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, THE GRANTORS INTEREST IN ALL OIL, AND GAS ROYALTIES AND PAYMENTS DERIVED FROM THE EXISTING OIL AND GAS LEASE ON SAID LAND, OR ANY PART THEREOF, WHICH ARE PRESENTLY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS EXCEPTED AND RESERVED BY INGLEWOOD GOLF COURSE, A PARTNERSHIP, IN DEED RECORDED NOVEMBER 21, 1962 AS INSTRUMENT NO. 1996, IN BOOK D-1829, PAGE 887 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MASON LEITEAU, F. T. HINTON AND JOHN R. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE ENDOWMENT CARE FUND OF INGLEWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED MARCH 18, 1964 AS INSTRUMENT NO.
1220, IN BOOK D-2398, PAGE 795 OF OFFICIAL RECORDS

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 QUITCLAIMED TO HOLLYWOOD PARK HOTEL CORPORATION, BY A QUITCLAIM DEED RECORDED AUGUST 12, 1977 AS INSTRUMENT NO. 77-886762 OF 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, AS 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 COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LLA 2015-001, RECORDED NOVEMBER 16, 2015 AS INSTRUMENT NO. 2015)428712 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, ALL OF PARCEL "B" OF PARCEL MAP NO. 25640, SAID CITY, COUNTY AND STATE, AS PER MAP FILED IN BOOK 289, PAGES 53 THROUGH 61, INCLUSIVE OF PARCEL MAPS, IN SAID COUNTY RECORDER'S OFFICE, AND A PORTION OF PARCEL "A" OF SAID PARCEL MAP NO. 25640.

LEGAL DESCRIPTION (CONT.)

EXCEPTING THEREFROM AN UNDIVIDED TWENTY-EIGHT TWO HUNDREDTHS (28/200) OF ONE PERCENT (1%) OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR THE PROCEEDS THEREFROM IN AND UNDER OR THAT MAY BE PRODUCED OR SAVED FROM THAT PORTION OF SAID LOT 2 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 LYING IN OR BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MANCHESTER AVENUE COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED AUGUST 31, 1956 AS INSTRUMENT NO. 2084, IN BOOK 52179, PAGE 412 OF OFFICIAL RECORDS;

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET MEASURED SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, THE GRANTORS INTEREST IN ALL OIL, AND GAS ROYALTIES AND PAYMENTS DERIVED FROM THE EXISTING OIL AND GAS LEASE ON SAID LAND, OR ANY PART THEREOF, WHICH ARE PRESENTLY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS EXCEPTED AND RESERVED BY INGLEWOOD GOLF COURSE, A PARTNERSHIP, IN DEED RECORDED NOVEMBER 21, 1962 AS INSTRUMENT NO. 1996, IN BOOK D-1829, PAGE 887 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF A LINE PARALLEL WITH AND 1320 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MASON LEITEAU, F. T. HINTON AND JOHN R. MAC FADEN CONSTITUTION THE BOARD OF TRUSTEES OF THE ENDOWMENT CARE FUND OF INGLEWOOD PARK CEMETERY ASSOCIATION, IN DEED RECORDED MARCH 18, 1964 AS INSTRUMENT NO.
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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. 72263, IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 392, PAGES 31 THROUGH 35, INCLUSIVE, AND IN BOOK 376, PAGES 73 THROUGH 79, 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 SP
PROPOSED ZONING: CITY OF CHAMPIONS REVITALIZATION INITIATIVE

1. ALL STREETS PROPOSED WITHIN THE PROJECT BOUNDARY ON THIS VESTING TENTATIVE TRACT MAP ARE PUBLIC STREETS UNLESS SPECIFIED OTHERWISE.

2. THE PROPOSED STREET AND LOT GRADING ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS FOR BALANCED EARTHWORK IN THE FINAL DESIGN OF THE PROJECT

3. CUT AND FILL WILL BE AS CLOSE AS POSSIBLE TO BALANCE THE SITE

4. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP BASED ON TENTATIVE MAP CONDITIONS

5. TOPOGRAPHIC SURVEY BY AEROTECH MAPPING ON SEPTEMBER 1, 2016. EXISTING CONTOUR INTERVAL: 1-FOOT

6. ALL DIMENSIONS SHOWN ARE APPROXIMATE

7. STREETS TYPICAL CROSS SLOPE WILL BE 2%, HOWEVER ON EXISTING PERIMETER STREETS AND INTERSECTIONS THAT CAN VARY BETWEEN 0.5% TO 5%

8. CURB RETURNS FOR LOCAL STREETS SHALL HAVE A MINIMUM RADIUS OF 15' AND 10' FOR PRIVATE ALLEYS

9. 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 5.3 (DEVELOPMENT REVIEW PROCESS) OF THE HOLLYWOOD PARK SPECIFIC PLAN, AND IN ACCORDANCE WITH THE AUTHORITY AND LIMITATIONS OF SECTION 66427(a) OF THE CALIFORNIA GOVERNMENT CODE

10. ALL EXISTING STREETS, ALLEYS, AND EASEMENTS ARE TO BE VACATED AND THEREFORE MERGED WITH THIS SUBDIVISION

11. SUBDIVIDER/ OWNER RESERVES THE RIGHT TO FILE MULTIPLE PHASE FINAL TRACT MAPS

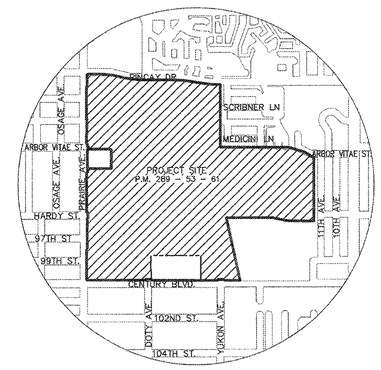
12. VESTING TENTATIVE MAP 80314 IS AN APPLICATION FOR A DEVELOPMENT PERMIT

13. NUMBER OF PARKING SPACES TO BE PROVIDED WILL BE DETERMINED BY THE CITY OF CHAMPIONS REVITALIZATION INITIATIVE

14. THIS VESTING TENTATIVE TRACT MAP SHALL COMPLY WITH CONDOMINIUM STATEMENT PER CALIFORNIA CODE SECTION 1350

ALL CURB AND GUTTERS SHOWN ARE PER CITY STD DS-1, 6" CURB AND 18" GUTTER UNLESS OTHERWISE SPECIFIED

FLOOD NOTE:
ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C1780F RECORDED DATE SEPTEMBER 26, 2008.



VICINITY MAP
N.T.S.

LEGEND

- ELECTRIC METER
- STORM DRAIN MH
- SEWER MH
- WATER METER
- WATER VALVE
- WATER PIPE/SPRINKLER
- FIRE CONNECTION
- FIRE HYDRANT
- GAS VALVE
- CHAIN FENCE
- WROUGHT IRON FENCE/GATE
- GATE/FENCE POST
- SIGN
- BOLLARD
- TELEPHONE MANHOLE
- 105.00 PROPOSED ELEVATION
- (95.11) EXISTING ELEVATION
- 1.0% PROPOSED SLOPE AND DIRECTION
- HATCH EXISTING BUILDING ONSITE
- HATCH EXISTING BUILDING OFFSITE
- 12 LOT NUMBER
- 2.14 AC ACREAGE
- 105 ELEVATION

ABBREVIATIONS

AC	ASPHALT
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CNR	CORNER
CONC	CONCRETE
FFE	FINISH FLOOR ELEVATION
FL	FLOW LINE
MH	MANHOLE
OH	OVERHEAD
ROW	RIGHT OF WAY
TC	TOP OF CURB
EX.	EXISTING
TOW	TOP OF WALL
FS	FINISHED SURFACE
HD	HOME DEPOT
HP	HOLLYWOOD PARK
FG	FINISHED GROUND
POC	POINT OF CONNECTION
R/W	RIGHT OF WAY
SS	SANITARY SEWER
WA	WATER
RWA	RECLAIMED WATER
PROP.	PROPOSED
CL	CENTER LINE
TBR	TO BE RELOCATED
G&E	GAS & ELECTRIC
CR	CURB RADIUS
SW	SIDEWALK

GENERAL SUMMARY:

LAND USE	APPROXIMATE AREA (AC)	LOTS
SPORTS AND ENTERTAINMENT	43.8 AC	1
OPEN SPACE	25.3 AC	6
RESIDENTIAL	30.1 AC	116
MIXED USE	102.5 AC	91
INTERIM USE	37.3 AC	6
CASINO	10.6 AC	N/A
CIVIC CENTER	4.0 AC	N/A
PUBLIC ROADWAY	32.0 AC	N/A
PRIVATE ROADWAY	10.6 AC	8
TOTAL	296.2 AC	228

ESTIMATED EARTHWORK VOLUME:

RAW CUT: 2,554,440 CU. YDS.
RAW FILL: 2,771,780 CU. YDS.
NET IMPORT: 217,340 CU. YDS.

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 66473.1, 66474.60, 66474.61 AND 66474.63 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (THE SUBDIVISION MAP ACT), MAKES THE FOLLOWING FINDINGS:

(a) THE PROPOSED MAP WILL BE/IS 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.

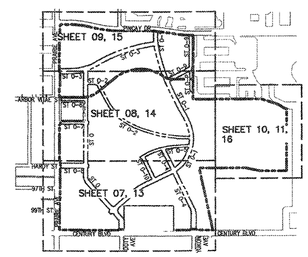
(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED 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)

Louis A. Atwell
Public Works Director

Christopher E. Jackson
ECD Department Manager



KEY MAP
N.T.S.

SEE SEPARATE MASS GRADING PLAN FOR PROPOSED GRADING AND EXISTING TOPOGRAPHY.

SEE SEPARATE UTILITY PLANS FOR PROPOSED UTILITIES.

UTILITIES:

POTABLE WATER:
LA DWP
111 NORTH HOPE ST.
LOS ANGELES, CA 90012
(213) 367-2130

INGLEWOOD CITY WATER DEPT.
ONE MANCHESTER BLVD.
INGLEWOOD, CA 90301
(310) 412-5111

GOLDEN STATE WATER CO.
630 E. FOOTHILL BLVD.
SAN DIMAS, CA 91773
(909) 394-3600

RECLAIMED WATER:
WEST BASIN MUNICIPAL WATER DISTRICT
17140 S. AVALON BLVD.
CARSON, CA 90746-1296
RECLAIMED WATER
(310) 217-2411

SEWER:
LA COUNTY SANITATION DISTRICTS
1955 WORKMAN MILL ROAD
WHITTIER, CA 90601-1400
(562) 699-7411

CITY OF INGLEWOOD
PUBLIC WORKS DEPARTMENT
1 W. MANCHESTER BLVD. #300
INGLEWOOD, CA, 90301
(310) 412-5333

CABLE TV:
TIME WARNER CABLE
750 CANYON DRIVE
COPPELL, TX 75019

GAS:
SOUTHERN CALIFORNIA GAS CO.
3124 W. 36TH ST.
LOS ANGELES, CA 90018-3605
(310) 605-4128

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
505 MAPLE AVE.
TORRANCE, CA 90503
(310) 783-9306

STORM DRAIN:
LA COUNTY FLOOD CONTROL DISTRICT
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-5100

SCHOOL:
INGLEWOOD UNIFIED SCHOOL DISTRICT
WILLIAM H. KELSO ELEMENTARY
608 E. KELSO ST
(310) 680-5460

ALBERT F. MONROE MIDDLE SCHOOL
10711 S. 10TH AVE
(310) 680-5310

MORNINGSIDE HIGH SCHOOL
10500 S. YUKON AVE.
(310) 680-5230

TELECOMMUNICATIONS:
AT&T
100 W. ALONDRA BLVD., BLDG A, ROOM 202
GARDENA, CA 90248
(310) 515-4212

OWNER/ SUBDIVIDER:
HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC
HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC
PINCAY RE, LLC
6701 CENTER DRIVE WEST, SUITE 950
LOS ANGELES, CA 90045
ATTN: CHRIS HOLMQUIST

ENGINEER:
DAVID EVANS AND ASSOCIATES, INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
ATTN: KARL MALLICK
(661) 810-6922

PROJECT ADDRESS:
1050 S. PRAIRIE AVE.
INGLEWOOD, CA 90301

BASIS OF BEARINGS
THE BEARING OF N89°59'35"W ALONG THE CENTERLINE OF CENTURY BLVD. PER PARCEL MAP NO. 25640 FILED IN BOOK 289, PAGES 53-61 OF PARCEL MAPS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER (SHOWN HEREON AS N89°51'16"W) WAS USED AS THE BASIS OF BEARINGS FOR THESE PLANS.

BENCH MARK
LA COUNTY SURVEYOR'S BM# Y-6853, BEING A CSBM MON. IN WELL 1 FT WEST OF CURB FACE, 22 FT SOUTH OF BCR @ SW CORNER CRENSHAW BLVD. AND MANCHESTER BLVD. 104 FT SOUTH & 40 FT WEST OF C/L INT. MARKED (BM 27-66 1953 RE 63).
WATTS QUAD ELEV. = 216.519 FT. NAVD88, QUAD YEAR 1995, 2000 ADJUSTMENT.

03/07/18

APPROVED BY:
PLANNING DEPARTMENT
DATE

REGISTERED PROFESSIONAL ENGINEER
KARL MALLICK
No. 42529
CIVIL
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3680

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

VESTING TENTATIVE TRACT MAP
MAP NO. 80314

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 03/07/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER DATE	SHT NO.: 01 OF 25

Drawing name: M:\2016\Civil\2016-2361\Conceptual\VTM\01_07TV3401.dwg
Last Opened: Mar 07, 2018 - 6:15pm By: lyons