

1 PARCEL
5,667 SQ.FT.

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 74515

IN THE CITY OF HERMOSA BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 13, HEFFNER
FIORINI ALLEN TRACT, AS PER MAP RECORDED IN
BOOK 9, PAGE 106 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

SUBDIVIDER'S STATEMENT:

I HEREBY STATE THAT I AM THE SUBDIVIDER OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.


JASON MULLER, SUBDIVIDER

RECORD OWNER IS: BEACH CITY CAPITAL FUND, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

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 08/30/2018 BEFORE ME, EA ARAQUE

A NOTARY PUBLIC, PERSONALLY APPEARED JASON MULLER 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 THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: EA ARAQUE

PRINTED NAME: EA ARAQUE

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 2134742

MY COMMISSION EXPIRES: 11/22/2019

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 2 (TWO) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

EASEMENT NOTE:

EASEMENT OF WARREN GILLELEN FOR PIPE AND PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED IN BOOK 1617, PAGE 47 OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

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 _____

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 PARCEL MAP NO. 74515 AS REQUIRED BY LAW.

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

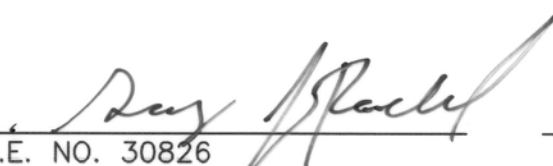
BY _____
DEPUTY _____ DATE _____



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 JULY 2017, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BEACH CITY CAPITAL, LLC ON JULY 17, 2017.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN TWENTY-FOUR MONTHS OF 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 MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.


GARY J. ROEHL, R.C.E. NO. 30826 9-4-18
DATE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N76°34'00"E OF THE NORTHERLY LINE OF 15TH STREET (FORMERLY EAST STREET), AS SHOWN ON MAP OF HEFFNER FIORINI ALLEN TRACT, RECORDED IN BOOK 9, PAGE 106, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF HERMOSA BEACH, 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.

DEPUTY CITY TREASURER, CITY OF HERMOSA BEACH
DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH BY MOTION ADOPTED AT ITS SESSION ON / / , APPROVED THE ANNEXED MAP.

ELAINE DOERFLING
CITY CLERK, CITY OF HERMOSA BEACH
DATE

CITY PLANNER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ANNEXED MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 15, 2016.

KEN ROBERTSON
SECRETARY OF PLANNING, CITY OF HERMOSA BEACH
DATE

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 LOCAL ORDINANCES OF THE CITY OF HERMOSA BEACH APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66450 (a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

BY _____
CITY ENGINEER, CITY OF HERMOSA BEACH
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.

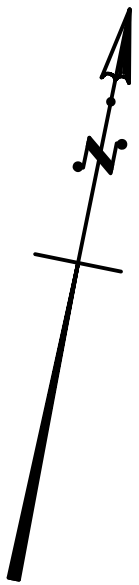
COUNTY SURVEYOR

BY _____
FABRIZIO PACHANO, DEPUTY
L.S. NO. 7274
DATE

PARCEL MAP NO. 74515

IN THE CITY OF HERMOSA BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



LEGEND:



INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

* HEFFNER FIORINI ALLEN TRACT, M.B. 9-106

** E.B. SMITH'S RE-PLAT, M.B. 9-7

(A) FD L&T RCE 8710 S 13°25'16"E 4.00'
FROM PROPERTY CORNER, NO REF.
ACCEPTED AS POINT ON S'LY PROPERTY
LINE PROD.

(B) FD L&T RCE 8710 S 13°25'17"E 4.00'
FROM PROPERTY CORNER, NO REF.
ACCEPTED AS POINT ON S'LY PROPERTY
LINE PROD.

(C) L&T RCE 30826 ON TOP OF CONCRETE
BLOCK WALL, 6' ABOVE GRADE, TO BE SET

FD PK NAIL, NO TAG, NO REF.
ACCEPTED AS CL INTERSECTION.
SPK&W RCE 30826 AND TIES, TO BE SET.

16TH STREET

FD SPK&W, ILLEGIBLE, PER LACO
PWFB 0616, PAGE 839. FITS ALL
TIES PER SAID FIELD BOOK.
ACCEPTED AS CL INTERSECTION.

15TH PLACE

PACIFIC COAST HIGHWAY

OCEAN DRIVE

NOT A PART
OF THIS
SUBDIVISION

NOT A PART
OF THIS
SUBDIVISION

1

5,667 SQ.FT.

15TH STREET

14TH STREET

FD SPK&W, ILLEGIBLE, PER LACO
PWFB 0616, PAGE 838. FITS ALL
TIES PER SAID FIELD BOOK.
ACCEPTED AS CL INTERSECTION.

FD SPK&W RCE 30826 PER CITY
ENG. TIE NO. 262. FITS ALL TIES
PER SAID TIE NOTE. ACCEPTED
AS CL INTERSECTION.

FD SPK&W STAMPED DPW PER LACO
PWFB 0616, PAGE 299A. FITS ALL
TIES PER SAID FIELD BOOK.
ACCEPTED AS CL INTERSECTION.

N'LY LINE OF LOTS 1 THROUGH 15, INCLUSIVE, *
ESTABLISHED AT RECORD DISTANCE (135.00') ALONG
THE W'LY LINE OCEAN DRIVE AND PARALLEL TO N'LY
LINE 15TH STREET PER *, AS SHOWN ON TRACT NO.
25800, M.B. 873-97-98. ACCEPTED AS THE S'LY LINE OF
LOTS 24 THROUGH 31, INCLUSIVE, **

E'LY LINE OF LOT 12, *, ESTABLISHED
BY PRORATION PER *.

W'LY LINE OF LOT 14, *
ESTABLISHED BY PRORATION PER *.

E'LY LINE OF LOT 15, *

S'LY LINE OF LOTS 1
THROUGH 15, INCLUSIVE, *

W'LY LINE OF LOT 1, *