TRACT NO. 61032
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF LOTS 83 AND 84 OF TRACT NO. 10074, AS PER MAP
RECORDED IN BOOK 143, PAGES 82 TO 84, INCLUSIVE, OF MAPS,
RECORDS OF LOS ANGELES COUNTY

OWNER’S STATEMENT:
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE
LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITH THE
DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND
PLUNGING OF SAID MAP AND SUBDIVISION.
GUERNI GROUP, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY (OWNER)
BY DEED DATED DECEMBER 24, 2003 AS INSTRUMENT NO. 03-366722,
AND NOVEMBER 8, 2004 AS INSTRUMENT NO. 04-2958570, OF OFFICIAL RECORDS.

BY: [PRINT NAME AND TITLE]

STATE OF CALIFORNIA ) SS
COUNTY OF ____________

ON ____________, BEFORE ME, ________________________________________, a
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
______________________, PERSONALLY KNOWN TO ME OR PROVED 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.
VINSON BANC, BENEFICIARY UNDER A DEED OF TRUST RECORDED
NOVEMBER 8, 2004, AS INSTRUMENT NO. 04-2958570, OF OFFICIAL RECORDS,
RECORDS OF LOS ANGELES COUNTY.

BY: [PRINT NAME AND TITLE]

STATE OF CALIFORNIA ) SS
COUNTY OF ____________

ON ____________, BEFORE ME, ________________________________________, a
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
______________________, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS
NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and repair for any street lighting facilities installed with this subdivision. The initial billing period may be for a period of up to three years with subsequent billings annually. For further information contact the Bureau of Street Lighting at (213) 847-6384.

CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will affect any land subject to any special assessment which may be levied in full.
DATE: ____________
City Engineer

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY that I have examined this map and that this subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of Division 2 of the Subdivision Map Act of the State of California, and all of all local ordinances applicable and in effect 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 Surveys

SURVEYOR’S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON
A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GUERNI GROUP, LLC ON
SEPTEMBER 1, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBMISSION
CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT I AM A
LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS MAP
CONSISTS OF 2 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE
SURVEY MADE BY ME OR UNDER MY DIRECTION ON SEPTEMBER 1, 2005 THAT
THE MONUMENTS OF THE CHARACTERS AND LOCATIONS SHOWN HEREIN 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.

WARREN D. SMITH, LS 4592
LICENSE EXPIRES 6/30/2006

BASIS OF BEARINGS:
The bearing N 60°25'50" W of the centerline of Guerni Street as shown on map of tract no. 10074, as per map recorded in book 143, pages 82 to 84, inclusive, of maps, records of Los Angeles County, was taken as the basis of bearings shown on this map.

SIGNATURE OMISSIONS:
The signature of the City of Los Angeles, a Municipal Corporation, Easement Holder by dedication as shown on map of tract no. 10074, recorded in book 143, pages 82 to 84, inclusive, of maps, records of Los Angeles County has been omitted pursuant to the provision of section 68436, subdivision (b) of the Subdivision Map Act inasmuch as its interest is such that it cannot be shown on this map. Said signature is not required by the Los Angeles City Council.

The signature of Central Motion Picture District, Inc., a California Corporation, holder of an easement for public works and conduits by deed recorded in book 1051, page 250, of official records, records of Los Angeles County, has been omitted pursuant to the provision of section 68436, subdivision (b) of the Subdivision Map Act inasmuch as its interest is such that it cannot be shown on this map.

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 LAND TITLE COMPANY OF SAID City Order No. 0535014-A3 dated, ____________, certifying that it appears from the records of said City and County that GUERNI GROUP, LLC and PURDUE BANK are the only persons whose consent is required for the recording of this map by law.

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 all offers of dedication shown herein unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance or dedication made in an upon any street, alley or easement shown on this map.

DATE: ____________
City Clerk

By: ______________________________
Deputy