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20211058208



Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/08/21 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	38.00



LEADSHEET



202107081030036

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012417378

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

155590-MH

E040115

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL TO:

City of Los Angeles

Department of City Planning

201 N. Figueroa St. Room 525

Los Angeles, CA 90012

Map Processing Services/ATTN: Marc Woerschling

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

Certificate of Compliance for Lot Line Adjustment

RECORDING REQUESTED BY AND MAIL TO:

City of Los Angeles
Department of City Planning
Map Processing Services/Attn: Marc Woerschling
201 N. Figueroa Street, Room 525
Los Angeles, CA 90012

***** SPACE ABOVE THIS LINE FOR RECORDER'S USE *****

OWNER: Upper Deck Property Holdings, LLC
SITE ADDRESSES: 9955 & 9961 W. Beverly Grove Drive
ASSESSOR PARCEL NO: 4356-020-020
DISTRICT MAP NO: 144 B 157, 147 B 157

LEGAL DESCRIPTION: See Exhibits "A" and "B" Herein Attached

**CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING**

The purpose of filing this Certificate of Compliance is to verify that all necessary deeds to adjust the boundaries of the subject **PARCELS 1 & 2** have been approved and recorded pursuant to Parcel Map Exemption No. AA-2021-3243-PMEX

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The subject **PARCELS 1 & 2** described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. **Development of the subject parcel may require issuance of a permit or permits, or other grant or grants of approval.**

Vincent P. Bertoni, AICP
Advisory Agency


MARCUS B. WOERSCHLING
Deputy Advisory Agency
City of Los Angeles

Date: 6-22-21

N:\Za\SUBDIV\Paul\PmexCoc\p1854.frm
June 21, 2021

**ACCOMMODATION
RECORDING**

155590-MK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

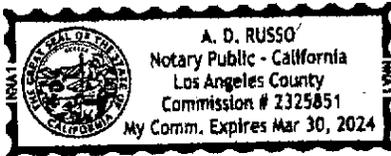
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 6/22/2021 before me, A. D. Russo, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Marcus B. Woerschling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTARY SEAL

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: A. D. Russo

Commission No: 2325851

County where bond is filed: Los Angeles

Date Commission Expires: Mar 30,2024

Manufacturer/ Vendor Identification Number: NNA1

PLACE OF EXECUTION: LA

DATE: 07/07/2021

SIGNATURE: 

Ashley Trutanich, Chicago Title

**EXHIBIT A
LEGAL DESCRIPTION FOR PARCEL 1**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS A PORTION OF THE FOLLOWING PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOTS 18 AND 19 OF TRACT NO. 6073, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY LINE OF SAID LOT 18, SHOWN ON SAID MAP OF TRACT 6073 AS HAVING A BEARING AND LENGTH OF NORTH 3° 16' 00" WEST 331.23 FEET, THENCE ALONG SAID CERTAIN COURSE, NORTH 3° 16' 00" WEST 171.90 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING SAID EASTERLY LINE, NORTH 77° 32' 00" WEST 254.48 FEET; THENCE SOUTH 66° 29' 30" WEST 92.00 FEET; THENCE SOUTH 11° 54' 47" EAST 345.44 FEET; THENCE NORTH 78° 03' 12" EAST 9.98 FEET; THENCE NORTH 11° 59' 59" EAST 148.32 FEET; THENCE NORTH 11° 13' 49" WEST 62.21 FEET; THENCE NORTH 71° 59' 59" EAST 60.41 FEET; THENCE SOUTH 55° 45' 37" EAST 21.72 FEET; THENCE SOUTH 78° 00' 01" EAST 31.11 FEET; THENCE NORTH 56° 59' 59" EAST 26.61 FEET; THENCE NORTH 11° 59' 59" EAST 6.35 FEET; THENCE SOUTH 78° 00' 01" EAST 49.77 FEET; THENCE NORTH 27° 15' 17" EAST 68.51 FEET; THENCE NORTH 24° 44' 55" EAST 15.80 FEET; THENCE NORTH 37° 09' 44" EAST 28.00 FEET; THENCE NORTH 3° 16' 00" EAST 3.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS

AA-2021-3243

**EXHIBIT A
LEGAL DESCRIPTION FOR PARCEL 2**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS A PORTION OF THE FOLLOWING PARCELS DESCRIBED AS FOLLOWS:

PARCEL 2:

THOSE PORTIONS OF LOTS 18 AND 19 OF TRACT NO. 6073, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY LINE OF SAID LOT 18, SHOWN ON SAID MAP OF TRACT 6073 AS HAVING A BEARING AND LENGTH OF NORTH 3° 16' 00" WEST 331.23 FEET, THENCE ALONG SAID CERTAIN COURSE, NORTH 3° 16' 00" WEST 128.24 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID EASTERLY LINE, SOUTH 3° 16' 00" EAST 39.45 FEET; THENCE SOUTH 19° 27' 50" WEST 90.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 54' 48", HAVING A RADIUS OF 167.37 FEET, AND WHOSE LONG CHORD BEARS SOUTH 19° 27' 50" WEST FOR A DISTANCE OF 43.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 19° 27' 50" WEST 8.21 FEET; THENCE SOUTH 08° 26' 29" WEST 116.67 FEET; THENCE SOUTH 38° 49' 30" WEST 77.01 FEET; THENCE SOUTH 22° 28' 30" WEST 78.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 93° 09' 54", HAVING A RADIUS OF 64.69 FEET, AND WHOSE LONG CHORD BEARS NORTH 86° 35' 08" WEST 93.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 11° 56' 47" WEST 142.65 FEET; THENCE NORTH 78° 03' 12" EAST 9.98 FEET; THENCE NORTH 11° 59' 59" EAST 148.32 FEET; THENCE NORTH 11° 13' 49" WEST 62.21 FEET; THENCE NORTH 71° 59' 59" EAST 60.41 FEET; THENCE SOUTH 55° 45' 37" EAST 21.72 FEET; THENCE SOUTH 78° 00' 01" EAST 31.11 FEET; THENCE NORTH 56° 59' 59" EAST 26.61 FEET; THENCE NORTH 11° 59' 59" EAST 6.35 FEET; THENCE SOUTH 78° 00' 01" EAST 49.77 FEET; THENCE NORTH 27° 15' 17" EAST 68.51 FEET; THENCE NORTH 24° 44' 55" EAST 15.80 FEET; THENCE SOUTH 47° 26' 42" EAST 26.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.56 ACRES, MORE OR LESS

EXHIBIT B
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

PARCEL 1
81,367 SF / 1.87 AC EXISTING
50,405 SF / 1.16 AC PROPOSED
9955 BEVERLY GROVE DRIVE

PARCEL 2
37,036 SF / 0.85 AC EXISTING
67,998 SF / 1.56 AC PROPOSED
9961 BEVERLY GROVE DRIVE

LINE TABLE

L1	N03°16'00"E	3.66'
L2	N37°09'44"W	28.00'
L3	S47°26'42"E	26.06'
L4	N19°27'50"E	8.21'
L5	N78°03'12"E	9.98'
L6	N11°59'59"E	148.32'
L7	N11°13'49"W	62.21'
L8	N71°59'59"E	60.41'
L9	S55°45'37"E	21.72'
L10	S78°00'01"E	31.11'
L11	N56°59'59"E	26.61'
L12	N11°59'59"E	6.35'
L13	S78°00'01"E	49.77'
L14	N27°15'17"E	68.51'
L15	N24°44'55"E	15.80'

A=93.16
L=105.19
R=64.69



SIGN DATE 04/06/2021



SCALE: 1"=80'

