

PARCEL MAP NO. 74917

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

BEING A SUBDIVISION OF LOT 13 AND A PORTION OF LOT 12, BLOCK 1 OF HISS' SECOND ADDITION
TO HERMOSA BEACH, AS PER MAP RECORDED IN BOOK 7, PAGE 123 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.

BY: GLENN & DONNA MALKIN FAMILY TRUST

Glenn Malkin
Donna Malkin

BY: GLENN & DONNA MALKIN FAMILY TRUST; SUBDIVIDER
GLENN MALKIN, DONNA MALKIN

RECORD OWNER: GLENN & DONNA MALKIN FAMILY TRUST

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 April 22, 2019 BEFORE ME, ADINA CALNAN
A NOTARY PUBLIC, PERSONALLY APPEARED GLENN MALKIN AND DONNA MALKIN, WHO PROVIDED 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: *Adina Calnan*
PRINTED NAME: ADINA CALNAN
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION EXPIRES 2/4/2022
MY COMMISSION NUMBER 2228161

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3,074^{1/2} 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 PARCEL MAP NO. 74917 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 MARCH, 2017 IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE
AT THE REQUEST OF GLENN & DONNA MALKIN FAMILY TRUST ON FEBRUARY 8, 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
OCCUPY POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY
TO BE RETRACED;

Christopher W. Vassallo
CHRISTOPHER W. VASSALLO, P.L.S. 8418
MY REGISTRATION EXPIRES 12/31/2020

4/6/19
DATE



BASIS OF BEARING NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 12°-50'-00" W OF THE
CENTERLINE OF LOMA DRIVE AS SHOWN ON MAP OF HISS' SECOND ADDITION FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 7, PAGE 123 OF
MAPS.

SPECIAL ASSESSMENTS 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 THE _____ DAY OF _____, 2019
APPROVED THE ANNEXED MAP.

CITY CLERK, CITY OF HERMOSA BEACH

DATE: _____

PLANNING COMMISSION'S STATEMENT:

I HEREBY CERTIFY THAT THE ANNEXED MAP CONFORMS SUBSTANTIALLY TO THE
TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION ON THE _____ DAY OF
_____, 2017.

Ben Robertson, City of Hermosa Beach
Director of Community Development

DATE: _____

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO
THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF
SUBDIVISION ORDINANCES OF THE CITY OF HERMOSA BEACH 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.

BY: *Lucho Rodriguez*

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

PARCEL MAP NO. 74917

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

FOR CONDOMINIUM PURPOSES

ESTABLISHMENT NOTES

- ① NLY LINE OF LOT 14^{**} ESTABLISHED BY FOUND MONUMENTS AS SHOWN ON PM63311, P.M.B. 362-5-6.
- ② SLY LINE OF P.M. No. 13477, P.M.B. 146-50-51 AND NLY LINE OF INSTRUMENT NO. 84-258591, DEED RECORDED ON MARCH 1, 1984 PER SAID DEED.
- ③ WLY LINE OF LOT 24^{**} AND P.M. No. 25798, P.M.B. 302-37-38, ESTABLISHED BY HOLDING RECORD DISTANCE OF 106.00' FOR SLY LINE OF LOT 13^{**} (SENIOR TRACT) AND BEARING ESTABLISHED BY EXTENDING LINE NLY AND INTERSECTING FD. SPK & W. AT E.B.C. OF PIER AVENUE WHICH IS ACCEPTED AS THE ELY LINE OF SAID TRACT.

- ④ WLY LINE OF LOT 23^{**} ESTABLISHED BY HOLDING RECORD DISTANCE OF 106.00' FOR SLY LINE OF LOT 13^{**} (SENIOR TRACT) AND BEARING ESTABLISHED BY EXTENDING LINE NLY AND INTERSECTING FD. SPK & W. AT E.B.C. OF PIER AVENUE WHICH IS ACCEPTED AS THE ELY LINE OF SAID TRACT.

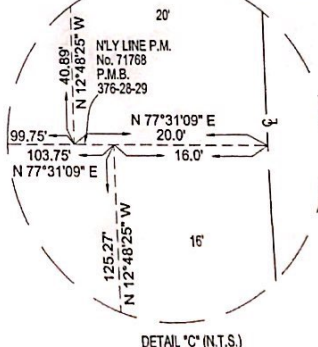
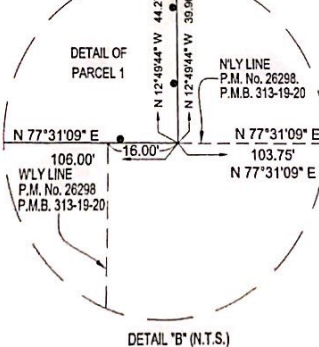
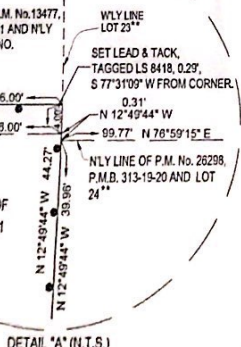
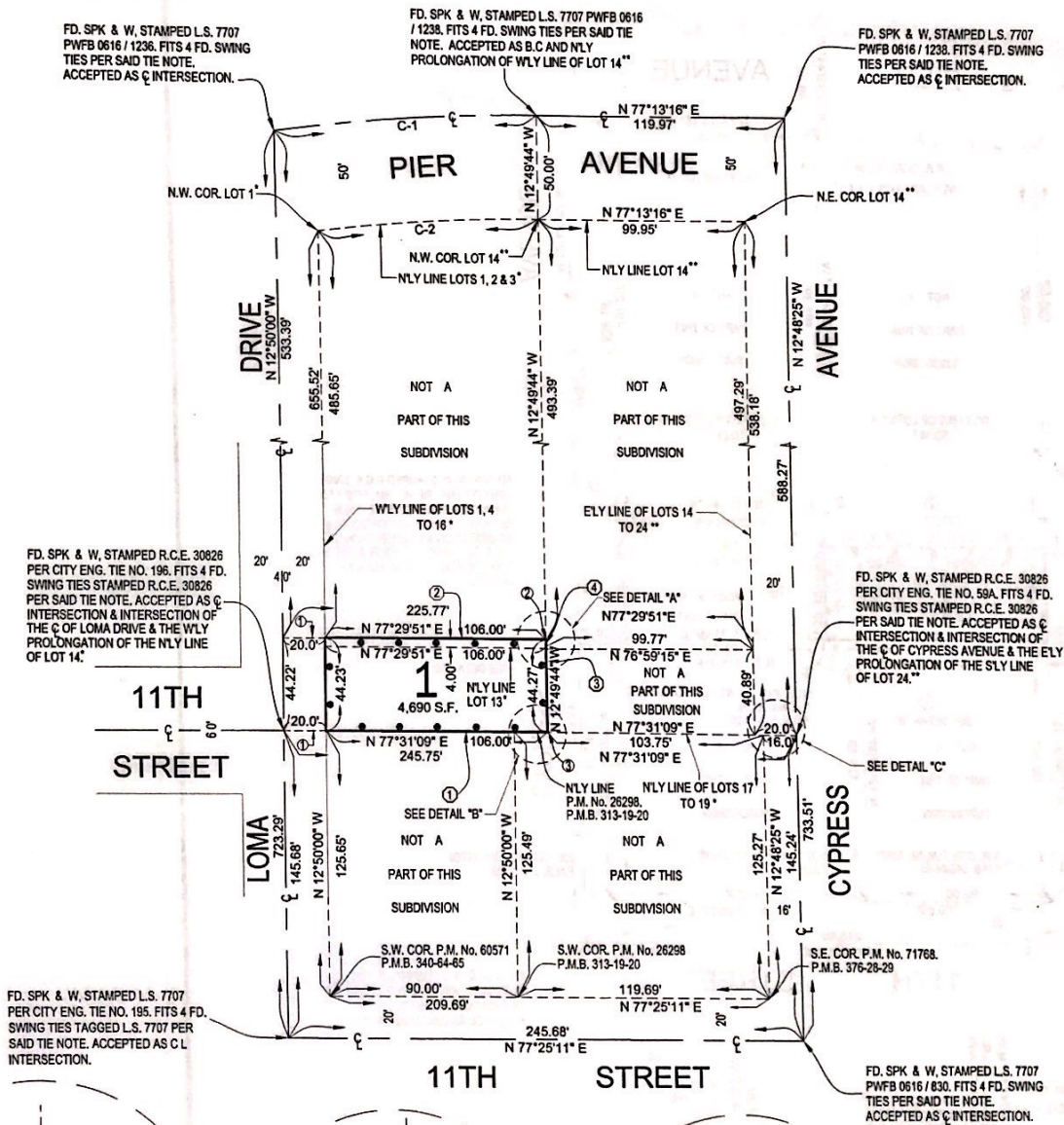
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

* HISS' SECOND ADDITION TO HERMOSA BEACH M.B. 7 - 123.

** TRACT NO. 780, M.B. 16-41

- ① SET LEAD & TACK, TAGGED LS 8418, 6.00', S 77°31'09" W OF CORNER ON PROPERTY LINE PROD..
- ② SET LEAD & TACK, TAGGED LS 8418, 0.43', S36°08'40" W OF CORNER.
- ③ SET LEAD & TACK, TAGGED LS 8418 ON CORNER



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
C-1	829.69'	8°44'13"	126.52'
C-2	779.69'	7°48'57"	106.36'