1 PARCEL 4,596 SQ. FT. SHEET 1 OF 2 SHEET

PARCEL MAP No. 74754

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

BEING A SUBDIVISION OF LOT 117 OF WALTER RANSOM CO'S VENABLE PLACE, AS PER MAP RECORDED IN BOOK 9 PAGE 150 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

SUBDIVIDER'S STATEMENT:			SURVEYOR'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.			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 JUNE 2016 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 719 1ST PLACE, LLC ON JUNE 29, 2016. 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	
YEFIM SKLY	AR		AND OCCUPY POSITIONS INDICATED; THAT THE MONUMENTS THE SURVEY TO BE RETRACED.	ARE SUFFICIENT TO ENABLE
RECORD C	OWNER IS: 719 1ST PLACE	E, LLC	CHRISTOPHER W. VASSALLO, P.L.S. 8418 MY REGISTRATION EXPIRES 12/31/2018 8/22/2018 DATE	P.L.S. 8418 EXPIRATION DATE 12-31-2018
			BASIS OF BEARINGS:	OF CALIFOR
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.			THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 76°34'00" E OF THE CENTERLINE OF 2ND STREET AS SHOWN ON TRACT MAP NO. 53116, FILED IN BOOK 1262, PAGES 99 AND 100 OF MAPS, RECORDS OF LOS ANGELES COUNTY.	
STATE OF CA	ALIFORNIA)) SS			
COUNTY OF)		CITY ENGINEER'S CERTIFICATE:	
ONBEFORE ME,, NOTARY PUBLIC, PERSONALLY APPEARED,, 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 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.	
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.			BY: ANDREZEJ V. BROZYNA, R.C.E. NO. 58833 CITY ENGINEER, CITY OF HERMOSA BEACH	DATE
COUNTY IN V	TARY			
			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 WITHIN THE SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.	
			CITY TREASURER, CITY OF HERMOSA BEACH	DATE
			CITY CLERK'S CERTIFICATE:	
CONDOMINIUM NOTE:			I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH BY MOTION	
THE 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.			ADOPTED AT ITS SESSION ON THE DAY OF ANNEXED MAP.	20, APPROVED THE
			CITY CLERK, CITY OF HERMOSA BEACH	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. 74754 AS REQUIRED BY LAW.			PLANNING COMMISSION'S CERTIFICATE:	
			I HEREBY CERTIFY THAT THE ANNEXED MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION ON DAY OF 20	
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			SECRETARY OF PLANNING, CITY OF HERMOSA BEACH	DATE
BY:	DEPUTY	DATE	COUNTY ENGINEER'S CERTIFICATE:	
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.			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.	
EXECUTIVE (N MAP ACT. DFFICER, BOARD OF SUPERVI NTY OF LOS ANGELES, STATE		COUNTY ENGINEER	
			BY:	
BY:	DEPUTY	DATE	FABRIZIO PACHANO, DEPUTY L.S. NO. 7274	DATE

SCALE: 1"=20' SHEET 2 OF 2 SHEET PARCEL MAP No. 74754 IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES STATE OF CALIFORNIA FOR CONDOMINIUM **PURPOSES** FD. SPIKE & WASHER, NO REF. NUMBER PER CITY ENG. TIE NOTE FD. MAG & WASHER, NO REF. NO. 259, FITS ALL TIES PER SAID NUMBER PER CITY ENG. TIE TIE NOTÉ. ACCEPTED AS 2ND STREET NOTE NO. 257, FITS ALL TIES CENTERLINE INTERSECTION. PER SAID TIE NOTE. ACCEPTED AS CENTERLINE INTERSECTION. 667.92' N76°34'00"E 20, 20, N76°34'00"E 605.00' 116.15 199.65' ¥ 249.27' 39.93' NE'LY COR. / LOT 90* NE'LY CORNER OF / LOT 99* ESTAB. BY NW'LY COR. LOT 105* NE'LY CORNER OF LOT 105 * ESTAB. NW'LY CORNER OF LOT 97* ESTAB. BY PRORATION PRORATION BY RECORD BETWEEN NE'LY CORNER OF LOT 105 * AND THE BETWEEN NE'LY DISTANCE (116.15') CORNER OF LOT 105 * AND THE FROM THE NW'LY HIGHWAY CORNER OF LOT 105 NE'LY CORNER OF LOT 90 *. PER * NE'LY CORNER OF LOT 90 *. PER * 17 *. PER ** AS SHOWN ON PARCEL MAP NO. 72362, P.M.B. 380-95-96 NOT A PART OF THIS SUBDIVISION W'LY LINE OF LOTS 105 THRU 110, INCLUSIVE, * 20' N13°24'30"W E'LY LINE OF LOTS 90 THRU 95, INCLUSIVE, *-40' E'LY LINE OF LOT 99 *-W'LY LINE OF 2ND 100.15 LOT 97 * **STREET** FD PK&W STAMPED CAL 13.18 TRANS PER LACO, PWFB 0616, PAGES 699 700 FITS 4-TIES REAL) S'LY LINE OF LOT 98, *. ESTAB BY PER SAID FIELD ARDMORE BOOK. ACCEPTED AS & INTERSECTION. COAST (FORMERLY CAMINO (FORMERLY PRORATION PER N76° 35' 30"E RAD. NOT A PART SAID *. OF THIS NOT A PART OF THIS SUBDIVISION SUBDIVISION N76°35'24"E NOTHING SET, NOTHING FD. ESTABLISHED BY RECORD S68' 47' 30"W| RAD. 39.97 DISTANCE (25.77') FROM CL EAST INTERSECTION PER PARCEL MAP NO. 72362, P.M.B. 380-95-96. ACCEPTED AS B.C. FD SPK&W, ILLEGIBLE, E'LY LINE OF LOT 116 * PER LACO PWFB 0516, RAILROAD DRIVE) ACCEPTED AS E'LY LINE -PAGE 151, FITS 3 L&T OF P.M. NO. 26057 TIES PER SAID FIELD P.M.B. 311-70 BOOK. ACCEPTED AS B.C. .W'LY LINE OF CL CURVE ESTABLISHED BY AVENUE RECORD RADIUS (1514.70') PER PARCEL MAP NO. 70888, P.M.B. 372-38-39 AS SHOWN ON PARCEL MAP NO. 72362, P.M.B. 380-95-96 CL CURVE ESTABLISHED BY RECORD RADIUS (266.55) PER ** 4596 SQ.FT. N13.18'28"W **PACIFIC** 40' SW'LY CORNER OF LOT 118* ESTABLISHED BY 20' SE'LY CORNER OF LOT 110 * SE'LY CORNER OF LOT 116 * ESTABLISHED ESTAB. BY RECORD DISTANCE PRORATION (118.38') FROM THE SW'LY BY PRORATION BETWEEN SE'LY CORNER CORNER OF LOT 110 *. PER ** BETWEEN SE'LY AS SHOWN ON PARCEL MAP NO. CORNER OF LOT 110 * AND THE 72362, P.M.B. 380-95-96 LOT 110 * AND THE SE'LY CORNER OF LOT 95 *. PER * SW'LY COR. LOT 110* SE'LY CORNER OF LOT 95. * SE'LY CORNER OF LOT 95 *. PER * \ 40.01' 118.38 236.67 194.33 589.39' N76°36'04"E 8 N83° 18' 29"W 20, 20. <u>N82° 16′ 11″</u>E 36.38 232.66 40.02' N76°36'04"E 654.83' 1ST PLACE 20, 20, FD SPK&W TAGGED "RCE 30826" FD. MAG & WASHER, NO REF. NUMBER PER CITY ENG. TIE NOTE PER CITY ENG. TIE NO. 1A, FD L&T TAGGED RCE 25407, NO SHEET 6 OF 8, FITS 4 TAGGED (FORMERLY VENABLE AVENUE) NO. 258, FITS ALL TIES REF. FITS E'LY SWING TIES PER SAID TIE NOTE. PER SAID TIE NOTE. ACCEPTED AS ACCEPTED AS & INTERSECTION. PROLONGATION CENTERLINE INTERSECTION. OF Q 1ST PLACE. $lue{}$ Indicates the boundary of the Land being subdivided on this map. **CURVE DATA** * WALTER RANSOM CO'S VENEBLE PLACE, M.B. 9-150. ** TRACT NO. 53116, M.B. 1262-99-100. **CURVE** RADIUS TANGENT LENGTH DELTA ① SET L&T LS 8418 1.00' O/S SE'LY ON PROPERTY LINE PROD. C-1266.55 66.21 129.80' 27°54'01" ② SET L&T LS 8418 ON CORNER (TOP OF WALL) C-2286.55 56.40' 111.38 22°16'17" ③ SET 2" I.P. LS 8418 ON CORNER C-31474.70 65.06 130.03 5°03'07" C-4 1514.70' 75.12 150.11 5°40'41"