

TRACT NO. 83810

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

BEING A SUBDIVISION OF LOT 1 OF BLOCK 6 OF CLARKDALE TRACT,
AS PER MAP RECORDED IN BOOK 9, PAGE 176, OF MAPS,
RECORDS OF LOS ANGELES 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.

WE HEREBY DEDICATE TO THE CITY OF CULVER CITY A 5.00 FEET WIDE EASEMENT FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP, AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

CULVER CAPITAL LP, A CALIFORNIA LIMITED PARTNERSHIP, OWNER.

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

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 _____ 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: _____

DATE COMMISSION EXPIRES: _____

COMMISSION NO.: _____

BENEFICIARY:

EAST WEST BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 25, 2024
AS INSTRUMENT NO. 20240653722, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

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THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR
VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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: _____

DATE COMMISSION EXPIRES: _____

COMMISSION NO.: _____

COUNTY TAX CERTIFICATES:

I HEREBY CERTIFY THAT ALL THE CERTIFICATES HAVE BEEN FILES 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 _____ DATE _____
DEPUTY _____

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. 83810 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY _____

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 ON OCTOBER 12 OF 2024 IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CULVER
CAPITAL LP, A CALIFORNIA LIMITED PARTNERSHIP ON OCTOBER 1 OF 2024. I HEREBY
STATE THAT THIS TRACT 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.



DATE: DECEMBER 4, 2025
KAREN KORGANYAN
P.L.S. 8510

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N33°00'00"W OF THE
NORTHEASTERLY LINE OF HURON AVENUE, AS SHOWN ON THE MAP OF CLARKDALE
TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 9, PAGE 176 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY
BY RESOLUTION NO. _____ APPROVED THE ATTACHED MAP ON
_____, AND ACCEPTED THE DEDICATION OF
EASEMENT FOR SANITARY SEWER PURPOSES SHOWN ON SAID MAP.

JEREMY BOCCINO
CITY CLERK, CITY OF CULVER CITY

DATE

CITY CURRENT PLANNING MANAGER'S CERTIFICATE:

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

EMILY STADNICKI
CURRENT PLANNING MANAGER,
CITY OF CULVER CITY

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.

LISA SOGHOR
CHIEF FINANCIAL OFFICER,
CITY OF CULVER CITY

DATE

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 THE 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 66492(A)(1), (2), AND (3), HAVE BEEN COMPLIED
WITH.

H. YANNI DEMITRI, P.E., T.E., MSCE
CITY ENGINEER OF THE CITY OF
CULVER CITY

DATE

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: DIEGO G. RIVERA, DEPUTY
L.S. NO. 9742

DATE

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 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.

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COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

ACCESS DRIVEWAY NOTE:

ACCESS DRIVEWAY NOTE:

RECIPROCAL EASEMENTS FOR ACCESS, INGRESS AND INGRESS, UTILITIES AND MAINTENANCE PURPOSES, OVER THE COMMON DRIVEWAYS, FOR THE BENEFIT OF ALL UNITS SERVED, TO BE RESERVED IN SEPARATE DOCUMENTS.

EASEMENT NOTE:

EASEMENT NOTE:

(A) INDICATES 5.00 FEET WIDE EASEMENT TO THE CITY OF CULVER CITY FOR SANITARY SEWER PURPOSES AS DESIGNATED ON THIS MAP.

LEGEND:

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