

3 LOTS
GROSS AREA 18,174.64 S.F.
NET AREA 15,031.71 S.F.

SHEET 1 OF 3 SHEETS

TRACT NO. 69482

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

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF TRACT NO. 3244
AS PER MAP RECORDED IN BOOK 37, PAGE 22 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.

DITO HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY:

BERNARDO HERZER, MEMBER

US METRO BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 17, 2020 AS INSTRUMENT NO. 20200792930 OF OFFICIAL RECORDS.

BY:

MICHAEL PERDUE, SENIOR VICE-PRESIDENT

CITY CLERK'S CERTIFICATE

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

ADOPTED ON _____

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
PLANNING MANAGER, CITY OF CULVER CITY

10/09/2020
DATE

CURRENT

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.

ONYX JONES
CHIEF FINANCIAL OFFICER, CITY OF CULVER CITY

DATE

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 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. 69482 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, 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DITO HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST, 2018. 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.

PHILLIP ROBERTS

9-22-2020
DATE

RCE NO. 27269

EXPIRES: MARCH 31, 2021



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 58°48'45" EAST OF THE SOUTHWESTERLY LINE OF INCE BOULEVARD AS SHOWN ON MAP OF TRACT NO. 3244, AS FILED IN BOOK 37, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY.

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 SUBDIVISION MAP ACT SECTION 66442(a)(1), (2), AND (3), HAVE BEEN COMPLIED WITH.

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

10/22/2020
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
LS NO. 7274

DATE

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. 69482

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

FOR CONDOMINIUM PURPOSES

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 Sept. 23, 2020 BEFORE ME, OFIE JOAN BERMUDEZ-HUTSON, A NOTARY PUBLIC, PERSONALLY APPEARED, BERNARDO HERZER, 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 [Signature]
PRINTED NAME: OFIE JOAN BERMUDEZ-HUTSON

MY COMMISSION NUMBER: 2236364
MY COMMISSION EXPIRES: March 30, 2022
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (d)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. J. FRANCISCO FIGUEROA, HOLDER OF AN EASEMENT FOR THE RIGHT OF WAY TO CONVEY WATER THROUGH CERTAIN DITCHES, FLUMES AND ZANJAS THEREON, BY DEED RECORDED ~~MARCH 5, 1983~~ IN BOOK 99 OF DEEDS, PAGE 373 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

2. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, BY DEED RECORDED JUNE 25, 1941, IN BOOK 18538 AT PAGE 114 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY AS INSTRUMENT NO. 1664.

4X CONTINENTAL OIL COMPANY, LESSEE UNDER A SUBSURFACE OIL AND GAS LEASE RECORDED ON JANUARY 7, 1958, UNDER INSTRUMENT NO. 3525 OF OFFICIAL RECORDS, COUNTY OF LOS ANGELES, MAY BE OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (d)(3)(C) OF THE SUBDIVISION MAP ACT.

3X SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE, DATA, AND/OR COMMUNICATIONS, BY DEED RECORDED FEBRUARY 26, 2020, IN OFFICIAL RECORDS OF LOS ANGELES COUNTY AS INSTRUMENT NO. 20200227291.

~~NOTE: THE REQUIREMENT THAT A COPY OF THE FINAL MAP AS SUBMITTED TO THE CITY OR COUNTY ENGINEER BE FURNISHED TO THIS COMPANY FOR REVIEW AND PREPARATION OF OUR PARCEL MAP OR SUBDIVISION GUARANTEE.~~

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 Sept. 23, 2020 BEFORE ME, OFIE JOAN BERMUDEZ-HUTSON, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL PERDUE, 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 [Signature]
PRINTED NAME: OFIE JOAN BERMUDEZ-HUTSON

MY COMMISSION NUMBER: 2236364
MY COMMISSION EXPIRES: March 30, 2022
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

SCALE: 1"=20'

SHEET 3 OF 3 SHEETS

TRACT NO. 69482

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

LEGEND

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

FOR CONDOMINIUM PURPOSES

AVENUE

LUCERNE

VAN BUREN PLACE

LINE DATA TABLE

LINE	BEARING	DISTANCE
1	S53°18'45"E	16.75'
2	S53°18'45"E	16.68'
3	S53°18'45"E	17.25'
4	S53°18'45"E	17.32'
5	S53°18'45"E	10.59'
6	S36°41'15"W	12.00'
7	S36°41'15"W	12.00'
8	S53°18'45"E	11.41'
9	S36°50'14"W	32.53'
10	S36°50'14"W	32.61'
11	S39°36'44"E	17.16'
12	S58°48'45"E	14.15'
13	S58°48'45"E	6.07'

NOT A PART
OF THIS SUBDIVISION

SE'LY LINE OF LUCERNE AVENUE PER FINAL
JUDGEMENT AND ORDER OF CONDEMNATION
NO. 220327 IN FAVOR OF THE CITY OF CULVER
CITY RECORDED APRIL 6, 1932 IN BOOK 11521
PAGE 201, ET SEQ. OF OFFICIAL RECORDS.
RECORDS OF LOS ANGELES COUNTY, ESTAB.
PER FOUND CENTERLINE MONUMENTS.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH
A	6.00'	89°51'01"	9.41'
B	6.00'	90°08'59"	9.44'

SW'LY LINE OF RECORD OF SURVEY
BOOK 125-92. ESTABLISHED BY PRORATION
PER SAID RS AND ACCEPTED AS N'LY LINE
OF TRACT NO. 36572 M.B. 1039-30-31.

SW'LY LINE OF TRACT NO. 36572 M.B.
1039-30-31. ESTABLISHED BY FD MONUMENTS
AND RECORD DISTANCE (18.21') PER SAID MAP
AND ACCEPTED AS N'LY LINE OF LOTS 208
THROUGH 211 INCLUSIVE OF NOLAN PARK
TRACT M.B. 32-45.

FD. S & W TAGGED LS 4996
IN LIEU OF S & W TAGGED
RCE 22202 PER RS 152-92

FD. S & W TAGGED PLS 6924 IN LIEU OF
S & W CITY OF CULVER CITY ENGINEER.
ACCEPTED AS CL INTERSECTION.

ESTABLISHED BY
PRORATION PER
RS 152-92

FD. S & W
PER RS 152-92

N15°08'39"E
15.59'

FD. L & T PER
RS 152-92
L & T, TAGGED
RCE 27269
TO BE SET

SE'LY LINE OF TRACT NO. 3244
M.B. 37-22 ESTABLISHED PER
RECORD OF SURVEY B. 152-92
AND ACCEPTED AS SE'LY LINE OF
PARCEL MAP NO. 8303 P.M.B. 82-56.

GROSS AREA 5,142.33 sf
NET AREA 4,706.23 sf

GROSS AREA 5,371.66 sf
NET AREA 4,920.54 sf

GROSS AREA 7,660.57 sf
NET AREA 5,404.66 sf

SEE DETAIL "B"

SEE DETAIL "A"

NOT A PART
OF THIS SUBDIVISION

FD. CONC. MONUMENT
& STAMPED BRASS
CAP H.D. BROWN
PER CEFB 21403-9
& PER RS 152-92

18.21' HELD PER
RS 152-92 &
TRACT NO. 36572
MB 1039-30-31
ACCEPTED AS INTERSECTION

A 15' WIDE RECIPROCAL EASEMENT FOR INGRESS AND EGRESS,
UTILITY PURPOSES, AND CONSTRUCTION MAINTENANCE OF ALL
INFRASTRUCTURE PURPOSES FOR THE BENEFIT OF LOT 1
AND LOT 2 OVER THE ACCESS STRIP ON LOT 3 TO BE
RESERVED IN A SEPARATE DOCUMENT.

B 5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, LTD
A CORPORATION FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED
ON JUNE 25, 1941, IN BOOK 18538 PAGE 114 OF O.R.

C EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, LTD, A CORPORATION
FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE,
DATA, AND/OR COMMUNICATIONS BY DEED RECORDED ON FEBRUARY 26, 2020,
AS INSTRUMENT NO. 20200227291 OF O.R.

L & T, TAGGED
RCE 27269
TO BE SET

FD. L & T, TAGGED LS 5052
ON TOP OF WALL PER RS 152-92
HELD FOR SIDE PL

DETAIL "A"

NOT TO SCALE

DETAIL OF LOT 3

DETAIL OF LOT 3

DETAIL "B"

NOT TO SCALE