

TRACT NO. 83031

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

BEING A SUBDIVISION OF A PORTION OF LOT 18 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

OWNERS 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.

MERCURY INVESTMENTS, LP AND ADDISLAND INVESTMENTS, LLC, (OWNER)

BY: [Signature] BY: [Signature]
NIMA MONTAZERI NIMA MONTAZERI
MERCURY INVESTMENTS, LP ADDISLAND INVESTMENTS, LLC

FIRST REPUBLIC BANK, AS BENEFICIARY, UNDER A DEED OF TRUST RECORDED JUNE 6, 2019 AS
INSTRUMENT NUMBER 20190528002, OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID
COUNTY.

BY: [Signature] BY: [Signature]
SIGNATURE SIGNATURE
Joseph Shelly
PRINTED NAME PRINTED NAME
Senior Relationship Manager
TITLE TITLE

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 } SS.
OF LOS ANGELES

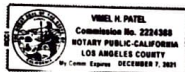
ON 05-20-2020 BEFORE ME, VIMEL H. PATEL

A NOTARY PUBLIC, PERSONALLY APPEARED NIMA MONTAZERI
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE EXECUTED THE SAME
IN HIS/ HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/ HER SIGNATURE ON THE INSTRUMENT, THE
PERSON(S) 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: [Signature]
PRINTED NAME: VIMEL H. PATEL
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NUMBER 2224388
MY COMMISSION EXPIRES 12-09-2021



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 } SS.
OF LOS ANGELES

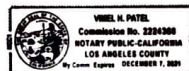
ON 05-20-2020 BEFORE ME, VIMEL H. PATEL

A NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH SHELLEY
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE EXECUTED THE SAME
IN HIS/ HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/ HER SIGNATURE ON THE INSTRUMENT, THE
PERSON(S) 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: [Signature]
PRINTED NAME: VIMEL H. PATEL
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NUMBER 2224388
MY COMMISSION EXPIRES 12-09-2021



CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 (FIVE) UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS
WHICH 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 PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED
AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 83031 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

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 JANUARY, 2019 IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE
AT THE REQUEST OF MERCURY INVESTMENTS, LP AND ADDISLAND INVESTMENTS, LLC ON JANUARY
14, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE
CHARACTER AND OCCUPY POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED, AND THAT ALL TIE NOTES FOR CENTERLINE MONUMENTS
ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

[Signature] 5/5/2020
CHRISTOPHER W. VASSALLO, P.L.S. 8418 DATE
MY REGISTRATION EXPIRES 12/31/2020



BASIS OF BEARINGS:

THE BEARING N 33°00'00" W OF THE CENTERLINE OF TILDEN AVENUE SHOWN ON THE ROBERT
F. JONES WALNUT GROVE TRACT AS RECORDED IN BOOK 7, PAGE 185 OF MAPS, RECORDS OF
LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN OF THIS MAP.

SPECIAL ASSESSMENTS 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.

[Signature] 6/30/20
ONYX JONES, CHIEF FINANCIAL OFFICER, CITY OF CULVER CITY DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CULVER CITY BY MOTION DULY PASSED
ON _____ APPROVED THE ATTACHED MAP.

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.

[Signature] 06/26/2020
MICHAEL ALLEN DATE
PLANNING MANAGER, CITY OF CULVER CITY

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 THE SUBDIVISION
MAP ACT SECTION 66450 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

[Signature] 06/17/2020
CHARLES D. HERBERTSON, L.S. 6794 DATE
CITY ENGINEER, CITY OF CULVER CITY



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.

BY: _____ DATE
FABRIZIO G. PACHANO, DEPUTY
L.S. 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: _____ DATE
DEPUTY

SIGNATURE OMISSIONS:

THE SIGNATURE(S) OF SIGNAL OIL AND GAS COMPANY, A CORPORATION HOLDER OF OIL, GAS OR
MINERAL RIGHTS AS DISCLOSED BY DEED (LEASE) RECORDED ON AUGUST 10, 1967 AS INSTRUMENT
NO. 2352, OF OFFICIAL RECORDS, HAS (HAVE) BEEN OMITTED PURSUANT TO THE PROVISIONS OF
SECTION 66436 (a) (3C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE(S) OF SHELL OIL COMPANY, A CORPORATION HOLDER OF OIL, GAS OR MINERAL
RIGHTS AS DISCLOSED BY DEED (LEASE) RECORDED ON OCTOBER 8, 1968 AS INSTRUMENT NO. 2458,
OF OFFICIAL RECORDS, HAS (HAVE) BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION
66436 (a) (3C) OF THE SUBDIVISION MAP ACT.

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STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

