



REPORT TO CITY COUNCIL

DATE: JANUARY 24, 2018
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 VESTING TRACT MAP NO. 73890 (AGOURA LANDMARK, L.P.)

Final Vesting Tract Map No. 73890 subdivides six (6) light industrial buildings totaling over 69,852 square feet for condominium purposes, along with dedicating the necessary easements. The project is located at 29621 Agoura Road (Assessor's Parcel No. 2061-003-027).

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 Vesting Tentative Tract Map.

Staff respectfully recommends the City Council:

1. Approve Vesting Tract Map No. 73890;
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 Vesting Tract Map No. 73890

NUMBER OF LOTS: 1
AREA = 5.17 ACRES

SHEET 1 OF 3 SHEETS

VESTING TRACT No. 73890

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP No. 13342, AS PER MAP
FILED IN BOOK 157, PAGES 50 THROUGH 52, INCLUSIVE, OF PARCEL MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

FOR CONDOMINIUM PURPOSES

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.

AGOURA LANDMARK L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
BY: CLG AGOURA, INC.
ITS: GENERAL PARTNER

BY: NGTO
MARTIN TEITELBAUM
ITS: SECRETARY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN JULY, 2017, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AGOURA LANDMARK, L.P. ON JULY 20, 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP); AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Larry J. Frager 11/27/17
LARRY J. FRAGER, P.L.S. 1998 DATE



A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY 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 VENTURA

ON Dec. 4, 2017 BEFORE ME, Beth Woodward, Notary Public
PERSONALLY APPEARED Martin Teitelbaum

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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HER 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.

Beth Woodward Beth Woodward
NOTARY PUBLIC NAME (PRINTED)
221 1954 11/02/21 COMMISSION No. EXPIRATION DATE
PRINCIPAL PLACE OF BUSINESS:
VENTURA COUNTY.

CITY ENGINEER'S CERTIFICATE:

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 THE 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 CITY RECORDS.

BY: Ramiro S. Adeva III DATE
CITY ENGINEER, CITY OF AGOURA HILLS
RCE No. 66365

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

BY: Michael J. Knapp 12/21/2017
MICHAEL J. KNAPP DATE
CITY CONTRACT SURVEYOR
PLS No. 8012



SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING PRESENT EASEMENT OWNERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(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 GOVERNING BODY:

THE SIGNATURES OF THE PRESENT OWNERS, EASEMENT HOLDERS FOR ROADS, WATER AND ETC., RECORDED IN BOOK 1212, PAGE 14 OF DEEDS. (THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.)

LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR PIPE LINE PURPOSES, RECORDED AUGUST 27, 1965, IN BOOK D3031, PAGE 352 OF OFFICIAL RECORDS.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLICE, EASEMENT HOLDER FOR COVERED STORM DRAIN, FLOOD CONTROL, AND INGRESS AND EGRESS, RECORDED JULY 18, 1973, AS INSTRUMENT No. 3516 OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, EASEMENT HOLDER FOR DRAIN AND APPURTENANT STRUCTURES PURPOSES, RECORDED AUGUST 8, 1960, AS INSTRUMENT No. 80-764242 OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, EASEMENT HOLDER FOR FLOOD HAZARD AREA, AS SHOWN ON PARCEL MAP No. 13342, FILED IN BOOK 157, PAGES 50 THROUGH 52, INCLUSIVE OF PARCEL MAPS.

LITTON INTERNATIONAL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, EASEMENT HOLDER FOR DRIVEWAY AND OTHER PURPOSES, RECORDED DECEMBER 13, 2001, AS INSTRUMENT No. 01-2385342 OF OFFICIAL RECORDS.

LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR PIPE LINE PURPOSES, RECORDED DECEMBER 30, 1965, IN BOOK D3161, PAGE 593 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT:

FRANK E. BARMAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY THE DEED, REGISTERED ON JUNE 7, 1946, AS DOCUMENT No. 12750-0, CERTIFICATE RE-40317.

FRANK L. MALLERY AND TITLE INSURANCE AND TRUST COMPANY AND TRUSTEES UNDER THE WILL OF ROSS BEASON, DECEASED, OWNERS OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS, OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED, AS RESERVED BY DEED RECORDED JULY 29, 1978, AS INSTRUMENT No. 78-823353 OF OFFICIAL RECORDS.

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, BY MOTION PASSED ON THE _____ DAY OF _____, 2017, APPROVED THIS MAP.

BY: Kimberly Rodrigues DATE
CITY CLERK, CITY OF AGOURA HILLS

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ 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 TRACT No. 73890 AS REQUIRED BY LAW.

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

BY: _____ DATE
DEPUTY

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

BY: _____ DATE
DEPUTY

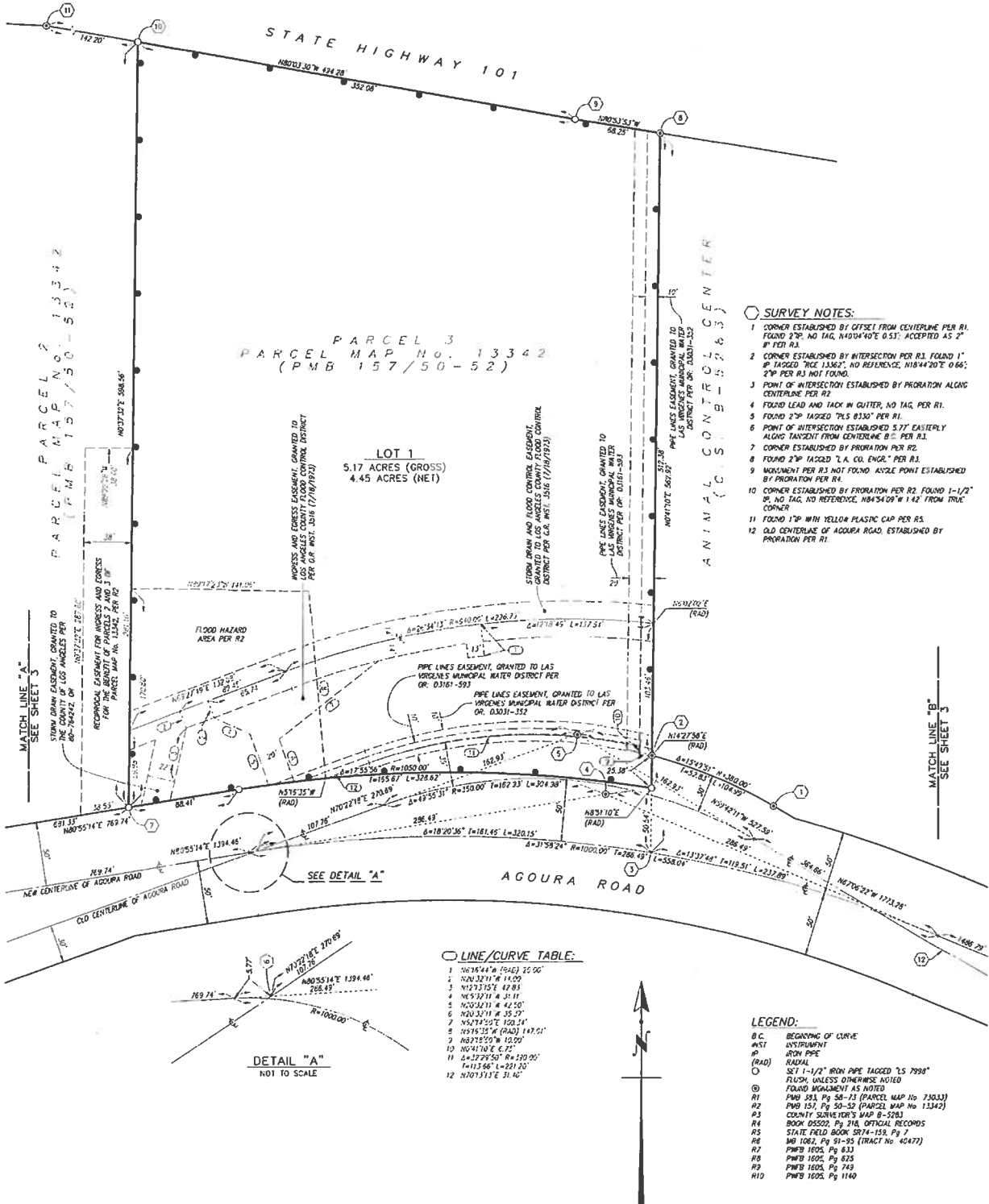
CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 26 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

VESTING TRACT No. 73890

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

INDICATES THE BOUNDARY OF THE LAND
 BEING SUBDIVIDED BY THIS MAP



PARCEL 3
 PARCEL MAP No. 13342
 (PMB 157/50-52)

LOT 1
 5.17 ACRES (GROSS)
 4.45 ACRES (NET)

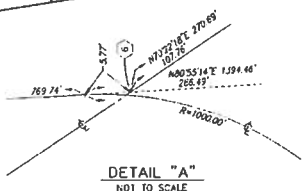
- SURVEY NOTES:**
- CORNER ESTABLISHED BY OFFSET FROM CENTERLINE PER R1. FOUND 2" P. NO TAG, N40°44'40"E 0.53'; ACCEPTED AS 2" P. PER R1.
 - CORNER ESTABLISHED BY INTERSECTION PER R1. FOUND 1" P. TAGGED "RICE 13362", NO REFERENCE, N18°44'20"E 0.66'; 2" P. PER R3 NOT FOUND.
 - POINT OF INTERSECTION ESTABLISHED BY PRORATION ALONG CENTERLINE PER R2.
 - FOUND LEAD AND TACK IN GUTTER, NO TAG, PER R1.
 - FOUND 2" P. TAGGED "LS 8130" PER R1.
 - POINT OF INTERSECTION ESTABLISHED 5.77' EASTERLY ALONG TANGENT FROM CENTERLINE B.C. PER R1.
 - CORNER ESTABLISHED BY PRORATION PER R2.
 - FOUND 2" P. TAGGED "L.A. CO. ENGR." PER R1.
 - MONUMENT PER R3 NOT FOUND. ANGLE POINT ESTABLISHED BY PRORATION PER R4.
 - CORNER ESTABLISHED BY PRORATION PER R2. FOUND 1"-1/2" P. NO TAG, NO REFERENCE, N44°34'09"W 1.42' FROM TRUE CORNER.
 - FOUND 1" P. WITH YELLOW PLASTIC CAP PER R5.
 - OLD CENTERLINE OF AGOURA ROAD, ESTABLISHED BY PRORATION PER R1.

LINE/CURVE TABLE:

1	N07°44'48" W 70.43'	22.00'
2	S28°32'11" W 11.00'	
3	N12°31'15" E 42.83'	
4	N65°32'11" W 31.11'	
5	N02°32'11" W 42.50'	
6	N20°32'11" W 35.27'	
7	N54°14'52" E 100.34'	
8	S39°15'35" W (RAD) 149.51'	
9	N03°19'52" W 10.00'	
10	N04°17'07" E 6.25'	
11	S=22°29'50" W R=190.95'	L=113.66' L=921.20'
12	N70°13'13" E 31.40'	

- LEGEND:**
- B.C. BEGINNING OF CURVE
 - INST. INSTRUMENT
 - IP IRON PIPE
 - RAD. RADIAL
 - SET 1-1/2" IRON PIPE TAGGED "LS 7998"
 - FLUSH UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - R1 PMB 583, Pg 58-73 (PARCEL MAP NO. 73033)
 - R2 PMB 157, Pg 58-59 (PARCEL MAP NO. 13342)
 - R3 COUNTY SURVEYOR'S MAP B-5283
 - R4 BOOK 85502, Pg 218, OFFICIAL RECORDS
 - R5 STATE FIELD BOOK 5974-113, Pg 7
 - R6 MB 1062, Pg 91-95 (TRACT No. 42477)
 - R7 PMB 1605, Pg 633
 - R8 PMB 1605, Pg 625
 - R9 PMB 1605, Pg 749
 - R10 PMB 1605, Pg 1140

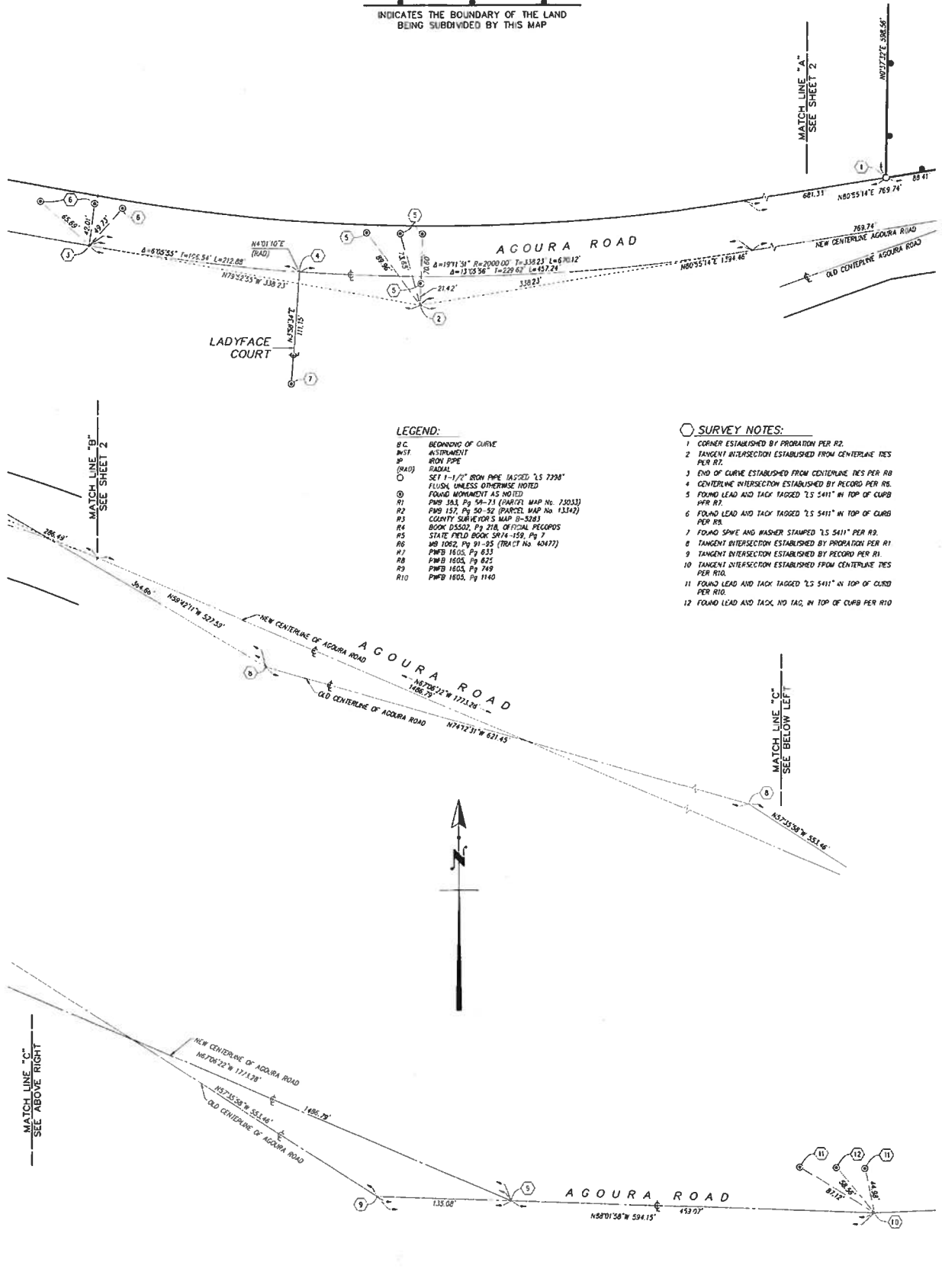
BASIS OF BEARINGS:
 THE BEARING OF N67°06'22"W ALONG THE NEW CENTERLINE OF AGOURA ROAD, AS SHOWN ON PARCEL MAP No. 73033 AND FILED IN BOOK 383, PAGES 58 THROUGH 73, INCLUSIVE OF PARCEL MAPS BY THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



VESTING TRACT No. 73890

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

INDICATES THE BOUNDARY OF THE LAND
 BEING SUBDIVIDED BY THIS MAP



LEGEND:

- B.C. BEGINNING OF CURVE
- INST. INSTRUMENT
- IP IRON PIPE
- (RAD) RADIAL
- SET 1-1/2" IRON PIPE TAGGED "LS 7298" FLUSH UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- R1 PWB 163, Pg 54-73 (PARCEL MAP No. 73033)
- R2 PWB 137, Pg 50-52 (PARCEL MAP No. 13342)
- R3 COUNTY SURVEYOR'S MAP 0-5283
- R4 BOOK 05502, Pg 218, OF TOLAH PREGOPOS
- R5 STATE FIELD BOOK SR14-159, Pg 7
- R6 SB 1002, Pg 91-95 (TRACT No. 40477)
- R7 PWB 1602, Pg 633
- R8 PWB 1602, Pg 625
- R9 PWB 1602, Pg 749
- R10 PWB 1602, Pg 1140

SURVEY NOTES:

- 1 CORNER ESTABLISHED BY PROPORTION PER R2.
- 2 TANGENT INTERSECTION ESTABLISHED FROM CENTERLINE RES PER R1.
- 3 END OF CURVE ESTABLISHED FROM CENTERLINE RES PER R8
- 4 CENTERLINE INTERSECTION ESTABLISHED BY RECORD PER R8.
- 5 FOUND LEAD AND TACK TAGGED "LS 5411" IN TOP OF CURB PER R7.
- 6 FOUND LEAD AND TACK TAGGED "LS 5411" IN TOP OF CURB PER R8.
- 7 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R9.
- 8 TANGENT INTERSECTION ESTABLISHED BY PROPORTION PER R1
- 9 TANGENT INTERSECTION ESTABLISHED BY RECORD PER R1.
- 10 TANGENT INTERSECTION ESTABLISHED FROM CENTERLINE RES PER R10.
- 11 FOUND LEAD AND TACK TAGGED "LS 5411" IN TOP OF CURB PER R10.
- 12 FOUND LEAD AND TACK, NO TAG, IN TOP OF CURB PER R10