

Agenda Report

November 7, 2011

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063461, BEING A MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUMS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 063461;
2. Accept the offer of easement dedications for street purposes as shown on said map; and
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The tentative map was approved on December 14, 2005 and the exercise of the right granted must be commenced within two years. The original entitlement was valid until December 14, 2007. Prior to the expiration, a one-year extension was filed by the developer and granted by the Zoning Administrator.

In 2008, the State passed Senate Bill 1185, which automatically granted a one year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that have been approved and have not expired by July 15, 2009 and that will expire before January 1, 2021, shall be automatically extended by 24 months. This extension is in addition to the one year extension granted by Senate Bill 1185.

Therefore, the amended expiration date of the subject final tract map is December 14, 2011. The subject Final Tract map was previously approved by City Council on February 4, 2008, as shown in the attached agenda report and adopted Resolution No. 8820.

BACKGROUND:

The subject Final Tract Map, being a 34-unit mixed-use project consisting of 33 condominium units and one commercial parcel at 285 West Green Street, was reviewed and approved in tentative form by the Subdivision Committee on December 14, 2005. It was previously approved by City Council on February 4, 2008, as shown in the attached agenda report and adopted Resolution No. 8820. Since then, the original developer filed bankruptcy and the project was purchased by a different developer. The map has not been recorded with the Los Angeles County Recorder's office.

The current developer's engineer has completed the revised final map to update ownership, and the map has been reviewed by the City's consultant. Said map is now ready for City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Included among these conditional requirements was a dedication of the land necessary to provide a 25-foot radius property line corner rounding at the northwest corner of the intersection of Green Street and St. John Avenue for street purposes.

The site was previously developed with a one-story office building and a prefabricated warehouse that were demolished in December 2006. Construction on the condominium project began in March 2007, and was approximately 40 percent complete. The remaining 60 percent is tentatively scheduled to be completed in 2013.

The project consisting of 33 condominium units and one commercial parcel is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project has complied with Inclusionary Housing Requirements by executing an In-Lieu Fee Certificate in the amount of \$3,017,048. The first half of the In-Lieu Fee has been paid, and the second half is due at the issuance of a certificate of occupancy. Because the project is replacing commercial structures, the project is not subject to the requirements of the Tenant Protection Ordinance - Pasadena Municipal Code (PMC) Chapter 9.75.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract map is in conformance with the City Council 2009-2012 Strategic Plan Goal to support and promote the quality of life and the local economy. It is also consistent with the applicable general and specific plans as specified in Section 65450 of the California Government Code in that the proposed air parcels for 33 condominium units and one non-residential unit of the Final Tract Map is consistent with the intent and purpose of the West Gateway Specific Plan and General Plan land use designation. The project is within the allowable density for the site and the Final Tract Map is also consistent with the following General Plan Objectives and Policies:

Objective 3 (Affordable Housing), Policy 5.5 (Architectural and Design Excellence), Objective 15 (Housing Conditions), Policy 15.1 (Size and Types), and Policy 15.2 (Increase Supply).

ENVIRONMENTAL ANALYSIS:

The approval of a Final Tract map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item. An Environmental Initial Study was prepared for the project and a Negative Declaration was approved by the Design Commission on April 26, 2005. The Initial Study determined that the project would not have a significant impact on the environment. It has been determined that there is no need for additional environmental review as the action is a mapping request that is consistent with the original approvals and Negative Declaration.

FISCAL IMPACT:

The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined at property sale in the form of property taxes.

Respectfully submitted,



SIOBHAN FOSTER

Director

Department of Public Works

Prepared by:



Richard K. Yee
Principal Engineer

Approved by:



for MICHAEL J. BECK
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA RESCINDING RESOLUTION NO. 8820 AND APPROVING FINAL TRACT MAP NO. 063461, BEING A 34-UNIT MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUM UNITS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 063461 on December 14, 2005;

WHEREAS, on February 4, 2008, the City Council by Resolution No. 8820 previously approved Final Tract Map No. 063461;

WHEREAS the Final Tract Map approved by Resolution No. 8820 was not recorded by the developer and the property has now been sold to a new developer; to have the new developer record this map could result in confusion; accordingly, the approval should be rescinded;

WHEREAS, the Department of Public Works of the City has determined that the new developer of said parcel has complied with all conditions of approval and other standards and requirements imposed by the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena as follows:

1. That Resolution No. 8820 is rescinded and the final map for Tract Map No. 063461, being a mixed-use project consisting of 33 condominiums and one commercial parcel, at 285 West Green Street, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, are approved; and
3. The City Clerk is authorized and directed to execute the Certificate on the map showing the City's approval of said map.

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Adopted at the _____ meeting of the City Council on the _____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form.



Frank Rhemrev
Assistant City Attorney

1 LOT
30,246 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 63461

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

BEING A SUBDIVISION OF LOTS 82, 83 AND 84 OF DR. CONGAR TRACT, AS PER MAP
RECORDED IN BOOK 7 PAGE 74 OF MISCELLANEOUS RECORDS AND LOT 7 OF THE DR.
CONGAR HOME TRACT, AS PER MAP RECORDED IN BOOK 14 PAGE 52 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID 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. WE HEREBY DEDICATE TO THE PUBLIC USE ALL
STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

REDUS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: REDUS PROPERTIES, INC., A DELAWARE CORPORATION,
ITS MANAGING MEMBER

BY: 
ZACHARY S. BERNSTEIN, ITS ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
San Francisco

ON OCTOBER 6, 2011 BEFORE ME, NARIN OUK
A NOTARY PUBLIC, PERSONALLY APPEARED,

ZACHARY S. BERNSTEIN
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 FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: 
NAME OF NOTARY: NARIN OUK
COUNTY IN WHICH COMMISSIONED: SAN FRANCISCO
DATE COMMISSION EXPIRES: JUNE 30, 2015
COMMISSION NO.: 1942675

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A 34 UNIT CONDOMINIUM PROJECT CONSISTING OF
33 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT, WHEREBY THE OWNERS OF THE
UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON
AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY
EASEMENTS FOR THE UNITS.

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. 63461, AS REQUIRED BY LAW.

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

BY: _____ DATE _____
DEPUTY 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 DEPUTY

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 NOVEMBER 2008, IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF REDUS
CALIFORNIA, LLC, ON SEPTEMBER 15, 2011. 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 TWENTY-FOUR
MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE
OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE
NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE OR WILL BE ON
FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM
THE FILING DATE SHOWN HEREON.

Gregory D. Hindson October 19, 2011
GREGORY D. HINDSON, PLS 5670 DATE
MOLLENHAUER GROUP



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°59'30" W
ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD AS
SHOWN ON LICENSED SURVEYOR'S MAP RECORDED IN BOOK 32 PAGE 16 OF
RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS
THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF
PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP
HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION
MAP ACT SECTION 66450 (a)(1), (2), and (3) HAVE BEEN COMPLIED WITH.

BY: _____
DANIEL A. RIX, RCE 38689
CITY ENGINEER, CITY OF PASADENA
LICENSE EXPIRES: 3-31-2013

DATE: _____

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION
NO. _____ PASSED ON THE _____ DAY OF _____ 2011
APPROVED THE ATTACHED MAP AND ACCEPTED THE STREETS, HIGHWAYS, AND OTHER
PUBLIC WAYS SHOWN ON SAID MAP.

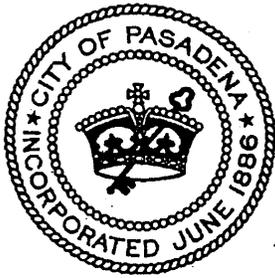
CITY CLERK _____ DATE _____
CITY OF PASADENA

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

BY: 
RYAN VERSTEEG, PLS 7809
LICENSE EXPIRES: 12-31-2011

DATE: 10/11/2011





Agenda Report

TO: CITY COUNCIL **DATE:** FEBRUARY 4, 2008
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 063461, BEING A MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUMS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

RECOMMENDATION

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 063461;
- 2) Accept the offer of easement dedications for street purposes as shown on said map; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject Final Tract Map, being an 34-unit mixed-use project consisting of 33 condominium units and one commercial parcel at 285 West Green Street, was reviewed and approved in tentative form by the Subdivision Committee on December 14, 2005.

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Included among these conditional requirements was a dedication of the land necessary to provide a 25-foot radius property line corner rounding at the northwest corner of the intersection of Green Street and St. John Avenue for street purposes.

BACKGROUND (Continued)

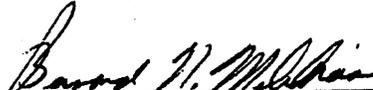
The site was previously developed with a one-story office building and a prefabricated warehouse that were demolished in December 2006. Construction on the condominium project began in March 2007, and is approximately 40 percent completed. The remaining 60 percent is tentatively scheduled to be completed in November 2008.

The project consisting of 33 condominium units and one commercial parcel is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project has complied with Inclusionary Housing Requirements by executing an In-Lieu Fee Certificate in the amount of \$3,017,048. The developer has paid the first half of the In-Lieu Fee, and the second half is due at the issuance of a certificate of occupancy. Because the project is replacing commercial structures, the project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

FISCAL IMPACT

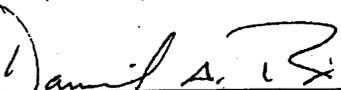
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



BERNARD K. MELEKIAN
City Manager

Prepared by:



Bonnie L. Hopkins
Principal Engineer

Approved by:



Martin Pastucha, Director
Department of Public Works

RESOLUTION NO. 8820

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL VESTING TRACT MAP NO. 063461, BEING AN 34-UNIT MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUM UNITS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the vesting tentative map for Tract Map No. 063461 on December 14, 2005;

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with all conditions of approval and other standards and requirements imposed by the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena as follows:

1. That final map for Tract Vesting Map No. 063461, for an 34-unit mixed-use project at 285 West Green Street, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, are approved; and
3. The City Clerk is authorized and directed to execute the Certificate on the map showing the City's approval of said map.

Adopted at the regular meeting of the City Council of the City of Pasadena on the 4th day of February, 2008, by the following vote:

AYES: Councilmembers Gordo, Holden, Madison, McAustin, Robinson, Tyler, Vice Mayor Haderlein, Mayor Bogaard

NOES: None

ABSENT: None

ABSTAIN: None



JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney

per Res. 8820

SCALE: 1"=30'

SHEET 1 OF 2 SHEETS

TRACT NO. 63461

IN THE CITY OF PASADENA
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 82, 83 AND 84 OF DR. CONGAR TRACT, AS PER MAP RECORDED IN BOOK 7 PAGE 74 OF MISCELLANEOUS RECORDS, AND LOT 7 OF THE DR. CONGAR HOME TRACT, AS PER MAP RECORDED IN BOOK 14 PAGE 52 OF MISCELLANEOUS RECORDS, BOTH RECORDS OF LOS ANGELES COUNTY.

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN 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. WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

JSM CATANIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (OWNER)

BY: Craig D. Jones
CRAIG D. JONES, MANAGER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON OCTOBER 26TH, 2007 BEFORE ME, KANIZ FATEMA SALAM
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
CRAIG DANA JONES

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Kaniz Fatema Salam
NAME OF NOTARY: KANIZ FATEMA SALAM
COUNTY IN WHICH COMMISSIONED: LOS ANGELES, CALIFORNIA
DATE COMMISSION EXPIRES: OCTOBER 7TH, 2009
COMMISSION NO.: 1611485

WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 13, 2007 AS INSTRUMENT NO. 2007-0309418 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

By: Raquel Castro

NAME: RAQUEL CASTRO

ITS: VP/CREDIT RISK MANAGER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON Nov 9, 2007 BEFORE ME, Craig Dana Jones
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Raquel Castro

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Craig Dana Jones
NAME OF NOTARY: Craig Dana Jones
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: Aug 12, 2009
COMMISSION NO.: 1761377

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. 8820 PASSED ON THE 2/6/08 DAY OF FEBRUARY 2008 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

DATE 2/6/08 BY Joan Rodriguez
CITY CLERK, CITY OF PASADENA



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 JSM CATANIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON NOVEMBER 2006. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN 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 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.

Gregory D. Hindson Nov 29, 2007

GREGORY D. HINDSON, P.L.S. 5670 DATE
LICENCE EXPIRES 9-30-2009
MOLLENHAUER GROUP



BASIS OF BEARINGS:

THE BEARING N 89°59'30" W OF THE NORTHERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD AS SHOWN ON LICENSED SURVEYOR'S MAP, RECORDED IN BOOK 32, PAGE 16 OF RECORD OF SURVEYS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

CITY ENGINEER'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP; AND ALL APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT 66450 (a)(1), (2), and (3) HAVE BEEN COMPLIED WITH.

Daniel A. Fink DATE 1/23/2008
R.C.E. NO.: 38689 EXPIRATION DATE: 3/21/2009



I HEREBY STATE ON BEHALF OF THE CITY, THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW 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.

LISA HENSTRIDGE DATE
L.S. NO.: 7177 EXPIRATION DATE: 12/31/07

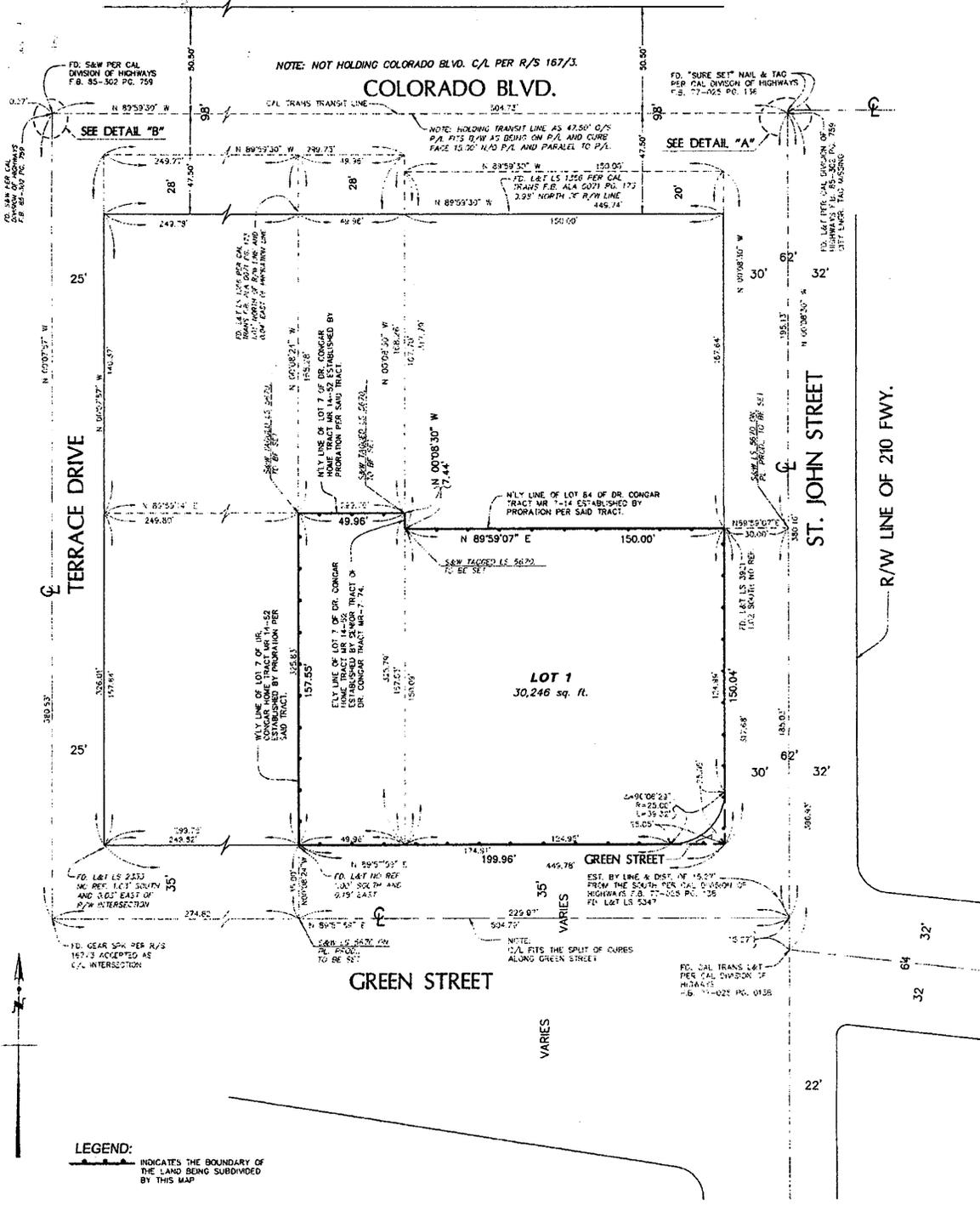
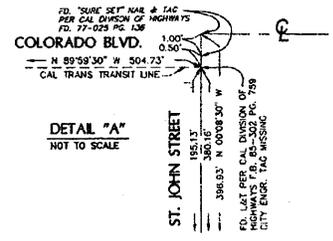
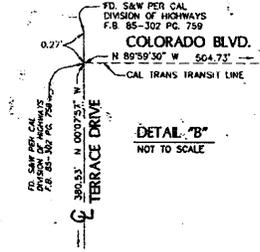
per Res. 8820

SCALE: 1"=30'

TRACT NO. 63461

SHEET 2 OF 2 SHEETS

IN THE CITY OF PASADENA
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



LEGEND:
 - - - - - INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP