

PARCEL MAP NO. 84115

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

BEING A SUBDIVISION OF LOT 53 OF WALTER RANSOM CO'S VENABLE
PLACE TRACT AS PER MAP RECORDED IN BOOK 9, PAGE 150 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSE

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.

KIMIKO INOUE, SUBDIVIDER

RECORD OWNER IS : KIRI CAPITAL LLC

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 _____ BEFORE ME,
A 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 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

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.

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a) (3) (A) (I-VIII), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

WARREN GILLELEN, HOLDER OF EASEMENT OF FOR PIPE LINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED ON JUNE 27, 1902 IN BOOK 1617, PAGE 47 OF DEEDS. SAID EASEMENT IS BLANKET 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. 84115 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 & COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JANUARY 2023 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KIMIKO INOUE ON JANUARY 13, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MATTHEW PROFET, L.S. 9755 DATE _____

BASIS OF BEARINGS :

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF 3RD STREET (FORMERLY VIRGINIA STREET) BEING NORTH 76°34'00" EAST AS SHOWN ON WALTER RANSOM CO'S VENABLE PLACE TRACT FILED IN BOOK 9, PAGE 150 OF TRACT MAPS.

SPEACIAL 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.

CITY TREASURER, DATE _____
CITY OF HERMOSA BEACH.

CITY CLERK'S CERTIFICATE :

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH BY MOTION ADOPTED AT ITS SESSION ON _____ 202__ APPROVED THE ANNEXED MAP.

CITY CLERK, CITY OF THE 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 JUNE 20TH 2023.

DIRECTOR OF COMMUNITY DEVELOPEMENT, DATE _____
CITY OF HERMOSA BEACH.

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 _____ DATE _____
DIEGO G. RIVERA, DEPUTY L.S. 9742



PARCEL MAP NO. 84115

MONUMENT DETAILS:

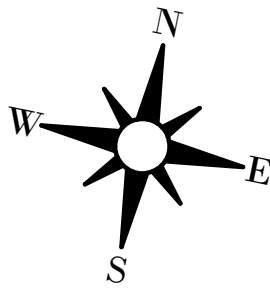
IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.

FOR CONDOMINIUM PURPOSES

- ① SET L&T TAGGED LS 9755 ON
PL PROD. 1.00' S'LY OF PC,
- ② FOUND L&T TAGGED RCE 22024
0.33' W'LY & 0.51' N'LY OF PC,
PERPENDICULAR THEREOF. NO REFERENCE.
- ③ FOUND L&T TAGGED RCE 22024
0.04' E'LY & 0.06' N'LY OF PC,
PERPENDICULAR THEREOF. NO REFERENCE.
- ④ FOUND 2" IP DOWN 0.27' AT CENTERLINE
INTERSECTION PER R2, ACCEPTED AS
CENTERLINE INTERSECTION. NO TIES REMAIN
PER SAID DOC.
- ⑤ FOUND PK NAIL NO REF, FITS 2 L&T TAGGED
CAL TRANS PER R5, ACCEPTED AS
CENTERLINE INTERSECTION.
- ⑥ FOUND SPK&W LS 4142 AT CL INT
PER R3, FITS 2 L&T TAGGED CAL TRANS,
ACCEPTED AS CENTERLINE INTERSECTION.
- ⑦ FOUND SPK&W RCE 20327 PER R8, FITS
1 LT PROD PER R4, ACCEPTED AS CENTERLINE
INTERSECTION.

REFERENCES:

- R1 = WALTER RANSOM CO'S
VENABLE PLACE M.B. 9-150
- R2 = PWFB 0616 PG 252
- R3 = PWFB 0616 PG 701-702
- R4 = PWFB 0616 PG 250
- R5 = PWFB 0616 PG 697-698
- R6 = TRACT NO. 37389
M.B. 951-50-51
- R7 = PARCEL MAP NO. 17637,
M.B. 197-9
- R8 = PWFB 0616 PG 1178-1179



LEGEND:

INDICATES THE BOUNDARY
OF THE LAND BEING
SUBDIVIDED BY THIS MAP.

