TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063103, BEING A SUBDIVISION TO CONSOLIDATE 20 LAND LOTS INTO 19 LAND LOTS, AND CREATION OF 270 AIR PARCELS, AT AMBASSADOR WEST - 300 WEST GREEN STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Find that sufficient environmental review was conducted for the Ambassador West Project, with its Final Environmental Impact Report adopted by the City Council on April 2, 2007, and that there are no changed circumstances or new information which would require additional environmental review;

2. Adopt a resolution to approve Final Tract Map No. 063103;

3. Accept the offer of easement dedications for water line purposes as shown on said map; and

4. Authorize the City Clerk to execute the Certificate on the map showing the City’s approval of said map.

BACKGROUND:

The tentative map and Final Environmental Impact Report (EIR) were reviewed and approved on April 2, 2007 by the City Council. Development at the project site has not occurred on the anticipated schedule due to financial challenges and change of ownership. The project has applied for and received several time extensions for its entitlements. The latest request of a six month time extension was approved by the City Council on January 30, 2012; and the resulting expiration date for the Ambassador West entitlements will be April 2, 2012.
The applicants propose to redevelop a 19.7-acre portion of the former Ambassador College campus in the block bounded by West Green Street, South St. John Avenue, West Del Mar Boulevard and South Orange Grove Boulevard. The proposal includes construction of 200 independent living units for seniors and 48 assisted living units in a six-story 450,000-square foot building; construction of 70 residential condominiums in two- and three-story buildings; intensification of existing apartment buildings and dormitories to provide 46 apartment units; conversion of historic buildings to educational, institutional, and office uses; and preservation of historic buildings, significant landscape features and open spaces.

The final map has been completed by the developer’s engineer with notarized signatures by all pertinent owners and reviewed by the City’s consultant. Said map is now ready for City Council 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 are various proposed easements as shown on said map. These proposed easements of variable configurations are for water facilities purpose dedicated to the City or for common access purpose reserved for the Master Property Owner’s Association. In addition, three public access easements dedicated to the City of Pasadena will be processed and recorded separately from the subject Tract Map.

As the development’s full compliance with the City’s Residential Impact Fee requirement, the developer will establish and convey a public garden (Garden) to the City by way of the Garden Easement Agreement. The Garden will consist of approximately 2.10 acres designated as the Great Lawn and Mayfair Stream as set forth in the Ambassador Gardens Preservation Plan, which was also approved on April 2, 2007 by the City Council. The Garden Easement Agreement will be executed under a separate document.

The project consisting of 270 units is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The applicant has complied with this requirement by providing 41 inclusionary units. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, because the development does not involve the displacement of tenant households.

**COUNCIL POLICY CONSIDERATION:**

The project is consistent with the West Gateway Specific Plan (WGSP) direction that the densest development shall be located on the north and east sides of the property. The project is in compliance with Objective 6 of the General Plan by promoting the preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas. In addition, the project is also in compliance with Guiding Principle 2 of the General Plan in the sense that changes will be harmonized to preserve Pasadena’s historic character and environment.
ENIRONMENTAL ANALYSIS:

From August 30, 2006 to October 30, 2006, the Planning Department presented the project’s Draft EIR to the Transportation Advisory, Design, Historic Preservation, and Planning Commissions for review and advisory comments. In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Final Environmental Impact Report (FEIR) was prepared and distributed for public review on December 19, 2006. The FEIR included responses to all written and oral comments presented at five public meetings. During the EIR process, as impacts were discovered by the City’s consultants, the applicants were diligent in revising their plans to reduce any potential environmental impacts, including the relocation of a historic garage/apartment and a historic water feature, and the increase of the clearance distance between the construction of ten condominium units on west Del Mar Boulevard and the historic Manor Del Mar.

The FEIR concluded that all potential impacts could be mitigated to a less than significant level with the exception of the following: Aesthetics (impacts on streetscape along Green Street and St. John Avenue); Air Quality (during portions of the construction period emissions would exceed AQMD thresholds); and Historic Resources (effects on the setting of the historic Ambassador Auditorium and Manor Del Mar, effects of attaching a new building to the historic Merritt Mansion, and effects of new construction in a National Register-eligible historic district called the West Del Mar Grouping). As a result, the Mitigation Monitoring Reporting Program (MMRP) was reviewed and adopted by City Council on April 2, 2007.
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:

MICHAEL J. BECK
City Manager
RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL TRACT MAP NO. 063103, BEING A SUBDIVISION TO CONSOLIDATE 20 LAND LOTS INTO 19 LAND LOTS, AND CREATION OF 270 AIR PARCELS, AT AMBASSADOR WEST - 300 WEST GREEN STREET

WHEREAS, the City Council of the City of Pasadena approved the tentative map for Tract Map No. 063103 on April 2, 2007; and,

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with or provided surety for 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 Map No. 063103, to consolidate 20 land lots into 19 land lots, and to create a 270-unit condominium project at Ambassador West - 300 West Green Street, presented herewith, is approved;

2. Accept the offer of easement dedications for water line purposes as shown on said map; 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 ______________ meeting of the City Council on the _______ day of __________, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:

Frank Rhemrev
Assistant City Attorney
TRACT NO. 063103

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 2, 3, 5, 9 AND 16 ARE CONDOMINIUM PURPOSES

OWNERS’ STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LOTS INCLUDED WITHIN THE SURVEY SHOWN ON THIS MAP WITHIN THE DISTRIBUTION LINES AND WE CONSENT TO THE PREPARATION AND ISSUE OF SAID MAP AND SURVEY.

WE HEREBY CONSENT TO THE CITY OF PASADENA TO BE USES FOR PUBLIC UTILITY AND WATER LINE PURPOSES AS SHOWN HEREIN.

ADAMS-STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687
DATE OF SURVEY: MARCH, 2005

LOTS 1, 2, 3, 5, 9 AND 16 ARE CONDOMINIUM PURPOSES

ENGINEER’S STATEMENT:

THIS MAP WAS PREPARED BY US OR UNDER OUR DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR’S MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNER/HOUSTS LLC. ON OCTOBER 21, 2005, I HEREBY DECLARE THAT THIS MAP PRESENTLY CONFORMS TO THE CONDITIONS AND APPROPRIATE SURVEYING MAP THAT I AM A LICENSED SURVEY ENGINEER OF THE STATE OF CALIFORNIA. THIS MAP CONSISTS OF 16 SHEETS CORRECTLY REPRESENTED AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION. THIS MAP BOUNDARY OR LOCATIONS SHOWN HEREIN ARE IN PLACE OF ALL REDUCTIONS AND SURVEYS APPLIED OR HEREIN. THIS MAP THAT THE MAPPING IN THIS MAP THAT THIS MAPPING IS SUBMITTED TO ENABLE THE SURVEY TO BE RETAINED.

JAN A. ADAMS, R.C.E. 21687

SHEET 1 OF 18 SHEETS

CITY ENGINEER’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP THAT IT CONFORMS SUBSTANTIALLY TO THE TOWERS SURVEY AND ALL APPROPRIATE AUTHORITIIES THEREOF, THAT ALL PROVISIONS OF SURVEYORS’ MAP ACT, SIGNED BY THE OWNER/HOUSTS LLC. ON OCTOBER 21, 2005, I HEREBY DECLARE THAT THIS MAP PRESENTLY CONFORMS TO THE CONDITIONS AND APPROPRIATE SURVEYING MAP THAT I AM A LICENSED SURVEY ENGINEER OF THE STATE OF CALIFORNIA. THIS MAP CONSISTS OF 16 SHEETS CORRECTLY REPRESENTED AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION. THIS MAP BOUNDARY OR LOCATIONS SHOWN HEREIN ARE IN PLACE OF ALL REDUCTIONS AND SURVEYS APPLIED OR HEREIN. THIS MAP THAT THE MAPPING IN THIS MAP THAT THIS MAPPING IS SUBMITTED TO ENABLE THE SURVEY TO BE RETAINED.

JAN A. ADAMS, R.C.E. 21687

CITY CLERK CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. PASSED ON THE ___ DAY OF ___ 20____ APPROVED THE ATTACHED MAP AND ADOPTED THE PUBLIC UTILITY AND WATER LINE EAGLESHADES AS DELOGUES.

MARK JIMENEZ, CITY CLERK
CITY OF PASADENA

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP THAT IT COMPLETES ALL PROVISIONS OF SURVEYORS’ MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS LEGIBLY PREPARED IN ALL RESPECTS NOT CONFORMED TO BY THE CITY ENGINEER.

SHEET 1 OF 18 SHEETS

BASIS OF MEASUREMENT

THE SURVEY SHOWN HEREIN ARE BASED ON THE MEANS TO 1/2 FEET OF THE CENTERLINES OF THE MEASURED OR ABUTTED LINES CORRECT FOR SURVEY RECORDS, FILED IN BOOK 320, PAGES 20 TO 31, OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREIN ARE BASED ON THE MEANS OF THE CENTERLINES OF THE MEASURED OR ABUTTED LINES CORRECT FOR SURVEY RECORDS, FILED IN BOOK 320, PAGES 20 TO 31, OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

EXECUTIVE OFFICE BOARD OF SUPERVISORS OF THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREIN ARE BASED ON THE MEANS OF THE CENTERLINES OF THE MEASURED OR ABUTTED LINES CORRECT FOR SURVEY RECORDS, FILED IN BOOK 320, PAGES 20 TO 31, OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

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

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREIN ARE BASED ON THE MEANS OF THE CENTERLINES OF THE MEASURED OR ABUTTED LINES CORRECT FOR SURVEY RECORDS, FILED IN BOOK 320, PAGES 20 TO 31, OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

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

CONDOMINIUM NOTE

LOTS 1, 2, 3, 5, 9, 10 AND 16 OF THIS TRACT ARE APPRIZED AS CONDOMINIUM LOTS, AS DESCRIBED IN SECTION 180.05 ET. SEQ. OF THE CODE, THIS TRACT ACTS AS A COLORS OF CONDOMINIUM LOTS OR LOTS 1, 2, 3, 5, 9, 10 AND 16. IN ADDITION, THIS TRACT AUTHORIZES A MAJOR OF LOTS 1, 2, 3, 5, 9, 10 AND 16 FOR AN ADDED LIVING FACILITY AND SERVICE.

SEE SHEET 2 FOR ADDITIONAL OWNERS' AND BENEFICIARY SIGNATURES
SEE SHEET 7 FOR SIGNATURE OMISSIONS
TRACT NO. 063103

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, OF KEWITT AND HERNANDEZ TRACT, IN BOOK 9 PAGE 171 OF MAPS LOTS 1 TO 8 INCLUSIVE OF 6, REGOCE
THOMAS SUBDIVISION, IN BOOK 19 PAGE 132 OF MISCELLANEOUS RECORDS, A PORTION OF LOTS 1, 2 AND 3, LOTS 15 TO 33 INCLUSIVE, LOT 32 AND A PORTION
OF LOT 37 OF KERNANNA AND ARNO'S SUBDIVISION IN BOOK 16 PAGE 82 OF MISCELLANEOUS RECORDS, PORTIONS OF LOTS 26 TO 30 INCLUSIVE OF 6, CONGAR
HOME TRACT IN BOOK 14 PAGE 123 OF MISCELLANEOUS RECORDS, PORTIONS OF LOTS 7A TO 7E INCLUSIVE OF 6, CONGAR TRACT IN BOOK 9 PAGE 174 OF
MISCELLANEOUS RECORDS, LOTS 2 TO 7 INCLUSIVE, LOT 17 AND A PORTION OF LOT 3 OF ACE LOT SUBDIVISION IN BOOK 16 PAGE 51 OF MISCELLANEOUS
RECORDS, LOT 3 AND A PORTION OF LOT 4 OF AINSWORTH PLACE IN BOOK 8 PAGE 148 OF MAPS TOGETHER WITH OLDICT PLACE AS SHOWN ON THE MAP OF
THE KERNANNA AND ARNO'S SUBDIVISION, LOCATED BY RELOCATION NO. 4173, RECORDED OCTOBER 21, 1946 AS INSTRUMENT NO. 2288, IN BOOK D-SAM PAGE 529,
FOOT NOTE, TOGETHER WITH TERREY HEIR AND GRIFFIN STREET AS SHOWN ON THE MAP OF KERNANNA SUBDIVISION AND THE MAP OF OH CONGAR TRACT
LOCATED BY RELOCATION NO. 402, RECORDED SEPTEMBER 21, 1946 AS INSTRUMENT NO. 2757, IN BOOK OWED PAGE 528, OFFICIAL RECORDS, TOGETHER WITH
CANCER STREET AS SHOWN ON THE MAP OF KEWITT AND ARNO'S SUBDIVISION, LOCATED BY RELOCATION NO. 4173, RECORDED MAY 14, 1945 AS INSTRUMENT
NO. 4745, IN BOOK D-SAM PAGE 520, OFFICIAL RECORDS.

ADAMS-STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 216687
DATE OF SURVEY: MARCH, 2005
LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT
WE HEREBY DECLARE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LOTS INCLUDED WITHIN
THE SUBDIVISION SHOWN ON THE MAP WITHIN THE PATRICIA SUBURBANIZED AND WE CONSENT TO
THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.
WE HEREBY DESIGNATE THE CITY OF PASADENA ELECTORAL FOR PUBLIC UTILITY AND WATER LINE
PURPOSES AS SHOWN HEREIN.

BENEFICIARY:
CITIZENS BUSINESS BANK, A CALIFORNIA BANKING CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 27, 2004 AS INSTRUMENT NO. 04-3919794, OF OFFICIAL RECORDS.

PASADENA APTS-7 LLC. (OWNER)
BY: CITY VENTURES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER
BY: CITY VENTURES MANAGEMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

PASADENA LOTS-76 LLC. (OWNER)
BY: CITY VENTURES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER
BY: CITY VENTURES MANAGEMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BOW PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)
BY: ____________________________
NAME: GORE G. GORE
TITLE: MANAGER

BENEFICIARIES:
CITIZENS BUSINESS BANK, A CALIFORNIA BANKING CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 27, 2005 AS INSTRUMENT NO. 05-1701730, OF OFFICIAL RECORDS, ALSO BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 27, 2005 AS INSTRUMENT NO. 05-1701731, OF OFFICIAL RECORDS.

DOVE STREET CAPITAL LENDERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

KEITH B. SMITH, AS TRUSTEE OF THE SMITH TRUST, DATED AUGUST 7, 1990
BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 06-3147578, OF OFFICIAL RECORDS.

EAST WEST BANK
BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 25, 2007 AS INSTRUMENT NO. 2007-1784046, OF OFFICIAL RECORDS.

BERNICE P. ENNUI, ON BEHALF OF AND AS TRUSTEE OF THE ENNUI TRUST,
DATED JUNE 27, 1968
BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 28, 2008 AS INSTRUMENT NO. 2008-313633, OF OFFICIAL RECORDS.

See Sheet 1 and 3 for additional owner's and beneficiary signatures.
See Sheet 7 for signature acknowledgments.
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBMISSION OF LOTS 1 TO 5 INCLUSIVE OF ADAMS STREET TRACT, IN BOOK 1 PAGE 141 OF MAPS; LOTS 1 TO 8 INCLUSIVE OF G. ROSE SHEET SUBMISSION, IN BOOK 115 PAGE 123 OF WILDCAT RECORDS, A PORTION OF LOTS 1, 2 AND 3, LOTS 15 TO 25 INCLUSIVE, LOT 35 AND A PORTION OF LOTS 17 TO 26 INCLUSIVE OF KERNER WESLEY SHEET SUBMISSION, IN BOOK 14 PAGE 82 OF WILDCAT RECORDS; PORTIONS OF LOTS 13 TO 15, INCLUSIVE OF THE URBAN HOME TRACT IN BOOK 16 PAGE 125 OF WILDCAT RECORDS; PORTIONS OF LOTS 17 TO 20 INCLUSIVE OF DR. CONRAD TRACT IN BOOK 4 PAGE 24 OF WILDCAT RECORDS; PORTIONS OF LOTS 1 TO 6 INCLUSIVE, LOT 26 AND A PORTION OF LOTS 1 TO 7 INCLUSIVE, LOT 35 AND A PORTION OF LOTS 1 TO 6 INCLUSIVE, LOT 35 AND A PORTION OF LOTS 1 TO 6 INCLUSIVE OF H. ROSE SHEET SUBMISSION, IN BOOK 16 PAGE 125 OF MAPS; TOGETHER WITH LOT 1 PLACE IN BOOK 6 PAGE 123 OF MAPS; TOGETHER WITH ADAMS STREET AS SHOWN ON THE MAP OF THE KERNER WESLEY SHEET SUBMISSION, VACATED BY RESOLUTION NO. 6761, RECORDED JANUARY 29, 1959 AS INSTRUMENT NO. 209, IN BOOK 3 PAGE 123, OF OFFICIAL RECORDS, TOGETHER WITH THE NORTH LINE OF THE PROPERTY OF DOUGLAS STREET AS SHOWN ON THE MAP OF H. ROSE SHEET SUBMISSION, VACATED BY RESOLUTION NO. 6761, RECORDED OCTOBER 13, 1958 AS INSTRUMENT NO. 7372, IN BOOK 3 PAGE 192, OF OFFICIAL RECORDS, TOGETHER WITH THE SUBMISSION AS SHOWN ON THE MAP OF H. ROSE SHEET SUBMISSION, VACATED BY RESOLUTION NO. 6761, RECORDED OCTOBER 13, 1958 AS INSTRUMENT NO. 7372, IN BOOK 3 PAGE 192, OF OFFICIAL RECORDS, TOGETHER WITH THE SUBMISSION AS SHOWN ON THE MAP OF H. ROSE SHEET SUBMISSION, VACATED BY RESOLUTION NO. 6761, RECORDED OCTOBER 13, 1958 AS INSTRUMENT NO. 7372, IN BOOK 3 PAGE 192, OF OFFICIAL RECORDS,

ADAMS--STREET CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.P. 21687

DATE OF SURVEY: MARCH, 2005

LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY DECLARE THAT WE ARE THE OWNERS OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBMISSION SHOWN ON THE MAP WITHIN THE DISTRICTED BOUNDARIES AND WE CONSENT TO THE APPROVAL AND PLAT OF THE MAP AND SUBMISSION.

WE HEREBY DEED TO THE CITY OF PASADENA EXEMPTIONS FOR PUBLIC UTILITY AND WATER LINE PURPOSES AS SHOWN HEREBY.

SUNRISE PASADENA CA SENIOR LIVING, LLC, (OWNER)
A CALIFORNIA LIMITED LIABILITY COMPANY

ITALICS

BY: SUNRISE SENIOR LIVING INVESTMENTS, INC.,
A CALIFORNIA LIMITED LIABILITY COMPANY

REPRESENTED BY: SUNRISE SENIOR LIVING INVESTMENTS, INC.

NAME: 

ITS: 

SEE SHEET 1 AND 2 FOR ADDITIONAL OWNER AND BENEFICIARY SIGNATURES
SEE SHEET 4, 5 AND 6 FOR NOTARY ACKNOWLEDGMENTS
SEE SHEET 7 FOR SIGNATURE OMISSIONS.
TRACT NO. 063103
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
ADAMS - STREETEER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.P.E. 21687
LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON March 26, 2016, BEFORE ME, Susan Trivino, A
NOTARY PUBLIC PERSONALLY APPOINTED
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF,
the above writing was signed by the persons whose names are subscribed to the said instrument and acknowledged to me that (Signature/Name) executed the same in (Capacity/Name Authorized Capacities) and that the (Signature/Name) subscribed to the instrument the persons or the entity upon behalf of which the person(s) acted, executed this instrument.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES BY HAND AND OFFICIAL SEAL:

Signature: Susan Trivino
Date: March 26, 2016
Commission expires: 11/18/2020
My principal place of business is in Los Angeles County.
My commission expires 11/18/2020.
Printed name: Susan Trivino

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON March 26, 2016, BEFORE ME, Susan Trivino, A
NOTARY PUBLIC PERSONALLY APPOINTED
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF,
the above writing was signed by the persons whose names are subscribed to the said instrument and acknowledged to me that (Signature/Name) executed the same in (Capacity/Name Authorized Capacities) and that the (Signature/Name) subscribed to the instrument the persons or the entity upon behalf of which the person(s) acted, executed this instrument.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES BY HAND AND OFFICIAL SEAL:

Signature: Susan Trivino
Date: March 26, 2016
Commission expires: 11/18/2020
My principal place of business is in Los Angeles County.
My commission expires 11/18/2020.
Printed name: Susan Trivino

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON September 17th, 2016, BEFORE ME, Dorothy J. Dolerry, A
NOTARY PUBLIC PERSONALLY APPOINTED
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF,
the above writing was signed by the persons whose names are subscribed to the said instrument and acknowledged to me that (Signature/Name) executed the same in (Capacity/Name Authorized Capacities) and that the (Signature/Name) subscribed to the instrument the persons or the entity upon behalf of which the person(s) acted, executed this instrument.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES BY HAND AND OFFICIAL SEAL:

Signature: Dorothy J. Dolerry
Date: September 17th, 2016
Commission expires: 03/19/2020
My principal place of business is in Los Angeles County.
My commission expires 03/19/2020.
Printed name: Dorothy J. Dolerry

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON March 29th, 2011, BEFORE ME, Michelle Robinson, A
MARK BUCKLAND

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF,
the above writing was signed by the persons whose names are subscribed to the said instrument and acknowledged to me that (Signature/Name) executed the same in (Capacity/Name Authorized Capacities) and that the (Signature/Name) subscribed to the instrument the persons or the entity upon behalf of which the person(s) acted, executed this instrument.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES BY HAND AND OFFICIAL SEAL:

Signature: Michelle Robinson
Date: March 29th, 2011
Commission expires: 06/06/2016
My principal place of business is in Los Angeles County.
My commission expires 06/06/2016.
Printed name: Michelle Robinson

SEE SHEETS 1, 2 AND 3 FOR OWNER'S AND BENEFICIARY SIGNATURES
SEE SHEETS 5 AND 6 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS
SEE SHEET 7 FOR SIGNATURE OMISIONS
TRACT NO. 063103
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.E. 21987
LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON MARCH 30, 2010 BEFORE ME, Michelle Bohannon, A NOTARY PUBLIC PERSONALLY APPEARED
Nicole Backlund, who PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO MADE
THE WRITING SUBSCRIBED TO THE WRITING AND ACKNOWLEDGED TO ME THAT HE/ SHE
EXECUTED THE SAME AS (HEREIN AUTHORIZED SIGNATURE) AND THAT BY (HEREIN)
ACKNOWLEDGED THE WRITING AND THE PERSONAL OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONAL ACTED, EXECUTED THIS 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.

Michelle Bohannon
MY COMMISSION EXPIRES: MARCH 30, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINTER'S NAME: N/A

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON MARCH 30, 2010 BEFORE ME, Michelle Bohannon, A NOTARY PUBLIC PERSONALLY APPEARED
Nicole Backlund, who PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO MADE
THE WRITING SUBSCRIBED TO THE WRITING AND ACKNOWLEDGED TO ME THAT HE/ SHE
EXECUTED THE SAME AS (HEREIN AUTHORIZED SIGNATURE) AND THAT BY (HEREIN)
ACKNOWLEDGED THE WRITING AND THE PERSONAL OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONAL ACTED, EXECUTED THIS 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.

Michelle Bohannon
MY COMMISSION EXPIRES: MARCH 30, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINTER'S NAME: N/A

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON JANUARY 30, 2010 BEFORE ME, Kavindra S. Ha, A NOTARY PUBLIC PERSONALLY APPEARED
Kevin Lee, who PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO MADE
THE WRITING SUBSCRIBED TO THE WRITING AND ACKNOWLEDGED TO ME THAT HE/ SHE
EXECUTED THE SAME AS (HEREIN AUTHORIZED SIGNATURE) AND THAT BY (HEREIN)
ACKNOWLEDGED THE WRITING AND THE PERSONAL OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONAL ACTED, EXECUTED THIS 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.

Kevin Lee
MY COMMISSION EXPIRES: JANUARY 30, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINTER'S NAME: N/A

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON NOVEMBER 5, 2010 BEFORE ME, Michelle Bohannon, A NOTARY PUBLIC PERSONALLY APPEARED
Keith B. Simon, who PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO MADE
THE WRITING SUBSCRIBED TO THE WRITING AND ACKNOWLEDGED TO ME THAT HE/ SHE
EXECUTED THE SAME AS (HEREIN AUTHORIZED SIGNATURE) AND THAT BY (HEREIN)
ACKNOWLEDGED THE WRITING AND THE PERSONAL OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONAL ACTED, EXECUTED THIS 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.

Keith B. Simon
MY COMMISSION EXPIRES: NOVEMBER 5, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINTER'S NAME: N/A

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON NOVEMBER 5, 2010 BEFORE ME, Michelle Bohannon, A NOTARY PUBLIC PERSONALLY APPEARED
Keith B. Simon, who PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO MADE
THE WRITING SUBSCRIBED TO THE WRITING AND ACKNOWLEDGED TO ME THAT HE/ SHE
EXECUTED THE SAME AS (HEREIN AUTHORIZED SIGNATURE) AND THAT BY (HEREIN)
ACKNOWLEDGED THE WRITING AND THE PERSONAL OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONAL ACTED, EXECUTED THIS 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.

Keith B. Simon
MY COMMISSION EXPIRES: NOVEMBER 5, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINTER'S NAME: N/A

SEE SHEETS 1, 2 AND 3 FOR OWNER'S AND BENEFICIARY SIGNATURES
SEE SHEET 4 AND 6 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS
SEE SHEET 7 FOR SIGNATURE OMISSIONS
TRACT NO. 063103
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687
LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON September 26, 2011, before me, Susan L. Tomar, (notary public, personally appeared and acknowledged to me that (he/she/them) 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) acts, executed this 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

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
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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

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON October 10, 2011, before me, (notary public, personally appeared and acknowledged to me that (he/she/them) 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) acts, executed this 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

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON October 10, 2011, before me, (notary public, personally appeared and acknowledged to me that (he/she/them) 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) acts, executed this 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

SEE SHEETS 1 AND 2 FOR OWNER'S AND BENEFICIARY SIGNATURES
SEE SHEET 4 AND 5 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS
SEE SHEET 5 FOR SIGNATURE OMISSIONS