

TOTAL AREA = 5.279 ACRES
DATE OF SURVEY = OCTOBER, 2000
1 PARCEL

VESTING

TRACT NO. 53174

IN THE CITY OF ROLLING HILLS ESTATES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT 77 OF L.A.C.A. NO. 51 A.M.B. 1/1, AND
PARCELS 1, 2, & 3, OF PARCEL MAP NO. 13741 P.M.B. 143/2-3 IN THE CITY OF ROLLING
HILLS ESTATES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN IN THE
OFFICE OF THE COUNTY RECORDER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

R.T. QUINN & ASSOCIATES ROBERT D. HURDLE R.C.E. 17062

OWNER'S STATEMENT:

WE HEREBY OFFER TO THE PUBLIC USE THE PRIVATE STREETS SHOWN ON SAID MAP, RESERVING
TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION
OF ANY STRUCTURE NOT ORDINARILY PLACED IN STREETS.
WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND
INCLUDED WITH 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 ROLLING HILLS ESTATES THE EASEMENT SHOWN
HEREON FOR SIDEWALK PURPOSES.

WE ALSO DEDICATE TO THE CITY OF ROLLING HILLS ESTATES THE EASEMENTS SHOWN
HEREON FOR PUBLIC SERVICE AND UTILITY PURPOSES.

WE ALSO DEDICATE TO THE CITY OF ROLLING HILLS ESTATES THE EASEMENTS SHOWN
HEREON FOR SANITARY SEWER, APPURTENANT STRUCTURES, AND SANITARY SEWER
INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT
THEREON, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING
PROPERTIES.

AND WE ALSO DEDICATE TO THE CITY OF ROLLING HILLS ESTATES AN EASEMENT FOR
SANITARY SEWER, APPURTENANT STRUCTURES, AND SANITARY SEWER INGRESS AND
EGRESS, AND ALL USES INCIDENT THERETO OVER ALL AREAS DESIGNATED AS PRIVATE
DRIVEWAY AND FIRE LANE.

CREST ROAD HOMES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: THE LEE GROUP, INC.
A CALIFORNIA CORPORATION

JEFFREY LEE, PRESIDENT

MICHAEL ADLER, VICE PRESIDENT

COMERICA BANK-CALIFORNIA, A CALIFORNIA BANKING CORPORATION
SUCCESSOR BY MERGER TO IMPERIAL BANK, A CALIFORNIA CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 23, 2001 AS INSTRUMENT NO.
01-1566852, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

BARRY COHEN, SR. VICE-PRESIDENT

ANTHONY LOPIATO, SR. VICE PRESIDENT

LENNAR CALIFORNIA PARTNERS, INC., A CALIFORNIA CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 23, 2001 AS INSTRUMENT NO.
01-1566854, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:

ON 03-12-02, BEFORE ME, Laura A. Deyarmin
PERSONALLY APPEARED Jeffrey Lee and Michael Adler

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.
SIGNATURE.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Laura A. Deyarmin
Notary Public Commission No. 1329224
Expires Nov. 20, 2005

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:

ON March 14, 2002, BEFORE ME, GAIL A. WOELFEL, NOTARY PUBLIC
PERSONALLY APPEARED DANIEL C. GRABLE

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.
SIGNATURE.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Gail A. Woelfel
Commission No. 1258308
Expires: MARCH 26, 2004

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:

ON MARCH 15, 2002, BEFORE ME, KATHRINE J. BARTHA, NOTARY PUBLIC
PERSONALLY APPEARED BARRY COHEN and ANTHONY LOPIATO

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
CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE
ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
SIGNATURE.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kathrine J. Bartha
Commission No. 1303062
Expires APRIL 30, 2005

27 (7585-14)

SHEET 1 OF 3 SHEETS

MAY 21 2002

02-1174158

02-1174158

FILED
AT REQUEST OF OWNERMIN
PAST

1267

IN BOOK

AT PAGE

59

OF MAPS
LOS ANGELES COUNTY, CA

Register Recorder/County Clerk

BY H. Mar

Deputy

FEE \$

22 D.A.

SURVEYORS STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 3 SHEETS, IS A TRUE AND
COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION IN
OCTOBER, 2000; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN
HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED; AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS
SHOWN AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.



Robert D. Hurdle
ROBERT D. HURDLE R.C.E. 17062
EXPIRATION DATE: 6-30-05

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 30° 12' 12" E FOR THE
CENTERLINE OF HAWTHORNE BOULEVARD AS SHOWN ON TR. NO. 32088, MB 872/43-46.

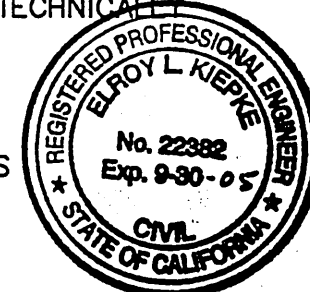
CITY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THERE OF
THAT ALL PROVISIONS OF LOCAL SUBDIVISION ORDINANCES OF THE CITY OF ROLLING
HILLS ESTATES 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.

3/25/02

DATE

Special CITY ENGINEER, CITY OF ROLLING HILLS ESTATES
R.C.E. 22382 EXP. 9/05



SPECIAL ASSESSMENTS CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF
THE CITY OF ROLLING HILLS ESTATES, 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.

5/16/02

DATE

Jud Norrell
CITY TREASURER, CITY OF ROLLING HILLS ESTATES

CITY CLERKS CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES BY
MOTION ADOPTED AT ITS SESSION ON THE 14th DAY OF
MAY, 2002, APPROVED THE ANNEXED MAP, AND DID
ACCEPT ON BEHALF OF THE CITY OF ROLLING HILLS ESTATES:

THE EASEMENT FOR SIDEWALK PURPOSES SHOWN ON SAID MAP.

AND SAID CITY COUNCIL DID ALSO ACCEPT ALL EASEMENTS FOR PUBLIC SERVICE AND
PUBLIC UTILITY PURPOSES SHOWN ON SAID MAP.

AND SAID CITY COUNCIL DID ALSO ACCEPT THE EASEMENTS FOR SANITARY SEWER,
APPURTENANT STRUCTURES, AND SANITARY SEWER INGRESS AND EGRESS PURPOSES SO
DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO
MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AND SAID CITY COUNCIL DID ALSO ACCEPT AN EASEMENT FOR SANITARY SEWER,
APPURTENANT STRUCTURES, AND SANITARY SEWER INGRESS AND EGRESS, AND ALL
USES INCIDENTAL THERETO OVER ALL AREAS DESIGNATED AS PRIVATE DRIVEWAY AND
FIRE LANE.

AND SAID CITY COUNCIL DID ALSO REJECT THE OFFER TO THE PUBLIC USE FOR PRIVATE
STREETS AS SHOWN ON SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE
RIGHT TO ACCESS ON SAID PRIVATE STREET.

5/16/02

DATE

Shirley R. Philand
CITY CLERK - CITY OF ROLLING HILLS ESTATES

THE SIGNATURES OF G.T.E. CALIFORNIA INCORPORATED, A CALIFORNIA CORPORATION,
SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF
AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND
OTHER PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 1, 1984 AS INSTRUMENT
NO. 84-257151 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN
OMITTED UNDER THE PROVISIONS OF SECTION 66436 (d) 3A (I-VII) 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 LOCAL AGENCY.

THIS PROPERTY IS IN AN AREA DESCRIBED AS "VERY HIGH FIRE HAZARD SEVERITY ZONE".

THIS TRACT IS APPROVED AS A CONDOMINIUM DEVELOPMENT CONTAINING A TOTAL OF
NOT MORE THAN 35 UNITS AND CONSISTING OF 1 LOT, WHEREBY EACH OF THE OWNERS
OF A UNIT WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS OF THE PORTION
OF THE LOT IN WHICH THEIR UNIT IS LOCATED, WHICH PORTION OF SAID LOT IS COVERED
BY A SINGLE CONDOMINIUM PLAN PREPARED AND RECORDED PURSUANT TO CIVIL CODE
SECTION 1351. ASSOCIATION PROPERTY SHALL EITHER BE OWNED BY A HOMEOWNERS
ASSOCIATION FOR SUCH CONDOMINIUM DEVELOPMENT OR SHALL BE OWNED BY OWNERS
OF ALL CONDOMINIUMS IN SUCH CONDOMINIUM DEVELOPMENT AS TENANTS IN COMMON.

SHEET 2 OF 3 SHEETS

TRACT NO. 53174

R.T. QUINN & ASSOCIATES ROBERT D. HURDLE R.C.E. 17062

BY Gerardo C. Aguila
DEPUTY 5/21/02



BY Amos C. Kessler
DEPUTY 5/2/61



NEWLY LINE OF TRACT NO. 27417, M.B. 817/17-20.

TRAFFIC NO. 7-747
MAY 1968

FD. BRASS CAP MONUMENT
PER R.D.F.B. 0216/153-155.
IN MON. WELL DOWN 0.6'

CITY OF ROLLING
HILLS ESTATES
CITY OF RANCHO
PALOS VERDES

() PER TRACT NO. 32088 M.B. 872 PAGES 43-46.
(()) PER TRACT NO. 27417 M.B. 817 PAGES 17-20.

1267/61

BOOK 1267 PAGE 61

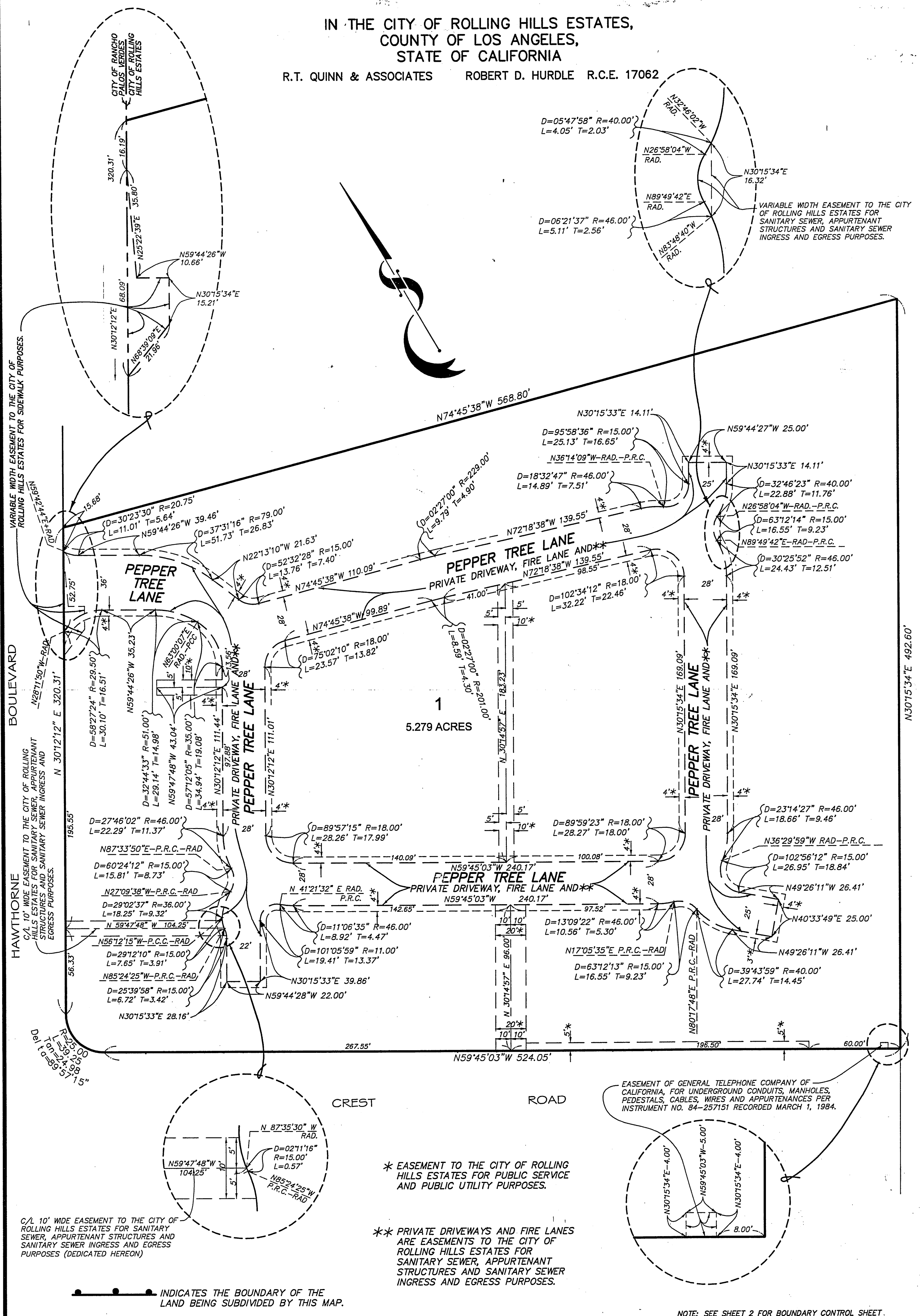
SHEET 3 OF 3 SHEETS

SCALE: 1" = 40'
TOTAL AREA = 5.279 ACRES
DATE OF SURVEY = OCTOBER, 2000
1 PARCEL

VESTING TRACT NO. 53174

IN THE CITY OF ROLLING HILLS ESTATES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

R.T. QUINN & ASSOCIATES ROBERT D. HURDLE R.C.E. 17062



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

NOTE: SEE SHEET 2 FOR BOUNDARY CONTROL SHEET.