

1 LOT  
7,503 SQ. FT. GROSS  
7,093 SQ. FT. NET

SHEET 1 OF 2 SHEETS

# 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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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 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 \_\_\_\_\_ 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.

*[Signature]*

KAREN KORGANYAN  
P.L.S. 8510

DATE: DECEMBER 4, 2025



## 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 BOCCHINO  
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 66442(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:

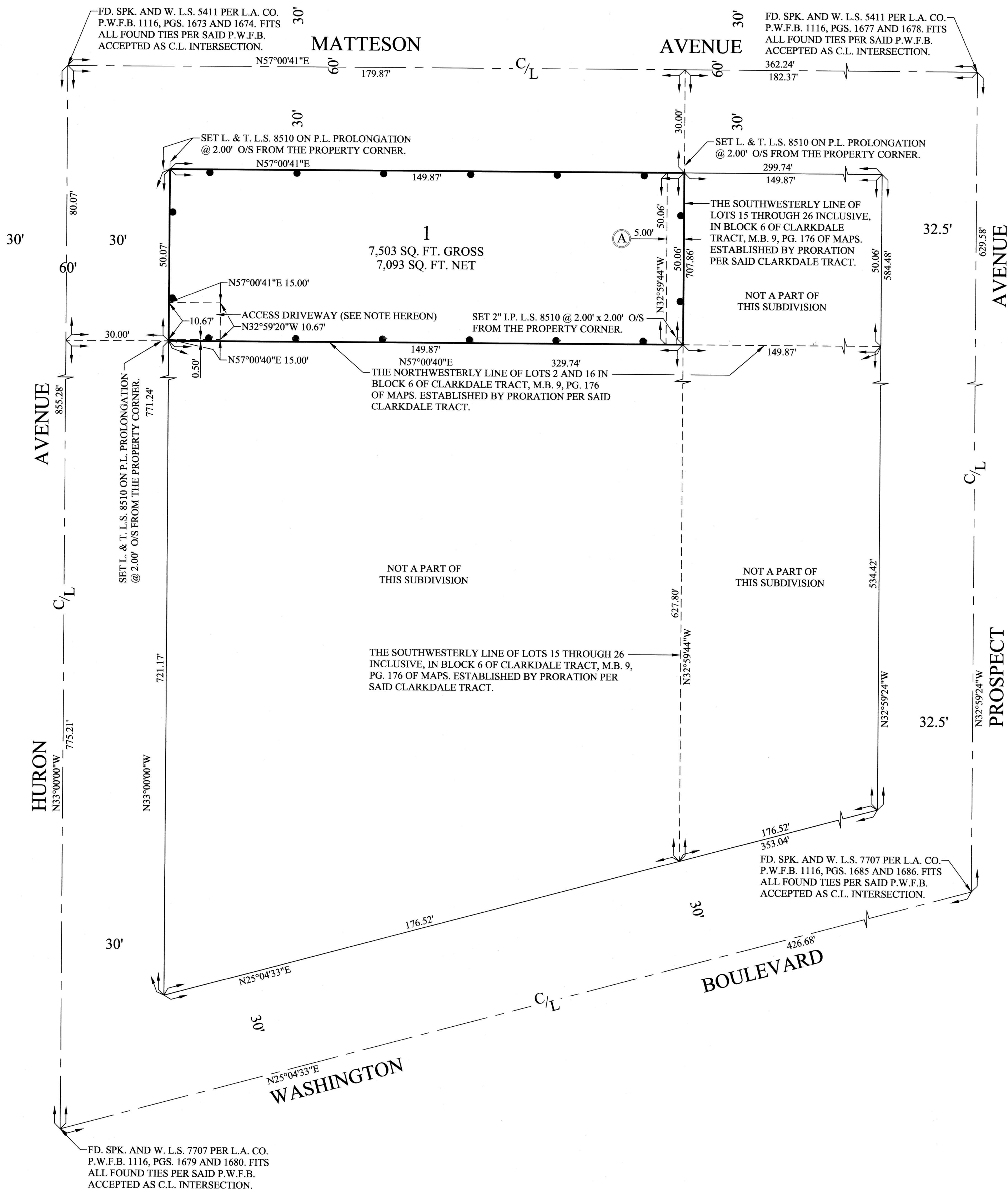
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SCALE 1" = 20'

SHEET 2 OF 2 SHEETS

# TRACT NO. 83810

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



**LEGEND:**

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

**ACCESS DRIVEWAY NOTE:**

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

**EASEMENT NOTE:**

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