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 OF 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

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. 20151428712 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: 4025-011-068 (FORMERLY PORTION OF 4025-011-062)

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. 20151428712 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: 4025-011-069 (FORMERLY PORTION OF 4025-011-062)

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 HYDRO CARBONACEOUS SUBSTANCES, RESERVED UNTO TIDEWATER ASSOCIATED OIL COMPANY, ITS SUCCESSORS AND ASSIGNS, IN DEED RECORDED FEBRUARY 25, 1947 IN BOOK 24243, PAGE 423 OF OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH THE RIGHT TO MINE, EXTRACT, RECOVER AND REMOVE THE SAME; PROVIDED, HOWEVER, AND GRANTOR SO 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 MINE, 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 2580.40 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. 20150503625 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. 20100858621 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, 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 1 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 LETTEAU, F. T. HINTON AND JOHN R. MAC FADEN CONSTITUTING 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 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 QUITCLAIMED TO HOLLYWOOD PARK HOTEL CORPORATION, BY A QUITCLAIM DEED RECORDED AUGUST 12, 1977 AS INSTRUMENT NO. 77-888762 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 4025-011-065 & 4025-011-067 (FORMERLY 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 2015-003, RECORDED NOVEMBER 16, 2015 AS INSTRUMENT NO. 20151428712 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, 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.

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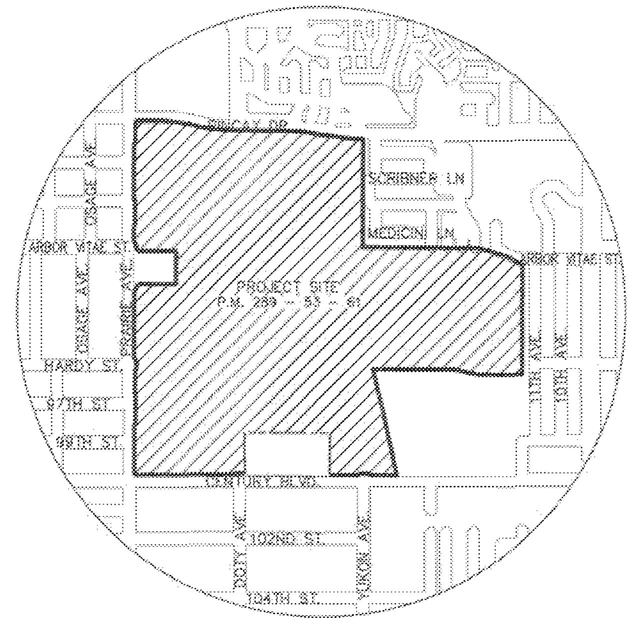
APNS: 4025-011-064 & 4025-011-070 (FORMERLY 4025-011-27; 4025-011-61; PORTIONS OF 4025-011-025 & 4025-011-026)

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 382, PAGES 31 THROUGH 36, 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



VICINITY MAP
N.T.S.

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(e) 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

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

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. 06037C1760F RECORDED DATE SEPTEMBER 26, 2008

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

UTILITIES:

POTABLE WATER:
LADWP
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) 605-4108

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
505 MAPLE AVE.
TORRANCE, CA 90503
(310) 783-9399

STORM DRAIN:
LA COUNTY FLOOD CONTROL DISTRICT
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-6100

SCHOOL:
INGLEWOOD UNIFIED SCHOOL DISTRICT
WILLIAM H. KELSO ELEMENTARY
809 E. KELSO ST
(310) 680-5480

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

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

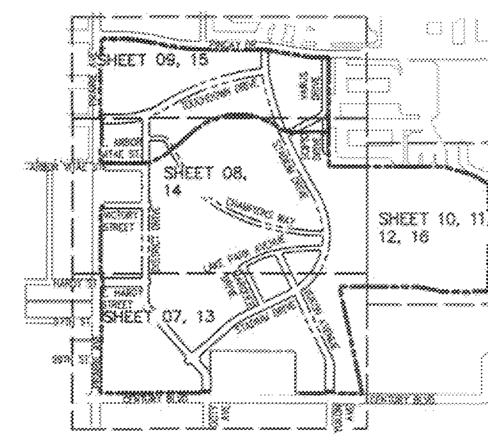
TELECOMMUNICATIONS:
AT&T
101 W. ALONDRA BLVD., BLDG A. ROOM 302
GARDENA, CA 90248
(310) 515-4212

2018 PLC 519

OWNER/ SUBDIVIDER:
HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC
HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC
FINDAY 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) 610-6602

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



KEY MAP
N.T.S.

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.

GENERAL SUMMARY:

LAND USE	APPROXIMATE AREA (AC)	LOTS
SPORTS AND ENTERTAINMENT	43.8 AC	1
AIRSPACE LOT	–	4
OPEN SPACE	25.3 AC	6
RESIDENTIAL	31.7 AC	115
MIXED USE	101.9 AC	91
INTERIM USE	37.3 AC	6
PUBLIC ROADWAY	31.0 AC	N/A
PRIVATE ROADWAY	10.6 AC	8
TOTAL (INCL. AIRSPACE LOTS)	281.6 AC	232

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

SEE SEPARATE UTILITY PLANS FOR PROPOSED UTILITIES.

ESTIMATED EARTHWORK VOLUME:

RAW CUT:	2,554,445 CU. YDS.
RAW FILL:	2,771,785 CU. YDS.
NET IMPORT:	217,340 CU. YDS.

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.

08/28/18

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

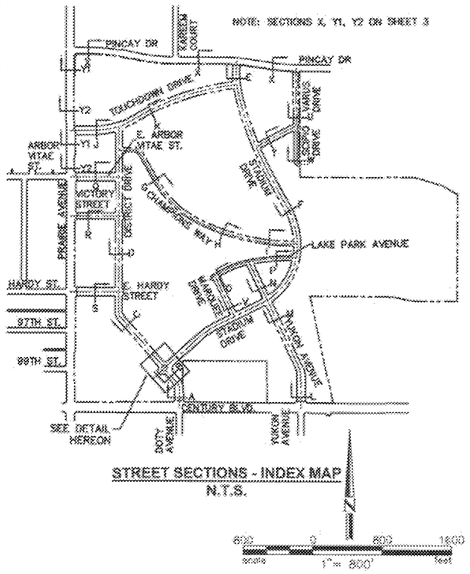
VESTING TENTATIVE TRACT MAP
MAP NO. 80314

DRAWN BY:	LR
DESIGNED BY:	KM
CHECKED BY:	KM
APPROVED BY:	9/11/18
SCALE:	N.T.S.
DATE:	08/28/18
SHT NO:	01 of 25

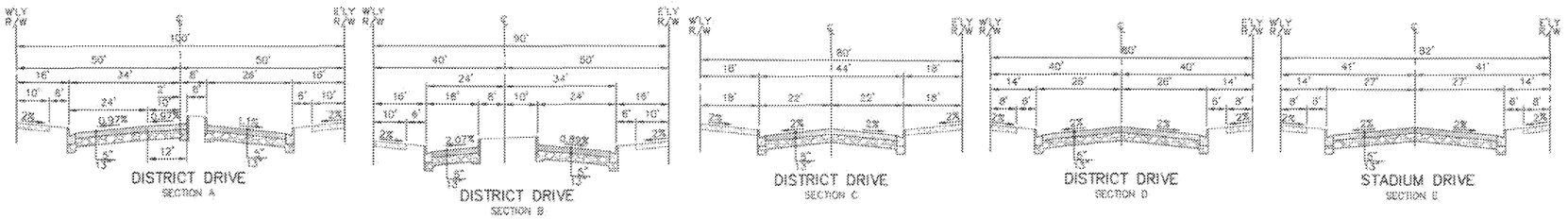
VESTING TENTATIVE TRACT MAP NO. 80314

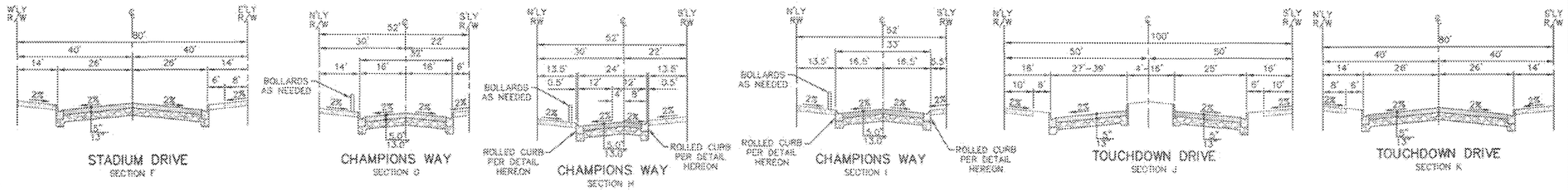
IN THE CITY OF INGLEWOOD, CA

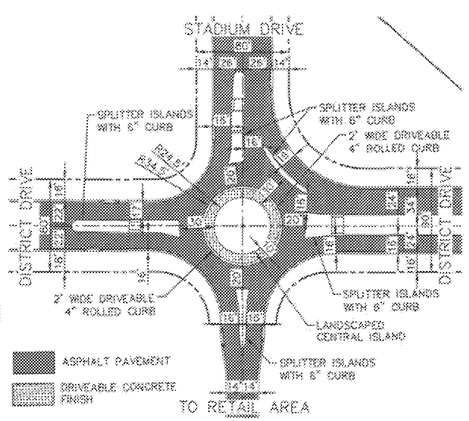
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



STREET SECTIONS - INDEX MAP
N.T.S.

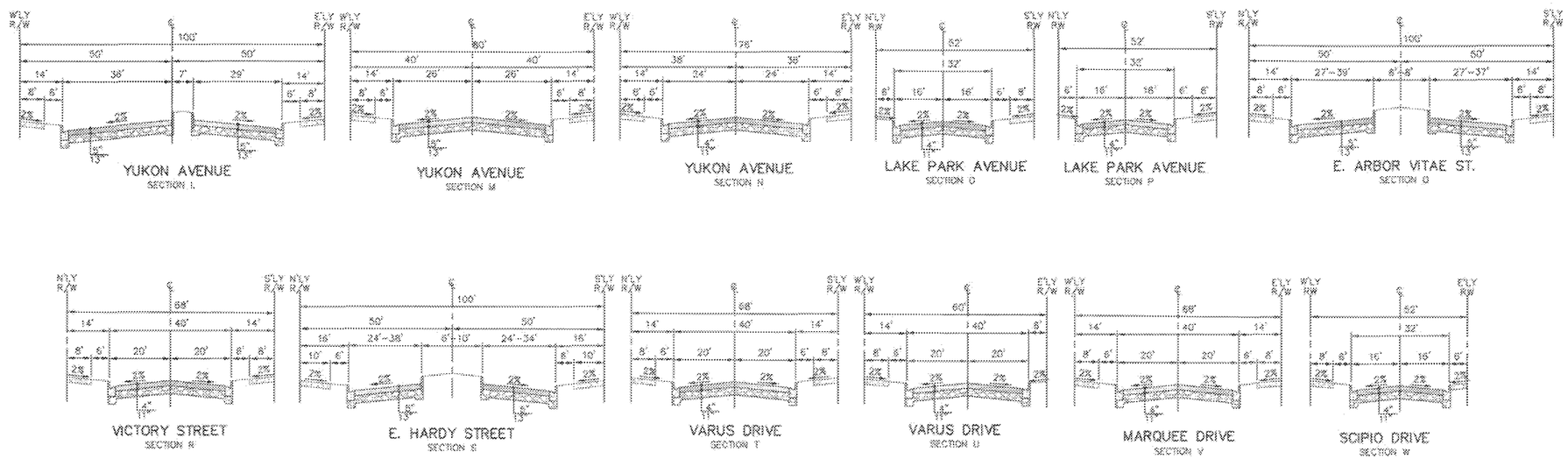


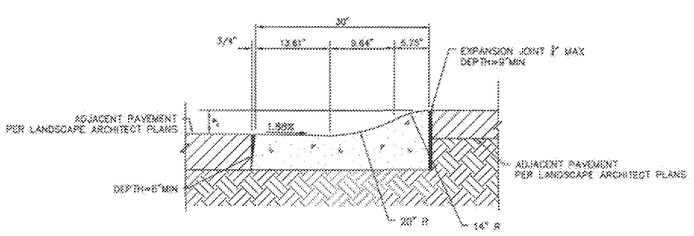




ROUNDABOUT AT DISTRICT DRIVE AND STADIUM DRIVE

ROUNDABOUT SHOWN ABOVE IS CONSISTENT WITH THE "ROUNDABOUT POLICY AND DESIGN PRACTICES FOR COUNTY OF LOS ANGELES" DATED NOVEMBER 2007.





30" ROLLED CURB
NTS

08/28/18

REGISTERED CIVIL ENGINEER KARL WALLOK No. 42629 STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.9680

PREPARED UNDER THE SUPERVISION OF:

KARL WALLOK R.C.E. 42629 DATE

HOLLYWOOD PARK LAND CO., LLC

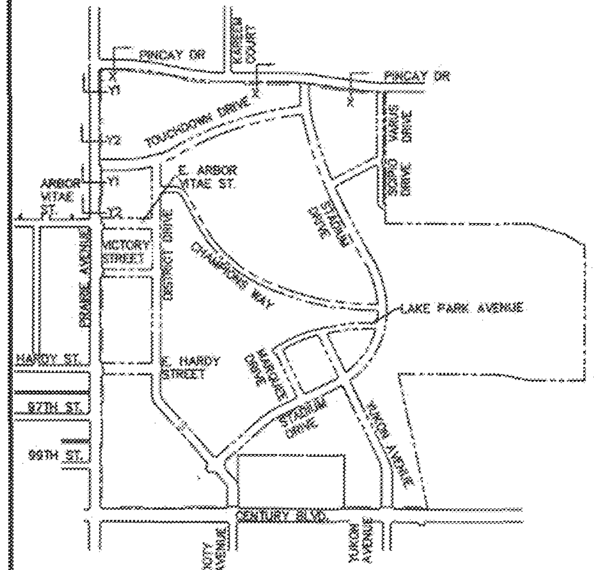
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 DATE	SHT NO. 02 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

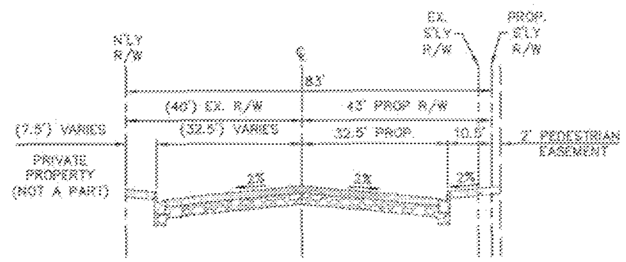
IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



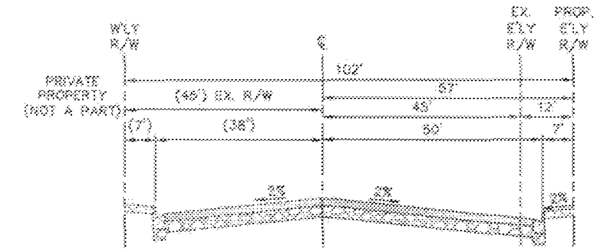
STREET SECTIONS - INDEX MAP

N.T.S.



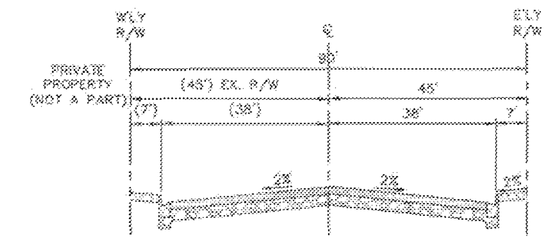
PINCAY DRIVE

SECTION X



PRAIRIE AVENUE

SECTION Y1



PRAIRIE AVENUE

SECTION Y2

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 1	64,770 SF	1.49 AC.	MIXED USE
LOT 2	45,000 SF	1.03 AC.	MIXED USE
LOT 3	35,034 SF	0.80 AC.	MIXED USE
LOT 4	18,200 SF	0.42 AC.	MIXED USE
LOT 5	93,629 SF	2.15 AC.	MIXED USE
LOT 6	9,791 SF	0.22 AC.	MIXED USE
LOT 7	31,911 SF	0.73 AC.	MIXED USE
LOT 8	20,394 SF	0.47 AC.	MIXED USE
LOT 9	16,800 SF	0.39 AC.	MIXED USE
LOT 10	8,000 SF	0.18 AC.	MIXED USE
LOT 11	94,560 SF	2.17 AC.	MIXED USE
LOT 12	67,621 SF	1.55 AC.	MIXED USE
LOT 13	49,646 SF	1.14 AC.	MIXED USE
LOT 14	40,722 SF	0.93 AC.	MIXED USE
LOT 15	139,080 SF	3.19 AC.	MIXED USE
LOT 16	53,499 SF	1.23 AC.	MIXED USE
LOT 17	10,748 SF	0.25 AC.	MIXED USE
LOT 18	29,550 SF	0.68 AC.	MIXED USE
LOT 19	9,237 SF	0.21 AC.	MIXED USE
LOT 20	5,905 SF	0.14 AC.	MIXED USE
LOT 21	20,157 SF	0.46 AC.	MIXED USE
LOT 22	62,021 SF	1.42 AC.	MIXED USE
LOT 23	32,354 SF	0.74 AC.	MIXED USE

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 24	44,400 SF	1.02 AC.	MIXED USE
LOT 25	41,523 SF	0.95 AC.	MIXED USE
LOT 26	76,161 SF	1.75 AC.	MIXED USE
LOT 27	84,244 SF	1.93 AC.	MIXED USE
LOT 28	76,370 SF	1.75 AC.	MIXED USE
LOT 29	12,388 SF	0.28 AC.	MIXED USE
LOT 30	33,455 SF	0.77 AC.	MIXED USE
LOT 31	6,498 SF	0.15 AC.	MIXED USE
LOT 32	160,173 SF	3.68 AC.	MIXED USE
LOT 33	90,229 SF	2.07 AC.	MIXED USE
LOT 34	20,618 SF	0.47 AC.	MIXED USE
LOT 35	13,371 SF	0.31 AC.	MIXED USE
LOT 36	28,352 SF	0.65 AC.	MIXED USE
LOT 37	87,212 SF	2.00 AC.	MIXED USE
LOT 38	71,518 SF	1.64 AC.	MIXED USE
LOT 39	111,838 SF	2.57 AC.	MIXED USE
LOT 40	58,000 SF	1.33 AC.	MIXED USE
LOT 41	60,900 SF	1.40 AC.	MIXED USE
LOT 42	116,106 SF	2.67 AC.	MIXED USE
LOT 43	23,272 SF	0.53 AC.	MIXED USE
LOT 44	77,072 SF	1.77 AC.	MIXED USE
LOT 45	80,374 SF	1.85 AC.	MIXED USE
LOT 46	85,253 SF	1.96 AC.	MIXED USE

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 47	54,627 SF	1.25 AC.	MIXED USE
LOT 48	58,590 SF	1.35 AC.	MIXED USE
LOT 49	55,287 SF	1.27 AC.	MIXED USE
LOT 50	47,069 SF	1.08 AC.	MIXED USE
LOT 51	71,457 SF	1.64 AC.	MIXED USE
LOT 52	41,079 SF	0.94 AC.	MIXED USE
LOT 53	24,186 SF	0.55 AC.	MIXED USE
LOT 54	29,241 SF	0.67 AC.	MIXED USE
LOT 55	27,312 SF	0.63 AC.	MIXED USE
LOT 56	46,960 SF	1.08 AC.	MIXED USE
LOT 57	26,258 SF	0.60 AC.	MIXED USE
LOT 58	26,222 SF	0.60 AC.	MIXED USE
LOT 59	28,827 SF	0.66 AC.	MIXED USE
LOT 60	28,808 SF	0.66 AC.	MIXED USE
LOT 61	29,886 SF	0.69 AC.	MIXED USE
LOT 62	22,757 SF	0.52 AC.	MIXED USE
LOT 63	28,659 SF	0.66 AC.	MIXED USE
LOT 64	19,822 SF	0.46 AC.	MIXED USE
LOT 65	98,380 SF	2.26 AC.	MIXED USE
LOT 66	32,281 SF	0.74 AC.	MIXED USE
LOT 67	35,577 SF	0.82 AC.	MIXED USE
LOT 68	30,309 SF	0.70 AC.	MIXED USE
LOT 69	34,889 SF	0.80 AC.	MIXED USE

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 70	21,063 SF	0.48 AC.	MIXED USE
LOT 71	84,694 SF	1.94 AC.	MIXED USE
LOT 72	61,265 SF	1.41 AC.	MIXED USE
LOT 73	64,729 SF	1.49 AC.	MIXED USE
LOT 74	16,946 SF	0.39 AC.	MIXED USE
LOT 75	81,658 SF	1.87 AC.	MIXED USE
LOT 76	78,220 SF	1.80 AC.	MIXED USE
LOT 77	68,769 SF	1.58 AC.	MIXED USE
LOT 78	63,548 SF	1.46 AC.	MIXED USE
LOT 79	38,055 SF	0.87 AC.	MIXED USE
LOT 80	94,090 SF	2.16 AC.	MIXED USE
LOT 81	22,803 SF	0.52 AC.	MIXED USE
LOT 82	28,397 SF	0.65 AC.	MIXED USE
LOT 83	38,230 SF	0.88 AC.	MIXED USE
LOT 84	77,252 SF	1.77 AC.	MIXED USE
LOT 85	86,365 SF	1.98 AC.	MIXED USE
LOT 86	29,591 SF	0.68 AC.	MIXED USE
LOT 87	24,580 SF	0.56 AC.	RESIDENTIAL
LOT 88	28,379 SF	0.65 AC.	RESIDENTIAL
LOT 89	78,439 SF	1.80 AC.	RESIDENTIAL
LOT 90	42,770 SF	0.98 AC.	RESIDENTIAL
LOT 91	41,893 SF	0.96 AC.	RESIDENTIAL
LOT 92	11,069 SF	0.25 AC.	RESIDENTIAL

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 93	8,571 SF	0.20 AC.	RESIDENTIAL
LOT 94	15,217 SF	0.35 AC.	RESIDENTIAL
LOT 95	13,082 SF	0.30 AC.	RESIDENTIAL
LOT 96	11,160 SF	0.26 AC.	RESIDENTIAL
LOT 97	21,371 SF	0.49 AC.	RESIDENTIAL
LOT 98	16,448 SF	0.38 AC.	RESIDENTIAL
LOT 99	7,126 SF	0.16 AC.	RESIDENTIAL
LOT 100	9,747 SF	0.22 AC.	RESIDENTIAL
LOT 101	21,183 SF	0.49 AC.	RESIDENTIAL
LOT 102	4,464 SF	0.10 AC.	RESIDENTIAL
LOT 103	3,357 SF	0.08 AC.	RESIDENTIAL
LOT 104	3,314 SF	0.08 AC.	RESIDENTIAL
LOT 105	3,389 SF	0.08 AC.	RESIDENTIAL
LOT 106	4,284 SF	0.10 AC.	RESIDENTIAL
LOT 107	5,249 SF	0.12 AC.	RESIDENTIAL
LOT 108	28,261 SF	0.65 AC.	RESIDENTIAL
LOT 109	3,440 SF	0.08 AC.	RESIDENTIAL
LOT 110	2,399 SF	0.06 AC.	RESIDENTIAL
LOT 111	3,035 SF	0.07 AC.	RESIDENTIAL
LOT 112	4,089 SF	0.09 AC.	RESIDENTIAL
LOT 113	3,921 SF	0.09 AC.	RESIDENTIAL
LOT 114	2,911 SF	0.07 AC.	RESIDENTIAL
LOT 115	2,334 SF	0.05 AC.	RESIDENTIAL

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 116	3,702 SF	0.08 AC.	RESIDENTIAL
LOT 117	3,063 SF	0.07 AC.	RESIDENTIAL
LOT 118	3,586 SF	0.08 AC.	RESIDENTIAL
LOT 119	3,509 SF	0.08 AC.	RESIDENTIAL
LOT 120	3,069 SF	0.07 AC.	RESIDENTIAL
LOT 121	2,713 SF	0.06 AC.	RESIDENTIAL
LOT 122	3,450 SF	0.08 AC.	RESIDENTIAL
LOT 123	3,463 SF	0.08 AC.	RESIDENTIAL
LOT 124	2,916 SF	0.07 AC.	RESIDENTIAL
LOT 125	3,485 SF	0.08 AC.	RESIDENTIAL
LOT 126	4,315 SF	0.10 AC.	RESIDENTIAL
LOT 127	4,298 SF	0.10 AC.	RESIDENTIAL
LOT 128	3,496 SF	0.08 AC.	RESIDENTIAL
LOT 129	11,840 SF	0.27 AC.	RESIDENTIAL
LOT 130	10,969 SF	0.25 AC.	RESIDENTIAL
LOT 131	17,510 SF	0.40 AC.	RESIDENTIAL
LOT 132	6,641 SF	0.15 AC.	RESIDENTIAL
LOT 133	5,046 SF	0.12 AC.	RESIDENTIAL
LOT 134	8,963 SF	0.21 AC.	RESIDENTIAL
LOT 135	9,674 SF	0.22 AC.	RESIDENTIAL
LOT 136	55,927 SF	1.28 AC.	RESIDENTIAL
LOT 137	53,160 SF	1.22 AC.	RESIDENTIAL
LOT 138	5,192 SF	0.12 AC.	RESIDENTIAL

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 139	4,259 SF	0.10 AC.	RESIDENTIAL
LOT 140	4,451 SF	0.10 AC.	RESIDENTIAL
LOT 141	5,071 SF	0.12 AC.	RESIDENTIAL
LOT 142	17,861 SF	0.41 AC.	RESIDENTIAL
LOT 143	20,437 SF	0.47 AC.	RESIDENTIAL
LOT 144	18,238 SF	0.42 AC.	RESIDENTIAL
LOT 145	5,033 SF	0.12 AC.	RESIDENTIAL
LOT 146	6,164 SF	0.14 AC.	RESIDENTIAL
LOT 147	4,244 SF	0.10 AC.	RESIDENTIAL
LOT 148	3,623 SF	0.08 AC.	RESIDENTIAL
LOT 149	5,102 SF	0.12 AC.	RESIDENTIAL
LOT 150	18,173 SF	0.42 AC.	RESIDENTIAL
LOT 151	59,038 SF	1.36 AC.	RESIDENTIAL
LOT 152	20,926 SF	0.48 AC.	RESIDENTIAL
LOT 153	41,011 SF	0.94 AC.	RESIDENTIAL
LOT 154	42,474 SF	0.98 AC.	RESIDENTIAL
LOT 155	34,076 SF	0.78 AC.	RESIDENTIAL
LOT 156	31,254 SF	0.72 AC.	MIXED USE
LOT 157	56,612 SF	1.30 AC.	RESIDENTIAL
LOT 158	52,016 SF	1.19 AC.	MIXED USE
LOT 159	11,581 SF	0.27 AC.	MIXED USE
LOT 160	6,943 SF	0.16 AC.	RESIDENTIAL
LOT 161	4,921 SF	0.11 AC.	RESIDENTIAL

PROPOSED LOT SIZE TABLES

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 162	5,536 SF	0.13 AC.	RESIDENTIAL
LOT 163	7,438 SF	0.17 AC.	RESIDENTIAL
LOT 164	4,094 SF	0.09 AC.	RESIDENTIAL
LOT 165	4,124 SF	0.09 AC.	RESIDENTIAL
LOT 166	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 167	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 168	4,624 SF	0.11 AC.	RESIDENTIAL
LOT 169	4,125 SF	0.09 AC.	RESIDENTIAL
LOT 170	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 171	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 172	4,844 SF	0.11 AC.	RESIDENTIAL
LOT 173	4,125 SF	0.09 AC.	RESIDENTIAL
LOT 174	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 175	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 176	4,864 SF	0.11 AC.	RESIDENTIAL
LOT 177	4,125 SF	0.09 AC.	RESIDENTIAL
LOT 178	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 179	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 180	4,884 SF	0.11 AC.	RESIDENTIAL
LOT 181	4,125 SF	0.09 AC.	RESIDENTIAL
LOT 182	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 183	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 184	4,904 SF	0.11 AC.	RESIDENTIAL

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 185	4,125 SF	0.09 AC.	RESIDENTIAL
LOT 186	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 187	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 188	4,927 SF	0.11 AC.	RESIDENTIAL
LOT 189	4,160 SF	0.10 AC.	RESIDENTIAL
LOT 190	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 191	3,000 SF	0.07 AC.	RESIDENTIAL
LOT 192	5,395 SF	0.12 AC.	RESIDENTIAL
LOT 193	5,951 SF	0.14 AC.	RESIDENTIAL
LOT 194	3,960 SF	0.09 AC.	RESIDENTIAL
LOT 195	3,960 SF	0.09 AC.	RESIDENTIAL
LOT 196	5,904 SF	0.14 AC.	RESIDENTIAL
LOT 197	18,934 SF	0.43 AC.	RESIDENTIAL
LOT 198	21,817 SF	0.50 AC.	RESIDENTIAL
LOT 199	24,339 SF	0.56 AC.	RESIDENTIAL
LOT 200	26,598 SF	0.61 AC.	RESIDENTIAL
LOT 201	12,007 SF	0.28 AC.	RESIDENTIAL
LOT 202	51,214 SF	1.18 AC.	RESIDENTIAL
LOT 203	13,454 SF	0.31 AC.	RESIDENTIAL
LOT 204	20,846 SF	0.48 AC.	RESIDENTIAL
LOT 205	47,559 SF	1.09 AC.	MIXED USE
LOT 206	26,188 SF	0.60 AC.	MIXED USE
LOT 207	14,223 SF	0.33 AC.	RESIDENTIAL

Parcel Table			
Parcel #	Area	Area	Land Use
LOT 208	22,457 SF	0.52 AC.	INTERIM USE
LOT 209	421,756 SF	9.68 AC.	INTERIM USE
LOT 210	176,937 SF	4.06 AC.	INTERIM USE
LOT 211	496,365 SF	11.39 AC.	INTERIM USE
LOT 212	301,974 SF	6.93 AC.	INTERIM USE
LOT 213	207,169 SF	4.76 AC.	INTERIM USE
LOT 214	1,907,821 SF	43.80 AC.	SPORTS AND ENTERTAINMENT
LOT A	517,737 SF	11.89 AC.	OPEN SPACE
LOT B	45,335 SF	1.04 AC.	OPEN SPACE
LOT C	30,661 SF	0.70 AC.	OPEN SPACE
LOT D	32,774 SF	0.75 AC.	OPEN SPACE
LOT E	460,340 SF	10.57 AC.	OPEN SPACE
LOT F	17,205 SF	0.39 AC.	OPEN SPACE
LOT G	94,983 SF	2.18 AC.	PRIVATE ROAD
LOT H	308,698 SF	7.09 AC.	PRIVATE ROAD
LOT J	27,478 SF	0.63 AC.	PRIVATE ROAD
LOT K	14,525 SF	0.33 AC.	PRIVATE ROAD
LOT L	4,476 SF	0.10 AC.	PRIVATE ROAD
LOT M	4,476 SF	0.10 AC.	PRIVATE ROAD
LOT N	4,476 SF	0.10 AC.	PRIVATE ROAD
LOT P	4,469 SF	0.10 AC.	PRIVATE ROAD

PROPOSED LOT SIZE TABLES

Parcel Table		
Parcel #	Volume	Location
LOT 214-A	13,627,632 CF	PERFORMANCE VENUE
LOT 214-B	2,976,860 CF	STADIUM DRIVE
LOT 214-C	710,661 CF	CHAMPIONS WAY
LOT 214-D	2,405,498 CF	TOUCHDOWN DRIVE

PROPOSED AIRSPACE LOT SIZE TABLES

08/28/18

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

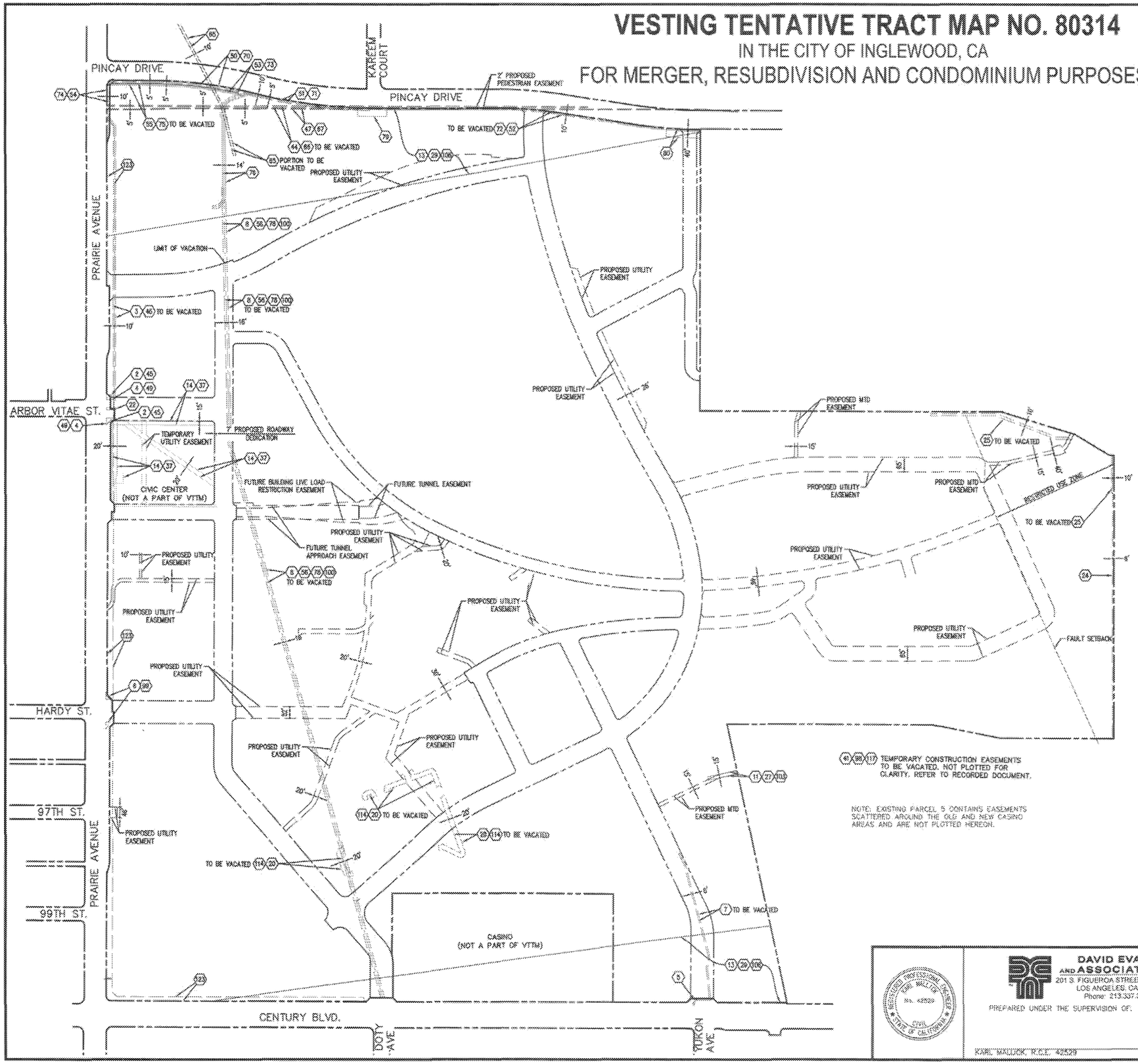
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: [signature] 9-18-18 CITY ENGINEER DATE	SHT NO. 03 of 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



EASEMENTS OF RECORD

NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 996-25002468-A-MLZ
DATE: MARCH 8, 2018

1. NOT USED

2. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: THE CITY OF INGLEWOOD
   - PURPOSE: TRAFFIC CONTROL SIGNALS
   - RECORDED: JANUARY 13, 1949, INSTRUMENT NO. 1590, BOOK 29160, PAGE 305 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

3. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: L.A. COUNTY SANITATION DISTRICT NO. 5
   - PURPOSE: SEWER
   - RECORDED: APRIL 10, 1951, INSTRUMENT NO. 3434, BOOK 36015, PAGE 410 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

   A PORTION OF SAID EASEMENT HAS BEEN QUITCLAIMED BY DEED RECORDED NOVEMBER 08, 2016 AS INSTRUMENT NO. 20161391419 OF OFFICIAL RECORDS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SEWER ABANDONMENT AGREEMENT", EXECUTED BY AND BETWEEN COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY AND HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC AND PINCAY RE, LLC RECORDED MARCH 21, 2017, INSTRUMENT NO. 2017-0316734 OF OFFICIAL RECORDS

4. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: THE CITY OF INGLEWOOD
   - PURPOSE: TRAFFIC CONTROL SIGNALS
   - RECORDED: SEPTEMBER 26, 1960, INSTRUMENT NO. 2813, BOOK D-986, PAGE 145 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

5. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
   - PURPOSE: CABLES, CONDUITS, MANHOLES, MARKERS AND NECESSARY FIXTURES AND APPURTENANCES
   - RECORDED: JANUARY 20, 1961, INSTRUMENT NO. 4602, BOOK D-1099, PAGE 398 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 2 AS MORE PARTICULARLY DESCRIBED THEREIN

6. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: THE CITY OF INGLEWOOD
   - PURPOSE: TRAFFIC CONTROL SIGNALS, DEVICES AND FACILITIES FOR THE CONTROL, DIRECTION AND REGULATION OF PEDESTRIAN AND VEHICULAR TRAFFIC
   - RECORDED: MARCH 21, 1963, INSTRUMENT NO. 4622, BOOK D-1962, PAGE 75 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

7. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   - PURPOSE: WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES
   - RECORDED: MARCH 01, 1972, INSTRUMENT NO. 4967, BOOK D-5373, PAGE 907 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

8. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: L.A. COUNTY FLOOD CONTROL DISTRICT
   - PURPOSE: COVERED STORM DRAIN
   - RECORDED: NOVEMBER 30, 1976, INSTRUMENT NO. 3591, BOOK D-7336, PAGE 142 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

11. **MATTERS** CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STORM DRAIN AGREEMENT" DATED OCTOBER 16, 2000, EXECUTED BY AND BETWEEN HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, AND TARGET CORPORATION, A MINNESOTA CORPORATION RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 00-1843133 OF OFFICIAL RECORDS.

13. **AN IRREVOCABLE OFFER TO DEDICATE** AN EASEMENT OVER A PORTION OF SAID LAND FOR AVIGATION.
   - RECORDED: JULY 07, 2009, INSTRUMENT NO. 20091018044 OF OFFICIAL RECORDS
   - AFFECTS: THOSE PORTIONS OF PARCELS 2 AND 3 AS MORE PARTICULARLY DESCRIBED THEREIN

14. **MATTERS** CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION" DATED JUNE 23, 2010, AS INSTRUMENT NO. 20100858821 OF OFFICIAL RECORDS, AMONG OTHER THINGS, SAID DOCUMENT PROVIDES VARIOUS RESERVED EASEMENTS IN FAVOR OF GRANTOR, AND A CONSTRUCTION AND SLOPE EASEMENT IN FAVOR OF THE CITY OF INGLEWOOD. THE CITY EASEMENT AFFECTS THAT PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

20. **MATTERS** CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CARD CLUB ENCROACHMENT EASEMENT AGREEMENT" DATED JUNE 04, 2014, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 05, 2014, INSTRUMENT NO. 20140580852 OF OFFICIAL RECORDS

21. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   - PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
   - RECORDED: MARCH 31, 2015, INSTRUMENT NO. 20150348011 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCELS 2 AND 3 AS MORE PARTICULARLY DESCRIBED THEREIN

22. **EASEMENT(S)** FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   - GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY
   - PURPOSE: SEWER
   - RECORDED: JULY 06, 2016, INSTRUMENT NO. 20160781187 OF OFFICIAL RECORDS
   - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

SEE NEXT SHEET FOR CONTINUATION

08/28/18

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK No. 42529 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

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 EASEMENTS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 9-18-18 DATE	SHT NO. 04 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

EASEMENTS OF RECORD (CONT.)

NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 995-25002498-A-ML2
DATE: MARCH 5, 2018

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 31, 1991, INSTRUMENT NO. 2509, BOOK 37930, PAGE 180 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 4 AS MORE PARTICULARLY DESCRIBED THEREIN

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: STORM DRAIN
RECORDED: JULY 09, 1954, INSTRUMENT NO. 2788, BOOK 45024, PAGE 38 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 4 AS MORE PARTICULARLY DESCRIBED THEREIN

27. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STORM DRAIN EASEMENT AGREEMENT" DATED OCTOBER 16, 2000, EXECUTED BY AND BETWEEN HOME DEPOT U.S.A. INC., A DELAWARE CORPORATION, AND TARGET CORPORATION, A MINNESOTA CORPORATION, RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 00-1643133 OF OFFICIAL RECORDS

29. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR AVIGATION.
RECORDED: JULY 07, 2009, INSTRUMENT NO. 20091016044 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 4 AS MORE PARTICULARLY DESCRIBED THEREIN

37. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RESERVED EASEMENTS (CIVIC SITE)" DATED JUNE 04, 2014, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 05, 2014, INSTRUMENT NO. 20140582864 OF OFFICIAL RECORDS

41. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED APRIL 28, 2015, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 01, 2015, INSTRUMENT NO. 20150505025 OF OFFICIAL RECORDS

45. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: TRAFFIC CONTROL SIGNALS
RECORDED: JANUARY 13, 1949, INSTRUMENT NO. 1590, BOOK 29160, PAGE 305 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 7 AS MORE PARTICULARLY DESCRIBED THEREIN

46. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY SANITATION DISTRICT NO. 5
PURPOSE: SEWER, AND THE RIGHT TO LAY, CONSTRUCT, MAINTAIN, RECONSTRUCT, USE AND OPERATE SEWER PIPELINE
RECORDED: JANUARY 10, 1951, INSTRUMENT NO. 3434, BOOK 36015, PAGE 410 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT WIDE STRIP AS THEREIN DESCRIBED

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SEWER ABANDONMENT AGREEMENT" EXECUTED BY AND BETWEEN COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY AND HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC AND PINCAY RE, LLC RECORDED MARCH 21, 2017, INSTRUMENT NO. 2017-0316734 OF OFFICIAL RECORDS

47. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: PIPELINES
RECORDED: MAY 07, 1953, INSTRUMENT NO. 2532, BOOK 41866, PAGE 422 OF OFFICIAL RECORDS
AFFECTS: A 5 FOOT WIDE STRIP AS THEREIN DESCRIBED

49. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: TRAFFIC CONTROL SIGNALS
RECORDED: SEPTEMBER 26, 1960, INSTRUMENT NO. 2813, BOOK D-986, PAGE 145 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 7 AS MORE PARTICULARLY DESCRIBED THEREIN

50. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GETTY OIL COMPANY
PURPOSE: PIPELINES
RECORDED: AUGUST 25, 1969, INSTRUMENT NO. 2718, BOOK D-4476, PAGE 869 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 7 AS MORE PARTICULARLY DESCRIBED THEREIN

51. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: WATER PIPELINES
RECORDED: NOVEMBER 24, 1971, INSTRUMENT NO. 3294, BOOK D-5268, PAGE 393 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 7 AS MORE PARTICULARLY DESCRIBED THEREIN

52. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 24, 1972, INSTRUMENT NO. 3039, BOOK D-5403, PAGE 572 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT STRIP OF LAND AS THEREIN DESCRIBED

53. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: PIPELINES
RECORDED: JUNE 19, 1972, INSTRUMENT NO. 2943, BOOK D-5499, PAGE 961 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

54. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GETTY OIL COMPANY
PURPOSE: GAS PIPELINES
RECORDED: AUGUST 03, 1972, INSTRUMENT NO. 3346 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT STRIP OF LAND AS THEREIN DESCRIBED

55. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: CABLES, CONDUITS AND MANHOLES, MARKERS, PEDESTRIANS, AND NECESSARY FIXTURES AND APPURTENANCES
RECORDED: AUGUST 30, 1972, INSTRUMENT NO. 4121, BOOK D-5595, PAGE 532 OF OFFICIAL RECORDS
AFFECTS: A 5 FOOT STRIP OF LAND AS THEREIN DESCRIBED

56. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
PURPOSE: A COVERED STORM DRAIN
RECORDED: NOVEMBER 30, 1976, INSTRUMENT NO. 3581, BOOK D-7336, PAGE 142 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 7 AS MORE PARTICULARLY DESCRIBED THEREIN

65. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES
PURPOSE: STORM DRAIN
RECORDED: FEBRUARY 19, 1932, BOOK 11481, PAGE 19 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

EASEMENTS OF RECORD (CONT.)

NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 995-25002498-A-ML2
DATE: MARCH 5, 2018

67. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: PIPE LINES
RECORDED: MAY 07, 1953, INSTRUMENT NO. 2532, BOOK 41866, PAGE 442 OF OFFICIAL RECORDS
AFFECTS: A 5 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

70. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GETTY OIL COMPANY
PURPOSE: PIPELINES
RECORDED: AUGUST 25, 1969, INSTRUMENT NO. 2718, BOOK D-4476, PAGE 869 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

71. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: WATER PIPELINES
RECORDED: NOVEMBER 24, 1971, INSTRUMENT NO. 3294, BOOK D-5268, PAGE 393 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

72. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 24, 1972, INSTRUMENT NO. 3039, BOOK D-5403, PAGE 572 OF OFFICIAL RECORDS
AFFECTS: A 10 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

73. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: PIPELINES
RECORDED: JUNE 19, 1972, INSTRUMENT NO. 2943, BOOK D-5499, PAGE 961 OF OFFICIAL RECORDS
AFFECTS: A 5 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

74. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GETTY OIL COMPANY
PURPOSE: GAS PIPELINES
RECORDED: AUGUST 03, 1972, INSTRUMENT NO. 3346 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

75. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: CABLES, CONDUITS AND MANHOLES, MARKERS, PEDESTRIANS AND NECESSARY FIXTURES AND APPURTENANCES
RECORDED: AUGUST 30, 1972, INSTRUMENT NO. 4121, BOOK D-5595, PAGE 532 OF OFFICIAL RECORDS
AFFECTS: A 5 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

76. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
PURPOSE: A COVERED STORM DRAIN AND APPURTENANT STRUCTURES
RECORDED: NOVEMBER 29, 1972, INSTRUMENT NO. 3397, BOOK D-5682, PAGE 260 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

78. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
PURPOSE: A COVERED STORM DRAIN
RECORDED: NOVEMBER 30, 1976, INSTRUMENT NO. 3581, BOOK D-7336, PAGE 142 OF OFFICIAL RECORDS
AFFECTS: A 16 FOOT WIDE STRIP AS MORE PARTICULARLY DESCRIBED THEREIN

79. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: TRAFFIC SIGNAL AND STREET LIGHTING
RECORDED: AUGUST 03, 1987, INSTRUMENT NO. 87-1232750 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

80. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: TRAFFIC SIGNAL AND STREET LIGHTING
RECORDED: AUGUST 04, 1987, INSTRUMENT NO. 87-1235757 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

98. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED APRIL 28, 2015, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 01, 2015, INSTRUMENT NO. 20150505025 OF OFFICIAL RECORDS

99. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF INGLEWOOD
PURPOSE: TRAFFIC CONTROL SIGNALS, DEVICES AND FACILITIES FOR THE CONTROL, DIRECTION, AND REGULATION OF PEDESTRIAN AND VEHICULAR TRAFFIC
RECORDED: MARCH 21, 1963, INSTRUMENT NO. 4622, IN BOOK D-1962, PAGE 75 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 9 AS MORE PARTICULARLY DESCRIBED THEREIN

EASEMENTS OF RECORD (CONT.)

NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 995-25002498-A-ML2
DATE: MARCH 5, 2018

100. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
PURPOSE: COVERED STORM DRAIN
RECORDED: NOVEMBER 30, 1976, INSTRUMENT NO. 3581, IN BOOK D-7336, PAGE 142 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 9 AS MORE PARTICULARLY DESCRIBED THEREIN

103. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STORM DRAIN EASEMENT AGREEMENT" DATED OCTOBER 16, 2000, EXECUTED BY AND BETWEEN CHURCHILL DOWNS CALIFORNIA COMPANY, A KENTUCKY CORPORATION DOING BUSINESS AS PARK RACETRACK, HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, AND TARGET CORPORATION, A MINNESOTA CORPORATION, RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 00-1643133 OF OFFICIAL RECORDS

106. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR AVIGATION.
RECORDED: JULY 07, 2009, INSTRUMENT NO. 20091016044 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 8 AS MORE PARTICULARLY DESCRIBED THEREIN

114. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CARD CLUB ENCROACHMENT EASEMENT AGREEMENT" DATED JUNE 04, 2014, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 05, 2014, INSTRUMENT NO. 20140582862 OF OFFICIAL RECORDS

115. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDED: MARCH 31, 2016, INSTRUMENT NO. 20160346050 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

117. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED APRIL 28, 2015, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 01, 2015, INSTRUMENT NO. 20150505025 OF OFFICIAL RECORDS

122. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TIDEWATER ASSOCIATES OIL COMPANY
PURPOSE: TELEGRAPH OR TELEPHONE LINES AND CONDUITS
RECORDED: JULY 09, 1937, IN BOOK 15129, PAGE 68 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 7 AND 8 AS MORE PARTICULARLY DESCRIBED THEREIN

123. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL PETROLEUM CORPORATION
PURPOSE: PIPE LINES
RECORDED: MARCH 19, 1948, IN BOOK 26745, PAGE 81 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1, 7 AND 9 AS MORE PARTICULARLY DESCRIBED THEREIN

08/28/18

REGISTERED PROFESSIONAL ENGINEER — KARL MALISK — No. 42529 — CIVIL — STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3080

PREPARED UNDER THE SUPERVISION OF:

KARL MALISK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

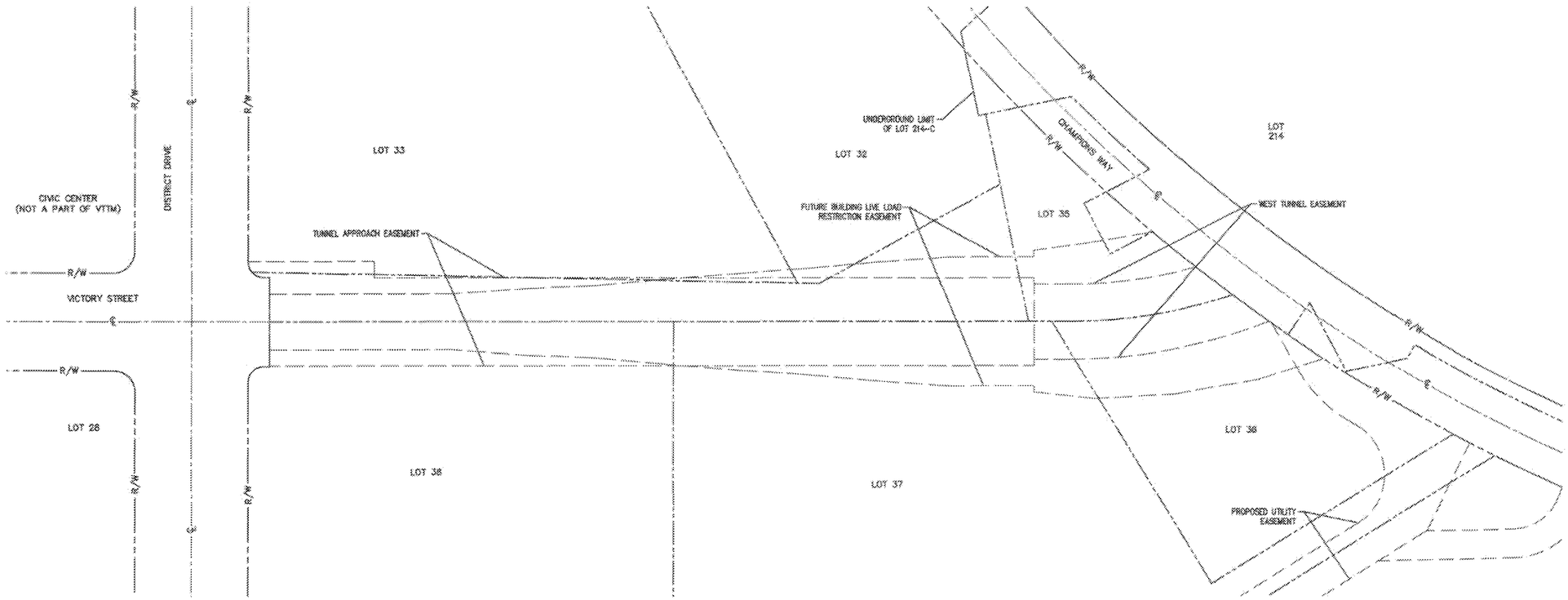
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LB	VESTING TENTATIVE TRACT MAP MAP NO. 80314 EASEMENTS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 9-28-18 DATE	SHT NO. 05 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



08/28/18

DAVID EVANS AND ASSOCIATES INC.
261 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.537.3680

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

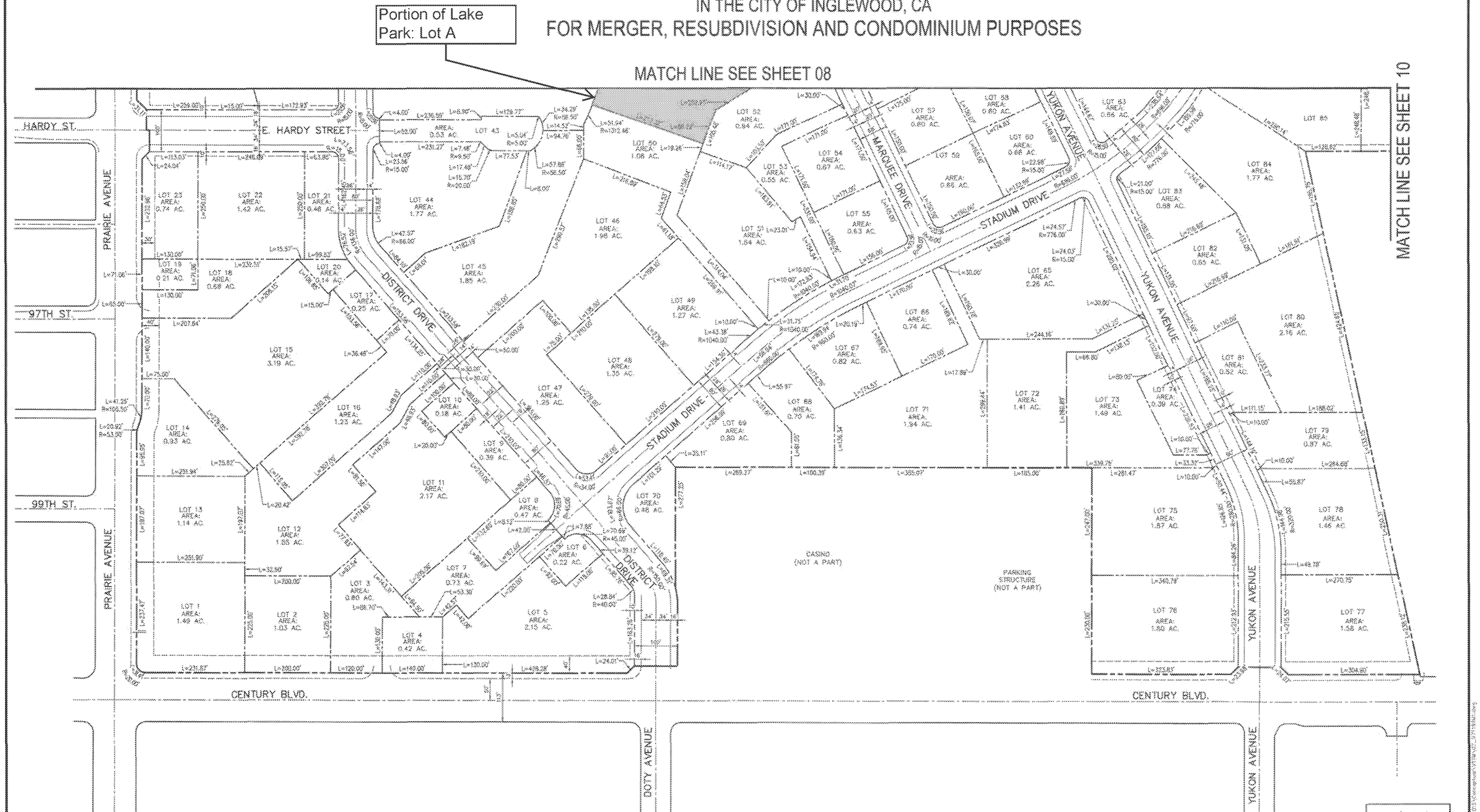
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 TUNNEL EASEMENTS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-15-18 SIGN DATE	SHT NO.: 06 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

SCALE 1" = 100' FEET

NOTE:
SEE SHEET 11 FOR CURVE AND LENGTH TABLES

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

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

PREPARED UNDER THE SUPERVISION OF:

KARL MALLOK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

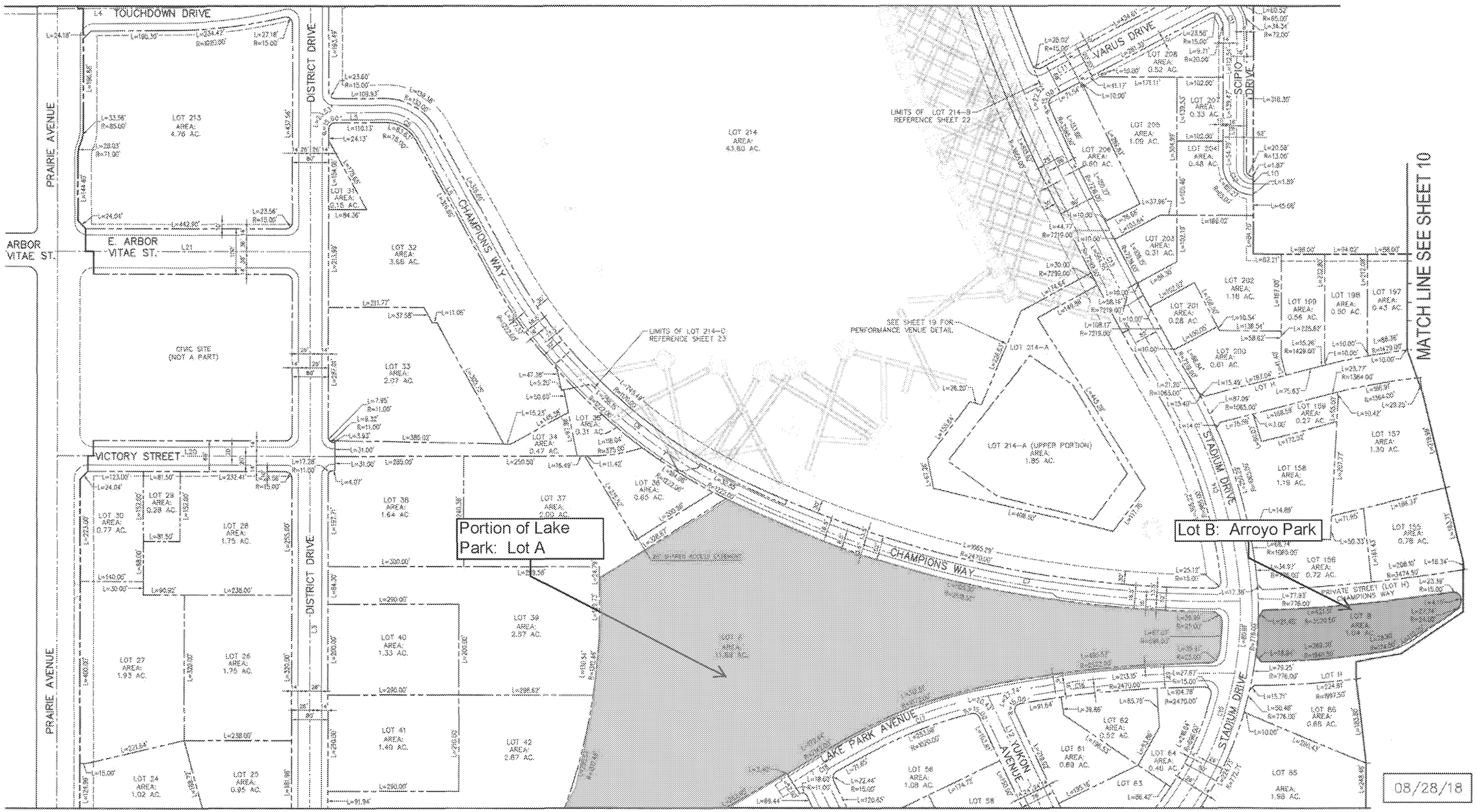
DRAWN BY LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 SITE PARCELS	SCALE N.T.S.
DESIGNED BY KM		DATE 08/28/18
CHECKED BY KM	APPROVED BY CITY ENGINEER 9-18-18 DATE	SHT NO. 07 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

MATCH LINE SEE SHEET 09



LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

100 0 100 200 scale 1" = 100' feet

NOTE:
SEE SHEET 11 FOR CURVE AND LENGTH TABLES

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

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Phone: 213 337.3680

PREPARED UNDER THE SUPERVISION OF:

KARL WALLICK, R.C.E. #42529 DATE

HOLLYWOOD PARK LAND CO., LLC

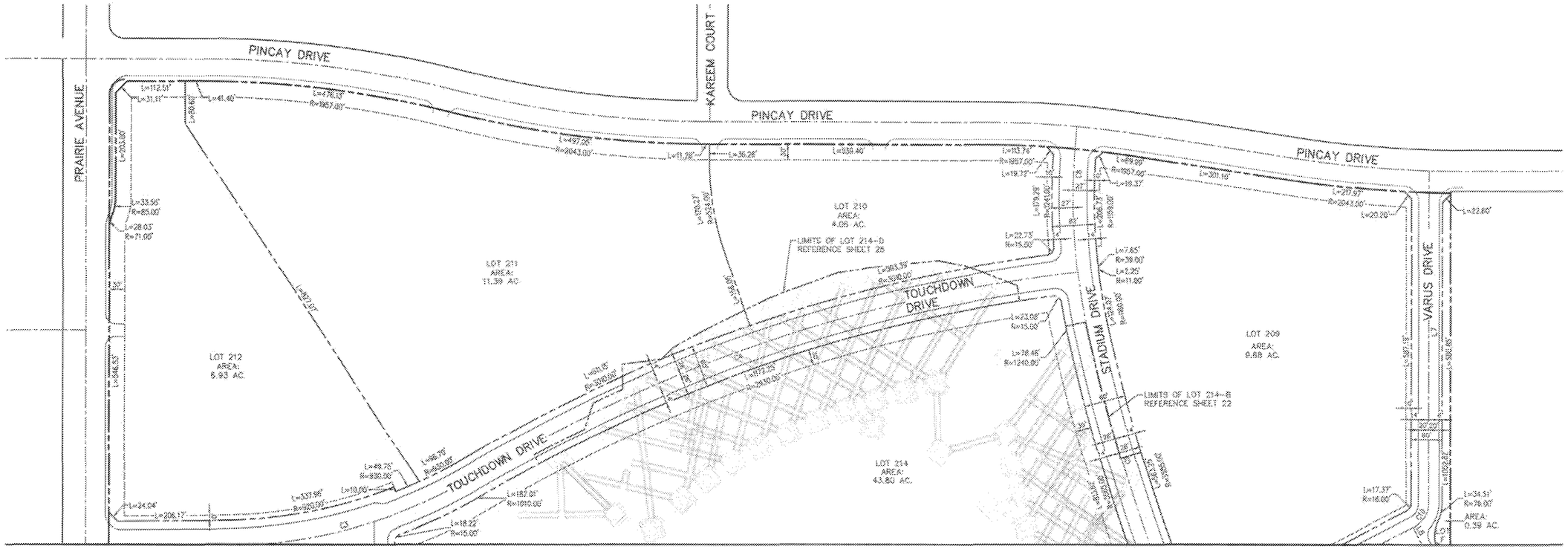
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 SITE PARCELS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 7-18-18 DATE	SHT NO.: 08 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



MATCH LINE SEE SHEET 08

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

100 0 100 200
scale 1" = 100' feet

NOTE, SEE SHEET 11 FOR CURVE AND LENGTH TABLES

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK No. 42829 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3660

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42829 DATE

HOLLYWOOD PARK LAND CO., LLC

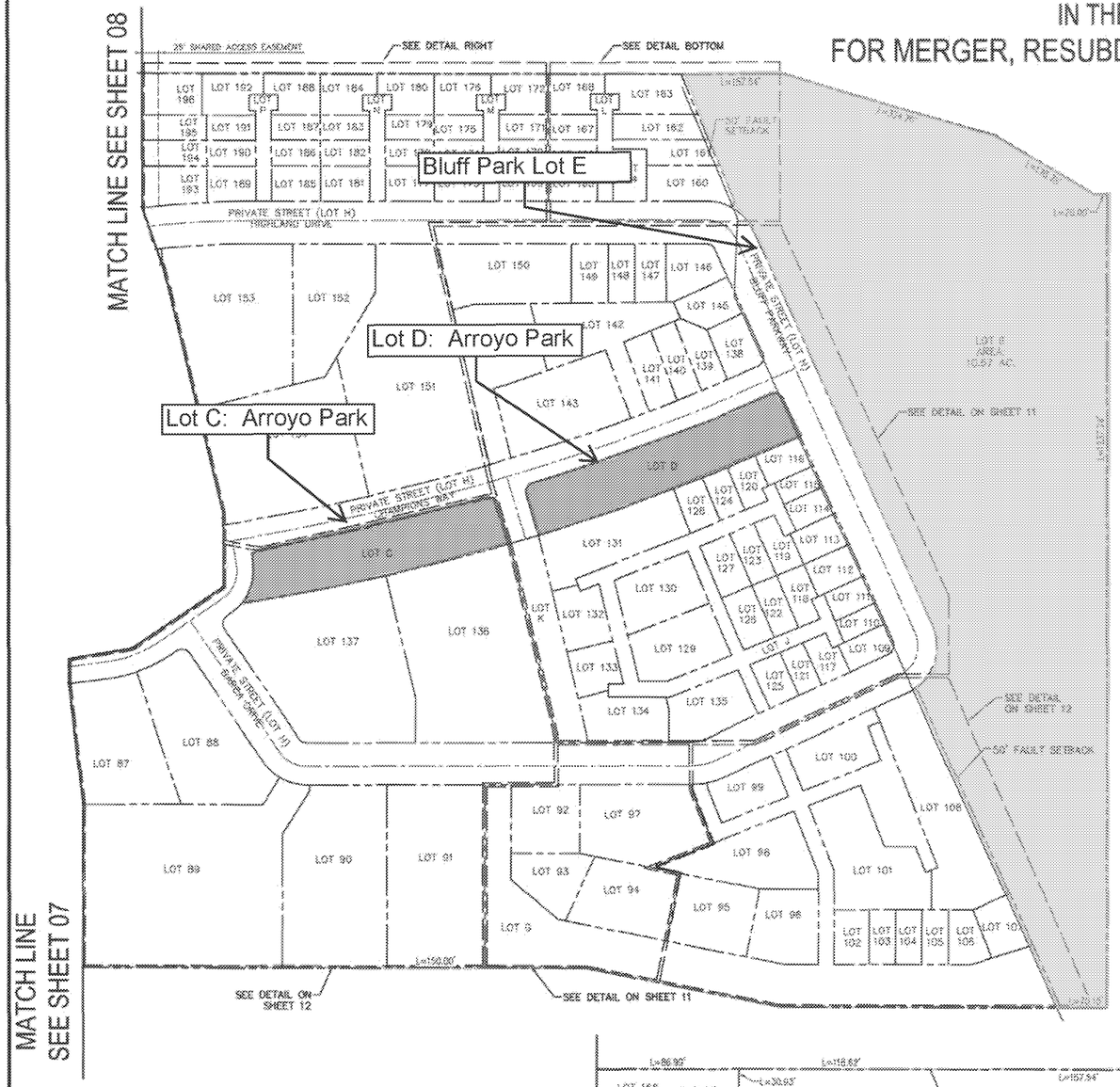
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

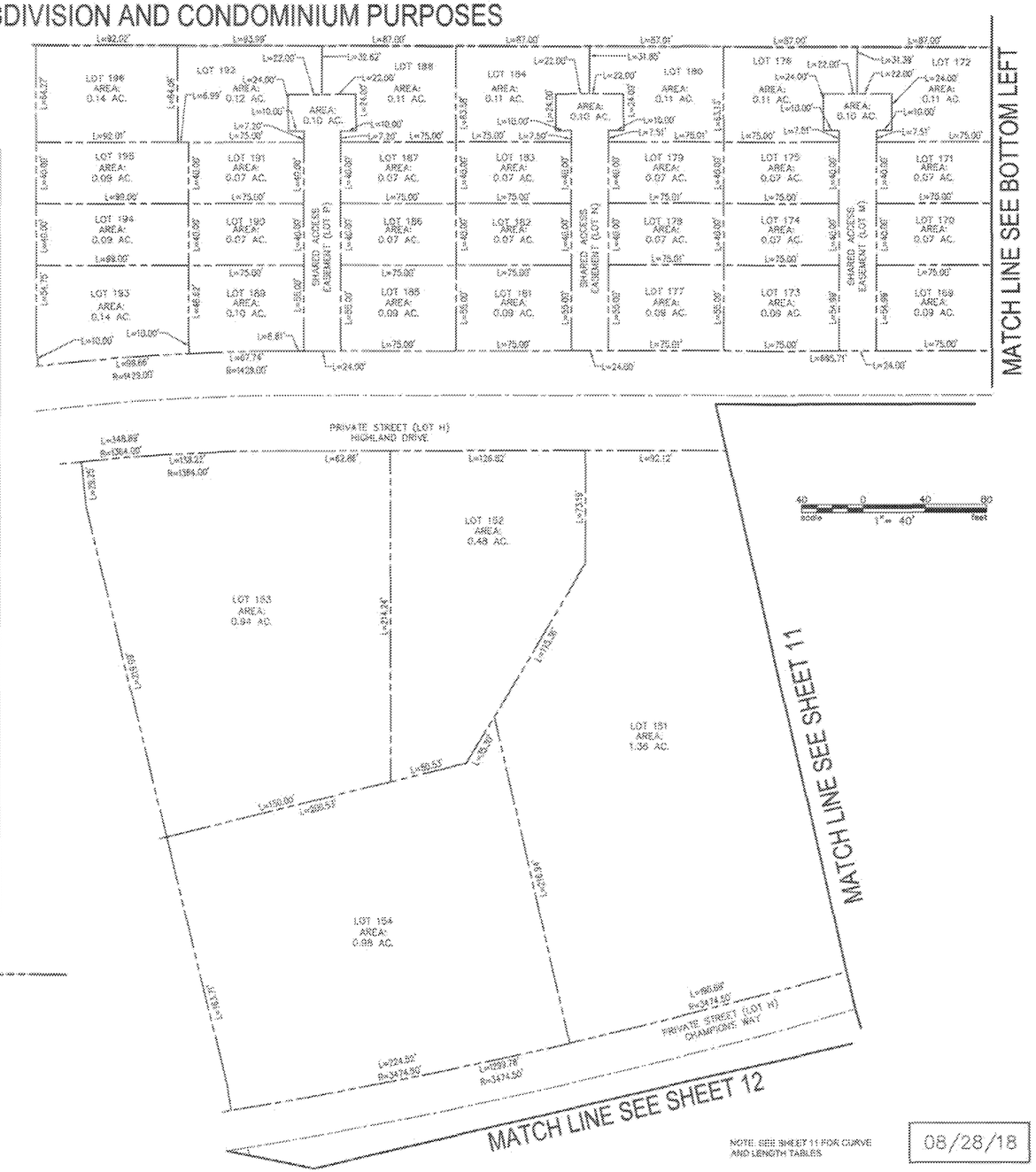
DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 SITE PARCELS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER DATE 9-18-18	SHT NO.: 09 of 25

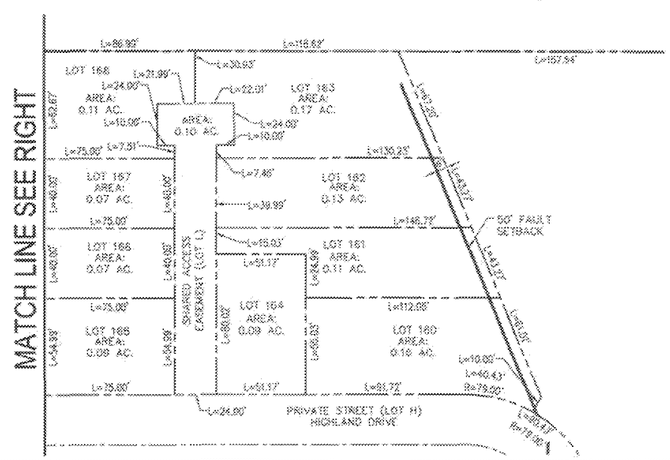
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES







LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

Scale 1" = 100' Feet

NOTE: SEE SHEET 11 FOR CURVE AND LENGTH TABLES

08/28/18

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3080

PREPARED UNDER THE SUPERVISION OF:

KARL WALLICK, P.L.S. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

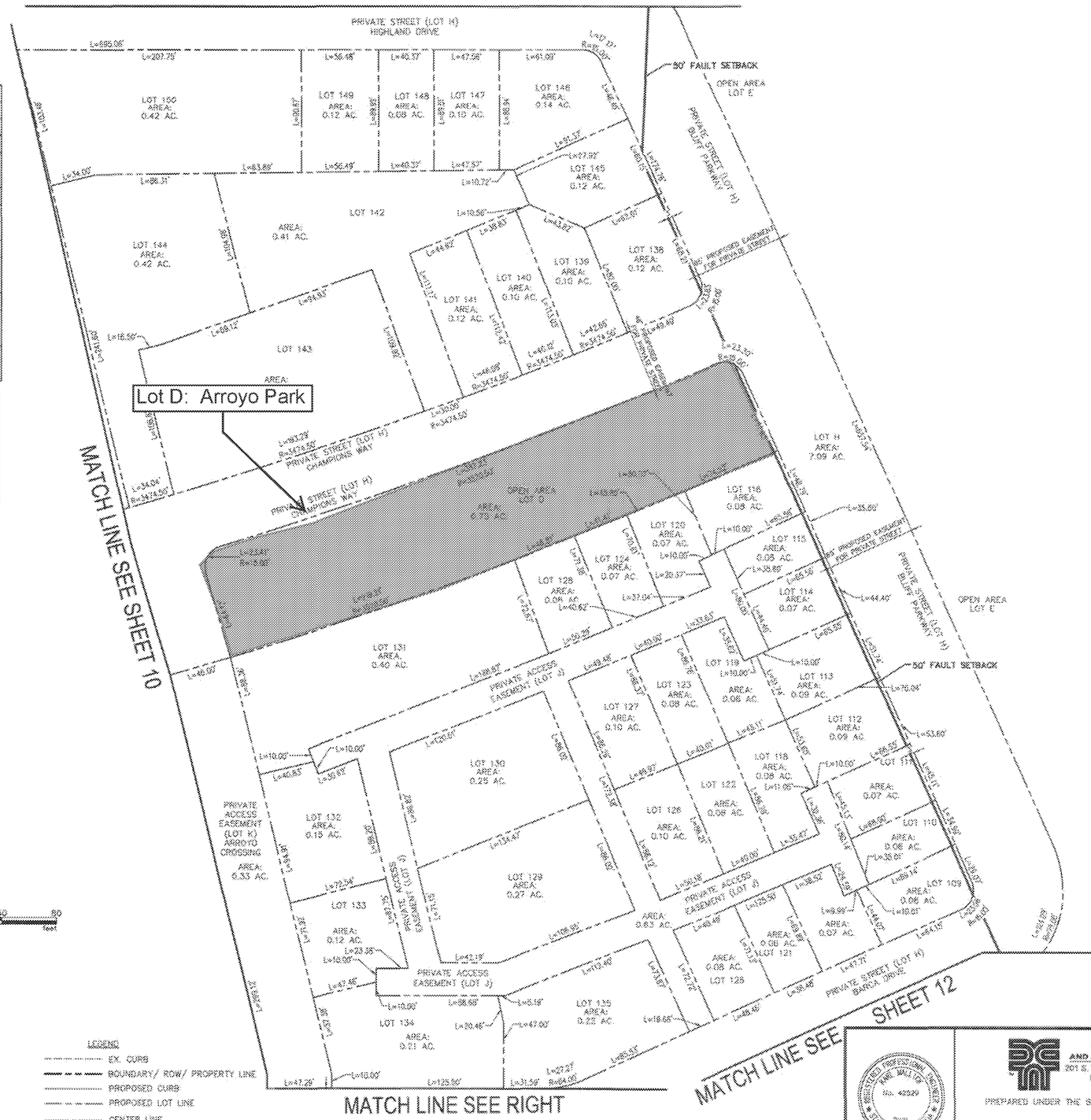
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
SITE PARCELS

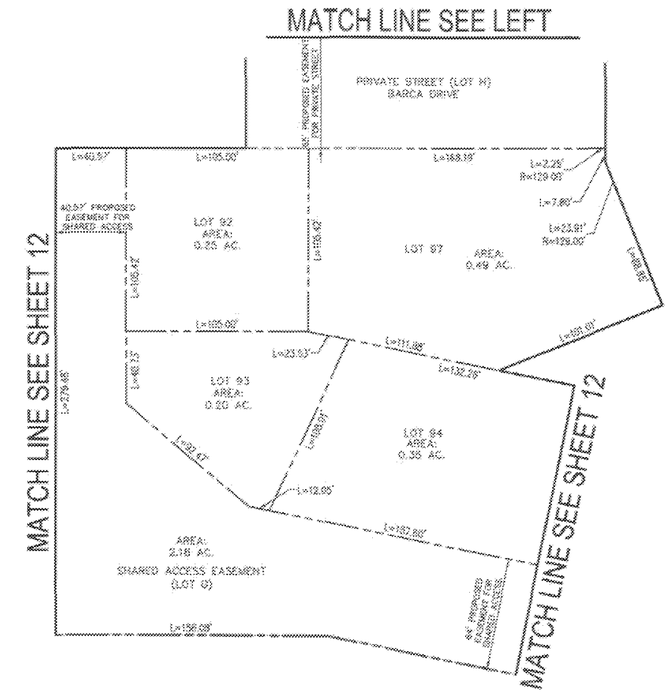
DRAWN BY: LJ
DESIGNED BY: KM
CHECKED BY: KM
APPROVED BY: 9-18-18 DATE
SCALE: N.T.S.
DATE: 08/28/18
SHT NO. 10 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES





Line Table		
Line #	Length	Direction
L1	224.348	S0° 06' 44.04"W
L2	982.422	S41° 09' 56.86"E
L3	2132.605	S0° 08' 04.88"W
L4	268.891	N89° 29' 11.18"E
L5	185.039	N90° 00' 00.00"W
L6	316.604	N28° 34' 07.19"W
L7	843.223	S0° 06' 29.68"W
L8	62.673	N27° 42' 04.75"W
L9	312.587	N0° 06' 29.68"E
L10	2.085	S89° 47' 31.43"E
L11	494.038	S62° 17' 55.25"W
L12	488.401	S25° 46' 44.13"E
L13	361.254	S0° 06' 44.04"W
L14	818.789	S25° 46' 44.13"E
L15	516.588	S25° 46' 08.50"E

Line Table		
Line #	Length	Direction
L16	547.172	N64° 13' 51.41"E
L17	529.356	S48° 50' 03.14"W
L18	147.768	S48° 50' 03.14"W
L19	615.007	N89° 51' 55.12"W
L20	614.990	S89° 51' 55.12"E
L21	559.897	S89° 51' 55.12"E

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	72.10	100.00	41.31	37.70
C2	72.08	100.00	41.30	37.69
C3	509.08	970.00	30.07	260.56
C4	1242.69	2970.00	23.97	630.57
C5	107.22	100.00	61.43	59.41
C6	764.60	1200.00	36.51	395.78
C7	1130.45	2500.00	26.05	575.22
C8	381.22	1200.00	18.20	192.23
C9	804.74	3625.00	12.72	404.03
C10	54.27	50.00	62.19	30.16
C11	24.27	50.00	27.81	12.38
C12	54.92	35.00	89.90	34.94
C13	563.45	7250.00	4.43	250.87
C14	411.27	1025.00	22.99	208.44
C15	918.72	736.00	71.52	530.04

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C16	544.74	2500.00	12.48	273.45
C17	308.09	1050.00	16.70	154.14
C18	203.98	2120.00	5.51	102.08
C19	135.91	300.00	25.96	69.14
C20	268.72	1300.00	16.40	135.18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

08/28/18

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3800

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
SITE PARCELS

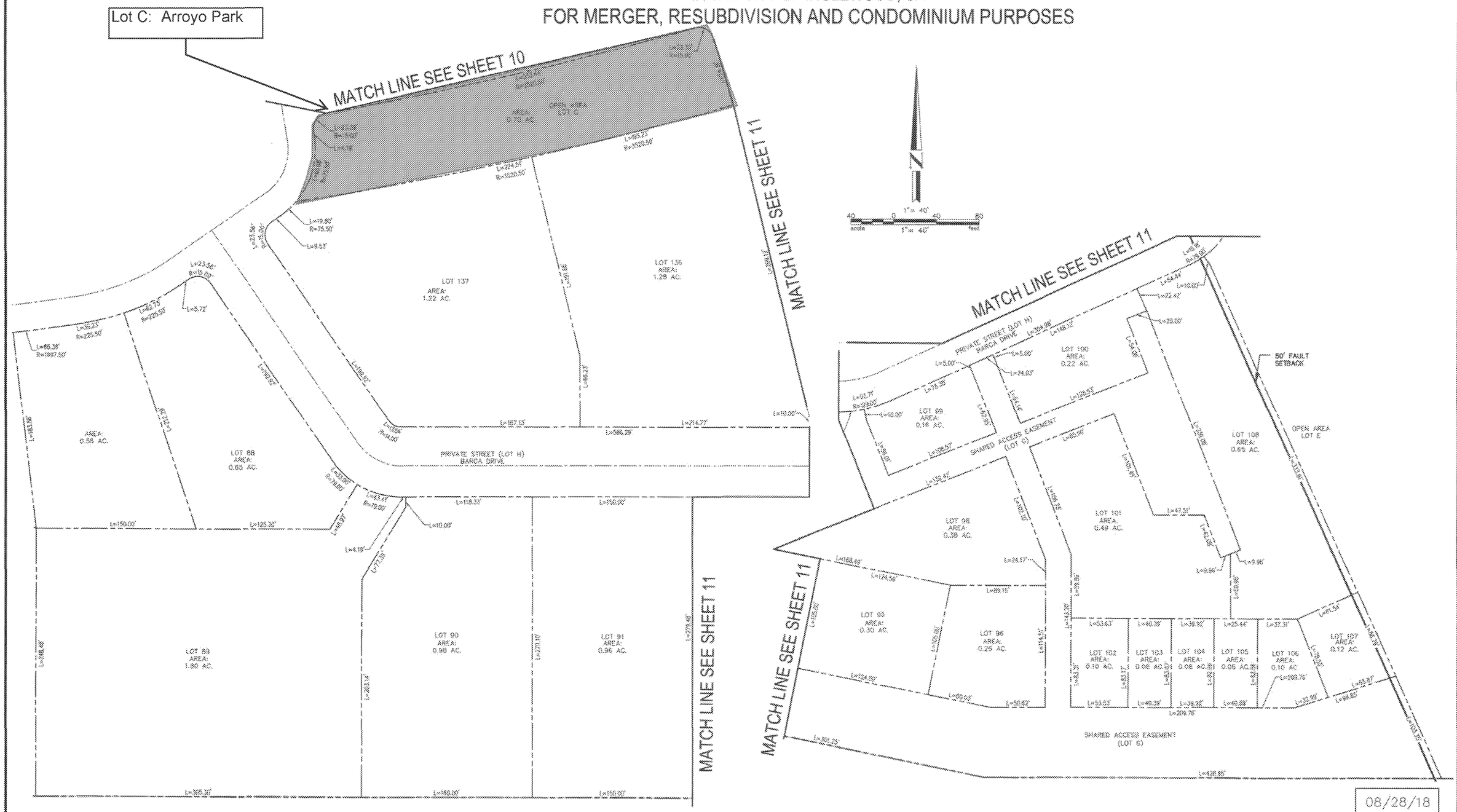
DRAWN BY: LR
DESIGNED BY: KM
CHECKED BY: KM
APPROVED BY:

SCALE: N.T.S.
DATE: 08/28/18
SHT NO. 11 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

REGISTERED PROFESSIONAL ENGINEER KARL WALLICK No. 42629 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone 213.337.5860

PREPARED UNDER THE SUPERVISION OF:

KARL WALLICK, R.C.E. 42629 DATE

HOLLYWOOD PARK LAND CO., LLC

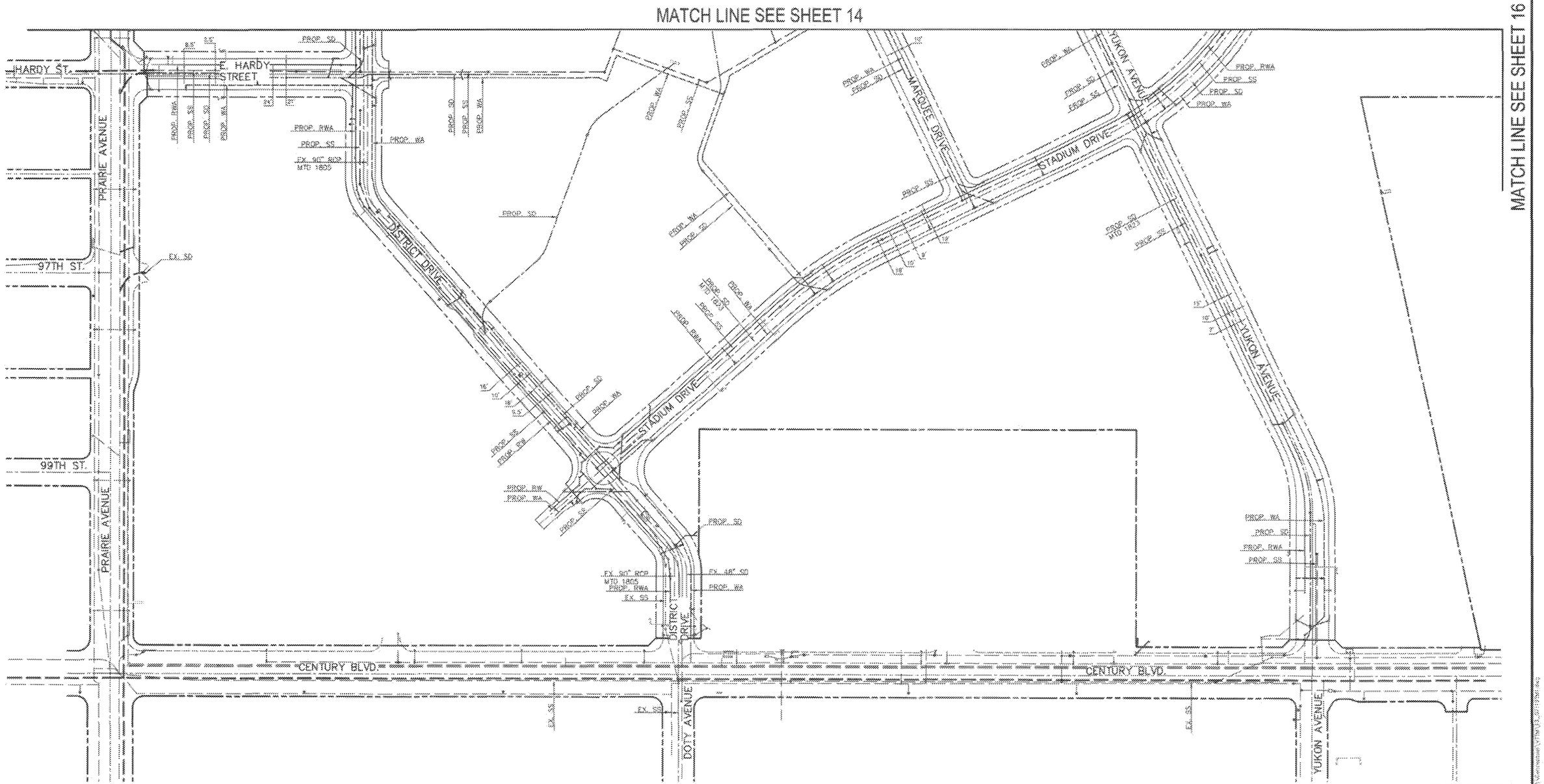
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 SITE PARCELS	DATE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 DATE	SHT NO. 12 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



LEGEND

- EX. CURB
- PROPOSED ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- EX. BOUNDARY
- PROPOSED BOUNDARY
- CENTER LINE
- PROP. WATER (WA)
- PROP. RECYCLED WATER (RWA)
- PROP. ONSITE STORM DRAIN (SD)
- PROP. SANITARY SEWER (SS)
- EXISTING OFFSITE UTILITIES

SCALE 1" = 100' (100 0 100 200 feet)

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK No. 42528 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3880

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42528 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

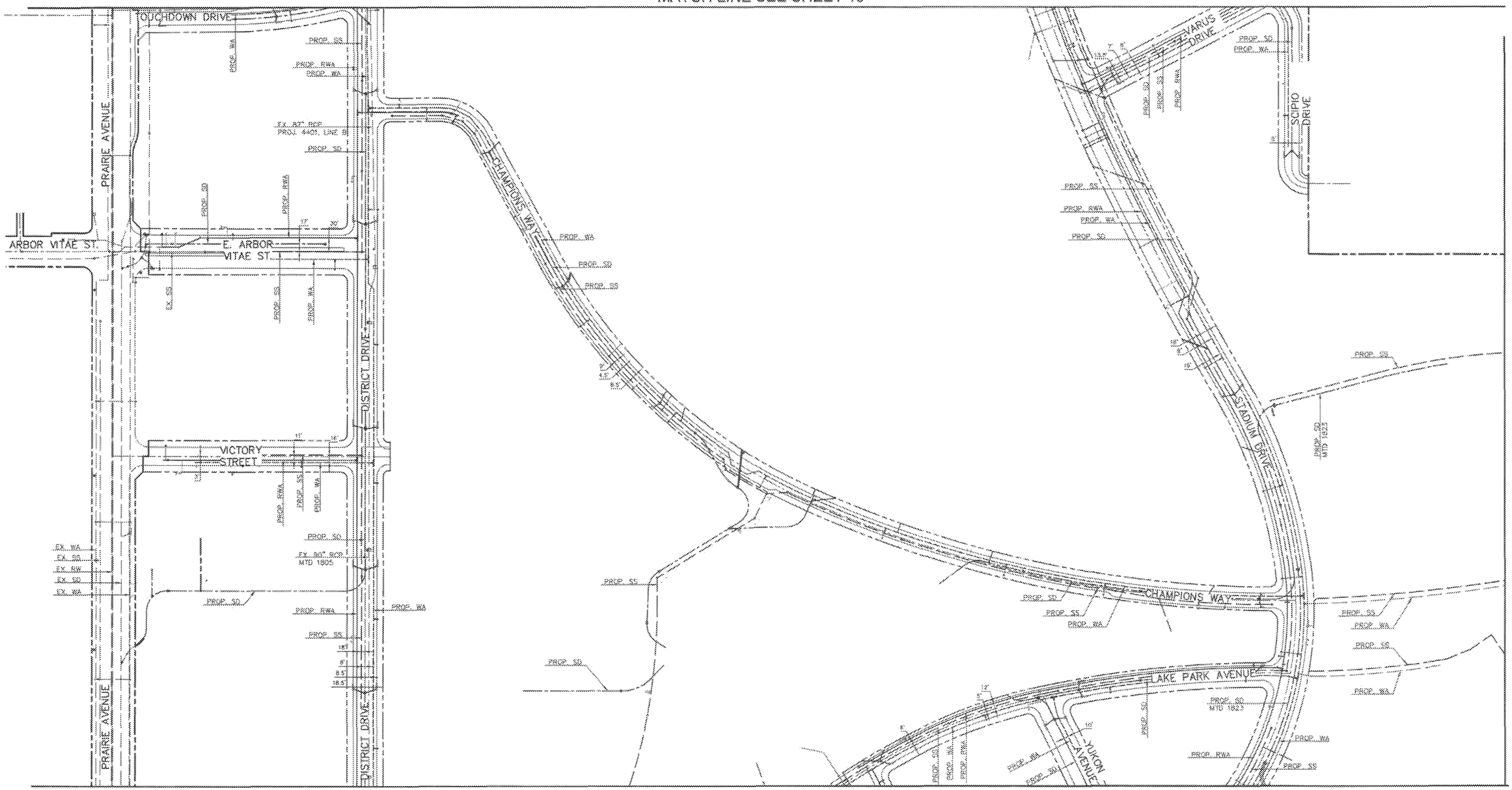
DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 UTILITIES	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 9-18-18 DATE	SHT NO.: 13 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

MATCH LINE SEE SHEET 15



08/28/18

LEGEND

- EX. CURB
- PROPOSED ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- EX. BOUNDARY
- PROPOSED BOUNDARY
- CENTER LINE
- PROP. WATER (WA)
- PROP. RECYCLED WATER (RWA)
- PROP. ONSITE STORM DRAIN (SD)
- PROP. SANITARY SEWER (SS)
- EXISTING OFFSITE UTILITIES

100 0 100 200 Scale 1"= 100' feet

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

DAVID EVANS AND ASSOCIATES INC.
261 S. FIGUEROA STREET, SUITE 249
LOS ANGELES, CA 90012
Phone: 213 337 3580

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

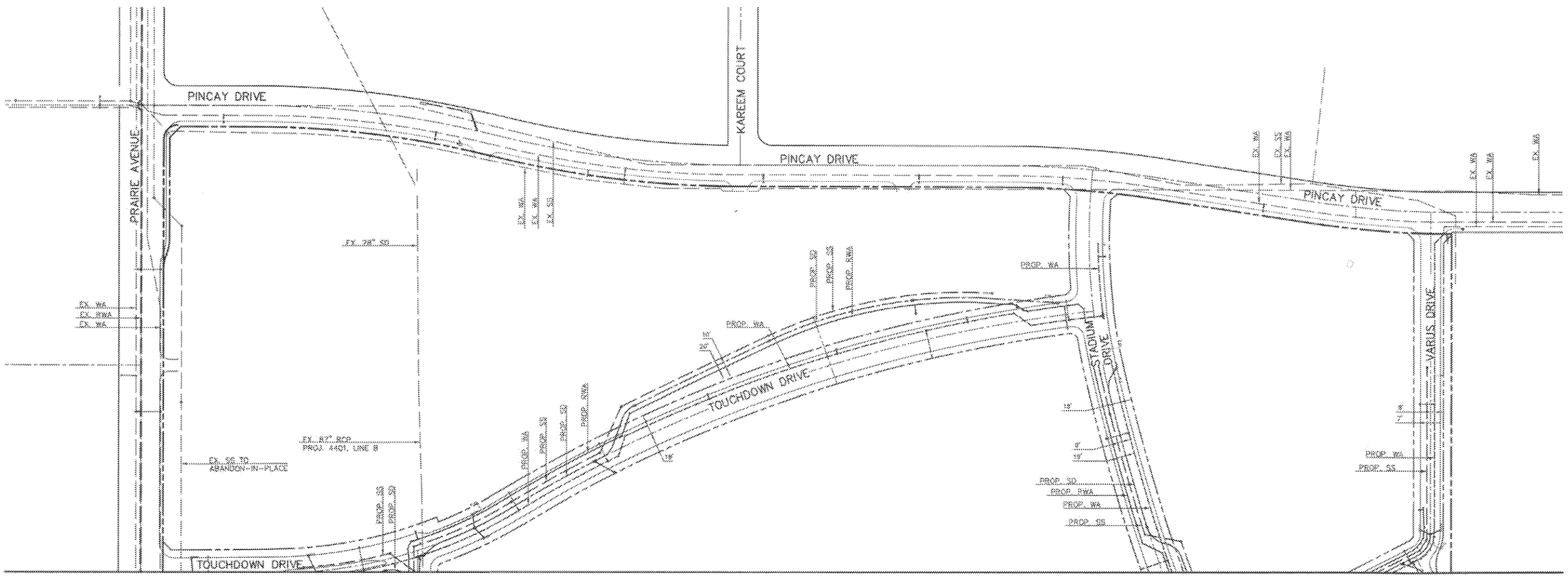
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 UTILITIES	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 9-28-18 DATE	SHT NO.: 14 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



MATCH LINE SEE SHEET 14

08/28/18

LEGEND

- EX. CURB
- PROPOSED ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- EX. BOUNDARY
- PROPOSED BOUNDARY
- CENTER LINE
- PROP. WATER (WA)
- PROP. RECYCLED WATER (RWA)
- PROP. ONSITE STORM DRAIN (SD)
- PROP. SANITARY SEWER (SS)
- EXISTING OFFSITE UTILITIES

N

100 0 100 200
METRIC 1"= 100' FEET

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: 213.337.3880

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

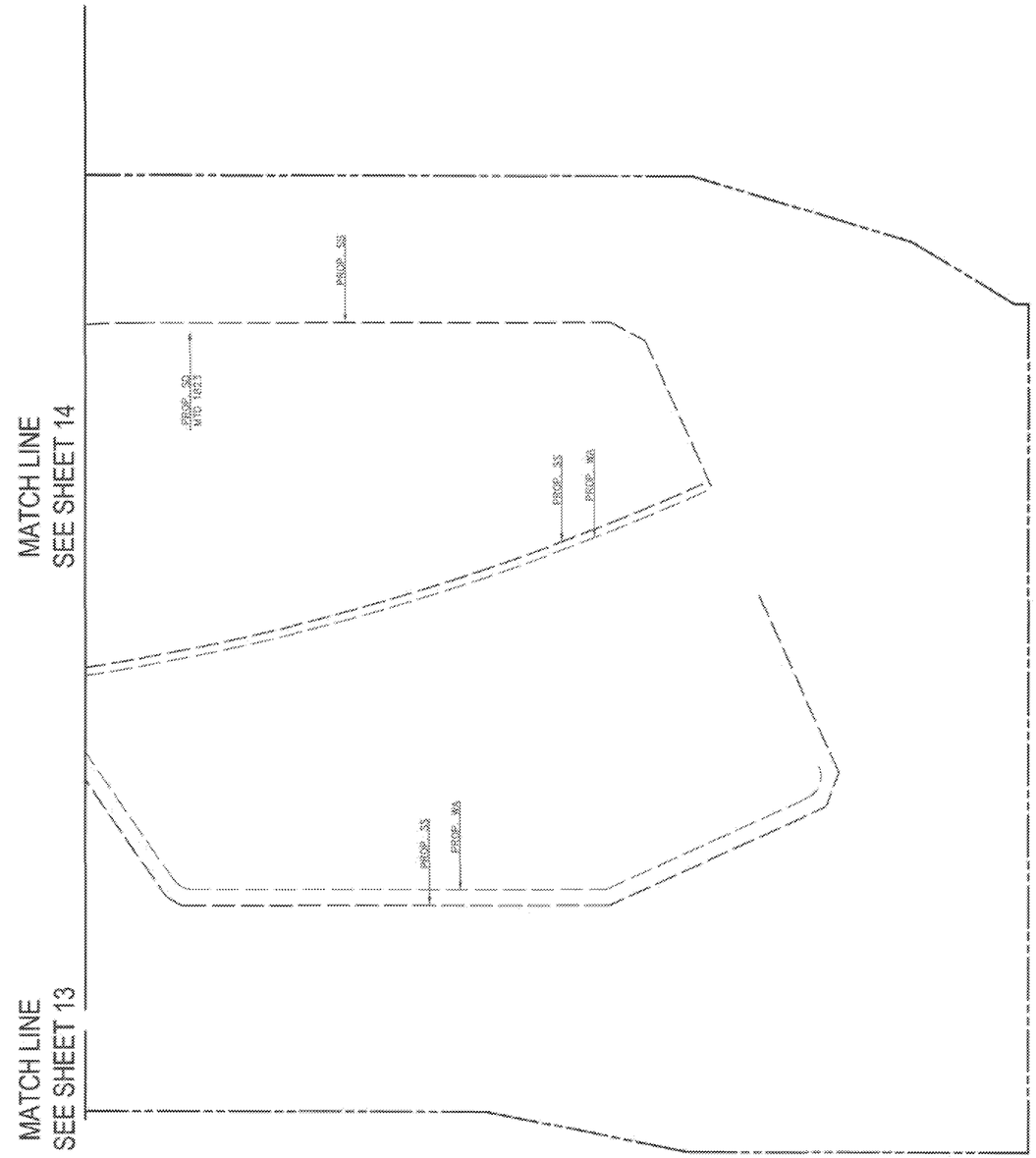
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 UTILITIES	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER 9-18-18 DATE	SHT NO.: 15 of 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



08/28/18

LEGEND

- EX. CURB
- PROPOSED ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- EX. BOUNDARY
- PROPOSED BOUNDARY
- CENTER LINE
- PROP. WATER (WA)
- PROP. RECYCLED WATER (RWA)
- PROP. ONSITE STORM DRAIN (SD)
- PROP. SANITARY SEWER (SS)
- EXISTING OFFSITE UTILITIES

100 0 100 200
SCALE 1"= 100' feet

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK No. 42529 STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3660

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

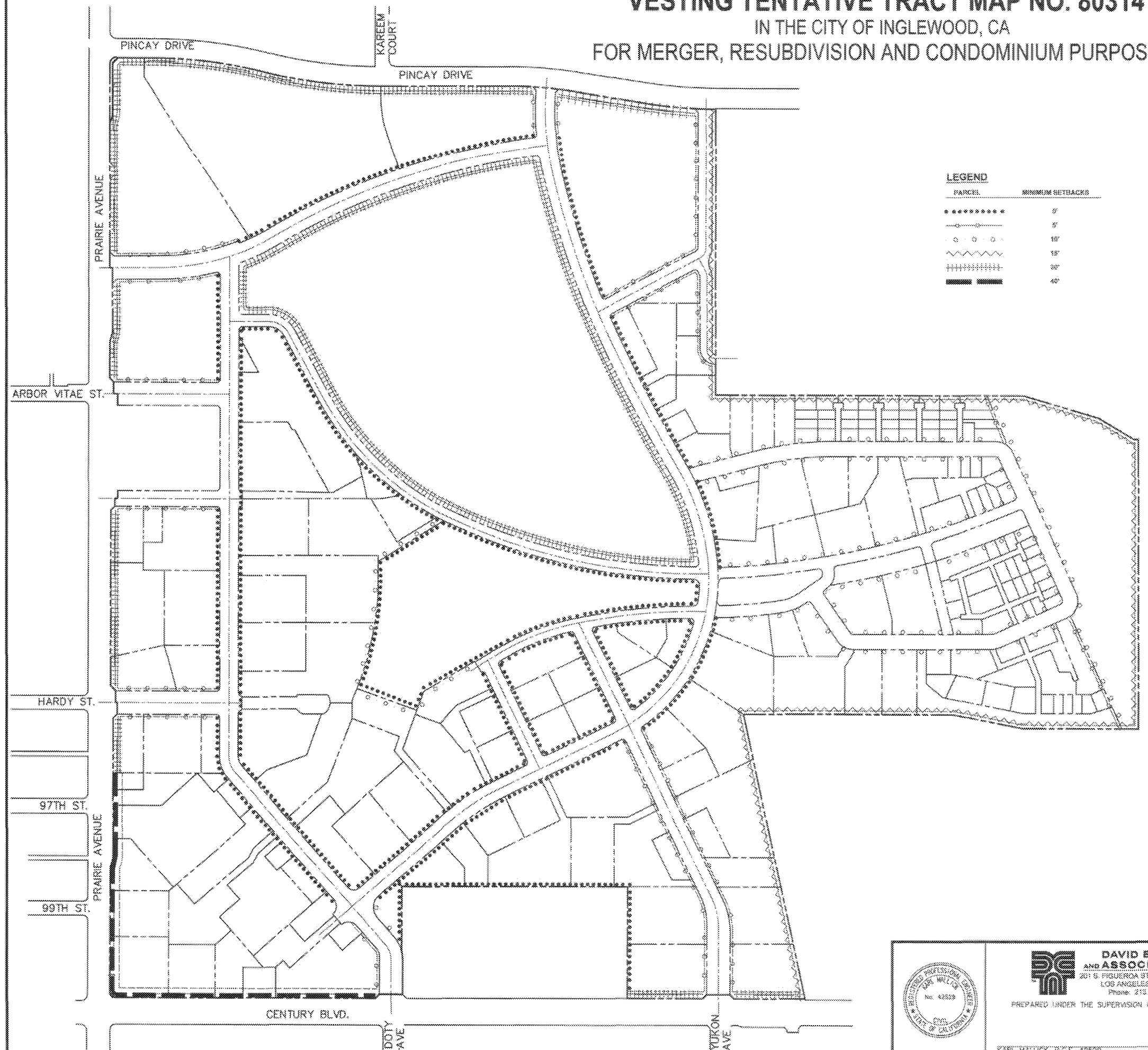
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
UTILITIES

DRAWN BY: LP
DESIGNED BY: KM
CHECKED BY: KM
APPROVED BY: CITY ENGINEER 9-11-18 DATE
SCALE: N.T.S.
DATE: 08/28/18
SHT NO.: 16 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



BUILDING SETBACK AREAS FACING STREETS ARE TO BE PERMANENTLY LANDSCAPED, SUBJECT TO ENCROACHMENTS PERMITTED BY TABLE 5-6 - PERMITTED SETBACK ENCROACHMENTS OF THE HOLLYWOOD PARK SPECIFIED PLAN, FURTHER AMENDED FEBRUARY 24, 2015.

08/28/18

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: 213 537.3880

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

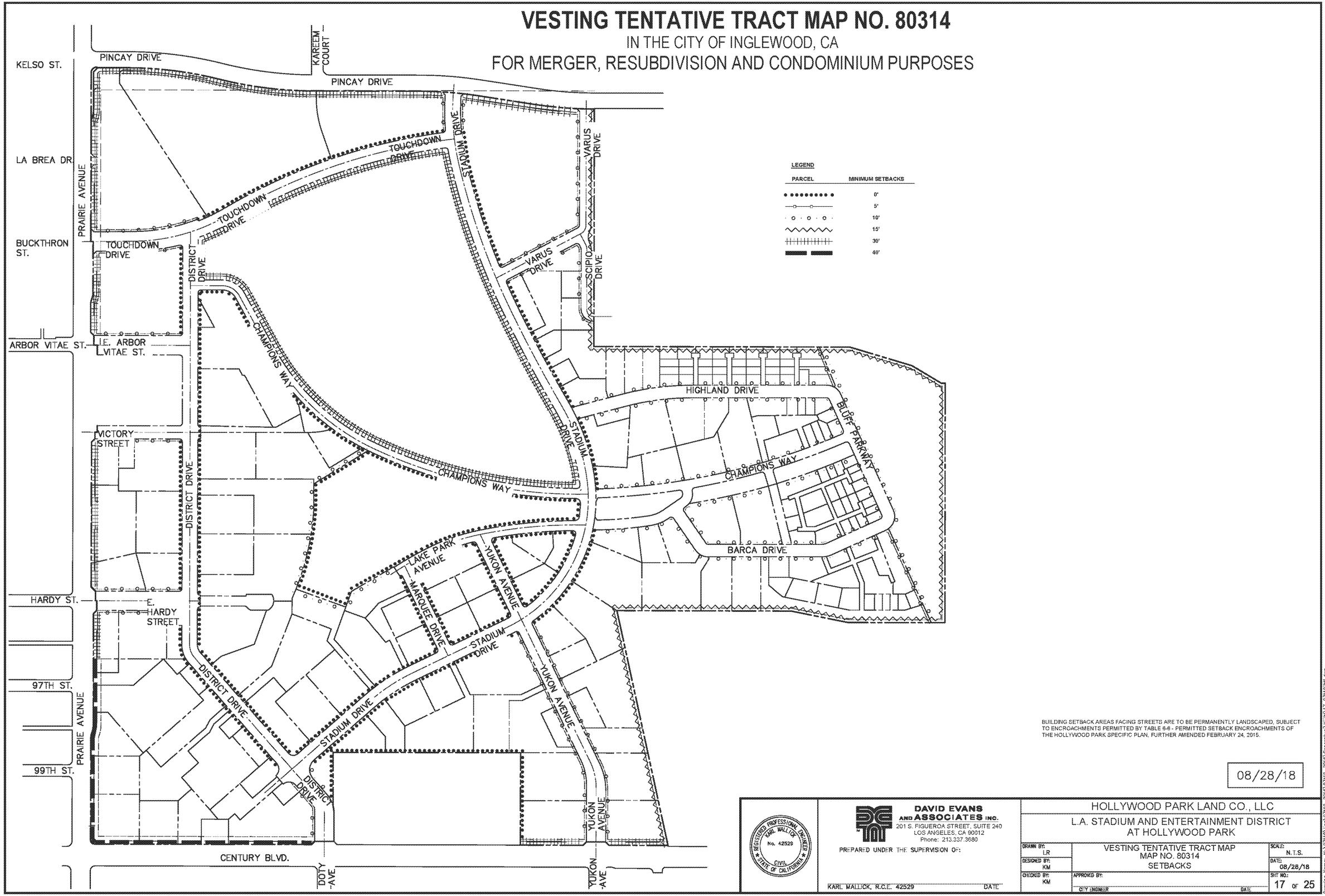
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LSF	VESTING TENTATIVE TRACT MAP MAP NO. 80314 SETBACKS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 DATE	SHT NO. 17 OF 25
	CITY ENGINEER	

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



BUILDING SETBACK AREAS FACING STREETS ARE TO BE PERMANENTLY LANDSCAPED, SUBJECT TO ENCROACHMENTS PERMITTED BY TABLE 6-6 - PERMITTED SETBACK ENCROACHMENTS OF THE HOLLYWOOD PARK SPECIFIC PLAN, FURTHER AMENDED FEBRUARY 24, 2015.

08/28/18

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
SETBACKS

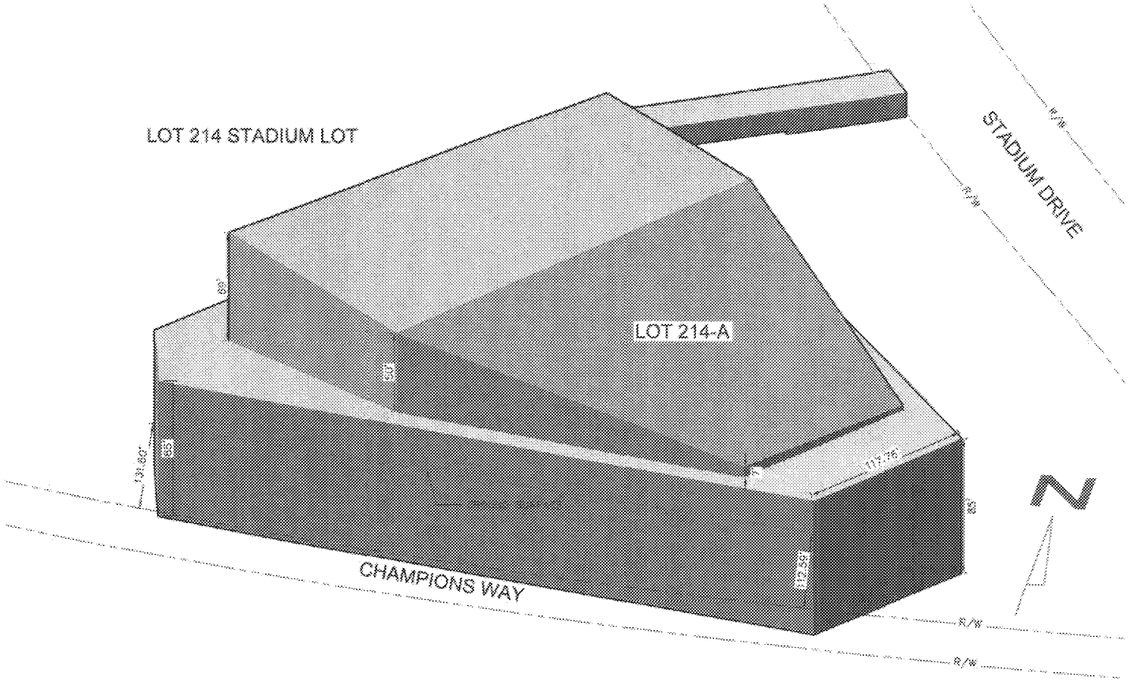
DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER DATE	SHT NO.: 17 OF 25

Drawing Name: M:\07118\Ls\07118-2016\Conceptual\VTM\17_07118M1.dwg
Last Opened: Sep 21, 2018 - 4:57pm By: vwh

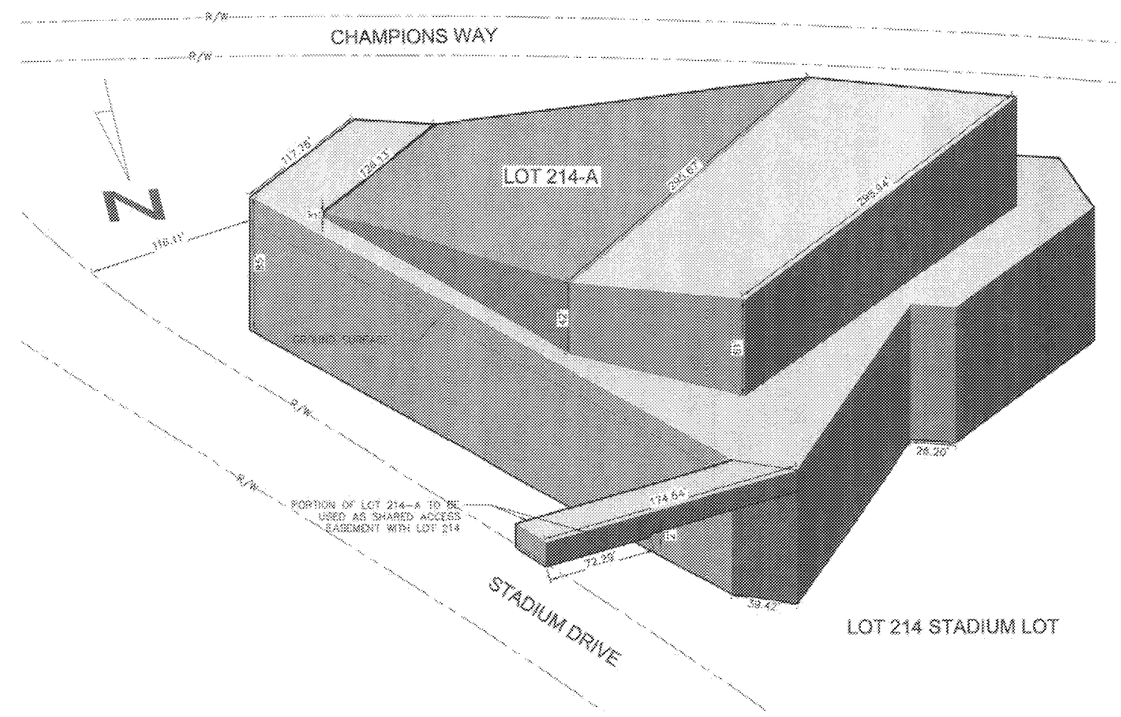
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

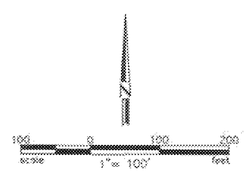


LOT 214-A PERFORMANCE VENUE AIRSPACE LOT
CONCEPTUAL ISOMETRIC SOUTH VIEW



LOT 214-A PERFORMANCE VENUE AIRSPACE LOT
CONCEPTUAL ISOMETRIC NORTH VIEW

08/28/18



LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

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

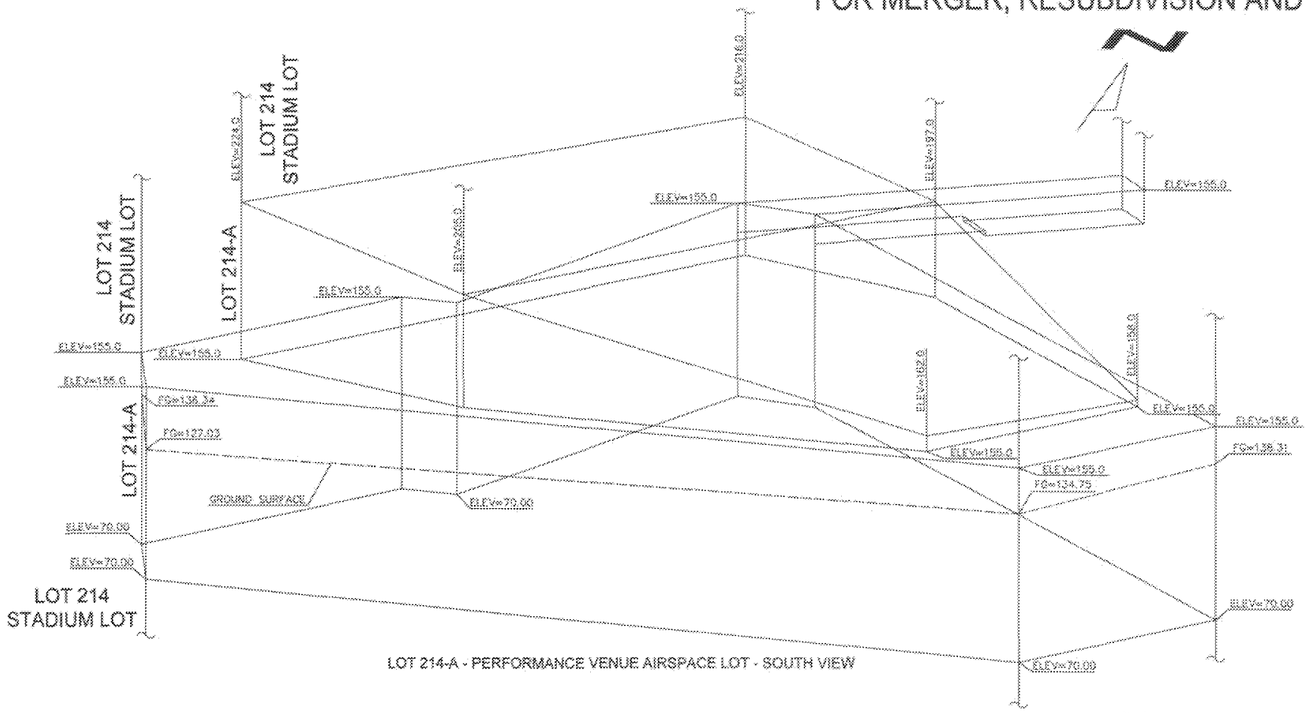
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 PERFORMANCE VENUE LOT	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: for CITY ENGINEER 9-18-18 DATE	SHT NO. 18 OF 25

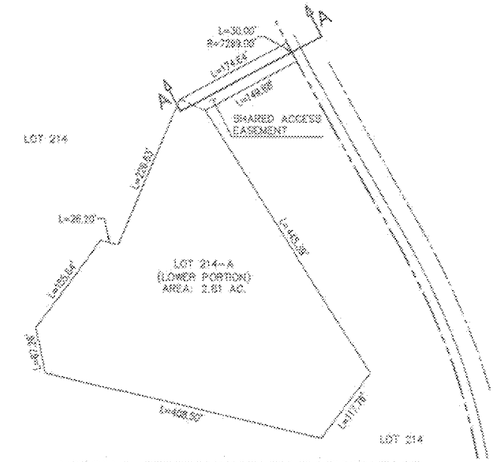
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

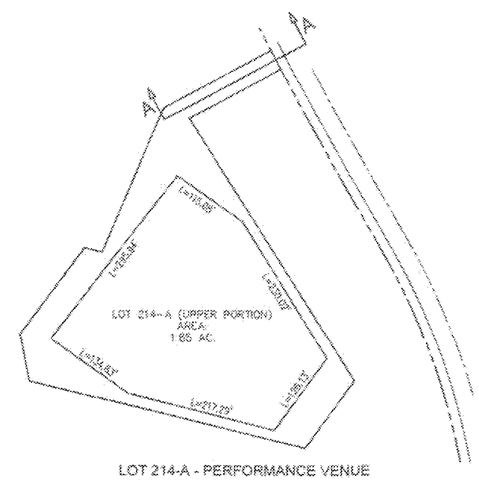
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



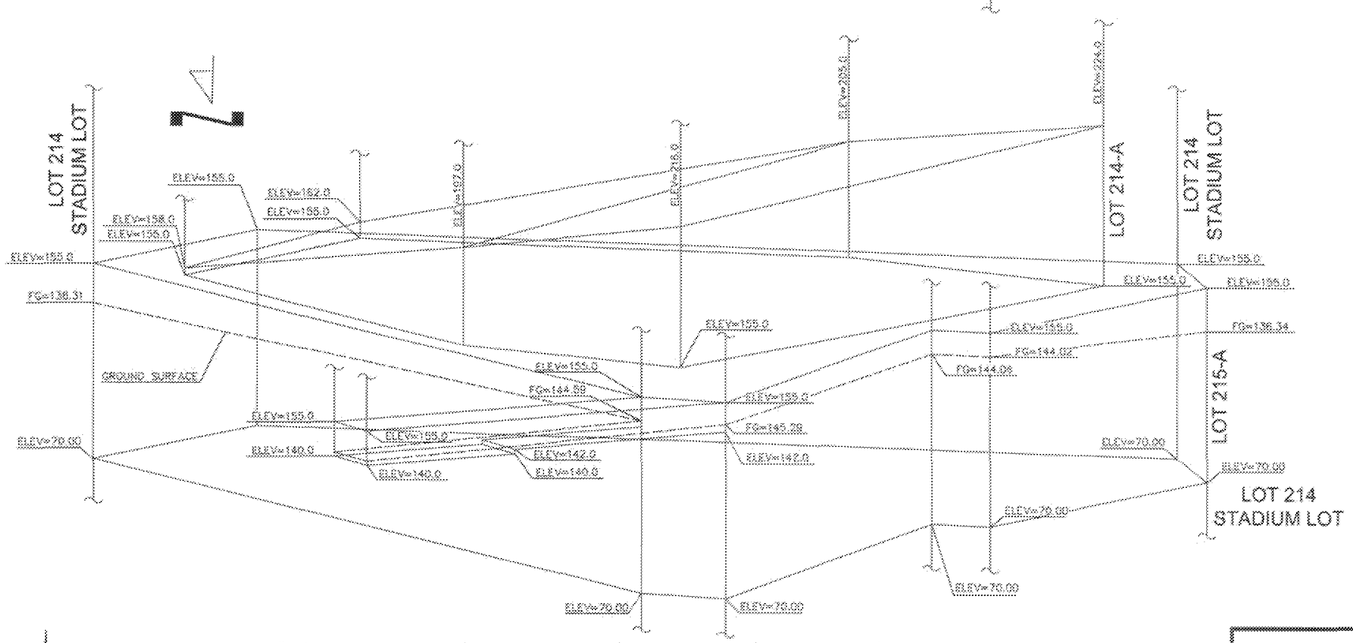
LOT 214-A - PERFORMANCE VENUE AIRSPACE LOT - SOUTH VIEW



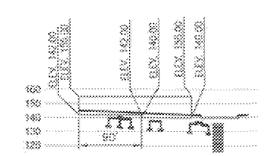
LOT 214-A - PERFORMANCE VENUE AIRSPACE LOT (LOWER PORTION) & SHARED ACCESS EASEMENT



LOT 214-A - PERFORMANCE VENUE AIRSPACE LOT (UPPER PORTION)



LOT 214-A - PERFORMANCE VENUE AIRSPACE LOT - NORTH VIEW



LOT 214-A- SECTION A-A
SHARED ACCESS EASEMENT

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

SCALE: 1" = 100' (100 0 100 200 feet)

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

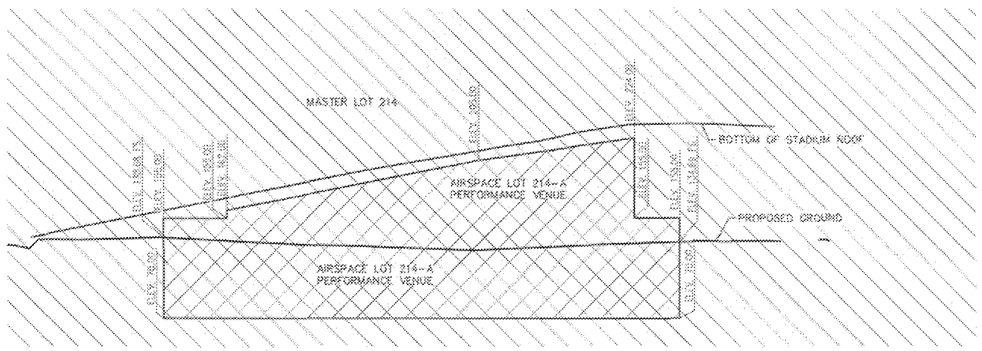
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
PERFORMANCE VENUE LOT

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18	SHT. NO. 19 of 25

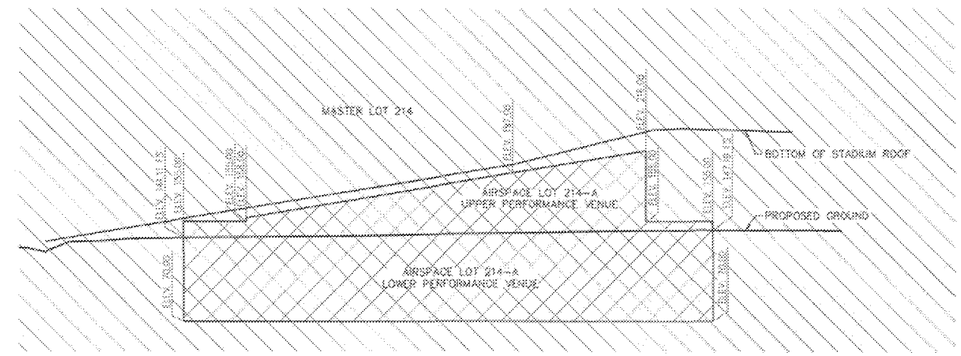
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

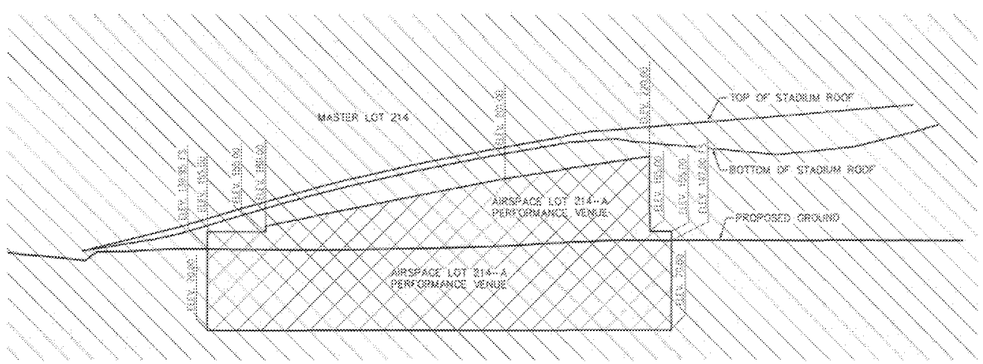
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



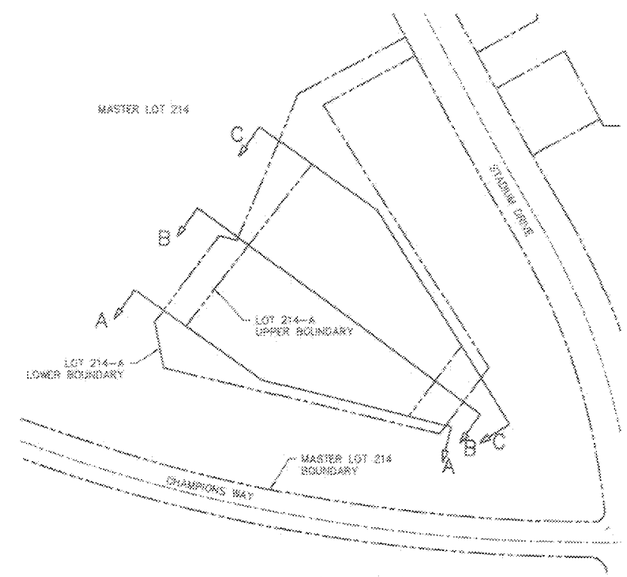
LOT 214-A - SECTION A-A



LOT 214-A - SECTION C-C



LOT 214-A - SECTION B-B



LOT 214-A PLAN VIEW

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

100 0 100 200

Scale 1" = 100' feet

REGISTERED PROFESSIONAL ENGINEER KARL MALLON No. 42819 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
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LOS ANGELES, CA 90012
Phone: 213.337.3880

PREPARED UNDER THE SUPERVISION OF:

KARL MALLON R.C.E. 42819 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

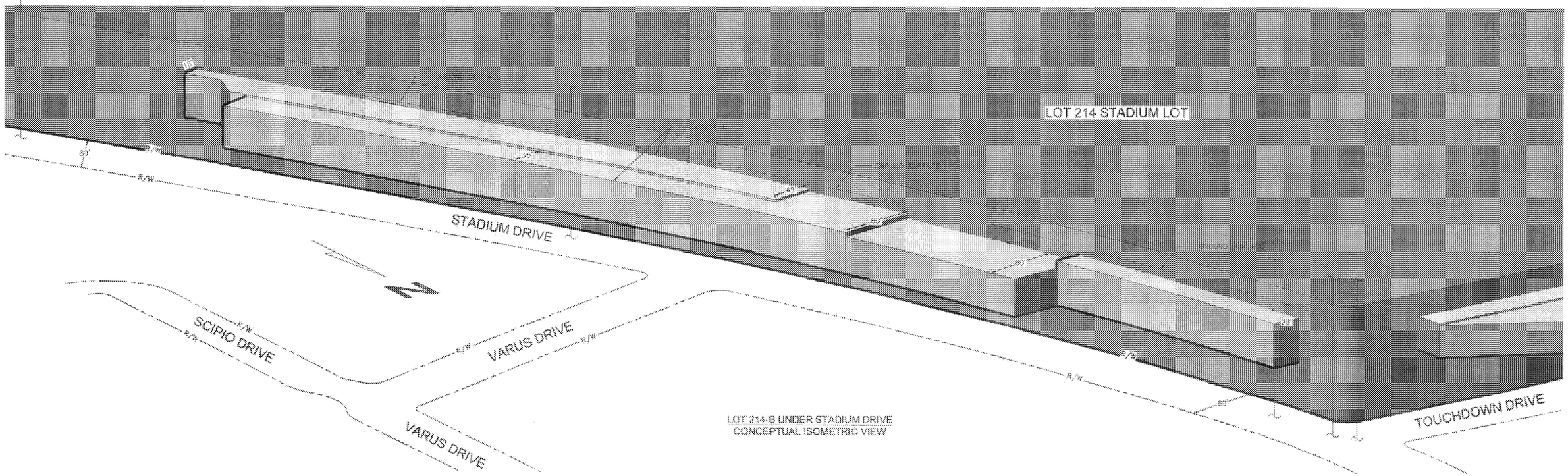
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
PERFORMANCE VENUE LOT

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 DATE	SHT NO.: 20 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

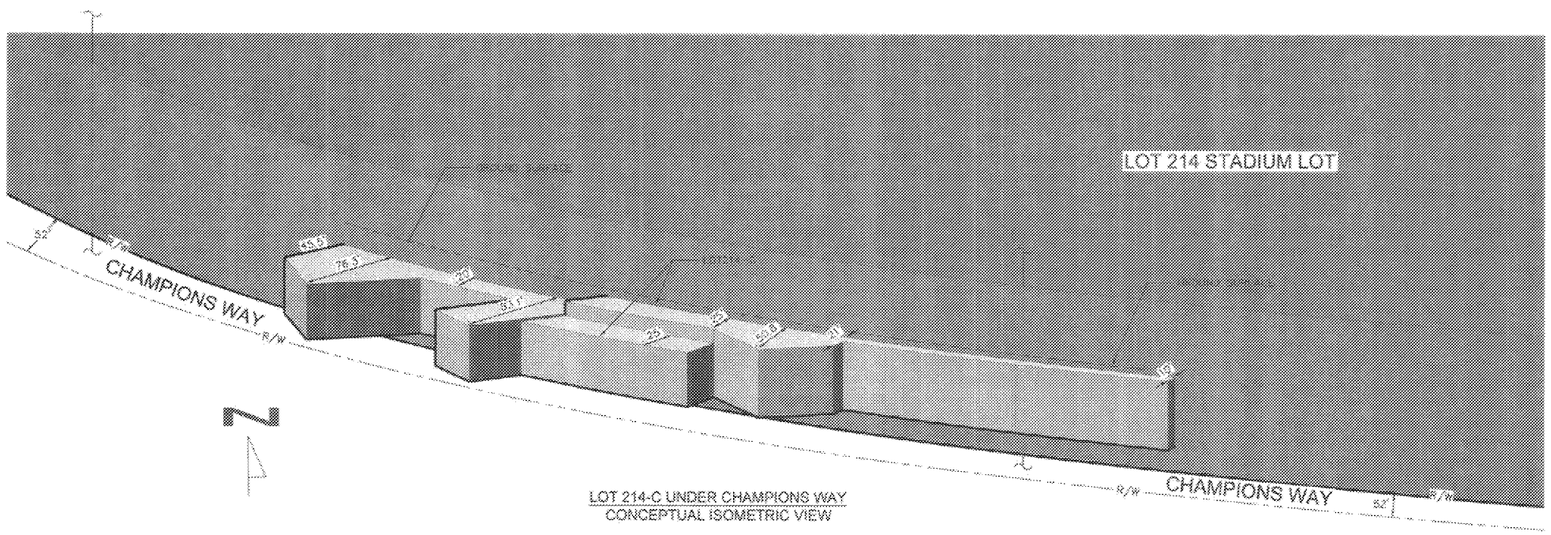
IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



LOT 214-B UNDER STADIUM DRIVE
CONCEPTUAL ISOMETRIC VIEW

SEE SHEET 24 FOR TOUCHDOWN DRIVE
ISOMETRIC CONCEPTUAL VIEW



LOT 214-C UNDER CHAMPIONS WAY
CONCEPTUAL ISOMETRIC VIEW

08/28/18

LEGEND
- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

100 0 100 200
in 100' 1" = 100' feet

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK No. 42528 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3080

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42528 DATE

HOLLYWOOD PARK LAND CO., LLC

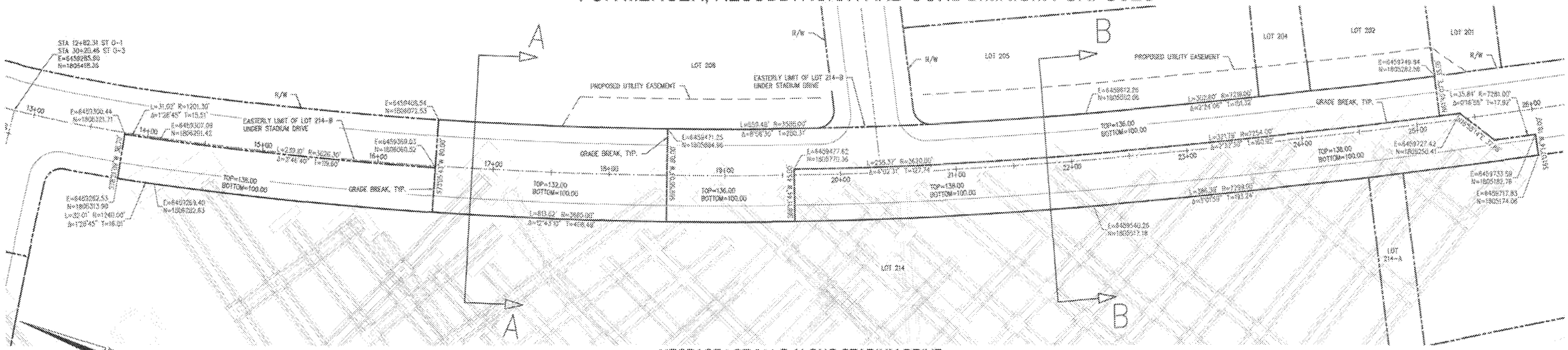
L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 STRUTS - STADIUM DRIVE AND CHAMPIONS WAY	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 SITE ENGINEER DATE	SHT NO.: 21 OF 25

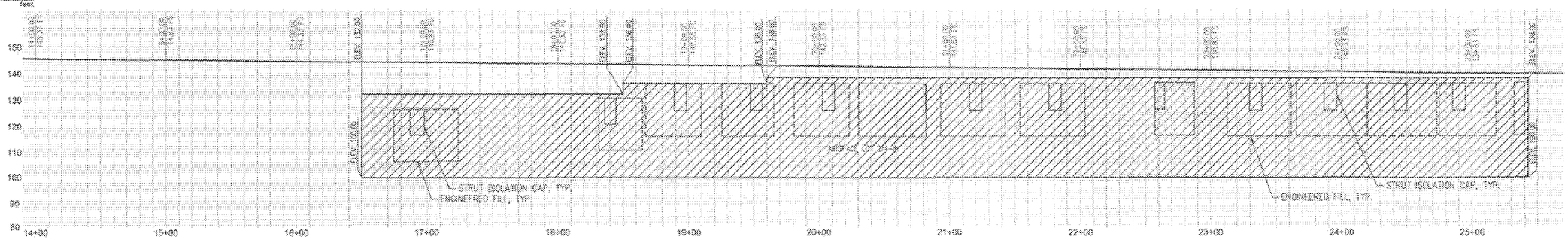
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

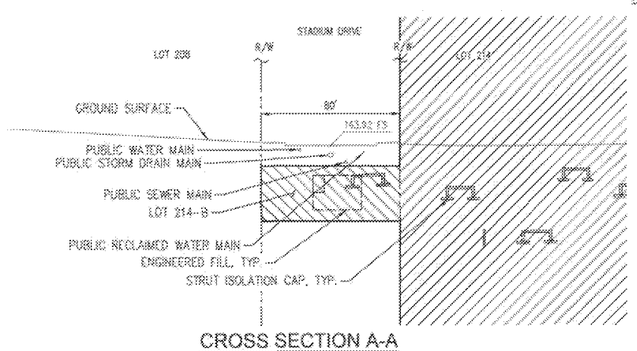
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



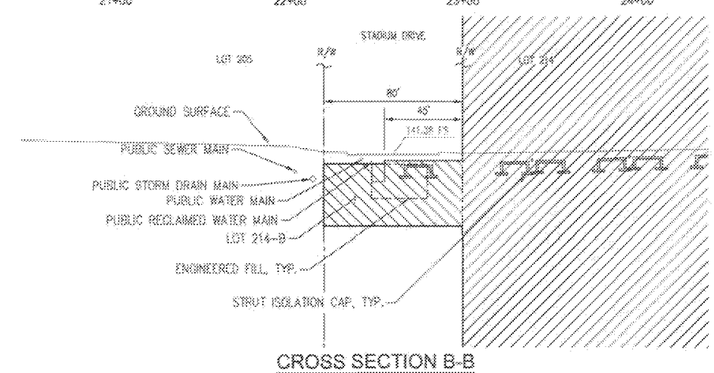
AIRSPACE LOT 214-B ALONG STADIUM DRIVE
PLAN VIEW



AIRSPACE LOT 214-B ALONG STADIUM DRIVE CENTERLINE
PROFILE VIEW



CROSS SECTION A-A
(NOT TO SCALE)



CROSS SECTION B-B
(NOT TO SCALE)

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

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

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 260
LOS ANGELES, CA 90012
Phone: 213.997.3660

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. #25529 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

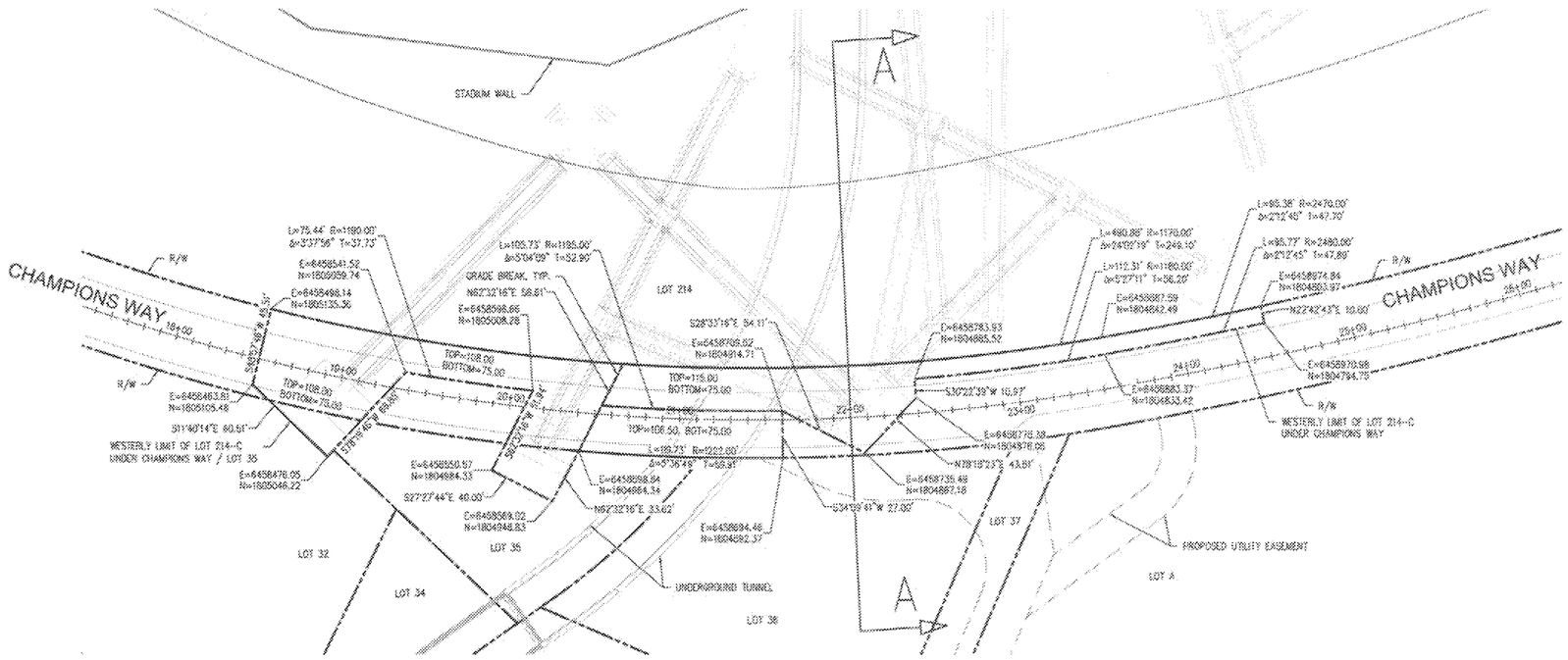
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
STRUTS - STADIUM DRIVE

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18	SHT NO.: 22 OF 25
	SIGN ENGINEER DATE	

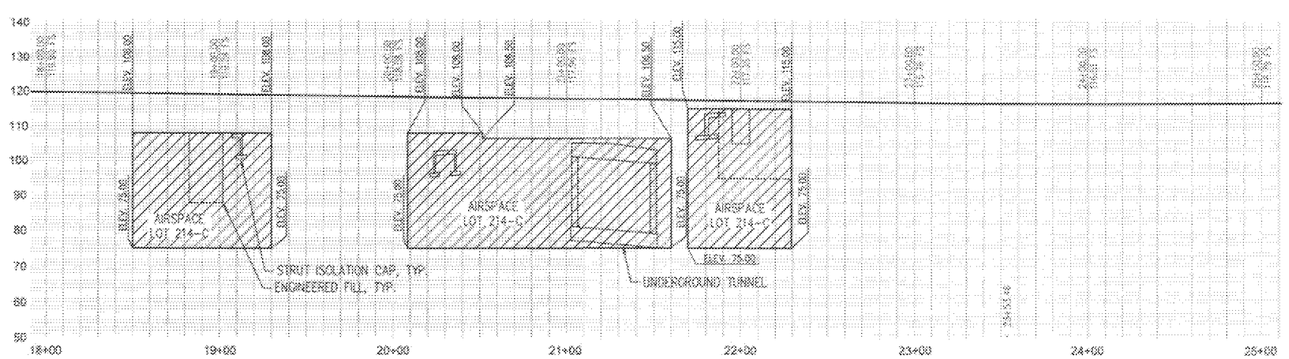
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

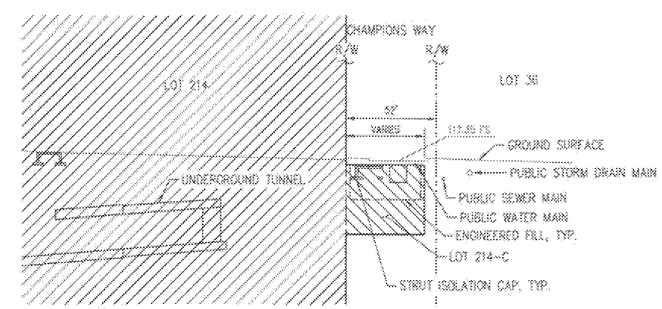
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



AIRSPACE LOT 214-C ALONG CHAMPIONS WAY
PLAN VIEW



AIRSPACE LOT 214-C ALONG CHAMPIONS WAY CENTERLINE
PROFILE VIEW



CROSS SECTION A-A
(NOT TO SCALE)

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213 337 5660

PREPARED UNDER THE SUPERVISION OF:

KARL WALTON, R.C.E. 42529 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

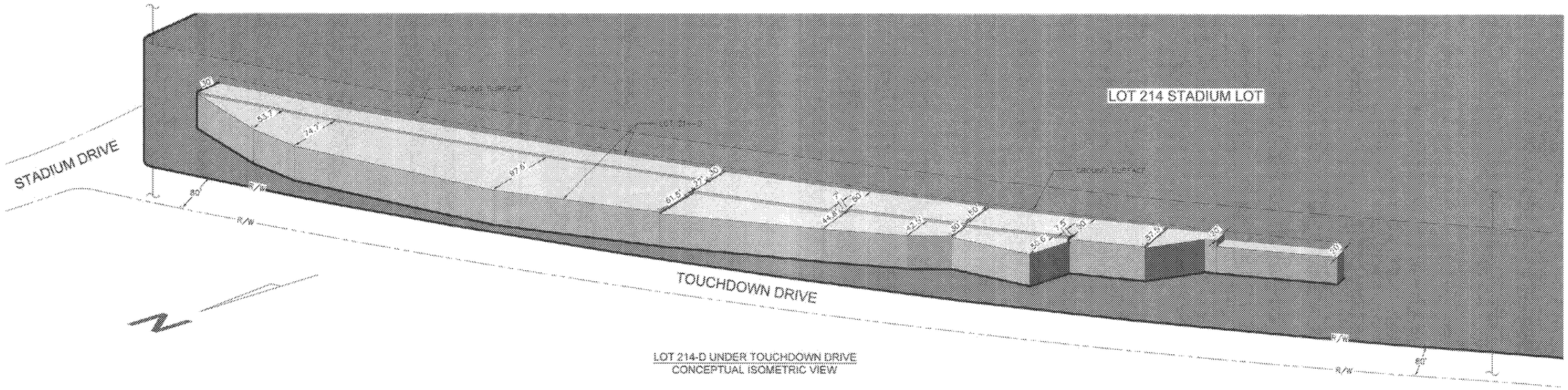
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
STRUTS - CHAMPIONS WAY

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: SITE ENGINEER 8-28-18 DATE	SHT NO. 23 OF 25

VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



LOT 214-D UNDER TOUCHDOWN DRIVE
CONCEPTUAL ISOMETRIC VIEW

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

100 0 100 200
SCALE 1" = 100' feet

REGISTERED PROFESSIONAL ENGINEER KARL MALLION No. 42525 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 MALLION, R.C.E. 42525 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

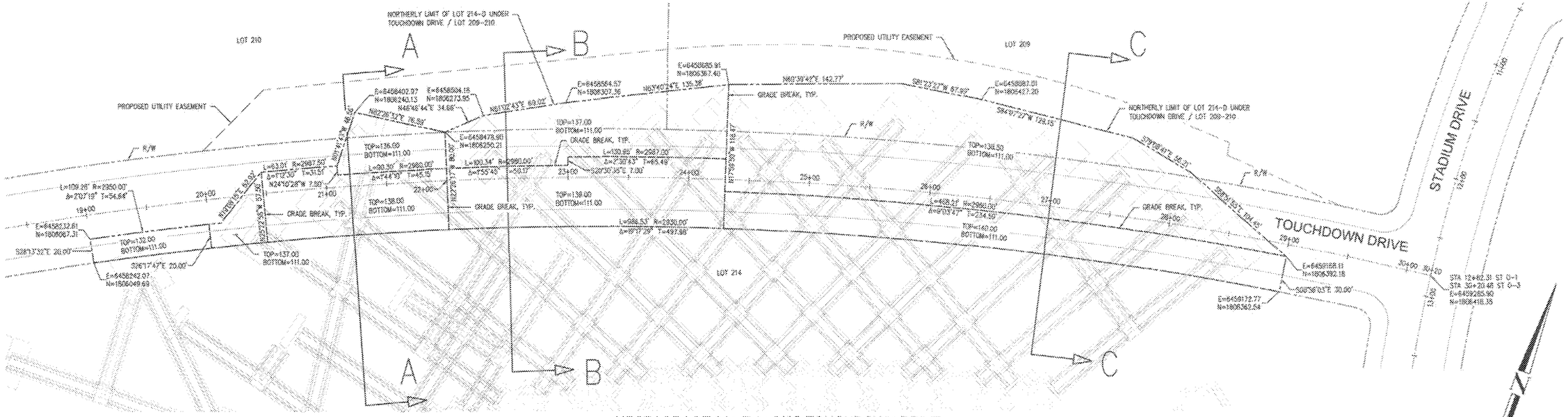
VESTING TENTATIVE TRACT MAP
MAP NO. 80314
STRUTS - TOUCHDOWN DRIVE

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 9-18-18 DATE	SHT NO.: 24 OF 25
	CITY ENGINEER	

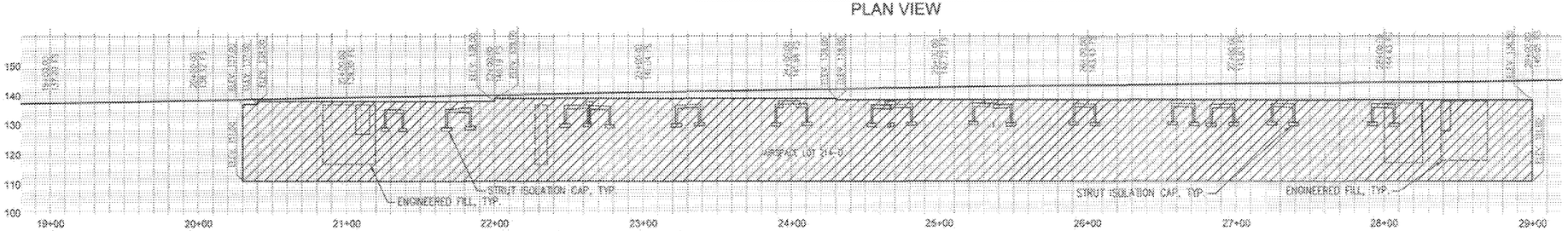
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

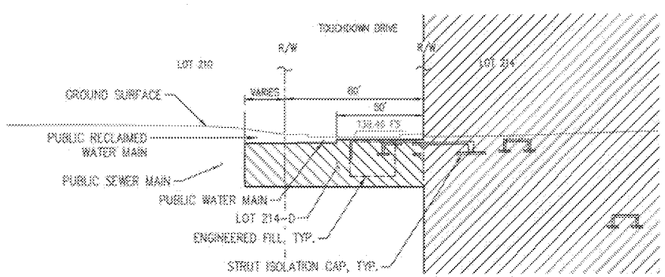
FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



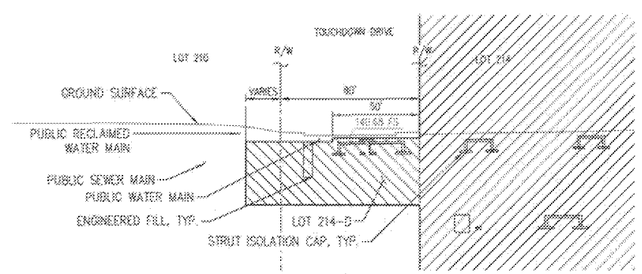
AIRSPACE LOT 214-D ALONG TOUCHDOWN DRIVE
PLAN VIEW



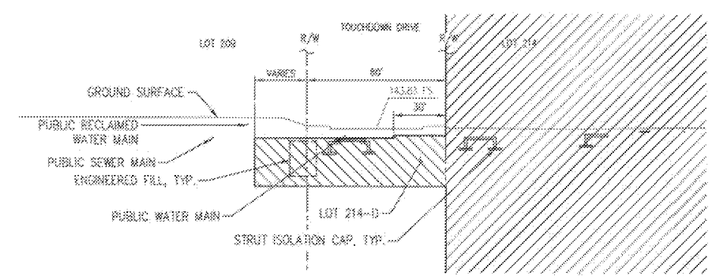
AIRSPACE LOT 214-D ALONG TOUCHDOWN DRIVE CENTERLINE
PROFILE VIEW



CROSS SECTION A-A
(NOT TO SCALE)



CROSS SECTION B-B
(NOT TO SCALE)



CROSS SECTION C-C
(NOT TO SCALE)

08/28/18

LEGEND

- EX. CURB
- BOUNDARY/ ROW/ PROPERTY LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- CENTER LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE

REGISTERED PROFESSIONAL ENGINEER — KARL MALLOY — No. 42909 — 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 MALLOY, R.C.E. 42909 DATE

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

VESTING TENTATIVE TRACT MAP
MAP NO. 80314
STRUTS - TOUCHDOWN DRIVE

DRAWN BY: LR		SCALE: N.T.S.
DESIGNED BY: KM		DATE: 08/28/18
CHECKED BY: KM	APPROVED BY: 7-18-18 DATE	SHT NO.: 25 OF 25