

CITY OF LOS ANGELES  
CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

July 30, 2020

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, California 90012

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE LICENSES, EASEMENTS  
AND OTHER NECESSARY AGREEMENTS WITH 1925 N MARIANNA, LLC  
TO FACILITATE THE CITY'S PURCHASE OF  
1925 N. MARIANNA AVENUE**

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The Department of General Services (GSD) requests authority to negotiate and execute licenses, easements, and any necessary legal instruments with 1925 N Marianna, LLC (Seller) to facilitate the already-approved purchase of the North Parcel property located at 1925 North Marianna Avenue, Los Angeles, CA 90032 (Exhibit A)

**BACKGROUND**

The Seller is the owner of a site located at 1925 North Marianna Avenue and 4671 Worth Street, which is to be legally subdivided into a "North Parcel" and a "South Parcel". On December 7, 2018, the City entered into a Purchase Sale Agreement (PSA) with the Seller to purchase the South Parcel, on which the Seller will build an LAPD Evidence Warehouse (CF18-0937). Under the existing South Parcel PSA, the close of escrow would not occur until the warehouse is completed by Seller. Grading of the South Parcel commenced in late June 2020, and the construction of the warehouse is anticipated to take 12-14 months to complete.

On April 24, 2019, Council approved the purchase of the North Parcel for \$12.5 million for the City's yards and shops use (CF 19-0320). The purchase price includes Seller's obligation, at its sole cost and expense, to complete certain site improvements for the North Parcel. The City team and Seller have been discussing the details of the purchase transaction for the North Parcel.



**NORTH PARCEL DEAL STRUCTURE**

It is contemplated that the North Parcel purchase transaction will be structured in the following manner.

- The Seller has obtained Department of City Planning approval of Preliminary Parcel Map No. AA-2019-1058-PMLA that will subdivide the entire site into the South Parcel and the North Parcel, subject to conditions that must be cleared by Seller prior to recordation of the final parcel map. Escrow for the North Parcel will close when the Seller has recorded the final parcel map and completed a specified subset of the required improvements for the North Parcel, referenced as “Pre-Closing Improvements,” including mass grading of site, temporary storm drainage, temporary driveway access for vehicles and fencing.
- The remainder of the required improvements on the North Parcel will be completed by the Seller as post-closing obligations and will be completed concurrent with the construction of the LAPD warehouse prior to the closing of the South Parcel, or “Post-Closing Improvements.” A portion of the North Parcel purchase price may be held back as a retention fund, if necessary, for the Post-Closing Improvements, which include landscaping, a fire hydrant, curb and gutter work, overhead power lines, wet utility stub outs for future fire sprinklers and domestic water service, and installation of connections for future sewer and storm drain lines.
- Commencing upon the City’s close of escrow for the North Parcel from the Seller to the City, the Seller will need a license allowing the right to use the southern-half of the site (approximately 85,000 SF) for ongoing construction related activities for the LAPD Warehouse project, for uses such as staging and laydown of materials, contractor and subcontractor parking, and construction site COVID-19 exposure controls, testing, cleaning and hygiene areas. The Seller may need these use rights to varying degrees until the warehouse project is completed. (Exhibit B)

The Seller will roughly grade the entire North Parcel prior to City’s purchase of the North Parcel. Upon the close of escrow, the City will have the immediate use of the remaining northern-half of the North Parcel concurrently to meet its vehicle storage needs, primarily for LAPD vehicles displaced from other Civic Center locations. The Seller is planning to relocate its construction related uses from the license area, at the point where the Seller’s South Parcel site work has been completed and the construction of the LAPD Warehouse improvements have been partially completed, such that Seller, contractor and subcontractor can safely access and are permitted to use the improvements for such uses, thereby reducing and ultimately eliminating the need for the license area. This will allow the City to increase its use of the license area for additional City vehicle parking.

In consideration of the Seller’s need for the license area in order to complete construction of the LAPD Warehouse, the City’s immediate use of half of the North Parcel, and the City’s potential increased use of the license area as construction

related uses can be relocated to the South Parcel, the City does not intend to charge the Seller for the use of the license area.

- The Seller will also need a post-closing right (license) to enter onto the North Parcel to complete the Post-Closing Improvements.
- The Seller will transfer the North Parcel to the City subject to easements that burden the North Parcel and benefit the South Parcel for access, fire lane and retaining wall maintenance. These easements are necessary in case the City were to not finalize the closing of the South Parcel for any reason.

As the negotiation of the North Parcel purchase is still ongoing, the deal points are subject to change.

### **LICENSES, EASEMENTS, AND AGREEMENTS NEEDED**

1. GSD needs authority to negotiate and grant the Seller any right the Seller may need to use and/or enter the North Parcel, after closing on the North Parcel, in order to perform the Seller's obligation to complete improvements on the South Parcel and/or the North Parcel, including but not limited to:

- a. The Seller's right to exclusively use approximately half of the North Parcel, free of charge, for construction related activities associated with the Seller's construction of the LAPD Warehouse on the South Parcel, commencing upon close of escrow on the North Parcel until completion of construction of the LAPD Warehouse and;
- b. The Seller's right to enter onto the North Parcel to complete the Post-Closing Improvements.

2. GSD also needs authority to negotiate and accept easements for access, utilities, maintenance, fire lanes, and other items as needed that would burden the North Parcel for the benefit of the South Parcel, to the extent such easements are required in connection with any entitlement process for either parcel.

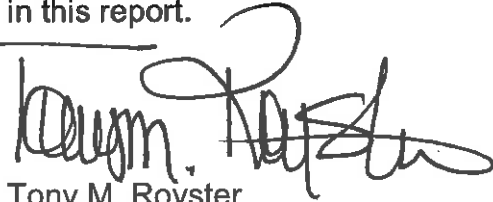
3. Lastly, GSD needs authority to negotiate and execute any document or agreement necessary to facilitate the purchase transactions described in this report. This includes, but is not limited to, any amendment necessary to modify the existing South Parcel PSA in order to coordinate the purchase of the North Parcel and the purchase of the South Parcel.

### **FISCAL IMPACT**

There is no impact to the General Fund.

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute the above-referenced licenses, easements, and other agreements/documents that are necessary to facilitate the purchase of the North Parcel located at 1925 N. Marianna Avenue under the terms and conditions substantially outlined in this report.



Tony M. Royster  
General Manager

Attachments

# EXHIBIT A

## PRELIMINARY PARCEL MAP LA No. AA 2019-1058 PMLA

**SITE ADDRESS:**  
4671 WORTH STREET, LOS ANGELES, CA 90032

**EXISTING LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**EXISTING PARCEL 1:**

THAT PORTION OF LOT "E" OF GRIDER AND HAMILTON'S FLORAL PARK, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE(S) 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT "E" DISTANT THEREON SOUTH 89° 53' 33" EAST 415.60 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "E"; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89° 53' 33" EAST 481.38 FEET TO A POINT DISTANT NORTH 89° 53' 33" WEST 372.93 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE SOUTHWESTERLY CORNER OF LOT 144 OF TRACT NO. 9552 AS SHOWN ON MAP RECORDED IN BOOK 142 PAGES 18, 19 AND 20 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE NORTH 0° 33' 57" EAST 667.10 FEET TO THE BEGINNING OF A TANGENT CURVE EASTERLY AND HAVING A RADIUS OF 540 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 10' 45", AN ARC DISTANCE OF 68.92 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 4513 PAGE 246 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY, NORTH 55° 43'00" WEST 146.08 FEET TO THE NORTHWESTERLY LINE OF SAID LOT "E"; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 34° 17' 00" WEST 390.03 FEET AND SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1482.69 FEET, THROUGH A CENTRAL ANGLE OF 9° 21'20" AN ARC DISTANCE OF 242.10 FEET TO A LINE BEARING NORTH 0° 06' 27" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0° 06' 27" WEST 306.81 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED IN RECORD OF SURVEY RECORDED IN BOOK 215 PAGE 71 RECORD OF SURVEYS AND RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 20080677212 OF OFFICIAL RECORDS.

**EXISTING PARCEL 2:**

AN EASEMENT FOR THE PURPOSES STATED IN EXHIBIT "B" OF THAT CERTAIN QUITCLAIM DEED RECORDED ON MAY 1, 1981 AS DOCUMENT NO. 81-435641 ON, UPON OVER UNDER AND ACROSS THAT PORTION OF LOT "E" OF GRIDER AND HAMILTON'S FLORAL PARK, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT "E"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "E"; 89° 53' 33" EAST 410 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89° 53' 33" EAST 5.60 FEET; THENCE NORTH 0° 06' 27" EAST 306.81 FEET TO THE LINE OF SAID LOT "E"; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1482.69 FEET THROUGH A CENTRAL ANGLE OF 0° 18' 48" AN ARC DISTANCE OF 8.11 FEET TO A LINE BEARING NORTH 0° 06' 27" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 06' 27" WEST TO THE TRUE POINT OF BEGINNING.

FEE TITLE AREA: 292,392 S.F. : 6.712 AC  
NET AREA: 283,856 S.F. : 6.516 AC (AFTER STREET DEDICATION)

**PARCEL COMPARISON:**

EXISTING PARCEL: 292,392 SF 6.712 AC

PROPOSED PARCEL A: 128,141 SF 2.94 AC  
PARCEL B: 155,583 SF 3.57 AC  
DEDICATION AREA: 8,668 SF 0.20 AC

**TREE STATEMENT:**

PER TREE REPORT BY A-PLUS, NO PROTECTED SPECIES EXIST

ONSITE QUAL CATEGORY B #142144  
ISA CERTIFIED ARBORIST #ME-12468A

**HAZARDOUS CONDITIONS:**

PER ZIMAS, THE SITE IS WITHIN AN AREA IDENTIFIED FOR LIQUEFACTION HAZARDS

**SURVEYOR'S NOTES:**

- THE EASEMENT PARCEL SHOWN HEREON PARCEL 2 IS A RESERVATION FOR INGRESS, EGRESS, ACCESS & PARKING, TOGETHER WITH UTILITY & DRAINAGE PURPOSES. THE ERECTION OF BUILDINGS, OR STRUCTURES ARE PROHIBITED WITHOUT PRIOR CONSENT OF THE EASEMENT HOLDER
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE HELD MEASURED AND/OR DERIVED FROM FIELD MEASUREMENTS, UNLESS SHOWN AS RECORD DATA, OR DENOTED OTHERWISE.
- BOUNDARY INFORMATION SHOWN HEREON ARE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTATION. THE CHARACTER AND SOURCE OF SUCH MONUMENTS ARE NOTED HEREON.
- PROPERTY AREAS SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS AND ARE DENOTED AS GROSS AND/OR NET AREAS.
- SUBJECT PROPERTY HAS ACCESS FROM MARIANNA AVENUE AND WORTH STREET, BEING DEDICATED PUBLIC STREETS.
- SHADED AREA REPRESENT COUNTY OF LOS ANGELES.
- IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY. ZONING RESTRICTIONS ARE SUBJECT TO DEVELOPMENTAL REVIEW AND APPROVAL.

**REFERENCE DOCUMENT:**

COMMONWEALTH LAND TITLE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO. 08014186 BEARING AN EFFECTIVE DATE OF MARCH 12, 2015.  
ALTA/ACSM SURVEY PREPARED BY SEABOARD ENGINEERING

**EASEMENT SCHEDULE:**

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS
2	CITY OF LOS ANGELES	STREET OR HIGHWAY	INST. NO. 3145, BK. 0-3471 PG. 431 REC. 11/01/1966, O.R. INST. NO. 3002 REC. 01/31/1967, O.R.	SHOWN HEREON (3' WIDE w/in MARIANNA AVE. R/W)
3	CITY OF LOS ANGELES	C&A ... LAND SHALL BE HELD AS ONE PARCEL	INST. NO. 81-435643 REC. 05/01/1981, O.R.	AFFECTS PROPERTY (PARCEL 1)
4	CITY OF LOS ANGELES REDEVT. AGENCY	THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT	INST. NO. 99-0617616 REC. 04/09/1999, O.R.	BLANKET
5	---	INGRESS, EGRESS & ACCESS TO & FROM THE PROPERTY	INST. NO. 04-3373951 REC. 12/29/2004, O.R.	SHOWN HEREON (5.60' WIDE)
7	---	C&A ... TO RESTRICT USE OF PROPERTY, ENVIRONMENTAL RESTRICTION	INST. NO. 06-1176857 REC. 05/30/2006, O.R.	NOT PLOTTABLE
9	CITY OF LOS ANGELES REDEVT. AGENCY	THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT	INST. NO. 20091635006 REC. 10/29/2009, O.R.	BLANKET

**ZONING:**

THE PROPERTY IS ZONED "MRI-1" (RESTRICTED INDUSTRIAL).

**DEVELOPMENT STANDARDS:** (FOR INDUSTRIAL OR COMMERCIAL USES)

**SETBACKS:**

FRONT YARD: 15 FEET  
SIDE YARD: NONE  
REAR YARD: NONE

MINIMUM AREA PER LOT/UNIT: NONE  
MINIMUM LOT WIDTH: NONE  
FLOOR AREA RATIO: 1.51  
MAXIMUM BUILDING HEIGHT: NONE  
PARKING RATIO: (SPACES/SQ. FT.)  
WAREHOUSE OR STORAGE: 1 PER 500 (1ST 10,000 SQ. FT.) + 1 PER 5,000 AFTER

**FLOOD ZONE:**

THE PROPERTY IS LOCATED "OUTSIDE FLOOD ZONE", PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 06037C1635F AND 06037C1641F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**ASSESSOR'S PARCEL NUMBER:**

APN 5223-002-007  
APN 5223-002-015

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THE PROPOSED AND THE EXISTING PARCELS.

**OWENR/DEVELOPER**

CAMFIELD PARTNERS, LLC  
8895 RESEARCH DRIVE  
IRVINE, CALIFORNIA 92618  
949-707-0035 PHONE  
CONTACT: KEN JACKSON

**CIVIL ENGINEER**

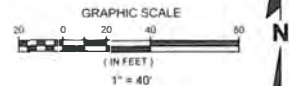
R.A. SMITH, INC.  
8881 RESEARCH DRIVE  
IRVINE, CALIFORNIA 92618  
949-872-2378 PHONE  
949-387-3915  
CONTACT: MR. CHRIS BRATTY  
MR. SAMUEL JACOBY, P.E.

**BASIS OF BEARINGS:**

THE BEARING NORTH 00° 33' 19" EAST, ALONG THE CENTERLINE OF MARIANNA AVENUE AS SHOWN ON TRACT NO. 23444, RECORDED IN MAP BOOK 749, PAGES 14 AND 15, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

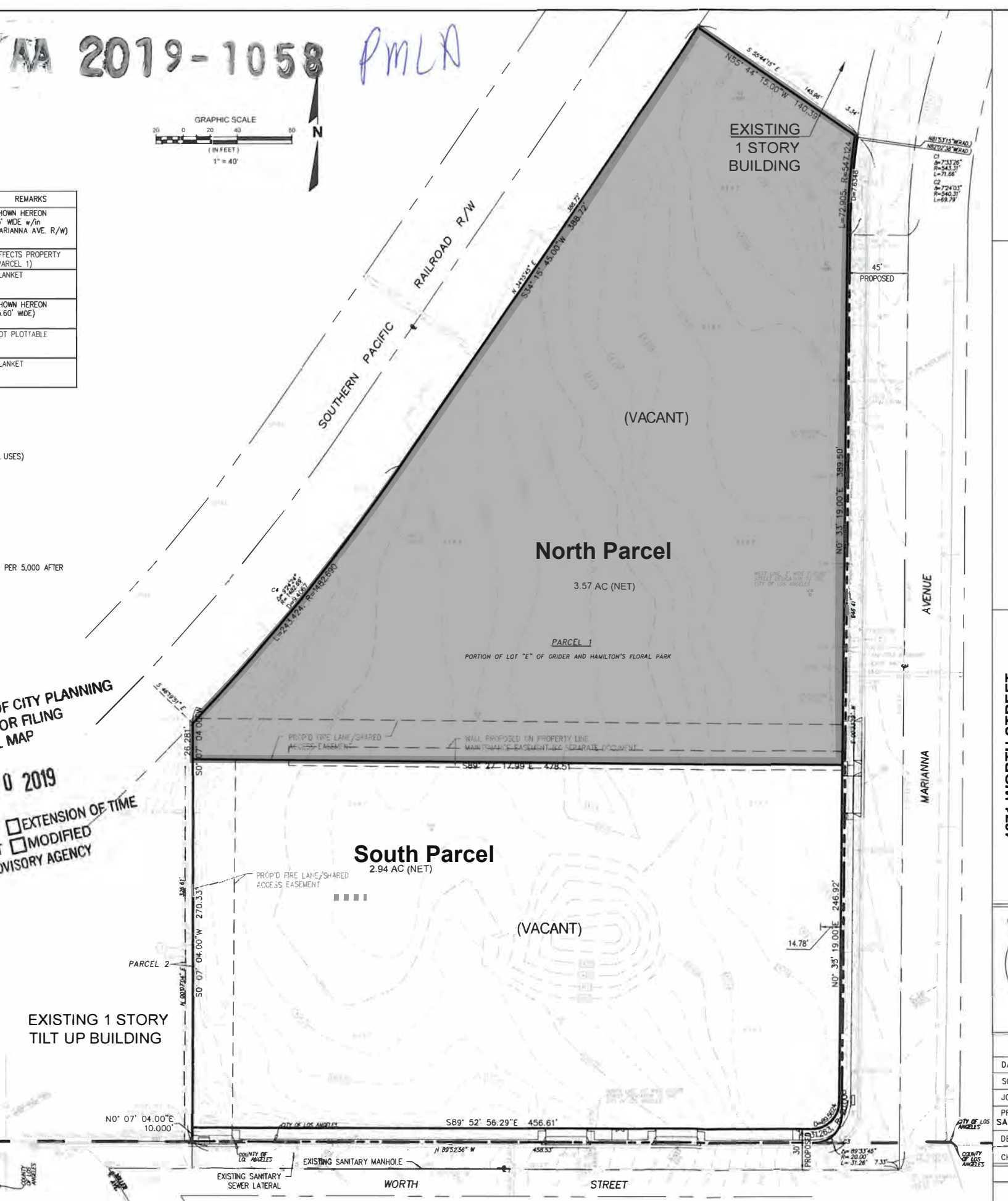
**BENCH MARK:**

BENCH MARK NO. 11536  
ELEVATION: 444.155 FT.  
DESCRIBED AS FOLLOWS:  
DPW TAG IN S'LY CB EASTERN AVE. 9M S/O C/L PROD TUM AVE



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP  
FEB 20 2019  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

EXISTING 1 STORY  
TILT UP BUILDING



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

8881 Research Drive  
Irvine, CA 92618-4236  
(949) 872-2378  
rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

4671 WORTH STREET  
1925 MARIANNA STREET  
PRELIMINARY PARCEL MAP



© COPYRIGHT 2019  
R.A. Smith, Inc.  
DATE: 2/17/19  
SCALE: 1"=40'  
JOB NO. 3160057  
PROJECT MANAGER:  
SAMUEL J. JACOBY  
DESIGNED BY: EAR  
CHECKED BY: SJJ  
**SHEET NUMBER**  
1 OF 1

# EXHIBIT B

## PRELIMINARY PARCEL MAP LA No. AA 2019-1058 PMLA

**SITE ADDRESS:**  
4671 WORTH STREET, LOS ANGELES, CA 90032

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**TREE STATEMENT:**

PER TREE REPORT BY A-PLUS, NO PROTECTED SPECIES EXIST ON-SITE  
QUAL CATEGORY B #142144  
ISA CERTIFIED ARBORIST #ME-12468A

**HAZARDOUS CONDITIONS:**

PER ZIMAS, THE SITE IS WITHIN AN AREA IDENTIFIED FOR LIQUEFACTION HAZARDS.

**SURVEYOR'S NOTES:**

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**ZONING:**

THE PROPERTY IS ZONED "MRI-1" (RESTRICTED INDUSTRIAL).

**DEVELOPMENT STANDARDS:** (FOR INDUSTRIAL OR COMMERCIAL USES)

**SETBACKS:**

FRONT YARD: 15 FEET  
SIDE YARD: NONE  
REAR YARD: NONE

**MINIMUM AREA PER LOT/UNIT:** NONE

MINIMUM LOT WIDTH: NONE

FLOOR AREA RATIO: 1.51

MAXIMUM BUILDING HEIGHT: NONE

**PARKING RATIO:**

(SPACES/SQ. FT.)  
WAREHOUSE OR STORAGE: 1 PER 500 (1ST 10,000 SQ. FT.) + 1 PER 5,000 AFTER

**FLOOD ZONE:**

THE PROPERTY IS LOCATED "OUTSIDE FLOOD ZONE", PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 06037C1635F AND 06037C1641F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**ASSESSOR'S PARCEL NUMBER:**

APN 5223-002-007  
APN 5223-002-015

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THE PROPOSED AND THE EXISTING PARCELS.

**OWENR/DEVELOPER**

CAMFIELD PARTNERS, LLC  
8895 RESEARCH DRIVE  
IRVINE, CALIFORNIA 92618  
949-707-0035 PHONE  
CONTACT: KEN JACKSON

**CIVIL ENGINEER**

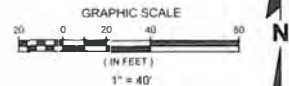
R.A. SMITH, INC.  
8881 RESEARCH DRIVE  
IRVINE, CALIFORNIA 92618  
949-872-2378 PHONE  
949-387-3915  
CONTACT: MR. CHRIS BRATTY  
MR. SAMUEL JACOBY, P.E.

**BASIS OF BEARINGS:**

THE BEARING NORTH 00° 33' 19" EAST, ALONG THE CENTERLINE OF MARIANNA AVENUE AS SHOWN ON TRACT NO. 23444, RECORDED IN MAP BOOK 749, PAGES 14 AND 15, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

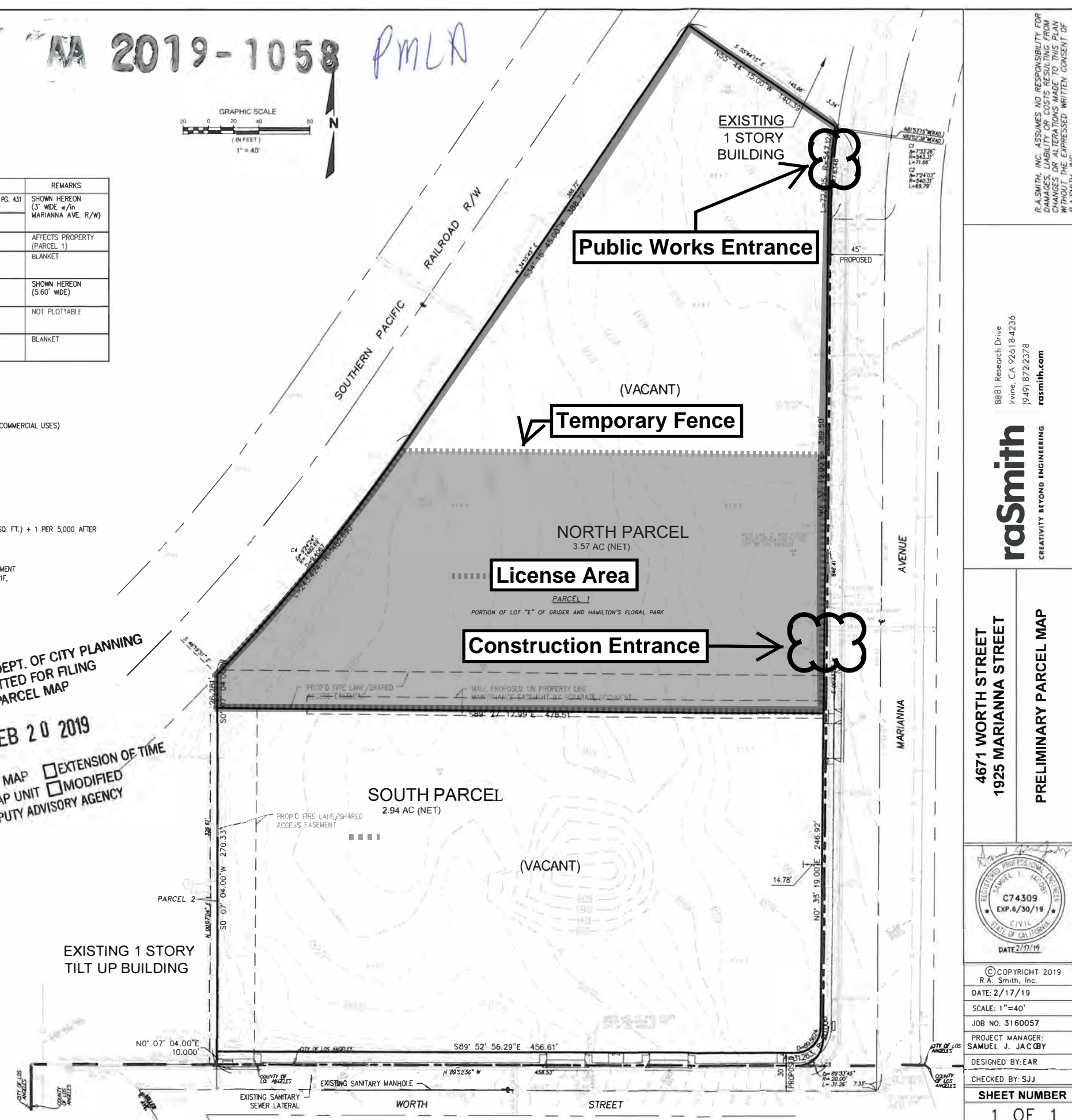
**BENCH MARK:**

BENCH MARK NO. 11536  
ELEVATION: 444.155 FT.  
DESCRIBED AS FOLLOWS:  
DPW TAG IN S'LY CB EASTERN AVE. 9M S/O C/L PROD T/M AVE



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP  
FEB 20 2019  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

EXISTING 1 STORY TILT UP BUILDING



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

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rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

4671 WORTH STREET  
1925 MARIANNA STREET  
PRELIMINARY PARCEL MAP



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DATE: 2/17/19
SCALE: 1"=40'
JOB NO. 3160057
PROJECT MANAGER: SAMUEL J. JACOBY
DESIGNED BY: EAR
CHECKED BY: SJJ
<b>SHEET NUMBER</b> 1 OF 1