

Recording Requested By
And When Recorded Return To:

City of Commerce
2535 Commerce Way
Commerce, CA 90040
Attn: Director of Development Services

SPACE ABOVE FOR RECORDERS USE

CERTIFICATE OF COMPLIANCE
For Lot Line Adjustment

City File for Lot Line Adjustment No.:

LLA No. 10

Affecting that real property described as follows:

Assessor's Parcels Numbers 6336-004-006 and 6336-004-034
Street addresses: 2240 & 2300-2320 Garfield Avenue, Commerce, Ca 90040

Brief description of the Lot Line Adjustment:

Adjust parcel line to match existing improvements

List of attached exhibits:

Exhibit "A" – Legal Description prior to Lot Line Adjustment
Exhibit "B" – Map of existing Parcels
Exhibit "C" – Legal Description after Lot Line Adjustment
Exhibit "D" – Owner's Certification
Exhibit "E" – Plat of the Property Showing Parcels

Legal Owners:

Parcel 1 and 2

KAR3 Properties Limited Partnership, a Delaware limited partnership, as to an undivided 1% interest as a tenant-in-common, Kargo Group GP, LLC, a California limited liability company, as to an undivided 1% interest as a tenant-in-common, DVK Partners, L.P., a Delaware limited partnership, as to an undivided 49% interest as a tenant-in common, and The Goldrich Family Limited Partnership, a California limited partnership, as to an undivided 49% interest as a tenant-in-common

The City Engineer hereby states the Lot Line Adjustment complies with the applicable provisions of the Subdivision Map Act and the City of Commerce Municipal Code. This certificate relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any other local ordinance enacted pursuant thereto. Development of the parcel(s) may require issuance of a permit or permits, or other grant or grants of approval.

Public Works Engineer

Date

RCE/LS _____
APPROVED BY:

Director of Community Development

Date

EXHIBIT "A"
(LEGAL DESCRIPTION PRIOR TO LOT LINE ADJUSTMENT)

EXISTING PARCEL 1:

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

THAT PORTION OF THE RANCHO SAN ANTONIO, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 1, PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WASHINGTON BOULEVARD, 80 FEET IN WIDTH, DESCRIBED AS PARCEL NO. 1 IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED AS DOCUMENT NO. 1085 ON AUGUST 29, 1939 IN BOOK 16836 PAGE 241, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE CENTERLINE OF GARFIELD AVENUE, 100 FEET IN WIDTH, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 35884 PAGE 393, OFFICIAL RECORDS; THENCE SOUTH 26° 22' 24" WEST 1096.36 FEET ALONG THE CENTERLINES OF GARFIELD AVENUE AND MALT AVENUE, BOTH AS DESCRIBED IN THE AFOREMENTIONED DEED AND REFERRED TO THEREIN AS PARCEL "D" AND "G" RESPECTIVELY; THENCE SOUTH 63° 37' 36" EAST 74.48 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID GARFIELD AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTH 63° 37' 36" EAST 156.52 FEET; THENCE SOUTH 20° 39' 46" WEST 40.20 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHEASTERLY 235.00 FEET AT RIGHT ANGLES FROM THE CENTERLINES OF SAID GARFIELD AND MALT AVENUES; THENCE ALONG LAST SAID PARALLEL LINE NORTH 26° 22' 24" EAST 270.00 FEET; THENCE NORTH 20° 39' 46" EAST 40.20 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHEASTERLY 270.00 FEET AT RIGHT ANGLES FROM THE HEREIN DESCRIBED COURSE HAVING A BEARING OF SOUTH 63° 37' 36" EAST AND A LENGTH OF 156.52 FEET; THENCE ALONG LAST SAID PARALLEL LINE NORTH 63° 37' 36" WEST 180.62 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID GARFIELD AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GARFIELD AVENUE 271.29 FEET (WHICH IS A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1950 FEET BEARING SOUTH 64° 44' 38" EAST FROM SAID INTERSECTION) TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER PETROLEUM OR MINERAL SUBSTANCES IN SAID LAND, BUT UPON THE CONDITION THAT THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT ENTER UPON, OR WITHIN 100 FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSE OF DISCOVERING OR REMOVING ANY OF SAID SUBSTANCES, OR FOR ANY OTHER PURPOSE, AS RESERVED IN THE DEED FROM CENTRAL MANUFACTURING DISTRICT, INC., A MAINE CORPORATION, RECORDED AUGUST 26, 1954 IN BOOK 45415 PAGE 401, OFFICIAL RECORDS.

APN: 6336-004-034


JEFFERY L. MAYS L.S. NO. 6379



EXHIBIT "A"
(CONTINUED)

EXISTING PARCEL 2:

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

THAT PORTION OF THE RANCHO SAN ANTONIO, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 1, PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPT ALL OIL, GAS AND OTHER PETROLEUM OR MINERAL SUBSTANCES IN SAID LAND, BUT UPON THE CONDITION THAT THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT ENTER UPON OR WITHIN 100 FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSE OF DISCOVERING OR REMOVING ANY OF SAID SUBSTANCES, OR FOR ANY OTHER PURPOSES, AS RESERVED IN THE DEED FROM CENTRAL MANUFACTURING DISTRICT, INC., A MAINE CORPORATION, RECORDED AUGUST 26, 1954 IN BOOK 45415 PAGE 401, OFFICIAL RECORDS.

APN: 6336-004-006


JEFFERY L. MAYS L.S. NO. 6379

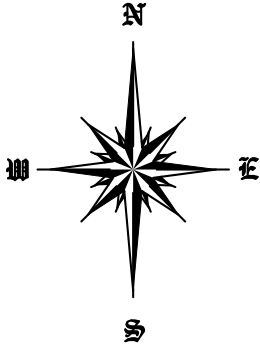


EXHIBIT "B"

(MAP OF EXISTING PARCELS)

POINT OF
COMMENCEMENT
EXISTING LEGAL
DESCRIPTIONS

WASHINGTON
AVENUE

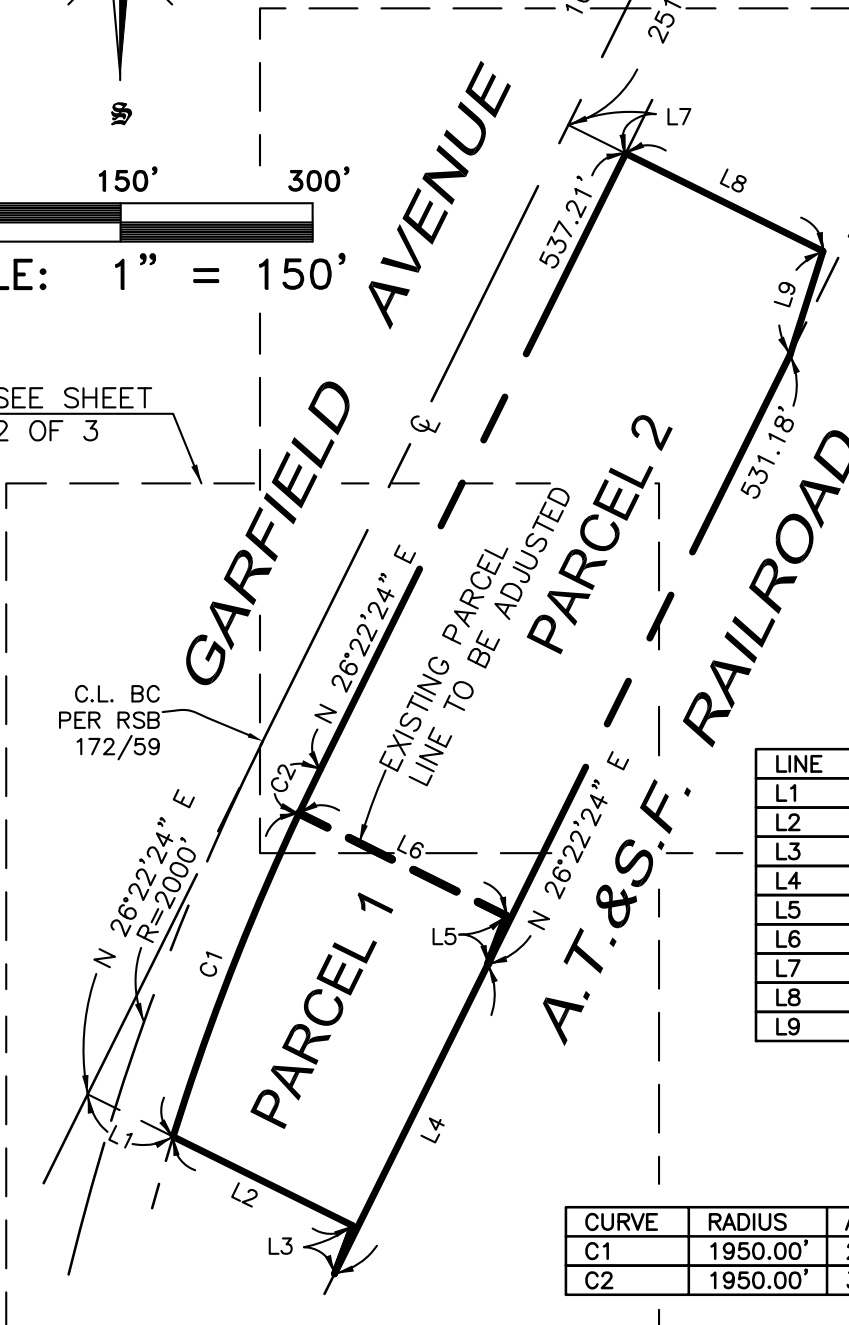


0' 150' 300'
SCALE: 1" = 150'

SEE SHEET
3 OF 3

SEE SHEET
2 OF 3

C.L. BC
PER RSB
172/59



LINE	BEARING	DISTANCE
L1	N 63°37'36" W	74.48'
L2	N 63°37'36" W	156.52'
L3	N 20°39'46" E	40.20'
L4	N 26°22'24" E	270.00'
L5	N 20°39'46" E	40.20'
L6	N 63°37'36" W	180.63'
L7	N 63°37'36" W	50.00'
L8	N 63°37'36" W	172.00'
L9	N 17°34'33" E	85.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1950.00'	271.29'	7°58'16"
C2	1950.00'	37.98'	1°06'57"

SITE ADDRESS: 2240, 2300 & 2320 GARFIELD AVE
COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 150'

SHEET 1
OF 3

DRAWN BY: B. KERBS

CHKD. BY: J. MAYS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107

SAN CLEMENTE, CALIFORNIA 92672

(949) 248-4685 FAX (949) 248-4687

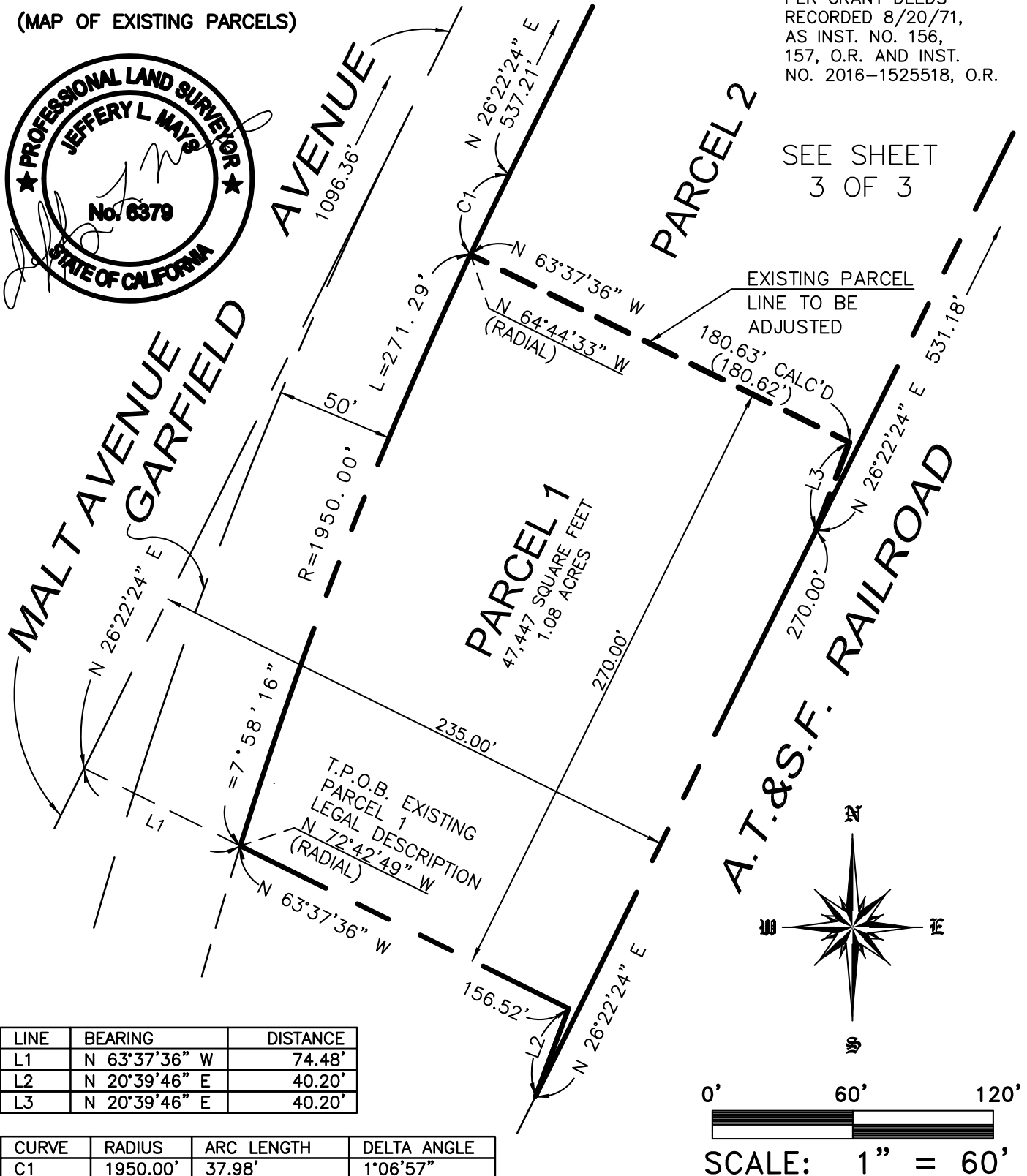
EXHIBIT "B"

(MAP OF EXISTING PARCELS)



(XX.XX') - RECORD DATA
PER GRANT DEEDS
RECORDED 8/20/71,
AS INST. NO. 156,
157, O.R. AND INST.
NO. 2016-1525518, O.R.

SEE SHEET
3 OF 3



SITE ADDRESS: 2240, 2300 & 2320 GARFIELD AVE
COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 60'

SHEET

2

DRAWN BY: B. KERBS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107

SAN CLEMENTE, CALIFORNIA 92672

OF

3

CHKD. BY: J. MAYS

(949) 248-4685 FAX (949) 248-4687

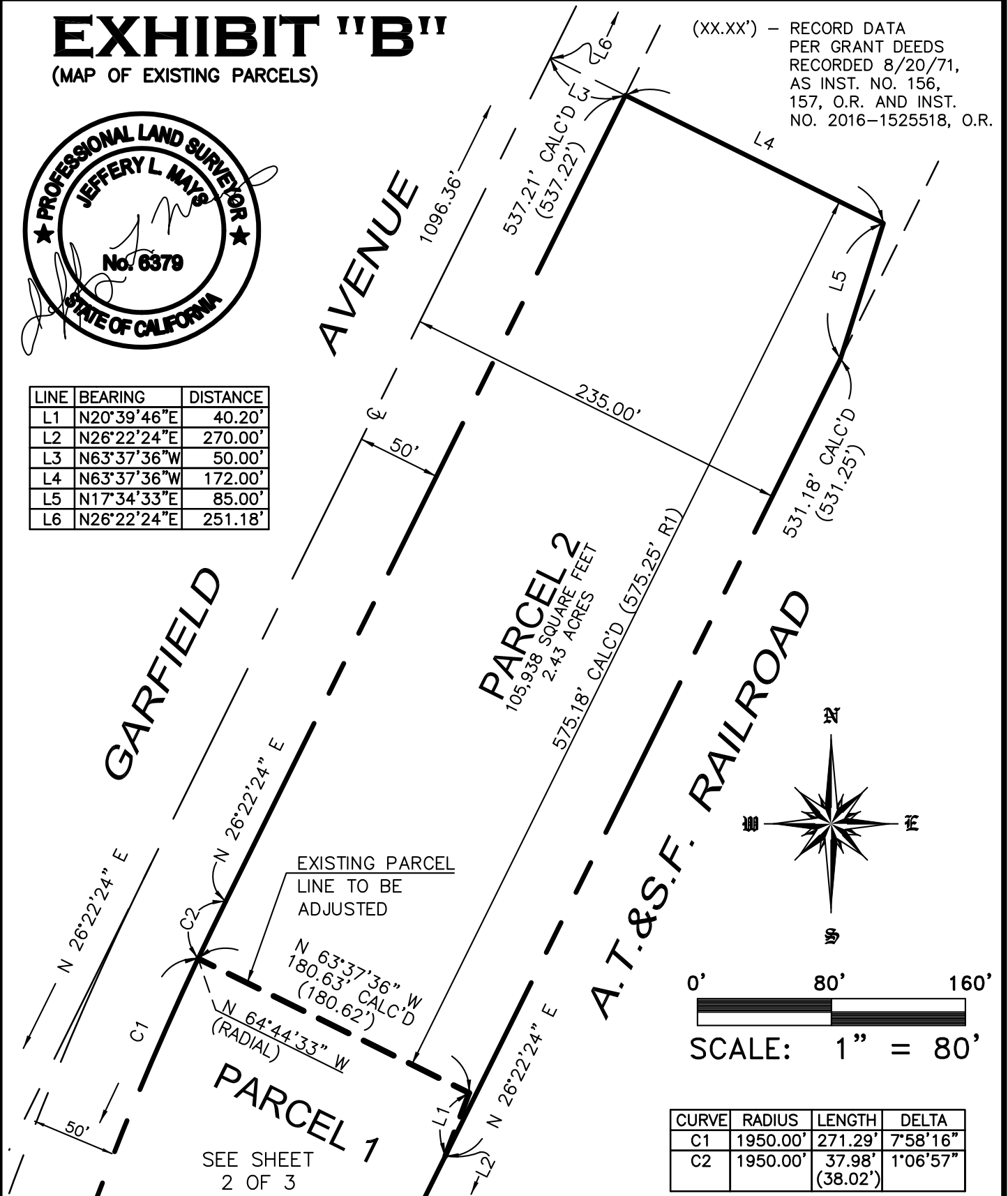
EXHIBIT "B"

(MAP OF EXISTING PARCELS)



LINE	BEARING	DISTANCE
L1	N20°39'46"E	40.20'
L2	N26°22'24"E	270.00'
L3	N63°37'36"W	50.00'
L4	N63°37'36"W	172.00'
L5	N17°34'33"E	85.00'
L6	N26°22'24"E	251.18'

(XX.XX') - RECORD DATA
PER GRANT DEEDS
RECORDED 8/20/71,
AS INST. NO. 156,
157, O.R. AND INST.
NO. 2016-1525518, O.R.



CURVE	RADIUS	LENGTH	DELTA
C1	1950.00'	271.29'	7°58'16"
C2	1950.00'	37.98' (38.02')	1°06'57"

SITE ADDRESS: 2240, 2300 & 2320 GARFIELD AVE
COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 80'

SHEET 3
OF 3

DRAWN BY: B. KERBS

CHKD. BY: J. MAYS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107

SAN CLEMENTE, CALIFORNIA 92672

(949) 248-4685 FAX (949) 248-4687

EXHIBIT "C"
(LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT)

PROPOSED PARCEL 1:

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

THAT PORTION OF THE RANCHO SAN ANTONIO, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 1, PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPT ALL OIL, GAS AND OTHER PETROLEUM OR MINERAL SUBSTANCES IN SAID LAND, BUT UPON THE CONDITION THAT THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT ENTER UPON, OR WITHIN 100 FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSE OF DISCOVERING OR REMOVING ANY OF SAID SUBSTANCES, OR FOR ANY OTHER PURPOSE, AS RESERVED IN THE DEED FROM CENTRAL MANUFACTURING DISTRICT, INC., A MAINE CORPORATION, RECORDED AUGUST 26, 1954 IN BOOK 45415 PAGE 401, OFFICIAL RECORDS.


JEFFERY L. MAYS L.S. NO. 6379



EXHIBIT "C"
(CONTINUED)

PROPOSED PARCEL 2:

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

THAT PORTION OF THE RANCHO SAN ANTONIO, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 1, PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPT ALL OIL, GAS AND OTHER PETROLEUM OR MINERAL SUBSTANCES IN SAID LAND, BUT UPON THE CONDITION THAT THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT ENTER UPON OR WITHIN 100 FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSE OF DISCOVERING OR REMOVING ANY OF SAID SUBSTANCES, OR FOR ANY OTHER PURPOSES, AS RESERVED IN THE DEED FROM CENTRAL MANUFACTURING DISTRICT, INC., A MAINE CORPORATION, RECORDED AUGUST 26, 1954 IN BOOK 45415 PAGE 401, OFFICIAL RECORDS.


JEFFERY L. MAYS L.S. NO. 6379



Exhibit “D”

OWNERS CERTIFICATE FOR LOT LINE ADJUSTMENT

We hereby certify that we are all and the only owners of the property as described in EXHIBIT “A”, “B” and “C”, and shown on EXHIBIT “E” all attached hereto, and we hereby consent to the preparation and recordation of a Certificate of Compliance to adjust the lot lines as shown on these exhibits.

Name of Owner

Name of Owner

By: _____
(Print Name)

By: _____
(Print Name)

By: _____
(Signature)

By: _____
(Signature)

NOTARY ACKNOWLEDGEMENT

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 _____)

On _____ before me, _____,

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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or 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.

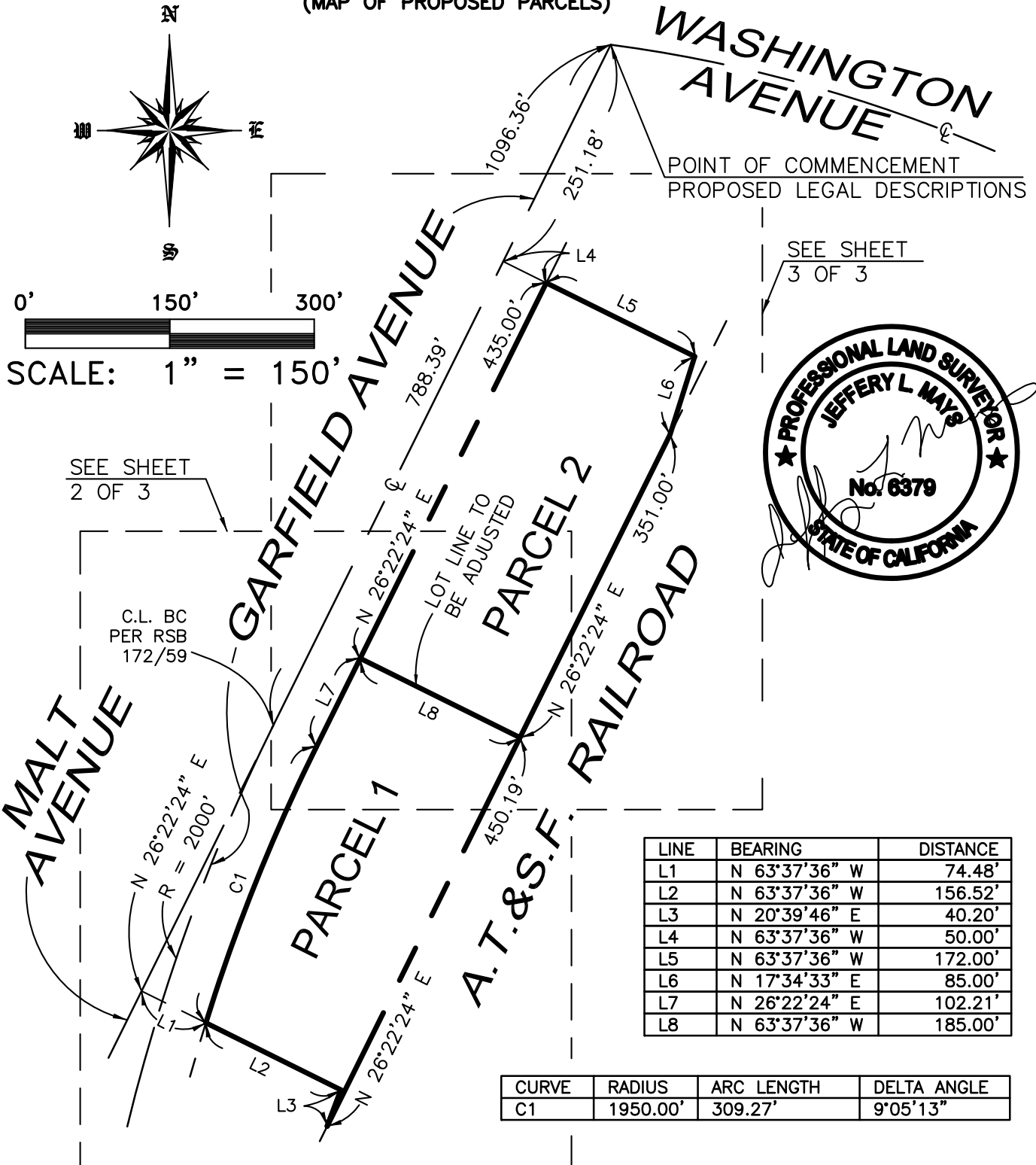
WITNESS my hand and official:

Signature of Notary Public

(Notary Seal)

EXHIBIT "E"

(MAP OF PROPOSED PARCELS)



SITE ADDRESS: 2240, 2300 & 2320 GARFIELD AVE
COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 150'

SHEET 1
OF 3

DRAWN BY: B. KERBS

CHKD. BY: J. MAYS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107

SAN CLEMENTE, CALIFORNIA 92672

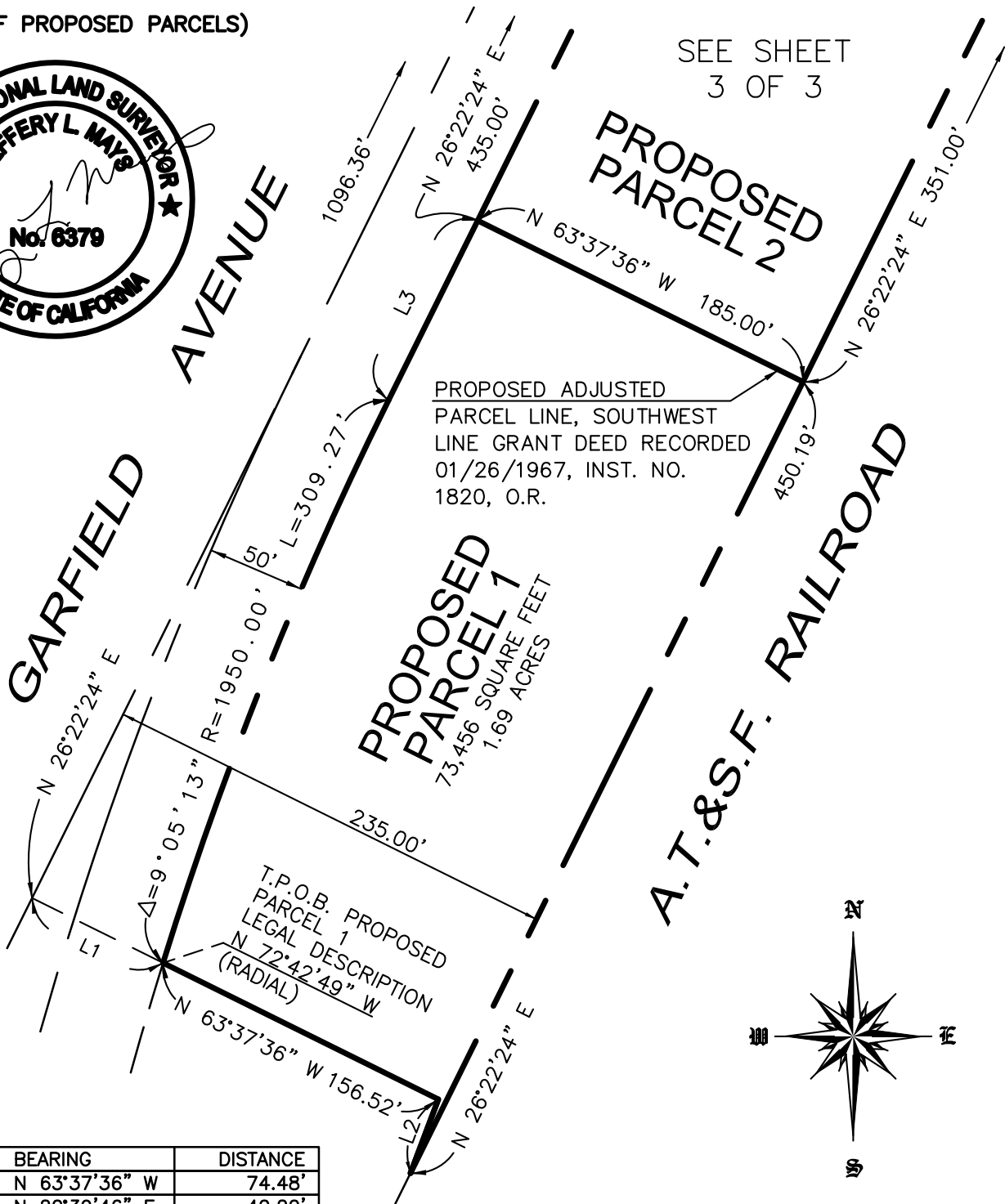
(949) 248-4685 FAX (949) 248-4687

EXHIBIT "E"

(MAP OF PROPOSED PARCELS)

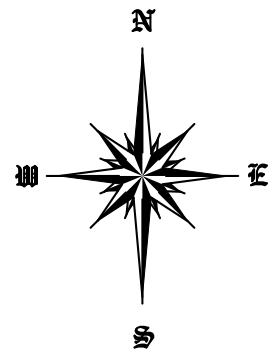


SEE SHEET
3 OF 3



LINE	BEARING	DISTANCE
L1	N 63°37'36" W	74.48'
L2	N 20°39'46" E	40.20'
L3	N 26°22'24" E	102.21'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1950.00'	38.00'	1°06'59"



0' 80' 160'

SCALE: 1" = 160'

SITE 2240, 2300 & 2320 GARFIELD AVE
ADDRESS: COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 80'

SHEET

2

DRAWN BY: B. KERBS

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107

SAN CLEMENTE, CALIFORNIA 92672

OF

3

CHKD. BY: J. MAYS

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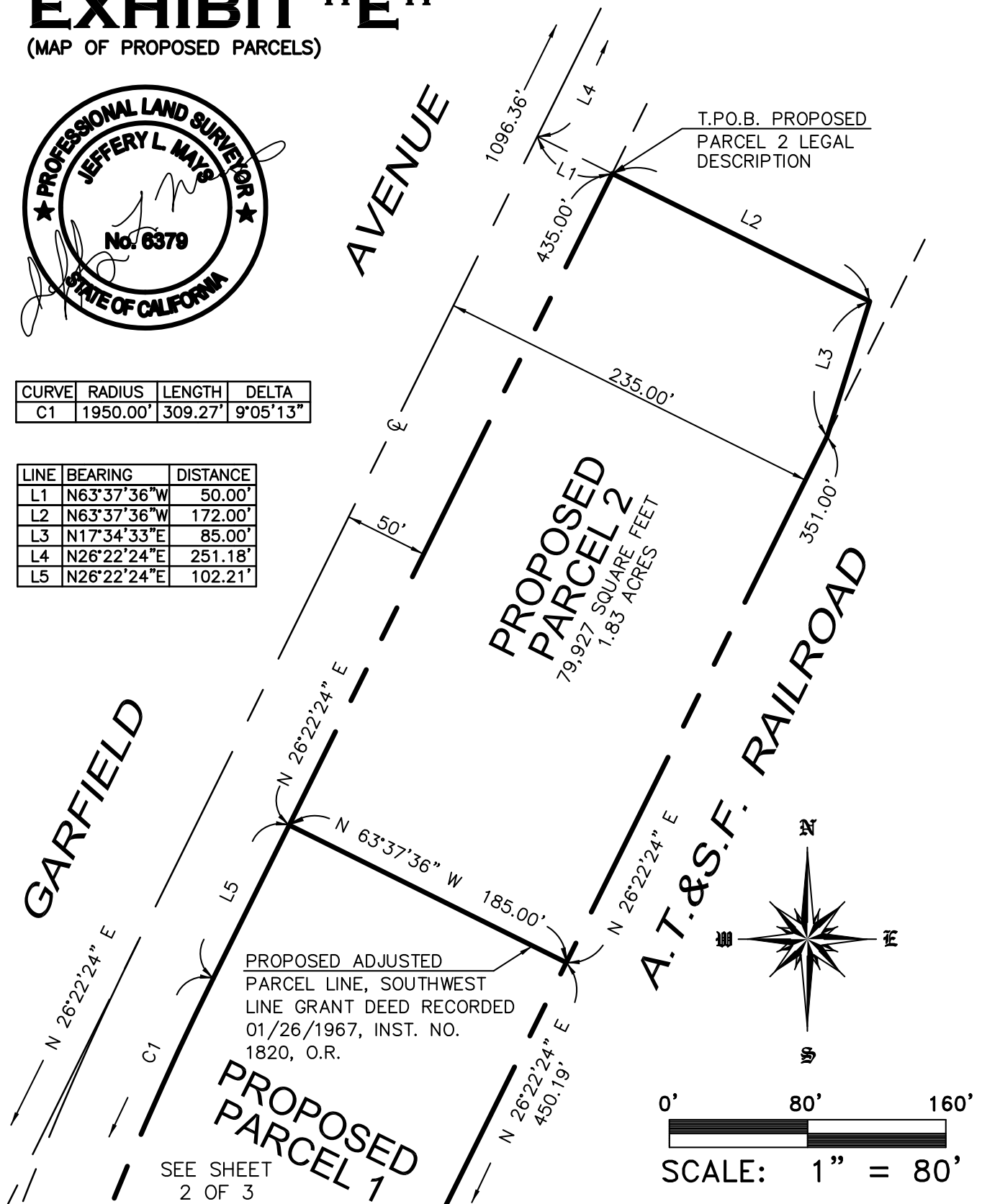
EXHIBIT "E"

(MAP OF PROPOSED PARCELS)



CURVE	RADIUS	LENGTH	DELTA
C1	1950.00'	309.27'	9°05'13"

LINE	BEARING	DISTANCE
L1	N63°37'36"W	50.00'
L2	N63°37'36"W	172.00'
L3	N17°34'33"E	85.00'
L4	N26°22'24"E	251.18'
L5	N26°22'24"E	102.21'



SITE ADDRESS: 2240, 2300 & 2320 GARFIELD AVE
COMMERCE, CALIFORNIA

FILE NO: 16690

SCALE: 1" = 80'

SHEET 3
OF 3

DRAWN BY: B. KERBS

CHKD. BY: J. MAYS

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