

TRACT NO. 65473

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

BEING A SUBDIVISION OF LOTS 55 THROUGH 63, INCLUSIVE,
OF TRACT NO. 5951 AS PER MAP RECORDED IN BOOK 77, PAGE 72 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.

CCMU, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

BY: Patrick Tooley
PATRICK TOOLEY, MANAGING MEMBER

FIRST REPUBLIC BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 30, 2017 AS DOCUMENT NO. 20171241362 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

BY: Jonathan Fox
JONATHAN FOX, VICE PRESIDENT

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 August 31, 2018 BEFORE ME, Monica Gallegos, Notary Public, PERSONALLY APPEARED PATRICK TOOLEY, WHO 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.

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 Monica Gallegos
PRINTED NAME: Monica Gallegos



MY COMMISSION NUMBER: 2233689
MY COMMISSION EXPIRES: March 10, 2022
MY PRINCIPAL PLACE OF BUSINESS IS IN 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 AUGUST 31, 2018 BEFORE ME, MARIJANE G. PAULINO, A NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN FOX, WHO 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.

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 Marijane G. Paulino
PRINTED NAME: MARIJANE G. PAULINO



MY COMMISSION NUMBER: 2132028
MY COMMISSION EXPIRES: NOVEMBER 24, 2019
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 39 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.

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. 65473 AS REQUIRED BY LAW.

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

BY: _____
DEPUTY DATE

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 IN SEPTEMBER, 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CCMU, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON SEPTEMBER 2, 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 WILL OCCUPY THE POSITIONS INDICATED WITHIN 12 MONTHS FROM THE FILING DATE OF THIS MAP; THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN 12 MONTHS FROM THE FILING DATE SHOWN HEREON.

PHILLIP ROBERTS

8-30-2018
DATE

RCE NO. 27269 EXPIRES: MARCH 31, 2019



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 59°03'40" EAST OF THE CENTERLINE OF WASHINGTON BOULEVARD AS SHOWN ON MAP OF TRACT NO. 5951, RECORDED IN BOOK 77, PAGE 72 OF MAPS, RECORDS OF SAID COUNTY.

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY RESOLUTION NO. _____ APPROVED THE ATTACHED MAP.

JEREMY GREEN
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 IMPOSED HEREON.

Michael Allen
MICHAEL ALLEN
PLANNING MANAGER, CITY OF CULVER CITY

9/7/18
DATE

SPECIAL ASSESSMENT'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.

David J. ...
CHIEF FINANCIAL OFFICER, CITY OF CULVER CITY

9/11/18
DATE

CITY ENGINEER'S CERTIFICATE

I HEREBY ~~CERTIFY~~ 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.

Charles D. Herbertson
CHARLES D. HERBERTSON
L.S. 6794
CITY ENGINEER OF THE CITY OF CULVER CITY

9/11/2018
DATE

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: _____
FABRIZIO G. PACHANO, DEPUTY DATE
LS NO. 7274

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

TRACT NO. 65473

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

ESTABLISHED CENTERLINE INTERSECTION
ON SANITARY SEWER MANHOLE COVER
BY RECORD DISTANCE (0.855') PER
LA CITY ENGINEER FB 12703-23L.
ACCEPTED AS CENTERLINE INTERSECTION.
TIED OUT THE CENTERLINE INTERSECTION
USING THE 3 REMAINING L & T TIES.
1 TIE OF L & T, TAGGED RCE 27269
TO BE SET.

ESTABLISHED CENTERLINE ANGLE POINT
ON SANITARY SEWER MANHOLE COVER
USING 4 FOUND L & T TIES, NO TAG PER
LA CITY ENGINEER FB 12703-23L.
ACCEPTED AS CENTERLINE ANGLE POINT.
1 TIE WAS SUBSEQUENTLY DESTROYED
BY CONSTRUCTION.

ESTABLISHED CENTERLINE ANGLE POINT
ON SANITARY SEWER MANHOLE COVER
USING 4 FOUND L & T TIES, NO TAG PER
LA CITY ENGINEER FB 12703-21L.
ACCEPTED AS CENTERLINE ANGLE POINT.
1 TIE WAS SUBSEQUENTLY DESTROYED
BY CONSTRUCTION.

ESTABLISHED CENTERLINE INTERSECTION
ON SANITARY SEWER MANHOLE COVER
BY RECORD DISTANCE (0.855') PER
LA CITY ENGINEER FB 12703-21L.
ACCEPTED AS CENTERLINE INTERSECTION.
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BY RECORD DISTANCE (0.855') PER
LA CITY ENGINEER FB 12703-21L.
ACCEPTED AS CENTERLINE INTERSECTION.
TIED OUT THE CENTERLINE INTERSECTION
USING THE 3 REMAINING L & T TIES.
1 TIE OF L & T, TAGGED RCE 27269
TO BE SET.

SEE DETAIL "A"

MEIER STREET

FD. L & T, NO TAG
PER LA CITY ENGINEER FB 12703-23L.
FITS ALL TIES PER SAID FIELD BOOK.
ACCEPTED AS CL INTERSECTION.

MEIER STREET

BOULEVARD

WASHINGTON

FD. L & T, NO TAG
PER LA CITY ENGINEER FB 12703-21R.
FITS ALL TIES PER SAID FIELD BOOK.
ACCEPTED AS CL INTERSECTION.

MOORE STREET

MOORE STREET

SEE DETAIL "B"

MOORE STREET

DETAIL "B"

NOT TO SCALE

MEIER STREET

DETAIL "A"

NOT TO SCALE