



REPORT TO CITY COUNCIL

DATE: SEPTEMBER 12, 2017

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 

SUBJECT: APPROVE FINAL PARCEL MAP NO. 74092 FOR COMMERCIAL CONDOMINIUM PURPOSES-28348 ROADSIDE DRIVE (JMR LAND USE CONSULTANTS)

Final Parcel Map No. 74092 subdivides an existing office building, located at 28348 Roadside Drive (APN 2061-009-074), for commercial condominium purposes, along with dedicating the necessary easements.

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. 74092;
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. 74092

1 PARCEL
32,589 SQ. FT.

PARCEL MAP NO. 74092

FOR CONDOMINIUM PURPOSES

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

PORTION OF LOT 20 IN BLOCK 2 OF TRACT NO. 8451, AS PER MAP RECORDED IN BOOK 104, PAGES 79 THROUGH 90, INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF ROADSIDE DRIVE, FORMERLY KNOWN AS COLODNY DRIVE, AS SHOWN ON THE MAP OF SAID TRACT NO. 8451, AND VACATED BY RESOLUTION NO. 02-1231 RECORDED MAY 21, 2002 AS INSTRUMENT NO. 02-1170573 OF OFFICIAL RECORDS, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, 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.

OWNER:
MAGE INVESTMENTS, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

MOSHE LEVY
BY: MOSHE LEVY / OWNER
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 March 17, 2017 BEFORE ME, Carol A. Heiss, PERSONALLY APPEARED MOSHE LEVY, 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 Carol A. Heiss
PRINTED NAME: Carol A. Heiss
MY COMMISSION EXPIRES: April 21, 2017
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles County
COMMISSION NUMBER: 2021288

COUNTY OF LOS ANGELES CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____
DEPUTY
COUNTY OF LOS ANGELES

HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$50,200.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF MAGE INC./PARCEL MAP NO. 74092 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____
DEPUTY
COUNTY OF LOS ANGELES

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 MAGE INVESTMENTS, LLC, IN FEBRUARY 2018. 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. Waite 5/15/17
DONALD G. WAITE RCE 27364
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, THAT I AM SATISFIED THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66450 (a)(1), (2), (3) AND (4) HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO THE CITY RECORDS.

DATE 8/14/17
Ramiro S. Adeva III
RAMIRO S. ADEVA III
CITY ENGINEER, CITY OF AGOURA HILLS
RCE NO. 65865
EXP. DATE 09/30/2018



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 I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE 8/14/17
Michael James Knapton
MICHAEL JAMES KNAPTON
CONTRACT CITY SURVEYOR, CITY OF AGOURA HILLS
PLS NO. 8012



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.

DATE _____
KIMBERLY RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

PARCEL MAP NO. 74092

FOR CONDOMINIUM PURPOSES

IN THE CITY OF AGOURA HILLS

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF LOT 20 IN BLOCK 2 OF TRACT NO. 8451, AS PER MAP RECORDED IN BOOK 104, PAGES 79 THROUGH 90, INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF ROADSIDE DRIVE, FORMERLY KNOWN AS COLODNY DRIVE, AS SHOWN ON THE MAP OF SAID TRACT NO. 8451, AND VACATED BY RESOLUTION NO. 02-1231 RECORDED MAY 21, 2002 AS INSTRUMENT NO. 02-1170573 OF OFFICIAL RECORDS, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLANDCIVIL, INC.

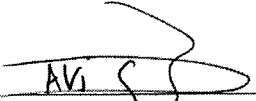
SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i)-(iii) 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.

- I. COLODNY AND L.L. COLODNY, OWNER OF AN EASEMENT, AS DISCLOSED IN DEED(S) RECORDED FEBRUARY 26, 1929 IN BOOK 9038, PAGE 218, OF OFFICIAL RECORDS. (UNDETERMINED)
- JANET SIMEONE, EASEMENT HOLDER(S), AS DISCLOSED BY AN AGREEMENT RECORDED MAY 7, 2002 AS INSTRUMENT NO. 02-1056103, OF OFFICIAL RECORDS.
- CITY OF AGOURA HILLS, A MUNICIPAL CORPORATION, EASEMENT HOLDER(S), AS DISCLOSED BY A RESOLUTION NO. 02-1231 RECORDED MAY 21, 2002 AS INSTRUMENT NO. 02-1170573, OF OFFICIAL RECORDS
- LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, EASEMENT HOLDER(S) BY DEED(S) RECORDED FEBRUARY 7, 2003 AS INSTRUMENT NO. 03-0387009, OF OFFICIAL RECORDS
- RICHARD SIMEONE AND JANET SIMEONE, TRUSTEES OF THE SIMEONE FAMILY TRUST DATED MARCH 30, 2002, EASEMENT HOLDER(S) BY DEED(S) RECORDED JANUARY 2, 2007 AS INSTRUMENT NO. 20070002357, OF OFFICIAL RECORDS

BENEFICIARY STATEMENT

HILLFOOT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 9, 2017 AS INSTRUMENT NO. 20170165932, OFFICIAL RECORDS.


 BY: AVI SHLANGAR - ANGUR NAMBUR
 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 3/14 2017 BEFORE ME, Anaali Aguirre PERSONALLY APPEARED Avi Shlangar, 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 Anaali Aguirre
 PRINTED NAME: Anaali Aguirre
 MY COMMISSION EXPIRES: April 28 2017
 MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles California
 COMMISSION NUMBER: 2021114

SCALE 1"=60'

PARCEL MAP NO. 74092

SHEET 3 OF 3 SHEETS

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

PORTION OF LOT 20 IN BLOCK 2 OF TRACT NO. 8451, AS PER MAP RECORDED IN BOOK 104, PAGES 79 THROUGH 80, INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF ROADSIDE DRIVE, FORMERLY KNOWN AS COLONY DRIVE AS SHOWN ON THE MAP OF SAID TRACT NO. 8451, AND VACATED BY RESOLUTION NO. 02-1231 RECORDED MAY 21, 2002 AS INSTRUMENT NO. 02-1170573 OF OFFICIAL RECORDS, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLAND CIVIL, INC.
MARCH, 2017

LEGEND

BC	BEGINNING OF CURVE
BK	BOOK
CL	CENTERLINE
CF	CALCULATED FROM
C.E.	COUNTY ENGINEER
C.S.	COUNTY SURVEYOR
DEED	DEED
DIST.	DISTANCE
DOC	DOCUMENT
EST.	ESTABLISHED
FB	FIELD BOOK
EC	END OF CURVE
FD	FOUND
IP	IRON PIPE
L.A.	LOS ANGELES
L.A.C.F.C.D.	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
L.S.	LICENSED SURVEYOR
L & TAG	LEAD & TAG
M	MEASURED
M.B.	MAP BOOK
N.L.	NOT LEGIBLE
N.R.	NO RECORD
O.R.	OFFICIAL RECORD
PG	PAGE
R	RECORD
R/W	RIGHT-OF-WAY
SAW	SPINE & WASHER
T.C.	TOP OF CURB
SF, NF	SEARCHED FOR, NOT FOUND

EASEMENT (D) LINE DATA

NO.	BEARING	DISTANCE
1	N15°38'04"E	215.00'
2	N74°21'56"W	55.00'
3	N15°38'04"E	26.00'
4	N74°21'56"W	32.00'
5	N29°21'53"W	14.14'
6	N15°38'04"E	180.85'

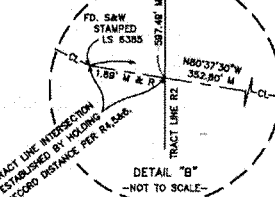
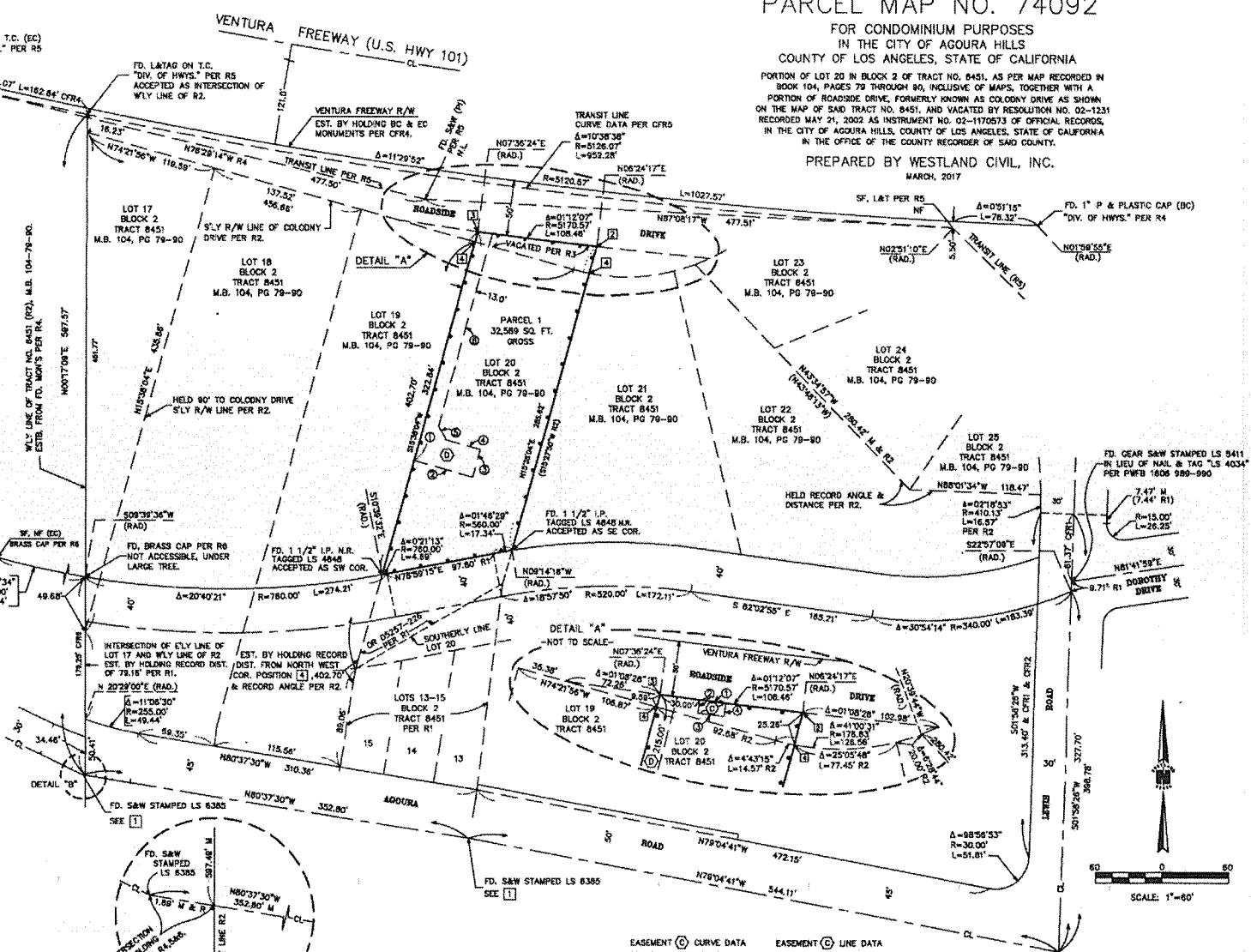
--- CENTERLINE
--- EXISTING LOT LINE
--- NEW LOT LINE
--- EASEMENT LINE
--- TRANSIT LINE
--- INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP

SURVEYOR NOTES

- 1 SAW ALONG AGOURA ROAD PER R5 LOST TO SURFACE REFINISHING PROJECT. NO THE RECORDS AVAILABLE FOR FD SAW, STAMPED LS 6385 PER CITY OF AGOURA HILLS.
- 2 SET 2" IP, CEMENT PLUG AND TACK TAGGED RCE 27364.
- 3 SET L & TAG STAMPED RCE 27364.
- 4 1 1/2" IP TAGGED LS 4848 AS FOUND ON INITIAL PRE-CONSTRUCTION SURVEY, N.R. HELD FOR LINE PER INITIAL SURVEY TIES.

EASEMENTS

- A RESERVATION OF AN EASEMENT FOR THE PURPOSE OF POLES AND PUBLIC UTILITIES AS DISCLOSED IN DEED RECORDED IN BOOK 9036, PAGE 213 OF OFFICIAL RECORDS. (BLANK IN NATURE).
- B CITY OF AGOURA HILLS, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY RESOLUTION NO. 02-1231 IN DEED RECORDED ON MAY 21, 2002 AS INSTRUMENT NUMBER 02-1170573 OF OFFICIAL RECORDS.
- C LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, OWNER OF EASEMENT FOR WATERLINE AND APPURTENANT STRUCTURES AS DISCLOSED IN DEED RECORDED FEBRUARY 7, 2003 AS INSTRUMENT NO. 03-0387009 OF OFFICIAL RECORDS.
- D RICHARD SWEENEY AND JANET SWEENEY, TRUSTEES OF THE SWEENEY FAMILY TRUST DATED MARCH 30, 2000, OWNER OF EASEMENT FOR RECIPROCAL ACCESS AS DISCLOSED IN DEED RECORDED JANUARY 2, 2007 AS INSTRUMENT NO. 2007-0002367 OF OFFICIAL RECORDS.



BASIS OF BEARINGS

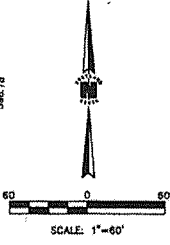
THE BEARING OF N 78°20'14" W REFERENCED ALONG THE TRANSIT LINE OF ROADSIDE DRIVE PER R4 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT (C) CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	00°13'17"	5170.57'	20.00'

EASEMENT (C) LINE DATA

NO.	BEARING	DISTANCE
1	S07°14'09"W	10.00'
2	S82°45'51"E	20.00'
3	N07°14'09"E	10.00'



FD. SAW STAMPED LS 6385
SEE [1]