MEETING DATE: **02/09/20154**

AGENDA ITEM: **Adoption of a Resolution Approving the Final Map for Tract Number 71511 Consisting of a One Lot Subdivision Creating 7 Residential Airspace Units at 4139-4145 Duquesne Avenue.**

ATTACHMENTS

		Pages
1	Copy of the Final Map for Tract No. 71511	1 - 2
2	Resolution approving the Final Map for Tract No. 71511	3– 4

1 LOT
13,516 SQ FT

SHEET 1 OF 2 SHEETS

TRACT NO. 71511

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

BEING A SUBDIVISION OF LOTS 8 AND 9, BLOCK 18, 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

CITY PLANNING MANAGER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP AND ANY CONDITION IMPOSED THEREON.

Diana Gorman — DATED: 1-15-15

THOMAS GORMAN
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR / PLANNING MANAGER, CITY OF CULVER CITY

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 OFFER TO THE PUBLIC USE THE PRIVATE (AND FUTURE) STREET SHOWN ON SAID MAP RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS, UNTIL SUCH TIME AS SAID STREET IS ACCEPTED AND OPENED FOR PUBLIC USE. [WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE (AND FUTURE) STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE CITY OF CULVER CITY IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.]

AND WE ALSO 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.

DUQUESNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)
BY: LEFT COAST MANAGEMENT, INC., A CALIFORNIA CORPORATION, ITS MANAGER

DAN STEIN — PRESIDENT

PACIFIC WESTERN BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 27, 2014 AS INSTRUMENT NO. 20140085419 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Todd Sawtin — Vice PRESIDENT
Vice President — SECRETARY

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 10-30-2014 BEFORE ME Kristina Fielder NOTARY PUBLIC, PERSONALLY APPEARED DAN STEIN
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

SIGNATURE
PRINTED NAME Kristina Fielder
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO: 2002732
MY COMMISSION EXPIRES March 20, 2017

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON October 30 2014 BEFORE ME Marisela Carmona, NOTARY PUBLIC, PERSONALLY APPEARED Todd Sawtin and William Simmons
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

SIGNATURE
PRINTED NAME Marisela Carmona
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO: 2006955
MY COMMISSION EXPIRES February 19, 2017

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 BY THE CITY ENGINEER.

COUNTY ENGINEER

BY _____ DATE _____
DEPUTY

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 _____ 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. 71511 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 BY ME OR UNDER MY DIRECTION IN AUGUST, 2013 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAN STEIN ON AUGUST 26, 2013. 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; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL CENTERLINE TIE MONUMENTS WHERE ONLY TIES ARE REQUIRED TO BE SET ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

VICTOR P. BECK
L.S. NO. 2957

10-23-14
DATE

LICENSED LAND SURVEYOR — VICTOR PHILIP BECK — NO. 2957 — 6-30-16 — STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 58°13'55" W OF THE SIDELINE OF DUQUESNE AVENUE AS SHOWN ON THE MAP OF TRACT NO. 1775 AS RECORDED IN BOOK 21, PAGES 190 AND 191 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 STATE LAW AND LOCAL SUBDIVISION ORDINANCES OF THE CITY OF CULVER CITY APPLICABLE AT THE TIME APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

1/15/2015
DATE

CHARLES D. HERBERTSON
R.C.E. 46658
CITY ENGINEER OF THE CITY OF CULVER CITY

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY RESOLUTION NO._____ PASSED ON THE ____DAY OF_____ 2014 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENT OFFERED HEREIN FOR SANITARY SEWER PURPOSES. THE PRIVATE AND FUTURE STREET SHOWN ON SAID MAP AND HEREIN OFFERED FOR DEDICATION TO THE CITY OF CULVER CITY BE AND THE SAME WAS HEREBY REJECTED.

_____
DATE

_____
MARTIN COLE
CITY CLERK OF THE CITY OF CULVER CITY

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.

1/20/2015
DATE

JEFF MUIR
CHIEF FINANCIAL OFFICER OF THE
CITY OF CULVER CITY

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 7 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.

SIGNATURE OMISSIONS:

THE SIGNATURE(S) OF THE PACIFIC LIGHT AND POWER CORPORATION, A CORPORATION HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND SINGLE LINE POLES PURPOSES, BY DEED RECORDED IN BOOK 6284, PAGE 261, OF DEEDS, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i–viii) OF THE SUBDIVISION MAP ACT, AS ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

THE SIGNATURE(S) OF GUARANTY TRUST & SAVINGS BANK, FORMERLY GERMAN AMERICAN TRUST & SAVINGS BANK, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BY DEEDS RECORDED IN BOOK 6816, PAGE 287 AND IN BOOK 6695, PAGE 323, BOTH OF DEEDS, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i–viii) OF THE SUBDIVISION MAP ACT, AS ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

THE SIGNATURE(S) OF EDWARD J. RICHARDS, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BY DEED RECORDED IN BOOK 6801, PAGE 88, OF DEEDS, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i–viii) OF THE SUBDIVISION MAP ACT, AS HIS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

THE SIGNATURE(S) OF EUGENE WEBB, JR., HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BY DEED RECORDED IN BOOK 6825, PAGE 5, OF DEEDS, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i–viii) OF THE SUBDIVISION MAP ACT, AS HIS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

THE SIGNATURE(S) OF PLAINS EXPLORATION & PRODUCTION COMPANY, A DELAWARE CORPORATION, HOLDER OF OIL, GAS OR MINERAL RIGHTS BY LEASE RECORDED MARCH 8, 2004 AS INSTRUMENT/FILE NO. 04–0537336 AND JUNE 28, 2004 AS INSTRUMENT/FILE NO. 04–163 6931, BOTH OF OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT.

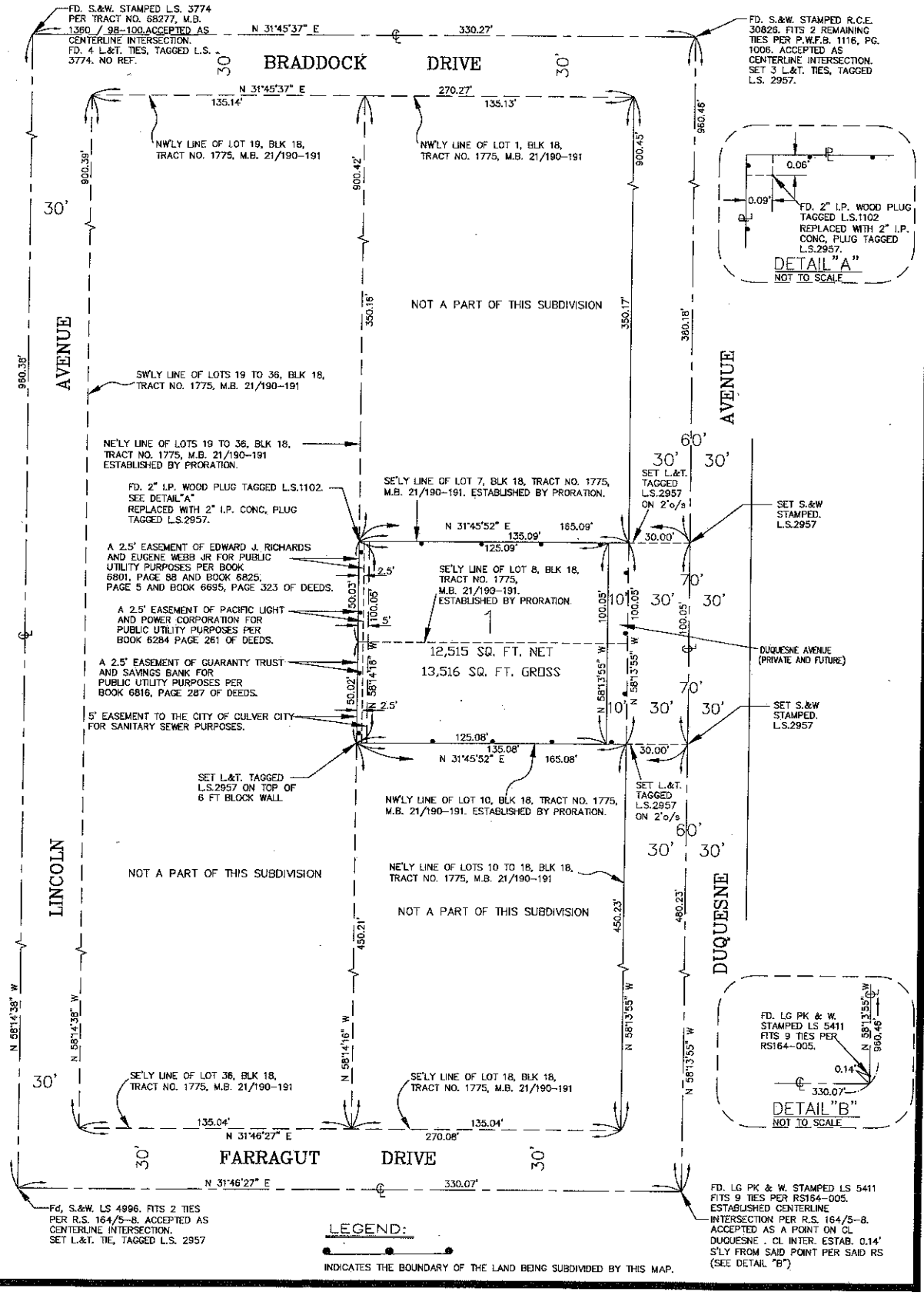
SCALE: 1" = 30'

SHEET 2 OF 2 SHEETS

TRACT NO. 71511

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

FOR CONDOMINIUM PURPOSES



2

RESOLUTION NO. 2015-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING FINAL MAP FOR TRACT NO. 71511, CONSISTING OF A ONE LOT SUBDIVISION CREATING 7 RESIDENTIAL AIR SPACE UNITS AT 4139-4145 DUQUESNE AVENUE.

WHEREAS, on June 13, 2011, the City Council approved Tentative Tract Map, TTM P-2011037 (Tract No. 71511) consisting of a one lot subdivision creating 7 residential air space units at 4139-4145 Duquesne; and

WHEREAS, the Los Angeles County Department of Public Works has reviewed the Final Map for Tract No. 71511 (the "Final Map") and approved the map for mathematical accuracy, survey analysis, title information, and for compliance with the Subdivision Map Act; and

WHEREAS, The City's Public Works Director and Planning Manager have certified the Final Map substantially conforms to the tentative map, is technically accurate and is in compliance with all provisions of the City's Subdivision Ordinances applicable at the time of approval of the tentative map.

NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY RESOLVE as follows:

1. Final Map 71511 is hereby approved.

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2. The City Clerk of the City of Culver City is hereby directed to sign and date Final Map 71511 certifying the City Council's approval.

APPROVED and ADOPTED this _____ day of _____ 2015.

MEGHAN SAHLI-WELLS, MAYOR
City of Culver City, California

ATTEST:

MARTIN R. COLE, City Clerk

APPROVED AS TO FORM:

CAROL A. SCHWAB, City Attorney

A15-00024

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