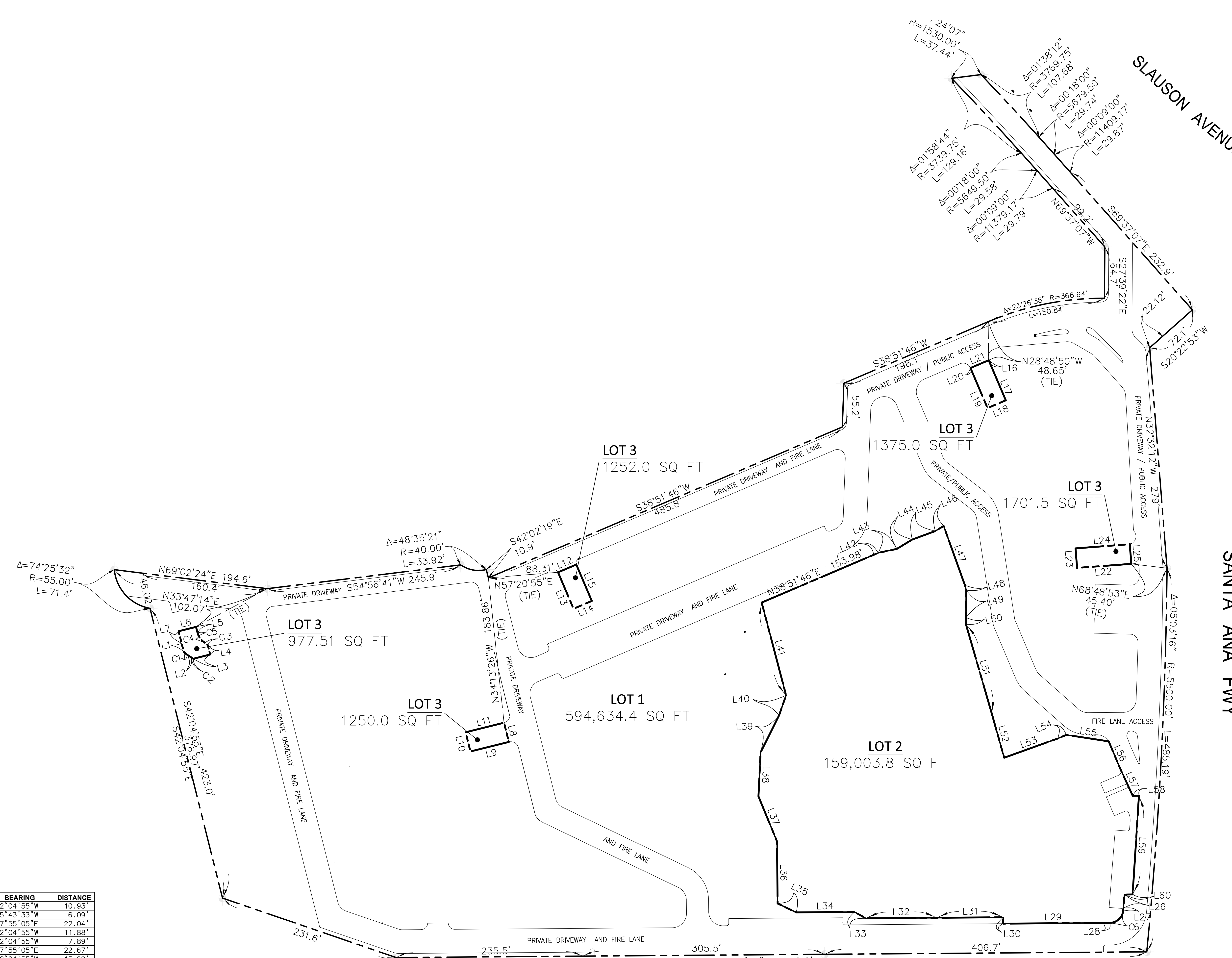
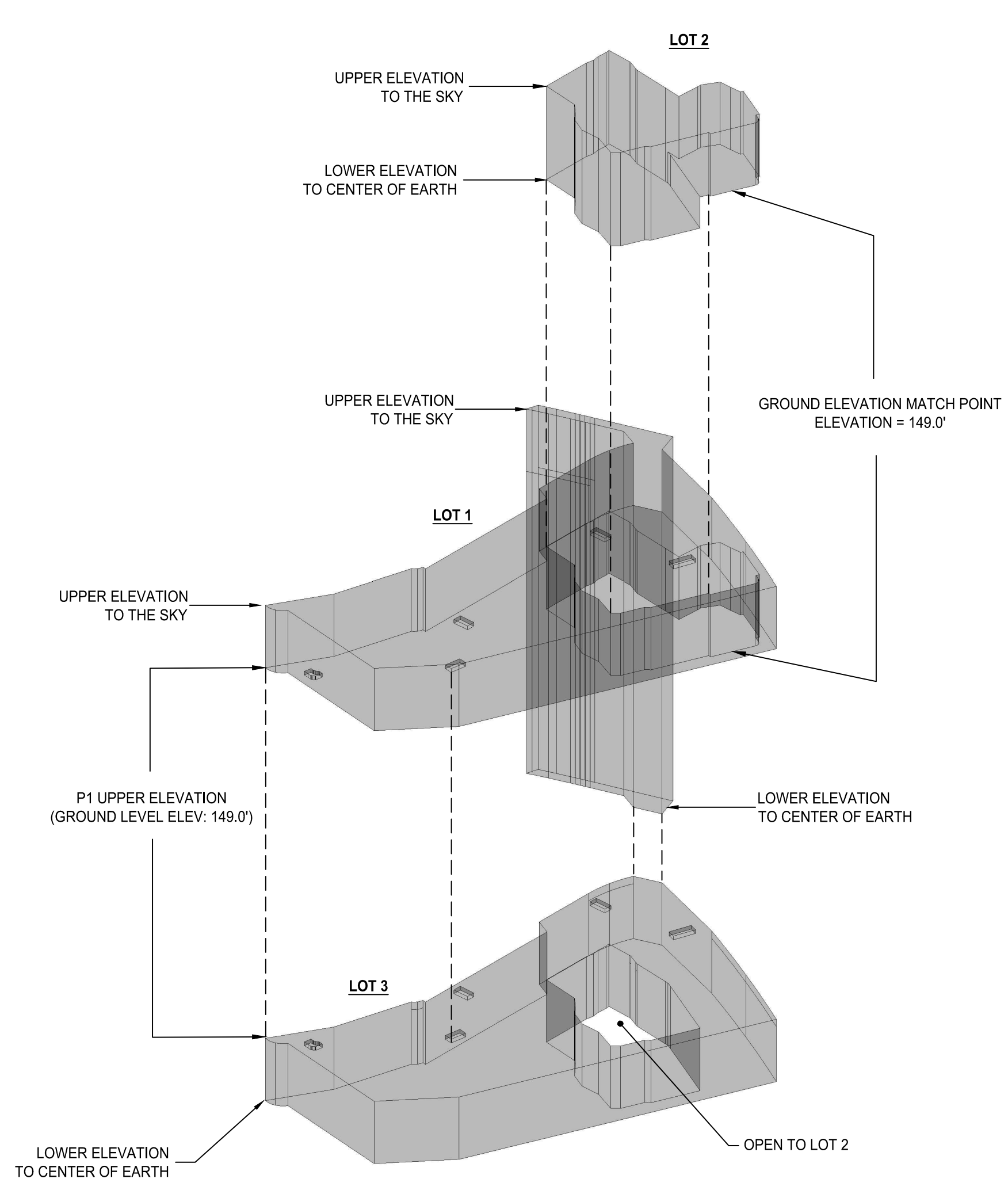
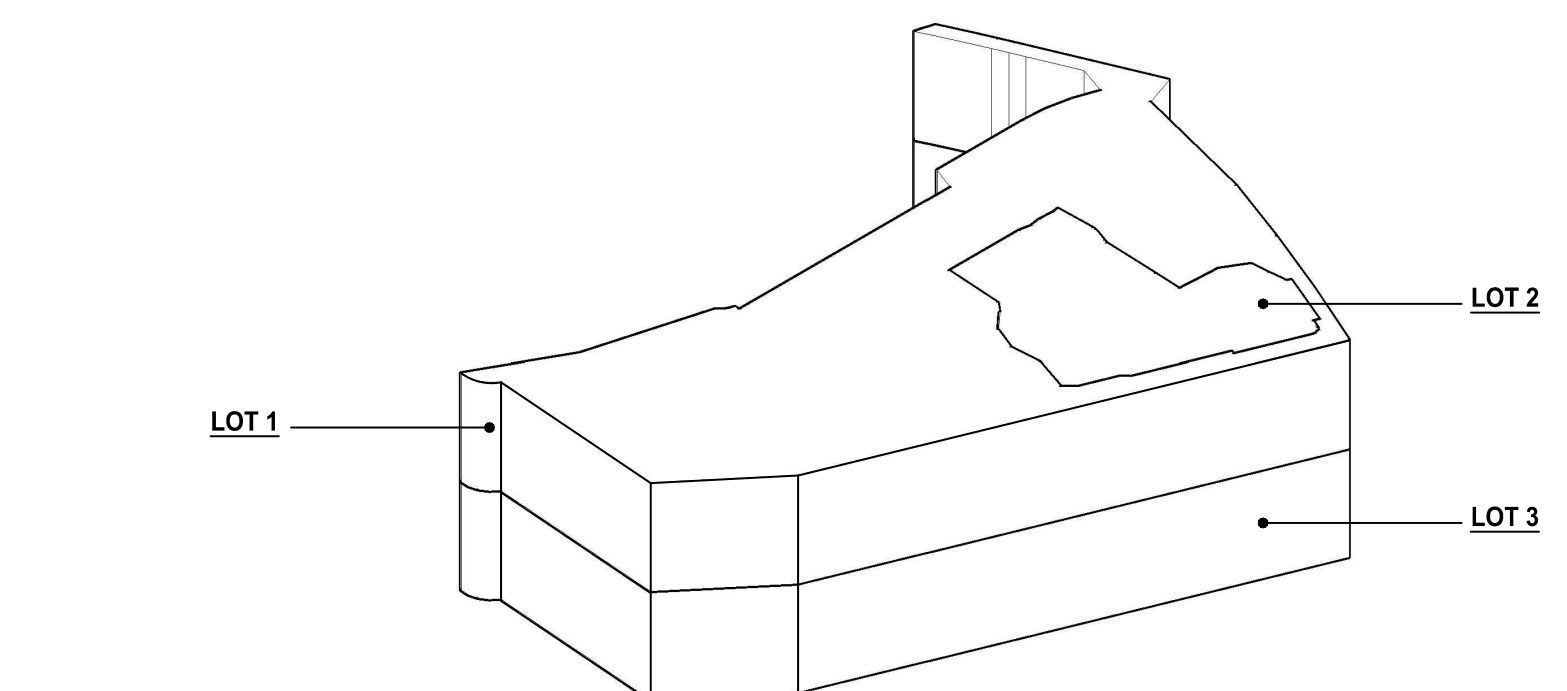


VESTING TENTATIVE TRACT MAP No. 83334

FOR MERGER AND SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES

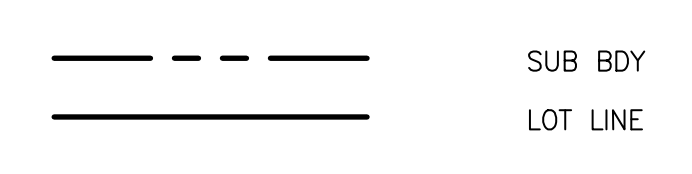


GROUND LEVEL
L.E. = 149.0'



OVERALL VIEW
SCALE = N.T.S.

LINETYPES



TAG	BEARING	DISTANCE
L1	N42°04'55"W	10.93'
L2	N85°43'33"W	6.09'
L3	N47°55'05"E	22.04'
L4	N42°04'55"W	11.88'
L5	N42°04'55"W	7.89'
L6	N47°55'05"E	22.67'
L7	N42°04'55"W	15.69'
L8	N42°02'20"W	25.00'
L9	N47°57'41"E	50.00'
L10	N42°02'19"W	25.00'
L11	N47°57'41"E	50.00'
L12	N38°51'42"E	25.00'
L13	N51°00'07"W	49.98'
L14	N38°52'15"E	25.12'
L15	N51°08'14"W	49.99'
L16	N51°08'14"W	5.31'
L17	N51°08'14"W	49.69'
L18	N38°51'46"E	25.00'
L19	N51°08'14"W	50.19'
L20	N51°08'14"W	4.81'
L21	N38°51'46"E	25.00'
L22	N57°41'59"E	68.64'
L23	N32°32'12"W	24.65'
L24	N57°27'48"E	68.64'
L25	N32°32'12"W	24.93'
L26	N23°34'16"W	17.19'
L27	N23°15'41"W	3.73'
L28	N61°31'37"E	8.43'
L29	N61°31'37"E	126.21'
L30	N28°28'23"W	8.00'
L31	N61°31'37"E	83.79'
L32	N61°31'37"E	89.71'
L33	N88°28'23"W	16.20'
L34	N61°31'37"E	73.65'
L35	N87°19'40"E	26.17'
L36	N28°28'23"W	77.93'
L37	N50°20'29"W	61.98'
L38	N25°17'20"W	55.39'
L39	N01°33'04"W	52.31'
L40	N08°44'56"W	26.85'
L41	N42°47'18"W	121.04'
L42	N38°51'46"E	6.07'
L43	N49°53'19"E	23.94'
L44	N30°40'17"E	22.62'
L45	N41°48'01"E	31.09'
L46	N30°40'17"E	12.40'
L47	N47°46'11"W	79.65'
L48	N42°22'39"W	6.37'
L49	N27°24'09"W	34.49'
L50	N28°28'23"W	8.45'
L51	N44°09'34"W	117.37'
L52	N43°46'25"W	57.83'
L53	N42°13'56"E	71.81'
L54	N39°02'21"E	11.83'
L55	N70°45'16"E	54.07'
L56	N50°57'39"W	39.21'
L57	N50°52'03"W	35.78'
L58	N61°46'12"E	7.87'
L59	N24°22'57"W	124.92'
L60	N61°31'37"E	10.31'

TAG	DELTA ANGLE	RADIUS	LENGTH	TANGENT
C1	Δ=17°48'07"	20.00'	6.21'	3.13'
C2	Δ=07°44'52"	20.00'	2.20'	1.35'
C3	Δ=14°40'20"	20.00'	5.12'	2.97'
C4	Δ=33°24'04"	20.00'	11.66'	6.00'
C5	Δ=11°53'10"	20.00'	4.15'	2.08'
C6	Δ=82°18'27"	17.00'	24.42'	14.88'



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Suite 2100
Los Angeles, CA 90017
P: 213.266.5294
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LOS ANGELES, CA 90067
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COMSTOCK CASE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
108 WEST 13TH ST, WILMINGTON,
NEW CASTLE, DE 19801
CITY OF COMMERCE, A MUNICIPAL
CORPORATION
2535 COMMERCE WAY
COMMERCE, CA 90040
(323) 722-4805
ARCHITECT:
PATRICK J. TIGHE FAIA
CA LICENSE C27897
TIGHE ARCHITECTURE, INC
5757 VENICE BLVD.
LOS ANGELES, CA 90019
(323) 424-7594
LAND SURVEYOR:
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700 S. FLOWER STREET, SUITE 2100
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ALLEN ESCOBEDO, SE
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LOS ANGELES, CA 90017
(213) 418-0201

EXISTING LAND USE:
PROPERTIES ARE VACANT, COMMUNITY
PARK AND COMMUNITY FACILITIES
PROPOSED LAND USE:
MIXED USE:
RESIDENTIAL APARTMENTS / RESIDENTIAL
CONDOMINIUMS / COMMERCIAL / PUBLIC
PARK / RECREATION CENTER
EXISTING ZONING:
C/M1 - COMMERCIAL MANUFACTURING
PF - PUBLIC FACILITY
PROPOSED ZONING:
A-1
A-2
A-3
A-4
A-5
I-4
M
R-2
R-3
S-2

REVISIONS	DATE	ISSUED FOR

DATE	4/14/2021
PROJECT NUMBER	1900620
DRAWN BY	MSB
CHECKED BY	BR
SCALE	AS SPECIFIED

PROJECT DESCRIPTION:
7316 GAGE AVENUE, COMMERCE,
CA 90040

SHEET NUMBER
SHEET 3 OF 3