VESTING TENTATIVE TRACT MAP No. 83334

FOR MERGER AND SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.NCS-986905A-SF DATED OCTOBER PARCELS APPEARS REAL PROPERTY IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED ON MAP

PARCEL A 6357-018-900 BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF TRACT 11591, AS PER MAP RECORDED IN BOOK 212 PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITH THE NORTHWESTERLY LINE OF THE LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY, SHOWN AS PARCEL 31 IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 590754, NOTICE OF THE PENDENCY OF SAID ACTION WAS RECORDED SEPTEMBER 19. 1951 AS INSTRUMENT NO. 2952. IN BOOK 37240 PAGE 79. OFFICIAL RECORD OF SAID COUNTY: THENCE ALONG SAID PROLONGATION AND SAID NORTHEASTERLY LINE OF TRACT NO. 11591 NORTH 42°06'25" WEST 563.16 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO LOS ANGELES BY-PRODUCTS COMPANY, RECORDED JUNE 24, 1948 AS INSTRUMENT NO. 1189, IN BOOK 27555, PAGE 233, OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE SOUTH 87°06'25" EAST 25.00 FEET AND NORTH 38°47'26" EAST 483.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY LINE, NORTH 38°47'26" EAST 198.04 FEET, TO THE BEGINNING OF A TANGENT CURVE IN SAID BOUNDARY LINE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 368.64 FEET, THENCE A NORTHEASTERLY 151.17 FEET ALONG SAID CURVE TO AN ANGLE POINT IN SAID BOUNDARY LINE; THENCE NORMAL TO SAID LAST MENTIONED CURVE NORTH 27°42'51" WEST 64.78 FEET TO ANOTHER ANGLE POINT IN SAID BOUNDARY LINE; THENCE CONTINUING ALONG SAID BOUNDARY LINE NORTH 69°40'20" WEST 99.21 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID BOUNDARY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 11,379.17 FEET; THENCE NORTHWESTERLY 29.79 FEET ALONG SAID CURVE TO THE BEGINNING OF A COMPOUND CURVE IN SAID BOUNDARY LINE; SAID COMPOUND CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5649.50 FEET; THENCE NORTHWESTERLY 29.58 FEET ALONG SAID COMPOUND CURVE THE BEGINNING OF ANOTHER COMPOUND CURVE IN SAID BOUNDARY LINE, SAID LAST MENTIONED CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3739.75 FEET; THENCE NORTHWESTERLY 143.99 FEET ALONG SAID LAST MENTIONED CURVE TO A POINT IN THE SOUTHEASTERLY LINE OF GAGE AVENUE, FORMERLY GAGE ROAD, AS SHOWN ON THE MAP OF EAST LAGUNA, FILED IN LOS ANGELES SUPERIOR COURT CASE NO. 8-81961 FROM WHICH A RADIAL LINE BEARS SOUTH 17'40'18" WEST, THENCE NORTH 51°54'25" EAST 36.72 FEET ALONG SAID GAGE AVENUE TO A POINT IN THE SOUTHWESTERLY CURVED LINE OF THE 100 FOOT PORTION OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY. DESCRIBED IN DEED RESERVED IN BOOK 1814, PAGE 7 OF DEEDS IN SAID OFFICE, SAID SOUTHWESTERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3769.75 FEET, A RADIAL LINE FROM SAID LAST MENTIONED POINT BEARS SOUTH 17.58.53" WEST, THENCE SOUTHEASTERLY 124.77 FEET ALONG SAID LAST MENTIONED CURVE TO THE BEGINNING OF A COMPOUND CURVE IN SAID SOUTHWESTERLY LINE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5679.60 FEET: THENCE SOUTHEASTERLY 29.74 FEET ALONG SAID LAST MENTIONED CURVE TO THE BEGINNING OF ANOTHER COMPOUND CURVE IN SAID SOUTHWESTERLY LINE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 11,409.17 FEET; THENCE SOUTHEASTERLY 29.87 FEET ALONG SAID LAST MENTIONED CURVE, THENCE TANGENT TO SAID LAST MENTIONED CURVE AND ALONG SAID SOUTHWESTERLY LINE SOUTH 69°40'20" EAST 232.10 FEET TO THE WESTERLY END OF THE 300 FOOT PORTION OF SAID PACIFIC ELECTRIC RAILWAY COMPANY RIGHT OF WAY, AS SHOWN ON THE MAP ATTACHED TO SAID DEED RECORDED IN BOOK 1814 PAGE 7 OF DEEDS IN SAID OFFICE; THENCE ALONG SAID WESTERLY END LINE AND ITS PROLONGATION SOUTH 20°19'40" WEST 72.12 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 3, 1950 AS INSTRUMENT NO. 3104, IN BOOK 34733 PAGE 76 OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED SOUTH 32°35' 59" EAST 279.04 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER BEING A POINT IN THAT CERTAIN CURVE DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 18318 PAGE 116, OF SAID OFFICIAL RECORDS, AS HAVING A RADIUS OF 5500 FEET AND BEING CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID LAST MENTIONED POINT BEARS SOUTH 62*22'50" WEST; THENCE SOUTHEASTERLY 484.61 FEET ALONG SAID LAST MENTIONED CURVE TO ITS INTERSECTION WITH SAID NORTHWESTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY A RADIAL

APN 6357-018-900, (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.NCS-98605-SF DATED OCTOBER

REAL PROPERTY IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LINE FROM THE LAST MENTIONED INTERSECTION BEARS SOUTH 67*25'44" WEST: THENCE ALONG SAID

61°22'05" EAST 305.35 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 26'11'28" WEST 721.21

NORTHWESTERLY LINE SOUTH 61°22'05" WEST 406.96 FEET TO A POINT THAT IS DISTANT NORTH

FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B 6357-019-904 PARCEL 1:

THAT PORTION OF THE RANCHO SAN ANTONIO, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 389 OF PATENTS, AND OF THE RANCHO SANTA GERTRUDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 156 TO 158 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 11591 AS PER MAP RECORDED IN BOOK 212, PAGES 39 AND 40 OF MAPS, RECORDS OF SAID COUNTY, WITH THE WESTERLY LINE OF MERU AVENUE, NOW GREENWOOD, AS SHOWN ON SAID MAP OF TRACT NO. 11591; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE ,THE FOLLOWING COURSES AND DISTANCE; SOUTH 89° 18' 26" EAST 385.77 FEET, NORTH 69° 19' EAST 208 FEET TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTH 69° 13' 19" EAST 162.18 FEET: THENCE NORTH 55° 05' EAST 244.45 FEET TO THE SOUTHERLY TERMINUS OF ZINDELL AVENUE, AS SHOWN ON SAID MAP OF TRACT NO. 11591; THENCE EASTERLY ALONG SAID SOUTHERLY TERMINUS, 33.92 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT NO. 11591 AND THE SOUTHWESTERLY LINE OF THE TRACT OF LAND CONVEYED TO JOHN SEX BY DEED RECORDED IN BOOK 13, PAGE 161 OF DEEDS; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 41° 54' EAST 595.81 FEET TO A POINT; THENCE SOUTH 81° 06' WEST 86 FEET SOUTH 81° 03' WEST 411.07 FEET. MORE OR LESS. TO A POINT BEARING SOUTH 41° 54' EAST FROM THE TRUE POINT OF BEGINNING. SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ROCKY MOUNTAIN SERVICE INC., A UTAH CORPORATION, RECORDED OCTOBER 03, 1956 AS INSTRUMENT NO. 568; THENCE ALONG THE EASTERLY LIEN OF SAID LAND IN SAID DEED, NORTH 41° 54' WEST 422.99 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF SAID LAND WITH PARCEL 35, AS DESCRIBED IN AN ACTION TO CONDEMN SAID PARCEL FOR FLOOD CONTROL PURPOSES, SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 590754: A CERTIFIED COPY OF THE FINAL DECREE OF CONDEMNATION ENTERED JANUARY 13. 1953 IN SAID ACTION, BEING RECORDED JANUARY 19, 1953 IN BOOK 40766, PAGE 236 OF OFFICIAL RECORDS. ALSO EXCEPT THEREFROM ALL OIL, GAS, AND OTHER MINERALS IN OR UNDER SAID LANDS, AS RESERVED BY CALIFORNIA TRUST COMPANY BY DEED RECORDED APRIL 17, 1944 IN BOOK 20838, PAGE 147 OF OFFICIAL RECORDS.

APN 6357-019-904 PARCEL 2:

PARCEL (APN 6357-019-905

PARCEL D

6357-018-005

THAT PORTION OF THE RANCHO SAN ANTONIO, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 11 OF TRACT NO. 11591, AS PER MAP RECORDED IN BOOK 212, PAGES 39 AND 40 OF MAPS, RECORDS OF SAID COUNTY: THEN SOUTH 69° 13' 19" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 DISTANCE OF 21.30 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 69° 13' 19" WEST 34.24 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 55.00 FEET THROUGH WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 56° 37' 11" WEST; THENCE EASTERLY ALONG SAID CURVE 71.44 FEET THROUGH AN ANGLE OF 74° 25' 32" TO A POINT IN A LINE BEARING SOUTH 41° 54' EAST FROM THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ROCKY MOUNTAIN SERVICE INC., A UTAH CORPORATION, RECORDED OCTOBER 03, 1956 AS INSTRUMENT NO. 568; THENCE NORTH 41° 54' WEST THEREON 46.02 FEET TO THE TRUE POINT OF

EXCEPT THEREFROM ALL OIL, GAS, AND OTHER MINERALS IN OR UNDER SAID LANDS, AS RESERVED BY CALIFORNIA TRUST COMPANY BY DEED RECORDED APRIL 17, 1944 IN BOOK 20838, PAGE 147 OF OFFICIAL RECORDS. APN 6357-019-905

PARCEL 3:

A PARCEL OF LAND IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF TRACT NO. 11591, AS PER MAP RECORDED IN BOOK 212, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHWESTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY. SHOWN AS PARCEL 31 IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 590754, NOTICE OF PENDENCY OF SAID ACTION WAS RECORDED ON SEPTEMBER 19, 1951 AS INSTRUMENT NO. 2952 IN BOOK 37240, PAGE 79 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER: THENCE ALONG SAID PROLONGATION AND SAID NORTHEASTERLY LINE OF TRACT NO. 11591. NORTH 42° 06' 25" WEST 563.16 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO LOS ANGELES BY-PRODUCTS COMPANY. RECORDED ON JUNE 24, 1948 AS INSTRUMENT NO. 1189 IN BOOK 27555, PAGE 233 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE SOUTH 87° 06' 25" EAST 25.00 FEET AND NORTH 38° 47' 26" EAST 483.00 FEET; THENCE IN A DIRECT LINE SOUTH 26' 11' 28" EAST 721.21 FEET TO A POINT IN SAID NORTHWESTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY DISTANT THEREON NORTH 61° 28' 05" EAST 305.35 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 61° 28' 05" WEST 305.35 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LAND INCLUDED WITHIN THE LINES OF THE LAND CONVEYED TO LANGENDORF UNITED BAKERIES, INC. BY THE DEED RECORDED ON DECEMBER 20, 1960 AS INSTRUMENT NO. 1402 IN BOOK D-1069, PAGE 803 OF SAID OFFICIAL RECORDS.

(CONTINUED FROM BELOW) PARCEL D PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.NCS-986905A-SF DATED OCTOBER 15, 2019)

ALSO EXCEPT THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER OCCURRING 500 FEET BENEATH THE SURFACE THEREOF, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR. ITS SUCCESSORS AND ASSIGNS. OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH; AND OTHER USE THEREOF; WHICH USES MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR TUNNELS TO OTHER LANDS NOT SUBJECT TO THOSE RESERVATIONS AND EASEMENTS; PROVIDED, HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AND SHALL CONDUCT NO OPERATIONS WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS EXCEPTED AND RESERVED BY FROM PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION, IN DEED RECORDED APRIL 29, 1963, AS INSTRUMENT NO. 1633 OFFICIAL RECORDS.

TITLE REPORT NOTES / EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-986905A-SF DATED OCTOBER 15, 2019)

> (4a) AN EASEMENT FOR ONE LINE OF POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1377, PAGE 279 OF OFFICIAL RECORDS.

OLD GAGE AVE R/W \ \langle 5a \rangle AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 27, 1942 AS BOOK 19381, PAGE 57 OF OFFICIAL RECORDS.

> (6a) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 18318, PAGE 116 OF OFFICIAL RECORDS.

> ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 03, 1950 AS INSTRUMENT NO. 3104 IN BOOK 34733, PAGE 76 OF OFFICIAL RECORDS.

AGREEMENT SEE DOCUMENT FOR PARTICULARS OFFSITE EASEMENT

4' STRIP

(TO BE RELOCATED

OR VACATED DURING

FINAL MAP PROCESS)

20' STRIP

(TO BE RELOCATED

OR VACATED DURING

FINAL MAP PROCESS)

30' EASEMENT FOR

OVER SW OF

DESCRIBED LANDS

30' EASEMENT FOR

ROADWAY PURPOSES

OVER SW OF

DESCRIBED LANDS

BLANKET

BLANKET OVER

PARCEL C ONLY

5' STRIP ACROSS

10' STRIP ACROSS

PARCEL B&D

DURING FINAL MAP

PROCESS)

TO BE RELOCATED

ROADWAY PURPOSES

PARTICULARS

(TO BE RELOCATED

OR VACATED DURING

FINAL MAP PROCESS)

SEE DOCUMENT FOR

PARTICULARS

(TO BE RELOCATED

OR VACATED DURING

FINAL MAP PROCESS)

(9a.) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JANUARY 27, 1958 AS INSTRUMENT NO. 4021 IN BOOK 56433, PAGE 334 OF OFFICIAL RECORDS. (10a) AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 18, 1958 AS INSTRUMENT NO. 2906 IN BOOK D-130, PAGE 278 OF OFFICIAL RECORDS.

(11a) AN EASEMENT FOR POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 05, 1953 AS INSTRUMENT NO. 4259 IN BOOK D-297, PAGE 22 OF OFFICIAL RECORDS.

10' STRIP (TO BE RELOCATED OR VACATED DURING FINAL MAP PROCESS)

(13a) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 12, 1974 AS INSTRUMENT NO. 2811 IN BOOK D-6306, PAGE 460 OF OFFICIAL RECORDS.

(15a) THE TERMS. PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT FOR GRANT OF ACCESS EASEMENT (BILLBOARD AND BILLBOARD MAINTENANCE)" RECORDED NOVEMBER 13, 2003 AS INSTRUMENT NO. 03-3420763 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED NOVEMBER 20, 2013 AS INSTRUMENT NO. 2013-1648691 OF OFFICIAL RECORDS. A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED ON AUGUST 21, 2014 AS INSTRUMENT NO. 20140881458 OF OFFICIAL RECORDS. THE ABOVE DOCUMENT WAS RE-RECORDED OCTOBER 08, 2015 IN/AS INSTRUMENT NO. 20151249504.

(17a) AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED ── APRIL 16. 2014 AS INSTRUMENT NO. 2014—384682 OF OFFICIAL RECORDS. IN FAVOR OF: VIVENT MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AFFECTS: AS DESCRIBED THEREIN

TITLE REPORT NOTES / EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-986905-SF DATED OCTOBER 30, 2019)

4A. EASEMENT WIDTH UNCLEAR. MAY BE INTERPRETED AS 6 FEET WIDE. HOWEVER LANGUAGE IS "ALL POLES SHALL BE PLACED WITHIN A DISTANCE OF SIX (6) FEET FROM A LINE" CAN BE INTERPRETED AS 12 FEET TOTAL. FOR THE PURPOSE OF THIS MAP 12 FEET IS SHOWN HEREON.

(5b) AN ACTION COMMENCED AUGUST 23, 1962 ENTITLED CITY OF COMMERCE VS. PACIFIC ELECTRIC RAILWAY CO., A CORPORATION, ET AL., TO CONDEMN SAID LAND THEREIN DESIGNATED AS PARCEL NO. 1 FOR PARK AND RECREATION PURPOSES IN THE SUPERIOR COURT, LOS ANGELES COUNTY NOTICE OF THE PENDENCY OF SAID ACTION WAS RECORDED AUGUST 28, 1962 IN BOOK M1093, PAGE 420, OFFICIAL RECORDS. AFFECTS: PARCEL 3

(6b) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED" RECORDED APRIL 29, 1963 AS INSTRUMENT NO. 1633 OF OFFICIAL RECORDS. WHICH AMONG OTHER THINGS PROVIDES: IN THE EXERCISE OF SAID RESERVED EXCLUSIVE EASEMENTS, MINERAL RIGHTS AND RESERVATIONS, GRANTOR MAY POOL SAID LANDS WITH OTHER LANDS. THE RIGHTS OF GRANTOR SHALL INCLUDE. BUT SHALL IN NO WAY BE LIMITED TO. ALL SUBTERRANEAN RIGHTS NECESSARY, INCIDENTAL OR CONVENIENT TO THE FULL EXERCISE OF THE RIGHTS RESERVED BY GRANTOR AND SHALL INCLUDE THE RIGHT TO DRILL AND MAINTAIN WELL HOLES THROUGH THE SAID LAND FOR THE PURPOSE OF REMOVING, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM OTHER LANDS WHETHER SUCH OTHER LANDS BE ADJACENT, CONTIGUOUS OR DISTANT FROM SAID LANDS. (AFFECTS PARCEL 3)

(12) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED APRIL 04, 1967 AS INSTRUMENT NO. 2850 OF OFFICIAL RECORDS. IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AFFECTS: PORTION OF PARCEL 1 AS DESCRIBED THEREIN.

15A. THE ORIGINAL AGREEMENT NOTED IN DEED 03-3420763 O.R. RECORDS OF LOS ANGELES COUNTY. CALIFORNIA REFERS TO ACCESS EASEMENT, BUT IS INDETERMINATE IN NATURE OTHER THAN A BILLBOARD MAY BE LOCATED NEAR THE NORTHEAST PORTION OF THE SUBJECT PROPERTY. THE SUBSEQUENT DEEDS LISTED IN 15A. HEREON ALSO DO NOT DEPICT A PLOTTABLE LOCATION.

COMMENTS

ESTABLISHED AS NOTED HEREON FROM FOUND CITY ENGINEER OR MONUMENTS OF RECORD. INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED (NONE SHOWN HEREON) 7316 GAGE AVENUE, COMMERCE, CA 90040. SOME PORTIONS CURRENTLY HAVE NO ADDRESS OCTOBER 01, 02, 06, 31 & NOVEMBER 10, 2019

BASIS OF BEARINGS . . BEARINGS AND DISTANCES SHOWN HEREON ARE GRID NAD-83, ZONE 5 CALIFORNIA COORDINATE SYSTEM, EPOCH DATE 2010.0000. ALL DIMENSIONS ARE IN US SURVEY FEET UNLESS NOTED OTHERWISE.

L&T IN E CB @ SE COR SLAUSON AVE & GAGE AVE 105FT S/O & 33FT E/O C/L INT

ELEV. = 157.805 FT; NAVD 1988, ADJUSTED 2000

FLOOD INSURANCE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C1810F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008

ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL

MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

PUBLIC ACCESS . PUBLIC ACCESS TO SITE FROM ZINDELL AVENUE & E GAGE AVENUE. UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM SUBSTRUCTURE MAPS. CERTAIN UTILITIES

SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES. . . . SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE

FINAL ELEVATION LIMITS FOR AIRSPACE LOTS TO BE DETERMINED BY ARCHITECTURAL PLANS.

WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THIS SITE DOES NOT HAVE A CURRENT TREE REPORT. THE REQUIRED DETERMINATIONS SHALL HAVE ALL TREES IDENTIFIED PRIOR TO REMOVAL PER MUNICIPAL CODE SECTION 12.06 & SECTION 2 OF ORDINANCE NO. 177404, SECTION 17.02 FOR PROTECTED TREES. WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS.

WATER TO BE PROVIDED BY CITY OF COMMERCE OR OTHERS.

PROPOSED LAND USE: MIXED USE/

A-1 THEATER / A-2 RESTAURANT / A-3 GYM - COMMUNITY HALLS / A-4 INDOOR SPORTING EVENTS / A-5 OUTDOOR ACTIVITIES / B BUSINESS / I-4 DAY CARE FACILITY / M MERCANTILE / R-2 MULTI-FAMILY / R-3 SINGLE FAMILY S-2 PARKING GARAGE

NUMBER OF STORIES: 17 STORIES ABOVE GRADE, TWO PARKING LEVELS BELOW BUILDING SQUARE FOOTAGE: VARIES, SEE SHEET 2 OF 2

BUILDING CONSTRUCTION TYPE: TYPE I-A / TYPE III-A / TYPE V-A

UNIT INFORMATION: SEE SHEET 2 OF 2

NOTE: ALL UNITS WILL BE ADAPTABLE IN COMPLIANCE WITH CHAPTER 11A OF THE 2016 CALIFORNIA BUILDING CODE WITH 2017 LOS ANGELES COUNTY AMENDMENTS.

(850) TOTAL UNITS

COMMON OUTDOOR AREA PROVIDED: PARK: 0.58 ACRE 25.360 SQ FT SPORTS FIELD: 2.33 ACRE 101,300 SQ FT

PLAZA: 0.50 ACRE 21,800 SQ FT VETERANS PLAZA: 0.17 ACRE 7,400 SQ FT AMPHITHEATER: 0.15 ACRE 6,700 SQ FT OUTDOOR SEATING: 0.41 ACRE 13.975 SQ FT

DAY CARE PLAYGROUND: 0.06 ACRE 2,650 SQ FT MISC. GREEN SPACE: 0,84 ACRE 36,675 SQ FT RECREATION CENTER: 0.37 ACRE 16,000 SQ FT

TOTAL PARK AREA PROPOSED: 5.25 ACRES, 231,860 SQ FT

2.163 PARKING SPACES. AND AT LEAST 41 HANDICAP PARKING PARKING SPACES: SPOTS ON SITE

PROPERTY ZONING DESIGNATION: C/M1: COMMERCIAL MANUFACTURING PF: PUBLIC FACILITIES

DATED OCTOBER 30, 2019.

SPECIFIC PLAN ZONING - 17 STORIES ABOVE GRADE TOTAL SITE AREA: 761275 SQ. FT. OR 17.4 ACRES MORE OR LESS

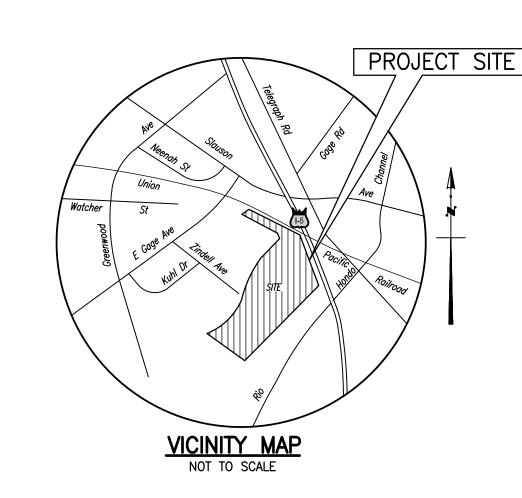
NET AREA: 718,877.8 SQ FT OR 16.5 ACRES MORE OR LESS

EXISTING SITE FEATURES TO BE DEMOLISHED.

PROPOSED SITE FEATURES WILL PARTIALLY BE BUILT OVER SUBTERRANEAN GARAGE.

FOR THE PURPOSE OF THIS DEVELOPMENT EASEMENTS FOR PUBLIC UTILITY PURPOSES MAY BE RELOCATED.

TOPOGRAPHIC INFORMATION SHOWN HEREON PER CLIENT PROVIDED AERIAL SURVEY. BOUNDARY INFORMATION SHOWN HEREON PER KPFF FIELD SURVEY COMPLETED ON OCTOBER 6, 2019. LEGAL DESCRIPTION AND EASEMENT INFORMATION IS ISSUED FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.NCS-986905A-SF DATED OCTOBER 15, 2019 & FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.NCS-986905-SF



HOSE BIB

IRRIGATION CONTROL BOX

MAILBOX

PALM

MONITORING WELL

PARKING METER

ELECTRIC CABINET

ELECTRIC MANHOLE

POST INDICATOR VALVE

IRRIGATION CONTROL VALVE

LEGEND (EXISTING FEATURES)				
	AERIAL TARGET	EM	ELECTRIC METER	
AR ⊗	AIR RELEASE VALVE	-0-	UTILITY POLE	
	AREA DRAIN (SQUARE)	E	ELECTRIC PULLBOX	
	AREA DRAIN (CIRCLE)	RD	ROOF DRAIN	
*	BACKFLOW PREVENTER	SC□ ⊗	SEWER CLEAN OUT	
BL	BOLLARD	\otimes	SEWER CLEAN OUT	
BM	BENCHMARK	\$	SEWER MANHOLE	
•	BENCHMARK	Ŀ	HANDICAP PARKING	
B□	BLOW-OFF VALVE		SIGN	
CD	CURB DRAIN	SPR I⊠	SPRINKLER	
\triangle	CONTROL POINT	\Box	STORM DRAIN MANHOLE	
CA	CABLE TV PULLBOX	O===\$	STREET LIGHT	
С	COMMUNICATIONS PULLBOX	SL	STREET LIGHT PULLBOX	
ETS		T		
\circ	ELECTRONIC TEST STATION		TELEPHONE BOX	
-	FIRE DEPARTMENT CONNECTION	T	TELEPHONE CABINET	
2003			TELEPHONE MANHOLE	
O	FIRE HYDRANT	TS	TRAFFIC PULLBOX	
EP	FLAG POLE	TS	TRAFFIC SIGNAL CABINET	
FD	FIBER OPTIC PULLBOX		TRAFFIC SIGNAL	
GL V	GROUND LIGHT			
©	GAS MANHOLE	A CANAL DE LA CANA	TREE	
G∨ ⊗	GAS VALVE	U		
GM	GAS METER	_	UNIDENTIFIED PULLBOX	
\downarrow	GUY WIRE	U	UNIDENTIFIED CABINET	
		UC 🖰	UNIDENTIFIED CLEAN OUT	
(GREASE INTERCEPTOR			

Los Angeles, CA 90017 0.213 418 0201 F: 213.266.5294 www.kpff.com

GENERAL NOTES: OWNERS:

COMSTOCK REALTY PARTNERS 1801 CENTURY PARK EAST, STE 1095 LOS ANGELES, CA 90067 (310) 444-5550 COMSTOCK GAGE, LLC A DELAWARE LIMITED LIABILITY COMPANY

108 WEST 13TH ST, WILMINGTON,

NEW CASTLE, DE 19801 CITY OF COMMERCE, A MUNICIPAL 2535 COMMERCE WAY

COMMERCE, CA 90040 (323) 722-4805

ARCHITECT: PATRICK J. TIGHE FAIA CA LICENSE C27987 TIGHE ARCHITECTURE, INC 5757 VENICE BLVD. LOS ANGELES, CA 90019

(323) 424-7594 LAND SURVEYOR: KPFF CONSULTING ENGINEERS, INC.

700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 CONTACT: ROBERT "BUCK" ROGERS, PLS (213) 418-0201

JEFF GAVAZZA. PE KPFF CONSULTING ENGINEERS. INC. 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 (213) 418-0201

EXISTING LAND USE: PROPERTIES ARE VACANT, COMMUNITY PARK AND COMMUNITY FACILITIES PROPOSED LAND USE:

RESIDENTIAL APARTMENTS / RESIDENTIAL CONDOMINIUMS / COMMERCIAL / PUBLIC PARK / RECREATION CENTER **EXISTING ZONING:**

C/M1 — COMMERCIAL MANUFACTURING PF - PUBLIC FACILITY PROPOSED ZONING:

A-4A-5I**-**4

R-2

DATE

RAWN BY

CHECKED BY

WATER MANHOLE WATER METER WATER VALVE REVISIONS

DETECTOR CHECK VALVE DRINKING FOUNTAIN

UNIDENTIFIED MANHOLE

VFN1

RISER

UNIDENTIFIED CONTROL VALVE

4/14/2021 ROJECT NUMBER 1900620

ISSUED FOR

AS SPECIFIED PROJECT DESCRIPTION 7316 GAGE AVENUE, COMMERCE, CA 90040

SHEET NUMBER

SHEET 1 OF 3

PREPARED UNDER THE DIRECTION OF

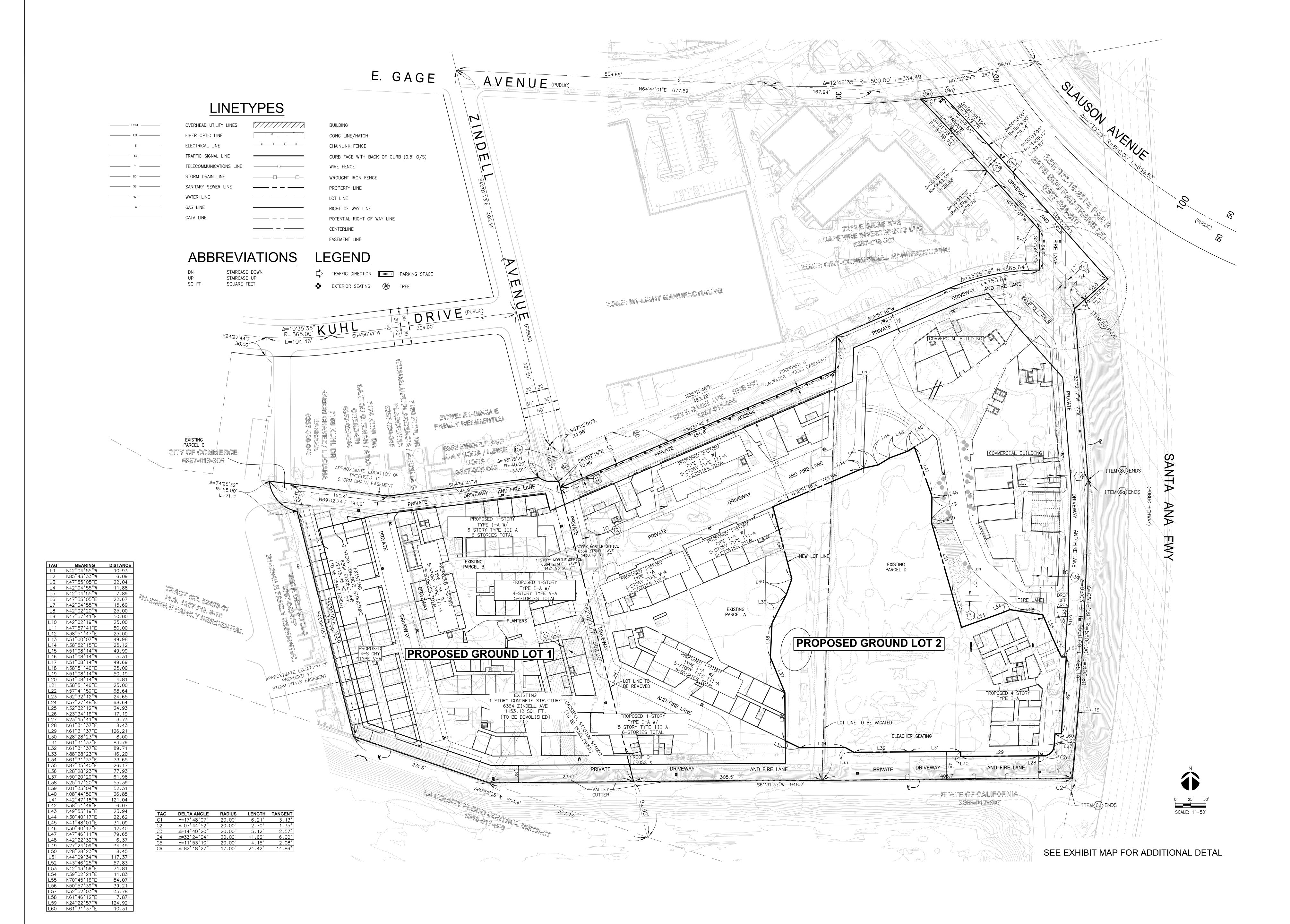
BUCK.ROGERS@KPFF.COM



ROBERT ROGERS, PLS 8348

VESTING TENTATIVE TRACT MAP No. 83334

FOR MERGER AND SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES





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GENERAL NOTES: OWNERS:

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CIVIL:

JEFF GAVAZZA, PE KPFF CONSULTING ENGINEERS, INC. 700 S. FLOWER STREET, SUITE 2100 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:

R-2

ISSUED FOR

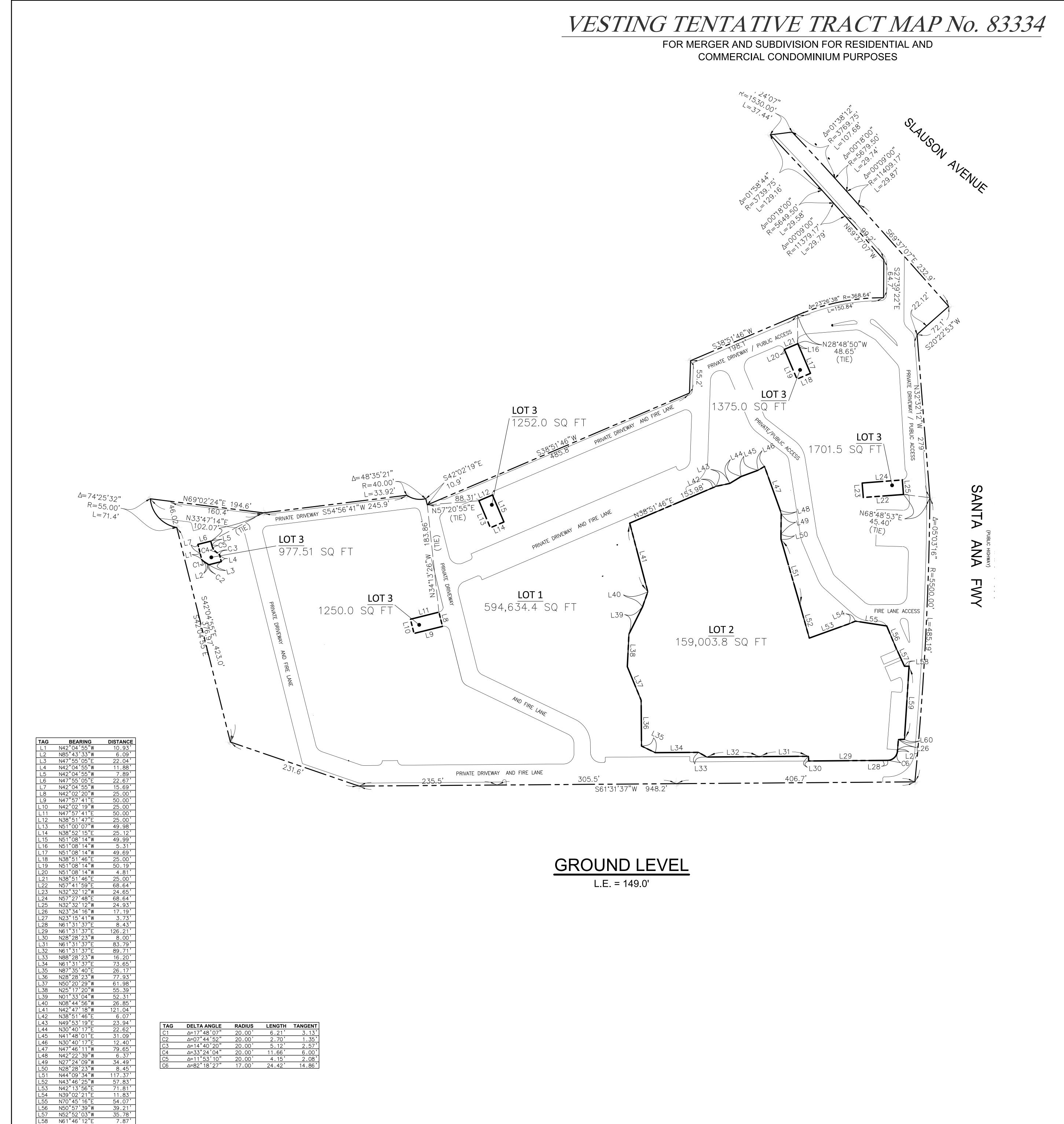
4/14/2021 PROJECT NUMBER

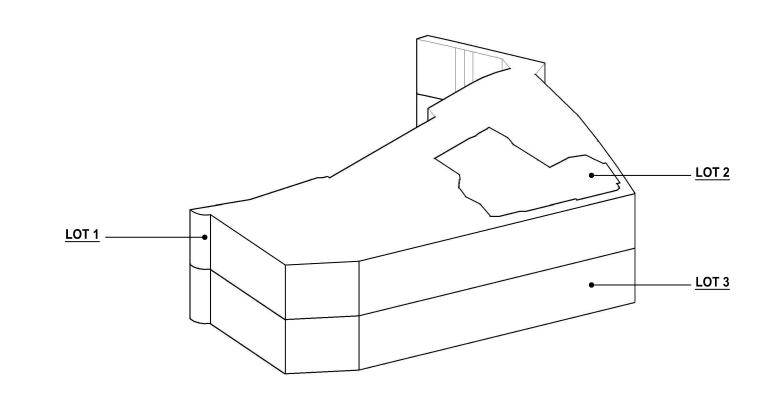
PROJECT DESCRIPTION 7316 GAGE AVENUE, COMMERCE, CA 90040

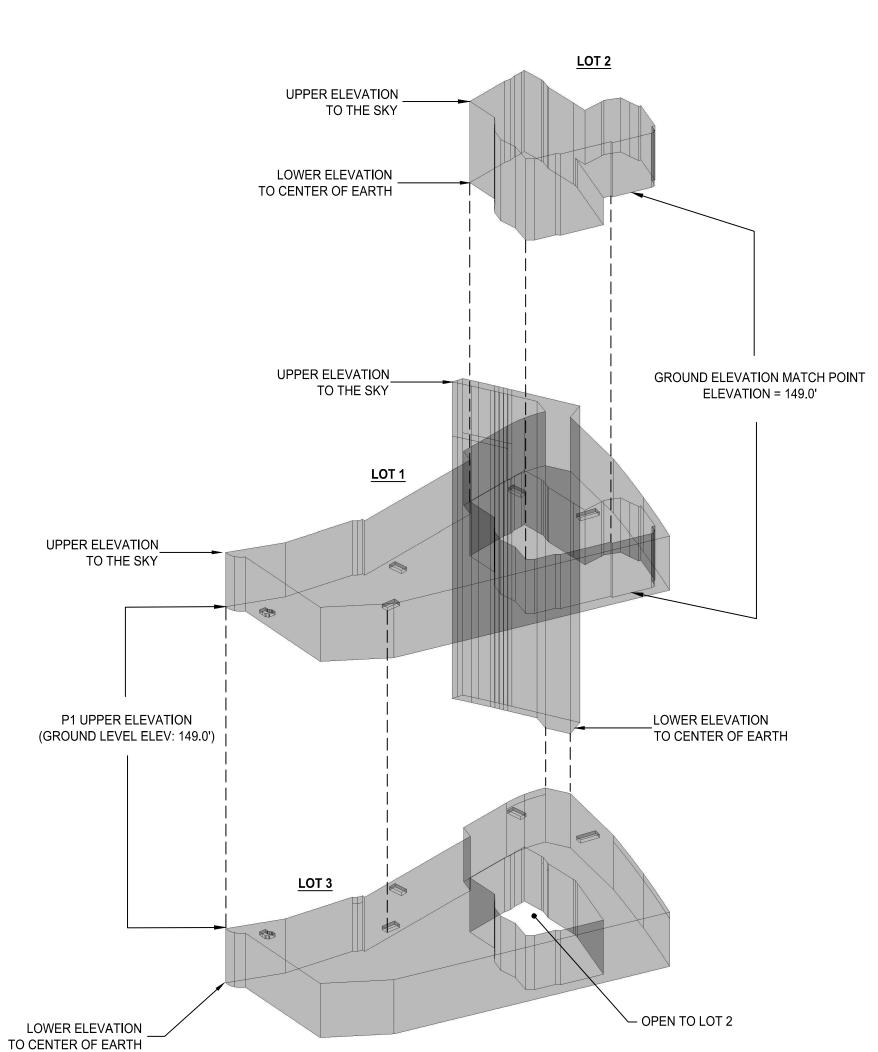
AS SPECIFIED

SHEET 2 OF 3

SHEET NUMBER













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GENERAL NOTES:

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EOS 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

R-2 R-3

3-2	
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