TRACT NO. 54403
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF BLOCK 301, OF THE MACLAY
RANCHO EX-MISSION DE SAN FERNANDO, PER MAP RECORDED IN
BOOK 37, PAGE 5 ET SEQ., MISCELLANEOUS RECORDS AND LOT 3
AND PORTIONS OF LOTS 2, 4, 8, 9, AND 10, TRACT 16635, PER MAP
RECORDED IN BOOK 382, PAGES 22 AND 23, OF MAPS, RECORDS OF
LOS ANGELES COUNTY AND A PORTION HOYT STREET, 60.00 FEET
WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 16635.

OWNER’S STATEMENT
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND
INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP WITHIN THE DETECTIVE BORDER
LINES, AND WE CONSENT TO THE PHRAISING AND FLING OF SAID MAP AND SUBDIVISION,
AND WE HEREBY GRANT AND DEED TO THE CITY OF LOS ANGELES, AN EASEMENT FOR
SIDEWALK PURPOSES OVER THE STAY OF LAND SO DESIGNATED ON SAID MAP.

13001 HOYT VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

ELI ELMELICH, MANAGING MEMBER

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON MARCH 2006, BEFORE ME, A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE
BAGS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME, THAT SHE/HE EXECUTED THE SAME IN
HIS AUTHORIZED CAPACITY AND THAT BY HER/SHE SIGNATURE ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE
INSTRUMENT

WITNESS MY HAND AND SEAL

NAME
PRINCIPLE PLACE OF BUSINESS: COMMISSION EXPIRES: COUNTY OF LOS ANGELES
SECURITY PACIFIC BANK, FORMERLY KNOWN AS BANK OF AMERICA, USA (BENEFICIARY)

UNDER A DEED OF TRUST RECORDED JULY 19, 2004 AS INSTRUMENT NO. 04-1804949
OFFICIAL RECORDS: RECORDS OF LOS ANGELES COUNTY

NAME
TITLE
NAME
TITLE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON MARCH 2006, BEFORE ME, A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE
BAGS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME, THAT SHE/HE/THEY EXECUTED THE SAME IN
HER/HER AUTHORIZED CAPACITIES AND THAT BY HER/HER/SHEIR SIGNATURE(S) ON THE INSTRUMENT
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT

WITNESS MY HAND AND SEAL

NAME
PRINCIPLE PLACE OF BUSINESS: COMMISSION EXPIRES: COUNTY OF LOS ANGELES

This map was prepared by or under my direction and is based on a field
survey in compliance with the requirements of the Subdivision Map Act
and local ordinance at the request of Eli Elmelich on April 3, 2006. I hereby state
that this final map substantially conforms to the conditionally approved
tentative map that I (a licensed land surveyor) made by or under my direction on May 15, 2006. That the monuments of the character and locations shown herein are sufficient to enable the survey to be readily retraced. That both the boundary
and centerline monuments are in place or will be in place within 6 months after
being notified of the date of acceptance of the street improvements not to
exceed 24 months following the filing date of this map. And that required the
notes to centerline monuments shown as to be set will be on file in the Office of the City Engineer within the time limitations stated above.

JESS CHEETHAM, P.E. # 52325, EXP. 02/2007

BASE OF BEARINGS:
THE BEARING N 89° 21' 14" E OF THE CENTERLINE OF VAN NUYS BOULEVARD AS SHOWN ON
THE MAP OF TRACT NO. 16635 AS RECORDED IN BOOK 382, PAGE 23 OF MAPS, RECORDS OF
LOS ANGELES COUNTY WAS TAKEN AS THE BASE OF BEARING SHOWN ON THIS MAP

SIGNATURE OMISSIONS
THE SIGNATURES OF PRIVATE EASEMENT HOLDERS WITHIN PUBLIC STREETS CREATED
BY DEED OR MAP ARE OMISSIONED.

THE SIGNATURE OF STATE OF CALIFORNIA OWNER OF EASEMENTS PER DEEDS RECORDED
OCTOBER 19, 1988 AS INSTRUMENT NO. 88-166007 AND JANUARY 26, 1988 AS INSTRUMENT
NO. 88-146556. BOTH OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF
SECTION 6665.1, SUBSECTION (a) AS A PART OF THE SUBDIVISION MAP ACT, ITS INTEREST IS
SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY
THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF A MUNICIPAL CORPORATION, OWNER OF EASEMENTS BY APPROVAL OF OFFER TO DEED RECORDED DECEMBER 2, 2004 AS
INSTRUMENT NO. 04-31916198 OF OFFICIAL RECORDS. RECORDS OF LOS ANGELES COUNTY
HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 6665.1, SUBSECTION (a) AS A PART
OF THE SUBDIVISION MAP ACT ITS INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE
AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTIFICATION OF STREET LIGHTING MAINTENANCE AGREEMENT
NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities located within
this Subdivision. The initial billing may be for a period of 6 months with assessment levied annually.

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY that I have examined this map and that the subdivision as shown herein is
substantially the same as is shown in the approved tentative map of the tract, and that the plans of the subdivision,
and the plat of the tract of land described in the map, and the map are in conformance with Title 7 of the Government Code State of
California, and that all local ordinances applicable at the time of the approval of the tentative map have been complied with.

DATE
City Engineer

I HEREBY CERTIFY that I am satisfied that this map is technically correct

DATE
Engineer of Survey

CERTIFICATE OF TITLE
I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los
Angeles, County of Los Angeles, State of California a Certificate made by the
City, Ord. No. 5031137/98, dated December 2, 1998, which contains the records of
said City and County that


DATE
City Engineer

CERTIFICATE OF ACCEPTANCE
I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this
map and accepted on behalf of the public

DATE
City Council

By
Deputy