

3 NUMBERED LOTS
17.48± ACRES

VESTING TRACT MAP NO. 83334

A THREE-LOT LAND AND AIRSPACE SUBDIVISION
FOR A MAXIMUM OF 850 RESIDENTIAL AND COMMERCIAL CONDOMINIUM UNITS

BEING A SUBDIVISION OF A PORTION OF THE RANCHO SAN ANTONIO, PER MAP
RECORDED IN BOOK 1, PAGE 389 OF PATENTS AND OF THE RANCHO SANTA
GERTRUDES PER MAP RECORDED IN BOOK 1, PAGES 156 TO 158 OF PATENTS

AND LYING ENTIRELY WITHIN THE
CITY OF COMMERCE – LOS ANGELES COUNTY – CALIFORNIA
OCTOBER, 2024



500 La Terraza Blvd., Unit 102
Escondido, CA 92025

Phone: (760) 640-0265
www.kierwright.com

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE
SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION
AND FILING OF SAID MAP AND SUBDIVISION.

AS OWNER:

COMSTOCK GAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: COMSTOCK GAGE MANAGER LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: Adrian Comstock
ADRIAN COMSTOCK, MANAGER

AS OWNER:

CITY OF COMMERCE, A MUNICIPAL CORPORATION

BY: _____

NAME: _____

ITS: _____

BENEFICIARY'S STATEMENT

GAGE NOTEHOLDER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT CERTAIN DEED
OF TRUST RECORDED ON NOVEMBER 20, 2013, AS INSTRUMENT NO. 2013-1648689 AND BY ASSIGNMENT
RECORDED MAY 1, 2018 AS INSTRUMENT NO. 2018-0420202, BOTH OF OFFICIAL RECORDS OF LOS ANGELES
COUNTY, DOES HEREBY CONSENT TO THE PREPARATION OF SAID TRACT MAP.

BY: Adrian Comstock
ADRIAN COMSTOCK, MANAGING MEMBER

PLEASE SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS, INCLUDING ALL OIL, GAS
AND OTHER MINERAL RIGHTS HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii)
OF THE SUBDIVISION MAP ACT, AS THEIR INTERESTS CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT
REQUIRED BY THE GOVERNING BODY:

AN EASEMENT FOR STORM DRAINAGE PURPOSES IN FAVOR OF LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT RECORDED ON APRIL 4, 1967 AS INSTRUMENT NO. 2850, OFFICIAL RECORDS OF LOS ANGELES
COUNTY.

AN EASEMENT FOR POLE LINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED OCTOBER
5, 1922 IN BOOK 1377 AT PAGE 279, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

AN EASEMENT FOR PUBLIC ROAD AND HIGHWAYS IN FAVOR OF LOS ANGELES COUNTY, RECORDED MAY 27,
1942 IN BOOK 19381, AT PAGE 57, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

AN EASEMENT FOR COMMUNICATION PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA
RECORDED ON DECEMBER 5, 1953 AS INSTRUMENT NO. 4259 IN BOOK D297, AT PAGE 22, OFFICIAL RECORDS
OF LOS ANGELES COUNTY.

AN EASEMENT FOR BILLBOARD ACCESS PURPOSES IN FAVOR OF GOLDEN OAKS PARTNERS, LLC, RECORDED
NOVEMBER 13, 2003 AS INSTRUMENT NO. 03-3420763, AND QUITCLAIM DEEDS RECORDED AUGUST 21, 2014
AS INSTRUMENT NO. 2014-881458 AND OCTOBER 8, 2015 AS INSTRUMENT NO. 2015-1249504, ALL OF
OFFICIAL RECORDS OF LOS ANGELES COUNTY. THE LOCATION OF SAID EASEMENT IS NOT DEFINED IN SAID
DOCUMENT AND THEREFORE HAS NOT BEEN PLOTTED HEREON.

AN EASEMENT FOR BILLBOARD ACCESS PURPOSES IN FAVOR OF VIVENT MANAGEMENT, LLC, RECORDED APRIL
16, 2014 AS INSTRUMENT NO. 20140384682, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF INTEREST IN, OR RIGHTS TO MINERALS
INCLUDING BUT NOT LIMITED TO OIL, GAS OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED UNDER THE
PROVISIONS OF SECTION 66436(a)(3)(c) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT CANNOT
RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

OIL AND GAS RIGHTS IN FAVOR OF CALIFORNIA TRUST COMPANY, RECORDED APRIL 17, 1944 IN BOOK 20838,
AT PAGE 147, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

MINERAL RIGHTS IN FAVOR OF PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED APRIL 29, 1963 AS
INSTRUMENT NO. 1633, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR A MAXIMUM OF 850 RESIDENTIAL AND
COMMERCIAL UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN
THE COMMON AREAS, WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE
UNITS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST
OF COMSTOCK REALTY PARTNERS ON FEBRUARY 15, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

11-1-2024
DATE

CASEY R. LYNCH, P.L.S. 8380



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE
MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND SUBDIVISION
ORDINANCES OF THE CITY OF COMMERCE APPLICABLE AT THE TENTATIVE MAP TIME OF APPROVAL OF THE
TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

12/12/24
DATE

DAVID B. RAGLAND, PLS 5173
ON BEHALF OF THE CITY ENGINEER
CITY OF COMMERCE



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COMMERCE BY RESOLUTION ADOPTED ON
_____, DAY OF _____, 202_____, APPROVED THE ATTACHED MAP.

DATE

CITY CLERK, CITY OF COMMERCE

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF COMMERCE,
TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY
BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE

CITY TREASURER, CITY OF COMMERCE

LOS ANGELES COUNTY TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED
WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE
PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON THE MAP OF
TRACT NO. 83334 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE

BY: _____
DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED
UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE

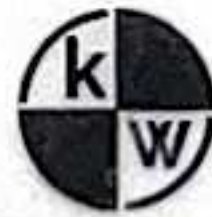
BY: _____
DEPUTY

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NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.
COUNTY OF Los Angeles

ON 4 November 2024 BEFORE ME, Maxwell Rouse-Howell, A NOTARY PUBLIC,
PERSONALLY APPEARED Adrian David Comstock, WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME
IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE [Signature]

PRINTED NOTARY'S NAME Maxwell Rouse-Howell

NOTARY'S PRINCIPAL PLACE OF BUSINESS The UPS Store

NOTARY'S COMMISSION NUMBER #2486015

EXPIRATION OF NOTARY'S COMMISSION April 2nd 2028



NOTARY ACKNOWLEDGMENT

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INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME
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PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NUMBER _____

EXPIRATION OF NOTARY'S COMMISSION _____

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STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
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PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NUMBER _____

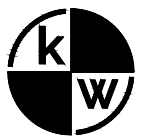
EXPIRATION OF NOTARY'S COMMISSION _____

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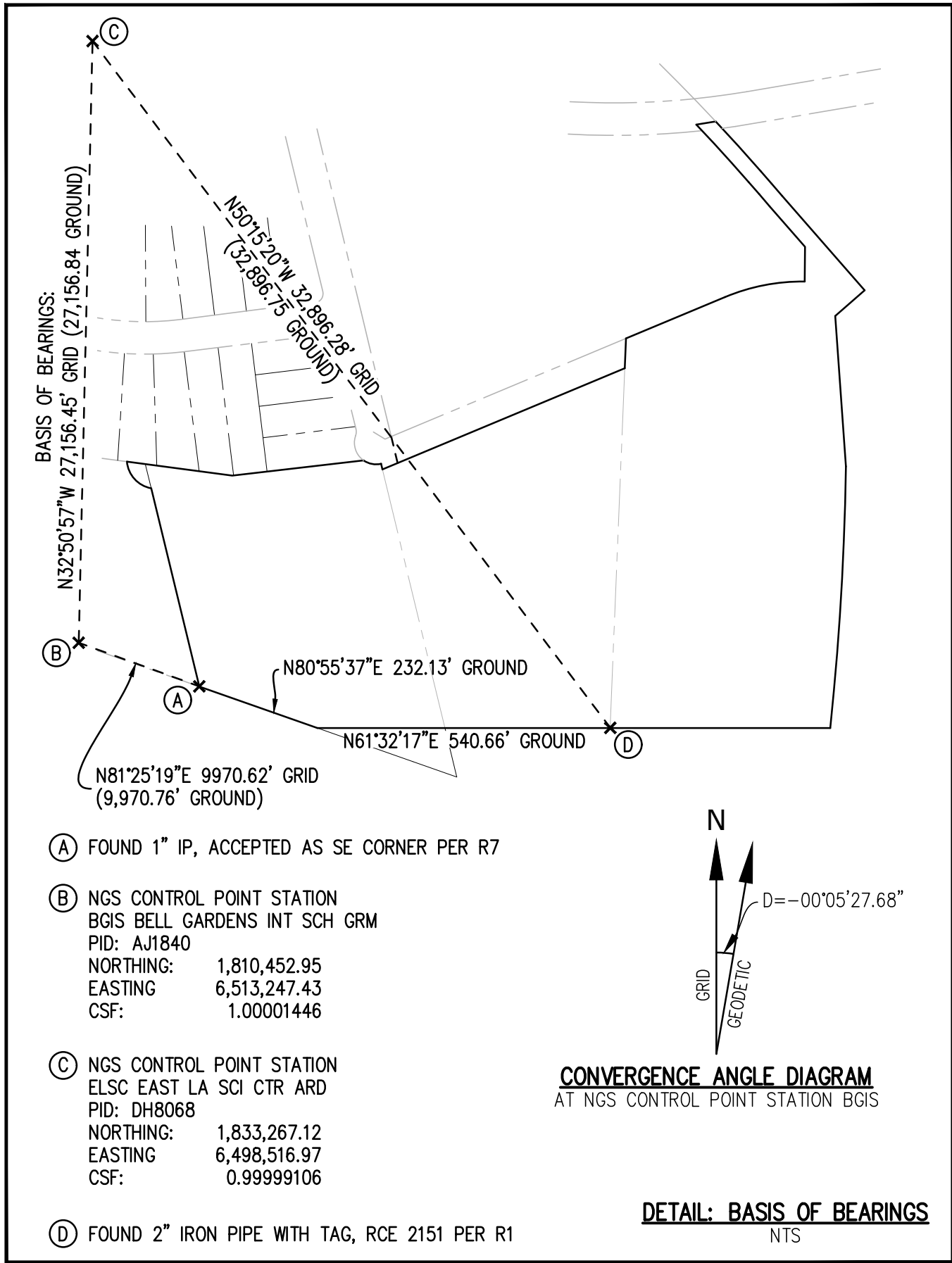
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RECORD MAP & DOCUMENT REFERENCES

R1	RECORD OF SURVEY	RS 75/94
R2	RECORD OF SURVEY	RS 201/55-62
R3	CORNER RECORD	PWFB 1024/1882-1883
R4	CORNER RECORD	PWFB 1024/1884-1885
R5	RECORD OF SURVEY	RS 301/98
R6	GRANT DEED	DOC. 20131648689
R7	TRACT NO. 52423-01	MB 1267/6-10
R8	GRANT DEED	INST.# 620, D1367 O.R. 824
R9	GRANT DEED	INST.# 5407
R10	CORPORATION GRANT DEED	INST.# 1402, D1069 O.R. 803
R11	CORPORATION GRANT DEED	INST.# 1633
R12	TRACT NO. 11591	MB 212/39-40
R13	L.A.C.F.C.D. RIO HONDO CHANNEL	4-RW 18.1

LEGEND & ABBREVIATIONS

—	DISTINCTIVE BORDER LINE
- - - - -	LOT LINE TO BE REMOVED
—	NEW LOT LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	CENTERLINE/MONUMENT LINE
- - - - -	EASEMENT LINE, EXISTING
- - - - -	TIE LINE
	ABUTTER'S RIGHTS OF ACCESS RELINQUISHED (18318 OR 116)(34733 OR 76)
●	FOUND MONUMENT AS NOTED
○	FOUND IRON PIPE AS NOTED
□	2" IRON PIPE TO BE SET, LS 8380, UNLESS OTHERWISE NOTED
■	LEAD AND DISC TO BE SET, LS 8380, UNLESS OTHERWISE NOTED
▲	FOUND LEAD, AS NOTED
x	FOUND SPIKE, AS NOTED
CR	FOUND CUT CROSS, AS NOTED
FND	CORNER RECORD
INST.	FOUND
IP	INSTRUMENT NO.
L.A.C.F.C.D.	IRON PIPE
M	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
ML	MONUMENT
MB	MONUMENT LINE
NO.	MAP BOOK
O.R.	NUMBER
PWFB	OFFICIAL RECORDS
(R)	PUBLIC WORKS FIELD BOOK
RS	RADIAL BEARING
R/W	RECORD OF SURVEY
()	RIGHT OF WAY
(R1)	RECORD INFORMATION
S.C.E.E.	RECORD MAP REFERENCE (SEE TABLE, THIS SHEET)
S.D.E.	SOUTHERN CALIFORNIA EDISON ELECTRIC EASEMENT
SFNF	STORM DRAIN EASEMENT
	SEARCHED FOR, NOT FOUND

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2017.5, IN ACCORDNACE WITH THE CALIFORNIA PUBLIC RESOURCE CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS BGIS (PID AJ1840) AND ELSC (PID DH8068).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES
MULTIPLY THE DISTANCES BY THE FOLLOWING COMBINATION FACTOR OF 0.99974150.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N61°32'17"E	10.31'
L2	N23°33'36"W	17.19'
L3	N23°15'01"W	3.73'
L4	N61°32'17"E	134.64'
L5	N28°27'43"W	8.00'
L6	N61°32'17"E	173.50'
L7	N88°27'43"W	16.20'
L8	N61°32'17"E	73.65'
L9	N87°36'20"E	26.17'
L10	N28°27'43"W	77.93'
L11	N50°19'49"W	61.98'
L12	N25°16'40"W	55.39'
L13	N1°32'24"W	52.31'
L14	N8°44'16"W	26.85'
L15	N42°46'38"W	121.20'
L16	N38°51'38"E	159.04'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N49°53'58"E	24.95'
L18	N30°40'57"E	22.62'
L19	N41°48'41"E	31.09'
L20	N30°40'57"E	12.40'
L21	N47°45'31"W	79.65'
L22	N42°21'59"W	6.37'
L23	N27°23'29"W	34.49'
L24	N28°27'43"W	8.45'
L25	N44°01'15"W	175.20'
L26	N42°14'36"E	71.81'
L27	N39°03'01"E	11.83'
L28	N70°45'56"E	54.07'
L29	N50°56'59"W	39.21'
L30	N52°51'23"W	35.78'
L31	N61°46'52"E	7.87'
L32	N24°22'17"W	124.92'

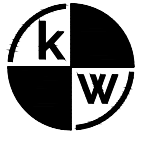
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1530.00'	1°23'33"	37.18'
C2	3769.75'	1°53'47"	124.77'
C3	5679.60'	0°18'03"	29.83'
C4	11409.17'	0°08'57"	29.70'
C5	55.00'	74°28'54"	71.50'
C6	40.00'	48°35'22"	33.92'
C7	368.64'	23°29'52"	151.18'
C8	11379.17'	0°08'55"	29.50'
C9	5649.60'	0°18'03"	29.67'
C10	3739.75'	2°12'22"	143.99'
C11	17.00'	82°18'27"	24.42'
C12	3739.75'	1°58'03"	128.42'
C13	3739.75'	0°14'19"	15.57'
C14	3769.75'	0°15'50"	17.37'
C15	3769.75'	1°37'56"	107.40'

RECORD INFORMATION	
(RECORD REFERENCE)	
(R=3769.75' D=1°53'47" L= 124.77')(R1); (R=3769.75' D=1°37'20" L=106.73')(R5); (R=3769.75' L=124.17')(R6)	
(R=5679.60' D=0°18'00" L=29.74')(R1); (R=5575.13' D=0°18'00" L=29.74')(R5); (R=5679.60' L=29.74')(R6)	
(R=11409.17' D=0°09'00" L=29.87')(R1); (R=11409.17' D=0°09'00" L=29.87')(R5); (R=11409.17' L=29.87)(R6)	
(R=55.00' D=74°25'32" L=71.44')(R9)	
(R=40.00' D=48°35'25" L=33.92')(R12)	
(R=368.64' D=23°29'43" L=151.17')(R1); (R=368.64' D=23°29'44" L=151.17')(R5); (R=368.64' L=151.17')(R6)	
(R=11379.17' D=0°09'00" L=29.79')(R1); (R=11379.17' D=0°09'00" L=29.79')(R5); (R=11379.17' L=29.79')(R6)	
(R=5649.60' D=0°18'00" L=29.58')(R1); (R=5949.50 D=0°18'00" L=29.58')(R5); (R=5649.50' L=29.58')(R6)	
(R=3739.75' D=2°12'22" L=143.99')(R1); (R=3739.75' D=1°55'44" L=125.89')(R5); (R=3739.75' L=143.99')(R6)	

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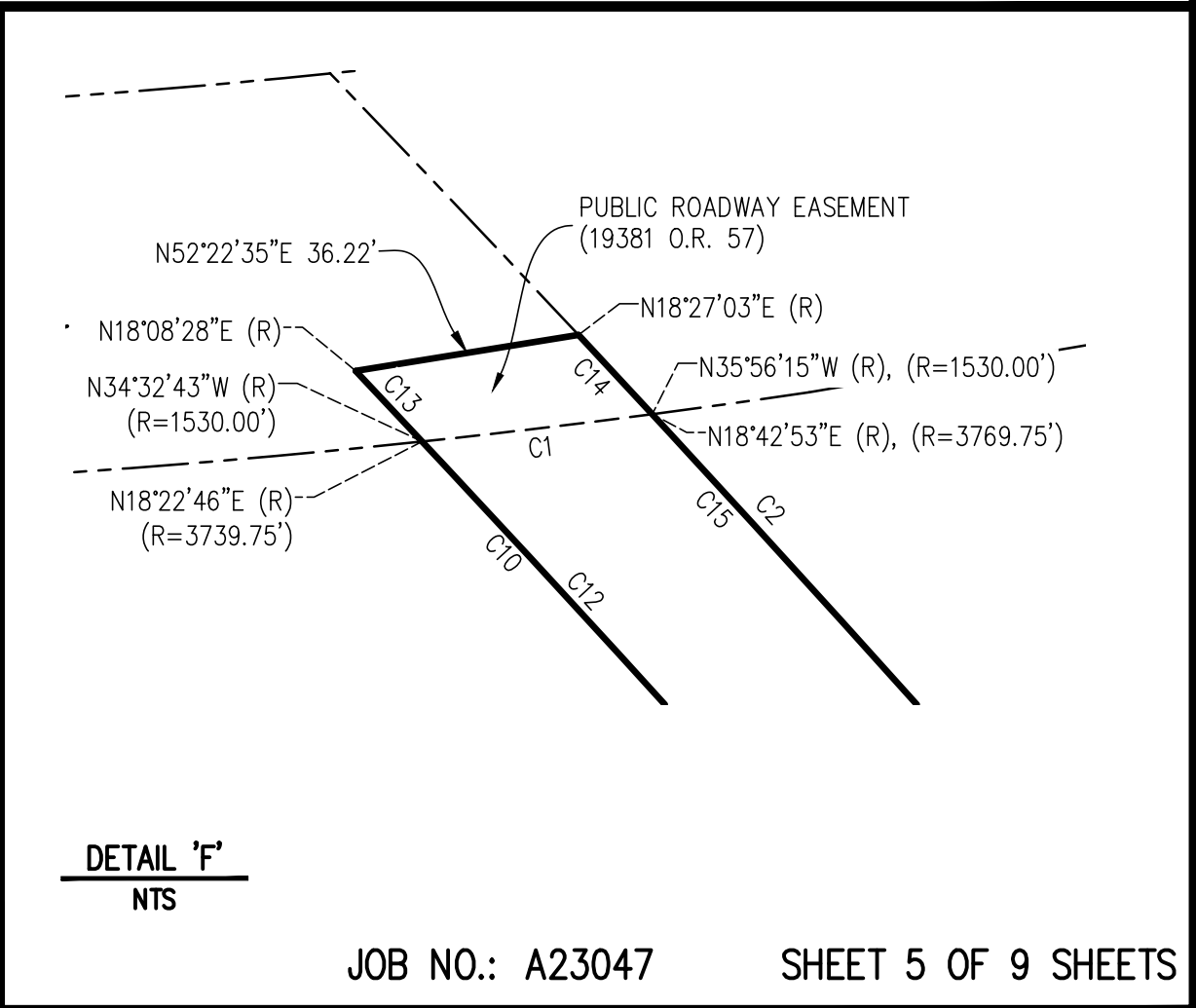
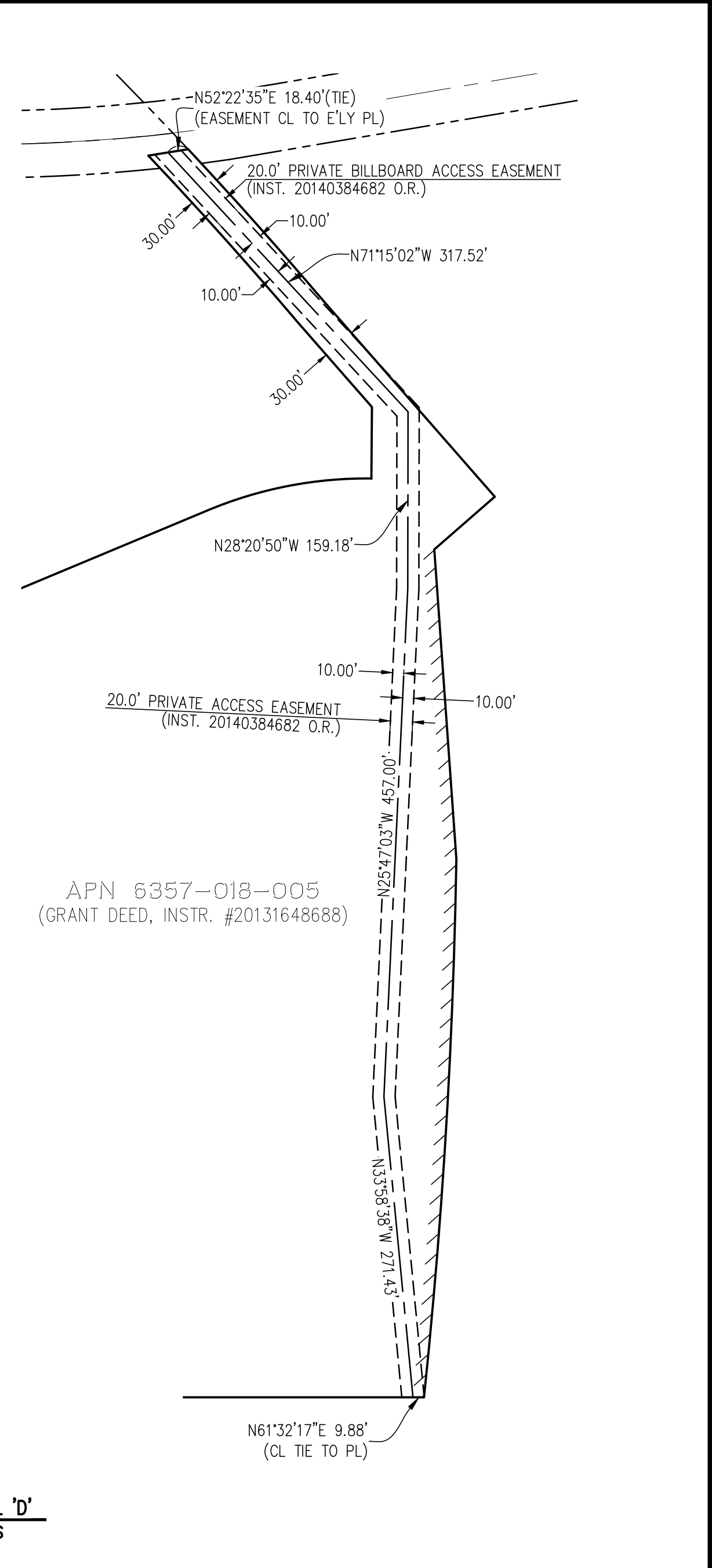
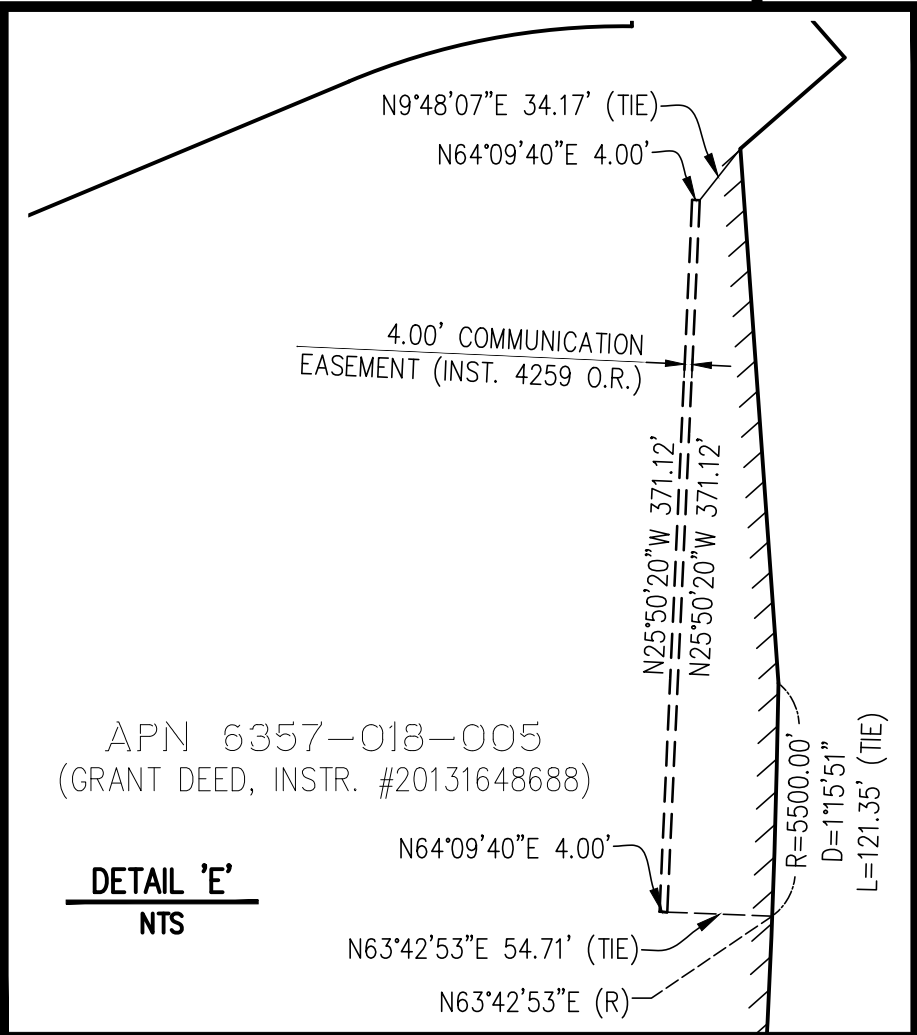
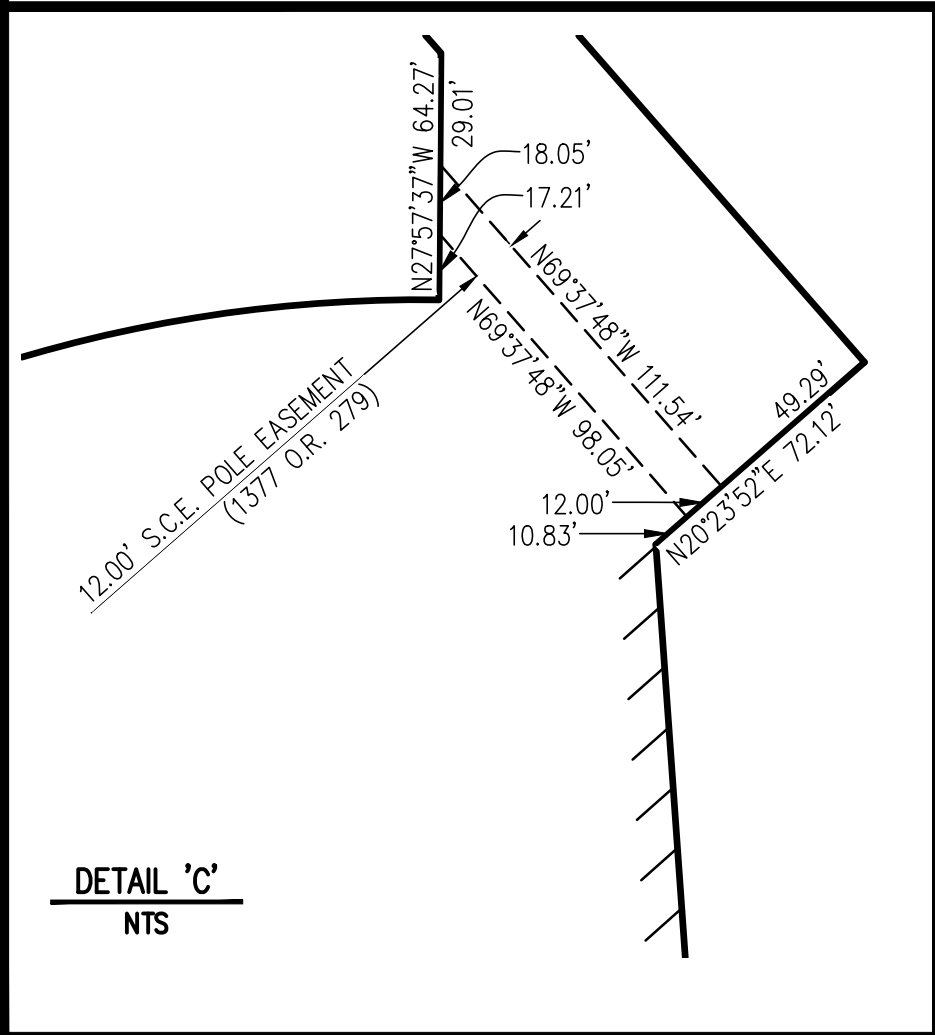
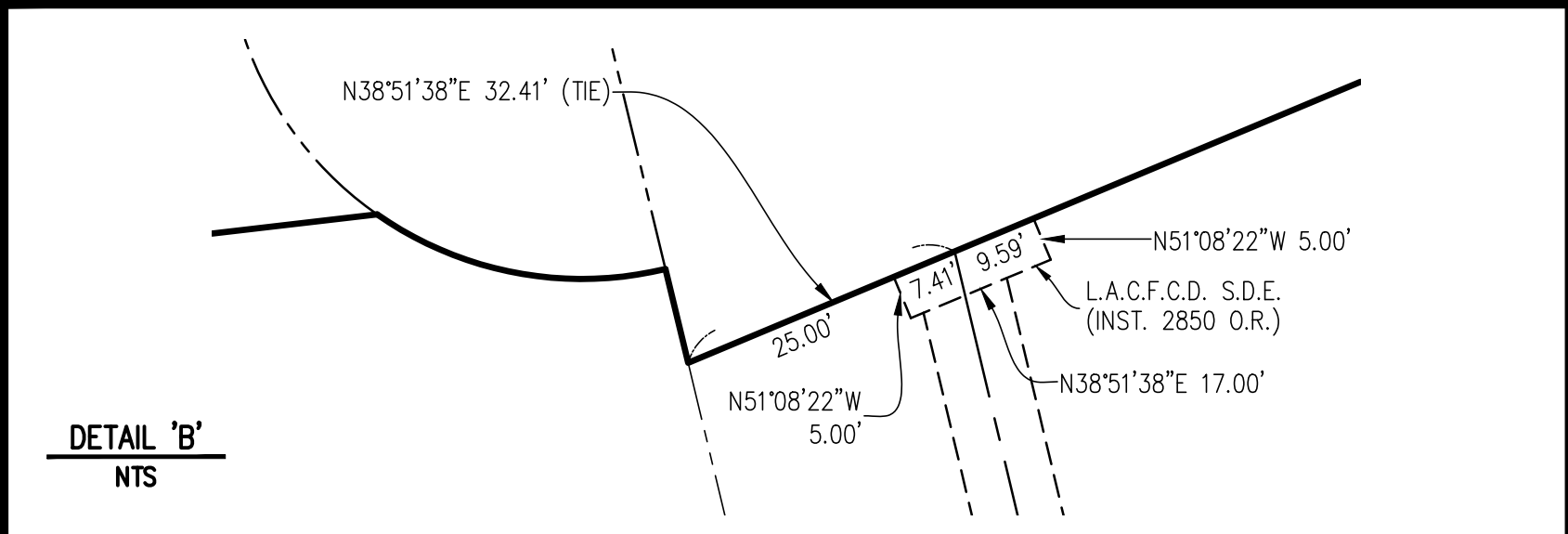
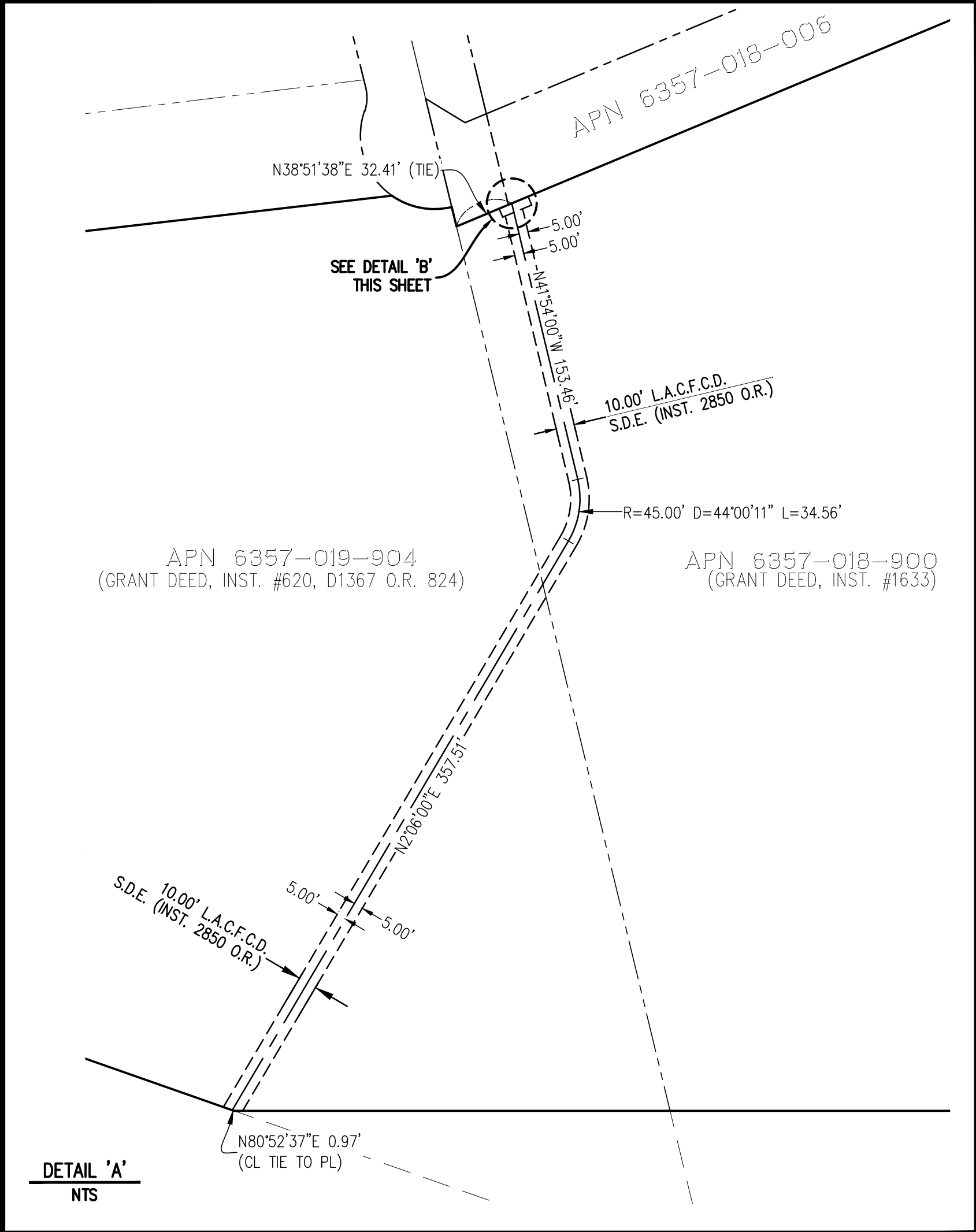
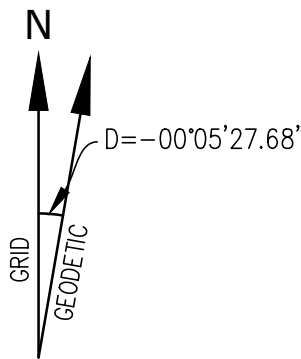
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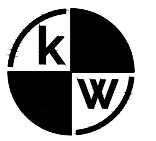
EXISTING EASEMENT TIES



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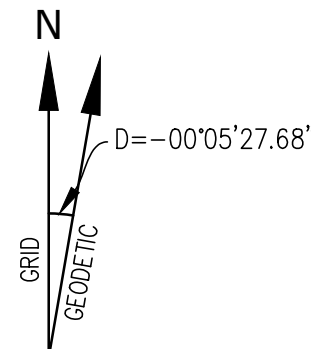
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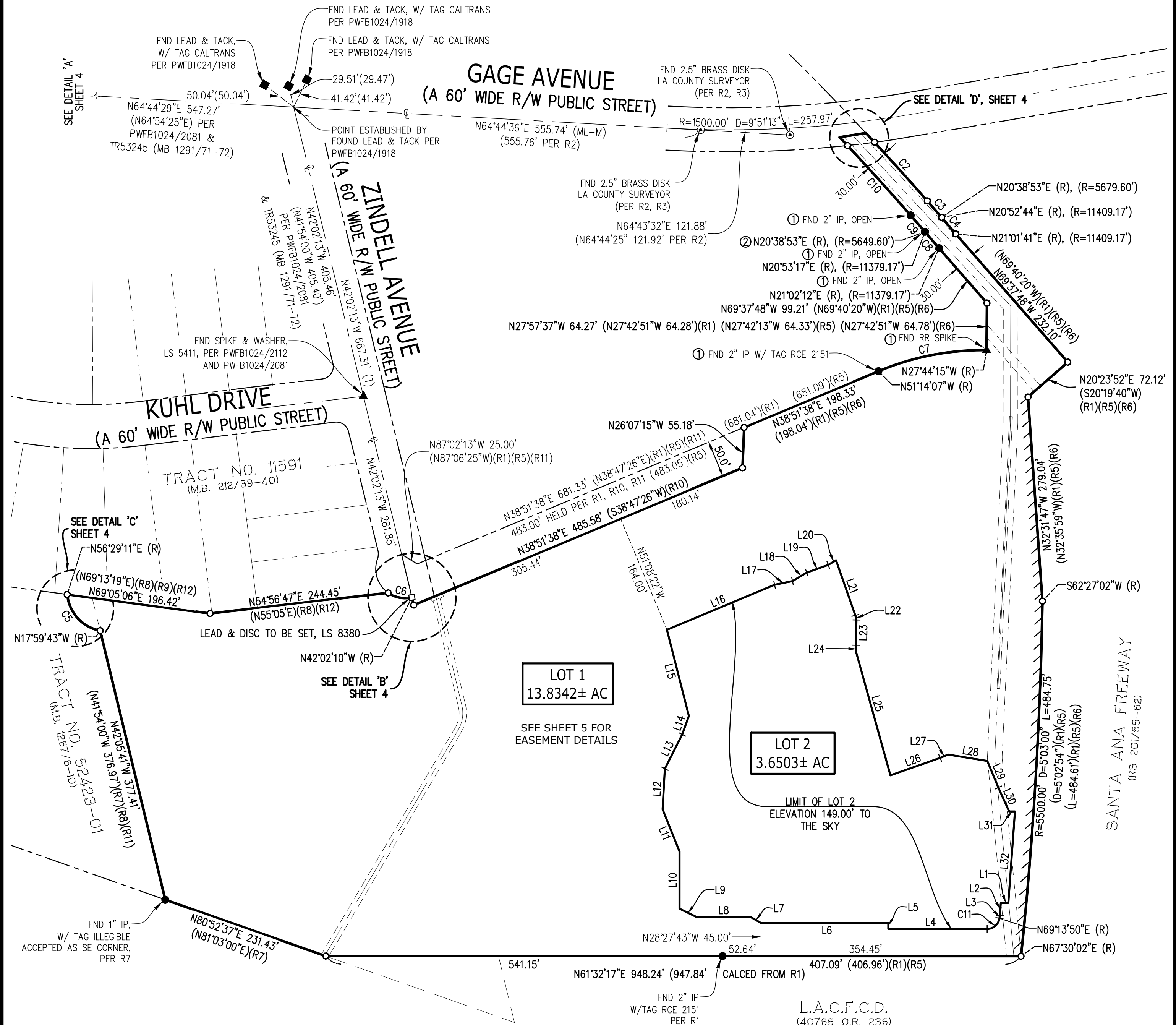


500 La Terraza Blvd., Unit 102
Escondido, CA 92025
Phone: (760) 640-0265
www.kierwright.com

KIER+WRIGHT



0 50' 100' 200'
Scale 1" = 100 ft



BENCHMARK NOTE

BENCHMARK NO: PY12049
DESCRIPTION: L&DPW TAG IN S CB 1 FT W/O BCR @ SW COR GAGE AV & ZINDELL AV
ELEVATION: 148.815 FT
DATUM: NAVD88, PUBLISHED BY LOS ANGELES COUNTY PUBLIC WORKS. SOUTH GATE QUAD, 2013 ADJUSTMENT.

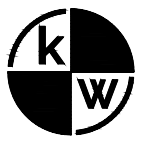
NOTES

- SEE SHEET 3 FOR LINE & CURVE TABLES
- SEE SHEET 3 FOR RECORD BOUNDARY REFERENCES
- SEE SHEET 4 FOR PROPERTY MONUMENTATION NOTES.
- EXISTING EASEMENTS SHOWN FOR INFORMATIONAL PURPOSES. SEE SHEET 5 FOR ADDITIONAL DETAIL.

VESTING TRACT MAP NO. 83334

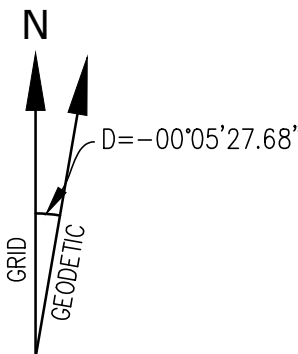
A THREE-LOT LAND AND AIRSPACE SUBDIVISION
FOR A MAXIMUM OF 850 RESIDENTIAL AND COMMERCIAL CONDOMINIUM UNITS
BEING A PORTION OF THE RANCHO SAN ANTONIO, PER MAP RECORDED IN BOOK 1,
PAGE 389 OF PATENTS AND OF THE RANCHO SANTA GERTRUDES PER MAP RECORDED
IN BOOK 1, PAGES 156 TO 158 OF PATENTS

AND LYING ENTIRELY WITHIN THE
CITY OF COMMERCE — LOS ANGELES COUNTY — CALIFORNIA
SEPTEMBER, 2024

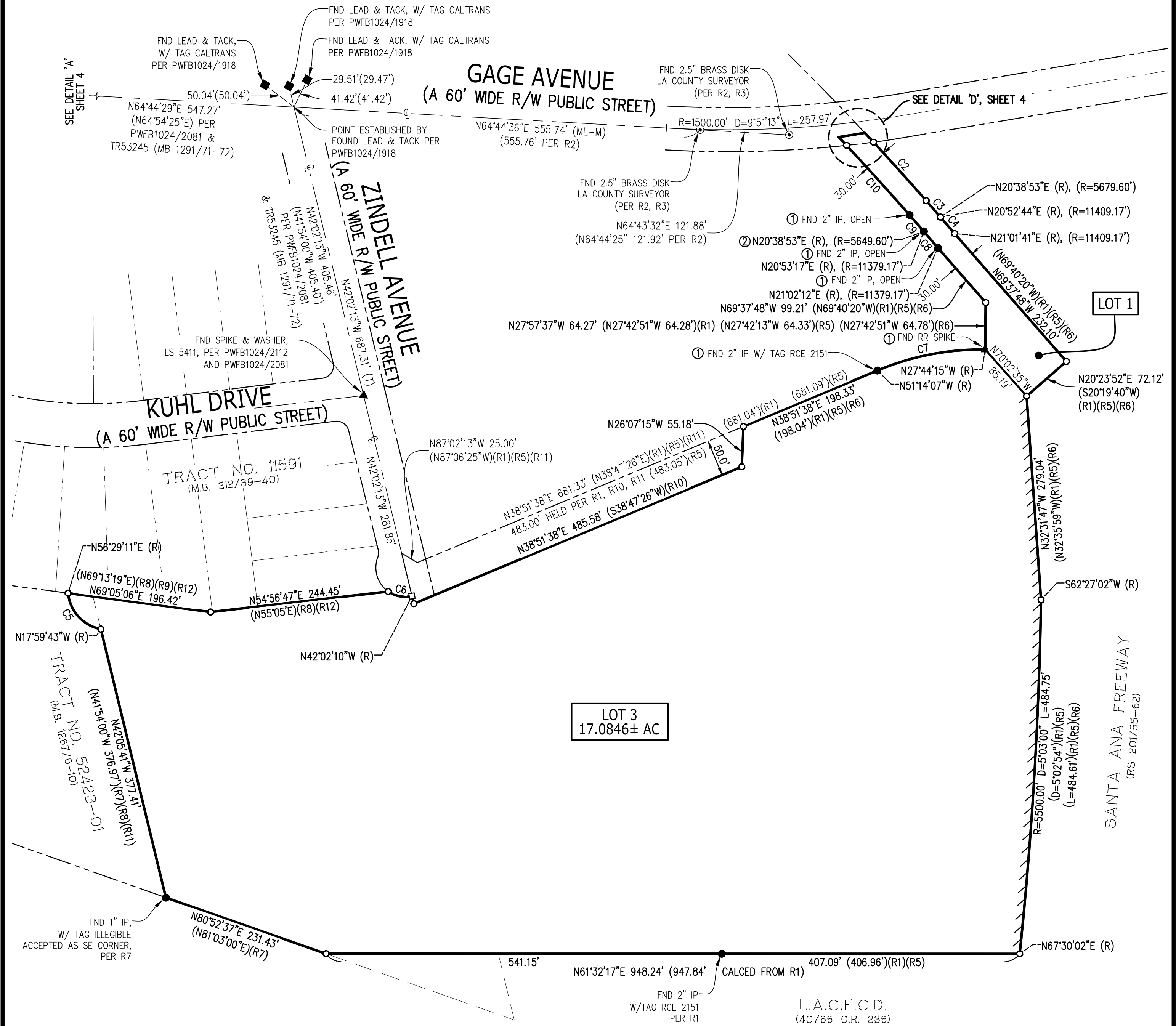


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BELOW ELEVATION 149.00'

JOB NO.: A23047 SHEET 7 OF 9 SHEETS

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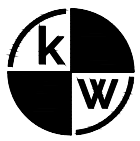


VESTING TRACT MAP NO. 83334

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