

Council Meeting of  
December 19, 2006

**SUPPLEMENTAL MATERIAL #1  
TO COUNCIL AGENDA ITEM 8L**

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

Members of the Council:

**SUBJECT: Community Development Department – Recommendation to  
Approve Final Tract Map No. 54196**

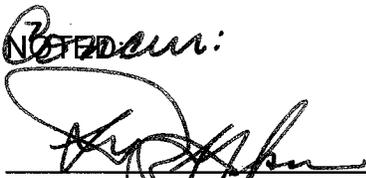
The attached reduced copy of Tract Map No. 54196 shall be included with Agenda Item 8L as Attachment A.

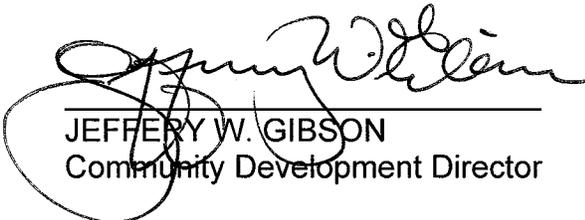
Tract Map 54196 has been revised so that it no longer shows the abandonment of an easement for landscaping and sidewalk purposes as indicated in Agenda Item 8L. This easement was identified and shown by the private engineer in error and is not applicable to this map. Please disregard the abandonment language in the Agenda Item.

Respectfully submitted,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By:   
TED SEMAAN, Manager  
Transportation Planning, Development  
Engineering & Records Division

  
LeROY J. JACKSON  
City Manager  
Attachment: A. Tract Map No. 54196  
TS/cks1876

CONCUR:  
  
JEFFERY W. GIBSON  
Community Development Director

1 LOT  
36,997 SQ. FT.

# TRACT NO. 54196

SHEET 1 OF 2 SHEETS

IN THE CITY OF TORRANCE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 454 AS PER  
MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, RECORDS OF LOS ANGELES  
COUNTY.

FOR CONDOMINIUM PURPOSES  
— LANCO ENGINEERING —

**OWNERS STATEMENT:**  
WE HEREBY STATE 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.

COURTYARD VILLA ESTATES, A CALIFORNIA LIMITED LIABILITY COMPANY  
(OWNER)

BY: RICHARD D. GREENE (MEMBER)

*Richard D. Greene*  
RICHARD D. GREENE

SOUTH BAY BANK N.A.  
BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 21, 2004 AS INSTRUMENT  
NO. 04-2711790 OFFICIAL RECORDS.

*Gary Baer*  
GARY BAER, EVP

*Michael F. Martin*  
MICHAEL F. MARTIN, S.V.P.

**ENGINEER'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 RICHARD D. GREENE, IN FEBRUARY, 2000.  
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY  
APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS  
SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 24 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 CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL  
BE ON FILE IN THE OFFICE OF THE DIRECTOR OF COMMUNITY DEVELOPMENT WITHIN 24 MONTHS FROM  
THE FILING DATE SHOWN HEREON.

*Michael A. Nichols*  
MICHAEL A. NICHOLS R.C.E. 22504  
LANCO ENGINEERING EXP. 12-31-07



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH OF THE CENTERLINE  
OF OCEAN AVENUE AS SHOWN ON TRACT NO. 454 M.B. 15-13.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY  
TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS  
OF SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE 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.

DATE THEODORE C. SYMONS L.S. 8041, EXP. 6-30-07  
CITY ENGINEER OF THE CITY OF TORRANCE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION  
ADOPTED AT ITS SESSION ON THE DAY OF 2007, APPROVED THE  
ANNEXED MAP.

DATE CITY CLERK OF THE CITY OF TORRANCE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF  
THE CITY OF TORRANCE, 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.

DATE CITY TREASURER OF THE CITY OF TORRANCE

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.

COUNTY ENGINEER  
DATE BY DEPUTY

THE SIGNATURES OF OF THE FOLLOWING ENTITIES HAVE BEEN OMITTED UNDER THE  
PROVISIONS OF SECTION 66436 (g) 3A (I-VIII) OF THE SUBDIVISION MAP ACT; AS THEIR  
INTEREST IS SUCH THE IT CANNOT RIPEN INTO A FEE TITLE.

1. CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION, SUCCESSOR BY MERGER TO TITLE GUARANTEE AND TRUST COMPANY, A CORPORATION, HOLDER OF A BLANKET EASEMENT FOR PIPE LINE PURPOSES BY DEED RECORDED SEPTEMBER 24, 1912 IN BOOK 5164 PAGE 198 OF DEEDS, RECORDS OF LOS ANGELES COUNTY.
2. MARY E. GRIMES, HOLDER OF A BLANKET EASEMENT FOR PIPE LINE PURPOSES BY DEED RECORDED JUNE 4, 1919 AS INSTRUMENT NO. 153 IN BOOK 5813 PAGE 219 OF DEEDS, RECORDS OF LOS ANGELES COUNTY.
3. CHEVRON U.S.A., A PENNSYLVANIA CORPORATION (SUCCESSOR IN INTEREST TO STANDARD OIL COMPANY, A CALIFORNIA CORPORATION), HOLDER OF A BLANKET EASEMENT FOR PIPE LINE PURPOSES BY DEED RECORDED MAY 23, 1924 AS INSTRUMENT NO. 1004 IN BOOK 3175 PAGE 213 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

STATE OF CALIFORNIA }  
COUNTY OF } ss.  
ON December 14, 2006, BEFORE ME, Mary Ann Murphy, A NOTARY PUBLIC  
IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD GREENE  
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.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Mary Ann Murphy*  
NAME OF NOTARY Mary Ann Murphy  
COUNTY IN WHICH COMMISSIONED: Los Angeles  
DATE COMMISSION EXPIRES: August 11, 2007  
COMMISSION NUMBER: 1434451

STATE OF CALIFORNIA }  
COUNTY OF } ss.  
ON December 14, 2006, BEFORE ME, Mary Ann Murphy, NOTARY PUBLIC  
IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Michael F. Martin  
Gary Baer, 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.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Mary Ann Murphy*  
NAME OF NOTARY Mary Ann Murphy  
COUNTY IN WHICH COMMISSIONED: Los Angeles  
DATE COMMISSION EXPIRES: August 11, 2007  
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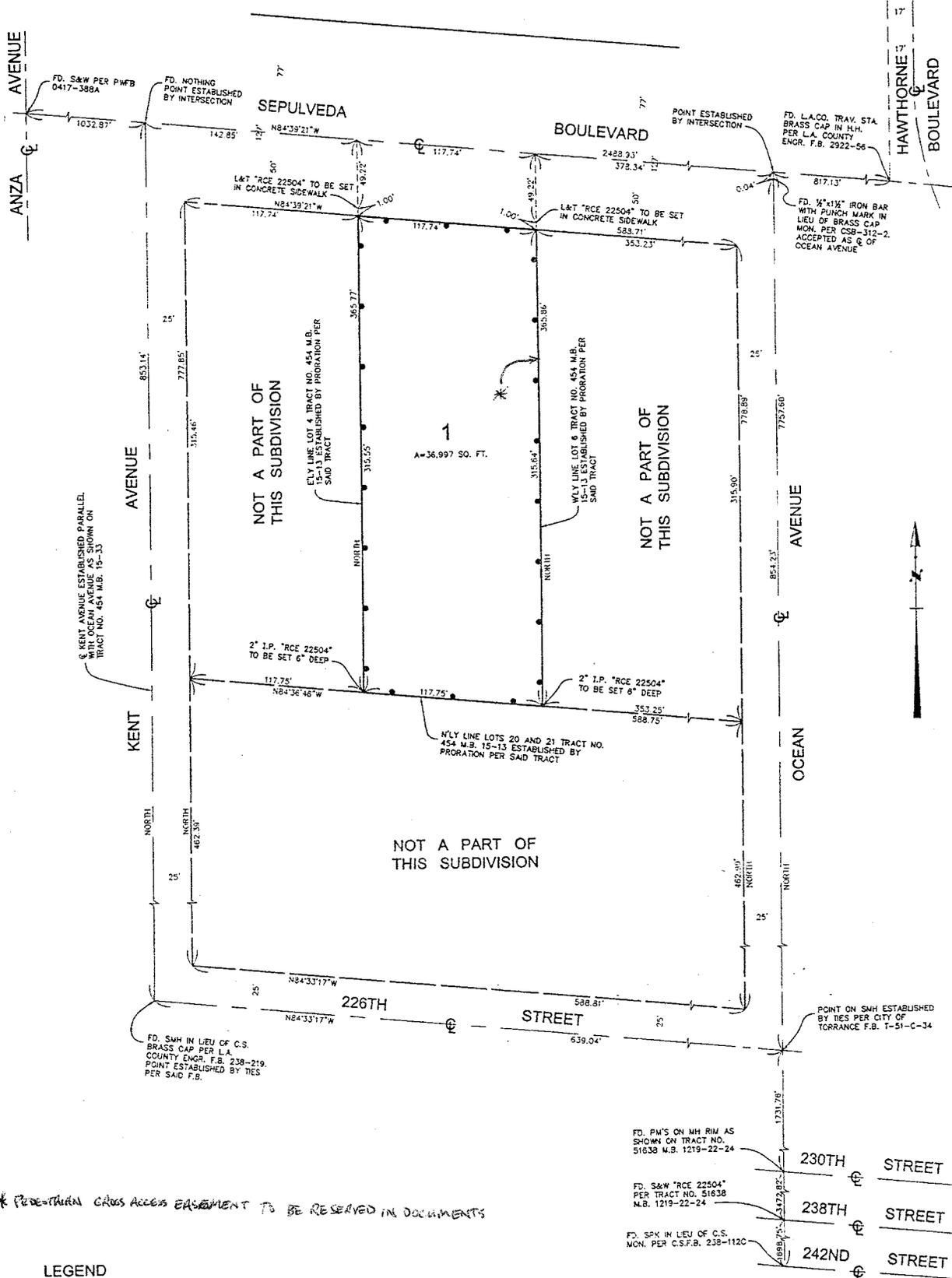
THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 42 UNITS,  
WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST  
IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND  
UTILITY EASEMENTS FOR THE UNITS.

SCALE: 1"=40'

SHEET 2 OF 2 SHEETS

# TRACT NO. 54196

IN THE CITY OF TORRANCE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES



\* PEDESTRIAN CROSS ACCESS EASEMENT TO BE RESERVED IN DOCUMENTS

### LEGEND

—•—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- FD. PW'S ON MH RIM AS SHOWN ON TRACT NO. 51638 M.B. 1219-22-24
- FD. S&W "RCE 22504" PER TRACT NO. 51638 M.B. 1219-22-24
- FD. SPK IN LIEU OF C.S. MON. PER C.S.F.B. 238-1120
- 230TH STREET
- 238TH STREET
- 242ND STREET