TRACT NO. 62108
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL B OF PARCEL MAP L.A. NO. 2003-5067 AS PER MAP RECORDED IN BOOK 331, PAGES 61 THROUGH 65, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

OWNER’S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LANES INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINGUISHABLE BOUNDARY LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

F.R. VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
OWNED

by: RDF MONTEREY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MANAGING MEMBER

by: ______________________, MANAGER

THE PROMENADE AT BALDWIN HILLS, A CALIFORNIA LIMITED LIABILITY COMPANY,
OWNER

by: ______________________
NAME

TITLE

CATHAY BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 22, 2005 AS INSTRUMENT NO. 05-2006484, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

by: ______________________
NAME

TITLE

ENGINEER’S STATEMENT:

THE 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 THE BEDFORD GROUP. ON JANUARY 2004, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS CONFORMS TO THE MORTGAGE-RELATED TENTATIVE MAP, THAT I AM A REGISTERED PUBLIC ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON SEPTEMBER 1, 2005; THAT THE MONUMENTS OF THE MAPS OF THE CHRISTopher AND LOCATIONS SHOWN HEREIN ARE CORRECT AND COMPLETE TO ENABLE THE SURVEY TO BE READILY RECONCILED, THAT THE MONUMENTS OF 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 IMPOSITIONS NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP; AND THAT REQUIRED NOTICE TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE ENGINEER WHERE IN THE TIME LIMITATIONS STATED ABOVE.

__________________________
JAMES T. EMERSON, R.G.E.
LICENSE NO. 185317
DEC. 6-30-07
B & E ENGINEERS

BASIS OF BEARINGS:


SIGNATURE OMISSION NOTES:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 643.35(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT BE SEEN INTO A TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION AND THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES HOLDERS OF AN EASEMENT FOR UTILITY PURPOSES PER DEED RECORDED MARCH 2, 1955 IN BOOK 954, PAGE 6, OFFICIAL RECORDS OF LOS ANGELES COUNTY, NOT PLATABLE FROM RECORD.

BEDFORD PARK, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER OF AN EASEMENT FOR A COMMUNITY DRIVEWAY FOR INGRESS AND EGRESS PURPOSES PER DEED RECORDED AUGUST 22, 2005 AS INSTRUMENT NO. 05-18533659, OFFICIAL RECORDS, LOS ANGELES COUNTY.

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS:

NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent billings annually. For further information, call 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 diverge any land subject to any special assessment which may be paid in full.

DATE:

City Engineer

CERTIFICATE OF COMPLIANCE:

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown herein is substantially the same as it appeared on the tentative map and any approved alterations thereto and that it conforms to Section 6 of Title 7 of the Government Code, State of California, and all local ordinances applicable at the time of approval of the tentative map have been complied with.

DATE: 2006

City Engineer

I HEREBY CERTIFY that this map is technically correct.

DATE: ______________________

Engineer of Surveys

CERTIFICATE OF TITLE:

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, State of California, a Certificate of Title made by the First American Title Company of Los Angeles, Los Angeles, California, and that the following persons 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 of the dedication shown herein unless otherwise requested, except those named "Future Street", "Future Alley", or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.

DATE:

City Clerk

By: ______________________, Deputy
OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE
LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP WITHIN THE
DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF
SAID MAP AND SUBDIVISION.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES ) SS.

ON_________________________ BEFORE ME, ___________________________, NOTARY PUBLIC,
PERSOINALLY APPEARED
PERSONALLY KNOWN TO ME TO BE 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 ON THE ENTITY UPON BEHALF OF WHICH THE
PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE
PRINT NAME_________________________
COUNTY OF LOS ANGELES____________________
MY COMMISSION EXPIRES:___________________
MY COMMISSION NUMBER:__________________

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES ) SS.

ON_________________________ BEFORE ME, ___________________________, NOTARY PUBLIC,
PERSOINALLY APPEARED
PERSONALLY KNOWN TO ME TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY
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PRINT NAME_________________________
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MY COMMISSION EXPIRES:___________________
MY COMMISSION NUMBER:__________________

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES ) SS.

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PRINT NAME_________________________
COUNTY OF LOS ANGELES____________________
MY COMMISSION EXPIRES:___________________
MY COMMISSION NUMBER:__________________