

1 LOT
33,713 SQ.FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 76070

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

BEING A SUBDIVISION OF PORTION OF LOT 41,
TRACT NO. 3612, AS PER MAP RECORDED IN
BOOK 40, PAGE 5 AND 16, OF MISCELLANEOUS
RECORDS, 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 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.

SOUTH BAY LAND MANAGEMENT AND DEVELOPMENT LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER



BY [Signature] Michael Mulligan, Manager

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)
COUNTY OF LOS ANGELES)

ON June 30th, 2021, BEFORE ME, Victor M Arcequin II
A NOTARY PUBLIC, PERSONALLY APPEARED Michael Mulligan
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: [Signature]
PRINTED NAME: Victor M Arcequin II
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2334325
MY COMMISSION EXPIRES: Sep 25, 2024

CONDOMINIUM NOTE:
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 32 (THIRTY-TWO) 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.

SIGNATURE OMISSION NOTE:
THE SIGNATURE OF TITLE INSURANCE AND TRUST COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES, BY DEED RECORDED IN BOOK 8988 OF OFFICIAL RECORDS, PAGE 377, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(i)-(viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. SAID EASEMENT IS BLANKET IN NATURE.

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN APRIL, 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SOUTH BAY LAND MANAGEMENT AND DEVELOPMENT LLC ON APRIL 1, 2020. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY J. ROEHL
R.C.E. NO. 30826, EXPIRES: MARCH 31, 2022

[Signature] 6-28-2021
DATE

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°08'10"W OF THE CENTERLINE OF FIGUEROA STREET, AS SHOWN ON MAP OF TRACT NO. 45039 FILED IN BOOK 1125, PAGES 58 THROUGH 60, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SPECIAL ASSESSMENT'S CERTIFICATE:
I HEREBY STATE 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, CITY OF CARSON _____ DATE _____

CITY CLERK'S CERTIFICATE:
I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CARSON BY MOTION ADOPTED AT ITS SESSION ON THE _____ DAY OF _____ 20____, APPROVED THE ANNEXED MAP.

CITY CLERK, CITY OF CARSON _____ DATE _____

CITY ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF CARSON APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF SUBDIVISION MAP ACT SECTION 66442 (A)(1),(2), AND (3) HAVE BEEN COMPLIED WITH.

GILBERT MARQUEZ, R.C.E. NO. 50567 _____ DATE _____
CITY ENGINEER, CITY OF CARSON

COUNTY SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR _____

BY FABRIZIO PACHANO, DEPUTY _____ DATE _____
L.S. NO. 7274

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. 76070 AS REQUIRED BY LAW.

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

BY _____ DEPUTY _____ DATE _____

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 _____

TRACT NO. 76070

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

FOR CONDOMINIUM PURPOSES

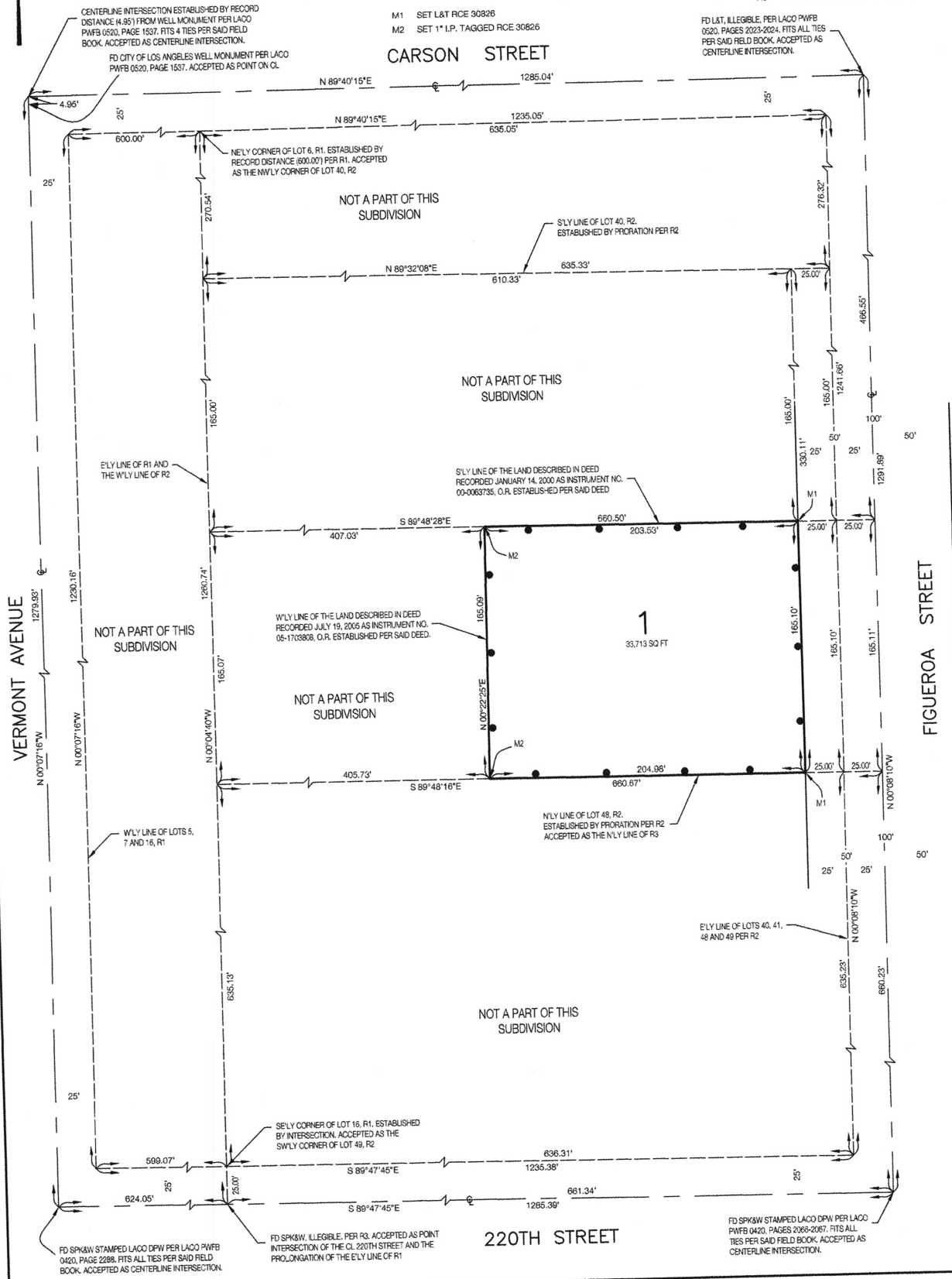
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

- R1 TRACT NO. 3239, M.B. 37-27-28
- R2 TRACT NO. 3612, M.B. 40-5-6
- R3 TRACT NO. 45039, M.B. 1125-58-80

M1 SET L&T RCE 30826
M2 SET 1" I.P. TAGGED RCE 30826

FD L&T, ILLEGIBLE, PER LACO PWFB 0520, PAGES 2023-2024, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.



VERMONT AVENUE

FIGUEROA STREET

220TH STREET

1
33,713.90 FT

CENTERLINE INTERSECTION ESTABLISHED BY RECORD DISTANCE (4.85') FROM WELL MONUMENT PER LACO PWFB 0520, PAGE 1537, FITS 4 TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.
FD CITY OF LOS ANGELES WELL MONUMENT PER LACO PWFB 0520, PAGE 1537, ACCEPTED AS POINT ON CL.

NE'LY CORNER OF LOT 6, R1, ESTABLISHED BY RECORD DISTANCE 600.00' PER R1, ACCEPTED AS THE NW'LY CORNER OF LOT 40, R2

NOT A PART OF THIS SUBDIVISION

S'LY LINE OF LOT 40, R2, ESTABLISHED BY PRIORATION PER R2

NOT A PART OF THIS SUBDIVISION

S'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED JANUARY 14, 2000 AS INSTRUMENT NO. 00-0063735, O.R. ESTABLISHED PER SAID DEED

W'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED JULY 19, 2005 AS INSTRUMENT NO. 05-1703808, O.R. ESTABLISHED PER SAID DEED.

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

W'LY LINE OF LOTS 5, 7 AND 16, R1

N'LY LINE OF LOT 48, R2, ESTABLISHED BY PRIORATION PER R2 ACCEPTED AS THE N'LY LINE OF R3

NOT A PART OF THIS SUBDIVISION

ELY LINE OF LOTS 40, 41, 48 AND 49 PER R2

FD SPK&W STAMPED LACO DPW PER LACO PWFB 0420, PAGE 2288, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.

FD SPK&W, ILLEGIBLE, PER R3, ACCEPTED AS POINT INTERSECTION OF THE CL 220TH STREET AND THE PROLONGATION OF THE E'LY LINE OF R1

FD SPK&W STAMPED LACO DPW PER LACO PWFB 0420, PAGES 2066-2067, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.