

1 PARCEL  
5,000 SQ.FT.

SHEET 1 OF 2 SHEETS

# PARCEL MAP NO. 74766

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

BEING A SUBDIVISION OF LOT 1, BLOCK 56,  
FIRST ADDITION TO HERMOSA BEACH, AS PER  
MAP RECORDED IN BOOK 1, PAGES 59 AND 60  
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.



DENNIS CLELAND, SUBDIVIDER

RECORD OWNER IS: 1010 MONTEREY HB 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 August 21, 2019 BEFORE ME, Mark Trevor Conrad

A NOTARY PUBLIC, PERSONALLY APPEARED Dennis Cleland 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: Mark Trevor Conrad

PRINTED NAME: Mark Trevor Conrad

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 2156802

MY COMMISSION EXPIRES: June 16, 2020

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3 (THREE) 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:**

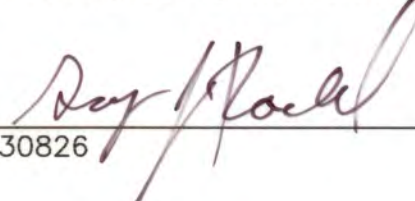
EASEMENT OF HERMOSA BEACH LAND AND WATER COMPANY, A CORPORATION FOR PIPE AND PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED IN BOOK 1617, PAGE 47 OF DEEDS.  
SAID EASEMENT IS BLANKET IN NATURE.



**ENGINEER'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1010 MONTEREY HB LLC ON JANUARY 19, 2018.  
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

GARY J. ROEHL, R.C.E. NO. 30826



8/21/2018  
DATE

**RECORD DATA NOTE:**

RECORD DATA WAS TAKEN FROM FIRST ADDITION TO HERMOSA BEACH, AS PER MAP RECORDED IN BOOK 1, PAGES 59 AND 60 OF MAPS, RECORDS OF SAID 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 8/21/2018, 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 SEPTEMBER 19, 2017.

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

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. 74766 AS REQUIRED BY LAW.

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

BY \_\_\_\_\_  
DEPUTY

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



