

MEETING DATE: 04/05/2010

AGENDA ITEM: CITY COUNCIL / REDEVELOPMENT AGENCY JOINT
AGENDA ITEM: Adoption of a Resolution Approving the
Final Map for Tract No. 68277 Consisting of a One Lot
Subdivision Creating 18 Residential Air Space Units, One
Commercial Air Space Unit and a Common Area at 9900
Culver Boulevard.

ATTACHMENT

	Page
1 Copy of the Final Map for Tract No. 68277	1-3
2 Resolution approving the Final Map for Tract No. 68277	4-5

TRACT NO. 68277

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

BEING A SUBDIVISION OF LOT 2 AND
PORTIONS OF LOTS 1 AND 6, IN BLOCK 17, TRACT NO. 1775,
AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191
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 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.

UPTOWN LOFTS, LLC (OWNER)

Joseph Miller
JOSEPH MILLER MANAGING MEMBER

FIRST-CITIZENS BANK & TRUST COMPANY SUCCESSOR IN INTEREST
TO TEMECULA VALLEY BANK, AS BENEFICIARY, PER DEED
RECORDED JULY 11, 2008, AS INSTRUMENT NO. 20081235432,
OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

Steve Janda
STEVE JANDA SENIOR VICE PRESIDENT

CULVER CITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND
POLITIC, AS BENEFICIARY, PER DEED RECORDED OCTOBER 17, 2008,
AS INSTRUMENT NO. 20081854767, OFFICIAL RECORDS, RECORDS OF
THE COUNTY OF LOS ANGELES.

Mark Scott
MARK SCOTT EXECUTIVE DIRECTOR
REDEVELOPMENT AGENCY

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 18
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.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N88°13'55"W
OF THE CENTERLINE OF DUQUESNE AVENUE AS SHOWN ON MAP OF TRACT NO.
37355, RECORDED IN BOOK 1000, PAGES 49 AND 50 OF MAPS, RECORDS OF
LOS ANGELES COUNTY.

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON October 2, 2009 BEFORE ME, Helen Yasevitz, A
NOTARY PUBLIC, PERSONALLY APPEARED Joseph Miller WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON 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 Helen Yasevitz

NAME PRINTED Helen Yasevitz
MY COMMISSION EXPIRES: April 15, 2010
MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY.
MY COMMISSION NO. 1659422

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON SEPT 14, 2009 BEFORE ME, Rebecca S. Lawson, A
NOTARY PUBLIC, PERSONALLY APPEARED STEVE JANDA WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON 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 Rebecca S. Lawson

NAME PRINTED REBECCA S. LAWSON
MY COMMISSION EXPIRES: April 13, 2013
MY PRINCIPAL PLACE OF BUSINESS IS
IN INVERSIDALE COUNTY.
MY COMMISSION NO. 1945492

SURVEYOR'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
MARCH, 2009, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP
ACT AND LOCAL ORDINANCE. AT THE REQUEST OF JOSEPH MILLER ON
MARCH 30, 2009, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS
TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN
HEREON AS "SET" ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND
THE MONUMENTS SHOWN HEREON AS "TO BE SET" WILL BE IN PLACE WITHIN
SIX MONTHS OF THE RECORDING DATE OF THIS MAP; THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES
FOR ALL CENTERLINE MONUMENTS AND FOR ALL CENTERLINE TIE MONUMENTS
NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

David T. Grimes
DAVID T. GRIMES
L.S. NO. 3774
EXPIRES: 6/30/10

AUGUST 24, 2009
DATE



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 LOCAL SUBDIVISION
ORDINANCES OF THE CITY OF CULVER CITY APPLICABLE AT THE TIME
OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH;
~~THAT ALL PROVISIONS OF SUBDIVISION MAP ACT SECTION 66001, 66002, 66003, 66004, 66005, 66006, 66007, 66008, 66009, 66010, 66011, 66012, 66013, 66014, 66015, 66016, 66017, 66018, 66019, 66020, 66021, 66022, 66023, 66024, 66025, 66026, 66027, 66028, 66029, 66030, 66031, 66032, 66033, 66034, 66035, 66036, 66037, 66038, 66039, 66040, 66041, 66042, 66043, 66044, 66045, 66046, 66047, 66048, 66049, 66050, 66051, 66052, 66053, 66054, 66055, 66056, 66057, 66058, 66059, 66060, 66061, 66062, 66063, 66064, 66065, 66066, 66067, 66068, 66069, 66070, 66071, 66072, 66073, 66074, 66075, 66076, 66077, 66078, 66079, 66080, 66081, 66082, 66083, 66084, 66085, 66086, 66087, 66088, 66089, 66090, 66091, 66092, 66093, 66094, 66095, 66096, 66097, 66098, 66099, 66100, 66101, 66102, 66103, 66104, 66105, 66106, 66107, 66108, 66109, 66110, 66111, 66112, 66113, 66114, 66115, 66116, 66117, 66118, 66119, 66120, 66121, 66122, 66123, 66124, 66125, 66126, 66127, 66128, 66129, 66130, 66131, 66132, 66133, 66134, 66135, 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TRACT NO. 68277

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

FOR CONDOMINIUM PURPOSES

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITION, LONG DEUCE, OR LACHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.

PAX LAND COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED IN BOOK 6223 PAGE 78 OF DEEDS.

GUARANTY TRUST & SAVINGS BANK, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED IN BOOK 7162, PAGE 232 OF DEEDS.

SECURITY TRUST & SAVINGS BANK, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED IN BOOK 4006, PAGE 357 OF D.R.

SIGNATURE OMISSION NOTE:

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, AS DISCLOSED BY DEED RECORDED ON 11/14/1939, IN BOOK 17096, PAGE 19, AND PARTIAL QUITCLAIM OF SAID DEED RECORDED 04/05/2008, AS INST. NO. 2008574501, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)-(VII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RISEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

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. 68277 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

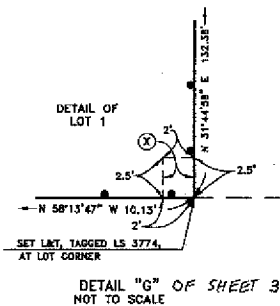
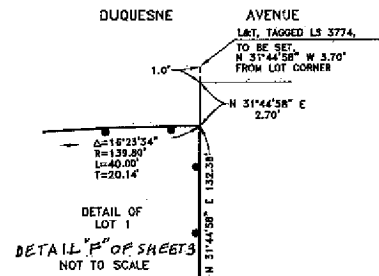
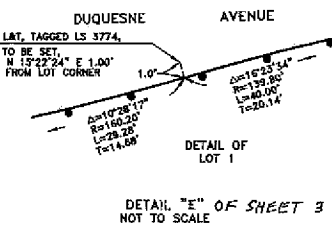
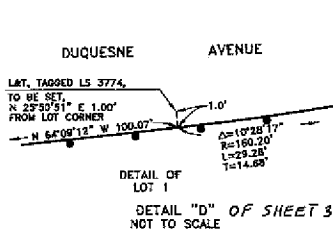
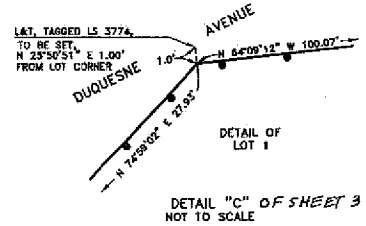
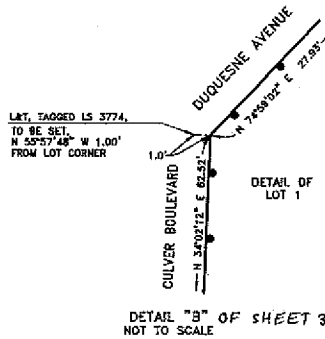
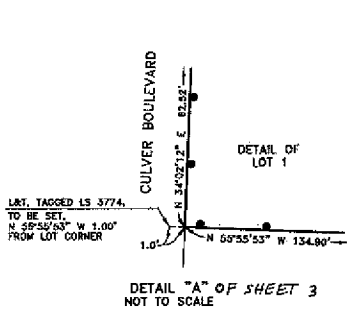
BY _____ DEPUTY _____ DATE _____

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLES 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 ENGINEER

BY _____ DATE _____
DENNIS F. HUNTER, DEPUTY
L.S. NO. 8539
EXPIRES: 12/31/2010



IN THE CITY OF CULVER CITY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



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

(X) 2' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY,
FOR POLE LINES AND INCIDENTAL PURPOSES, PER DEED RECORDED
11/14/1939, IN BOOK 17098, PAGE 18, AND
PARTIAL OUTCUTLINE OF SAID DEED RECORDED 04/03/2006, AS INST. NO.
2008574501, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY
OF LOS ANGELES.

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1 2. The City Clerk of the City of Culver City is hereby directed to sign and
2 date Final Map 68277 certifying the City Council's approval.

3
4 APPROVED and ADOPTED this _____ day of _____ 2010.

5
6 _____
7 ANDREW WEISSMAN, MAYOR
8 City of Culver City, California

9 ATTEST:

APPROVED AS TO FORM:

10
11 _____
12 MARTIN R. COLE, City Clerk

13 
14 CAROL A. SCHWAB, City Attorney

15 A10-00100