

# TRACT NO. 82562

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

BEING A PROPOSED SUBDIVISION OF A PORTION OF LOT 7 OF  
ROBERT F JONES WALNUT GROVE TRACT, AS PER MAP RECORDED IN BOOK 7,  
PAGE 185 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

### OWNER'S STATEMENT

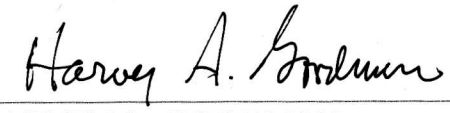
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

TILDEN TOWNHOUSES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

  
ARMANDO GARCIA, MANAGER

### ENGINEER'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 MARCH 4, 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEWIS FUTTERMAN ON OCTOBER 13, 2021. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

  
HARVEY A. GOODMAN  
RCE NO. 15900



### 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 \_\_\_\_\_

JEREMY BOCCCHINO  
CITY CLERK, CITY OF CULVER CITY

DATE

### CITY PLANNING MANAGER'S CERTIFICATE:

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

  
ERICA RAMIREZ  
CURRENT PLANNING MANAGER,

3/28/24  
DATE

### SPECIAL ASSESSMENT 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.

  
YANNI DEMITRI,  
CITY ENGINEER

DATE: 3-27-2024



### 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIEGO G. RIVERA, DEPUTY  
LS 9742

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 33° 00' 00" W, OF THE SIDELINES OF TILDEN AVENUE AS SHOWN ON MAP OF ROBERT F. JONES WALNUT GROVE TRACT, PER MAP RECORDED IN BOOK 7, PAGE 185 OF MAPS RECORDS OF LOS ANGELES COUNTY.

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, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME 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 \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPLE PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

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 January 4, 2024 BEFORE ME, Ramin Mirza, A NOTARY PUBLIC, PERSONALLY APPEARED Armando Garcia WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME 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 

PRINTED NAME: Ramin Mirza

MY PRINCIPLE PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION EXPIRES: July 13, 2027

MY COMMISSION NUMBER: 2453113

### CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 CONDOMINIUM 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.

TRACT NO. 82562

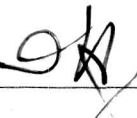
IN THE CITY OF CULVER CITY  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

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.

SOUND CA PITAL LOANS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 12, 2023 AS INSTRUMENT NO. 20230865236 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

  
\_\_\_\_\_  
DAVID HUEY  
MANAGER

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~~ WASHINGTON  
COUNTY OF ~~LOS ANGELES~~ KING

ON 5th January 2024 BEFORE ME, Cassandra Sue Kerr, A NOTARY PUBLIC, PERSONALLY APPEARED David Huey, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME 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: Cassandra Sue Kerr

PRINTED NAME: Cassandra Sue Kerr

MY PRINCIPLE PLACE OF BUSINESS IS IN King COUNTY

MY COMMISSION EXPIRES: 9/26/2027

MY COMMISSION NUMBER: 114745

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 \$ 34,250.00 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 MAP NO. 82562 AS REQUIRED BY LAW.

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

BY: \_\_\_\_\_  
DEPUTY DATE

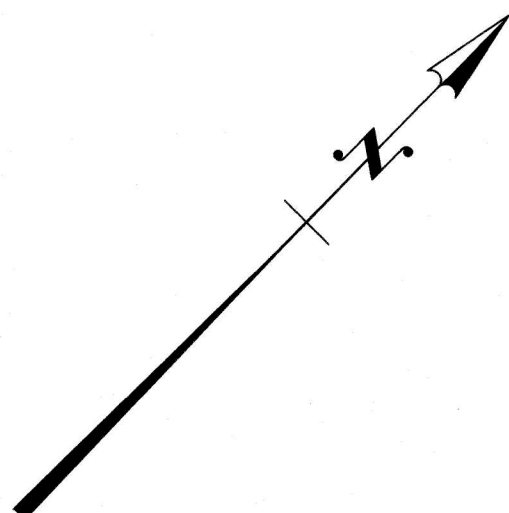
SIGNATURE OMISSION:

THE SIGNATURE OF ROBERT F. JONES AND MARIA T. JONES, HOLDERS OF AN EASEMENT FOR UTILITIES RECORDED ON OCTOBER 12, 1912 IN BOOK 5182, PAGE 225 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, SAID EASEMENT IS BLANKET IN NATURE HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)3A(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.



SHEET 3 OF 3 SHEETS

FOR CONDOMINIUM PURPOSES



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

R2 PWFB 1116, PGS 1675 & 1676  
R3 PWFB 1116, PGS 1679 & 1680  
R4 PWFB 1116, PGS 1141 & 1142  
R5 PWFB 1116, PGS 1145 & 1146  
R6 CLARKDALE TRACT, BLOCK 5,  
MAP BOOK 9, PAGE 176

