

1 LOT
22,519 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 82280

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 11 AND ALL OF LOT 12 OF THE ALLEN TRACT, AS PER MAP RECORDED IN BOOK 11, PAGE 20 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR MIXED-USE 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.

178 EUCLID INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

Sign: [Signature] Date: _____
Print Name: MISSAK S. BALIAN Title: MANAGER

A NOTARY PUBLIC OR 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 } s.s.
COUNTY OF LOS ANGELES }

ON AUGUST 30, 2021, BEFORE ME, SARAH CANCHOLA BENJAMIN,
NOTARY PUBLIC, PERSONALLY APPEARED MISSAK S. BALIAN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/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.

NAME OF NOTARY: SARAH CANCHOLA BENJAMIN
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: LOS ANGELES
DATE COMMISSION EXPIRES: JANUARY 19, 2024
COMMISSION NUMBER: 2319407



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 178 EUCLID INVESTMENTS LLC ON APRIL 7, 2020. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Sign: [Signature] Date: 8-26-21
MAHMOUD KHALILI SAMANI
LS 8766



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EUCLID AVENUE, SHOWN AS N 00°00' 45" W ON MAP OF TRACT NO. 72191, FILED IN BOOK 1382, PAGES 34, 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE 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 PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

M. KRIS MARKARIAN, RCE 57442
CITY ENGINEER-CITY OF PASADENA
LICENSE EXPIRES: 12/31/2021



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

Sign: [Signature] Date: 9/15/2021
MARK E. REINHARDT, LS 6392
CITY SURVEYOR



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____, APPROVED THE ATTACHED MAP.

MARK JOMSKY
CITY CLERK-CITY OF PASADENA

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A MIX-USE PROJECT FOR 42 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT, 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.

BENEFICIARY'S STATEMENT:

CIT BANK, N.A. SUCCESSOR BY MERGER TO MUTUAL OF OMAHA BANK, A FEDERAL SAVINGS BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 29, 2019 AS INSTRUMENT NO. 20190744615, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

Sign: [Signature]
BY: BEN PAGLIARO, DIRECTOR
(PRINT NAME AND TITLE)

A NOTARY PUBLIC OR 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 } s.s.
COUNTY OF LOS ANGELES }

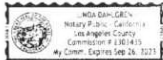
ON Sept 3, 2021, BEFORE ME, Linda Dahlgren
NOTARY PUBLIC, PERSONALLY APPEARED Ben Pagliaro

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/HE/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.

NAME OF NOTARY: Linda Dahlgren
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: Sept 26, 2023
COMMISSION NUMBER: 2303435



SIGNATURE OMISSION NOTE:

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)-(4) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DOCUMENT RECORDED APRIL 20, 1982 AS INSTRUMENT NO. 82-404874 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

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 VESTING TRACT NO. 82280 AS REQUIRED BY LAW.

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

DATE _____

BY _____
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.

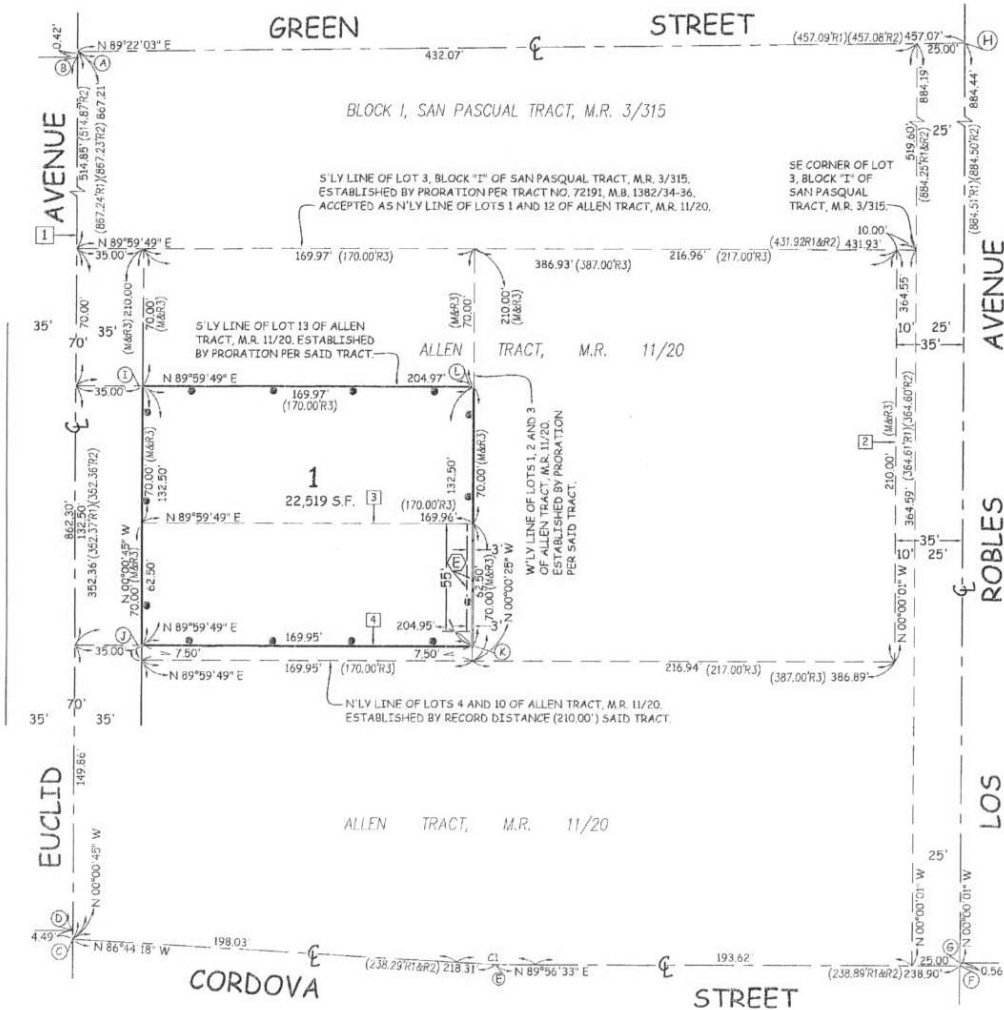
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____

BY _____
DEPUTY

TRACT NO. 82280

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR MIXED-USE PURPOSES



MONUMENT NOTES:

- (A) FOUND LAT, TAGGED CITY ENGR RCE 11257 PER CITY OF PASADENA CENTERLINE TIE F.B. 1212-L, DRAWING NO. X-48 AND L.A. COUNTY P.W.F.B. 1624, P65 395 & 396. FITS 4 TIES PER SAID COUNTY P.W.F.B. ACCEPTED AS CENTERLINE INTERSECTION.
- (B) FOUND LAT, TAGGED 5347 PER L.A. COUNTY P.W.F.B. 1624, P65 399 & 400. FITS 6 TIES PER SAID L.A. COUNTY P.W.F.B. ACCEPTED AS CENTERLINE INTERSECTION.
- (C) FOUND SPK&W, STAMP ILLEGIBLE PER CITY OF PASADENA CENTERLINE TIE F.B. 1212-L, DRAWING NO. X-44A. FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE POINT OF INTERSECTION.
- (D) FOUND SPK&W, STAMPED LS 5347 PER L.A. COUNTY P.W.F.B. 1624, P65 393&394. FITS 7 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- (E) FOUND NOTHING AND SET NOTHING, ESTAB. PER REC. DIST. 0.56' FROM FOUND MON. (F) PER L.A. CO. P.W.F.B. 1624, P65 393&394.
- (H) FOUND CITY ENGR. LATAGGED RCE 11257 PER TRACT NO. 72191, M.B. 1382/34-36. ACCEPTED AS CENTERLINE INTERSECTION. FOUND 6 TIES, NO REFERENCE, SET 2 LAT, TAGGED LS 8766 TIES.
- (I) FOUND L & TAG LS 5189 IN CONCRETE WALKWAY @ N 89°05' 50" W 1.06' FROM NW CORNER PER L.A. CO. P.W.F.B. 1624, P65 421 & 422.
- (J) FOUND LEAD & TAG, LS 5189 IN CONCRETE WALKWAY @ N 89°47' 46" W 1.01' FROM SW CORNER PER RECORD OF SURVEY, RS 272/56.
- (K) FOUND LEAD & TAG, LS 5189 IN W. FACE OF WALL @ N 72°33' 00" W 0.15' FROM SE CORNER PER RECORD OF SURVEY, RS 272/56.
- (L) FOUND NAIL & TAG LS 5189 ON TOP OF THE WALL @ N 89°05' 50" W 1.06' FROM NE CORNER PER L.A. CO. P.W.F.B. 1624, P65 421 & 422.

NOTE:

- [1] EUCLID AVENUE VACATED BETWEEN COLORADO BOULEVARD AND GREEN STREET PER RESOLUTION NO. 3270 OF THE CITY OF PASADENA REC. SEPTEMBER 21, 1977 AS INSTRUMENT NO. 77-1041570, O.R.
- [2] E'LY LINE OF LOTS 1 THROUGH 6, INCLUSIVE OF ALLEN TRACT, M.R. 11-20.
- [3] S'LY LINE OF LOT 12 OF ALLEN TRACT, M.R. 11-20 ESTABLISHED BY PRORATION PER SAID TRACT.
- [4] S'LY LINE OF DEED RECORDED 06/21/19 AS DOCUMENT NO. 20190592812, O.R. ESTABLISHED PER SAID DEED.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 R1...TRACT NO. 72191, M.B. 1382/34-36
 R2...TRACT NO. 69618, M.B. 1361/64-66
 R3...ALLEN TRACT, M.R. 11/20
 R4...CITY OF PASADENA CENTERLINE TIE F.B. 1212-L, DRAWING NO. X-44A
 M.... MEASURE

CURVE TABLE:

NO	Δ	TANGENT	RADIUS	ARC LENGTH
CL	03°19'09"	20.28'	700.00'	40.55'
(R4)	(03°18'50")	(20.25')	(700.00')	(40.55')

EASEMENT NOTE:

- (E) 3 FEET PUBLIC UTILITIES EASEMENT OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED APRIL 20, 1982 AS INSTRUMENT NO. 82-404874, O.R.