

1 PARCEL
2,909 SQ.FT.

BOOK 386 PAGE 91

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 73365

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

BEING A SUBDIVISION OF LOT 28, TRACT
NO. 1069, AS PER MAP RECORDED IN
BOOK 17, PAGE 136 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

FOR CONDOMINIUM PURPOSES



JUL 18 2016
FILED
AT REQUEST OF OWNER
51
IN BOOK 386
AT PAGE 91-92
OF PARCEL MAPS
LOS ANGELES COUNTY, CA
REGISTERED-COUNTY CLERK
BY: [Signature]
FEE \$ 11.00
D.A. FEE Code 20 3.00

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.

Andy McGuire
ANDY MCGUIRE, SUBDIVIDER

RECORD OWNER IS: 2012 TWI LIMITED PARTNERSHIP,
A CONNECTICUT LIMITED PARTNERSHIP

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 April 11, 2016, BEFORE ME, Francesca B. Waldman
A NOTARY PUBLIC, PERSONALLY APPEARED Andy McGuire
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: Francesca B. Waldman
PRINTED NAME: Francesca B. Waldman
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2697298
MY COMMISSION EXPIRES: Feb. 12, 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 CILLEN FOR PIPE AND PIPELINES AND INCIDENTAL
PURPOSES BY DOCUMENT RECORDED IN BOOK 1617, PAGE 47 OF DEEDS.
SAID EASEMENT IS BLANKET AND/OR 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: Fabrizio D. Palano 7/18/16
DEPUTY DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 33,875.00
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. 73365 AS REQUIRED BY LAW.

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

BY: Fabrizio D. Palano 7/18/16
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 DECEMBER, 2015, IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF MARC FISHMAN ON DECEMBER 1, 2015. 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; AND THAT THE
MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gary J. Roehl 5/05/16
GARY J. ROEHL, R.C.E. NO. 80826 DATE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 12°10'00"W
OF THE WLY SIDELINE OF MONTEREY BOULEVARD (FORMERLY SUMMIT
AVENUE) AS SHOWN ON MAP OF FIRST ADDITION TO HERMOSA BEACH, FILED
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.

Maria Ghasseni 6/27/16
MARIA GHASSEN, 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 6/14/16 APPROVED THE ANNEXED
MAP.

Elaine Doerfling 6/29/16
ELAINE DOERFLING, DEPUTY CITY CLERK, CITY OF HERMOSA BEACH DATE

PLANNING COMMISSION'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ANNEXED MAP CONFORMS SUBSTANTIALLY TO
THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION ON APRIL 21,
2015.

Ken Robertson 6/15/16
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 SUBDIVISION 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 66430 (a)(1)(2) AND (3) HAVE BEEN
COMPLIED WITH.

BY: Andres Badzyna 6/18/16
ANDRES BADZYNA, P.E. 78684, 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 D. Palano 7/18/16
FABRIZIO PACHANO, DEPUTY L.S. NO. 7274 DATE



