

3 LOTS
27.036 ACRES

SHEET 1 OF 5 SHEETS

TRACT NO. 83157

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 71206, AS PER
MAP RECORDED IN BOOK 1400, PAGES 1 TO 6 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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. AND WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP.

IMPERIAL AVALON DE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)

BY: _____

NAME: JASON ILLOULIAN
TITLE: AUTHORIZED SIGNATORY

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME, _____,
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 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 AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
COMMISSION NUMBER _____
DATE COMMISSION EXPIRES _____

BENEFICIARY STATEMENT

A10 BRIDGE ASSET FINANCING 2021-D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 23, 2021 AS INSTRUMENT NO. 20211737674, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

NAME: JACQUELINE C. COX
TITLE: AUTHORIZED SIGNATORY

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF IDAHO
COUNTY OF ADA

ON THIS _____ DAY OF _____, 2024, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACQUELINE C. COX,
KNOWN OR IDENTIFIED TO ME TO BE THE AUTHORIZED SIGNATORY OF A10 BRIDGE ASSET
FINANCING 2021-D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR THE PERSON WHO
EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND
ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____
MY COMMISSION EXPIRES _____

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 351 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

LOS ANGELES COUNTY CERTIFICATIONS:

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.

BY _____ DEPUTY _____ DATE _____

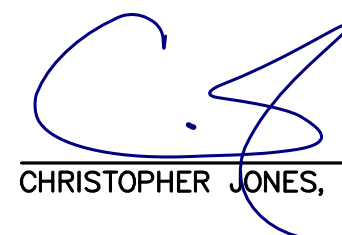
I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 83157 AS REQUIRED BY LAW.

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

BY _____ DEPUTY _____ DATE _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 3, 2023, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF IMPERIAL AVALON DE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON APRIL 12, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


CHRISTOPHER JONES, P.L.S. NO. 8193

06/26/2024
DATE



BASIS OF BEARINGS:

THE BEARING OF S00°17'01"E ALONG THE CENTERLINE OF AVALON BOULEVARD AS SHOWN ON TRACT NO. 71206, AS RECORDED IN MAP BOOK 1400, PAGES 1 THROUGH 6, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF CARSON APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a), (1), (2) AND (3) HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

DAVID B. RAGLAND, L.S. 5173
ON BEHALF OF THE CITY ENGINEER

DATE

SPECIAL ASSESSMENT CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF CARSON, 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.

CITY TREASURER OF THE CITY OF CARSON

DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CARSON AT A MEETING HELD ON THE _____ DAY OF _____ 2024, APPROVED THE ATTACHED SUBDIVISION MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, AND OTHER PUBLIC WAYS AS SHOWN ON THE ATTACHED MAP.

CITY CLERK OF THE CITY OF CARSON

DATE

TRACT NO. 83157

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a) (3)(A) (i-viii). AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOCAL AGENCY.

DOMINGUEZ WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE PURPOSES, PER DOCUMENT RECORDED NOVEMBER 9, 1922 IN BOOK 1515, PAGE 265 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES. SAID EASEMENT IS INDETERMINATE IN NATURE.

TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR WATER PIPELINES PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 13, 1923 IN BOOK 2530, PAGE 180, SEPTEMBER 23, 1924 IN BOOK 3515, PAGE 121, OCTOBER 1, 1924 IN BOOK 4210, PAGE 190, AUGUST 11, 1927 IN BOOK 4790, PAGE 281, SEPTEMBER 21, 1927 IN BOOK 6757, PAGE 284, AND OCTOBER 11, 1927 IN BOOK 7707, PAGE 164, ALL OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES. SAID EASEMENT IS INDETERMINATE IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLES, WIRES AND INCIDENTALS PURPOSES, PER DOCUMENT RECORDED MARCH 20, 1950 AS INSTRUMENT NO. 2483 AND DECEMBER 28, 1954 AS INSTRUMENT NO. 3001, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

DOMINGUEZ WATER CORPORATION, A CORPORATION, HOLDER OF AN EASEMENT FOR WATER PIPES PURPOSES, PER DOCUMENT RECORDED NOVEMBER 19, 1956 AS INSTRUMENT NO. 3521, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES. SAID EASEMENT QUITCLAIMED.

GLENCO INVESTMENTS, INC., A CORPORATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES, PER DOCUMENT RECORDED OCTOBER 13, 1966 AS INSTRUMENT NO. 889, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

GLENCO INVESTMENTS, INC., A CORPORATION, HOLDER OF AN EASEMENT FOR LAND FILL AND DRAINAGE PURPOSES, PER DOCUMENT RECORDED OCTOBER 13, 1966 AS INSTRUMENT NO. 891, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR COVERED STORM AND SLOPE PURPOSES, PER DOCUMENT RECORDED NOVEMBER 17, 1970 AS INSTRUMENT NO. 3168, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, PER DOCUMENT RECORDED MAY 16, 1974 AS INSTRUMENT NO. 2803, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, PER DOCUMENT RECORDED MARCH 24, 1976 AS INSTRUMENT NO. 2409, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

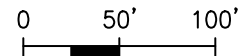
THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a) (3)(C). AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOCAL AGENCY.

TAKAKO MORI, A MARRIED WOMAN, PRESENTLY KNOWN AS TAKAKO HAMACHI, WHO ACQUIRED TITLE AS TAKAKO MORE, A SINGLE WOMAN, AND KIICHI HARA AND CHIZUKO HARA, HUSBAND AND WIFE, HOLDER OF MINERALS, OIL, GAS AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED DECEMBER 8, 1960 AS INSTRUMENT NO. 1520 AND MAY 18, 1959 AS INSTRUMENT NO. 590, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

SOILS REPORT NOTE:

PERSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A SOILS REPORT COVERING THE AREA WITHIN THE SUBDIVISION WAS PREPARED BY GEOTECHNOLOGIES, INC. UNDER PROJECT NUMBER 21850, DATED DECEMBER 2, 2019, REVISED JANUARY 10, 2023. A COPY OF SOILS REPORT IS ON FILE WITH THE CITY OF CARSON, DEPARTMENT OF PUBLIC WORKS.

SCALE: 1" = 100'



SCALE: 1"=100'

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STATE OF CALIFORNIA

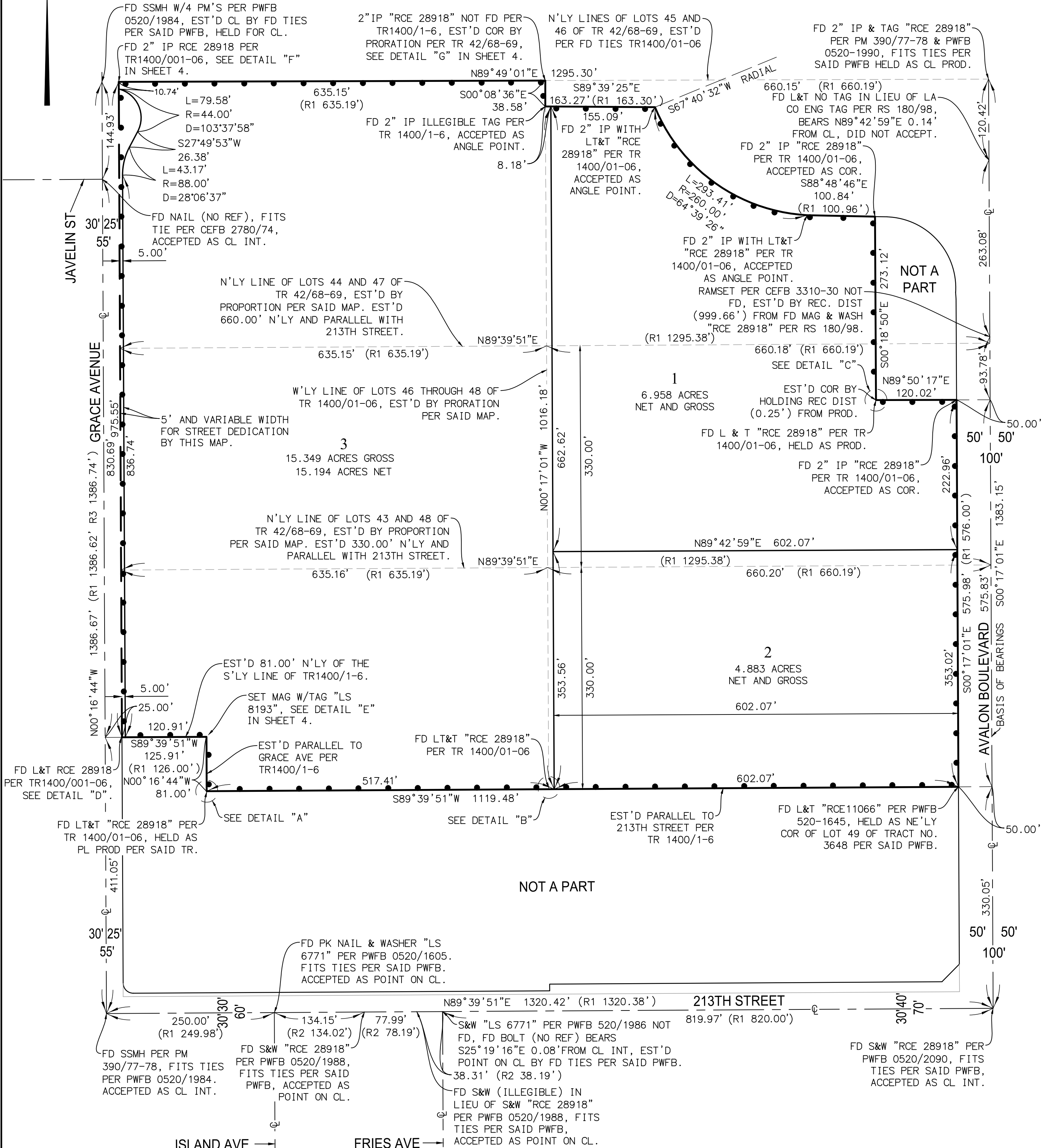
FOR CONDOMINIUM PURPOSES

SHEET 3 OF 5 SHEETS

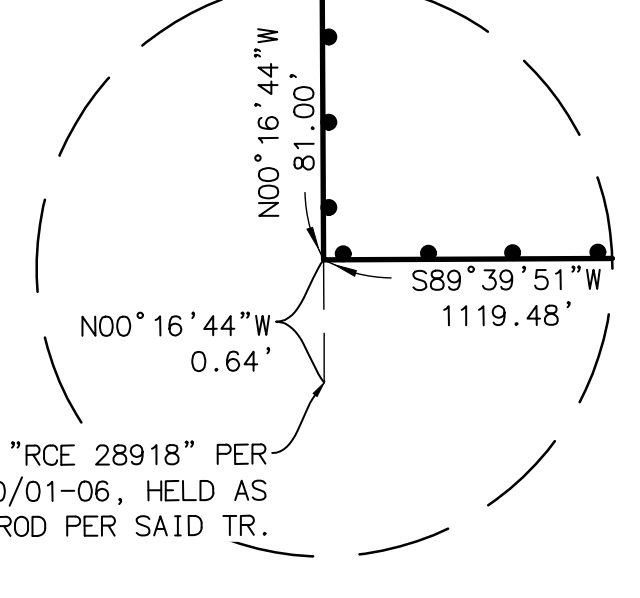
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

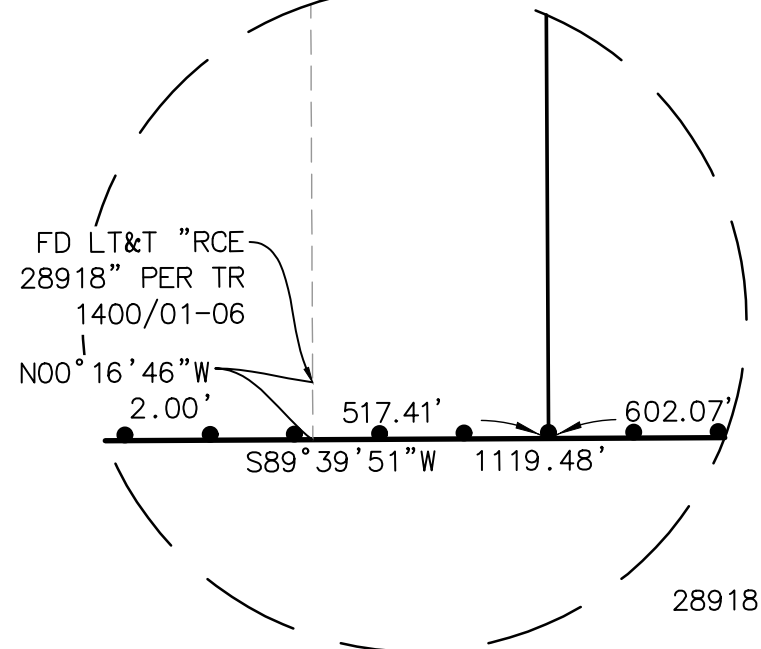
- R1 = TRACT NO. 71206, MB 1400/01-06
- R2 = PARCEL MAP NO. 62011, MB 390/78
- R3 = PWFB 0520-1646-1647



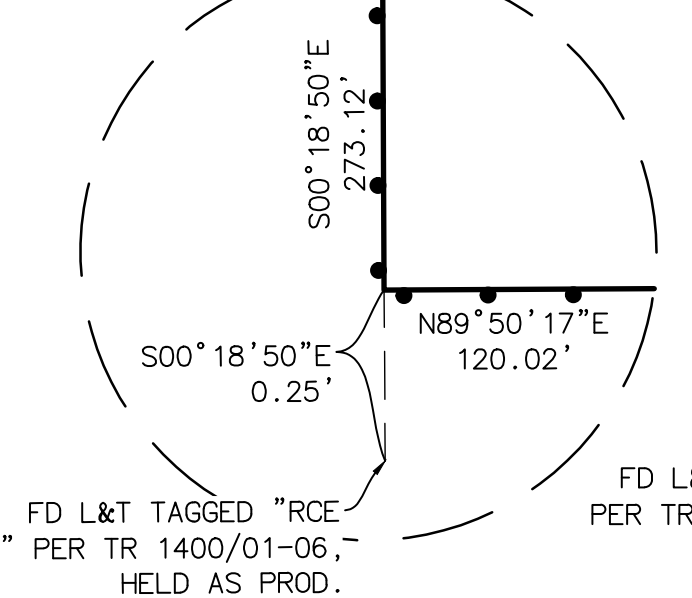
DETAIL "A" NOT TO SCALE



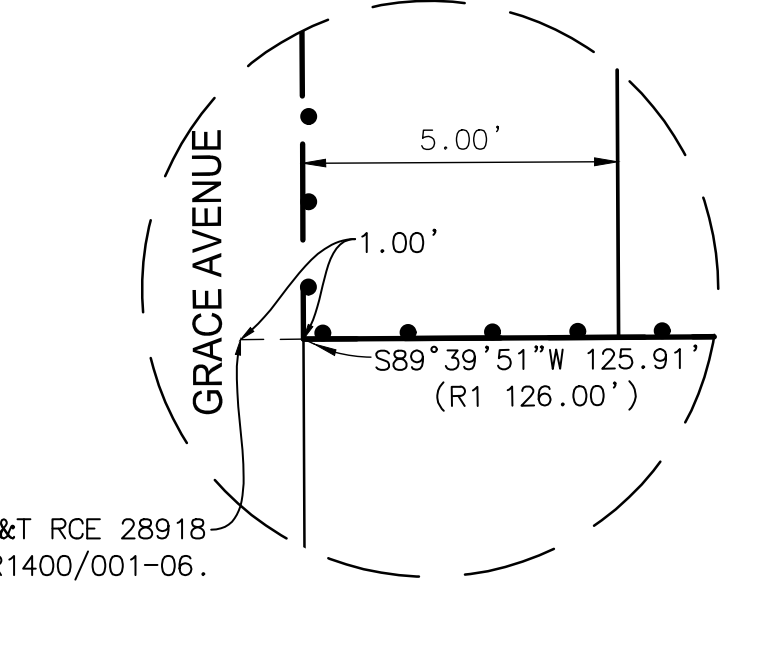
DETAIL "B" NOT TO SCALE



DETAIL "C" NOT TO SCALE



DETAIL "D" NOT TO SCALE



SCALE: 1" = 100'

0 50' 100'

SCALE: 1"=100'

SHEET 4 OF 5 SHEETS

TRACT NO. 83157

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

EXISTING EASEMENTS

LEGEND



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

20.5' EASEMENT OF LA COUNTY FLOOD CONTROL DISTRICT FOR SLOPE PURPOSES RECORDED NOVEMBER 17, 1970 AS INSTRUMENT NO. 3168 IN BOOK D4891 PAGE 153, O.R.

N89°49'01"E
41.70'

20.5' EASEMENT OF LA COUNTY FLOOD CONTROL DISTRICT FOR SLOPE PURPOSES RECORDED NOVEMBER 17, 1970 AS INSTRUMENT NO. 3168 IN BOOK D4891 PAGE 153, O.R.

S00°08'36"E 38.58'

30' EASEMENT OF LA COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES PURPOSES RECORDED NOVEMBER 17, 1970 AS INSTRUMENT NO. 3168 IN BOOK D4891 PAGE 153, O.R.

VARIABLE WIDTH EASEMENT OF LA COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES RECORDED MARCH 24, 1976 AS INSTRUMENT NO. 2409, O.R.

N00°10'59"W 24.00'

S89°39'25"E 142.01'

N04°49'49"E 58.04'

1
6.958 ACRES
NET AND GROSS

NOT A PART

N'LY LINE OF LOTS 44 AND 47 OF TR 42/68-69, EST'D 660.00' N'LY AND PARALLEL WITH 213TH STREET.

W'LY LINE OF LOTS 46 THROUGH 48 OF TR 42/68-69, EST'D BY PRORATION PER SAID MAP.

CENTERLINE OF A 10' EDISON EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES RECORDED MAY 16, 1974 AS DOCUMENT NO. 2803, O.R.

VARIABLE WIDTH EASEMENT FOR INGRESS/EGRESS FOR DRIVEWAY PURPOSES RECORDED OCTOBER 13, 1966 AS DOCUMENT NO. 889, O.R.

GRACE AVENUE

3
15.349 ACRES GROSS
15.194 ACRES NET

6' EDISON EASEMENT FOR ELECTRIC LINE PURPOSES RECORDED DECEMBER 28, 1954 AS DOCUMENT NO. 3001, O.R.

20' AND 18.83' EASEMENT FOR LANDFILL AND DRAINAGE PURPOSES WITH THE RIGHT TO INGRESS/EGRESS RECORDED OCTOBER 13, 1966 AS DOCUMENT NO. 891, O.R.

10' EDISON EASEMENT FOR ELECTRIC LINE PURPOSES RECORDED MARCH 20, 1950 AS DOCUMENT NO. 2483, O.R.

16' EASEMENT OF LA COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES RECORDED MARCH 24, 1976 AS INSTRUMENT NO. 2409, O.R.

2
4.883 ACRES
NET AND GROSS

N'LY LINE OF LOTS 43 AND 48 OF TR 42/68-69, EST'D 330.00' N'LY AND PARALLEL WITH 213TH STREET.

S89°39'51"W 100.00'

N00°16'44"W 249.00'

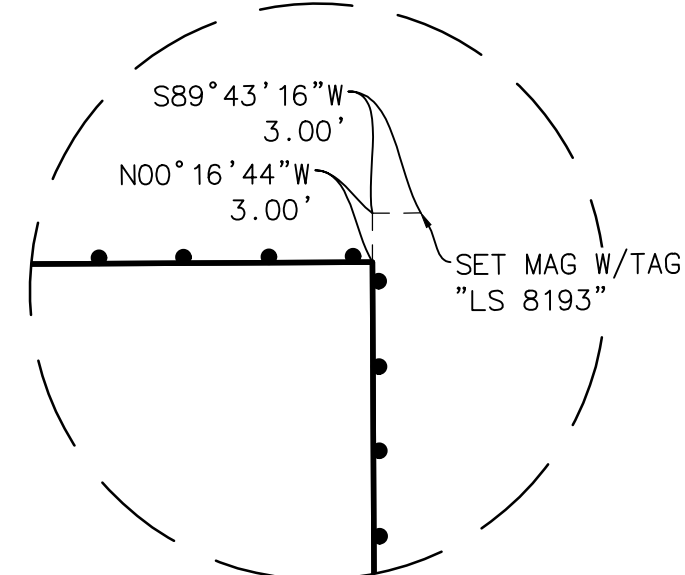
AVALON BOULEVARD

NOT A PART

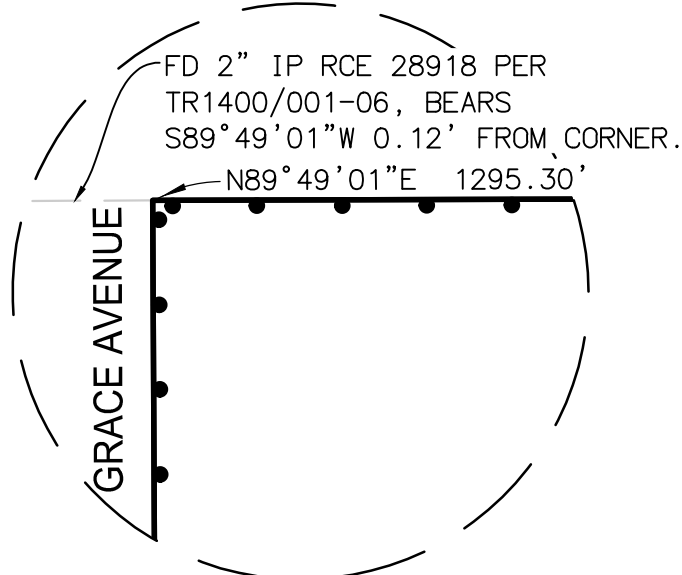
30' 25' 55'

50' 50' 100'

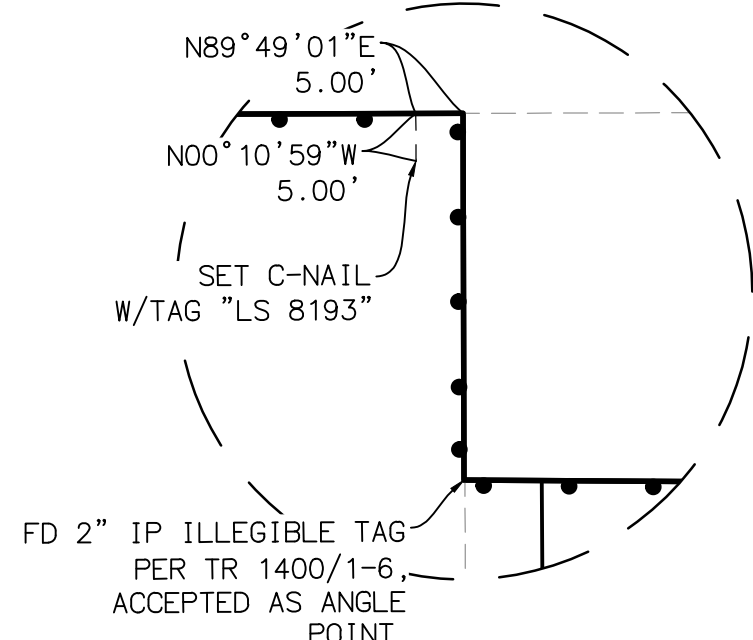
DETAIL "E"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE



DETAIL "G"
NOT TO SCALE



213TH STREET

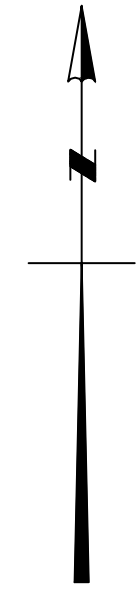
30' 30' 60'

30' 40' 70'

SCALE: 1" = 100'

0 50' 100'

SCALE: 1"=100'



TRACT NO. 83157

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

EXISTING EASEMENTS

SHEET 5 OF 5 SHEETS

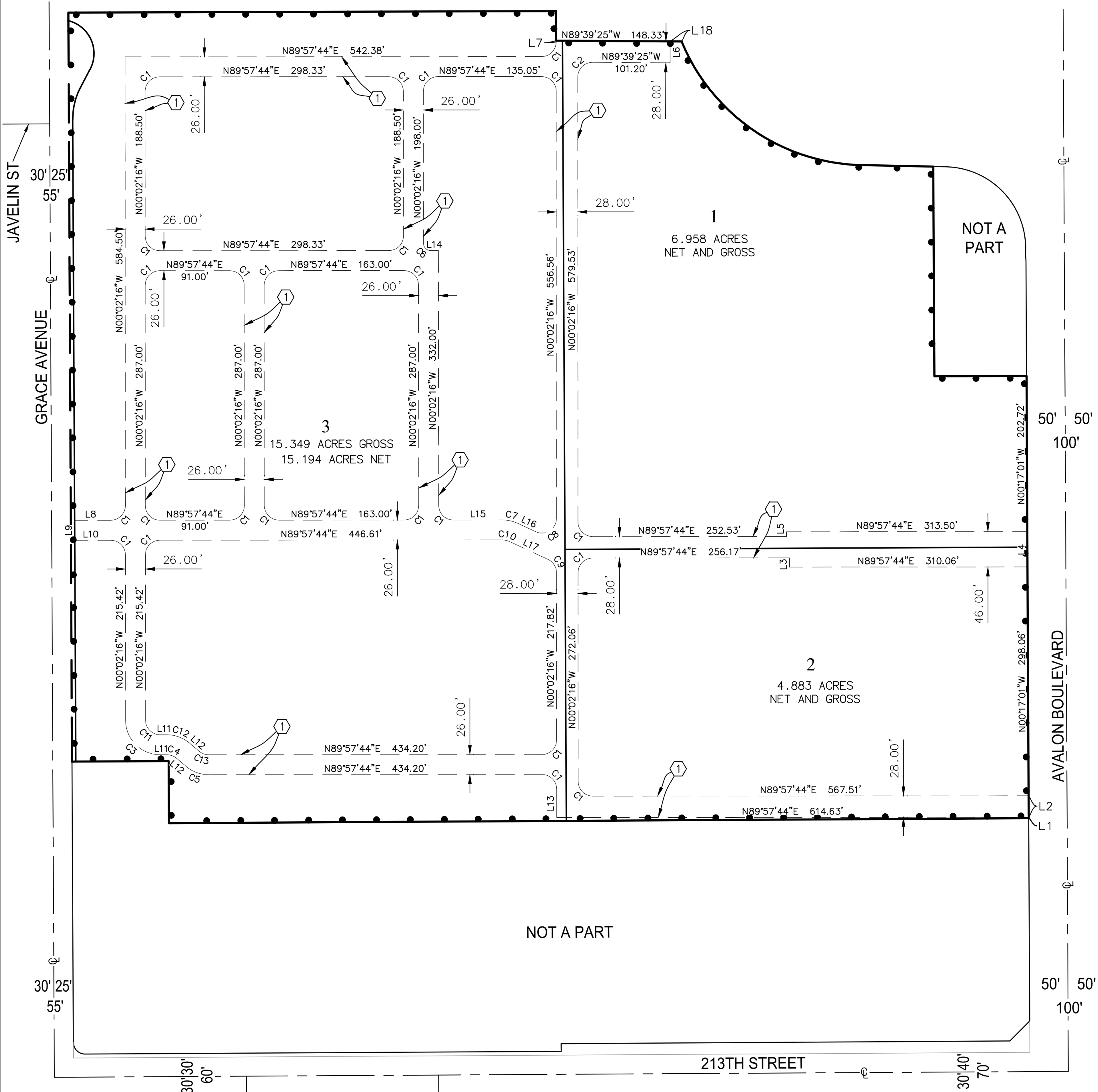
LEGEND



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



FIRE ACCESS LANE EASEMENT



LINE TABLE		
NO.	BEARING/Delta	LENGTH
L1	N 00° 17' 01" W	1.19'
L2	N 00° 17' 01" W	28.00'
L3	S 00° 02' 16" E	6.00'
L4	N 00° 02' 16" W	28.00'
L5	S 00° 02' 16" E	12.00'
L6	N 00° 17' 01" W	46.00'
L7	S 00° 02' 16" E	1.74'
L8	S 89° 57' 44" W	47.02'
L9	S 00° 16' 44" E	26.00'
L10	N 89° 57' 44" E	46.91'
L11	S 89° 45' 15" E	9.31'
L12	S 49° 45' 15" E	16.79'
L13	S 00° 02' 16" E	37.16'
L14	N 89° 57' 44" E	10.17'
L15	N 89° 57' 44" E	64.61'
L16	S 65° 02' 16" E	26.18'
L17	N 65° 02' 16" W	56.02'
L18	N 89° 39' 25" W	14.97'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90° 00' 00"	19.00'	29.85'
C2	90° 22' 51"	19.00'	29.97'
C3	89° 42' 59"	45.00'	70.46'
C4	40° 00' 00"	19.00'	13.26'
C5	40° 17' 01"	45.00'	31.64'
C6	90° 00' 00"	9.50'	14.92'
C7	25° 00' 00"	45.00'	19.63'
C8	115° 00' 00"	19.00'	38.14'
C9	65° 00' 00"	19.00'	21.55'
C10	25° 00' 00"	19.00'	8.29'
C11	89° 42' 59"	19.00'	29.75'
C12	40° 00' 00"	45.00'	31.42'
C13	40° 17' 01"	19.00'	13.36'