

PARCEL MAP NO. 84203

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

BEING A SUBDIVISION OF A PORTION OF LOT 11 OF BLOCK 85 OF SECOND
ADDITION TO HERMOSA BEACH AS PER MAP RECORDED IN BOOK 3, PAGE 11 AND
12 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.

[Signature]
Saeid Shokran, Authorized Signer

RECORD OWNER IS 1009 5TH STREET 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 June 9, 2025 BEFORE ME Stacy R. Straus, A NOTARY PUBLIC, PERSONALLY APPEARED Saeid Shokran 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: [Signature]
PRINTED NAME: Stacy R. Straus
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2439155
MY COMMISSION EXPIRES March 24, 2027

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.

HERMOSA BEACH LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 1617, PAGE 47, DEEDS.

DANDINI PETROLEUM COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR RIGHTS-OF-WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUBSURFACE OF THE LAND FOR BORING WELLS HOLES, IN THE DEED RECORDED APRIL 2ND 1959, IN BOOK D-419 PAGE 668 OF OFFICIAL RECORDS.

County Tax Certificate

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. 84203 AS REQUIRED BY LAW.

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

DEPUTY DATE

County Tax 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.

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

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 BY ME OR UNDER MY DIRECTION IN MAY 2023, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1009 5TH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON NOVEMBER 20TH 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
MATTHEW PROFET, L.S. 9755

2/06/2025
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 76°34'00" EAST OF THE SIDELINE OF 5TH STREET AS SHOWN ON TRACT NO. 5209 FILED IN BOOK 91, PAGE 34 OF TRACT MAPS.

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.

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 06/25/2025 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 NOVEMBER 13TH, 2023.

DIRECTOR OF COMMUNITY DEVELOPMENT, 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.

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

DIEGO RIVERA, DEPUTY DATE
L.S. 9742

PARCEL MAP NO. 84203

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

FOR CONDOMINIUM PURPOSES



LEGEND:

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

6TH STREET

N 76°29'25" E 535.40'

N'LY LINE OF LOT 45, PER R2

N 76°29'25" E 456.04'

210.00'

246.04'

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1 | 438.02' | 224.35' | 29°20'45" |
| C2 | 478.02' | 203.55' | 24°23'52" |
| C3 | 10.00' | 18.24' | 104°29'27" |

NOTES:

- Ⓐ E'LY LINE OF LOT 10 OF R1, ESTABLISHED BY RECORD DISTANCE AND PARALLEL FROM THE W'LY LINE OF LOT 10 OF R1
- Ⓑ W'LY LINE OF PARCEL 1 OF R9 ESTABLISHED BY RECORD ANGLE/DIST PER R9.
- Ⓒ E'LY LINE OF R8, PARALLEL TO THE E'LY LINE OF LOT 10, R1 AND AT RECORD DISTANCE (6') PER R8.
- Ⓓ S'LY LINE OF R10, ESTABLISHED BY RECORD DISTANCE (130'), FROM SOUTH, ALONG THE W'LY AND E'LY LINES OF PARCEL 2, R9.

MONUMENT DETAILS:

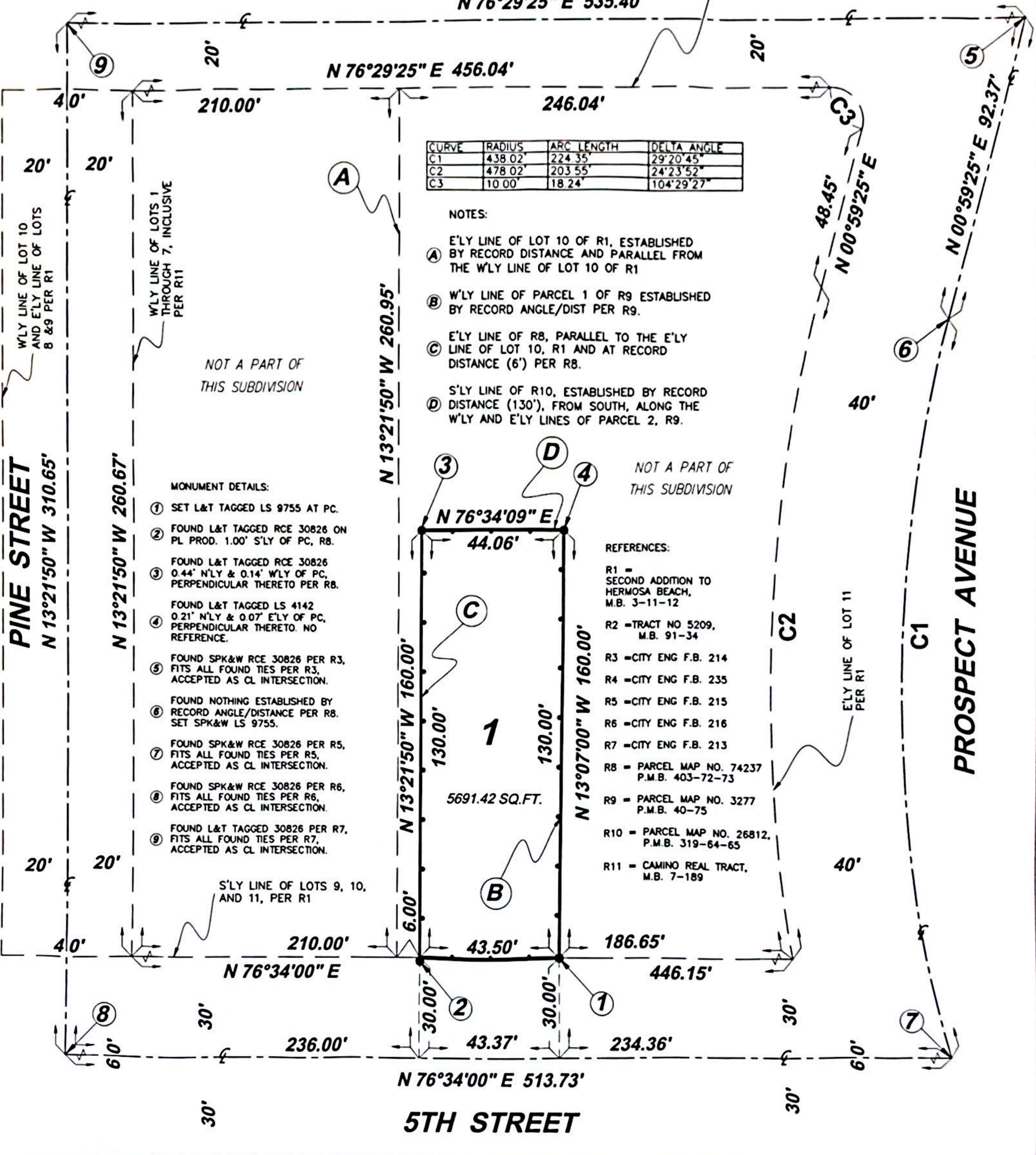
- ① SET L&T TAGGED LS 9755 AT PC.
- ② FOUND L&T TAGGED RCE 30826 ON PL PROD. 1.00' S'LY OF PC, R8.
- ③ FOUND L&T TAGGED RCE 30826 0.44' N'LY & 0.14' W'LY OF PC, PERPENDICULAR THERETO PER R8.
- ④ FOUND L&T TAGGED LS 4142 0.21' N'LY & 0.07' E'LY OF PC, PERPENDICULAR THERETO. NO REFERENCE.
- ⑤ FOUND SPK&W RCE 30826 PER R3, FITS ALL FOUND TIES PER R3, ACCEPTED AS CL INTERSECTION.
- ⑥ FOUND NOTHING ESTABLISHED BY RECORD ANGLE/DISTANCE PER R8. SET SPK&W LS 9755.
- ⑦ FOUND SPK&W RCE 30826 PER R5, FITS ALL FOUND TIES PER R5, ACCEPTED AS CL INTERSECTION.
- ⑧ FOUND SPK&W RCE 30826 PER R6, FITS ALL FOUND TIES PER R6, ACCEPTED AS CL INTERSECTION.
- ⑨ FOUND L&T TAGGED 30826 PER R7, FITS ALL FOUND TIES PER R7, ACCEPTED AS CL INTERSECTION.

REFERENCES:

- R1 = SECOND ADDITION TO HERMOSA BEACH, M.B. 3-11-12
- R2 = TRACT NO 5209, M.B. 91-34
- R3 = CITY ENG F.B. 214
- R4 = CITY ENG F.B. 235
- R5 = CITY ENG F.B. 215
- R6 = CITY ENG F.B. 216
- R7 = CITY ENG F.B. 213
- R8 = PARCEL MAP NO. 74237 P.M.B. 403-72-73
- R9 = PARCEL MAP NO. 3277 P.M.B. 40-75
- R10 = PARCEL MAP NO. 26812, P.M.B. 319-64-65
- R11 = CAMINO REAL TRACT, M.B. 7-189

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION



N 76°34'00" E 513.73'

5TH STREET