

MEETING DATE: 01/27/14

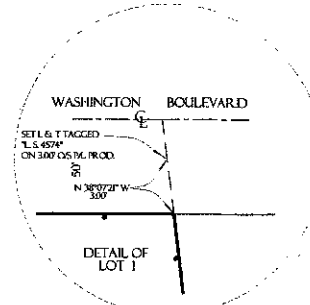
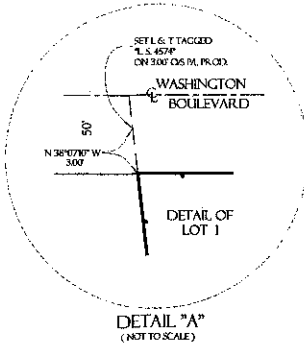
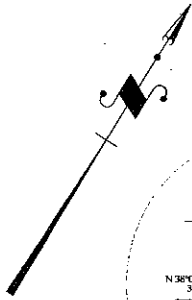
AGENDA ITEM: CITY COUNCIL AGENDA ITEM: Adoption of a Resolution Approving the Final map for Tract Number 63634 Consisting of a One Lot Subdivision Creating 6 Commercial Air Space Units at 13340 Washington Boulevard.

ATTACHMENTS

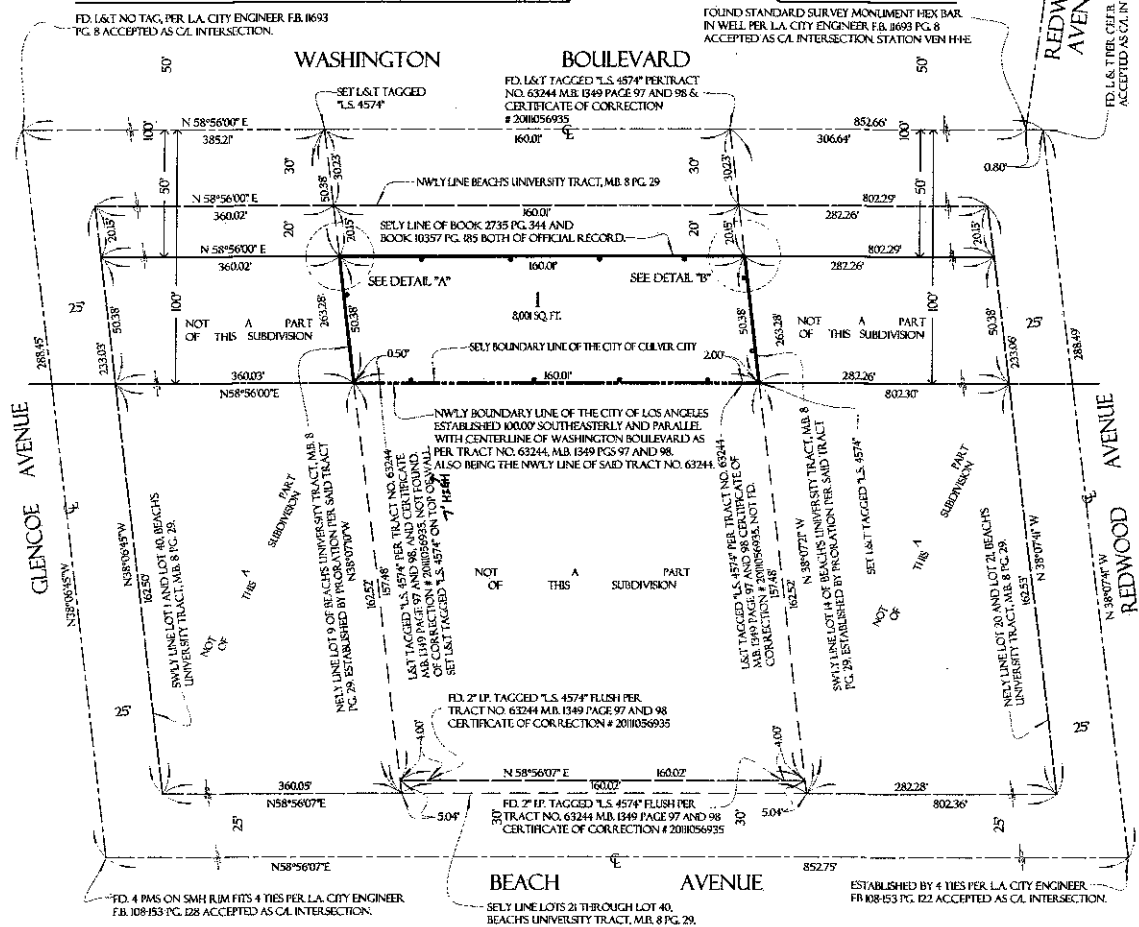
		<u>Pages</u>
1	Copy of the Final Map for Tract No. 63634	1 - 2
2	Resolution approving the Final Map for Tract No. 63634	3 - 4

VESTING TRACT NO. 63634

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



DETAIL "B"
(NOT TO SCALE)

WALGROVE
AVENUE

LEGEND:

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

VESTING TRACT NO. 63634

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

BEING A SUBDIVISION OF A PORTION OF LOTS 10, 12 AND 13 OF BEACHS
UNIVERSITY TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 29 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 DOTTED BORDER LINES AND WE
CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

ANASTASI DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY: Wayne G. Anastasi
ITS: President
Wayne G. Anastasi

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY, UNDER DEED OF
TRUST RECORDED MARCH 12, 2002 AS INSTRUMENT NO. 2002382996 OF OFFICIAL RECORDS,
RECORDS OF LOS ANGELES COUNTY.

John C. Smith
Senior Vice President
Bank of America

Isabella Li
Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON February 22, 2013 BEFORE ME, PATRICIA WATTS

NOTARY PUBLIC, PERSONALLY APPEARED WAYNE G. ANASTASI
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE(S) HAVE(S) EXECUTED THE SAME IN HIS(HER) AUTHORIZED CAPACITY(IES) AND THAT BY
HIS(HER) 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.

SIGNATURE Patricia Watts
PRINTED NAME PATRICIA WATTS

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER 1893456

MY COMMISSION EXPIRES June 23, 2014

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON 02-25-2013 BEFORE ME, CALVIN SHIN

NOTARY PUBLIC, PERSONALLY APPEARED ERIK A. ONI and Isabella Li
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE(S) HAVE(S) EXECUTED THE SAME IN HIS(HER) AUTHORIZED CAPACITY(IES) AND THAT BY
HIS(HER) 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.

SIGNATURE Calvin Shin
PRINTED NAME CALVIN SHIN

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER 1897543

MY COMMISSION EXPIRES 07-27-2014

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 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.

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER, CITY BY RESOLUTION ON
THE _____ DAY OF _____, 20____ APPROVED THE ATTACHED MAP.

MARTIN COLE
CITY CLERK, CITY OF CULVER, CITY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON JUNE, 2011 IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF ANASTASI DEVELOPMENT COMPANY, LLC. ON JUNE, 2011, I HEREBY STATE THAT THIS
FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP;
THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL
CENTERLINE TIE MONUMENTS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

Thomas Jacobellis July 1, 2013
THOMAS JACOBELLIS, PLS. 4574 DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 89° 56' 00" WEST OF THE
SLOPE OF WASHINGTON BOULEVARD SHOWN AS COMPTON & SANTA MONICA ROAD, AS
SHOWN ON MAP OF BEACHS UNIVERSITY TRACT, RECORDED IN BOOK 8 PAGE 29 OF MAPS,
RECORDS OF LOS ANGELES COUNTY.

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
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.

Charles D. Robertson
CHARLES D. ROBERTSON
CITY ENGINEER
L.S. NO. 6794

12/23/2013
DATE



COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS
OF THE 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: _____
STEVE BURGER, DEPUTY
L.S. NO. 8704 DATE

SPECIAL ASSESSMENT'S 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.

Jeff Miller
JEFF MILLER
CHIEF FINANCIAL OFFICER

11/3/14
DATE

CITY PLANNING MANAGER'S CERTIFICATE:

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

Thomas Gorham
THOMAS GORHAM
DEPUTY COMMUNITY DEVELOPMENT
DIRECTOR / PLANNING MANAGER

12/20/2013
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

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. 63634 AS REQUIRED BY LAW.

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

BY: _____
DEPUTY DATE

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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 63634 certifying the City Council's approval.

3
4 APPROVED and ADOPTED this _____ day of _____ 2014.

5
6 _____
7 JEFFREY COOPER, 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 A13-00907