

MEETING DATE: 11/14/07

AGENDA ITEM: Approve Final Tract Map No. 61845 for an Eight-Unit Condominium Development on Property Located at 4067 and 4073 Lincoln Avenue.

ATTACHMENTS

		<u>Pages</u>
1	Copy of the Final Map for Tract No. 61845	1-2
2	Resolution approving the Map	3-4

TRACT NO. 61845

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

BEING A SUBDIVISION OF LOTS 16 AND 17 IN BLOCK 14 OF TRACT NO.
1775 AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF
MAPS, RECORDS 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.

WE HEREBY DEDICATE TO THE CITY OF CULVER CITY THE EASEMENT FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP, AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

4055 & 4073 LINCOLN AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

a=Leonard
GERRI LEONARD, MANAGING MEMBER

FIRST COASTAL BANK, N.A., BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 31, 2005 AS FILE NO. 2005-2617954 OF OFFICIAL RECORDS.

David Ross PRESIDENT
Laurie Duncan SENIOR VICE PRESIDENT
DAVID ROSS PRESIDENT
LAURIE DUNCAN SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON 11-15, 2006, BEFORE ME, Michelle Lee Olexa, NOTARY PUBLIC, PERSONALLY APPEARED Gerrit Leonard PERSONALLY KNOWN TO ME OR 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/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HE/THEY SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Michelle Lee Olexa
PRINTED NAME: Michelle Lee Olexa

NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER 1414800

MY COMMISSION EXPIRES 5/29/07

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON November 14, 2006, 2006, BEFORE ME, Carol A. Solis, NOTARY PUBLIC, PERSONALLY APPEARED David Ross and Laurie Duncan PERSONALLY KNOWN TO ME OR 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/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HE/THEY SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Carol A. Solis
PRINTED NAME: Carol A. Solis

NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER 1407141

MY COMMISSION EXPIRES MARCH 25, 2007

BASIS OF BEARINGS:

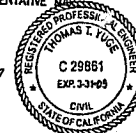
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S 58° 01' 36" E OF THE CENTERLINE OF LINCOLN AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 164 PAGES 5 THROUGH 8, INCLUSIVE, OF RECORD OF SURVEYS, RECORD OF LOS ANGELES COUNTY.

THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR EIGHT UNITS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GERRI LEONARD ON JANUARY 6, 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2007 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Thomas T. Yuge DATED: 6/15/07
THOMAS T. YUGE, R.C.E. 29861 (EXP. 3/31/09)



COUNTY ENGINEER'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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER

DATE _____ BY: _____ DEPUTY
RCE: _____
EXPIRATION: _____

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 STATE LAW AND LOCAL SUBDIVISION ORDINANCES OF THE CITY OF CULVER CITY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS. ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a), (1), (2), AND (3) HAVE BEEN COMPLIED WITH.

08/13/07
CITY ENGINEER OF THE CITY OF CULVER CITY
R.C.E. NO. 44450 EXP. 06/30/2009



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY RESOLUTION NO. _____ ADOPTED ON _____ APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS FOR SANITARY SEWER.

DATE _____ CITY CLERK OF THE CITY OF CULVER CITY

SPECIAL ASSESSMENT CERTIFICATE

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

DATE _____ CITY TREASURER OF THE CITY OF CULVER CITY

CITY PLANNING MANAGER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL CONDITIONS IMPOSED HEREON.

8-9-07
DATE
THOMAS GORMAN GORMAN
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR/
PLANNING MANAGER, THE CITY OF CULVER CITY

SIGNATURE OMISSION NOTES:

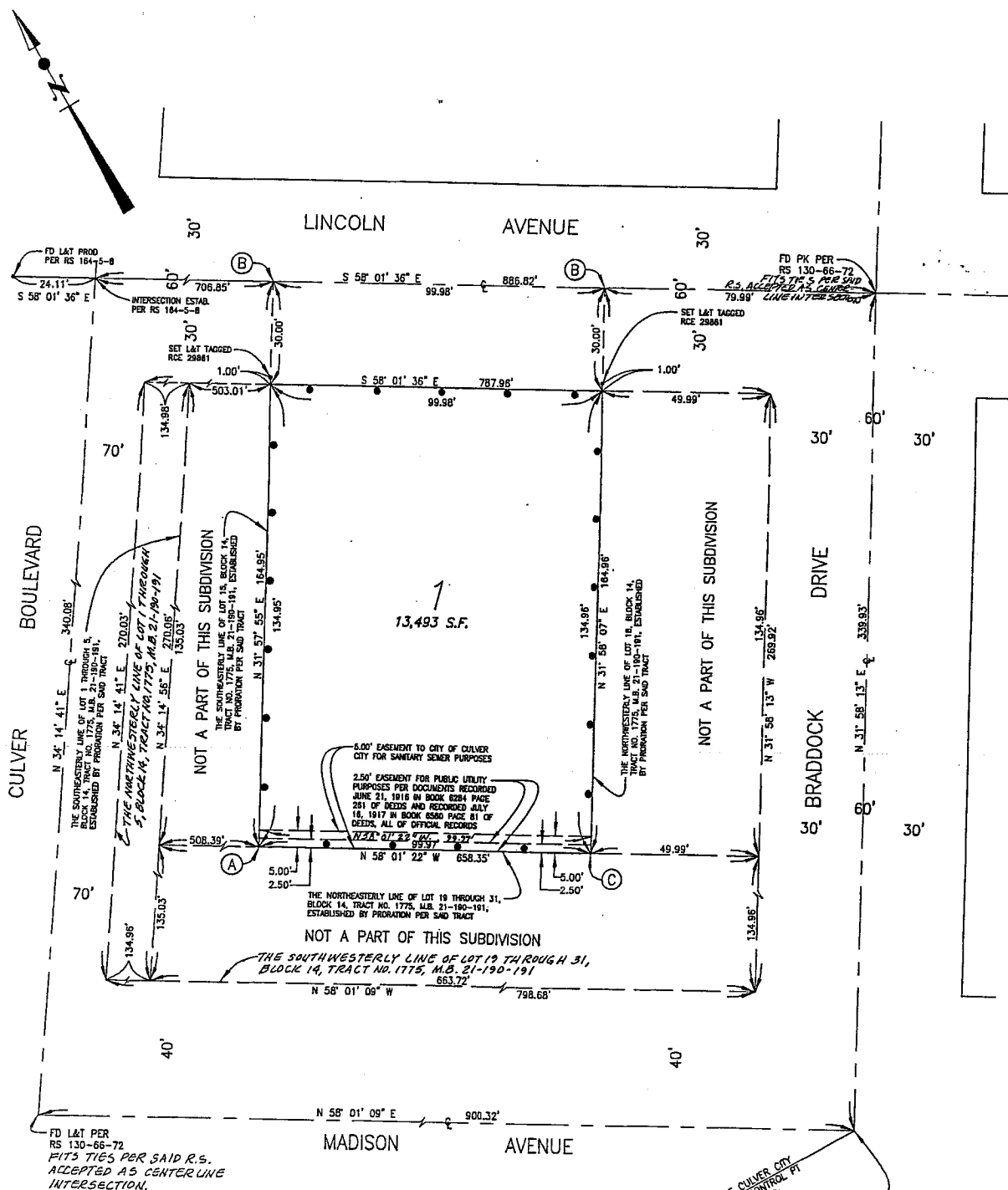
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 SUBSECTION (A) 3A (I-VIII) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

PACIFIC LIGHT AND POWER CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED JUNE 21, 1916 IN BOOK 6284 PAGE 261 OF DEEDS OF OFFICIAL RECORDS.

GUARANTY TRUST & SAVINGS BANK (FORMERLY GERMAN AMERICAN TRUST AND SAVINGS BANK), EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED JULY 16, 1917 IN BOOK 6580 PAGE 81 OF DEEDS OF OFFICIAL RECORDS.

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

- FOR CONDOMINIUM PURPOSES -



MONUMENT NOTES

- (A) SET 2" I.P., DN. 6", TAGGED RCE 29861
- (B) SET S & W TAGGED RCE 29861
- (C) SET L & T TAGGED RCE 29861 IN TOP OF CONCRETE BLOCK WALL

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

CITY OF CULVER CITY
GPS 119 CONTROL PT

FD S&W TAGGED
LS 4996 PER
RS 164-5-B
FITS TIES PER SAID R.S.,
ACCEPTED A S CENTERLINE
INTERSECTION.

1 RESOLUTION NO. 2007-R_____

2 A RESOLUTION OF THE CITY COUNCIL OF THE
3 CITY OF CULVER CITY, CALIFORNIA, APPROVING
4 FINAL MAP FOR TRACT NO 61845.

5 WHEREAS, the Culver City Planning Commission on January 12, 2005,
6 conditionally recommended approval of Tentative Map 61845; and

7 WHEREAS, the City Council conditionally approved the Tentative Map on
8 March 14, 2005; and

9 WHEREAS, the owners of the property shown on Final Map 61845 have
10 signed the Final Map and submitted it to the City Engineer; and

11 WHEREAS, the City Engineer of the City of Culver City has signed Final Map
12 61845 certifying that it is substantially the same as it appeared on the approved tentative
13 map and all the provisions of the Code of the City of Culver City, California and the
14 Subdivision Map Act have been complied with, and that he is satisfied that the Map is
15 technically correct.
16

17 NOW THEREFORE the City Council of the City of Culver City, DOES
18 HEREBY RESOLVE as follows
19

- 20 1. Final Map 61845 is hereby approved.

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...

1 2. The City Clerk of the City of Culver City is hereby ordered to sign and
2 date Final Map 61845 certifying that the City Council approved it.

3 APPROVED and ADOPTED this _____ day of _____ 2007.
4

5
6 _____
7 ALAN CORLIN, MAYOR
City of Culver City, California

8
9 ATTEST:

APPROVED AS TO FORM:

10
11 _____
12 CHRISTOPHER ARMENTA, City Clerk
A07-00721

13
14 _____
15 CAROL A. SCHWAB, City Attorney
16
17
18
19
20
21
22
23
24
25
26
27
28