

MEETING DATE: 10/09/06

AGENDA ITEM: Consideration to Approve Tract Map No. 63006 for a 9-
Unit Condominium Project on Property at 8601 through
8633 Washington Boulevard

ATTACHMENTS

	<u>Pages</u>
1 Tract Map No. 63006	1-2

TRACT NO. 63006

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

BEING A SUBDIVISION OF LOTS 16 THRU 25 INCLUSIVE
OF TRACT NO. 5384 AS PER MAP RECORDED IN BOOK 57, PAGE 41 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 DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

MODAA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNERS)

BY: [Signature]
JUDIT MEDA FEKETE, MANAGING MEMBER

U. S. BANK N. A.
TRUSTEE UNDER DEEDS OF TRUST RECORDED DECEMBER 3, 2003 AS INST. NO. 03-3643924 AND DECEMBER 3, 2003 AS INST. NO. 03-3643925, BOTH OF OFFICIAL RECORDS.

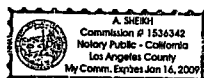
BY: [Signature]
CHRIS PETERSEN, VICE PRESIDENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON May 30, 2006 BEFORE ME, A. Sheikh, Notary Public, PERSONALLY APPEARED JUDIT MEDA FEKETE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature A. Sheikh
PRINT NAME A. SHEIKH



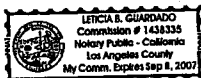
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON JAN 16, 2009
PRINCIPAL PLACE OF BUSINESS IN Culver City, CA
COMMISSION NO. 1536342

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON May 31, 2006 BEFORE ME, Leticia B. Guardado, Notary PERSONALLY APPEARED CHRIS PETERSEN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature [Signature]
PRINT NAME Leticia B. Guardado



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON Sept 8, 2007
PRINCIPAL PLACE OF BUSINESS IN Glendale, CA
COMMISSION NO. 1438335

SIGNATURE OMISSION

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(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:

1. PACIFIC SOUTHWEST TRUST AND SAVINGS BANK, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENTS RECORDED IN BOOK 3138 AT PAGE 95, IN BOOK 4479 AT PAGE 18, IN BOOK 3993 AT PAGE 95, IN BOOK 5570 AT PAGE 49, IN BOOK 4711 AT PAGE 307, IN BOOK 8079 AT PAGE 8 AND IN BOOK 10414 AT PAGE 244, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY

2. SECURITY FIRST NATIONAL BANK OF LOS ANGELES, A NATIONAL BANKING ASSOCIATION, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED IN BOOK 16874 AT PAGE 213 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY

3. SOUTHERN CALIFORNIA TELEPHONE CO., A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED IN BOOK 16874 AT PAGE 213 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY

THE SIGNATURE OF THE FOLLOWING PRESENT OWNER OF DISCLOSED RIGHTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(C) OF THE SUBDIVISION MAP ACT:

WILLIAM M. LINDER, OWNER OF INTEREST IN OIL AND MINERAL RIGHTS BY DOCUMENT RECORDED IN BOOK M1023 AT PAGE 52 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY

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 MS. JUDIT MEDA FEKETE ON SEPTEMBER, 2005. I HEREBY STATE 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 THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
PHILLIP ROBERTS
RCE 27269 EXPIRES: MARCH 31, 2007



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 71°54'15" EAST OF THE CENTERLINE OF WASHINGTON BOULEVARD AS SHOWN ON TRACT NO. 5384, MAPS 57-41.

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACES WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDES THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY RESOLUTION ON THE _____ DAY OF _____, 2006 APPROVED THE ATTACHED MAP.

CITY CLERK, CITY OF CULVER CITY _____ DATE _____

CITY SPECIAL ASSESMENT 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.

CITY TREASURER, CITY OF CULVER CITY _____ DATE _____

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 ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

[Signature] 9/8/06
CITY ENGINEER, CITY OF CULVER CITY _____ DATE
RCE NO. 44658 EXPIRES: 6/30/2007
LS. No. 6794 " 9/30/2006

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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER

BY: _____ DEPUTY _____ DATE _____
RCE NO. _____ EXPIRES: _____

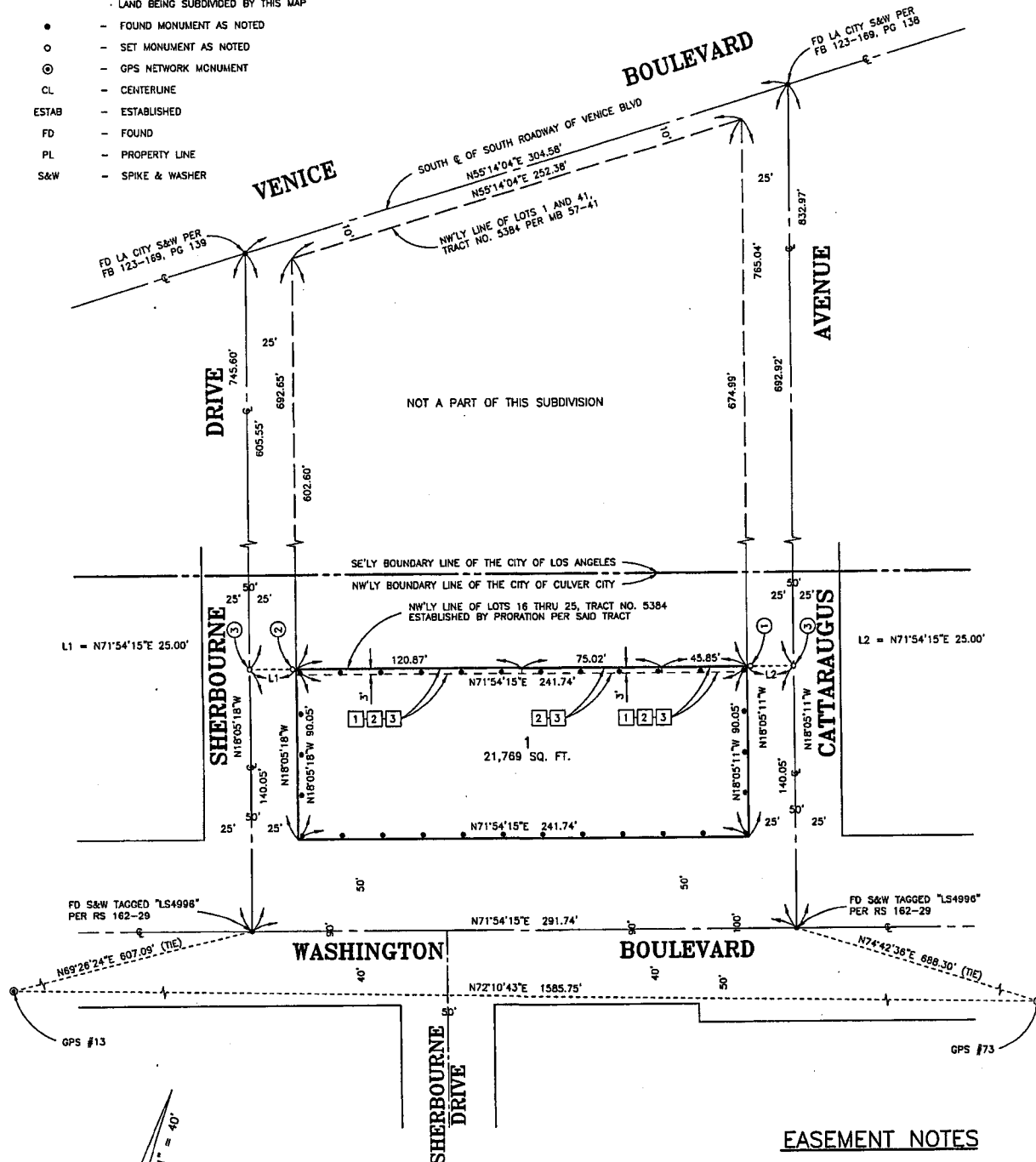
TRACT NO. 63006

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
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊙ GPS NETWORK MONUMENT
- CL CENTERLINE
- ESTAB ESTABLISHED
- FD FOUND
- PL PROPERTY LINE
- S&W SPIKE & WASHER

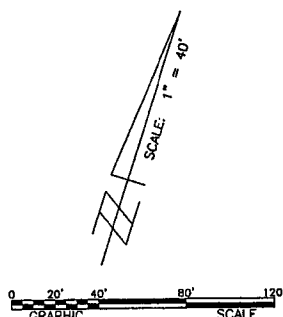


MONUMENT NOTES

- ① - SET LEAD, TACK & TAG RCE 27269 N71°54'15"E 1.00' ON PL PROD FROM PROPERTY CORNER
- ② - SET LEAD, TACK & TAG RCE 27269 S71°54'15"W 1.00' ON PL PROD FROM PROPERTY CORNER
- ③ - SET NAIL & TAG RCE 27269 ON CL AT PL PROD

EASEMENT NOTES

- ① - 3' WIDE EASEMENT OF PACIFIC SOUTHWEST TRUST AND SAVINGS BANK FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED IN BOOK 3138 AT PAGE 95, IN BOOK 4479 AT PAGE 18, IN BOOK 3993 AT PAGE 95, IN BOOK 5570 AT PAGE 49, IN BOOK 4711 AT PAGE 307, IN BOOK 8079 AT PAGE 8 AND IN BOOK 10414 AT PAGE 244, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY
- ② - 3' WIDE EASEMENT OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 16874 AT PAGE 213 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY
- ③ - 3' WIDE EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 16874 AT PAGE 213 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY



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