


REPORT TO CITY COUNCIL

DATE: JULY 13, 2016
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: GREG RAMIREZ, CITY MANAGER *h4 For C.R.*
BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 
SUBJECT: APPROVE FINAL PARCEL MAP NO. 67397 (APB PROPERTIES, LLC.)

Final Parcel Map No. 67397 merges six (6) parcels totaling over four acres into one parcel, along with dedicating the necessary easements. The project is located at the northwest corner of Agoura Road and Liberty Canyon Road (Assessor's Parcel No. 2064-006-006, 007,009,016,018, and 019).

The map has been reviewed for technical accuracy, title information, and compliance with the State Subdivision Map Act, conditions of approval, City ordinances, and is consistent with the approved Tentative Parcel Map.

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 67397;
2. Authorize the City Clerk to endorse the certificate on the face of the Map, which embodies the approval of said map.

Attachment: Copy of Parcel Map No. 67397

PARCEL MAP NO. 67397

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST,
SAN BERNARDINO MERIDIAN, IN THE CITY OF AGOURA HILLS,
COUNTY OF LOS ANGELES AND PORTION LOT 3 OF TRACT NO. 11181,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER
MAP RECORDED IN BOOK 197 PAGE 12 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLANDCIVIL, INC.

OWNER'S 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. WE HEREBY DEDICATE TO THE CITY OF AGOURA HILLS, THE EASEMENT FOR PUBLIC SIDEWALK AND PUBLIC ROAD AND HIGHWAY PURPOSES AS SHOWN ON THE MAP, ALONG WITH RIGHT TO RESTRICT EGRESS/INGRESS ALONG FRONTAGE OF LIBERTY CANYON ROAD AND AGOURA ROAD EXCEPT THAT ALREADY EXIST AT TIME OF FILING OF THIS MAP.

OWNER: ~~APB~~
APB PROPERTIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

Peter Baer
BY: PETER BAER / MANAGING MEMBER
PRINT NAME / TITLE

A NOTARY PUBLIC OR THE 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 June 7th 2016 BEFORE ME, Summa Marie Givens, PERSONALLY APPEARED PETER BAER WHO 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.

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

SIGNATURE [Signature]

PRINTED NAME: Summa Marie Givens
MY COMMISSION EXPIRES: November 1st 2018
MY PRINCIPAL PLACE OF BUSINESS IS IN: Agoura Hills
COMMISSION NUMBER: 2088485

BENEFICIARY STATEMENT

COMMUNITY BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 20131288888, OFFICIAL RECORDS, LOS ANGELES COUNTY.

Michael P. Gage
BY: MICHAEL P. GAGE / SVP
PRINT NAME / TITLE

A NOTARY PUBLIC OR THE 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 June 7 2016 BEFORE ME, Julie Yonai, PERSONALLY APPEARED MICHAEL P. GAGE WHO 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.

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

SIGNATURE [Signature]

PRINTED NAME: Julie Yonai
MY COMMISSION EXPIRES: December 25, 2019
MY PRINCIPAL PLACE OF BUSINESS IS IN: Pasadena, California
COMMISSION NUMBER: 2135275

SURVEYOR'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 APB PROPERTIES, LLC. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 12 MONTHS OF THE FILING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Donald G. Wait
DONALD G. WAIT RCE 27384
LICENSE EXPIRES: 03/31/17



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE _____
RAMIRO S. ADOVA III
CITY ENGINEER, CITY OF AGOURA HILLS
RCE NO. 66685
EXP. DATE 09/30/2016

CONTRACT CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS TO ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AND THAT IT IS TECHNICALLY CORRECT.

DATE _____
MICHAEL JAMES KRAPTON
CONTRACT CITY SURVEYOR, CITY OF AGOURA HILLS
P.L.S. NO. 8612

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, BY MOTION PASSED ON THE _____ DAY OF _____ APPROVED THE ATTACHED MAP. SAID COUNCIL ALSO DID ACCEPT ON BEHALF OF THE PUBLIC, THE DEDICATION OF EASEMENT FOR PUBLIC SIDEWALK, PUBLIC ROAD AND HIGHWAY PURPOSES AS SHOWN ON THE MAP ALONG WITH RIGHT TO RESTRICT EGRESS/INGRESS ALONG FRONTAGE OF LIBERTY CANYON ROAD AND AGOURA ROAD EXCEPT THAT ALREADY EXIST AT TIME OF FILING OF THIS MAP.

DATE _____
KIMBERLY RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

PARCEL MAP NO. 67397

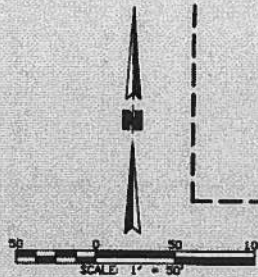
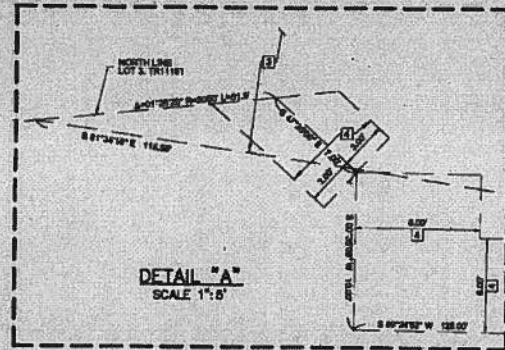
IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES AND PORTION LOT 3 OF TRACT NO.11161, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 197 PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLAND CIVIL, INC
 EASEMENT MAP AND
 DETAIL OF PARCEL 1

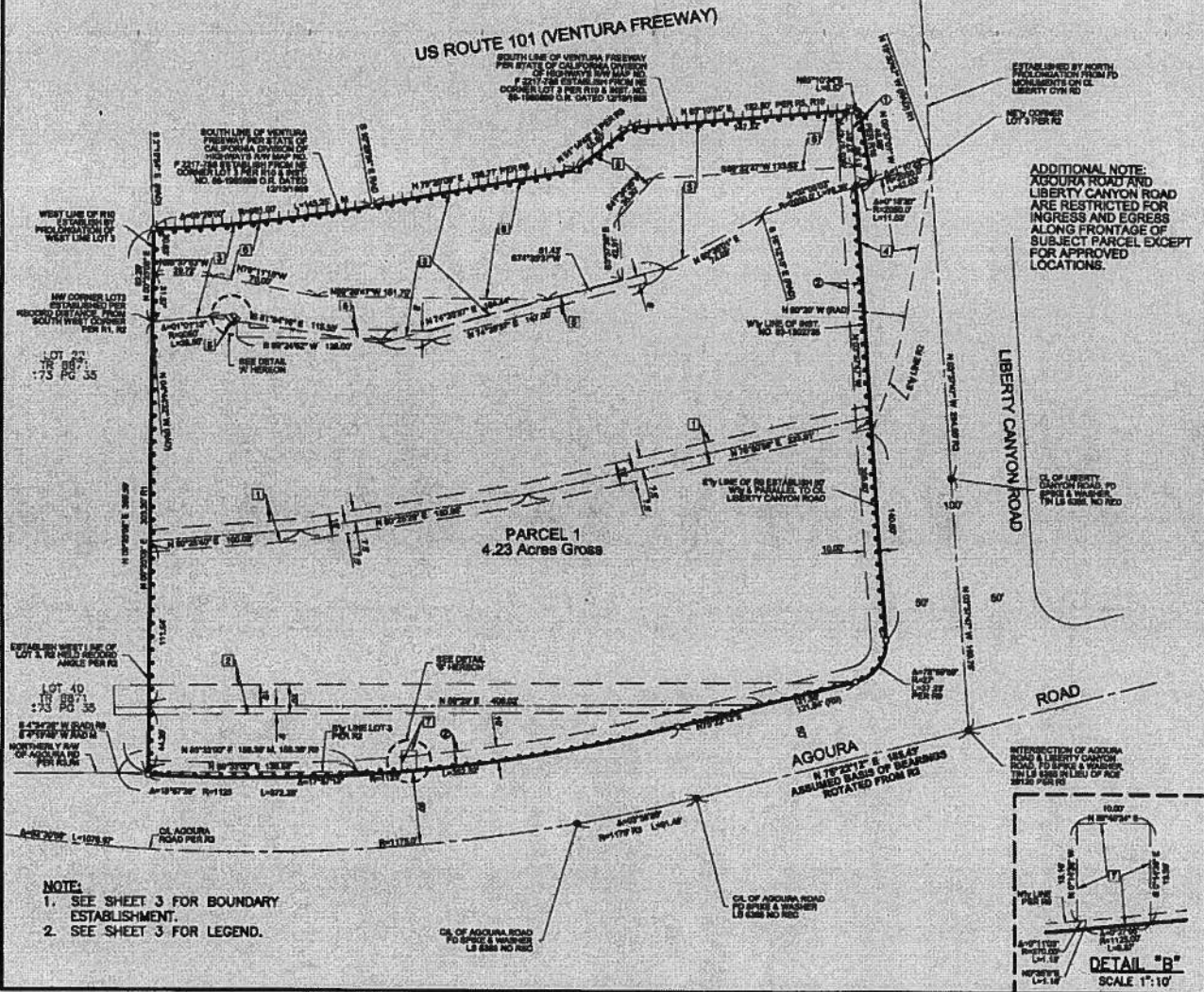
EXIST EASEMENT LEGEND:

- 1 County of Los Angeles, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded in Book 173, Page 34 and 35 of Maps.
- 2 The Pacific Telephone and Telegraph Company, a corporation, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded October 18, 1948 as Instrument No. 570 in Book 28526, Page 88 of Official Records.
- 3 City of Agoura Hills, a municipal corporation, owner of an easement for public utility facilities including overhead lines, underground conduits crossing and water lines and incidental purposes as disclosed in deed recorded December 13, 1968 as Instrument No. 88-1985899 of Official Records.
- 4 City of Agoura Hills, owner of an easement for public road and highway and incidental purposes as disclosed in deed recorded November 2, 1983 as Instrument No. 83-1302736 of Official Records.
- 5 Southern California Edison, a corporation, owner of an easement for transmitting intelligence by electrical means and incidental purposes as disclosed in deed recorded March 23, 1989 as Instrument No. 89-461730 of Official Records.
- 6 Mountains Recreation and Conservation Authority, owner of an easement for conservation, wild and corridor easement as recorded December 2, 2014 as Instrument No. 20141263889 of Official Records.
- 7 Las Virgenes Municipal Water District, a municipal corporation of the State of California, owner of an easement



PROP EASEMENT LEGEND:

- 1 DEDICATION TO THE CITY OF AGOURA HILLS FOR PUBLIC ROAD AND HIGHWAY AND SIDEWALK PURPOSES, LIBERTY CANYON ROAD.
- 2 10' WIDE DEDICATION TO THE CITY OF AGOURA HILLS FOR SIDEWALK PURPOSES.



PARCEL MAP NO. 67397

IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST,
 SAN BERNARDINO MERIDIAN, IN THE CITY OF AGOURA HILLS,
 COUNTY OF LOS ANGELES AND PORTION LOT 3 OF TRACT NO.11181,
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER
 MAP RECORDED IN BOOK 197 PAGE 12 OF MAPS, IN THE OFFICE OF
 THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLANDCIVIL, INC.

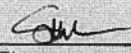
SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 86438, (CIVILIAN-VII) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST ARE SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

- State of California, owner of an easement for state highway, extend, excavation slopes and embankment slopes and incidental purposes as disclosed by deed recorded January 6, 1915 in Book 5826, Page 320 and March 17, 1916 in Book 8235, Page 140 of Deeds. (Indetermined)
- State of California, owner of an easement for public road and state highway purposes and drainage structures and slopes and incidental purposes as disclosed by deed recorded July 16, 1925 in Book 4891, Page 227 of Official Records. (Indetermined)
- State of California, owner of an easement for state highway, extend, excavation slopes, embankment slopes and incidental purposes as disclosed in deed recorded December 10, 1929 in Book 9593, Page 147 of Official Records. (Indetermined)
- County of Los Angeles, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded in Book 173, Page 34 and 35 of Maps.
- The Pacific Telephone and Telegraph Company, a corporation, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded October 18, 1948 as instrument No. 570 in Book 28828, Page 98 of Official Records.
- State of California, owner of an easement for ingress and egress and incidental purposes as disclosed in deed recorded October 4, 1966 as instrument No. 2384 of Official Records. (Indetermined)
- City of Agoura Hills, owner of an easement for public road and highway and incidental purposes as disclosed in deed recorded November 2, 1963 as instrument No. 63-1302735 of Official Records.
- City of Agoura Hills, owner of an easement for maintenance and right of access and incidental purposes as disclosed in deed recorded October 22, 1967 as instrument No. 87-1680437 of Official Records. (Indetermined)
- City of Agoura Hills, a municipal corporation, owner of an easement for public utility facilities including overhead lines, underground conduits crossing and water lines and incidental purposes as disclosed in deed recorded December 13, 1985 as instrument No. 88-1985899 of Official Records.
- Southern California Edison, a corporation, owner of an easement for transmitting intelligence by electrical means and incidental purposes as disclosed in deed recorded March 23, 1989 as instrument No. 89-451730 of Official Records.
- Mountains Recreation and Conservation Authority, a joint exercise of powers authority established pursuant to California Government Code section 6500 et seq, owner of an easement for conservation and incidental purposes recorded December 2, 2014 as instrument No. 20141283969 of Official Records.
- Las Virgenes Municipal Water District, a municipal corporation of the State of California, owner of an easement for right to construct, maintain, operate and use waterlines and appurtenant structures and incidental purposes recorded August 7, 2015 as instrument No. 20150971283 of Official Records.

BENEFICIARY STATEMENT

ANCHOR LOANS LP, BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 30, 2016 AS INSTRUMENT NO. 20160348134 OF OFFICIAL RECORDS, LOS ANGELES COUNTY AND BENEFICIAL INTEREST WAS ASSIGNED TO ANCHOR FUND, LLC, UNDER DEED OF TRUST RECORDED MARCH 30, 2016 AS INSTRUMENT NO. 20160388891 OF OFFICIAL RECORDS

BY:  _____
 BY: _____
STEPHEN POLLACK, PRESIDENT PRINT NAME / TITLE PRINT NAME / TITLE

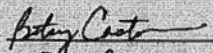
A NOTARY PUBLIC OR THE OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
) SS
 COUNTY OF LOS ANGELES)

ON June 10, 2016 BEFORE ME, Betsy Castore, PERSONALLY APPEARED Stephen Pollack WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: 
 PRINTED NAME: Betsy Castore
 MY COMMISSION EXPIRES: Sept. 20, 2017
 MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles
 COMMISSION NUMBER: 2038360

SYMBOLS & ABBREVIATIONS

BC	BEGINNING OF CURVE
BK	BOOK
CL	CENTERLINE
DL	DEED
DOC	DOCUMENT
FD	FOUND
IP	IRON PIPE
L.S.	LICENSED SURVEYORS MAP
M	MEASURED
M.B.	MAP BOOK
N.O.	NUMBER
O.R.	OFFICIAL RECORD
PG	PAGE
P.W.F.B.	PUBLIC WORKS FIELD BOOK
R	RECORD
R/W	RIGHT-OF-WAY
S&T	SPIKE AND TIN
TR	TRACT
○	FOUND MONUMENT AS NOTED SET 2"x18" IP TAGGED RCE 27384 UNLESS OTHERWISE NOTED NOTHING FOUND NOTHING SET NOTHING FOUND
○	
○	
N.F.M.S.	
NF	
---	CENTERLINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	EXISTING OTHER LOT LINE
---	INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
---	ACCESS RESTRICTION DEDICATION PER: DOC NO. 2384 O.R.

PARCEL MAP NO. 67397

IN THE CITY OF AGOURA HILLS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES AND PORTION LOT 3 OF TRACT NO. 11181, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 197 PAGE 12 OF SAID COUNTY.

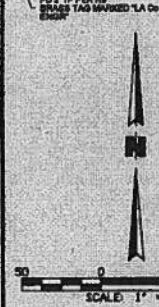
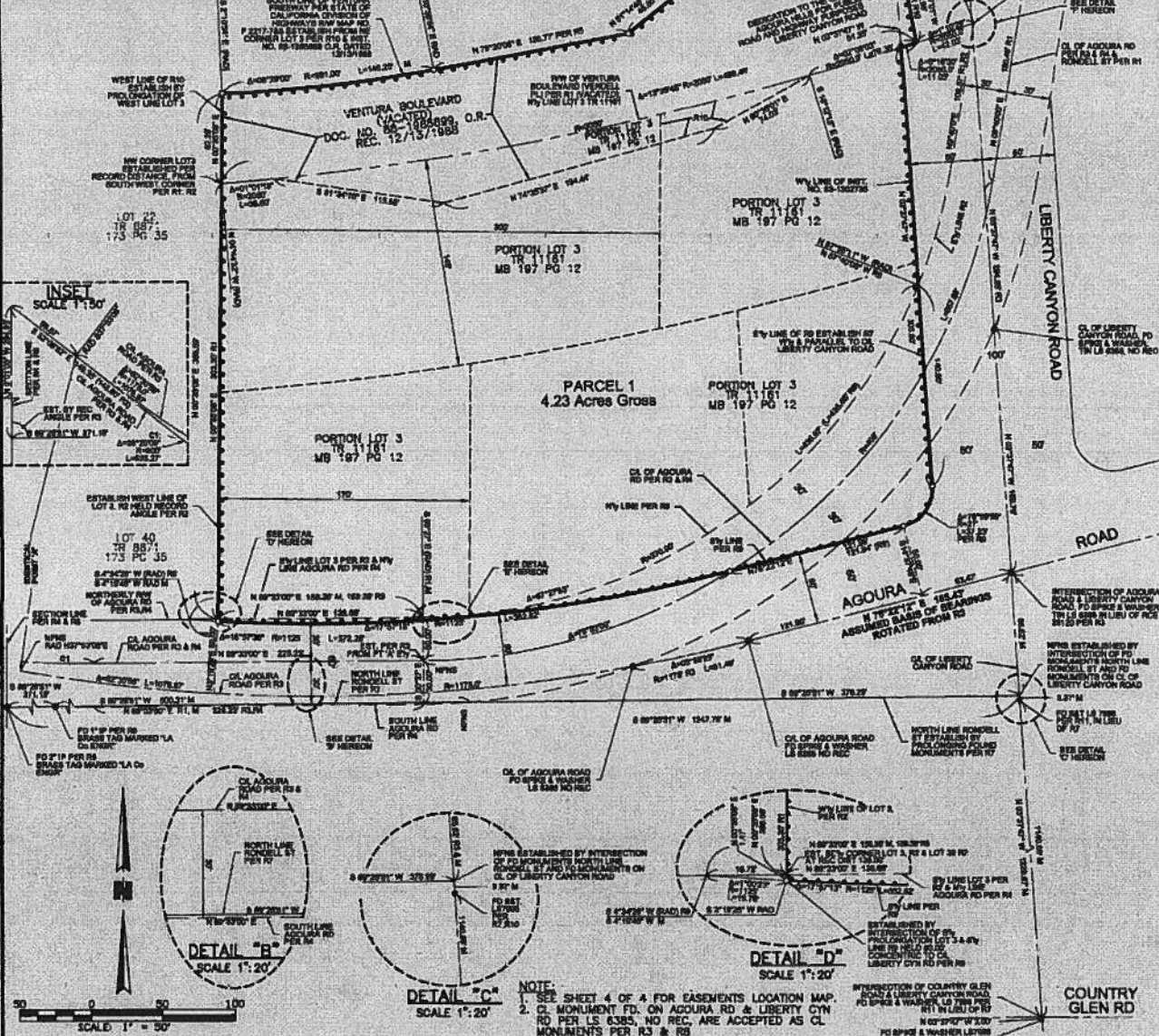
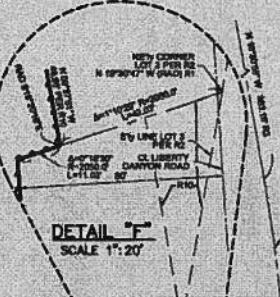
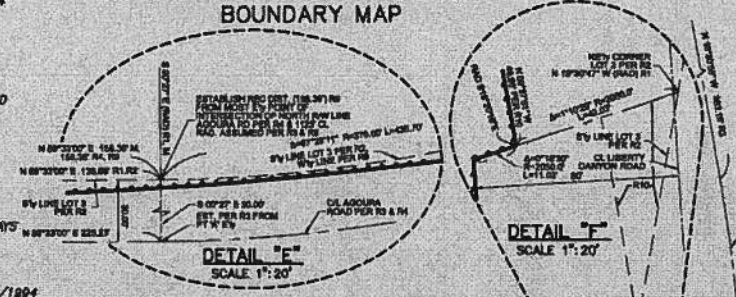
PREPARED BY **WESTLANDCIVIL, INC**
BOUNDARY MAP

REFERENCES

- R1 TRACT NO. 8871; BK 173 PG 34/35
- R2 TRACT NO. 11181; BK 197 PG 12
- R3 TRACT NO. 33128; BK 1099 PG 184-97
- R4 RECORD OF SURVEY; BK 83; PG 74-77
- R5 STATE OF CALIFORNIA DIVISION OF HIGHWAYS
R/W MAP NO. F 2217-788
- R6 COUNTY SURVEYORS MAP CS# 5313-2
- R7 TRACT NO. 29674; BK 734 PG 74
- R8 P.W.F.B. 1808 PG 678
- R9 INST. NO. 94-1987287 O.R. REC. 11/03/1994
- R10 INST. NO. 2388; O.R. REC. 3/01/1993 DEED
TO STATE OF CALIFORNIA, VACATED PER INST.
NO. 88-1985888, RELINQUISHED TO COUNTY PER
DO 23834 DATED 10/04/1986
- R11 P.W.F.B. 1808, 863-947

BASIS OF BEARINGS

THE BEARING OF NORTH 75°36'48" EAST FOR A PORTION OF THE CENTERLINE OF AGOURA ROAD, SHOWN ON TRACT NO. 33128 RECORDED IN BOOK 1099 PG 84-87 OF MAPS AND ROTATED TO ASSUMED BEARING OF NORTH 75°22'12" EAST WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.



NOTE:
1. SEE SHEET 4 OF 4 FOR EASEMENTS LOCATION MAP.
2. CL MONUMENT FD. ON AGOURA RD & LIBERTY CYN RD PER L.S. 6388. NO REC. ARE ACCEPTED AS CTN MONUMENTS PER R3 & R8

