

TRACT NO. 22319

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOTS 41 AND 45 AND PORTIONS OF LOTS 40, 42, 43 AND 46 OF TRACT NO. 7316 PER MAP RECORDED IN BOOK 81 PAGES 32 THRU 34 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY AND A PORTION OF DUNLEER PLACE AND ALLEYS VACATED BY ORDINANCE NO. 141,174 OF THE CITY OF LOS ANGELES.

FILED
AT REQUEST OF OWNER
OCT. 29. 1970
45 MIN. PAST 4 PM
IN BOOK 802
AT PAGE 63
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
Deputy

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES, AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES EASEMENTS FOR PUBLIC UTILITY AND UNDERGROUND PUBLIC UTILITY PURPOSES OVER THE STRIPS OF LAND DESIGNATED ON SAID MAP, AND WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS FUTURE STREET ON SAID MAP WITHIN SAID SUBDIVISION, RESERVING TO OURSELVES FOR USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIPS OF LAND, ANY AND ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT SAME FOR STREET PURPOSES.

AS A DEDICATION TO PUBLIC USE, WE HEREBY ABANDON AND WAIVE IN FAVOR OF THE PUBLIC, AS A COVENANT RUNNING WITH THE LAND AND BINDING UPON OUR HEIRS, SUCCESSORS AND ASSIGNS, ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM THE EASTERLY 25 FEET OF LOT 2 TO NATIONAL BOULEVARD SUCH ABANDONMENT TO CONTINUE ONLY FOR SO LONG AS ANY OF NATIONAL BOULEVARD ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN JUNE, 1970; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWELVE (12) MONTHS FROM FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED, AND THAT THE TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWELVE (12) MONTHS FROM FILING DATE SHOWN HEREON.

F. J. Salmen
F. J. SALMEN R.C.E. 12814

STATE OF NEW YORK }
COUNTY OF RICHMOND } 55

ON THIS 4th DAY OF FEBRUARY, 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Christopher A. Smith KNOWN TO ME TO BE THE PRESIDENT AND Michael P. Thomas KNOWN TO ME TO BE THE SECRETARY OF CONSED REALTY CORPORATION, A 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 THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Wolfgang Strauss
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

ON THIS 18 DAY OF FEBRUARY, 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SAM BAVNICK AND GUSSIE BAVNICK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Clarke D. Kugler Jr.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Sam Bavnick
SAMUEL J. BAVNICK also known as
SAM BAVNICK

Gussie Bavnick
GUSSIE BAVNICK

CONSED REALTY CORPORATION, a corporation

By Christopher A. Smith
PRESIDENT

By Michael P. Thomas
SECRETARY

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a National Banking Association
Trustee under deed of trust recorded in book T-5736 page 808, Official Records.

By G. Nesdale
TRUST OFFICER

By Dorothy Schick
ASSISTANT TRUST OFFICER

NOTE:

THE SIGNATURE OF SHELL OIL COMPANY, A CORPORATION, LESSEE UNDER SUBSURFACE OIL AND GAS LEASE AS DISCLOSED BY A MEMORANDUM OF SAID LEASE RECORDED IN BOOK D-3094 PAGE 708, OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587 SUBSECTION (C-2) OF THE SUBDIVISION MAP ACT INASMUCH AS THE USE OF THE SURFACE OF THE LAND IN CONNECTION WITH THE MINERAL OWNERSHIP IS PROHIBITED BY ZONING REGULATIONS, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE PRESENT LESSEES UNDER SUBSURFACE OIL AND GAS LEASES RECORDED SEPTEMBER 15, 1967 IN BOOK M-2659 PAGE 270 AND IN BOOK M-3033 PAGE 437, BOTH OF OFFICIAL RECORDS, AND THE PRESENT OWNERS OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS RESERVED IN DEEDS RECORDED AS FOLLOWS: JULY 12, 1960 IN BOOK D-907 PAGE 291, JUNE 5, 1959 IN BOOK D-491 PAGE 873, FEBRUARY 24, 1961 IN BOOK D-1133 PAGE 901, APRIL 28, 1961 IN BOOK D-1204 PAGE 367, APRIL 1, 1959 IN BOOK D-417 PAGE 277, APRIL 13, 1962 IN BOOK D-1579 PAGE 253, AND DECEMBER 27, 1961 IN BOOK D-1460 PAGE 740, ALL OF OFFICIAL RECORDS, HAVE BEEN OMITTED AS NECESSARY PARTIES TO SIGN THE MAP UNDER THE PROVISIONS OF SECTION 11587, SUBSECTION (C-1) OF THE SUBDIVISION MAP ACT INASMUCH AS SUCH INTEREST DOES NOT INCLUDE A RIGHT OF ENTRY ON THE SURFACE OF THE LAND.

THE SIGNATURES OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, DEPARTMENT OF PUBLIC UTILITIES, WIRE AND SIGNAL DIVISION, EASEMENT HOLDER BY DEED RECORDED IN BOOK D-3079 PAGE 804, OFFICIAL RECORDS AND OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, EASEMENT HOLDER BY DEED RECORDED IN BOOK D-4180 PAGE 408, OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587, SUBSECTION (a) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

BASIS OF BEARINGS:

THE BEARING SOUTH 81°15'05" WEST OF THE NORTHERLY LINE OF NATIONAL BOULEVARD FORMERLY MENTONE AVENUE AS SHOWN ON MAP OF TRACT NO. 7316 RECORDED IN BOOK 81 PAGES 32 THRU 34 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

ON THIS 21st DAY OF OCTOBER 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED G. M. NESDALE KNOWN TO ME TO BE TRUST OFFICER AND DOROTHY SCHICK KNOWN TO ME TO BE ASSISTANT TRUST OFFICER OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME AS TRUSTEE.

David H. Williams
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CITY OF LOS ANGELES

CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY that, according to the records of the offices of the Bureau of Assessments of the Department of Public Works and the Treasurer of the City of Los Angeles, none of the lines of lots or parcels of the subdivision shown on the attached subdivision map will divide any land subject to any special assessment or bond representing a special assessment which may be paid in full except as follows: NONE
The amount necessary for the payment in full of such assessment and/or bond at this time is: NONE
Date: 9/15/1970
ALFRED J. BROWN, Director, Bureau of Assessments
ROBERT SNADFORTH, Treasurer, City of Los Angeles

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 2 of the Business and Professions Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.
Date: October 28, 1970
LYALL A. PARDEE, City Engineer
Lyalla Pardee Det

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 me, Lyalla Pardee Det, of said City, Ordinance No. 12570 dated 10/28/1970, certifying that it appears from the records of said City and County that Consed Realty Corporation; Sam Bavnick; Gussie Bavnick; Bank of America National Trust and Savings Association are the only persons whose consent is required for the recording of this map by law.
Date: October 28, 1970
LYALL A. PARDEE, City Engineer
Lyalla Pardee Det

CERTIFICATE OF ACCEPTANCE
I HEREBY CERTIFY that the City Council of the City of Los Angeles approved the attached map and accepted on behalf of the public all the streets, roads, alleys, highways, easements and all other properties of record for dedication hereon unless otherwise rejected and abandonment of ingress and egress rights shown on said map and therein offered for dedication except those marked "Future Street" and "Future Alley" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, road, alley, highway or easement shown on this map.
Date: October 29, 1970
REX E. LAYTON, City Clerk
F. J. Salmen, Deputy

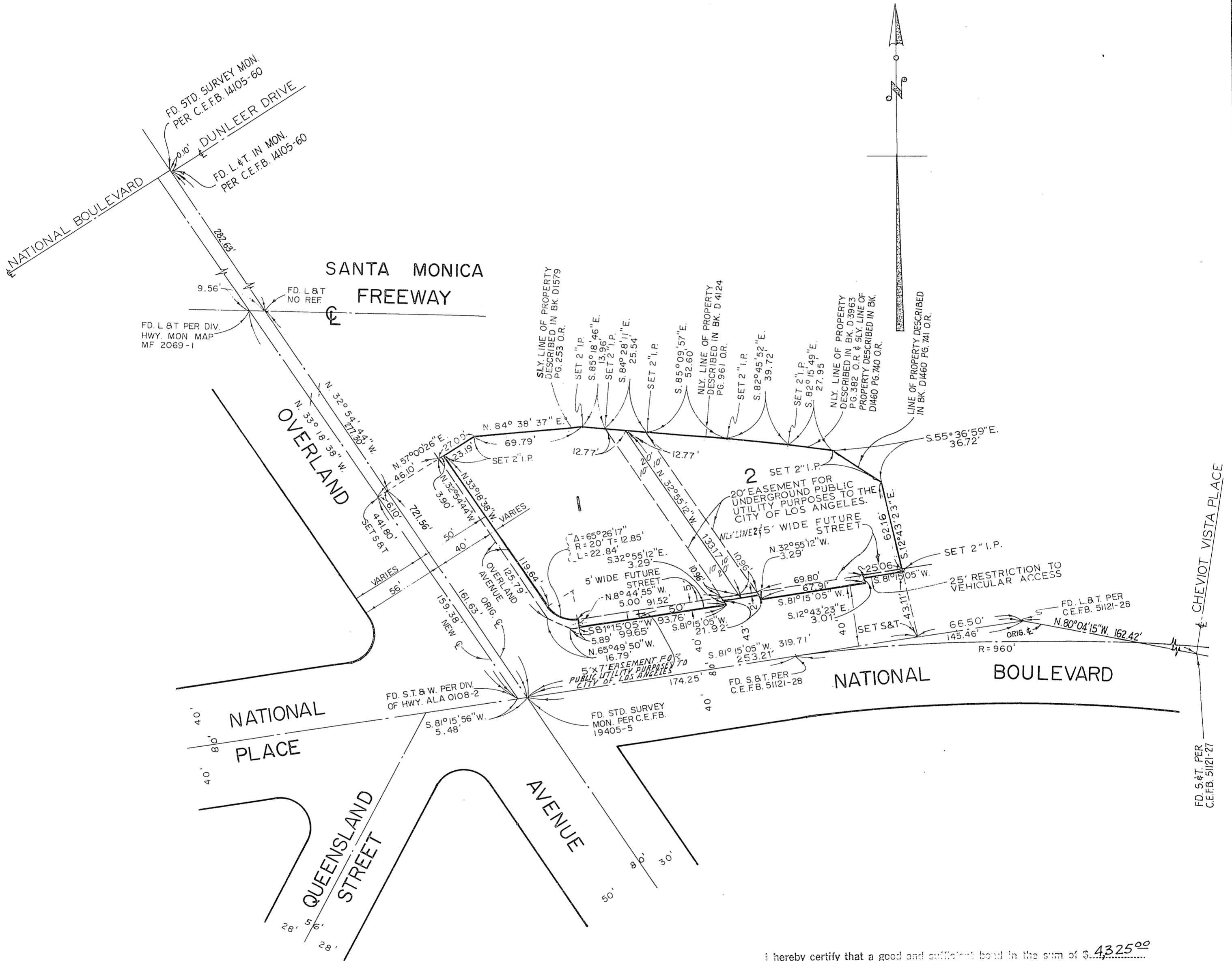
SCALE: 1" = 50'

TRACT No 22319

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER, RAY E. LEE

OCT 29 1970



I hereby certify that a good and sufficient bond in the sum of \$4325⁰⁰ duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments on the land shown on map of Tract No 22319

John A. Lambie, County Engineer -
 Clerk of the Board of Supervisors of the
 County of Los Angeles, State of California
 By Paul D. Shipley Deputy

Approved October 29, 1970
 JOHN A. LAMBIE, County Engineer
 By Paul D. Shipley
 Deputy