

SCALE: 1" = 20'

# PARCEL MAP L.A. NO. 2006-3593

SHEET 1 OF 2 SHEETS

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

AUG 19 2009

BEING A SUBDIVISION OF LOT 90, OF TRACT NO. 8439, AS PER MAP  
RECORDED IN BOOK 100 PAGES 93 TO 96 INCLUSIVE OF MAPS,  
RECORDS OF LOS ANGELES COUNTY.



FILED  
AT REQUEST OF OWNER

53 MIN PAST 11am  
ON BOOK 363

AT PAGE 70-71  
OF PARCEL MAPS  
LOS ANGELES COUNTY, CA

Registrar-Recorder/County Clerk  
by Monia F. Nurels  
Deputy

FEES 11.00

D.A. FEE CODE 20 135

### SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF THE LAND 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.

WOOSTER PROPERTIES LLC, OWNERS

Houshang Moghimi MANAGER MEMBER  
NAME: TITLE:

NOTE: THE RECORD OWNER(S) IS (ARE) :

Houshang Moghimi & Yousef Bastan

INVESTMENT INC., A CALIFORNIA CORPORATION, AS  
EAST WEST V BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER  
4, 2006, AS INSTRUMENT NO. 20062680131 OF OFFICIAL RECORDS, RECORDS OF  
LOS ANGELES COUNTY.

Flora Ling TITLE: SVP  
NAME: TITLE:

Robert Lo TITLE: SVP  
NAME: TITLE:

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES )

ON NOVEMBER 12, 2008 BEFORE ME,  
Mangala T.B. Tennakoon, Notary Public

PERSONALLY APPEARED HOUSHANG MOGHIMI  
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 Mangala T.B. Tennakoon  
NAME OF NOTARY MANGALA T.B. TENNAKOON  
COUNTY IN WHICH COMMISSIONED LOS ANGELES  
DATE COMMISSION EXPIRES APRIL 21, 2009  
COMMISSION NUMBER 1563650

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$49,025.00  
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 PARCEL MAP L.A. NO. 2006-3593 AS REQUIRED BY LAW.

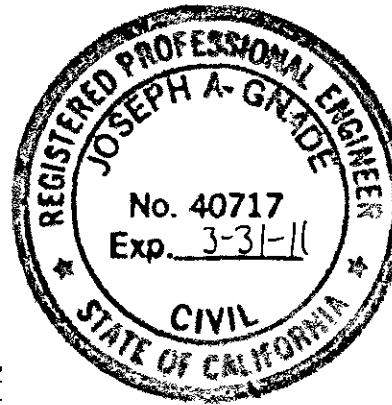
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA

BY Neem Rao DATE 8-19-09  
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 Neem Rao DATE 8-19-09  
DEPUTY



### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON  
A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH  
THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT  
THE REQUEST OF WOOSTER PROPERTIES LLC ON 10-20-2006. I HEREBY STATE  
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR  
CONDITIONALLY APPROVED PRELIMINARY MAP; IF ANY; THAT THE MONUMENTS OF  
THE CHARACTER AND LOCATIONS SHOW HEREON ARE SUFFICIENT TO ENABLE THE  
SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE  
MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER  
BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS  
NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP; AND  
THAT REQUIRED TIE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET"  
WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME  
LIMITATIONS STATED ABOVE.

Mark R. Danielson 11/11/2008  
MARK R. DANIELSON P.L.S. 7882, LICENSE EXPIRES 12-31-08  
DANIELSON SURVEYING



### BASIS OF BEARINGS:

THE BEARING N1°07'05"E OF THE SIDELINE OF WOOSTER STREET AS SHOWN ON  
THE MAP OF TRACT NO. 8439 AS RECORDED IN BOOK 100, PAGES 93 THROUGH  
96 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF  
BEARINGS SHOWN ON THIS MAP.

### SIGNATURE OMISSIONS:

THE SIGNATURE OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES  
GAS AND ELECTRIC CORPORATION, OWNER OF AN EASEMENT, PER DEED,  
RECORDED IN BOOK 15516 PAGE 163 OF OFFICIAL RECORDS, RECORDS OF LOS  
ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION  
66436, SUBSECTION (A) (3)(A) (I-VIII) OF THE SUBDIVISION MAP ACT; ITS  
INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID  
SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION,  
OWNER(S) OF A SUBSURFACE OIL AND GAS LEASE, PER DEED RECORDED  
AUGUST 14, 1964, AS INSTRUMENT NO. 4312 IN BOOK M1596, PAGE 742, OF  
OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED  
UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (A) (3)(C) OF THE  
SUBDIVISION MAP ACT INASMUCH AS SAID SIGNATURE IS NOT REQUIRED BY  
THE LOS ANGELES CITY COUNCIL.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES )

ON NOVEMBER 12, 2008 BEFORE ME,  
MARGARET Y. CHEUK, NOTARY PUBLIC

PERSONALLY APPEARED FLORA LING AND ROBERT LO  
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 Margaret Y. Cheuk  
NAME OF NOTARY MARGARET Y. CHEUK  
COUNTY IN WHICH COMMISSIONED LOS ANGELES  
DATE COMMISSION EXPIRES JULY 9, 2011  
COMMISSION NUMBER 1750560

**NOTIFICATION OF STREET LIGHTING  
MAINTENANCE ASSESSMENTS**  
NOTICE IS HEREBY GIVEN that assessments may be  
levied for the costs of maintenance and energy for  
any street lighting facilities installed with this  
subdivision. The initial billing may be for a period of  
up to three years with subsequent bills annually. For  
further information call the Bureau of Street Lighting  
at (213) 847-1500.

**CERTIFICATE OF SPECIAL ASSESSMENT**  
I HEREBY CERTIFY that according to the records of  
the City Engineer of the City of Los Angeles none of  
the lines of lots or parcels of the subdivision shown  
on this subdivision map will divide any land subject to  
any special assessment which may be paid in full.  
Date: 07-01-2009  
City Engineer Alan Lee

**CERTIFICATE OF COMPLIANCE**  
I HEREBY CERTIFY that I have examined this map  
and that this subdivision as shown hereon is  
substantially the same as it appeared on the tentative  
map and any approved alterations thereof; that all  
provisions of Division 2 of Title 7 of the Government  
Code, State of California, and of all local ordinances  
Applicable and in effect at the time of the approval  
of the tentative map have been complied with.  
Date: August 10 20 09  
City Engineer by J. A. Brand

I HEREBY CERTIFY that I am satisfied that this  
map is technically correct.  
Date: AUGUST 10 20 09  
Engineer of Surveys by A. Chy

**CERTIFICATE OF TITLE**  
I HEREBY CERTIFY that there is on file in the office  
of the City Engineer of the City of Los Angeles,  
County of Los Angeles, State of California a  
Certificate made by the  
OLD REPUBLIC TITLE COMPANY  
of said city, Order No. 2476002233-52  
Dated July 24, 2009 certifying that it appears  
from the records of said City and County  
that  
WOOSTER PROPERTIES LLC  
EAST WEST INVESTMENT  
INC., A CALIFORNIA  
CORPORATION  
(is)(are) the only persons whose consent is  
required for the recording of this map by law.  
Date: August 10 20 09  
City Engineer by J. A. Brand

**CERTIFICATE OF ACCEPTANCE**  
I HEREBY CERTIFY that the City Council of the  
City of Los Angeles approved this map and  
accepted on behalf of the public all offers of  
dedication shown hereon unless otherwise  
rejected, except those marked "Future Street",  
"Future Alley", or "Future Easement".  
provided that nothing herein contained shall be  
construed as an acceptance of any  
improvements made in or upon any street, alley  
or easement shown on this map.  
Date August 18 20 09  
City Clerk  
By [Signature] Deputy

SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

# PARCEL MAP L.A. NO. 2006-3593

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

## CHALMERS DRIVE

## STREET

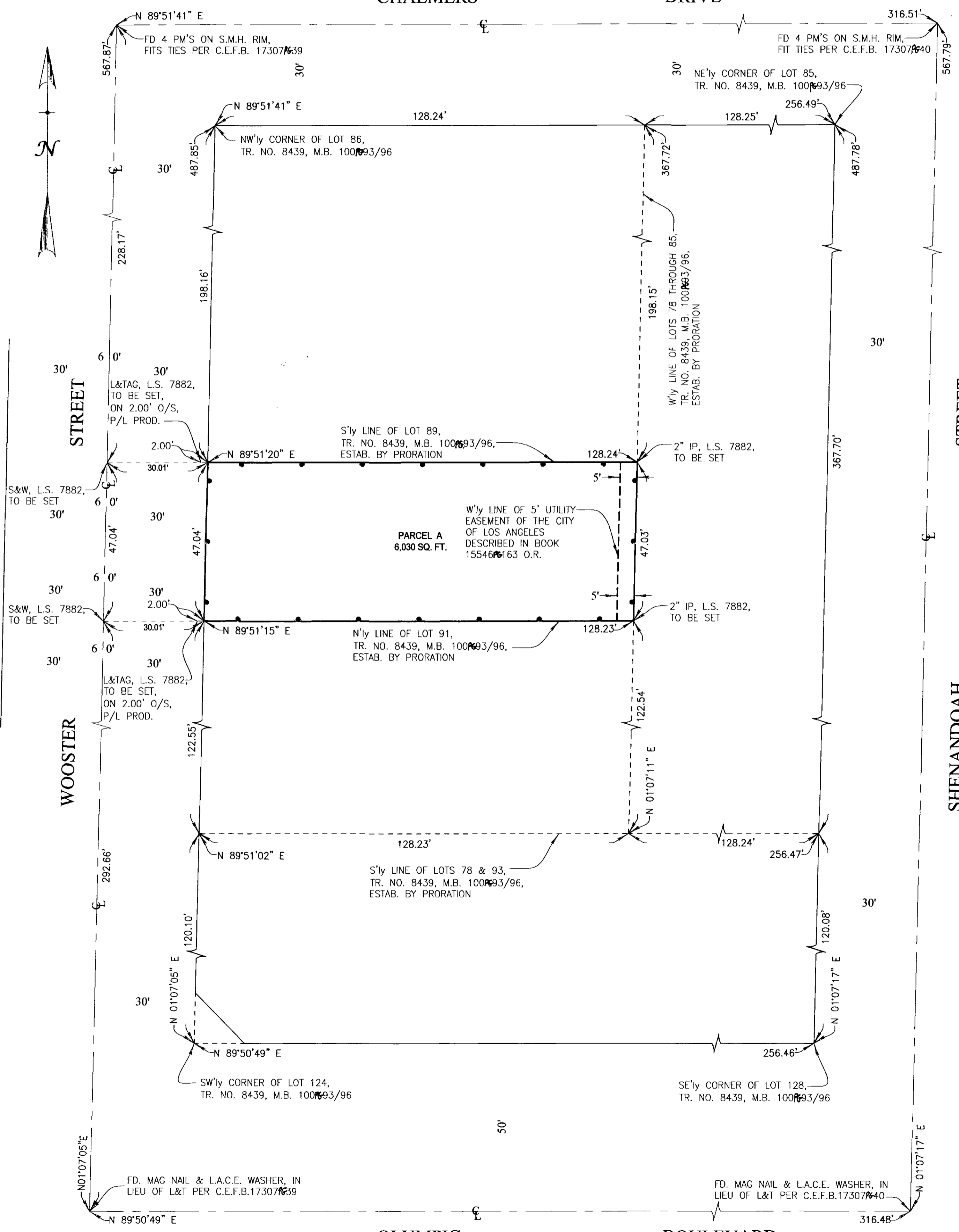
## WOOSTER

## STREET

## SHENANDOAH

## OLYMPIC

## BOULEVARD



LEGEND:

INDICATES THE BOUNDARY OF THE  
LAND BEING SUBDIVIDED BY THIS MAP