

RECORDING REQUESTED BY:  
Stewart West Coast Title Company  
ORDER #213510 - 10  
When Recorded Return To:  
STEWART WEST COAST TITLE COMPANY  
2675 W. Olympic Blvd.  
Los Angeles, Ca.  
ATTN: GEORGE WOOD

SHEET 1 OF 33 SHEETS.

CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744

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

OF THE DESCRIPTION OF THE LAND INCLUDED  
WITHIN THIS PROJECT, DIAGRAMMATIC PLANS  
OF THE BUILDINGS TO BE BUILT ON SAID LAND  
AND CERTIFICATE AS REQUIRED BY CALIFORNIA  
CIVIL CODE SECTION 1351.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, RECORD HOLDERS OF  
SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND  
INCLUDED WITHIN THE PROJECT SHOWN ON THIS MAP AND THAT WE CON-  
SENT TO THE RECORDATION OF THIS PLAN PURSUANT TO CHAPTER 1,  
TITLE 6, PART 4 DIVISION 2 OF THE CIVIL CODE.

SEA VIEW VILLAS  
A JOINT VENTURE  
COMPOSED OF

CULVER FINANCIAL CORPORATION  
and  
CHARLES GOTANDA  
(OWNER)

I hereby certify this document to be a true and correct copy  
of that which recorded on 9-3-80  
Instrument No. 80-849589  
By: *G. Wood*  
Title Officer

*[Signature]*  
VICE PRESIDENT R.V. GARCIA

*[Signature]*  
C. WILLIAM JACKSON SECRETARY - 76245

*[Signature]*  
CHARLES GOTANDA

CALIFORNIA FIRST BANK  
A CALIFORNIA CORPORATION  
(BENEFICIARY)

*[Signature]*  
ASST Vice PRESIDENT Y. KIKUNO

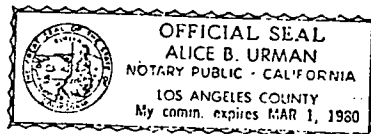
*[Signature]*  
Asst Vice President  
GLEN H. PACHECO

CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744  
 IN THE CITY OF HERMOSA BEACH  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

State of California )  
 County of Los Angeles ) SS

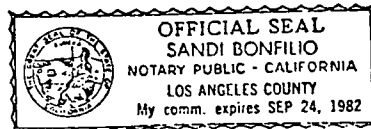
On this 20th day June , 1979 before me  
 Alice B. Urman , a Notary Public  
 in and for said state, personally appeared  
 R.V. Garcia known to me to be the  
 Vice-President and  
 C. William Jackson known to me to be the  
 Secretary of Culver  
 Financial Corporation , the corporation that  
 executed the within instrument and known to me to be  
 the persons who executed the within instrument on behalf  
 of the corporation herein named and acknowledged to  
 me that such corporation executed the same as mortgagee.



*Alice B. Urman*  
 (SIGNATURE)

State of California )  
 County of Los Angeles ) SS

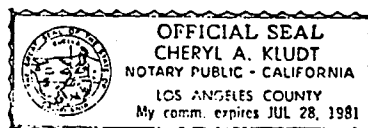
On this 9th day of Nov. , 1979 before me  
 Sandi Bonfilio, , a Notary Public  
 in and for said state, personally appeared  
 Y. KIKUNO known to me to be an  
 Ass't Vice President and  
 Glen H. Pacheco known to me to be an  
 Assistant Vice President of California  
 First Bank , the corporation that executed  
 the within instrument and known to me to be the  
 persons who executed the within instrument on behalf  
 of the corporation herein named and acknowledged to  
 me that such corporation executed the same as beneficiary.



*Sandi Bonfilio*  
 (SIGNATURE)

State of California )  
 County of Los Angeles ) SS

On this 1st day of June , 1979 before me  
 Cheryl A. Kludt , a Notary Public  
 in and for said State, personally appeared Charles Gotanda  
 known to me to be the person whose name is subscribed to  
 the within instrument and acknowledged to me that he executed the same.



*Cheryl A. Kludt*  
 (SIGNATURE)

CONDOMINIUM PLAN

for

LOT NO. 1  
TRACT MAP NO. 33744

GENERAL NOTES

and

DEFINITIONS

1. This condominium project is composed of a common area and 33 units.
2. The Common area of this project is the land and real property, including all improvements constructed thereon, within the boundary lines of Lot No. 1 of Tract Map No. 33744 in the City of Hermosa Beach, County of Los Angeles, State of California, as per tract map recorded in Book 907 Pages 65 and 66, inclusive, of Maps, in the office of the County Recorder of said County, except therefrom those portions shown and defined herein as Units 1 to 33, inclusive.
3. The following are not part of a unit: bearing walls, Columns, vertical supports, floors, roofs, foundations, beams, balcony railings, pipes, ducts, flues, chutes, conduits, wires, pumps, central services and other utility installations, wherever located except the outlets thereof when located within the unit.
4. The units of this project are numbered 1 to 33, inclusive. A unit consists of all those elements bearing an identical number designation. The number designation of an element coincides with the number of that unit of which it is a part. Whenever reference is made to any of Units 1 to 33 inclusive, it shall be construed that reference is made to the unit as a whole and to each and all of its component elements, except as shown in note No. 9 hereinafter set forth.
5. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351 which requires diagrammatic floor plans of the building built or to be built thereon in sufficient detail to identify each unit, its relative location and approximate dimensions. The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area or airspace volume in any or all of the units.
6. These diagrammatic plans intentionally omit detailed information of internal partitioning within individual units. Likewise, such details as protrusions of vents, beams columns, window casings, and other such features are not intended to be reflected on this plan.
7. Each of those areas shown on this plan bearing the letter designation "A" or "B" is an element of a unit consisting of a dwelling area. The lateral boundaries of each such element are the interior surfaces of the perimeter walls, windows and doors thereof at the limits indicated on the respective portions thereof. The lower vertical boundary of each such element is the interior surface of the floor thereof and the upper vertical boundary of each such element is the interior surface of the ceiling thereof, both at the limits shown hereon. Each such element includes the respective portions of the building and improvements lying within said boundaries (except as stated in Note 3, above) and the airspace so encompassed.

CONDOMINIUM PLAN

for

LOT NO. 1

TRACT MAP NO. 33744

GENERAL NOTES

and

DEFINITIONS

8. Each of those areas shown on this plan bearing the letter designation "C", "D" or "E" is an element of a unit consisting of a balcony or patio area. The lateral and vertical boundaries of each such element are the exterior surfaces of the perimeter walls, windows and doors of the adjacent building structure, where such surfaces adjoin such element and the interior surfaces of the perimeter walls, floors, and ceilings of each such element where such surfaces exist. Otherwise, the lateral and vertical boundaries of each such element are vertical and horizontal planes at the dimensions and elevations shown hereon for each such element. Each such element includes only the airspace encompassed by said boundaries.

9. Each of those areas shown on this map bearing the letter designation "G" depict a parking and storage space and is part of the common area. The boundaries of each such parking and storage space are as follows:

(a) The lower vertical boundary is the surface thereof, coincides with the elevation as shown on the plan herein.

(b) The upper vertical boundary is a horizontal plane parallel to the lower vertical boundary, the elevation of which coincides with the elevation shown on the plan herein.

(c) The lateral boundaries are vertical planes at the limits of the horizontal dimension as shown on the plan herein.

Each such parking and storage space includes only the airspace encompassed by said boundaries.

10. For purposes hereof, "U.E." means upper elevation and "L.E." means lower elevation.

11. All unit lines and dimensional ties intersect at right angles, unless otherwise specified.

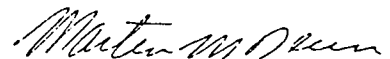
12. Common walls between units are 0.8 thick unless otherwise specified. All other walls are 0.4 thick unless otherwise specified.

CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744

CERTIFICATIONS

I hereby certify that I am a Registered Civil Engineer of the State of California, that this plan consisting of sheets, correctly represents a true and complete survey of this condominium project made under my supervision in August 1978.

  
Martin M. Denn, R.C.E. 7081

BENCH MARK:

Bench mark is from City of Hermosa Beach Street Plan HB8046-2 being lead and tack in top of curb, West side of El Oeste, 135'± North of the centerline of Gould Avenue, on northerly property line of 2703 El Oeste, produced. Elevation-136.90.

BASIS OF BEARING:

The bearings shown hereon are based on the bearing of N13°20'55"W of the West property line of lot 1 as shown on Tract No. 33744.

DEPARTMENT OF REAL ESTATE  
OF THE  
STATE OF CALIFORNIA

(213) 620-2700

CONDOMINIUM

In the matter of the application of

SEA VIEW VILLAS, a Joint Venture  
composed of Culver Financial  
Corporation, a Calif. corp. and  
Charles Gotanda

FINAL SUBDIVISION  
PUBLIC REPORT

FILE NO. 43,843 LA  
ISSUED: OCTOBER 27, 1980  
EXPIRES: October 26, 1985

for a Final Subdivision Public Report on

TRACT NO. 33744  
"SEA VIEW VILLAS"

LOS ANGELES COUNTY, CALIFORNIA

This Report Is Not a Recommendation or Endorsement of the Subdivision  
But Is Informative Only.

Buyer or Lessee Must Sign That He Has Received and Read This Report.

This Report Expires on Date Shown Above. If There Has Been a Material Change in the Offering, an Amended Public Report Must Be Obtained and Used in Lieu of This Report.

Section 35700 of the California Health and Safety Code provides that the practice of discrimination because of race, color, religion, sex, marital status, national origin or ancestry in housing accommodations is against public policy.

Under Section 125.6 of the California Business and Professions Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they make any discrimination, distinction or restriction in negotiating a sale or lease of real property because of the race, color, sex, religion, ancestry or national origin of the prospective buyer. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, he or she should contact the Department of Real Estate.

Information Regarding Schools can be found on Page 7 of this report.

READ THE ENTIRE REPORT on the following pages before contracting to purchase a lot in this SUBDIVISION.

Page 1 of 7 Pages

# COMMON INTEREST SUBDIVISION GENERAL INFORMATION

The project described in the attached Subdivision Public Report is known as a common-interest subdivision. Read the Public Report carefully for more information about the type of subdivision. The subdivision includes common areas and facilities which will be owned and/or operated by an owners' association. Purchase of a lot or unit automatically entitles and obligates you as a member of the association and, in most cases, includes a beneficial interest in the areas and facilities. Since membership in the association is mandatory, you should be aware of the following information before you purchase:

Your ownership in this development and your rights and remedies as a member of its association will be controlled by governing instruments which generally include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association) and Bylaws. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law. Study these documents carefully before entering into a contract to purchase a subdivision interest.

In order to provide funds for operation and maintenance of the common facilities, the association will levy assessments against your lot/unit. If you are delinquent in the payment of assessments, the association may enforce payment through court proceedings or your lot/unit may be liened and sold through the exercise of a power of sale. The anticipated income and expenses of the association, including the amount that you may expect to pay through assessments, are outlined in the proposed budget. Ask to see a copy of the budget if the subdivider has not already made it available for your examination.

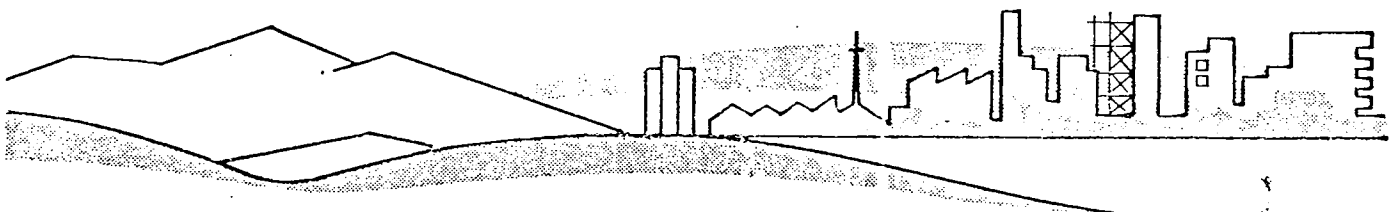
A homeowner association provides a vehicle for the ownership and use of recreational and other common facilities which were designed to attract you to buy in this subdivision. The association also provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The purchaser of an interest in a common-interest subdivision should contemplate active participation in the affairs of the association. He or she should be willing to serve on the board of directors or on committees created by the

board. In short, "they" in a common-interest subdivision is "you". Unless you serve as a member of the governing board or on a committee appointed by the board, your control of the operation of the common areas and facilities is limited to your vote as a member of the association. There are actions that can be taken by the governing body without a vote of the members of the association which can have a significant impact upon the quality of life for association members.

Until there is a sufficient number of purchasers of lots or units in a common-interest subdivision to elect a majority of the governing body, it is likely that the subdivider will effectively control the affairs of the association. It is frequently necessary and equitable that the subdivider do so during the early stages of development. It is vitally important to the owners of individual subdivision interests that the transition from subdivider to resident-owner control be accomplished in an orderly manner and in a spirit of cooperation.

When contemplating the purchase of a dwelling in a common-interest subdivision, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interests of the group must be taken into account as well as the interests of the individual. Remember that managing a common-interest subdivision is very much like governing a small community . . . the management can serve you well, but you will have to work for its success.

DIRE



### SPECIAL NOTES

1. NO ESCROWS WILL CLOSE UNTIL ALL SOILS AND FILL WORK HAVE BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER.
2. THE UNIFORM BUILDING CODE, CHAPTER 70, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY DISCUSS WITH THE DEVELOPER, THE DEVELOPER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH CHAPTER 70 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

3. THIS PROJECT IS A COMMON-INTEREST SUBDIVISION OF THE TYPE REFERRED TO AS A "CONDOMINIUM". IT WILL BE OPERATED BY AN UNINCORPORATED OWNERS ASSOCIATION.
4. THE ASSOCIATION HAS THE RIGHT TO LEVY ASSESSMENTS AGAINST YOU FOR THE MAINTENANCE OF THE COMMON AREAS AND OTHER PURPOSES. YOUR CONTROL OF OPERATIONS AND EXPENSES IS LIMITED TO THE RIGHT OF YOUR ELECTED REPRESENTATIVES TO VOTE ON CERTAIN PROVISIONS AT MEETINGS.
5. SINCE THE COMMON PROPERTY AND FACILITIES WILL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS, AND IT'S ESSENTIAL THAT THIS ASSOCIATION BE FORMED EARLY AND PROPERLY, THE HOMEOWNER ASSOCIATION MUST HOLD THE FIRST ELECTION OF THE ASSOCIATION'S GOVERNING BODY WITHIN 45 DAYS AFTER 51% SELL-OUT OF THE INTERESTS AUTHORIZED FOR SALE UNDER THE FIRST PUBLIC REPORT FOR THE SUBDIVISION OR, IN ANY EVENT, NO LATER THAN SIX MONTHS AFTER CLOSING THE FIRST SALE (REGULATIONS 2792.17 AND 2792.19); AND PREPARE AND DISTRIBUTE TO ALL HOMEOWNERS A BALANCE SHEET AND INCOME STATEMENT (REGULATION 2792.22).
6. THE DEVELOPER ESTIMATES ALL COMMON FACILITIES INCLUDING RESIDENTIAL STRUCTURES IN THE TOTAL PROJECT WILL BE COMPLETED BY APPROXIMATELY DECEMBER, 1980.



SPECIAL NOTES: (Continued)

7. THE SUBDIVIDER ADVISES THAT NO ESCROWS WILL CLOSE UNTIL ALL COMMON FACILITIES, IMPROVEMENTS, LANDSCAPING, AND ALL STRUCTURES HAVE BEEN COMPLETED AND A NOTICE OF COMPLETION HAS BEEN FILED AND ALL CLAIM OF LIENS HAS EXPIRED OR A TITLE POLICY ISSUED CONTAINING AN ENDORSEMENT AGAINST ALL CLAIM OF LIENS. (SECTION 11018.5 OF THE BUSINESS AND PROFESSIONS CODE.)
8. THE SUBDIVIDER MUST PAY ALL THE MONTHLY ASSESSMENTS WHICH HE OWES TO THE HOMEOWNERS ASSOCIATION FOR UNSOLD UNITS. THE PAYMENTS MUST COMMENCE ON THE FIRST DAY OF THE MONTH AFTER SUBDIVIDER CLOSES FIRST SALE. (REGULATION 2792.9 AND 2792.16.)
9. THE SUBDIVIDER HAS STATED THAT HE WILL PROVIDE YOU WITH A COPY OF THE RESTRICTIONS AND BYLAWS, BY POSTING THEM IN A PROMINENT LOCATION IN THE SALES OFFICE AND FURNISHING YOU COPIES PRIOR TO CLOSE OF ESCROW. THESE DOCUMENTS CONTAIN NUMEROUS MATERIAL PROVISIONS THAT SUBSTANTIALLY AFFECT AND CONTROL YOUR RIGHTS, PRIVILEGES, USE, OBLIGATIONS AND COSTS OF MAINTENANCE AND OPERATION. YOU SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE YOU OBLIGATE YOURSELF TO PURCHASE A UNIT.
10. THE SUBDIVIDER STATED HE WILL FURNISH THE CURRENT BOARD OF OFFICERS OF THE HOMEOWNER ASSOCIATION THE BUILDING PLANS TO INCLUDE DIAGRAMS OF LOCATION OF MAJOR COMPONENTS, UTILITIES AND RELATED DATA. THESE ITEMS WILL BE IMPORTANT TO THE BOARD OF OFFICERS OR THOSE WHO WILL MANAGE OR REPAIR COMMON FACILITIES IN THIS SUBDIVISION.
11. THE SUBDIVIDER OF THIS PROJECT HAS INDICATED THAT HE INTENDS TO SELL ALL OF THE UNITS IN THIS PROJECT; HOWEVER, ANY OWNER, INCLUDING THE SUBDIVIDER, HAS A LEGAL RIGHT TO LEASE THE UNITS. PROSPECTIVE PURCHASERS SHOULD CONSIDER POSSIBLE EFFECTS ON THE DEVELOPMENT IF A SUBSTANTIAL PORTION OF THE UNITS BECOME RENTAL PROPERTIES.
12. WARNING: WHEN YOU SELL YOUR CONDOMINIUM UNIT TO SOMEONE ELSE, YOU MUST GIVE THAT PERSON A COPY OF THE DECLARATION OF RESTRICTIONS AND OF THE BYLAWS. IF YOU FORGET TO DO THIS, IT MAY COST YOU A PENALTY OF \$500.00 PLUS ATTORNEY'S FEE AND DAMAGES (SEE CIVIL CODE SECTION 1360.)

INTERESTS TO BE CONVEYED: You will receive fee title to a specified unit and an undivided fractional fee interest as a tenant in common in the common area together with a membership in the "Sea View Villas Homeowners Association" and rights to use the common area.

LOCATION AND SIZE: This subdivision is located at Pacific Coast Highway and Gould Lane within the city limits of Hermosa Beach.

This project consists of approximately 1.52 acres on which 2 buildings containing 33 units and 8 two-car garages, 50 subterranean and 13 guest parking spaces will be constructed. Common facilities consisting of pool, recreation room, landscaping, walks and drives will also be constructed.

MANAGEMENT AND OPERATION: The Sea View Villas Homeowners Association, which you must join, manages and operates the common areas in accordance with the Restrictions and the Bylaws.

MAINTENANCE AND OPERATIONAL EXPENSES: The subdivider has submitted a budget for the maintenance and operation of the common areas and for long-term reserves. This budget was reviewed by the Department of Real Estate in August, 1980. You should obtain a copy of this budget from the subdivider. Under this budget, the monthly assessment against each subdivision unit is \$103.08 of which \$13.94 is a monthly contribution to long-term reserves and is not to be used to pay for current operating expenses.

IF THE BUDGET FURNISHED TO YOU BY THE DEVELOPER SHOWS A MONTHLY ASSESSMENT FIGURE WHICH VARIES 10% OR MORE FROM THE ASSESSMENT AMOUNT SHOWN IN THIS PUBLIC REPORT, YOU SHOULD CONTACT THE DEPARTMENT OF REAL ESTATE BEFORE ENTERING INTO AN AGREEMENT TO PURCHASE.

The association may increase or decrease assessments at any time in accordance with the procedure prescribed in the CC&R's or Bylaws. In considering the advisability of a decrease (or a smaller increase) in assessments, care should be taken not to eliminate amounts attributable to reserves for replacement or major maintenance.

THE BUDGET INFORMATION INCLUDED IN THIS PUBLIC REPORT IS APPLICABLE AS OF THE DATE OF BUDGET REVIEW AS SHOWN ABOVE. EXPENSES OF OPERATION ARE DIFFICULT TO PREDICT ACCURATELY, AND EVEN IF ACCURATELY ESTIMATED INITIALLY, MOST EXPENSES INCREASE WITH THE AGE OF FACILITIES AND WITH INCREASES IN THE COST OF LIVING.

Monthly assessments will commence on all units on the first day of the month following the closing of the first sale of a unit. From that time, the subdivider is required to pay the association a monthly assessment for each unit which he owns.

MAINTENANCE AND OPERATIONAL EXPENSES: (Continued)

The remedies available to the association against owners who are delinquent in the payment of assessments are set forth in the CC&R's. These remedies are available against the subdivider as well as against other owners.

The subdivider has posted a bond as partial security for his obligation to pay these assessments. The governing body should assure itself that the subdivider has satisfied his obligations to the association with respect to the payment of assessments before agreeing to a release or exoneration of the security.

EASEMENTS: Easements for utilities and other purposes are shown on the title report and subdivision map recorded in the Office of the Los Angeles County Recorder, Book 907, Pages 65 and 66 of Maps, and on the Condominium Plan recorded September 3, 1980, as Instrument No. 80-849589, Official Records.

RESTRICTIONS: This subdivision is subject to restrictions recorded in the Office of the Los Angeles County Recorder, September 3, 1980, as Instrument No. 80-849590, Official Records.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS,  
YOU SHOULD READ THE RESTRICTIONS. THE SUBDIVIDER  
SHOULD MAKE THEM AVAILABLE TO YOU.

USES AND ZONING: This property is zoned C-3 (General and Highway Commercial).

TAXES: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value.

For the purchaser of a lot or unit in this subdivision, the "full cash value" of the lot or unit will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or unit or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

PURCHASE MONEY HANDLING: The subdivider must impound all funds received from you in an escrow depository until legal title is delivered to you. (Refer to Sections 11013 and 11013.2(a) of the Business and Professions Code.)

If the escrow has not closed on your unit within one (1) year of the date of escrow opening, you may request return of your deposit.

FILLED GROUND: This lot contains filled ground varying to a maximum depth of 9 feet. This ground is to be properly compacted for the intended use under the supervision of a State licensed engineer.

SOILS CONDITIONS: The subdivider has certified that he will comply with the recommendations of the engineer, that the purchaser's funds will be impounded in escrow, and that no escrows will close until recommendations have been completed.

FLOOD AND DRAINAGE: The City of Hermosa Beach advises that this area is reasonably free of flood hazard.

The city has received a revised drainage plan for the project which includes the drainage system.

The plan has been found to be satisfactory and acceptable.

PUBLIC TRANSPORTATION: Bus service is available approximately 1/2 block from the subdivision at Pacific Coast Highway.

SCHOOLS: The Hermosa Beach City and South Bay Union High School Districts provide the following information:

<u>SCHOOL</u>	<u>GRADE</u>	<u>DISTANCE</u>	<u>BUS AVAILABLE</u>
North School 417 25th Street Hermosa Beach	K-5	6 blocks	No
Hermosa Beach Middle 1645 Valley Drive Hermosa Beach	6-8	12 blocks	No
Mira Costa High 701 South Peck Avenue Manhattan Beach	9-12	1 mile	No*

\* Transportation for regular students who do not walk to and from school is not provided by the high school district. Some transportation is provided by the district, at no cost, only for certain types of handicapped students. Details may be procured at the Psychologist's Office at the District Administration Building.

NOTE: This school information was correct as of the date of this report. Purchasers may contact the local school districts for current information on school assignments, facilities and bus service.

For further information in regard to this subdivision, you may call (213) 620-2700 or examine the documents at the Department of Real Estate, 107 South Broadway, Suite 7001, Los Angeles, Ca. 90012.

CONDOMINIUM PLAN

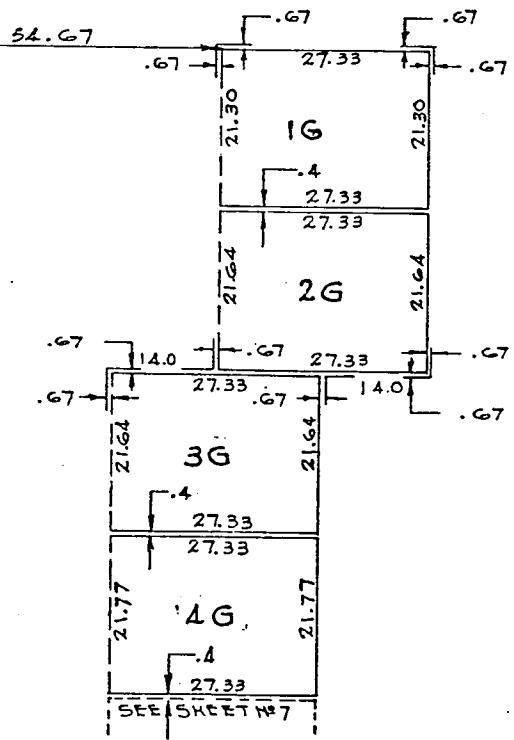
for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 1

PORTER  
LANE

GOULD  
AVENUE

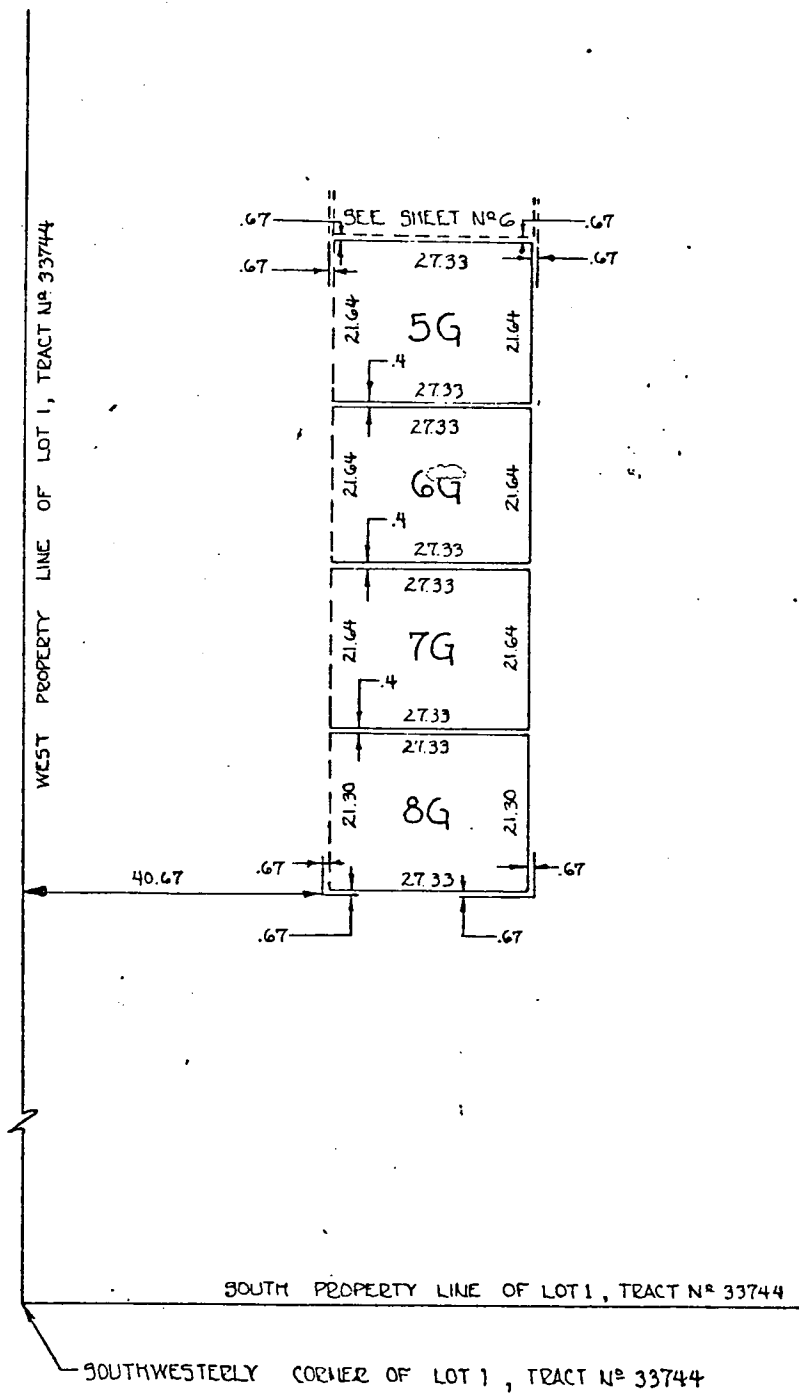
NORTHWESTERLY  
CORNER OF TR. N° 33744

WESTERLY PROPERTY LINE OF LOT 1, TRACT N° 33744



CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 1



CONDOMINIUM PLAN

SHEET 8 OF 33 SHEETS

for  
LOT NO. 1  
TRACT MAP NO. 33744

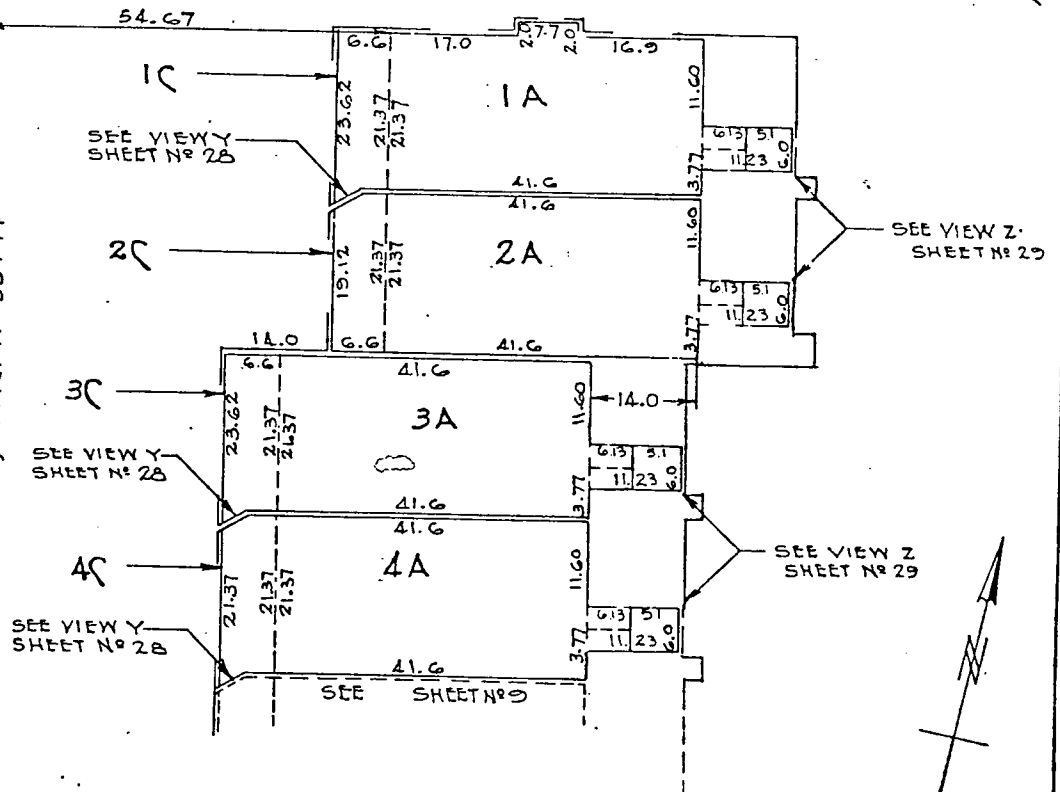
LEVEL 2

PORTER  
LANE

GOULD  
AVENUE

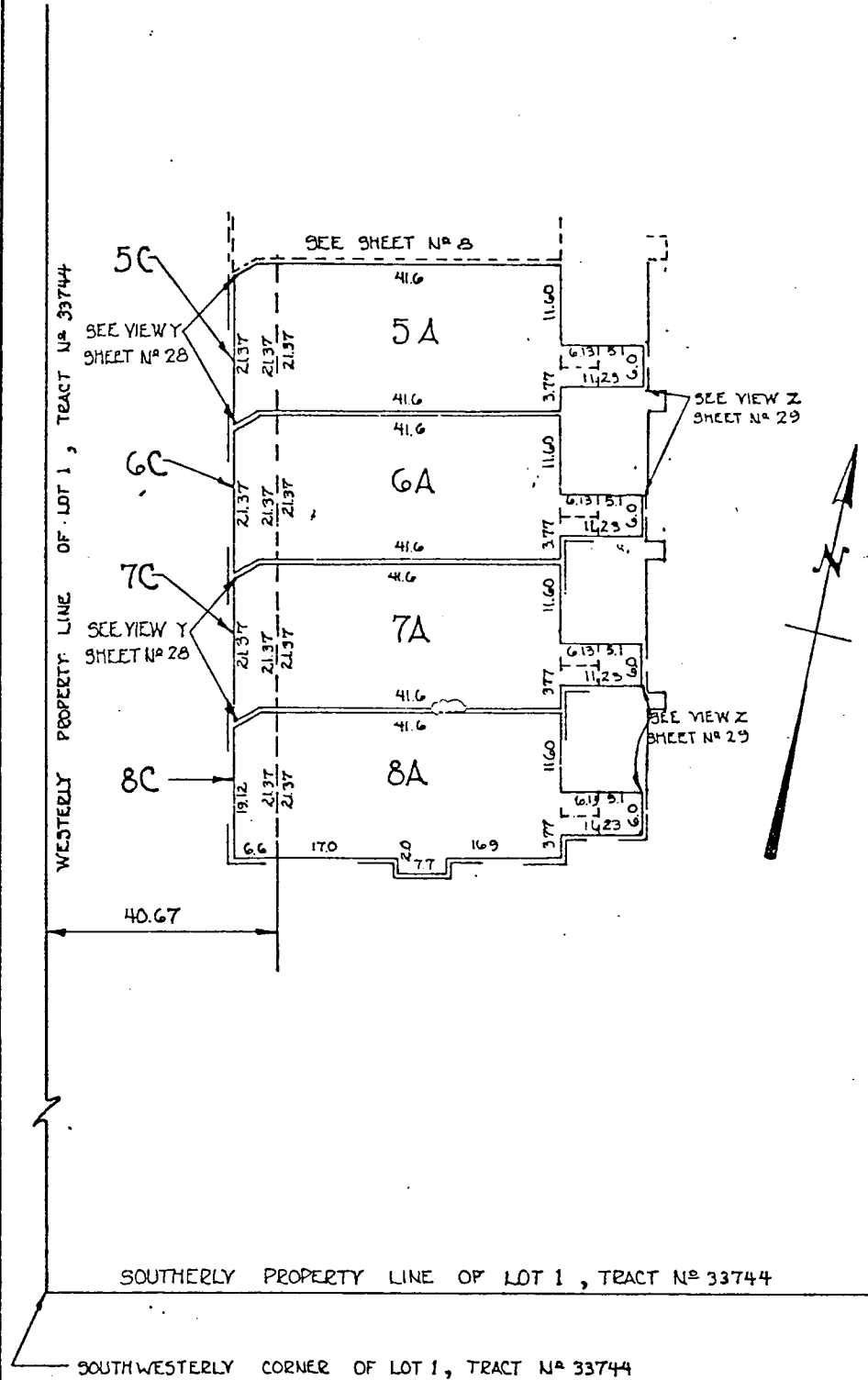
NORTHWESTERLY  
CORNER OF TR. NO 33744

WESTERLY PROPERTY LINE OF LOT 1, TRACT NO 33744



CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744  
 LEVEL 2





CONDOMINIUM PLAN

SHEET 10 OF 33 SHEETS

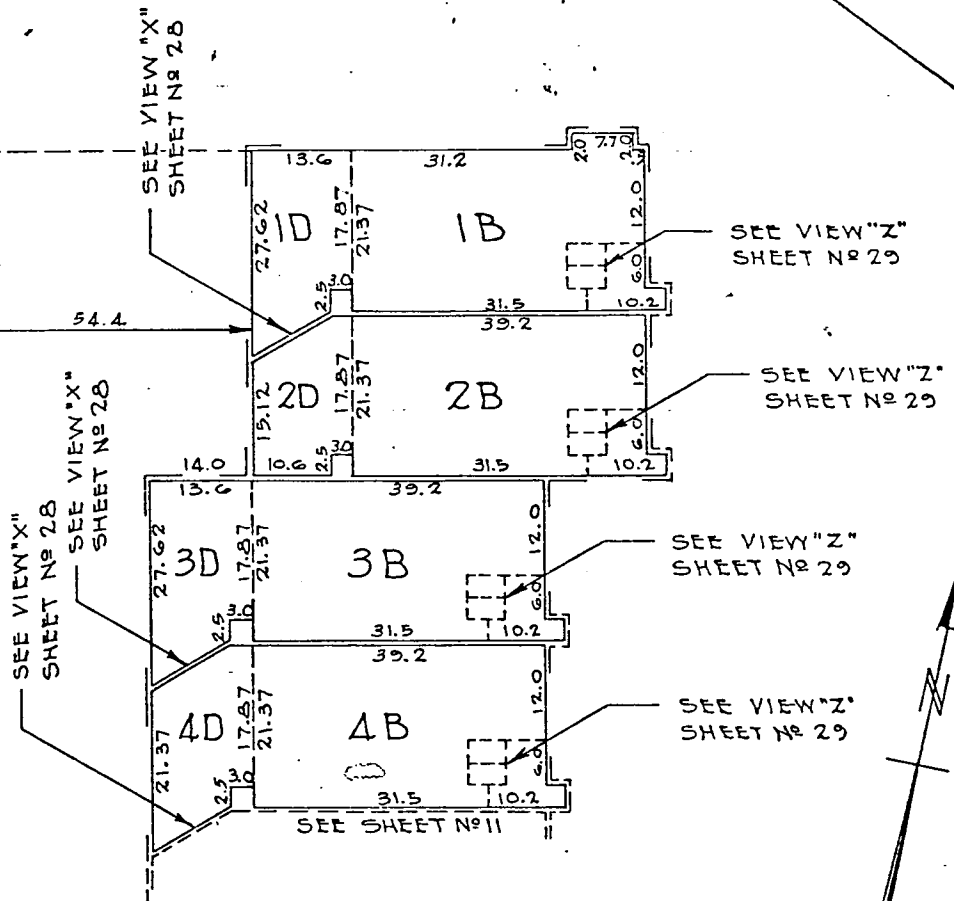
for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 3

PORTER  
LANE

GOULD  
AVENUE

NORTHWESTERLY  
CORNER OF TRACT NO. 33744

WESTERLY PROPERTY LINE OF LOT 1, TRACT NO. 33744



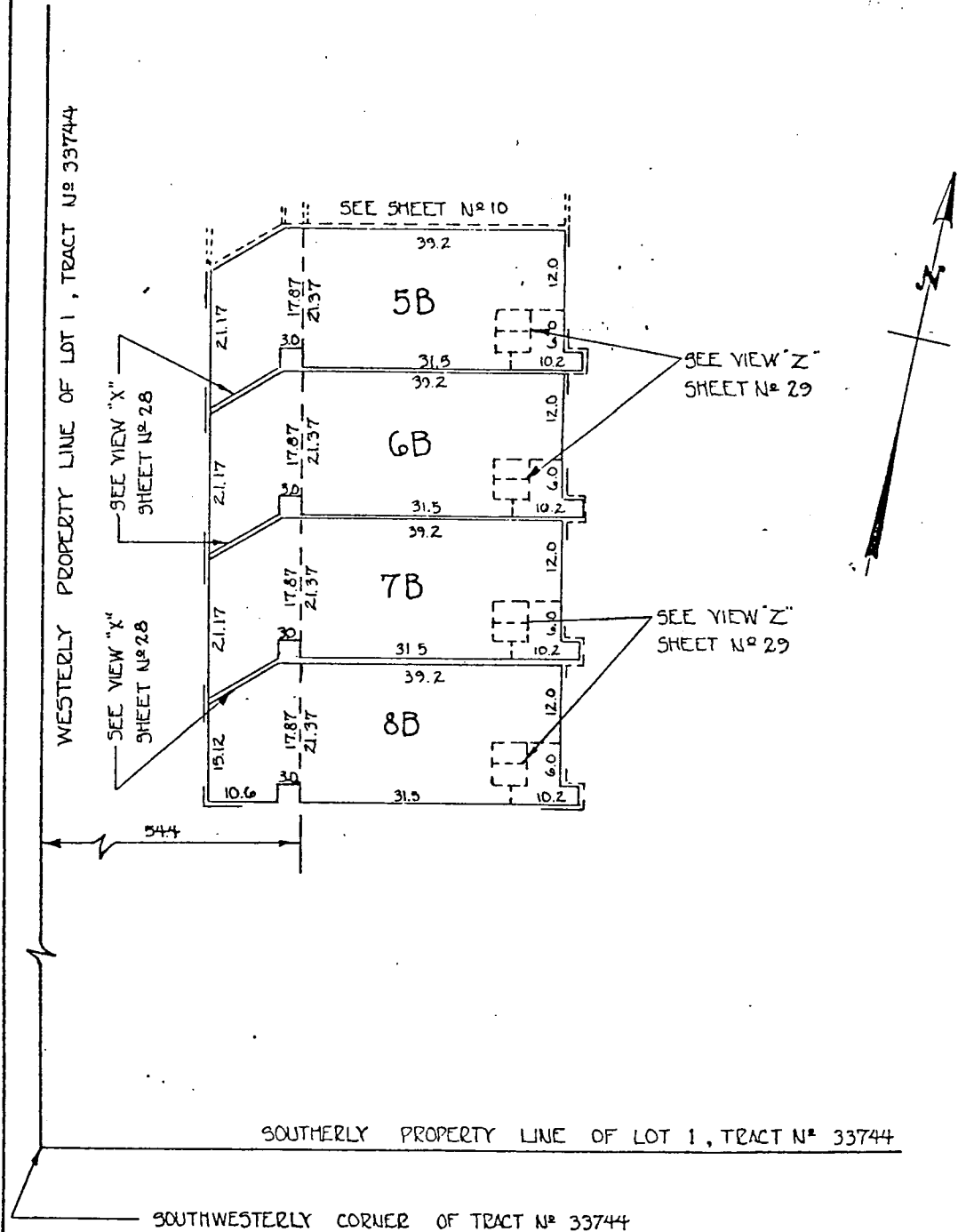
CONDOMINIUM PLAN

for

LOT NO. 1

TRACT MAP NO. 33744

LEVEL 3





CONDOMINIUM PLAN

for

LOT NO. 1

TRACT MAP NO. 33744

LEVEL 4

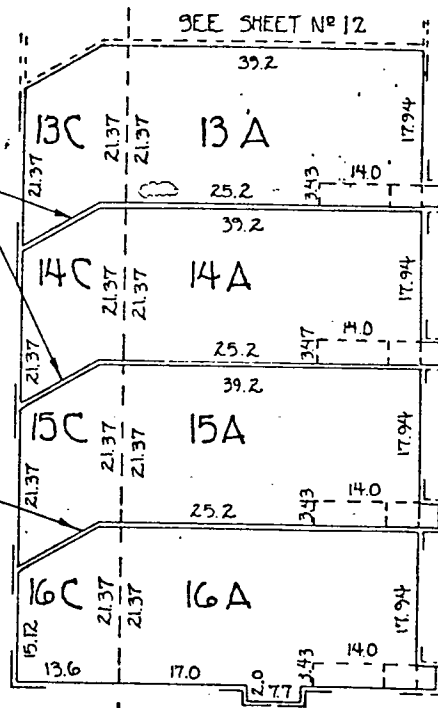
WESTERLY PROPERTY LINE OF LOT 1, TRACT N° 33744

SEE VIEW "X"  
SHEET N° 28

SEE VIEW "X"  
SHEET N° 28

SEE VIEW "W"  
SHEET N° 28

SEE VIEW "W"  
SHEET N° 28



68.4

SOUTHERLY PROPERTY LINE OF LOT 1, TRACT N° 33744

SOUTHWESTERLY CORNER OF TRACT N° 33744

for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 5

PORTER  
LANE

GOULD AVENUE

NORTHWESTERLY  
CORNER OF TRACT NO 33744

39.25

82.4

WESTERLY PROPERTY LINE OF LOT 1, TRACT NO 33744

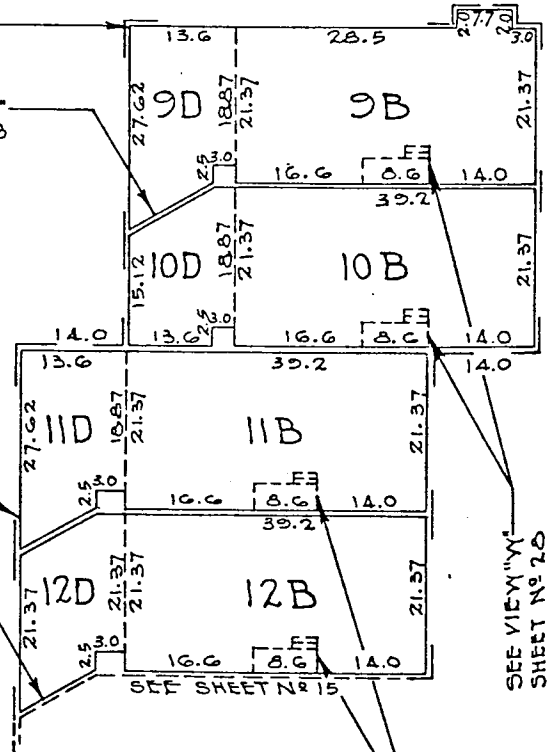
SEE VIEW "X"  
SHEET NO 28

SEE VIEW "X"  
SHEET NO 28

SEE VIEW "W"  
SHEET NO 28

SEE VIEW "W"  
SHEET NO 28

SEE SHEET NO 15



CONDOMINIUM PLAN

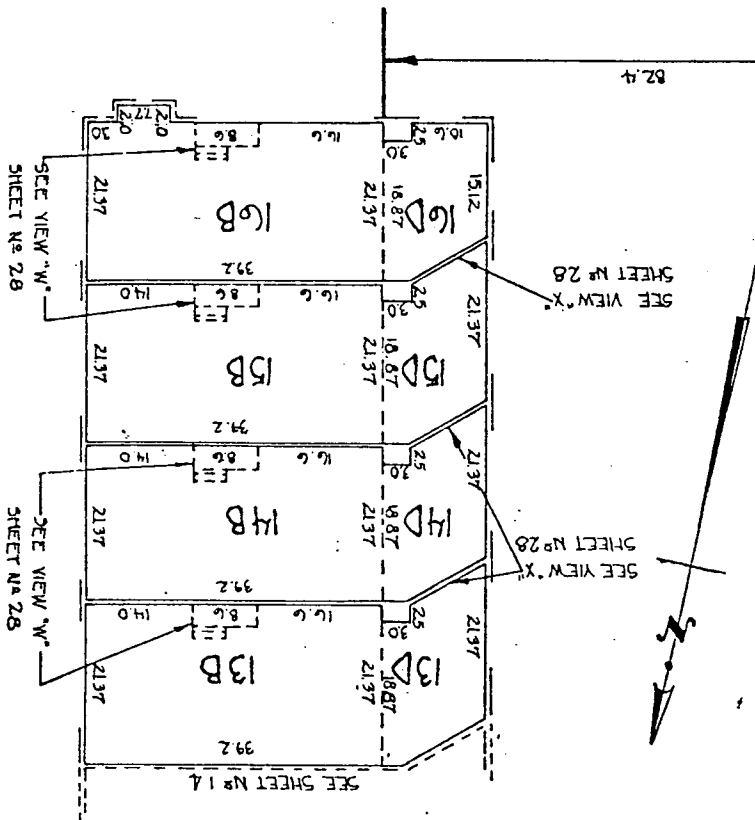
for

LOT NO. 1

TRACT MAP. NO. 33744

LEVEL 5

WESTERLY PROPERTY LINE OF LOT 1, TRACT No 33744



SOUTHERLY PROPERTY LINE OF LOT 1, TRACT No 33744

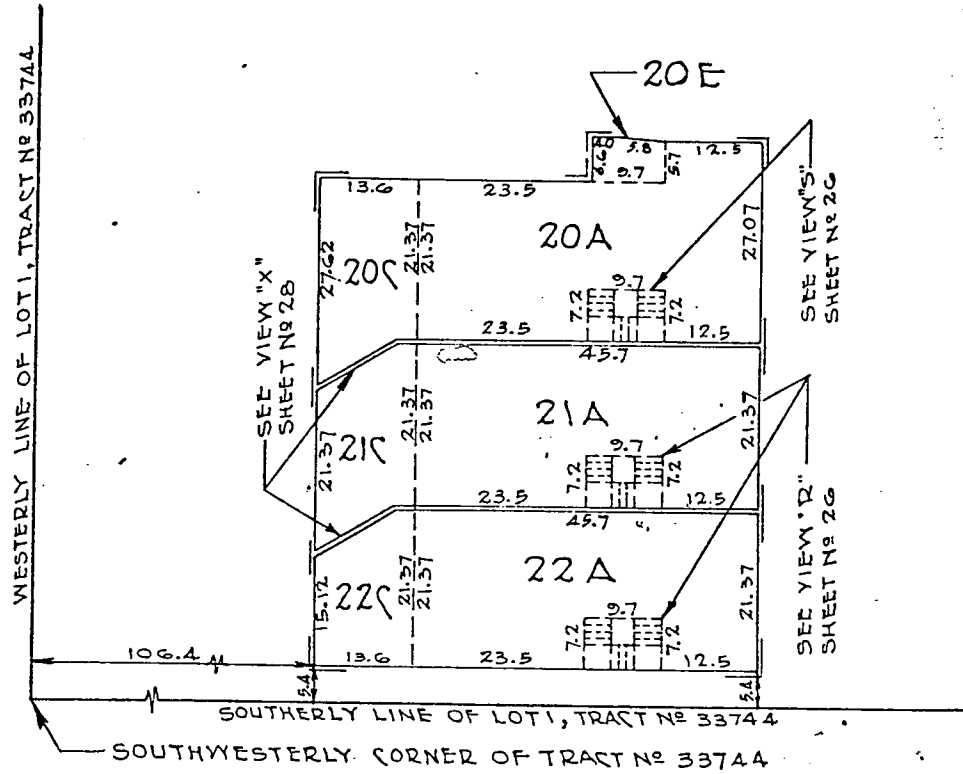
SOUTHWESTERLY CORNER OF LOT 1, TRACT No 33744

SOUTHWESTERLY CORNER OF TRACT N<sup>o</sup> 33744.

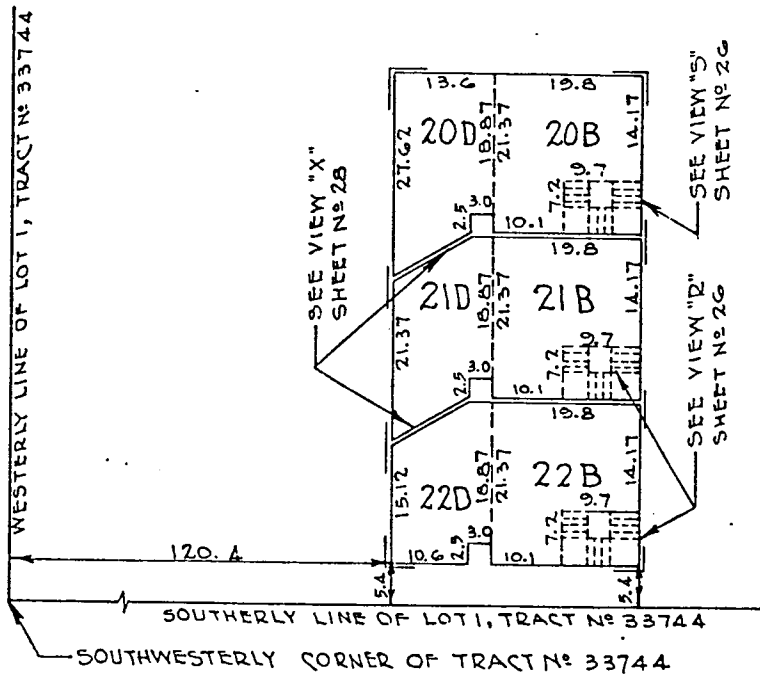
CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744

LEVEL 3



LEVEL 4



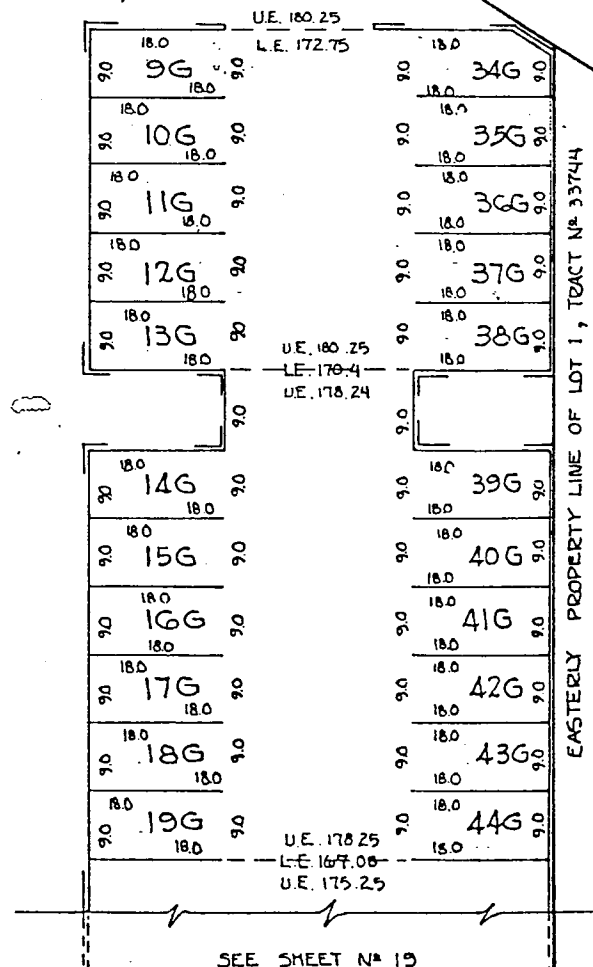


CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 4

GOULD AVENUE

SCALE 1"=20'

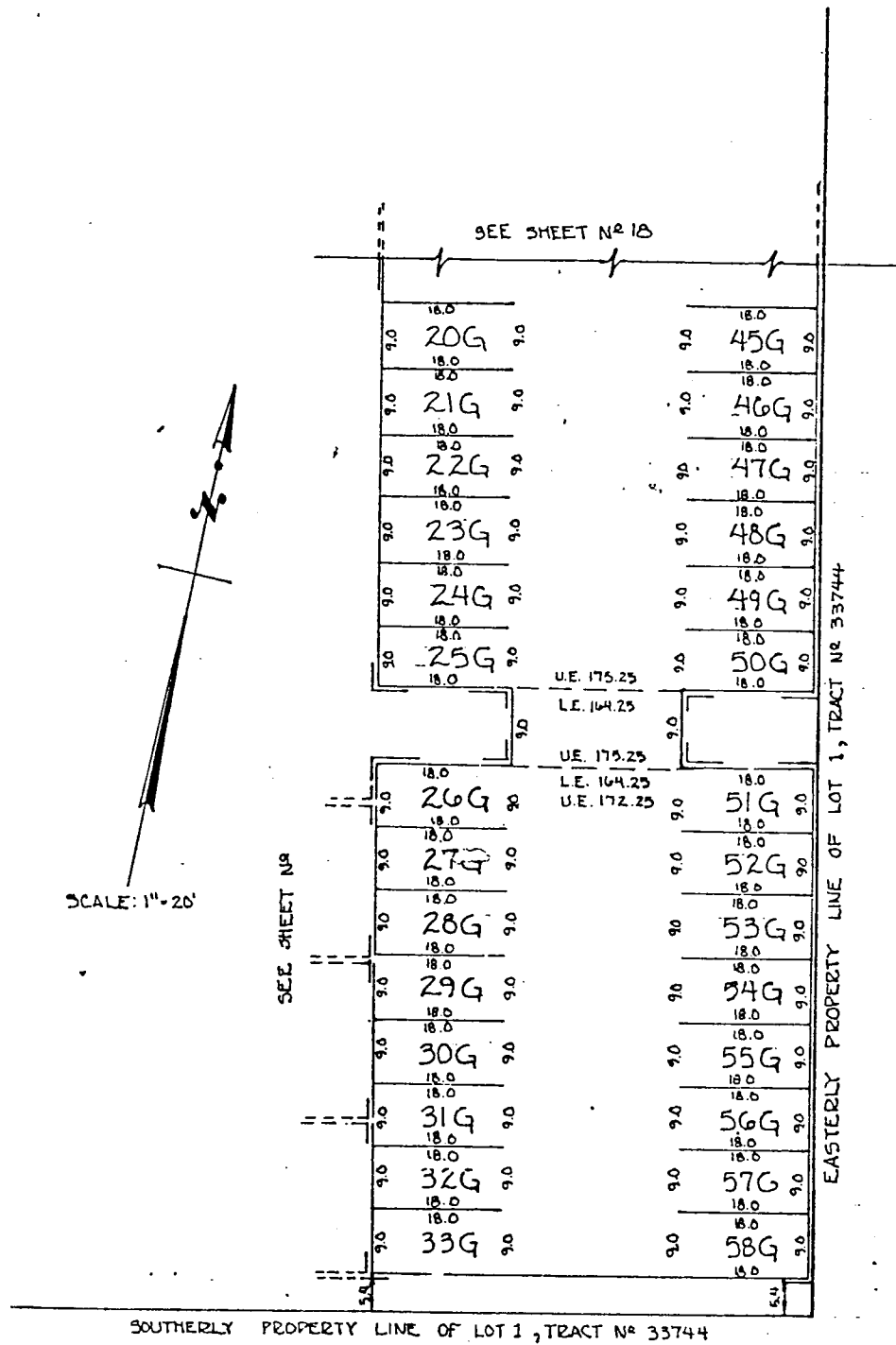


CONDOMINIUM PLAN

for

LOT NO. 1

TRACT MAP NO. 33744

LEVEL 4

CONDOMINIUM PLAN

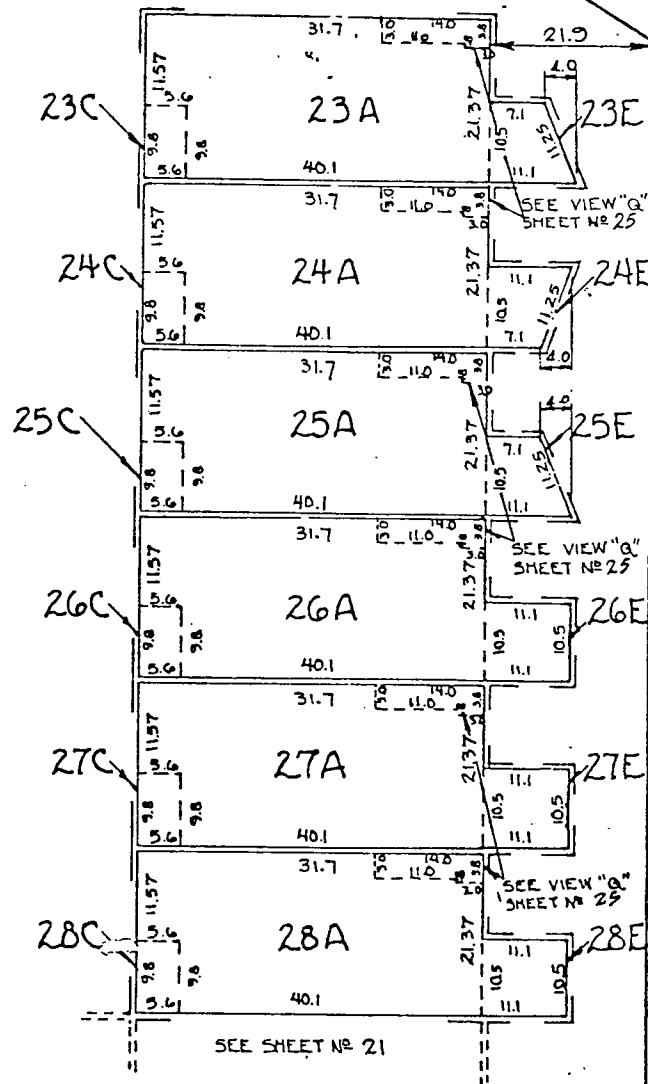
for

LOT NO. 1

TRACT MAP NO. 33744

LEVEL 5

GOULD AVENUE



EASTERN PROPERTY LINE OF LOT 1, TRACT No 33744

CONDOMINIUM PLAN

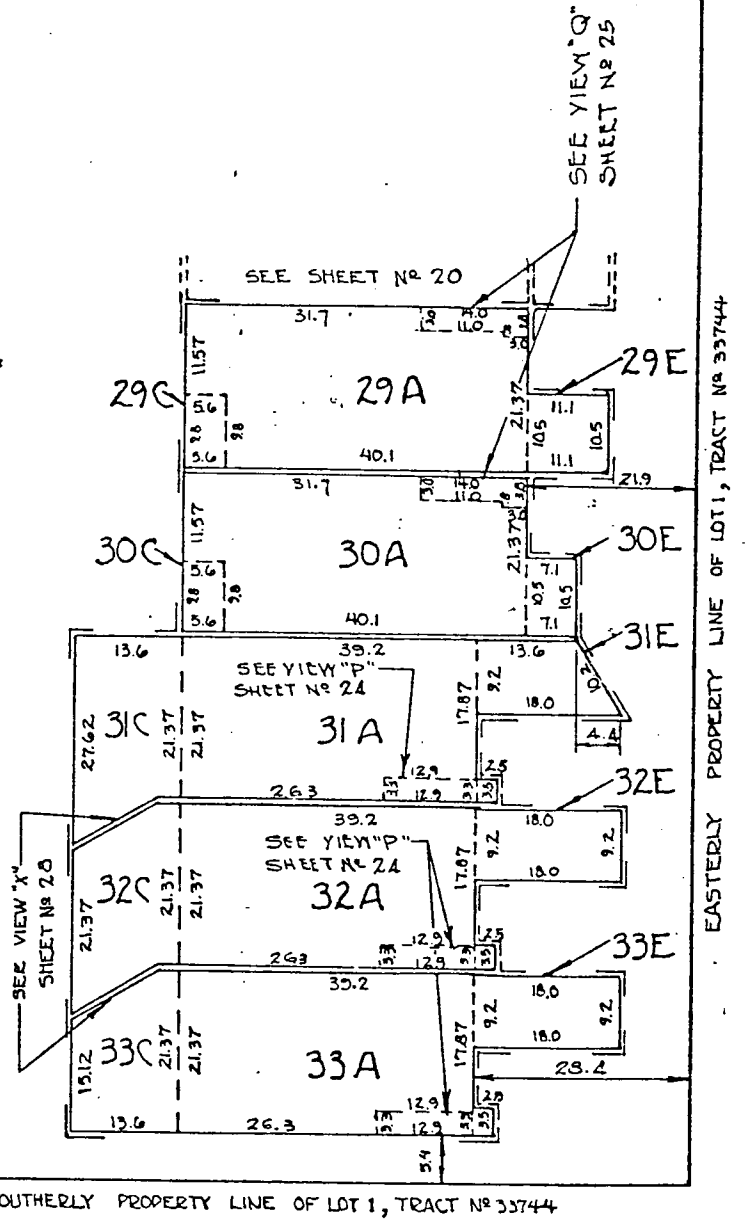
for

LOT NO. 1

TRACT MAP NO. 33744

LEVEL 5

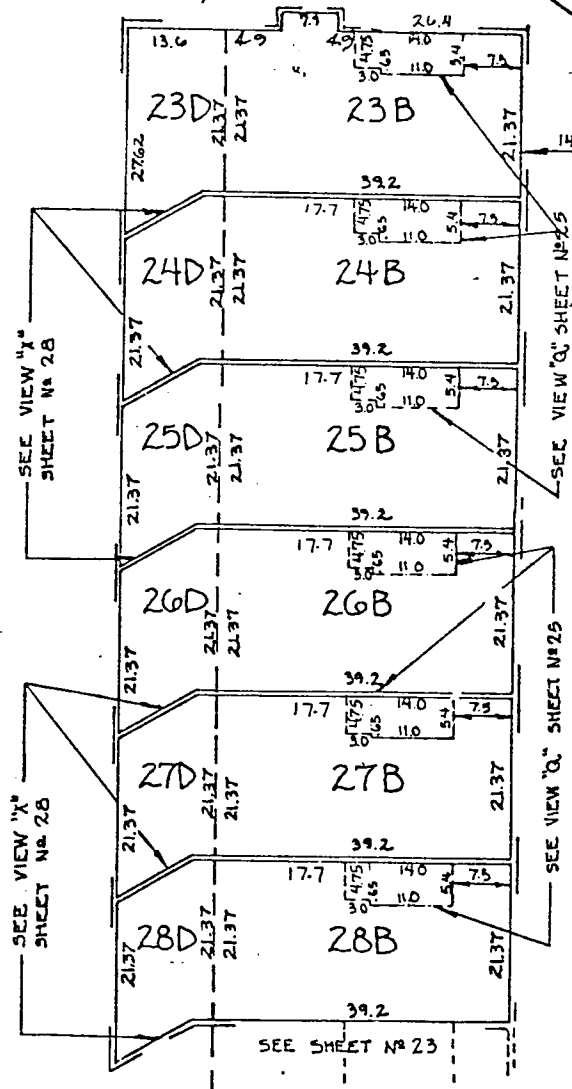
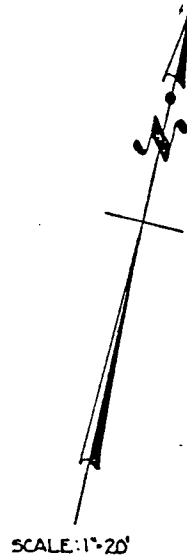
SCALE: 1" = 20'

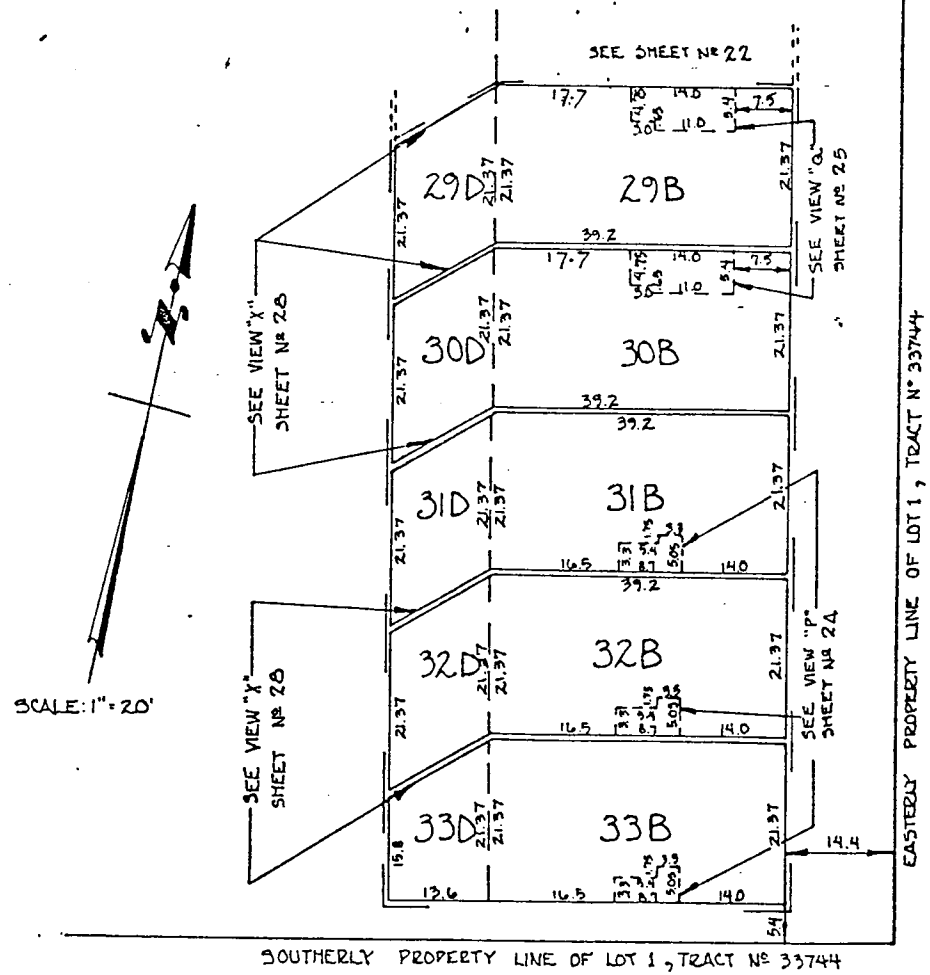


CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744  
LEVEL 6

GOULD AVENUE





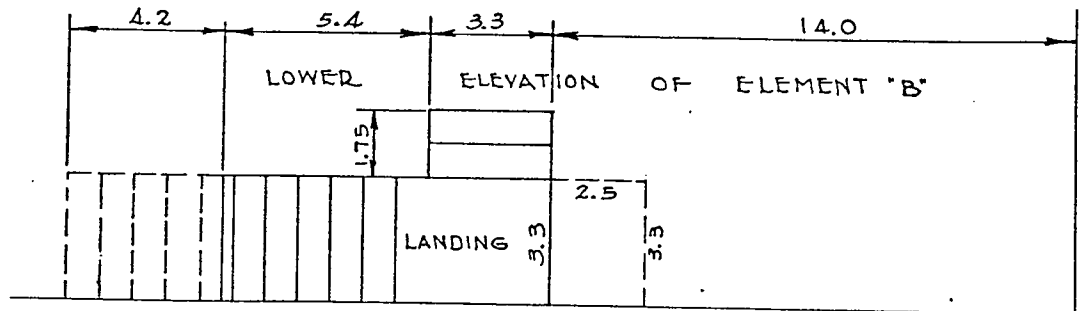
CONDOMINIUM PLAN

for

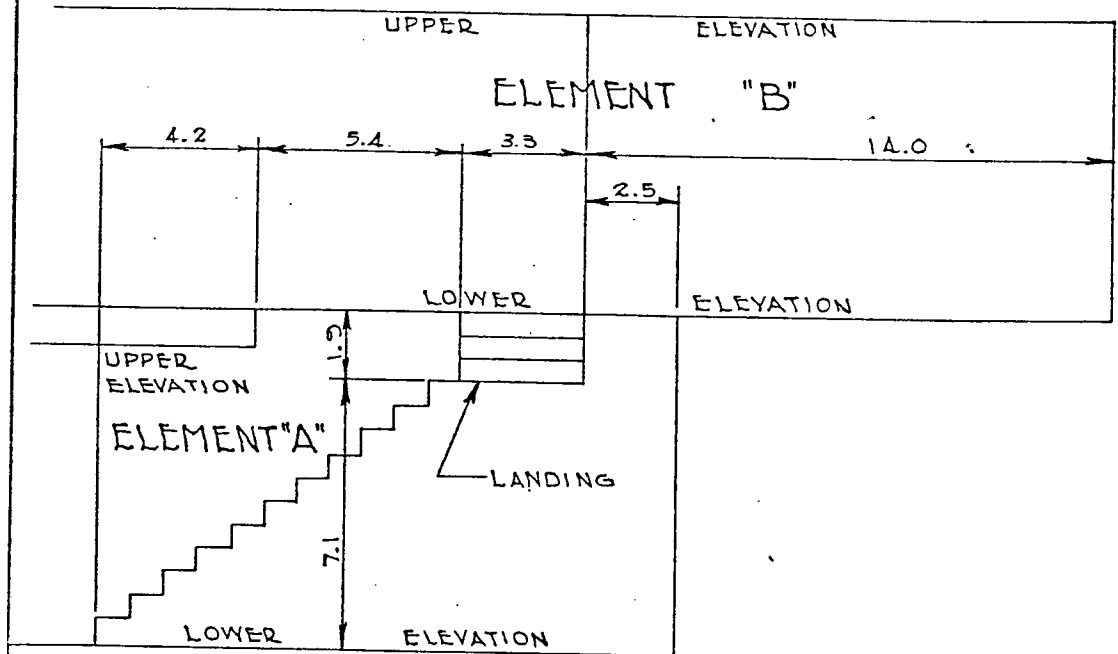
LOT NO. 1

TRACT MAP NO. 33744

DETAILS



PLAN OF VIEW "P"



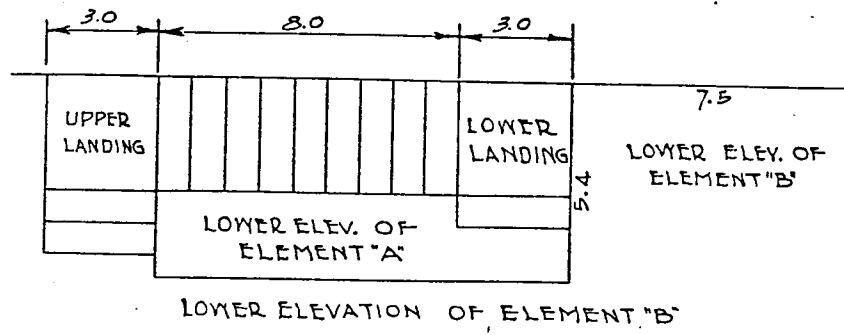
ELEVATION OF VIEW "P"

CONDOMINIUM PLAN

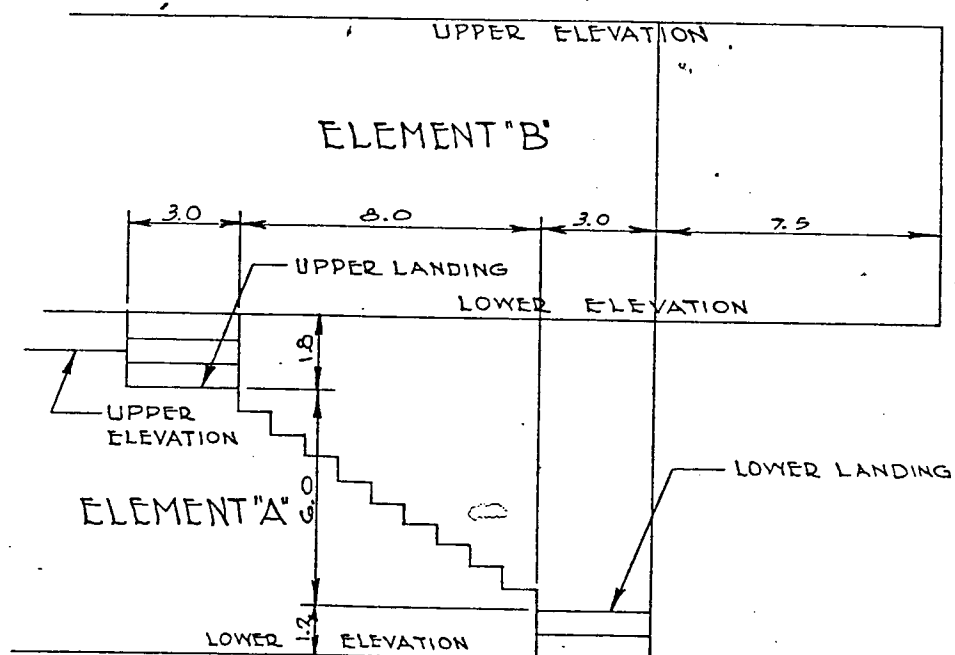
for

LOT NO. 1

TRACT MAP NO. 33744

DETAILS

PLAN OF VIEW "Q"



ELEVATION OF VIEW "Q"



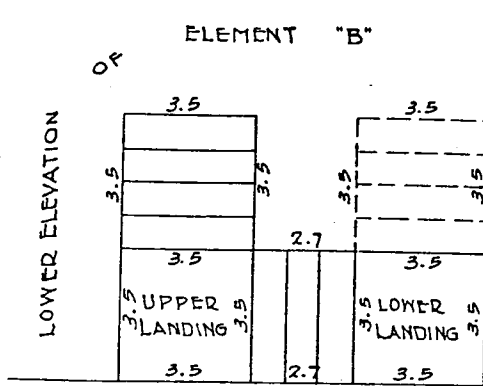
CONDOMINIUM PLAN

for

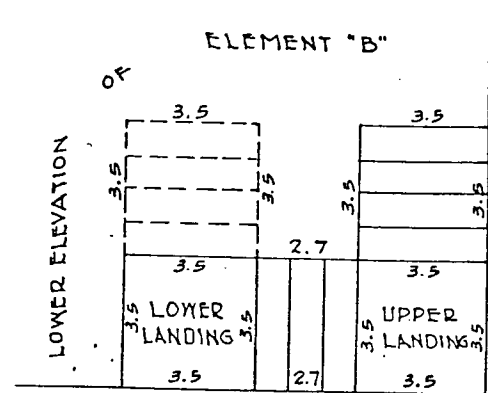
LOT NO. 1

TRACT NO. 33744

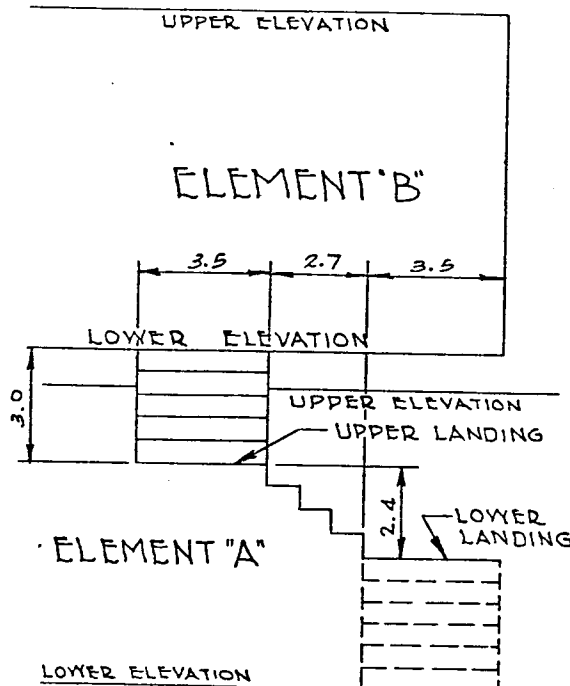
DETAILS



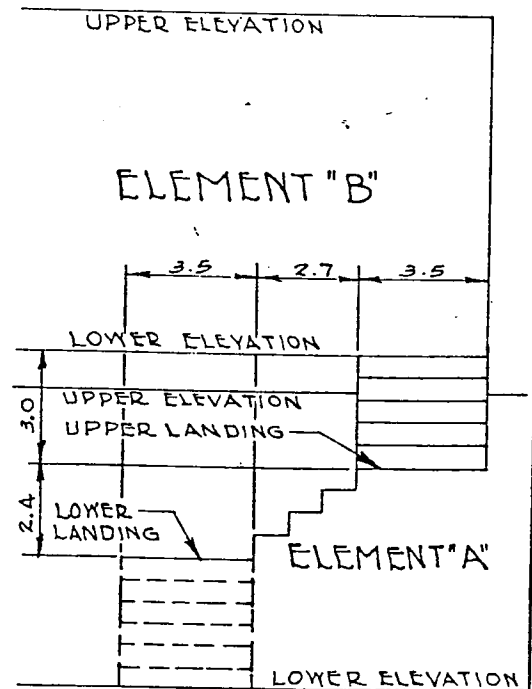
PLAN OF VIEW "S"



PLAN OF VIEW "R"



ELEVATION OF VIEW "S"

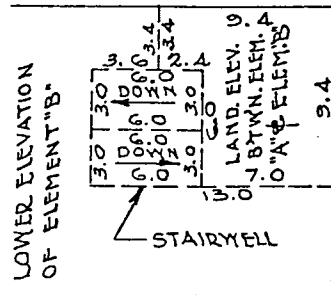


ELEVATION OF VIEW "R"

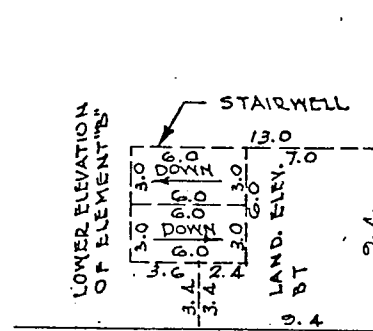
# CONDOMINIUM PLAN

for  
LOT NO. 1  
TRACT MAP NO. 33744

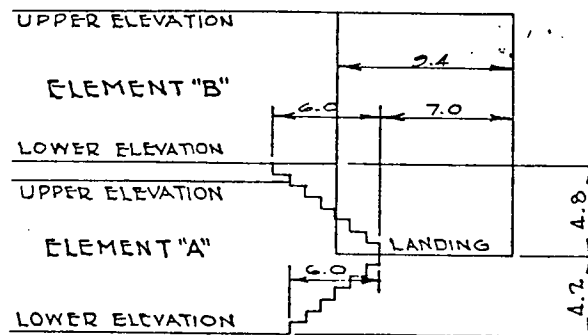
## DETAILS



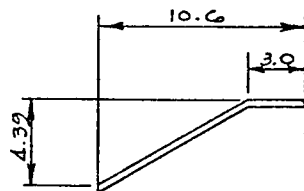
PLAN OF VIEW "U"



PLAN OF VIEW "V"

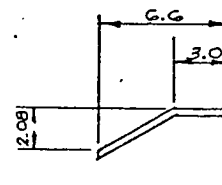


### ELEVATION OF VIEWS "U" & "V"

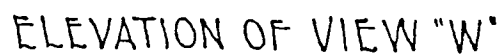
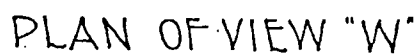


PLAN OF VIEW "T"

## DETAILS

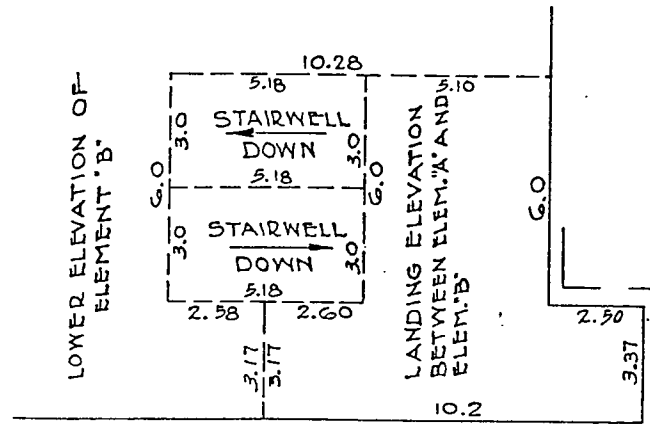


PLAN OF VIEW "Y"

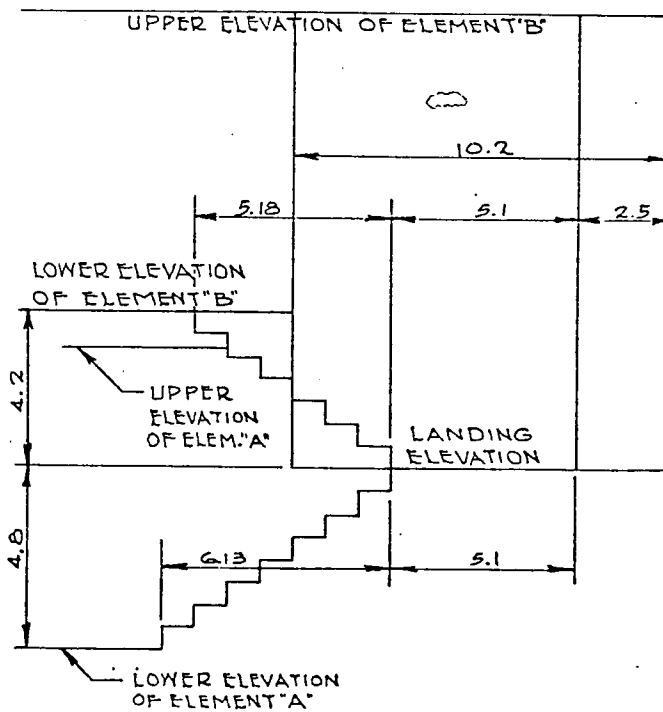


CONDOMINIUM PLANfor  
LOT NO. 1

TRACT MAP NO. 33744

DETAILS

PLAN OF VIEW "Z"



ELEVATION OF VIEW "Z"

CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744

## VERTICAL LIMITS OF AIR SPACE

UNIT	ELEMENT	UPPER ELEVATION	LOWER ELEVATION	LANDING ELEVATION
1	A	163.03	155.00	159.80
	B	172.03	164.00	159.80
	C	163.03	154.92	-
	D	172.03	165.23	-
	G	154.04	146.00	-
2	A	163.03	155.00	159.80
	B	172.03	164.00	159.80
	C	163.03	154.92	-
	D	172.03	165.23	-
	G	154.04	144.00	-
3	A	159.03	151.00	155.80
	B	168.03	160.00	155.80
	C	159.03	150.92	-
	D	168.03	161.23	-
	G	150.04	142.00	-
4	A	159.03	151.00	155.80
	B	168.03	160.00	155.80
	C	159.03	150.92	-
	D	168.03	161.23	-
	G	150.04	141.00	-
5	A	159.03	151.00	155.80
	B	168.03	160.00	155.80
	C	159.03	150.92	-
	D	168.03	161.23	-
	G	150.04	140.00	-
6	A	155.03	147.00	151.80
	B	164.03	156.00	151.80
	C	155.03	146.92	-
	D	164.03	157.23	-
	G	146.04	138.00	-
7	A	155.03	147.00	151.80
	B	164.03	156.00	151.80
	C	155.03	146.92	-
	D	164.03	157.23	-
	G	146.04	137.00	-
8	A	155.03	147.00	151.80
	B	164.03	156.00	151.80
	C	155.03	146.92	-
	D	164.03	157.23	-
	G	146.04	136.00	-

CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744

## VERTICAL LIMITS OF AIR SPACE

UNIT	ELEMENT	UPPER ELEVATION	LOWER ELEVATION	LANDING ELEVATION
9	A	181.03	173.00	180.70
	B	190.03	182.00	180.70
	C	181.03	173.20	-
	D	190.03	183.23	-
10	A	181.03	173.00	180.70
	B	190.03	182.00	180.70
	C	181.03	173.20	-
	D	190.03	183.23	-
11	A	177.03	169.00	176.70
	B	186.03	178.00	176.70
	C	181.03	169.20	-
	D	186.03	179.23	-
12	A	177.03	169.00	176.70
	B	186.03	178.00	176.70
	C	181.03	169.20	-
	D	186.03	179.23	-
13	A	177.03	169.00	176.70
	B	186.03	178.00	176.70
	C	177.03	169.20	-
	D	186.03	179.23	-
14	A	173.03	165.00	172.70
	B	182.03	174.00	172.70
	C	173.03	165.20	-
	D	182.03	175.23	-
15	A	173.03	165.00	172.70
	B	182.03	174.00	172.70
	C	173.03	165.20	-
	D	182.03	175.23	-
16	A	173.03	165.00	172.70
	B	182.03	174.00	172.70
	C	173.03	165.20	-
	D	182.03	175.23	-

CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744

## TABULATIONS

## VERTICAL LIMITS OF AIR SPACE

UNIT	ELEMENT	UPPER ELEVATION	LOWER ELEVATION	LANDING	UPPER LANDING	LOWER LANDING
17	A	145.33	137.25	142.75	-	-
	B	154.25	146.25	142.75	-	-
	C	145.33	137.17	-	-	-
	D	154.25	147.48	-	-	-
18	A	145.33	137.25	142.75	-	-
	B	154.25	146.25	142.75	-	-
	C	145.33	137.17	-	-	-
	D	154.25	147.48	-	-	-
19	A	145.33	137.25	142.75	-	-
	B	154.25	146.25	142.75	-	-
	C	145.33	137.17	-	-	-
	D	154.25	147.48	-	-	-
20	A	163.25	155.25	-	161.25	158.85
	B	172.25	164.25	-	161.25	158.85
	C	163.25	155.50	-	-	-
	D	172.25	165.50	-	-	-
	E	163.25	155.17	-	-	-
21	A	163.25	155.25	-	161.25	158.85
	B	172.25	164.25	-	161.25	158.85
	C	163.25	155.50	-	-	-
	D	172.25	165.50	-	-	-
22	A	163.25	155.25	-	161.25	158.85
	B	172.25	164.25	-	161.25	158.85
	C	163.25	155.50	-	-	-
	D	172.25	165.50	-	-	-
23	A	189.25	181.25	-	188.45	182.45
	B	198.25	190.25	-	188.45	182.45
	C	189.25	181.50	-	-	-
	D	198.25	191.50	-	-	-
	E	189.25	181.17	-	-	-
24	A	189.	181.25	-	188.45	182.45
	B	198.25	190.25	-	188.45	182.45
	C	189.25	181.50	-	-	-
	D	198.25	191.50	-	-	-
	E	189.25	181.17	-	-	-

CONDOMINIUM PLAN

for  
 LOT NO. 1  
 TRACT MAP NO. 33744  
 TABULATIONS

## VERTICAL LIMITS OF AIR SPACE

UNIT	ELEMENT	UPPER ELEVATION	LOWER ELEVATION	LANDING	UPPER LANDING	LOWER LANDING
25	A	187.25	179.25	-	186.45	180.45
	B	196.25	188.25	-	186.45	180.45
	C	187.25	179.50	-	-	-
	D	196.25	189.50	-	-	-
	E	187.25	179.17	-	-	-
26	A	187.25	179.25	-	186.45	180.45
	B	196.25	188.25	-	186.45	180.45
	C	187.25	179.50	-	-	-
	D	196.25	189.50	-	-	-
	E	187.25	179.17	-	-	-
27	A	187.25	179.25	-	186.45	180.45
	B	196.25	188.25	-	186.45	180.45
	C	187.25	179.50	-	-	-
	D	196.25	189.50	-	-	-
	E	187.25	179.17	-	-	-
28	A	184.25	176.25	-	183.45	177.45
	B	193.25	185.25	-	183.45	177.45
	C	184.25	176.50	-	-	-
	D	193.25	186.50	-	-	-
	E	184.25	176.17	-	-	-
29	A	184.25	176.25	-	183.45	177.45
	B	193.25	185.25	-	183.45	177.45
	C	184.25	176.50	-	-	-
	D	193.25	186.50	-	-	-
	E	184.25	176.17	-	-	-
30	A	184.25	176.25	-	183.45	177.45
	B	193.25	185.25	-	183.45	177.45
	C	184.25	176.50	-	-	-
	D	193.25	186.50	-	-	-
	E	184.25	176.17	-	-	-
31	A	181.25	173.25	181.00	-	-
	B	190.25	182.25	181.00	-	-
	C	181.25	173.50	-	-	-
	D	190.25	183.50	-	-	-
	E	181.25	173.17	-	-	-
32	A	181.25	173.25	181.00	-	-
	B	190.25	182.25	181.00	-	-
	C	181.25	173.50	-	-	-
	D	190.25	183.50	-	-	-
	E	181.25	173.17	-	-	-
33	A	181.25	173.25	181.00	-	-
	B	190.25	182.25	181.00	-	-
	C	181.25	173.50	-	-	-
	D	190.25	183.50	-	-	-
	E	181.25	173.17	-	-	-



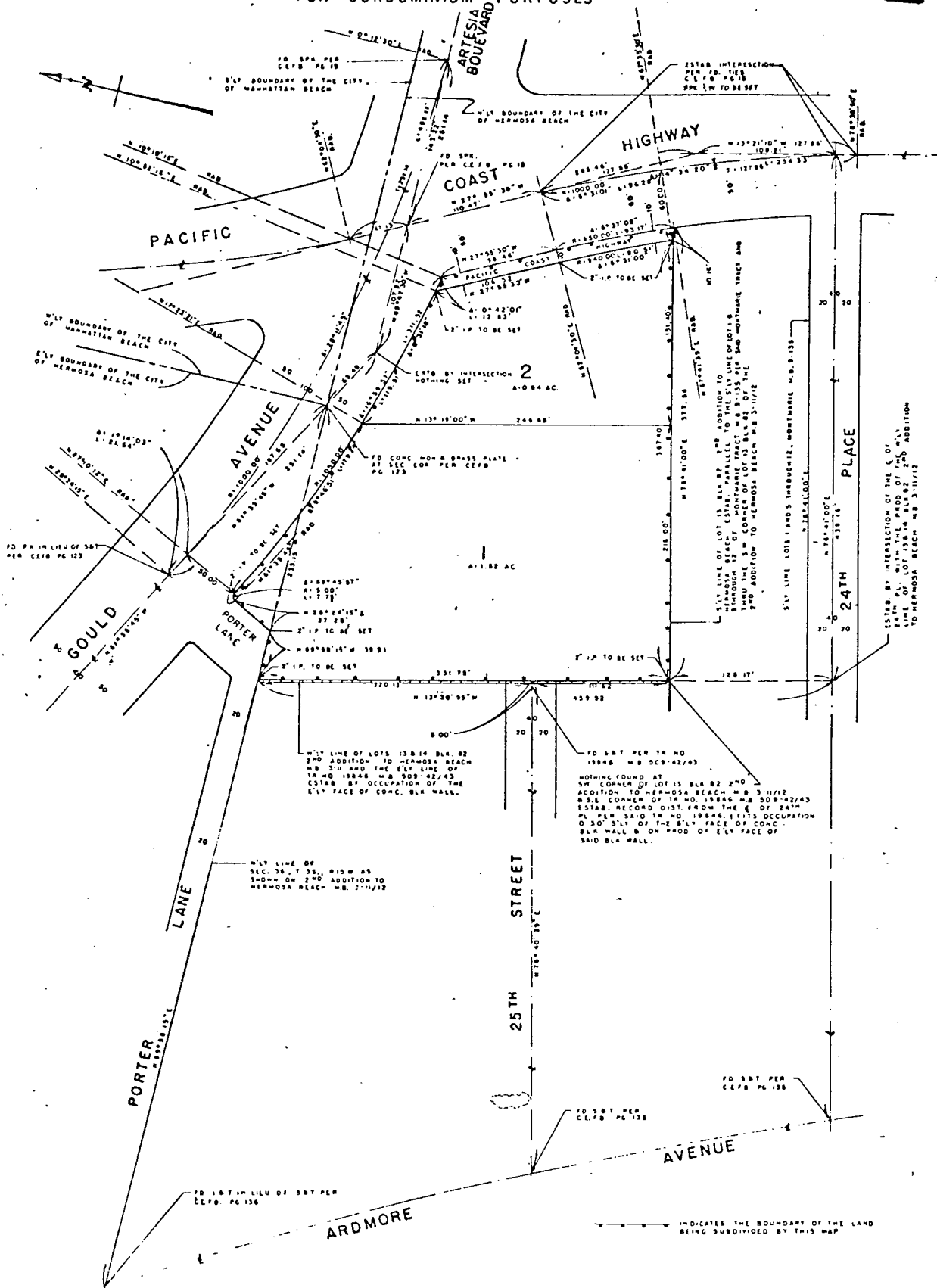
441/66

BOOK 907 PAGE 66

SHEET 2 OF 2 SHEETS

FILED WITH LOS ANGELES  
COUNTY RECORDER

DEC 20 1971



## TRACT NO. 33744

SHEET 1 OF 2 SHEETS

IN THE CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

78 1413066

78 1413666

BEING A SUBDIVISION OF A PORTION OF LOTS  
13 AND 14, BLOCK 82, SECOND ADDITION TO HERMOSA  
BEACH, AS PER MAP RECORDED IN BOOK 3, PAGES 11 AND 12, OF  
MAPS, A PORTION OF LOT A, TRACT NO. 1594, RECORDED IN BOOK 22, PAGE 16 OF  
MAPS, AND PORTER LANE, VACATED BY ORDINANCE NO. NS. 347 OF THE CITY OF  
HERMOSA BEACH RECORDED IN BOOK 04303, PAGE 288 OF OFFICIAL RECORDS, ALL  
RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

## FOR CONDOMINIUM PURPOSES

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED  
IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON  
THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT  
TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.  
WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS,  
AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

CULVER FINANCIAL CORPORATION  
A CALIFORNIA CORPORATION  
(OWNER)

*Al Quinn*  
PRESIDENT

*Ed Jackson*  
SECRETARY

THE SIGNATURES OF HERMOSA BEACH LAND WATER CO. OWNERS OF A BLANKET  
EASEMENT, AS DISCLOSED BY DEED RECORDED IN BOOK  
1017 PAGE 47 OF DEEDS, RECORDS OF LOS ANGELES  
COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS  
OF SECTION 6436, SUBSECTION (C) (2), OF THE SUBDIVISION  
MAP ACT, SINCE BY REASON OF CHANGED CONDITION,  
LONG DISUSE, OR LATCHES SAID INTEREST APPEARS TO  
BE NO LONGER OF PRACTICAL USE OR VALUE AND  
SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL TO  
OBTAIN SAID EASEMENT IS FOR UTILITY PURPOSES

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE  
STATE OF CALIFORNIA, THAT THIS FINAL MAP, CONSISTING OF 2 SHEETS,  
IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY  
ME OR UNDER MY DIRECTION ON 7-5-78, THAT THE MONUMENTS OF THE  
CHAPACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE  
WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, THAT  
SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY  
RETRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN  
AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN  
TWENTY-FOUR MONTHS OF THE FILING DATE SHOWN HEREON

FILED  
AT REGISTERED OFFICE  
DEC 20 1978  
11 PAST 4 PM  
BOOK 907  
PAGE 65

AT PAGE 65  
OF MAP RECORDED  
LOS ANGELES COUNTY, CALIF.

REGISTERED  
BY *James T. Roston*  
DATE 7/7/78

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT  
CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED  
ALTERATIONS THEREOF THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES  
OF THE CITY OF HERMOSA BEACH APPLICABLE AT THE TIME  
OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH  
AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT  
WITH RESPECT TO CITY RECORDS

AUG 1 1978

DATE

*James T. Roston*  
Chief Deputy City Engineer

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HERMOSA  
BEACH AT A MEETING HELD ON THE 17<sup>TH</sup> DAY OF OCTOBER,  
1978, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF  
OF THE PUBLIC ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS.

*Barbara F. Elmer*  
CITY CLERK

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

*10/19/78*  
DATE

*May R. L. Smith*  
CITY TREASURER

NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT WHEREBY THE  
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED  
INTEREST IN THE COMMON AREAS WHICH WILL IN TURN PROVIDE  
THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE  
UNITS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF  
N 15° 45' 15" W OF THE CENTERLINE OF GOULD AVENUE AS SHOWN  
ON TRACT NO. 16915 N.B. 330-5/6  
ALL 2" I.P.'S ARE SET FLUSH WITH THE GROUND SURFACE.

STATE OF CALIFORNIA } 55  
COUNTY OF LOS ANGELES }

ON THIS 1<sup>ST</sup> DAY OF MAY, 1978 BEFORE ME

*Cheryl A. Kludt* A NOTARY PUBLIC IN AND

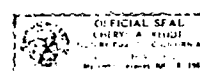
FOR SAID STATE, PERSONALLY APPEARED *R. V. Carpio*

KNOWN TO ME TO BE THE

VICE PRESIDENT AND *C. William Jackson*

KNOWN TO ME TO BE THE

SECRETARY OF  
CULVER FINANCIAL CORPORATION, THE CORPORATION THAT  
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO  
BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT  
ON BEHALF OF THE CORPORATION HEREIN NAMED  
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXE-  
CUTED THE SAME



*Cheryl A. Kludt*  
NOTARY PUBLIC

I HEREBY CERTIFY THAT ALL CERTIFICATES  
HAVE BEEN FILED AND DEPOSITS HAVE BEEN  
MADE THAT ARE REQUIRED UNDER THE PRO-  
VISIONS OF SECTIONS 6436 AND 6438 OF  
THE SUBDIVISION MAP ACT.  
JAMES S. WILZ, EXECUTIVE OFFICER - CLERK  
OF THE BOARD OF SUPERVISORS OF THE COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA  
BY \_\_\_\_\_ DEPUTY



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  
TO BY THE CITY ENGINEER.

DATE DEC 20 1978 BY *Frank P. Pearson*  
DEPUTY COUNTY ENGINEER