

**MEETING DATE: 05/12/2014**

**AGENDA ITEM: Adoption of a Resolution Approving the Final Map for Tract Number 67488 Consisting of a One Lot Subdivision Creating 19 Residential Airspace Units and One Commercial Airspace Unit at 13365 Washington Boulevard.**

**ATTACHMENTS**

|   |                                                        | <b><u>Pages</u></b> |
|---|--------------------------------------------------------|---------------------|
| 1 | Copy of the Final Map for Tract No. 67488              | 1 - 4               |
| 2 | Resolution approving the Final Map for Tract No. 67488 | 5 – 6               |

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**TRACT NO. 67488**  
**IN THE CITY OF CULVER CITY, COUNTY OF**  
**LOS ANGELES, STATE OF CALIFORNIA**  
BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT NO. 9439  
TOGETHER WITH THE EAST 2.00 FEET OF GLENCOE AVENUE,  
AS PER MAP RECORDED IN BOOK 151, PAGES 36 AND 37  
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.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

BASTION CULVER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY: [Signature] BY: \_\_\_\_\_  
NAME: Hugh Tanyue NAME: \_\_\_\_\_  
TITLE: President TITLE: \_\_\_\_\_  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

ON October 29, 2013 BEFORE ME, Alice Hua A NOTARY PUBLIC  
PERSONALLY APPEARED Hugh Tanyue

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 STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

PRINTED NAME: Alice Hua

MY COMMISSION EXPIRES May 20, 2015

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO. 1937304

HSBC BANK USA, A NATIONAL ASSOCIATIONS, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 30, 2011 AS INSTRUMENT NO. 20111331487, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

BY: [Signature] BY: \_\_\_\_\_  
NAME: MICHAEL LEUNG NAME: \_\_\_\_\_  
TITLE: Senior Vice President TITLE: \_\_\_\_\_

**ABANDONMENT NOTE:**

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT CONSTITUTES ABANDONMENT OF THOSE STREETS ACQUIRED BY THE CITY OF CULVER CITY ON TRACT NO. 9439, MB 151-36-37 NOT SHOWN ON THIS MAP.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
MARTIN COLE  
CITY CLERK - CITY OF CULVER CITY

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS CONDOMINIUM PROJECT FOR 19 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.

**CITY PLANNING MANAGER'S CERTIFICATE:**

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

4-10-14 [Signature]  
DATE THOMAS GORHAM  
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR/  
PLANNING MANAGER, CITY OF CULVER CITY

**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 IN DECEMBER 2009, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KEVIN READ ON DECEMBER 01, 2009. 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 THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

[Signature] 12/4/13  
JAMES T. PILARSKI DATE  
L.S. No. 4755



**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF GLENCOE AVENUE SHOWN AS N 23°26'09" W ON MAP OF PARCEL MAP NO. 24587 FILED IN BOOK 284, PAGES 74 AND 75, OF PARCEL MAPS, AND SHOWN AS N 23°26'28" W ON THIS MAP.

**BENCH MARK:**

CITY OF LOS ANGELES BENCH MARK 17-02669, USGS DISC STAMPED \*M1217;1971 \* S CURB WASHINGTON BLVD: 33.4 W/O BCR LINCOLN BLVD. ELEVATION = 13.412 NGVD 1929

**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: \_\_\_\_\_, DEPUTY DATE  
L.S. NO.

**CITY ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE CONDITIONALLY APPROVED 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 I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

01/25/2014 [Signature]  
DATED: CHARLES D. FORDERTSON  
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. \_\_\_\_\_ ADOPTED ON THE DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AS SHOWN ON SAID MAP.

DATE: \_\_\_\_\_  
MARTIN COLE  
CITY CLERK - CITY OF CULVER CITY

**SPECIAL ASSESSMENT CERTIFICATE:**

I HEREBY STATE 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.

4/25/14 [Signature]  
DATE JEFF M...  
CHIEF FINANCIAL OFFICER OF THE  
CITY OF CULVER CITY

# TRACT NO. 67488

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

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.

### SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTIONS 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

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

JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, OWNER OF AN UNRECORDED LEASE AS DISCLOSED BY MEMORANDUM OF SEPTEMBER 20, 2013 AS INSTRUMENT NO. 20131370923 OF OFFICIAL RECORDS.

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/PARCEL MAP NO. \_\_\_\_\_ AS REQUIRED BY LAW.

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

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

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON 12-3-2013 BEFORE ME, Donna Lee Erckman A NOTARY PUBLIC  
PERSONALLY APPEARED Michael Leung

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 STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Donna Lee Erckman

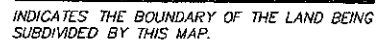
PRINTED NAME: Donna Lee Erckman

MY COMMISSION EXPIRES June 26, 2017

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

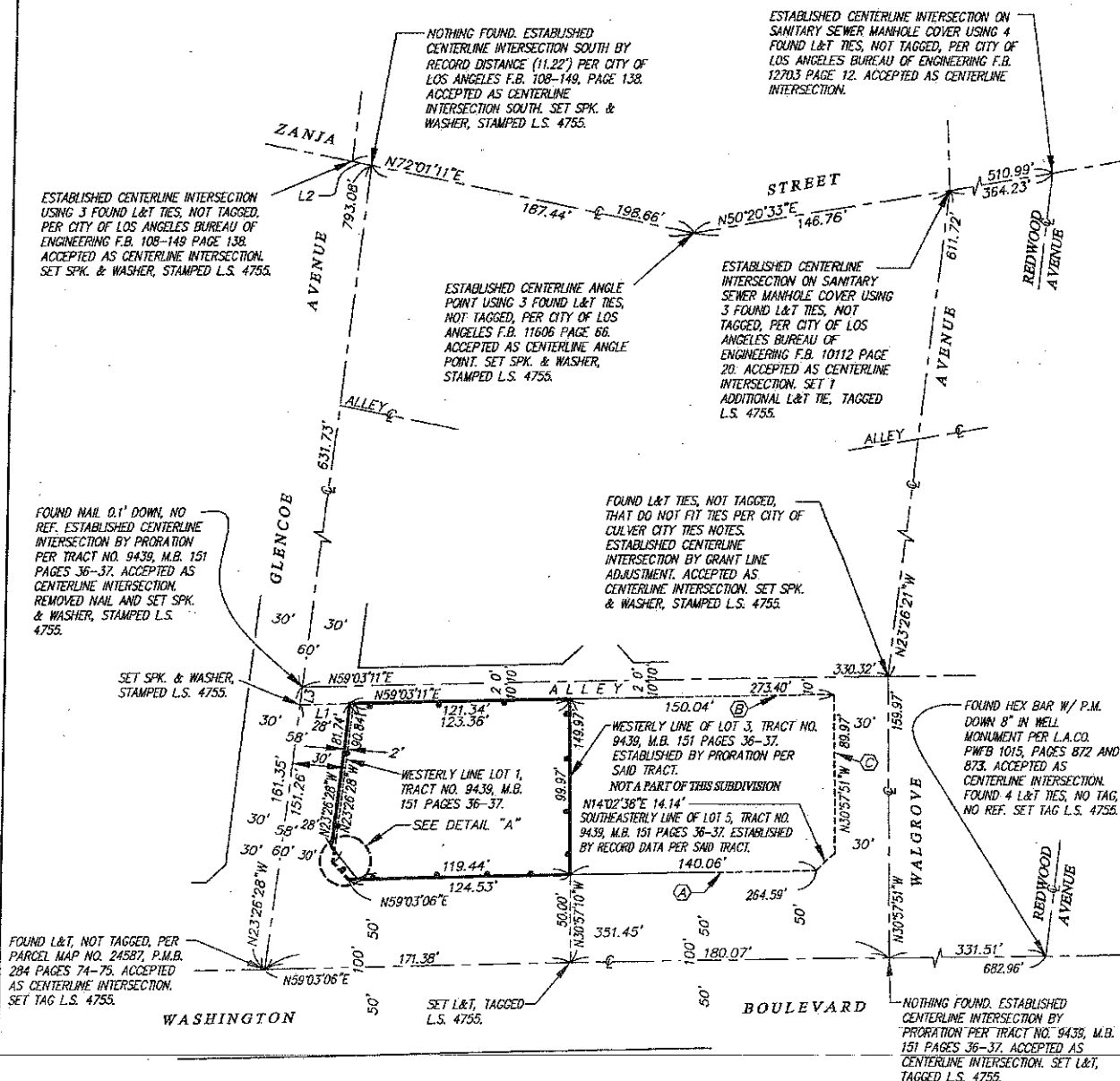
MY COMMISSION NO. 2027549

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

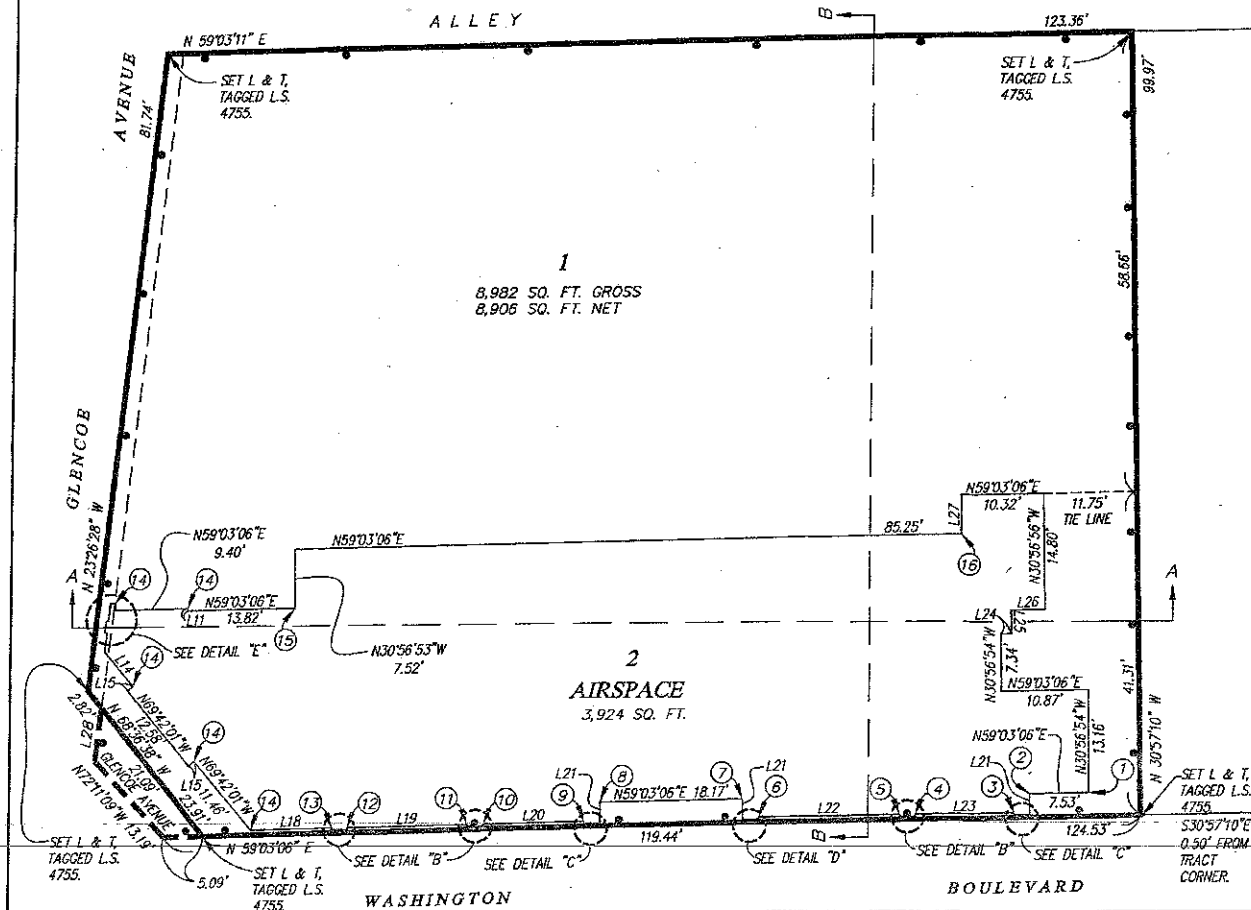
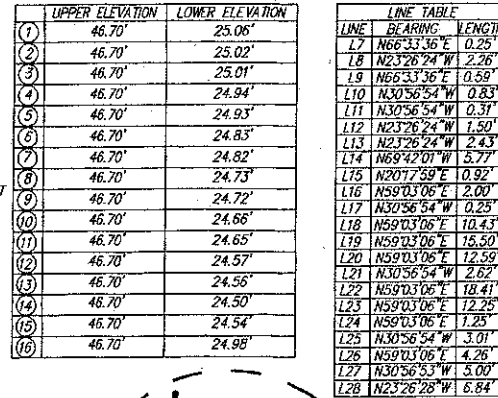


- (A) SOUTHERLY LINES OF LOTS 1 THROUGH 5, INCLUSIVE, TRACT NO. 9439, M.B. 151 PAGES 36-37.
- (B) NORTHERLY LINES OF LOTS 1 THROUGH 5, INCLUSIVE, TRACT NO. 9439, M.B. 151 PAGES 36-37.
- (C) EASTERLY LINE OF LOT 5, TRACT NO. 9439, M.B. 151 PAGES 36-37.

| LINE | BEARING       | LENGTH |
|------|---------------|--------|
| L1   | N 59°03'11" E | 28.24' |
| L2   | N 72°01'11" E | 11.22' |
| L3   | N 23°26'28" W | 10.09' |
| L4   | N 59°03'06" E | 5.09'  |
| L5   | N 23°26'28" W | 6.04'  |
| L6   | N 68°36'38" W | 2.82'  |



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



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RESOLUTION NO. 2014-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING FINAL MAP FOR TRACT NO. 67488, CONSISTING OF A ONE LOT SUBDIVISION CREATING 19 RESIDENTIAL AIR SPACE UNITS AND ONE COMMERCIAL AIR SPACE UNIT AT 13365 WASHINGTON BOULEVARD.

WHEREAS, on November 26, 2007, the City Council approved Tentative Tract Map, TTM P-2006124 (Tract No. 67488) consisting of a one lot subdivision creating 19 residential air space units and one commercial air space unit at 13365 Washington Boulevard; and

WHEREAS, the Los Angeles County Department of Public Works has reviewed the Final Map for Tract No. 67488 (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 67488 is hereby approved.

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1                   2.     The City Clerk of the City of Culver City is hereby directed to sign and  
2     date Final Map 67488 certifying the City Council's approval.

3  
4                   APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

5  
6                   \_\_\_\_\_  
7                   MEGHAN SAHLI-WELLS, MAYOR  
8                   City of Culver City, California

9     ATTEST:

10                   APPROVED AS TO FORM:

11     \_\_\_\_\_  
12     MARTIN R. COLE, City Clerk

13                   \_\_\_\_\_  
14                   CAROL A. SCHWAB, City Attorney

15     A14-00351