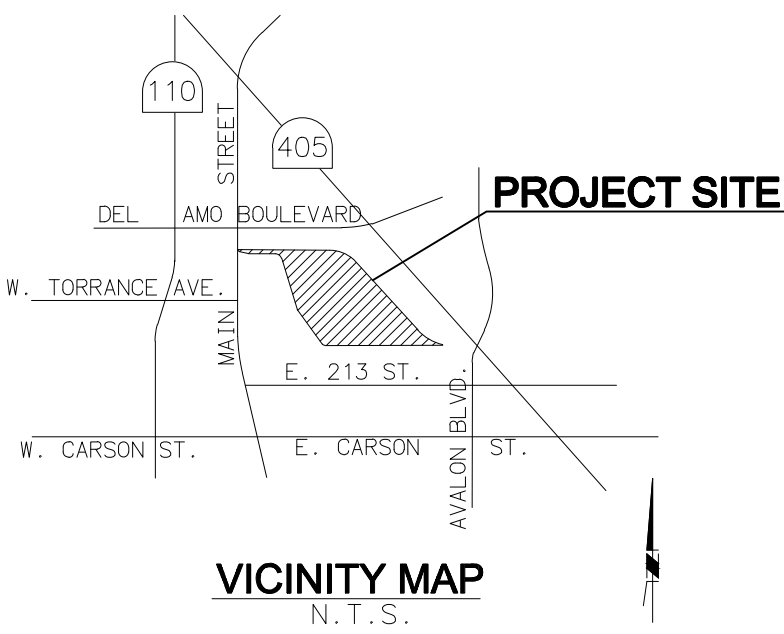


MAJOR LAND DIVISION
VESTING TENTATIVE
TRACT NO. 83481
LOCATED IN THE CITY OF CARSON
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 70372 IN THE CITY OF CARSON AS PER MAP RECORDED IN BOOK 377, PAGES 76 THROUGH 89 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY IN THE STATE OF CALIFORNIA

EASEMENT NOTES:

- ① EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 953,868, RECORDED JUNE 29, 1970 AS INSTRUMENT NO. 1837 IN BOOK 0-4751, PAGE 542 OF OFFICIAL RECORDS. - TO BE OUTLINED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR BUILDINGS
- ② EASEMENT FOR STORM DRAIN AND APPURTENANCES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CARSON PER TRACT NO. 42385, W.B. 1056/84-88; SAID EASEMENTS HAVE BEEN CONVEYED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC BY QUITCLAIM OF EASEMENTS RECORDED AUGUST 15, 1991 AS INSTRUMENT NO. 91-1285322 OF OFFICIAL RECORDS. - TO REMAIN
- ③ EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CARSON AS DEDICATED ON THE MAP OF PARCEL MAP NO. 70372, P.M.B. 377/76-89. - EXISTING EASEMENT TO BE ABANDONED AND RECONFIGURED TO FIT THE PROPOSED USE ON THE FINAL MAP
- ④ EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, STORM DRAIN INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CARSON AS DEDICATED ON THE MAP OF PARCEL MAP NO. 70372, P.M.B. 377/76-89. - TO REMAIN
- ⑤ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF LAND FOR UTILITIES, TOGETHER WITH ALL NECESSARY AND CONVENIENT MEANS OF INGRESS AND EGRESS, DEDICATED TO THE CITY OF CARSON, CALIFORNIA, A MUNICIPAL CORPORATION RECORDED JANUARY 21, 2020 AS INSTRUMENT NO. 2020072913 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SAID LAND AS MORE PRECISELY DESCRIBED IN SAID DOCUMENT. - TO REMAIN

SHEET INDEX

- SHEET 1 - BOUNDARY AND LOT DIMENSIONS; EASEMENTS, GRADING, RETAINING WALLS
- SHEET 2 - STREET SECTIONS, SITE PLAN, MEDIANS, DRIVEWAYS, INTERSECTIONS, TRAFFIC SIGNALS
- SHEET 3 - FIRE LANE AND UTILITIES PLAN
- SHEET 4 - LENARDO DRIVE DETAILS: TURN POCKETS, HORIZONTAL LINE OF SIGHT STUDY, DRIVEWAY STACKING DISTANCE

OWNER/SUBDIVIDER

CARSON GOOSE OWNER, LLC
695 N. ROBERTSON BLVD.
WEST HOLLYWOOD, CA 90069

PROJECT ADDRESS

20400 MAIN STREET
CARSON, CA 90745

EARTHWORK

	OUT (CY)	FINAL (CY)
RAW SITE VOLUME	242,300	290,800
SUBSIDENCE (0.1')		14,300
SETBACKS (1.00')		29,100
CRUSHED ROCK STOCKPILES	-19,400	
TOTAL	223,400	334,200
IMPORT FOR BALANCE		110,800 CY

AS A CONSERVATIVE APPROACH, ASSUMING NEEDING TO IMPORT SUITABLE CARPING MATERIAL OVER THE CONSOLIDATED WASTE AND MEMBRANE LINER, THE TOTAL IMPORT VOLUME IS ESTIMATED TO BE UP TO 450,000 CY.

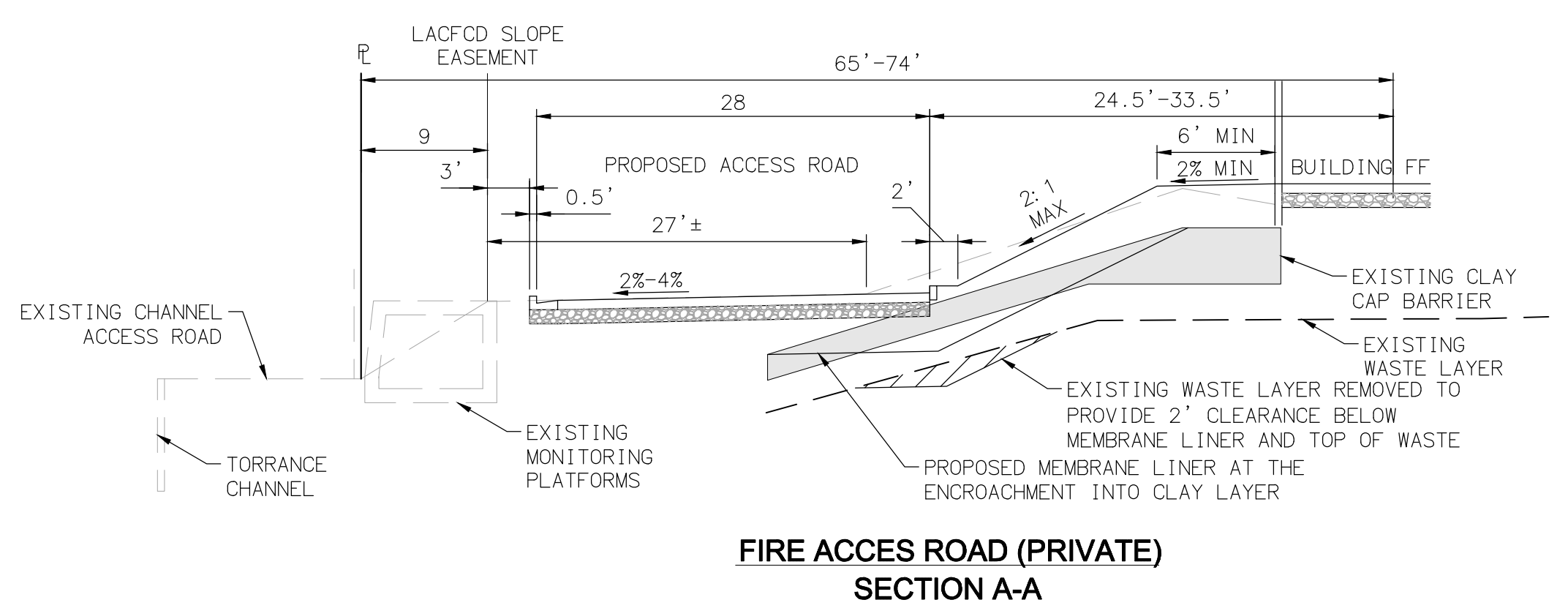
LEGEND:

- RIGHT OF WAY
- LOT LINE
- PROPOSED SIDEWALK EASEMENT
- PROPOSED ACCESS EASEMENT
- 35' MAJOR CONTOUR (FINISHED SURFACE)
- 34' MINOR CONTOUR (FINISHED SURFACE)
- SITE WALLS
- PORTION OF EASEMENT TO BE ABANDONED

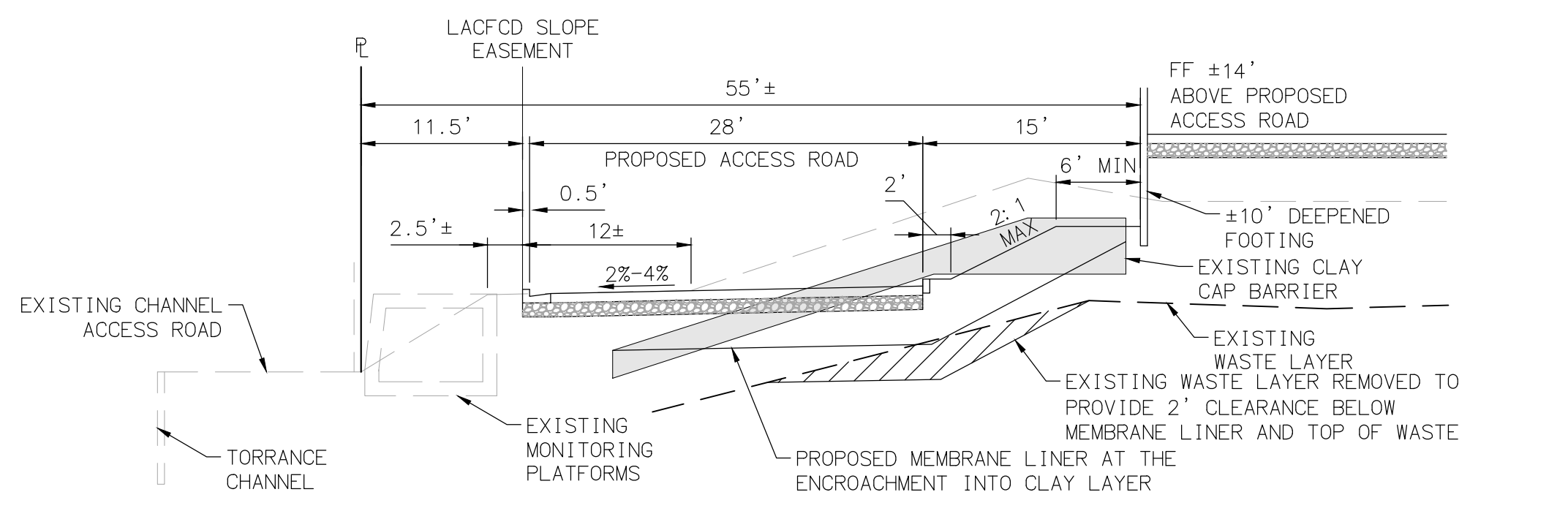
GENERAL NOTES:

1. EXISTING ZONE: CARSON MARKETPLACE SPECIFIC PLAN (SP-10)
2. PROPOSED ZONE: CARSON MARKETPLACE SPECIFIC PLAN (SP-10)
3. PROPOSED USE: FULFILLMENT CENTER, DISTRIBUTION CENTER, PUBLIC PARK AND RESTAURANT/RETAIL USES WITHIN THE PUBLIC PARK AREA
4. WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY
5. SEWAGE DISPOSAL: THE LOS ANGELES COUNTY SANITATION DISTRICT
6. ASSESSOR'S PARCEL NUMBERS: 7336-010-903, 7336-010-905
7. SUBJECT LAND IS VACANT.
8. AREA CONTAINS 85.75 ACRES.
9. PROPOSED RECIPROCAL INGRESS EGRESS EASEMENTS BETWEEN LOTS 1 THROUGH 6 TO BE RECORDED BY A SEPARATE DOCUMENT.
10. PROPOSED RECIPROCAL INGRESS EGRESS EASEMENTS BETWEEN LOTS 7 THROUGH 12 TO BE RECORDED BY A SEPARATE DOCUMENT.
11. A PROPOSED EASEMENT TO THE CITY OF CARSON FOR STREET AND SIDEWALK PURPOSES TO BE DEDICATED TO THE CITY OF CARSON ON SAID TRACT MAP.
12. ALL PUBLIC UTILITIES WITHIN LOTS 1 THROUGH 12 ARE SUBJECT TO PUBLIC UTILITY EASEMENTS, TO BE DEDICATED TO THE CITY OF CARSON ON SAID TRACT MAP.
13. LOCATION OF FUTURE PUBLIC UTILITIES EASEMENTS TO BE DETERMINED.
14. VERTICAL LIMITS OF LOTS 1 THROUGH 13 ARE SAME AS PARCEL 2 OF PARCEL MAP NO. 70372 AS DEFINED ON SAID PARCEL MAP.
15. PROPOSED STORM DRAIN SHOWN ON MAP TO BE OWNED AND MAINTAINED BY COUNTY OF LOS ANGELES.
16. MAINTENANCE OF LANDSCAPED SLOPES TO BE RESPONSIBILITY OF DEVELOPMENT ASSOCIATION.
17. DUE TO THE EXISTING CONDITION OF THE LANDFILL SITE, THE SITE IS SUBJECT TO DIFFERENTIAL SETTLEMENTS. ON-SITE IMPROVEMENTS NOT SUPPORTED BY PILES SHOWN AS THE PARKING AREAS MAY REQUIRE EXTRAORDINARY MAINTENANCE AND REPAIR.
18. EXISTING SLOPE EASEMENT (A) ADJACENT TO THE FLOOD CONTROL CHANNEL SHALL BE OUTLINED PRIOR TO THE FINAL MAP REORDINATION.
19. PURSUANT TO CARSON MUNICIPAL CODE (CMC) SECTION 9208.5, THE PROPOSED VESTING TENTATIVE TRACT MAP IS INCONSISTENT WITH THE CURRENT DISTRICT AT SOUTH BAY SPECIFIC PLAN WHICH GOVERNS THE 157 ACRES THAT INCLUDE CELLS 1, 2, 3, 4 AND 5, AS REQUIRED BY CMC SECTION 9208.5(C), THE APPLICANT HAS SUBMITTED A PROPOSED SPECIFIC PLAN AMENDMENT AND RELATED DISCRETIONARY ENTITLEMENTS TO AUTHORIZE THE PROPOSED LIGHT INDUSTRIAL, COMMERCIAL AND OPEN SPACE AND AMENITY USES AND STRUCTURES PROPOSED ON CELLS 3, 4 AND 5. THE DEVELOPMENT RIGHTS FOR CELLS 1 AND 2 ARE NOT PROPOSED TO BE AMENDED AS PART OF THE PROJECT RELATED SPECIFIC PLAN AMENDMENT.
20. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING THE PLANNING DOCUMENTS.
21. THIS MAP REQUESTS WAIVING THE STREET FRONTAGE REQUIREMENTS FOR LOTS 4, 9-12, AND 14.

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	PROPOSED
1	409,545	9.40	FULFILLMENT CENTER/DISTRIBUTION CENTER
2	256,579	5.89	FULFILLMENT CENTER/DISTRIBUTION CENTER
3	514,839	11.82	FULFILLMENT CENTER/DISTRIBUTION CENTER
4	972,807	22.33	FULFILLMENT CENTER/DISTRIBUTION CENTER
5	541,474	12.43	FULFILLMENT CENTER/DISTRIBUTION CENTER
6	480,773	11.04	FULFILLMENT CENTER/DISTRIBUTION CENTER
7	419,807	9.64	RESTAURANT/RETAIL
8	12,434	0.29	RESTAURANT/RETAIL
9	12,664	0.29	RESTAURANT/RETAIL
10	14,051	0.32	RESTAURANT/RETAIL
11	13,810	0.32	RESTAURANT/RETAIL
12	11,013	0.25	RESTAURANT/RETAIL
13	27,231	0.63	PUBLIC PARK
14	47,715	1.10	LANDFILL OPERATIONS CENTER
TOTAL	3,734,742	85.75	



FIRE ACCESS ROAD (PRIVATE)
SECTION A-A



FIRE ACCESS ROAD (PRIVATE)
SECTION B-B

EXHIBIT NO. 13

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

2/16/2022

DAVID HOOPER, REG. 93154



PLANS PREPARED BY:

Michael Baker
INTERNATIONAL
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Santa Ana, CA 92707 MBAKERINTL.COM

BENCHMARK:
ELEVATIONS AS STATED HEREIN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988, BASED LOCALLY UPON LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK 1-10542, BEING A TAG IN EAST CATCH BASIN, 14.1' SOUTH OF BOX AT SOUTHEAST CORNER OF MAIN STREET AND TORRANCE BLVD., 60.0' SOUTH AND 50.0' EAST OF CENTERLINE INTERSECTION. ELEVATION BEING: 22.773 FEET (2005 QUAD).

REVISIONS			
NO.	DESCRIPTION	APPROVE	DATE

CITY OF CARSON

MAJOR LAND DIVISION

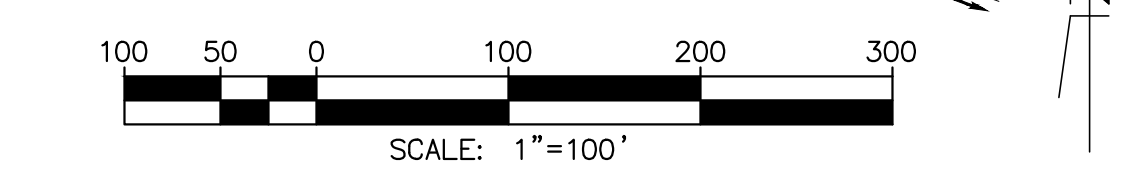
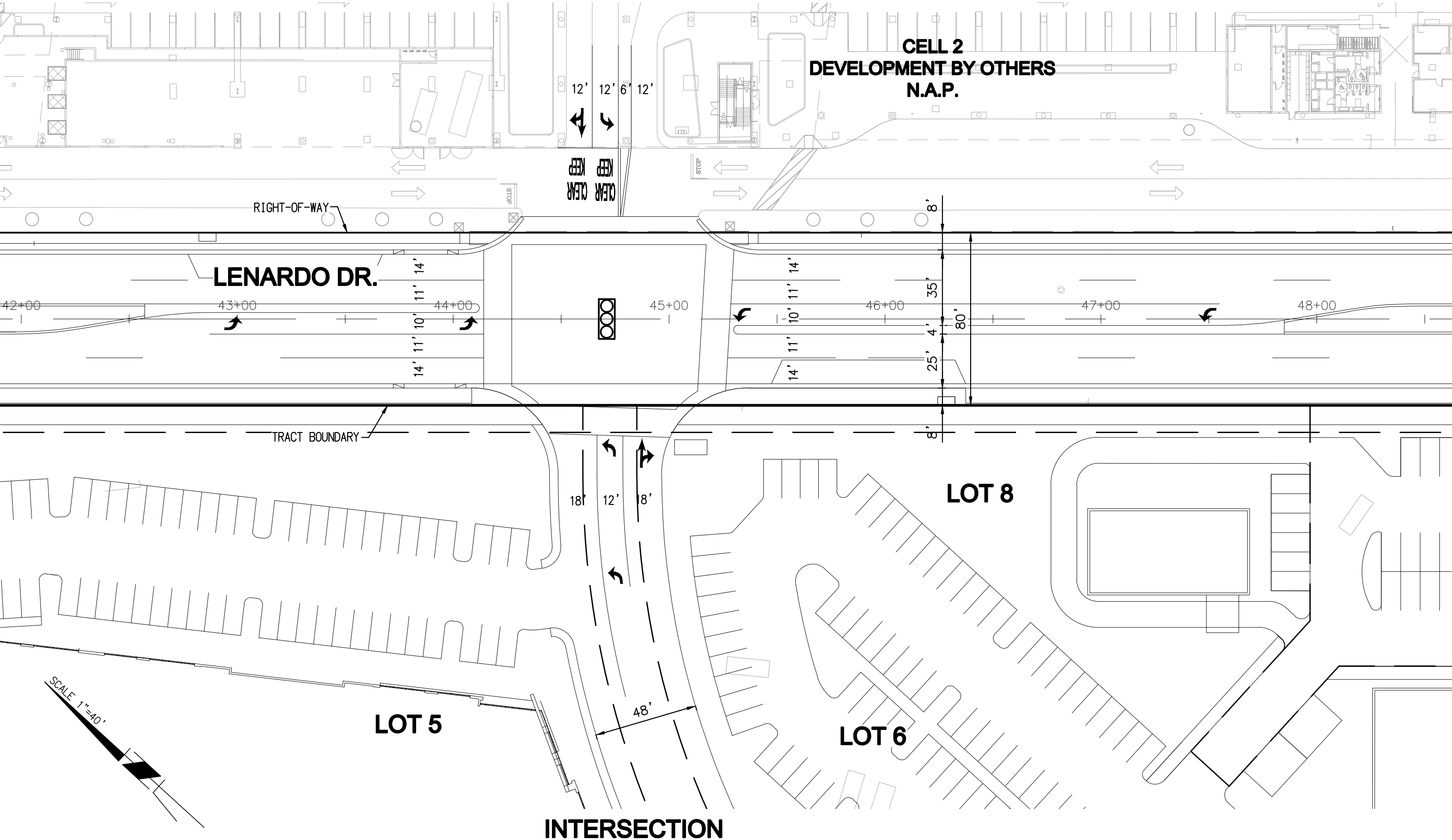
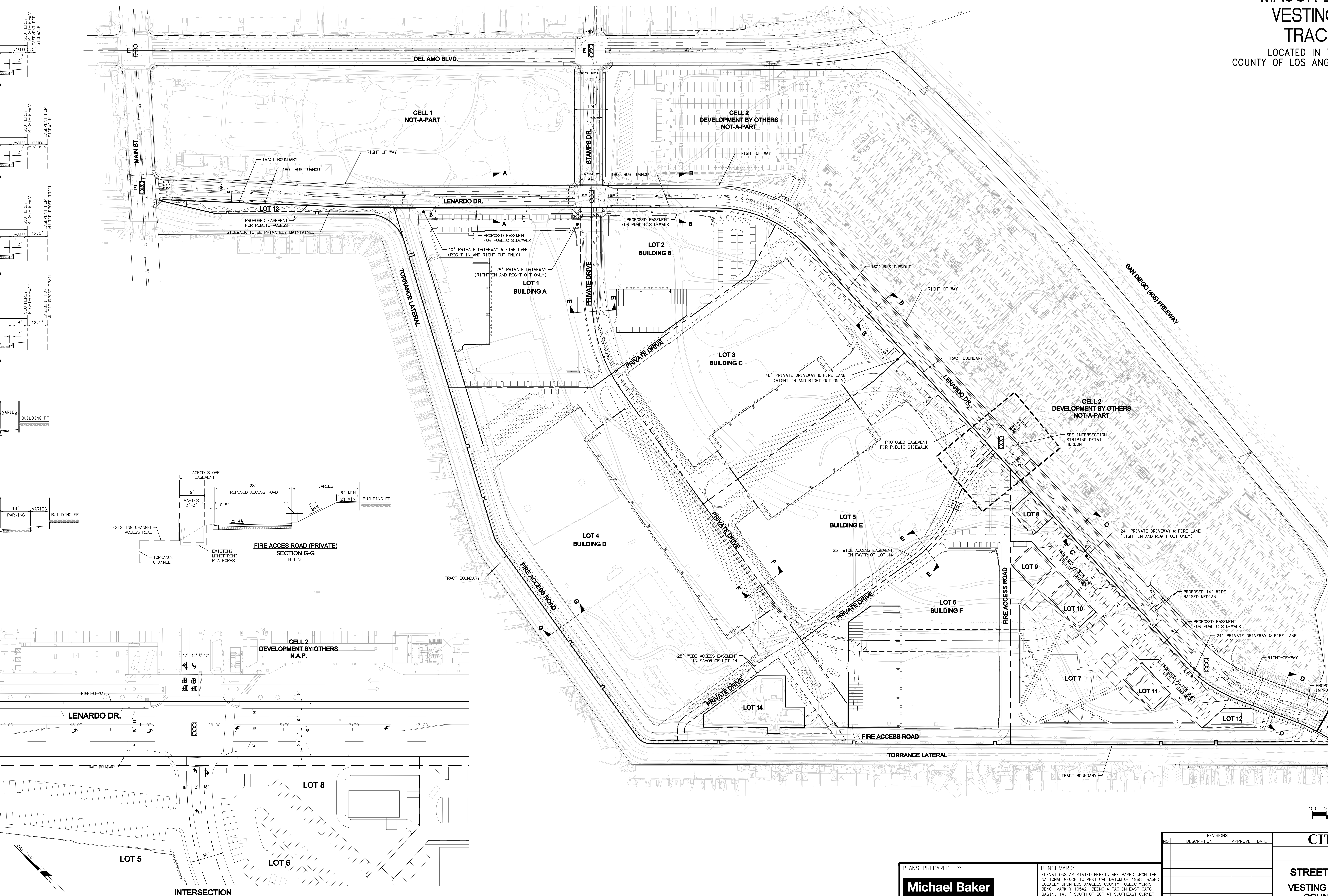
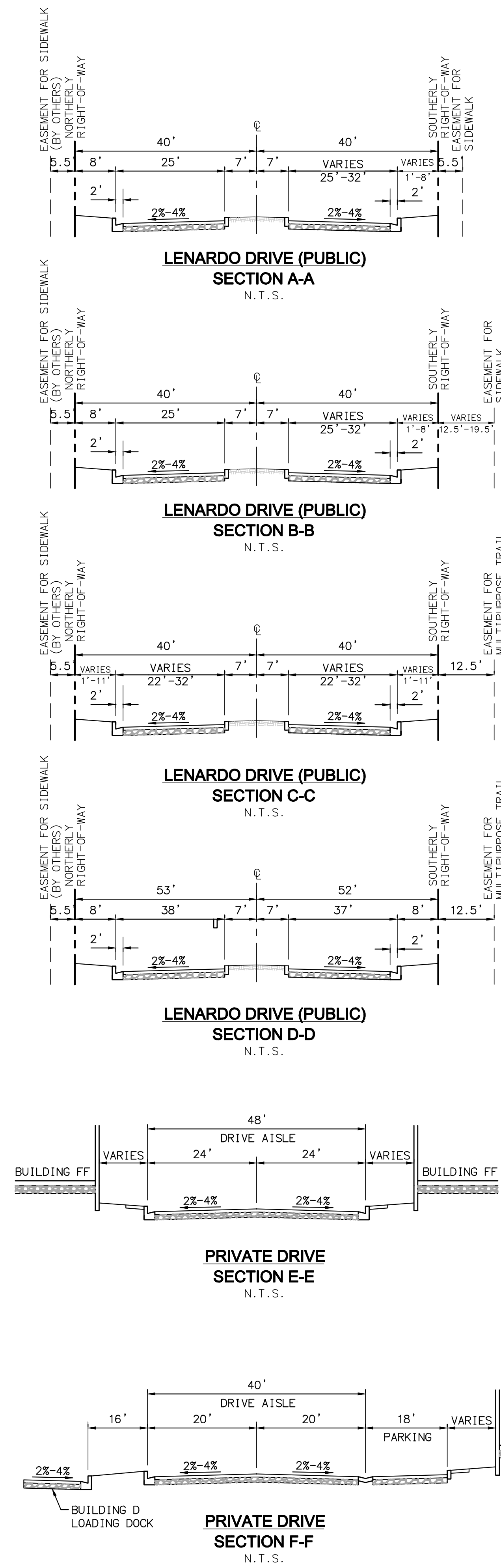
LOT BOUNDARY AND GRADING PLAN
VESTING TENTATIVE TRACT NO. 83481
COUNTY OF LOS ANGELES, CA

PROJECT NO. SHEET 01 OF 04 PLAN NO.

MAJOR LAND DIVISION
VESTING TENTATIVE
TRACT NO. 83481
LOCATED IN THE CITY OF CARSON
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- SHEET INDEX**
- SHEET 1 - BOUNDARY AND LOT DIMENSIONS; EASEMENTS, GRADING, RETAINING WALLS
 - SHEET 2 - STREET SECTIONS, SITE PLAN, MEDIANS, DRIVEWAYS, INTERSECTIONS, TRAFFIC SIGNALS
 - SHEET 3 - FIRE LANE AND UTILITIES PLAN
 - SHEET 4 - LENARDO DRIVE DETAIL: TURN POCKETS, HORIZONTAL LINE OF SIGHT STUDY, DRIVEWAY STACKING DISTANCE

- LEGEND**
- PROPOSED SIGNALIZED INTERSECTION
 - EXISTING SIGNALIZED INTERSECTION



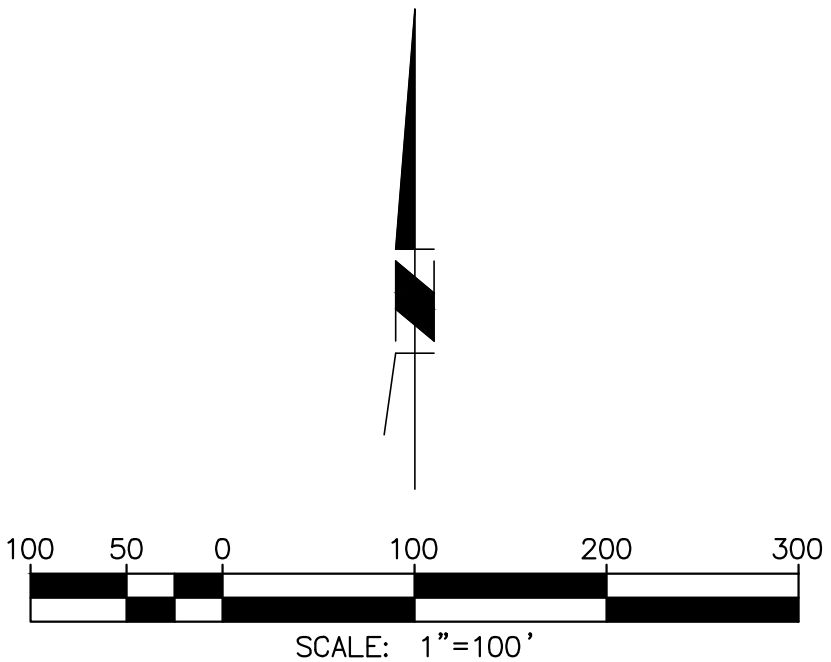
PLANS PREPARED BY:
Michael Baker INTERNATIONAL
5 Hutton Centre Dr., Suite 500 Santa Ana, CA 92707 Phone: (949) 472-3505 MBAKERINTL.COM

BENCHMARK:
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REVISIONS			
NO.	DESCRIPTION	APPROVE	DATE

CITY OF CARSON	
MAJOR LAND DIVISION	
STREET SECTION AND SITE PLAN	
VESTING TENTATIVE TRACT NO. 83481	
COUNTY OF LOS ANGELES, CA	
PROJECT NO.	SHEET
	02 OF 04
	PLAN NO.

LOCATED IN THE CITY OF CARSON
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTION, LOT DATA,
VICINITY MAP, EASEMENT NOTES & GENERAL NOTES.

SHEET 1 - BOUNDARY AND LOT DIMENSIONS; EASEMENTS
GRADING, RETAINING WALLS

SHEET 1 - BOUNDARY AND LOT DIMENSIONS; EASEMENTS
GRADING, RETAINING WALLS

SHEET 2 - STREET SECTIONS, SITE PLAN, MEDIANS,
DRIVEWAYS, INTERSECTIONS, TRAFFIC
SIGNALS

SHEET 3 - FIRE LANES AND UTILITIES

SHEET 4 - LENARDO DRIVE DETAIL: TURN POCKETS,
HORIZONTAL LINE OF SIGHT STUDY,
DRIVEWAY STACKING DISTANCES

PUBLIC STORM DRAIN - LA COUNTY
PUBLIC SEWER - LA COUNTY
PUBLIC WATER - CALIFORNIA WATER
SERVICE COMPANY
PRIVATE SEWER - DEVELOPMENT ASSOCIATION
PRIVATE WATER - DEVELOPMENT ASSOCIATION

FIRELANE DIMENSIONS - 26' WIDE
10' INSIDE & 15' OUTSIDE MIN.

FIRELANE DIMENSIONS - 26' WIDE
10' INSIDE & 15' OUTSIDE MIN.

NO PARKING
FIRE LANE

----- LOT LINES

PROPOSED WATER LINES

PROPOSED FIRE WATER LINES

 PROPOSED FIRE HYDRANT PROPOSED STORM DRAIN

 PROPOSED SEWER LINES
 PROPOSED SEWER LINE ALTERNATE

===== PROPOSED RECLAIMED WATER
----- EXISTING WATER LINES

— — — — — EXISTING FIRE WATER LINES

EXISTING FIRE HYDRANTS

==  == EXISTING STORM DRAIN

— — — — — EXISTING SEWER LINES

----- EXISTING RECLAIMED WATER

CITY OF CARSON		
MAJOR LAND DIVISION		
FIRE LANES AND UTILITY PLANS		
VESTING TENTATIVE TRACT NO. 83		
COUNTY OF LOS ANGELES, CA		
PROJECT NO.	SHEET 03 OF 04	PLAN NO.

Michael Baker

I N T E R N A T I O N A L
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ELEVATIONS AS STATED HEREIN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988, BASED LOCALLY UPON LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK Y-10542, BEING A TAG IN EAST CATCH BASIN, 14.1' SOUTH OF BCR AT SOUTHEAST CORNER OF MAIN STREET AND TORRANCE BLVD., 60.0' SOUTH AND 50.0' EAST OF CENTERLINE INTERSECTION ELEVATION BEING: 22.773 FEET (2005 QUAD).

TRACT NO. 42385
BK. 1056/84-88

CELL 1
NOT-A-PART

CELL 2
DEVELOPMENT BY OTHERS
NOT-A-PART

LOT 13

LENARDO DRIVE

**LOT 1
BUILDING A**

**LOT 2
BUILDING B**

CELL 2
DEVELOPMENT BY OTHERS
NOT-A-PART

LENARDO DRIVE

**LOT 3
BUILDING C**

**LOT 5
BUILDING E**

LOT 8

LOT 9

LOT 10

LOT 11

Michael Baker

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[illegible]

CITY OF CARSON

MAJOR LAND DIVISION

LENARDO DRIVE DETAIL

VESTING TENTATIVE TRACT NO. 83481
COUNTY OF LOS ANGELES, CA

PROJECT NO.	SHEET 04 OF 04	PLAN NO.
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SHEET 04 OF 04

PLAN NO.

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