

MEETING DATE: 10/8/07

AGENDA ITEM: Approve Final Map for Tract 65653 to convert a seven-unit apartment complex into condominiums on a single lot at 3910 Girard Avenue

ATTACHMENTS

		<u>Pages</u>
1	Copy of the Final Map for Tract No. 65653	1-2
2	Resolution approving the Map	3-4

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WHEREAS, the Culver City Planning Commission on June 14, 2006,
conditionally recommended approval of Tentative Map 65653; and

WHEREAS, the owners of the property shown on Final Map 65653 have signed the Final Map and submitted it to the City Engineer; and

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

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1 2. The City Clerk of the City of Culver City is hereby ordered to sign and
2 date Final Map 65653 certifying that the City Council approved it.

3 APPROVED and ADOPTED this _____ day of _____ 2007.
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6 _____
7 ALAN CORLIN, MAYOR
 City of Culver City, California

8
9 ATTEST:

APPROVED AS TO FORM:

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11 _____
12 CHRISTOPHER ARMENTA, City Clerk
 A07-00668

13 _____
14 CAROL A. SCHWAB, City Attorney
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TRACT NO. 65653

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

BEING A SUBDIVISION OF PARCEL 1, PARCEL MAP NO. 18704 AS PER
MAP RECORDED IN BOOK 223, PAGES 37 AND 38, OF PARCEL 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.

3910 GIRARD PROPERTIES, A CALIFORNIA CORPORATION, (OWNERS)

Joel Z. Gassman Mindy R. Gassman
PRESIDENT Joel Z. Gassman SECRETARY Mindy R. Gassman
PRINT NAME PRINT NAME

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
ON May 3, 2007 BEFORE ME, Frank David Allen A NOTARY PUBLIC
PERSONALLY APPEARED Joel Z. Gassman and
Mindy R. Gassman

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT,
THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NOTARY PUBLIC: Frank David Allen

PRINT NAME: Frank David Allen

COMMISSION NO.: 1450505

COMMISSION EXPIRES: November 11, 2007

COUNTY OF BUSINESS: Los Angeles

CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION, FORMERLY KNOWN AS CITIBANK
(WEST), FSB, A FEDERAL SAVINGS BANK, BENEFICIARY UNDER A DEED OF TRUST
RECORDED OCTOBER 29, 2003 AS INSTRUMENT NO. 03-3242362, OFFICIAL RECORDS

Barbara J. Dugas-Patterson Colleen Currie
Vice President Barbara J. Dugas-Patterson Vice President Colleen Currie
PRINT NAME PRINT NAME

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
ON May 8, 2007 BEFORE ME, Espie Cabrera A NOTARY REPUBLIC
PERSONALLY APPEARED Barbara J. Dugas-Patterson and
Colleen Currie

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT,
THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NOTARY PUBLIC: Espie Cabrera

PRINT NAME: Espie Cabrera

COMMISSION NO.: 1624188

COMMISSION EXPIRES: November 24, 2009

COUNTY OF BUSINESS: Los Angeles

SIGNATURE OMISSION NOTE:

THE SIGNATURE OF THE CITY OF CULVER CITY, A MUNICIPAL CORPORATION,
EASEMENT HOLDER BY A DEDICATION ON THE MAP OF PARCEL MAP NO. 18704
FILED IN BOOK 223, PAGES 37 AND 38, OF PARCEL MAPS, RECORDS OF LOS
ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436
(a) 3A (I-VII) 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. NATURE OF SAID EASEMENT IS NOTED AND SHOWN ON SHEET 2.

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.

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 \$ _____
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. 65653 AS REQUIRED BY LAW

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF

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 JOEL Z. GASSMAN ON FEBRUARY 04, 2006.
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN
HEREON ARE IN PLACE; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED.

Raymond J. Scott 5-2-07
RAYMOND J. SCOTT DATE
RCE 14356
LICENSE EXPIRES 3-31-09



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 33°16'00" WEST
OF THE CENTERLINE OF GIRARD AVENUE AS SHOWN ON PARCEL MAP NO. 18704 FILED IN
BOOK 223, PAGES 37 AND 38 OF PARCEL 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 LOCAL 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.

CHARLES D. HERBERTSON DATE
CITY ENGINEER, THE CITY OF CULVER CITY

RCE 46658 EXPIRES 6-30-07

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY,
BY RESOLUTION NO. _____ C.C.S. ADOPTED
_____, 20____ APPROVED THE ATTACHED SUBDIVISION MAP,
SUBJECT TO THE CONDITION THAT ALL LAWS LEGALLY APPLICABLE TO FINAL
SUBDIVISION MAPS ARE TO BE COMPLIED WITH.

DATE ELA VALLADARES
DEPUTY CITY CLERK, THE CITY OF CULVER CITY

CITY PLANNING MANAGER'S CERTIFICATE:

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

DATE THOMAS GORHAM
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR/
PLANNING MANAGER, THE CITY OF CULVER CITY

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.

DATE CRYSTAL C. ALEXANDER
CITY TREASURER, THE CITY OF CULVER CITY

CITY LICENSE ADMINISTRATOR'S CERTIFICATE:

CITY OF CULVER CITY, A MUNICIPAL CORPORATION, IS A LIEN CLAIMANT UNDER
AGREEMENT RECORDED _____ AS INSTRUMENT NO. _____

OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

DATE _____ LICENSE ADMINISTRATOR
LICENSE DIVISION
CITY OF CULVER CITY

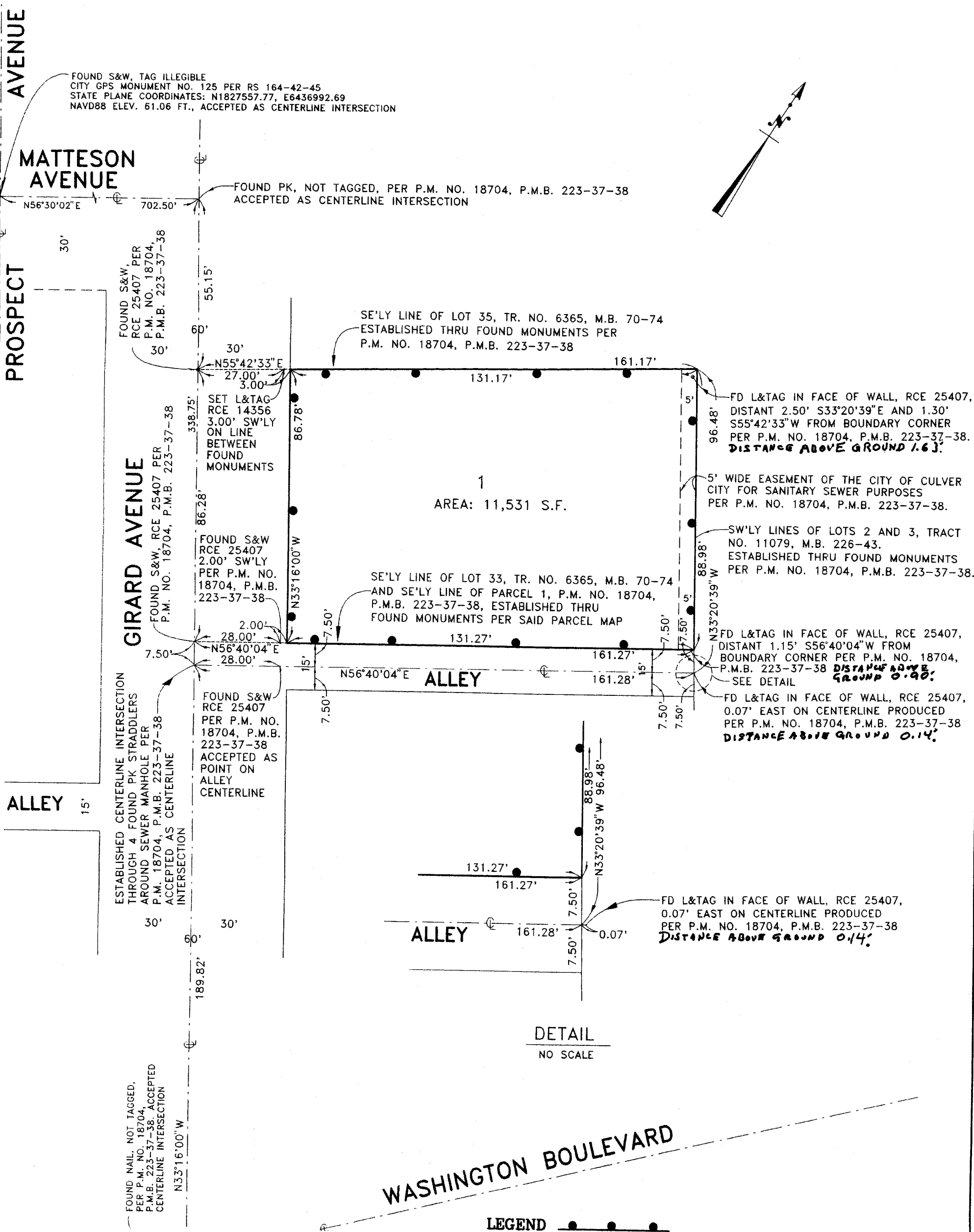
COUNTY ENGINEER'S CERTIFICATE:

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.

DEPUTY COUNTY ENGINEER _____ DATE _____

TRACT NO. 65653

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



LEGEND