

SCALE: 1"=40'
7,629 SQ.FT.

SHEET 1 OF 3 SHEETS

TRACT NO. 74081

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 40 AND 41 OF TRACT NO.
5740 AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 11 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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.

FARROKH KEYVAN AND ZOHREH KEYVAN

TRUSTEES OF THE FARROKH AND ZOHREH KEYVAN LIVING TRUST,
DATED AUGUST 9, 1999.

Farrok Keyvan
FARROKH KEYVAN, TRUSTEE

Zohreh Keyvan
ZOHREH KEYVAN, TRUSTEE

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 11, 2017 BEFORE ME, Yelena Osadchaya, NOTARY PUBLIC,

PERSONALLY APPEARED FARROKH Keyvan and Zohreh Keyvan
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: Yelena Osadchaya
NAME: Yelena Osadchaya

MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY

MY COMMISSION EXPIRES: Aug 26, 2020

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. 74081 AS REQUIRED BY LAW.

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

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

CITY TREASURER'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.

Jeff Muir DATE: 2/21/2017
CITY TREASURER OF THE
CITY OF CULVER CITY

ENGINEER'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 NOVEMBER
2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT
AND LOCAL ORDINANCE AT THE REQUEST OF FARROKH KEYVAN ON NOVEMBER 29,
2016. 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; AND THAT ALL THE
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT
TIE NOTES TO ALL CENTERLINE MONUMENTS ARE ON FILE IN THE OFFICE OF THE
CITY ENGINEER.



Ronald R. Horn
RONALD R. HORN
R.C.E. 16913

1/16/17
DATE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 06°40'00" EAST
OF THE CENTERLINE OF WADE STREET AS SHOWN ON MAP OF TRACT NO. 42726
FILED IN BOOK 1026 PAGES 28 AND 29, OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY.

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.

Jeff Muir DATED: 2/21/2017
JEFF MUIR, CHIEF FINANCIAL OFFICER
OF THE CITY OF CULVER CITY

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND DETERMINED THAT
IT SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.
THAT ALL PROVISIONS OF STATE LAW AND LOCAL 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), (3) AND (4) HAVE BEEN COMPLIED WITH, AND THAT I AM
SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Charles D. Herbertson DATED: 1/26/2017
CHARLES D. HERBERTSON
L.S. 6794
CITY ENGINEER OF THE
CITY OF CULVER CITY



CITY PLANNING MANAGER'S CERTIFICATE

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

Thomas Gorham DATED: 2/20/17
THOMAS GORHAM
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR
PLANNING MANAGER
CITY OF CULVER CITY

CONDOMINIUM NOTE

THIS FINAL MAP IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 UNITS WHEREBY THE
OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON
AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS
FOR THE UNITS.

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY RESOLUTION
NUMBER _____ ADOPTED ON _____, 2017
APPROVED THE ATTACHED MAP.

JEREMY GREEN
DEPUTY CITY CLERK
CITY OF CULVER CITY

TRACT NO. 74081

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

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a)(3)(A)(i-viii). THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

- 1. SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES AS DISCLOSED BY DOCUMENT RECORDED AUGUST 1, 1956 IN BOOK 51903, PAGE 404 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.
- 2. JOE MARKERS, ET UX EASEMENT HOLDER FOR COMMUNITY DRIVEWAY PURPOSES AS DISCLOSED BY DOCUMENT RECORDED AUGUST 10, 1970 AS INSTRUMENT NO. 2133 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

- 3. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES AS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 24, 2015 AS INSTRUMENT NO. 20151476081 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

- 4. BRILL'S AUTO SUPPLY, INC., A CALIFORNIA CORPORATION AND GAVE IRANI, EASEMENT HOLDERS FOR DRIVEWAY PURPOSES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 22, 1995 AS INSTRUMENT NO. 95-1544258 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

COVENANT AND AGREEMENT RESCINDING COVENANTS AND RESTRICTING USE OF PROPERTY RECORDED MARCH 5, 2007 AS INSTRUMENT NO. 20070467604, OFFICIAL RECORDS.

TRACT NO. 74081

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

LEGEND

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

- (P) SET 2" I.P. TAGGED R.C.E. 16913, FLUSH.
- (S) SET SPIKE AND WASHER TAGGED R.C.E. 16913 IN ASPHALT.
- (LT) SET LEAD, TACK, AND TAG RCE 16913 ON TOP OF CURB.
- (LT1) SET LEAD, TACK, AND TAG RCE 16913 IN TOP OF FOOTING. N06°40'00"W 0.25' FROM LOT CORNER.
- (LT2) SET LEAD, TACK, AND TAG RCE 16913 IN CONCRETE PAVEMENT.

- (A) E'LY LINE LOT 41 PER TRACT NO. 5740 M.B. 66-11. ESTABLISHED AT RECORD DISTANCE W'LY OF AND PARALLEL WITH THE CENTERLINE OF WADE STREET.
- (B) W'LY LINE LOT 40 PER TRACT NO. 5740 M.B. 66-11. ESTABLISHED AT RECORD DISTANCE W'LY OF AND PARALLEL WITH THE CENTERLINE OF WADE STREET.
- (C) 15' WIDE EASEMENT OF BRILL'S AUTO SUPPLY, INC. FOR DRIVEWAY PURPOSES PER DOCUMENT RECORDED 9-22-1995 AS INSTRUMENT NO. 95-1544258, O.R.
- (D) 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED 11-24-2015 AS INSTRUMENT NO. 20151476081, O.R.
- (E) CENTERLINE OF 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 8-01-1956 IN BOOK 51903 PAGE 404, O.R.
- (F) 4' WIDE EASEMENT OF JOE MARKERS, ET UX, FOR COMMUNITY DRIVEWAY PURPOSES PER DOCUMENT RECORDED 8-10-1970 AS INSTRUMENT NO. 2133, O.R.

FOUND LEAD AND TACK
PER PARCEL MAP NO. 65588
P.M.B. 365-60-61.
ACCEPTED AS P.I.

FOUND 1" I.P. TAGGED LS 5411.
FITS 4 FOUND TIES PER CORNER RECORD
PWFB 1115-698-699. ACCEPTED AS
CENTERLINE INTERSECTION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°40'00"W	11.65'
L2	N06°40'00"W	11.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°14'02"	397.38'	98.72'
C2	3°36'55"	397.38'	25.07'
C3	3°38'23"	397.38'	25.24'
C4	2°31'22"	397.38'	17.50'

ESTABLISHED AT RECORD DISTANCE (120.01)
FROM FOUND SPIKE PER TRACT NO. 42726
M.B. 1026-28-29. SET SPIKE AND WASHER
TAGGED R.C.E. 16913.

SEARCH FOR SPIKE AND WASHER
PER PARCEL MAP NO. 65588
P.M.B. 365-60-61. NOTHING FOUND.

FOUND SPIKE (NO WASHER)
PER TRACT NO. 42726
M.B. 1026-28-29.
ACCEPTED AS POINT ON CENTERLINE.

FOUND SPIKE AND WASHER
TAGGED RCE 28456
PER TRACT NO. 42726
M.B. 1026-28-29.
ACCEPTED AS POINT ON CENTERLINE.

CENTERLINE INTERSECTION OF WASHINGTON
BOULEVARD AND LYCEUM AVENUE.
ESTABLISHED FROM 2 FOUND TIES PER
CITY ENGINEER FIELD BOOK.

EASEMENT DETAIL
SCALE: 1"=20'