

# Agenda Report

February 6, 2012

**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.

**ENVIRONMENTAL 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.

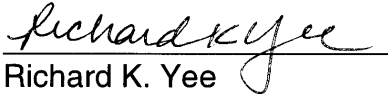
Respectfully submitted,



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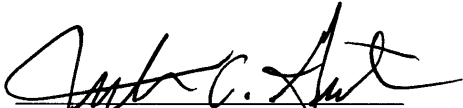
SIOBHAN FOSTER  
Director  
Department of Public Works

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 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

17 NUMBERED LOTS  
2 LETTERED LOTS  
20.669 Acres

# TRACT NO. 063103

SHEET 1 OF 18 SHEETS

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE OF HULETT C. MERRITT TERRACE TRACT, IN BOOK 6 PAGE 141 OF MAPS; LOTS 1 TO 8 INCLUSIVE OF G. ROSCOE THOMAS SUBDIVISION, IN BOOK 15 PAGE 53 OF MISCELLANEOUS RECORDS; A PORTION OF LOTS 1, 2 AND 3, LOTS 15 TO 20 INCLUSIVE, LOT 35 AND A PORTION OF LOT 37 OF KERNAGHAN AND ARNOLD'S SUBDIVISION IN BOOK 16 PAGE 92 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 13 TO 18, INCLUSIVE OF THE DR. CONGAR HOME TRACT IN BOOK 14 PAGE 52 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 74 TO 78 INCLUSIVE OF DR. CONGAR TRACT IN BOOK 7 PAGE 74 OF MISCELLANEOUS RECORDS; LOTS 3 TO 7 INCLUSIVE, 17, 18 AND A PORTION OF LOT 2 OF ROSS' SUBDIVISION IN BOOK 16 PAGE 5 OF MISCELLANEOUS RECORDS; LOT 2 AND A PORTION OF LOT 1 OF LEWIS J. MERRITT PLACE, IN BOOK 6 PAGE 149 OF MAPS; TOGETHER WITH OLCOTT PLACE AS SHOWN ON THE MAP OF THE KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8701, RECORDED OCTOBER 31, 1968 AS INSTRUMENT NO. 2228, IN BOOK D-3469 PAGE 636, OFFICIAL RECORDS; TOGETHER WITH TERRACE DRIVE AND GROVE STREET AS SHOWN ON THE MAP OF ROSS' SUBDIVISION AND THE MAP OF DR. CONGAR TRACT, VACATED BY RESOLUTION NO. 402, RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152, IN BOOK D-4505 PAGE 223, OFFICIAL RECORDS; TOGETHER WITH CAMDEN STREET AS SHOWN ON THE MAP OF KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8827, RECORDED MAY 14, 1985 AS INSTRUMENT NO. 4702, IN BOOK D-2905 PAGE 560, OFFICIAL RECORDS.

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 FOR CONDOMINIUM PURPOSES

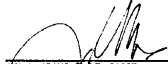
### OWNER'S STATEMENT

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 CITY OF PASADENA EASEMENTS FOR PUBLIC UTILITY AND WATER LINE PURPOSES AS SHOWN HEREON.

### ENGINEER'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 DB PASADENA HOLDCO LLC, ON MAY 31, 2008. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 14 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 24 MONTHS FROM THE FILING OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

  
JAN A. ADAMS, R.C.E. 21687 DATE 3-24-10  
EXPIRES: 9/30/11



### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; 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; 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.

DANIEL A. RIX R.C.E. 38689  
CITY ENGINEER, CITY OF PASADENA  
LICENSE EXPIRES: 03-31-2011  
DATED \_\_\_\_\_

### 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 ACCEPTED THE PUBLIC UTILITY EASEMENTS AND WATER LINE EASEMENTS AS DEDICATED.

MARK JONESKY, CITY CLERK DATE \_\_\_\_\_  
CITY OF PASADENA

### SURVEYOR'S CERTIFICATE

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 THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

By: \_\_\_\_\_ DATE \_\_\_\_\_  
DEAN J. BOULDIN  
P.L.S. 7842  
EXPIRES 12/31/10

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°32'45"W OF THE CENTERLINE OF ST. JOHN AVENUE AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 193, PAGES 29 TO 31, INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

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

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. 63103 AS REQUIRED BY LAW.

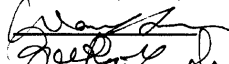
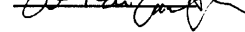
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

By: \_\_\_\_\_ DATE \_\_\_\_\_  
DEPUTY

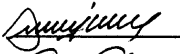

### CONDOMINIUM NOTE

LOTS 1, 2, 3, 5, 9 AND 16 OF THIS TRACT ARE APPROVED AS CONDOMINIUM LOTS, AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE. THIS TRACT AUTHORIZES A MAXIMUM OF 270 CONDOMINIUM UNITS. THERE WILL BE A MAXIMUM OF 200 CONDOMINIUM UNITS ON LOTS 1 AND 2, AND 70 CONDOMINIUM UNITS ON LOTS 3, 5, 9, AND 16. IN ADDITION, THIS TRACT AUTHORIZES A MAXIMUM OF TWO CONDOMINIUM UNITS ON LOTS 1 AND 2 (COMBINED) FOR AN ASSISTED LIVING FACILITY AND SERVICE.

WARREN HSIAU AND ZOE ROU YUUN, HUSBAND AND WIFE AS JOINT TENANTS (OWNER'S)

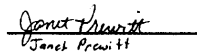
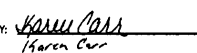
By:   
By: 

ANDRE CHAVES AND ANN CHAVES, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP (OWNER'S)

By:   
By: 

BENEFICIARY:  
PHH MORTGAGE CORPORATION ATTORNEY IN FACT FOR:  
MERRILL LYNCH CREDIT CORPORATION,  
A DELAWARE CORPORATION

BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 3, 2009 AS INSTRUMENT NO. 2009-1828344, OF OFFICIAL RECORDS.

By:  Janet Pruitt By:  Karen Carr

PASADENA APTS-20 LLC, (OWNER)  
A DELAWARE LIMITED LIABILITY COMPANY

By: CITY VENTURES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

By: CITY VENTURES MANAGEMENT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

By:   
MARK BUCK, PRESIDENT

SEE SHEETS 2 AND 3 FOR ADDITIONAL OWNER'S AND BENEFICIARY SIGNATURES  
SEE SHEETS 4, 5 AND 6 FOR NOTARY ACKNOWLEDGMENTS  
SEE SHEET 7 FOR SIGNATURE OMISSIONS

17 NUMBERED LOTS  
2 LETTERED LOTS  
20.669 Acres

# TRACT NO. 063103

SHEET 2 OF 18 SHEETS

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE OF HULETT C. MERRITT TERRACE TRACT, IN BOOK 6 PAGE 141 OF MAPS; LOTS 1 TO 6 INCLUSIVE OF G. ROSCOE THOMAS SUBDIVISION, IN BOOK 15 PAGE 53 OF MISCELLANEOUS RECORDS; A PORTION OF LOTS 1, 2 AND 3, LOTS 15 TO 20 INCLUSIVE, LOT 35 AND A PORTION OF LOT 37 OF KERNAGHAN AND ARNOLD'S SUBDIVISION IN BOOK 16 PAGE 92 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 13 TO 18, INCLUSIVE OF THE DR. CONGAR HOME TRACT IN BOOK 14 PAGE 52 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 74 TO 79 INCLUSIVE OF DR. CONGAR TRACT IN BOOK 7 PAGE 74 OF MISCELLANEOUS RECORDS; LOTS 3 TO 7 INCLUSIVE, 17, 18 AND A PORTION OF LOT 2 OF ROSS' SUBDIVISION IN BOOK 16 PAGE 5 OF MISCELLANEOUS RECORDS; LOT 2 AND A PORTION OF LOT 1 OF LEWIS J. MERRITT PLACE IN BOOK 6 PAGE 149 OF MAPS; TOGETHER WITH OLCOTT PLACE AS SHOWN ON THE MAP OF THE KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8701, RECORDED OCTOBER 31, 1966 AS INSTRUMENT NO. 2228, IN BOOK D-3469 PAGE 638, OFFICIAL RECORDS; TOGETHER WITH TERRACE DRIVE AND GROVE STREET AS SHOWN ON THE MAP OF ROSS' SUBDIVISION AND THE MAP OF DR. CONGAR TRACT, VACATED BY RESOLUTION NO. 402, RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152, IN BOOK D-4505 PAGE 223, OFFICIAL RECORDS; TOGETHER WITH CAMDEN STREET AS SHOWN ON THE MAP OF KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8627, RECORDED MAY 14, 1965 AS INSTRUMENT NO. 4702, IN BOOK D-2905 PAGE 560, OFFICIAL RECORDS.

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 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 CITY OF PASADENA EASEMENTS FOR PUBLIC UTILITY AND WATER LINE PURPOSES AS SHOWN HEREON.

BGM PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: [Signature]  
NAME: GREG CAUSLEY  
ITS: MANAGER

### BENEFICIARY:

CITIZENS BUSINESS BANK, A CALIFORNIA BANKING CORPORATION  
BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 27, 2006 AS INSTRUMENT NO. 06-2148734, OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

### BENEFICIARIES:

CITIZENS BUSINESS BANK, A CALIFORNIA BANKING CORPORATION  
BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721790, OF OFFICIAL RECORDS. ALSO BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721792, OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

PASADENA APTS-7 LLC, (OWNER)  
A DELAWARE LIMITED LIABILITY COMPANY

BY: CITY VENTURES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: CITY VENTURES MANAGEMENT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: [Signature]  
MARK BUCKLAND, PRESIDENT

DOVE STREET CAPITAL LENDERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 4, 2005 AS INSTRUMENT NO. 05-2388338, OF OFFICIAL RECORDS. ALSO BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 22, 2007 AS INSTRUMENT NO. 2007-2389808, OFFICIAL RECORDS.

BY: [Signature]

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. 06-2387278, OF OFFICIAL RECORDS.

BY: [Signature]

PASADENA LOTS-70 LLC, (OWNER)  
A DELAWARE LIMITED LIABILITY COMPANY

BY: CITY VENTURES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: CITY VENTURES MANAGEMENT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: [Signature]  
MARK BUCKLAND, PRESIDENT

EAST WEST BANK  
BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 25, 2007 AS INSTRUMENT NO. 2007-1276046, OF OFFICIAL RECORDS.

BY: [Signature]

BERNICE P. EINUM, ON BEHALF OF AND AS TRUSTEE OF THE EINUM TRUST,  
DATED JUNE 27, 1988  
BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 2008-518303, OF OFFICIAL RECORDS.

BY: [Signature], Successor Trustee

17 NUMBERED LOTS  
2 LETTERED LOTS  
20.669 Acres

# TRACT NO. 063103

SHEET 3 OF 18 SHEETS

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE OF HULETT C. MERRITT TERRACE TRACT, IN BOOK 6 PAGE 141 OF MAPS; LOTS 1 TO 6 INCLUSIVE OF G. ROSCOE THOMAS SUBDIVISION, IN BOOK 15 PAGE 53 OF MISCELLANEOUS RECORDS; A PORTION OF LOTS 1, 2 AND 3, LOTS 15 TO 20 INCLUSIVE, LOT 35 AND A PORTION OF LOT 37 OF KERNAGHAN AND ARNOLD'S SUBDIVISION IN BOOK 16 PAGE 92 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 13 TO 18, INCLUSIVE OF THE DR. CONGAR HOME TRACT IN BOOK 14 PAGE 92 OF MISCELLANEOUS RECORDS; PORTIONS OF LOTS 74 TO 79 INCLUSIVE OF DR. CONGAR TRACT IN BOOK 7 PAGE 74 OF MISCELLANEOUS RECORDS; LOTS 3 TO 7 INCLUSIVE, 17, 18 AND A PORTION OF LOT 2 OF ROSS' SUBDIVISION IN BOOK 16 PAGE 5 OF MISCELLANEOUS RECORDS; LOT 2 AND A PORTION OF LOT 1 OF LEWIS J. MERRITT PLACE IN BOOK 6 PAGE 149 OF MAPS; TOGETHER WITH OLCOTT PLACE AS SHOWN ON THE MAP OF THE KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8701, RECORDED OCTOBER 31, 1968 AS INSTRUMENT NO. 2228, IN BOOK D-3469 PAGE 638, OFFICIAL RECORDS; TOGETHER WITH TERRACE DRIVE AND GROVE STREET AS SHOWN ON THE MAP OF ROSS' SUBDIVISION AND THE MAP OF DR. CONGAR TRACT, VACATED BY RESOLUTION NO. 402, RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152, IN BOOK D-4505 PAGE 223, OFFICIAL RECORDS; TOGETHER WITH CAMDEN STREET AS SHOWN ON THE MAP OF KERNAGHAN AND ARNOLD'S SUBDIVISION, VACATED BY RESOLUTION NO. 8627, RECORDED MAY 14, 1965 AS INSTRUMENT NO. 4702, IN BOOK D-2905 PAGE 580, OFFICIAL RECORDS.

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 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 CITY OF PASADENA EASEMENTS FOR PUBLIC UTILITY AND WATER LINE PURPOSES AS SHOWN HEREON.

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

By: SUNRISE SENIOR LIVING INVESTMENTS, INC.,  
A VIRGINIA CORPORATION, ITS SOLE MEMBER

NAME:   
ITS: PHILIP KRASNIK  
VICE PRESIDENT

### BENEFICIARY:

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

BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 02, 2007 AS INSTRUMENT NO. 2007-1579030 AND RE-RECORDED OCTOBER 08, 2007 AS INSTRUMENT NO. 2007-2301256  
BOTH OF OFFICIAL RECORDS.

By: SUNRISE SENIOR LIVING INVESTMENTS, INC.,  
A VIRGINIA CORPORATION, ITS SOLE MEMBER

NAME:   
ITS: PHILIP KRASNIK  
VICE PRESIDENT

SEE SHEET 1 AND 2 FOR ADDITIONAL OWNER'S AND BENEFICIARY SIGNATURES  
SEE SHEET 4, 5 AND 6 FOR NOTARY ACKNOWLEDGMENTS  
SEE SHEET 7 FOR SIGNATURE OMISSIONS



# TRACT NO. 063103

SHEET 4 OF 18

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 } SS  
of Los Angeles

ON March 29 2010, BEFORE ME, Susan Tusing, A  
NOTARY PUBLIC, PERSONALLY APPEARED Karen Hsieh & Peter Row  
Kuen

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/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 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

Susan Tusing  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 10/21/10  
PRINTED NAME: SUSAN TUSING

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY  
MY COMMISSION NO. IS 1631649

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
of Los Angeles

ON March 31 2010, BEFORE ME, Susan Tusing, A  
NOTARY PUBLIC, PERSONALLY APPEARED Andee Chavez & Dan Chavez

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/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 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

Susan Tusing  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 10/21/10  
PRINTED NAME: SUSAN TUSING

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY  
MY COMMISSION NO. IS 1631649

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
of Burlington

ON September 17th 2010, BEFORE ME, Dorothy J. DeMarco, A  
NOTARY PUBLIC, PERSONALLY APPEARED Janet Prewitt Assist VP and  
Karen Cox Asst Secretary

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/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 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

Dorothy J. DeMarco  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 11/9/12  
PRINTED NAME: Dorothy J. DeMarco

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Burlington COUNTY  
MY COMMISSION NO. IS 2894040

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON March 29th 2011, BEFORE ME, Michelle Bohannon, A  
NOTARY PUBLIC, PERSONALLY APPEARED Mark Buckland

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/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)  
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PERSON(S) 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  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 12/31/11  
PRINTED NAME: Michelle Bohannon

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY  
MY COMMISSION NO. IS 1824022

SEE SHEETS 1, 2 AND 3 FOR OWNER'S AND BENEFICIARY SIGNATURES  
SEE SHEET 5 AND 6 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS  
SEE SHEET 7 FOR SIGNATURE OMISSIONS

# TRACT NO. 063103

SHEET 5 OF 18

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

ADAMS - STREETER CIVL 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 } SS

ON March 28th <sup>2011</sup> BEFORE ME Michelle Bohannon, A  
NOTARY PUBLIC, PERSONALLY APPEARED Mark Buckland

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)  
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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

Michelle Bohannon  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 3/26/14  
PRINTED NAME: Michelle Bohannon

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY  
MY COMMISSION NO. IS 1894092

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON March 28th <sup>2011</sup> BEFORE ME Michelle Bohannon, A  
NOTARY PUBLIC, PERSONALLY APPEARED Mark Buckland

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)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Michelle Bohannon  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 3/26/14  
PRINTED NAME: Michelle Bohannon

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY  
MY COMMISSION NO. IS 1894092

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON January 4, <sup>2010</sup> BEFORE ME Cornelia S. Ho, A  
NOTARY PUBLIC, PERSONALLY APPEARED 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)  
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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

Cornelia S. Ho  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: August 13, 2013  
PRINTED NAME: Cornelia S. Ho

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY  
MY COMMISSION NO. IS 1858844

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ~~ORANGE~~ } SS  
Los Angeles

ON MARCH 31, 2010 2010, BEFORE ME JACKIE NAJARIAN, A  
NOTARY PUBLIC, PERSONALLY APPEARED CRIS Galletty

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)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Jackie Najarian  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: March 22, 2013  
PRINTED NAME: JACKIE NAJARIAN

MY PRINCIPAL PLACE OF BUSINESS  
IS IN LOS ANGELES COUNTY  
MY COMMISSION NO. IS 1841623

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ~~ORANGE~~ } SS  
Riverside

ON May 31, 2010 2010, BEFORE ME Margaret A. Eastwick, A  
NOTARY PUBLIC, PERSONALLY APPEARED Mary Rathjen

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)  
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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

Margaret A. Eastwick  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: Nov 28, 2010  
PRINTED NAME: MARGARET A. EASTWICK

MY PRINCIPAL PLACE OF BUSINESS  
IS IN San Diego COUNTY  
Riverside  
MY COMMISSION NO. IS 1702419

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON November 8 2010, BEFORE ME Michelle Bohannon, A  
NOTARY PUBLIC, PERSONALLY APPEARED Keith B. Smith

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)  
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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

Michelle Bohannon  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 3/26/14  
PRINTED NAME: Michelle Bohannon

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY  
MY COMMISSION NO. IS 1894092

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON November 8 2010, BEFORE ME Michelle Bohannon, A  
NOTARY PUBLIC, PERSONALLY APPEARED Keith B. Smith

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Michelle Bohannon  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 3/26/14  
PRINTED NAME: Michelle Bohannon

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY  
MY COMMISSION NO. IS 1894092

# TRACT NO. 063103

SHEET 6 OF 18

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

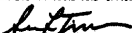
STATE OF ~~CALIFORNIA~~<sup>VIRGINIA</sup> )  
FAIRFAX )  
COUNTY OF ORANGE )

ON September 26, 2011, BEFORE ME, Susan L. Timoner, A  
NOTARY PUBLIC, PERSONALLY APPEARED Philip Kraskin, vice president of Sunrise  
Senior Living Investments, Inc.

WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY)  
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ~~CALIFORNIA~~<sup>VIRGINIA</sup> THAT THE  
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 8/11/12  
PRINTED NAME: Susan L. Timoner

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Fairfax COUNTY  
MY COMMISSION NO. IS 128299

## NOTARY ACKNOWLEDGMENTS


STATE OF ~~CALIFORNIA~~<sup>VIRGINIA</sup> )  
FAIRFAX )  
COUNTY OF ORANGE )

ON September 26, 2011, BEFORE ME, Susan L. Timoner, A  
NOTARY PUBLIC, PERSONALLY APPEARED Philip Kraskin, vice president of  
Sunrise Senior Living Investments, Inc.

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

  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 8/11/12  
PRINTED NAME: Susan L. Timoner

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Fairfax COUNTY  
MY COMMISSION NO. IS 128299

## NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS  
IS IN \_\_\_\_\_ COUNTY

## NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS  
IS IN \_\_\_\_\_ COUNTY

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

# TRACT NO. 063103

SHEET 7 OF 18

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

ADAMS - STREETER CML 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 } SS

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
MY COMMISSION EXPIRES: \_\_\_\_\_ IS IN \_\_\_\_\_ COUNTY

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
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WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
MY COMMISSION EXPIRES: \_\_\_\_\_ IS IN \_\_\_\_\_ COUNTY

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
MY COMMISSION EXPIRES: \_\_\_\_\_ IS IN \_\_\_\_\_ COUNTY

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY)  
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
MY COMMISSION EXPIRES: \_\_\_\_\_ IS IN \_\_\_\_\_ COUNTY

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON \_\_\_\_\_, 2010, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
(S/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY)  
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WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
MY COMMISSION EXPIRES: \_\_\_\_\_ IS IN \_\_\_\_\_ COUNTY

### SIGNATURE OMISSIONS

THE SIGNATURE OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH  
MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 65436 (a)(3)(A)(i-vii) OF THE SUBDIVISION  
MAP ACT, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID  
SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. THE SIGNATURE OF THE WORLDWIDE CHURCH OF GOD, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION AND AMBASSADOR ACQUISITION COALITION PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR UTILITY, ROADWAY AND WALKWAY ACCESS PURPOSES RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227591, AS INSTRUMENT NO. 04-1227592 AND AS INSTRUMENT NO. 04-1227593 ALL OF OFFICIAL RECORDS (DOCUMENT NO. 04-1227591 IS BLANKET IN NATURE).
2. THE SIGNATURE OF BGM PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR ROSE PARADE GRANDSTAND PURPOSES RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721787 AND INSTRUMENT NO. 05-1721788 BOTH OF OFFICIAL RECORDS.
3. THE SIGNATURE OF BGM PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND AACP PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR DRIVEWAY PURPOSES RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721789 OF OFFICIAL RECORDS.
4. THE SIGNATURE OF MARANATHA HIGH SCHOOL UNDER AN EASEMENT FOR UTILITY PURPOSES RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227598 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)
5. THE SIGNATURE OF THE CITY OF PASADENA UNDER AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 14, 1974 AS INSTRUMENT NOS. 1731 AND 1732, BOTH OF OFFICIAL RECORDS.
6. THE SIGNATURE OF THE CITY OF PASADENA UNDER AN EASEMENT FOR LIGHT AND POWER UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1969 AS INSTRUMENT NO. 3586 OF OFFICIAL RECORDS.
7. THE SIGNATURE OF THE CITY OF PASADENA, A MUNICIPAL CORPORATION UNDER AN EASEMENT FOR PUBLIC UTILITIES AND SANITARY SEWER PURPOSES, RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152, IN BOOK D-4505, PAGE 223 OF OFFICIAL RECORDS.
8. THE SIGNATURE OF DB PASADENA HOLDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR LANDSCAPING AND APPURTENANCES PURPOSES RECORDED DECEMBER 4, 2008 AS INSTRUMENT NO. 08-2131627 OF OFFICIAL RECORDS. (SAID EASEMENT IS INDETERMINATE IN NATURE).
9. THE SIGNATURE OF DB PASADENA HOLDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR LANDSCAPING AND APPURTENANCES PURPOSES RECORDED DECEMBER 4, 2008 AS INSTRUMENT NO. 08-2131628 OF OFFICIAL RECORDS. (SAID EASEMENT IS INDETERMINATE IN NATURE).
10. THE SIGNATURE OF DB PASADENA HOLDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES THEREOF RECORDED DECEMBER 19, 2008 AS INSTRUMENT NO. 08-2232727 OF OFFICIAL RECORDS. (SAID EASEMENT IS INDETERMINATE IN NATURE).
11. THE SIGNATURE OF THE CITY OF PASADENA, A MUNICIPAL CORPORATION UNDER AN EASEMENT FOR WATER, LIGHT, POWER, TELEPHONE AND GAS PURPOSES, RECORDED MAY 14, 1965 AS INSTRUMENT NO. 4702 IN BOOK D-2905, PAGE 560 OF OFFICIAL RECORDS.
12. THE SIGNATURE OF DB PASADENA HOLDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR CONSTRUCTION, MAINTENANCE USE OF DRIVEWAY AND INCIDENTAL PURPOSES THEREOF RECORDED MAY 13, 2009 AS INSTRUMENT NO. 09-0707394 OF OFFICIAL RECORDS.
13. THE SIGNATURE OF BGM PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND AACP PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER AN EASEMENT FOR DRIVEWAY PURPOSES RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721786 OF OFFICIAL RECORDS.
14. THE SIGNATURE OF AMBASSADOR ACQUISITION COALITION PARTNERS II LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER DECLARATION OF DRIVEWAY EASEMENT RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721781 OF OFFICIAL RECORDS.

SEE SHEETS 2 AND 3 FOR OWNER'S AND BENEFICIARY SIGNATURES  
SEE SHEET 4, 5 AND 6 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS

# 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

**SURVEY NOTES:**

- △ NLY LINE PCL. 1, CERTIFICATE OF EXCEPTION (LLA) NO.263, INST. NO. 03-2940853 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. AND FOUND MONS., PER R.S.B. 193/29-31.
- △ NLY LINE PCL. 2, CERTIFICATE OF EXCEPTION (LLA) NO.263, INST. NO. 03-2940853 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. AND FOUND MONS., PER R.S.B. 193/29-31.
- △ SOUTH LINE OF NLY 47.46' OF LOT 1 OF ROSS SUBD., M.R. 16-5 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. FROM [1] AND [2] PER R.S.B. 193/29-31.
- △ NLY LINE PCL. 1, CERTIFICATE OF EXCEPTION (LLA) NO.262, INST. NO. 03-2940852 ESTB. BY REC. ANGLE AND DIST. AND FROM FOUND MONS., PER R.S.B. 193/29-31.
- △ SLY LINE GROVE STREET (VACATED) ESTB. BY REC. ANGLE AND DIST. PER R.S.B. 193/29-31.
- △ CENTERLINE GROVE STREET (VACATED) ESTB. BY REC. ANGLE AND DIST. AND FROM FOUND MON. AT NLY TERMINUS, PER R.S.B. 193/29-31.
- △ NLY LINE GROVE STREET (VACATED) ESTB. 60' NLY AND PARALLEL OF THE SLY LINE OF VACATED GROVE STREET AS SHOWN IN R.S.B. 193/29-31.
- △ EST. PERPENDICULAR TO ST. JOHN AVENUE PER R.S.B. 193/29-31 AS THE SLY LINE OF THE NORTH HALF OF LOT 74 PER M.R. 7-74.
- △ NLY LINE LOT 4, ROSS' SUBDIVISION, M.R. 16-5 ESTB. AT REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. TO HW TRACT COR. AND FOUND MON., PER R.S.B. 193/29-31.
- △ EST. PERPENDICULAR TO TERRACE DRIVE (VACATED) AS SHOWN ON R.S.B. 193/29-31, AS THE SOUTH LINE OF CAIDEN STREET (VACATED).
- △ CENTERLINE INTERSECTION OF ORANGE GROVE BLVD. AND GREEN AVENUE ESTB. BY TIES PER CITY F.B. 1932-L DMC X-1588 AND RECORD DISTANCE ALONG C/L FROM [3], ACCEPTED AS C/L INT.
- △ CL. OF GREEN ST. ESTB. BY REC. ANGLE AND DIST. FROM FND. MON. AT INTERSECTION OF TERRACE DRIVE & GREEN ST. PER R.S.B. 193/29-31 AND TIES PER CITY F.B. 1932-L DMC X-1588.
- △ CL. OF GREEN ST. ESTB. BETWEEN FND. MONS., PER R.S.B. 193/29-31
- △ SLY LINE OF PCL. 10-11 PER INSTRUMENT NO. 2225, BK. D3469, PG. 632, O.R., SAID LINE IS SHOWN IN R.S.B. 193/29-31
- △ SLY LINE OF PCL. 12 PER INSTRUMENT NO. 2225, BK. D3469, PG. 632, O.R., SAID LINE IS SHOWN IN R.S.B. 193/29-31
- △ CL. TERRACE DR. AND SLY BOUNDARY OF M.R. 16-92 ESTB. AT REC. ANGLE AND DIST. FROM FND. MONS PER R.S.B. 193/29-31
- △ CL. TERRACE DR. AND CL. DEL MAR BLVD. ESTB. AT REC. ANGLE AND DIST. FROM FND. MONS PER R.S.B. 193/29-31
- △ CL. DEL MAR BLVD. AND CL. ST. JOHN AVE. ESTB. AT REC. ANGLE AND DIST. FROM FND. MONS PER R.S.B. 193/29-31

**MONUMENT NOTES:**

- SET 2" I.P. TAGGED "R.C.E. 21687" FLUSH, AS NOTED ON BOUNDARY CORNERS

**MONUMENT NOTES & RECORD REFERENCES:**

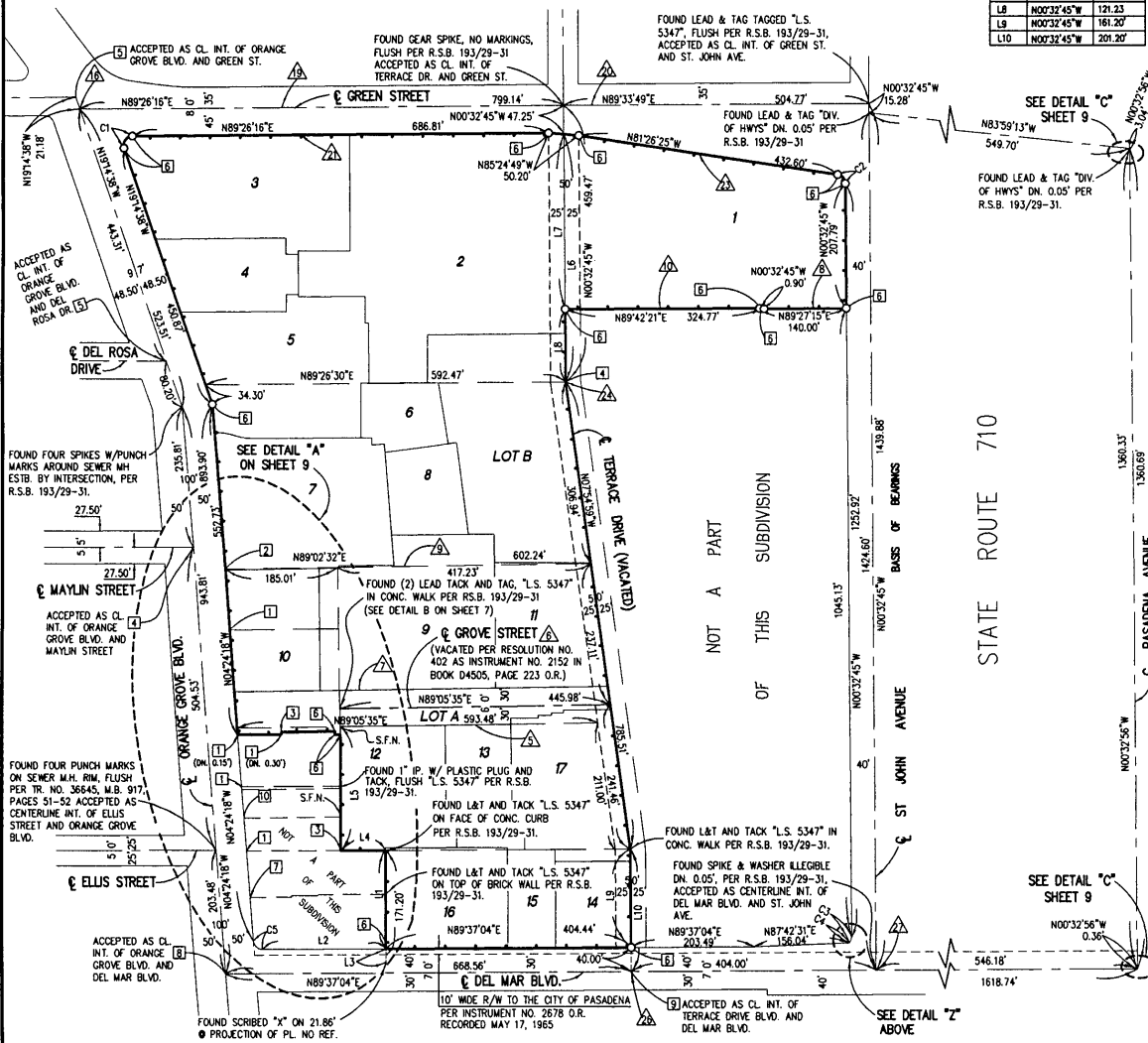
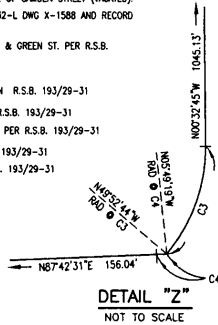
- [1] INDICATES FOUND A 1" I.P. W/ PLASTIC PLUG & BRASS TACK TAGGED "L.S. 5347", DN. 0.20", PER R.S.B. 193/29-31 UNLESS OTHERWISE NOTED.
- [2] INDICATES FOUND LEAD TACK AND TAG "L.S. 5347", FLUSH, PER R.S.B. 193/29-31 UNLESS OTHERWISE NOTED.
- [3] INDICATES FOUND A NAIL AND TAG ON TOP OF WOOD FENCE "L.S. 5347", PER R.S.B. 193/29-31.
- [4] INDICATES FOUND FOUR PUNCH MARKS ON SEWER MANHOLE RIM, PER R.S.B. 193/29-31.
- [5] INDICATES FOUND SPIKE & WASHER "R.C.E. 19776 CITY ENGR." DN. 0.05", PER CITY TIES F.B. 1932-L DMC X-1588.
- [6] INDICATES SEARCHED FOUND NOTHING SET 2" I.P. TAGGED "R.C.E. 21687", FLUSH, UNLESS OTHERWISE NOTED.
- [7] INDICATES FD. 1" I.P. W/ PLASTIC PLUG & BRASS TACK TAGGED "L.S. 5347", FLUSH, PER R.S.B. 193/29-31.
- [8] INDICATES FOUND SPIKE & WASHER "R.C.E. 19776 CITY ENGR." DN. 0.05", PER CITY TIES F.B. 1932-L DMC X-1588.
- [9] INDICATES FOUND SPIKE & WASHER "L.S. 5347" PER R.S.B. 193/29-31.
- [10] INDICATES FOUND LEAD TACK AND TAG "L.S. 5347", FLUSH IN LIEU OF 1" I.P. TAGGED "L.S. 5347" PER R.S.B. 193/29-31.

**LEGEND:**

— INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	108°48'54"	15.00	28.45
C2	80°33'40"	15.00	21.18
C3	46°40'01"	15.00	10.65
C4	33°51'50"	15.00	0.92
C5	85°58'38"	15.00	22.51

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'44"W	181.20
L2	N89°37'04"E	202.71
L3	N00°25'44"W	21.86
L4	N89°37'04"E	72.90
L5	N00°22'56"W	205.29
L6	N00°32'45"W	412.22
L7	N00°32'45"W	250.99
L8	N00°32'45"W	121.23
L9	N00°32'45"W	181.20
L10	N00°32'45"W	201.20



SCALE: 1" = 60'

# TRACT NO. 063103

SHEET 9 OF 18

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

**MONUMENT NOTES & RECORD REFERENCES:**

- ① INDICATES FOUND A 1" I.P., W/ PLASTIC PLUG & BRASS TACK TAGGED "L.S. 5347", DN. 0.20", PER R.S.B. 193/29-31 UNLESS OTHERWISE NOTED.
- ② INDICATES FOUND LEAD TACK AND TAG "L.S. 5347", FLUSH, PER R.S.B. 193/29-31 UNLESS OTHERWISE NOTED.
- ③ INDICATES FOUND A NAIL AND TAG ON TOP OF WOOD FENCE "L.S. 5347", PER R.S.B. 193/29-31.
- ④ INDICATES FOUND FOUR PUNCH MARKS ON SEWER MANHOLE RIM, PER R.S.B. 193/29-31.
- ⑤ INDICATES FOUND SPIKE & WASHER "R.C.E. 19776 CITY ENGR." DN. 0.05", PER CITY TIES F.B. 1932-L DWG X-1588.
- ⑥ INDICATES SEARCHED FOUND NOTHING SET 2" I.P. TAGGED "R.C.E. 21687", FLUSH, UNLESS OTHERWISE NOTED.
- ⑦ INDICATES FOUND 1" I.P. W/ PLASTIC PLUG & BRASS TACK TAGGED "L.S. 5347", FLUSH, PER R.S.B. 193/29-31.
- ⑧ INDICATES FOUND SPIKE & WASHER "R.C.E. 19776 CITY ENGR." DN. 0.05", PER CITY TIES F.B. 1932-L DWG X-1588.
- ⑨ INDICATES FOUND SPIKE & WASHER "L.S. 5347" PER R.S.B. 193/29-31.
- ⑩ INDICATES FOUND LEAD TACK AND TAG "L.S. 5347", FLUSH IN UELV OF 1" I.P. TAGGED "L.S. 5347" PER R.S.B. 193/29-31.

**SURVEY NOTES:**

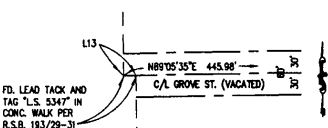
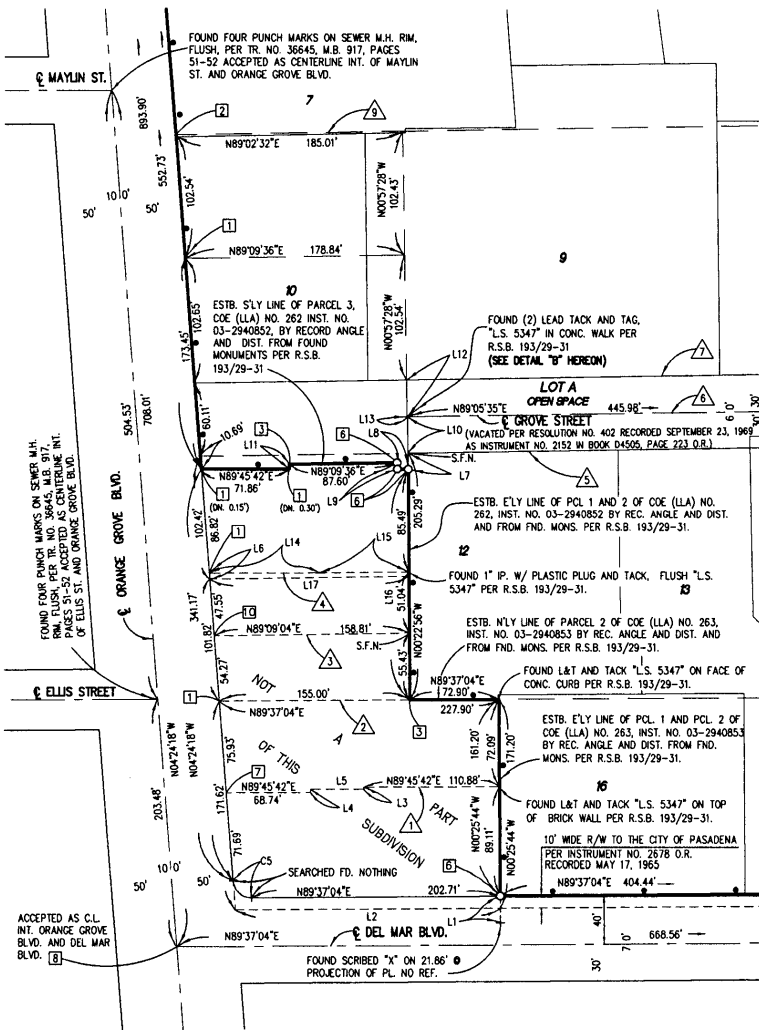
- △ NLY LINE PCL. 1, CERTIFICATE OF EXCEPTION (LLA) NO.263, INST. NO. 03-2940853 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. AND FOUND MONS., PER R.S.B. 193/29-31.
- △ NLY LINE PCL. 2, CERTIFICATE OF EXCEPTION (LLA) NO.263, INST. NO. 03-2940853 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. AND FOUND MONS., PER R.S.B. 193/29-31.
- △ SOUTH LINE OF NLY 47.48' OF LOT 1 OF ROSS SUBD., M.R. 16-5 ESTB. BY REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. FROM [1] AND [2] PER R.S.B. 193/29-31.
- △ NLY LINE PCL. 1, CERTIFICATE OF EXCEPTION (LLA) 262, INST. NO. 03-2940852 ESTB. BY REC. ANGLE AND DIST. AND FROM FOUND MONS., PER R.S.B. 193/29-31.
- △ SLY LINE GROVE STREET (VACATED) ESTB. BY REC. ANGLE AND DIST. PER R.S.B. 193/29-31.
- △ CENTERLINE GROVE STREET (VACATED) ESTB. BY REC. ANGLE AND DIST. AND FROM FOUND MON. AT W'LY TERMINUS, PER R.S.B. 193/29-31.
- △ NLY LINE GROVE STREET (VACATED) ESTB. 60' NLY AND PARALLEL OF THE S'LY LINE OF VACATED GROVE STREET AS SHOWN IN R.S.B. 193/29-31.
- △ EST. PERPENDICULAR TO ST. JOHN AVENUE PER R.S.B. 193/29-31 AS THE S'LY LINE OF THE NORTH HALF OF LOT 74 PER M.R. 7-74.
- △ NLY LINE LOT 4, ROSS' SUBDIVISION, M.R. 16-5 ESTB. AT REC. ANGLE AND DIST. ALONG ELY R/W ORANGE GROVE BLVD. TO NW TRACT COR. AND FOUND MON., PER R.S.B. 193/29-31.
- △ EST. PERPENDICULAR TO TERRACE DRIVE (VACATED) AS SHOWN ON R.S.B. 193/29-31, AS THE SOUTH LINE OF CAMDEN STREET (VACATED).
- △ CENTERLINE INTERSECTION OF ORANGE GROVE BLVD. AND GREEN AVENUE ESTB. BY TIES PER CITY F.B. 1932-L DWG X-1588 AND RECORD DISTANCE ALONG C/L FROM [5], ACCEPTED AS C/L INT.

**MONUMENT NOTES:**

- SET 2" I.P. TAGGED "R.C.E. 21687" FLUSH, AS NOTED ON BOUNDARY CORNERS

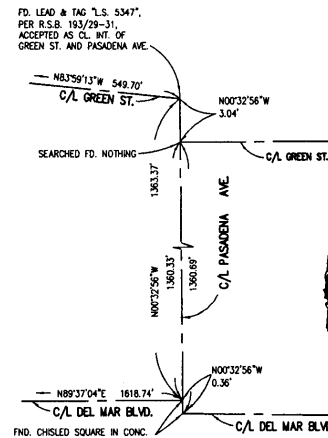
CURVE TABLE		
CURVE	DELTA	RADIUS
CS	85°58'38"	15.00
		22.51

LINE TABLE	
LINE	LENGTH
L1	21.86
L2	216.00
L3	1.48
L4	2.72
L5	43.00
L6	4.91
L7	13.33
L8	8.96
L9	5.29
L10	30.04
L11	3.69
L12	30.00
L13	0.37
L14	89.57
L15	72.99
L16	191.96
L17	182.15



**DETAIL "B"**

NOT TO SCALE



**DETAIL "C"**

NOT TO SCALE

**DETAIL "A"**

SCALE: 1" = 60'

SCALE: 1" = 100'

# TRACT NO. 063103

SHEET 10 OF 18

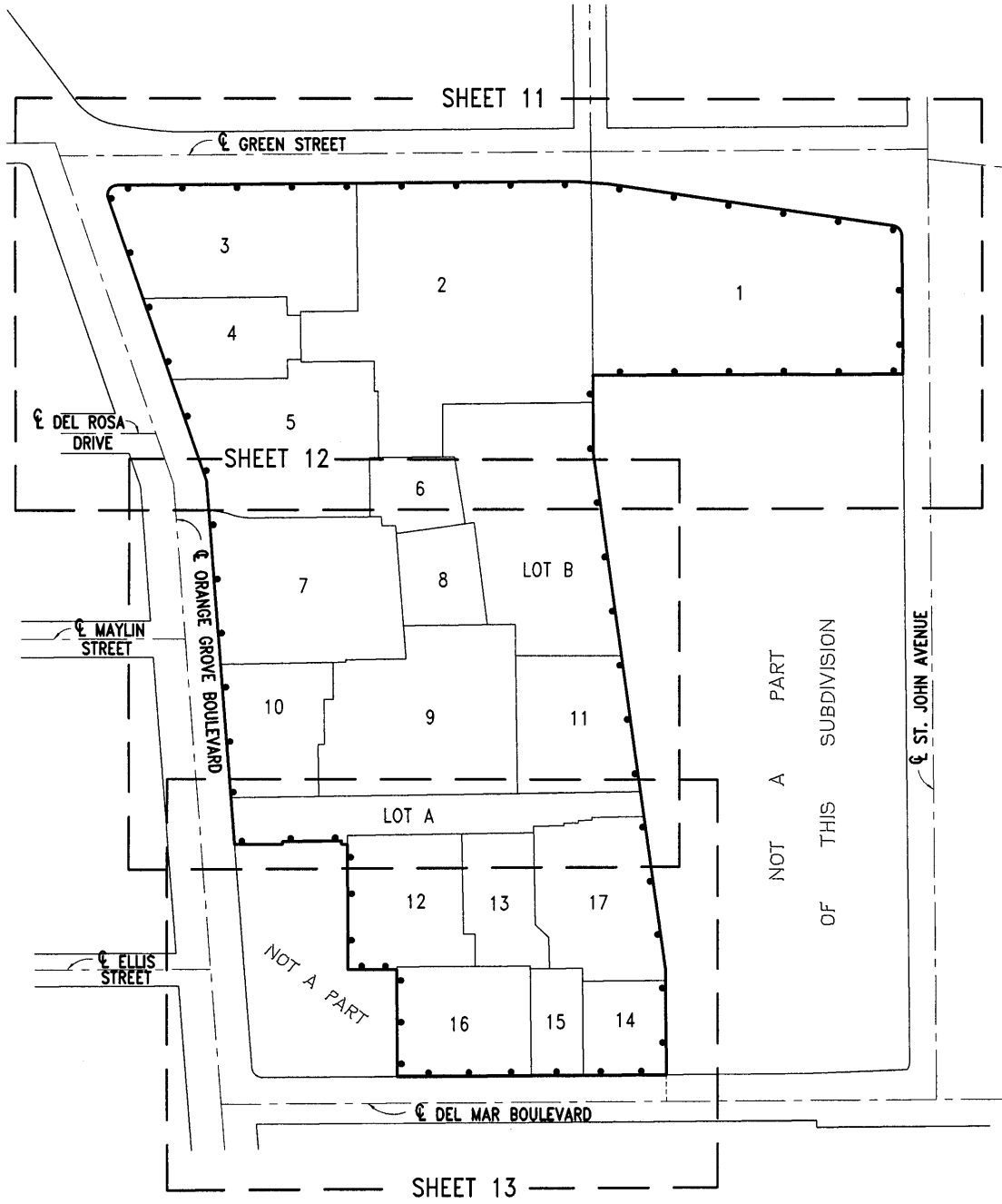
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687

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

### LEGEND:

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



### NOTES:

1. SEE SHEETS 11 THROUGH 13 FOR LOTS AND WATER AND SEWER EASEMENTS, DATA, NOTES AND DETAILS.
2. SEE SHEETS 14 THROUGH 18 FOR ALL OTHER EASEMENTS, DATA, NOTES AND DETAILS.

## INDEX SHEET

# 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

### EXISTING EASEMENT NOTES:

- (E) EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR WATER, LIGHT, POWER, TELEPHONE AND GAS PURPOSES AS RESERVED IN ORIGINAL DEED RECORDED MAY 14, 1963 AS INSTRUMENT NO. 102 FOR BOOK RECORD, PAGE 300 (CITY OF PASADENA RECORD)
- (V) EASEMENTS IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND MANAGER/ACQUISITION CONSULTING PARTNERS, L.P. RECORDED SEPTEMBER 23, 1998 AS INSTRUMENT NO. 2152
- (W) EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR PUBLIC UTILITIES AND SANITARY SERVICES AS RESERVED IN RESOLUTION NO. 442 RECORDED SEPTEMBER 23, 1998 AS INSTRUMENT NO. 2152
- (D) EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR LIGHT AND POWER UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1969 AS INSTRUMENT NO. 3506 O.R.

SCALE: 1" = 60'

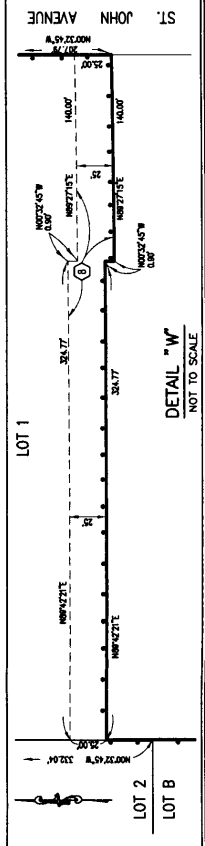
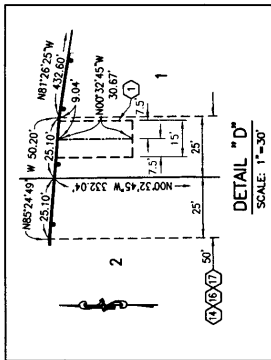
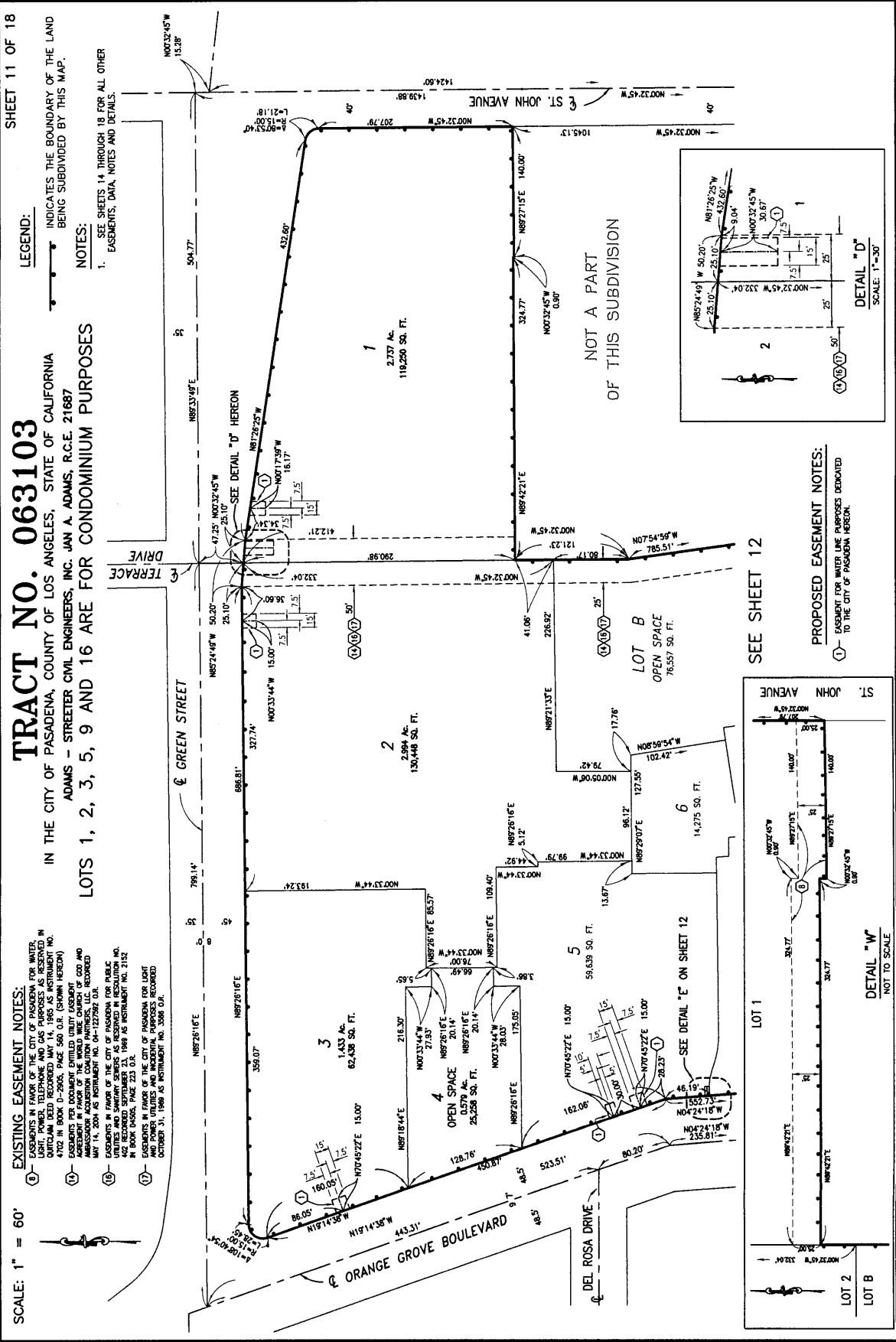


### LEGEND:

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

### NOTES:

- 1. SEE SHEETS 14 THROUGH 18 FOR ALL OTHER EASEMENTS, DATA, NOTES AND DETAILS.



**PROPOSED EASEMENT NOTES:**  
 (W) EASEMENT FOR WATER LINE PURPOSES DEDICATED TO THE CITY OF PASADENA HEREOF.

SEE SHEET 12

SEE DETAIL 'E' ON SHEET 12

NOT A PART OF THIS SUBDIVISION

DETAIL "W"  
NOT TO SCALE

DETAIL "D"  
SCALE: 1" = 30'



**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. 21887

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

SEE SHEET 11

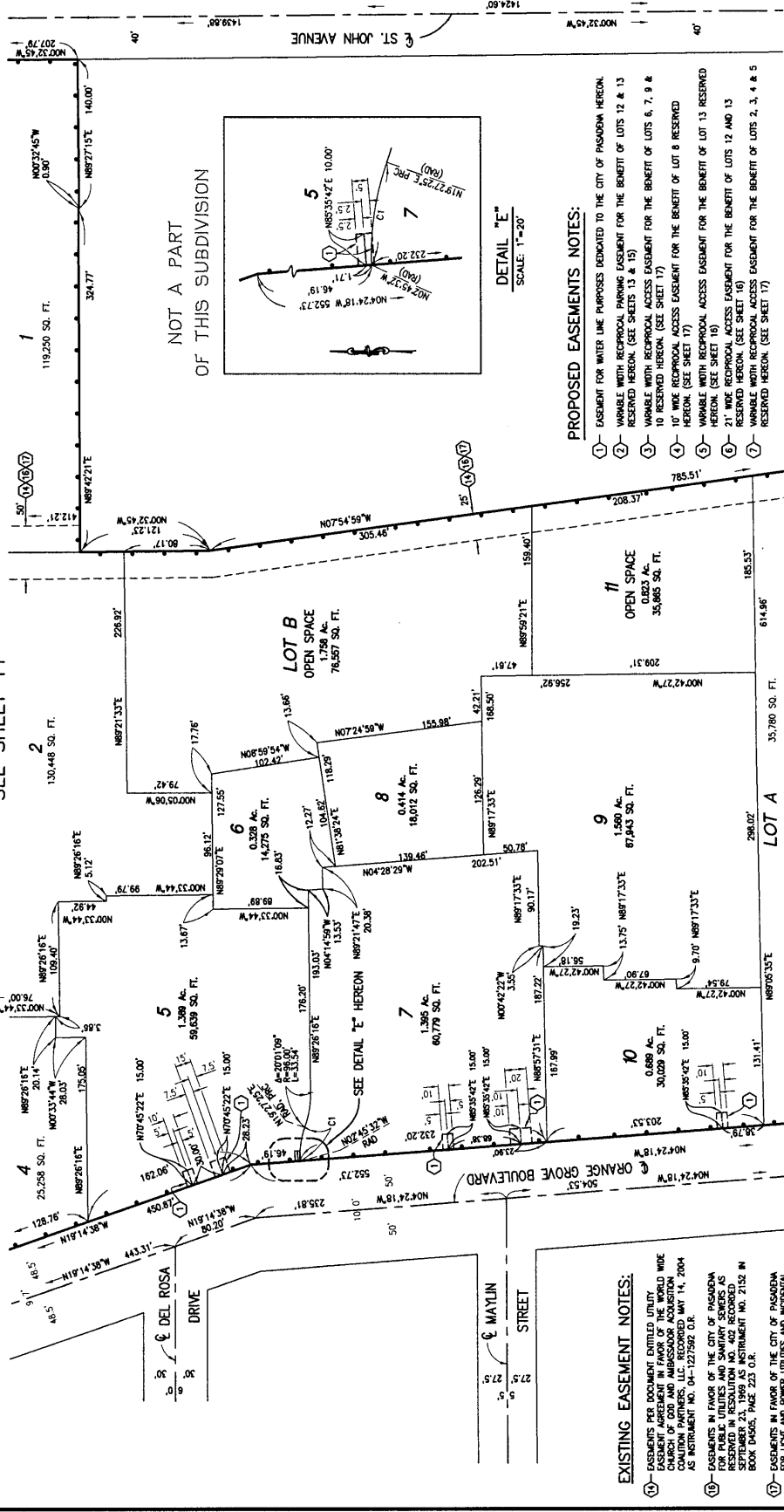
SCALE: 1" = 60'



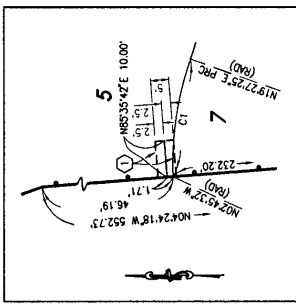
CURVE	DELTA	RAIUS	LENGTH
C1	221.237°	84.00'	32.37'

**LEGEND:**

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



NOT A PART OF THIS SUBDIVISION



DETAIL "E"  
SCALE: 1"=20'

**PROPOSED EASEMENTS NOTES:**

- 1 EASEMENT FOR WATER LINE PURPOSES DEDICATED TO THE CITY OF PASADENA HEREON.
- 2 VARIABLE WIDTH RECIPROCAL PARKING EASEMENT FOR THE BENEFIT OF LOTS 12 & 13 RESERVED HEREON (SEE SHEETS 13 & 15)
- 3 VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 6, 7, 9 & 10 RESERVED HEREON (SEE SHEET 17)
- 4 10' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 8 RESERVED HEREON (SEE SHEET 17)
- 5 VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 13 RESERVED HEREON (SEE SHEET 18)
- 6 21' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12 AND 13 RESERVED HEREON (SEE SHEET 16)
- 7 VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2, 3, 4 & 5 RESERVED HEREON (SEE SHEET 17)

**NOTES:**

1. SEE SHEETS 14 THROUGH 18 FOR ALL OTHER EASEMENTS, DATA, NOTES AND DETAILS.

**EXISTING EASEMENT NOTES:**

- 14 EASEMENTS FOR PASADENA UTILITIES AUTHORITY EASEMENT AGREEMENT IN FAVOR OF THE WORLD CHURCH OF GOD AND MESSENGER ACQUISITION CAUTION PARTNERS, LLC. RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-127382 O.R.
- 15 EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR PUBLIC UTILITIES AND SANITARY SERVICES AS SET FORTH IN THE CITY OF PASADENA ORDINANCE NUMBER 23, 1969 AS INSTRUMENT NO. 2152 IN BOOK D4505, PAGE 223 O.R.
- 16 EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR LIGHT AND POWER UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1969 AS INSTRUMENT NO. 3586 O.R.

SEE SHEET 13

# 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

SCALE: 1" = 60'

**NOTES:**

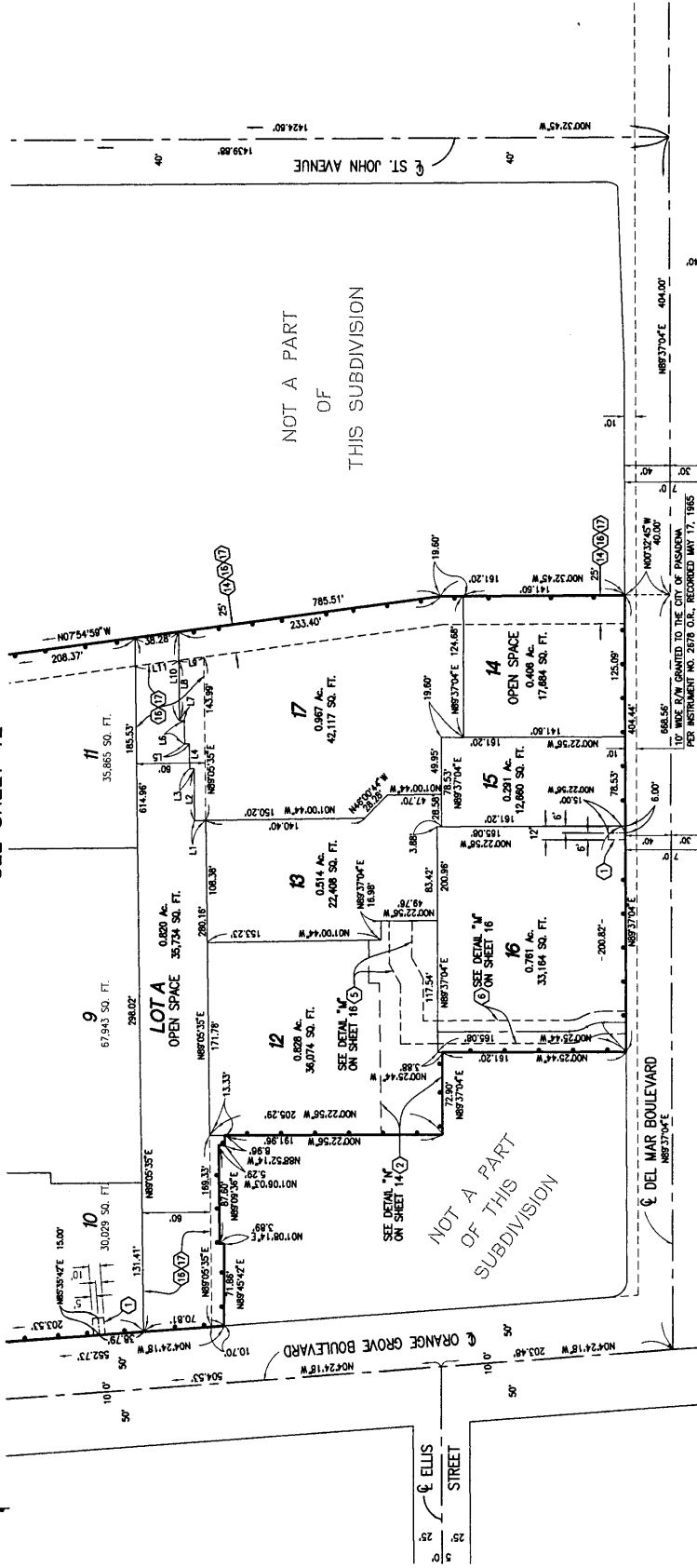
- SEE SHEETS 14 THROUGH 18 FOR ALL OTHER EASEMENTS, DATA, NOTES AND DETAILS.

**LEGEND:**



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

SEE SHEET 12



NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

**PROPOSED EASEMENTS NOTES:**

- EASEMENT FOR WATER LINE PURPOSES DEDICATED TO THE CITY OF PASADENA HEREON.
- VARIABLE WIDTH RECROPPAL PARKING EASEMENT FOR THE BENEFIT OF LOTS 12 & 13 RESERVED HEREON. (SEE SHEET 16)
- VARIABLE WIDTH RECROPPAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 6, 7, 8 & 10 RESERVED HEREON. (SEE SHEET 17)
- 10' WIDE RECROPPAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 8 RESERVED HEREON. (SEE SHEET 17)
- VARIABLE WIDTH RECROPPAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 13 RESERVED HEREON. (SEE SHEET 16)
- 21' WIDE RECROPPAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12 AND 13 RESERVED HEREON. (SEE SHEET 18)

**EXISTING EASEMENT NOTES:**

- VARIABLE WIDTH RECROPPAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2, 3, 4 & 5 RESERVED HEREON. (SEE SHEET 17)
- EASEMENTS PER DOCUMENT ENTITLED UTILITY EASEMENT AGREEMENT IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND AMBASSADOR ADOPTION PARTNERS, LLC. RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227892 O.R.
- EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR PUBLIC UTILITIES AND SANITARY INSTRUMENT NO. 2155 IN BOOK 10406, PAGE 233 O.R.
- EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR LIGHT AND POWER UTILITIES AND RECROPPAL PURPOSES RECORDED OCTOBER 31, 1989 AS INSTRUMENT NO. 8594 O.R.

LINE BEARING	LENGTH
L1	N0707°44'N 9.80'
L2	N89°05'35"E 55.80'
L3	N07°24'18"W 203.48'
L4	N89°05'35"E 21.96'
L5	N89°05'35"E 41.10'
L6	N89°05'35"E 20.36'
L7	N89°05'35"E 4.20'
L8	N89°05'35"E 20.36'
L9	N89°05'35"E 78.53'
L10	N89°05'35"E 78.53'
L11	N87°24'58"W 38.28'

SCALE: 1" = 80'

# TRACT NO. 063103

SHEET 14 OF 18

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

### PROPOSED EASEMENTS NOTES:

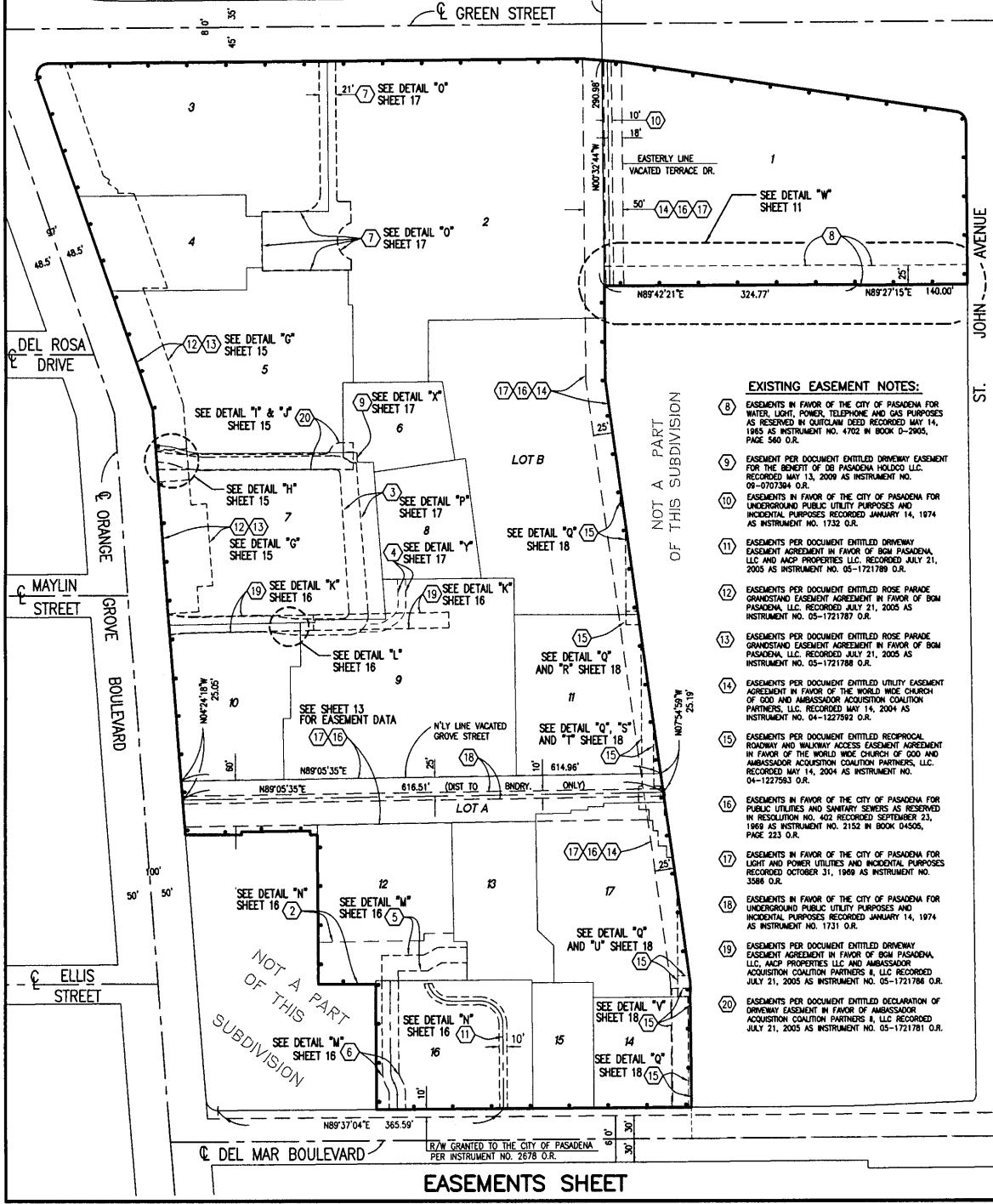
- ① EASEMENT FOR WATER LINE PURPOSES DEDICATED TO THE CITY OF PASADENA HEREON. (SEE SHEETS 11, 12 & 13)
- ② VARIABLE WIDTH RECIPROCAL PARKING EASEMENT FOR THE BENEFIT OF LOTS 12 & 13 RESERVED HEREON. (SEE SHEETS 13 & 16)
- ③ VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 6, 7, 9 & 10 RESERVED HEREON. (SEE SHEET 17)
- ④ 10' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 8 RESERVED HEREON. (SEE SHEET 17)
- ⑤ VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 13 RESERVED HEREON. (SEE SHEET 16)
- ⑥ 21' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12 AND 13 RESERVED HEREON. (SEE SHEET 16)
- ⑦ VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2, 3, 4 & 5 RESERVED HEREON. (SEE SHEET 17)

### LEGEND:

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

### NOTES:

1. SEE SHEETS 11 THROUGH 13 FOR LOTS AND WATER AND SEWER EASEMENTS, DATA, NOTES AND DETAILS.
2. SEE SHEETS 15 THROUGH 18 FOR ALL OTHER EASEMENTS, DATA, NOTES AND DETAILS.



### EXISTING EASEMENT NOTES:

- ⑧ EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR WATER, LIGHT, POWER, TELEPHONE AND GAS PURPOSES AS RESERVED IN QUILTAN DEED RECORDED MAY 14, 1985 AS INSTRUMENT NO. 4702 IN BOOK D-2008, PAGE 560 O.R.
- ⑨ EASEMENT PER DOCUMENT ENTITLED DRIVEWAY EASEMENT FOR THE BENEFIT OF OB PASADENA HOLDCO LLC. RECORDED MAY 13, 2009 AS INSTRUMENT NO. 09-0707384 O.R.
- ⑩ EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR UNDERGROUND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES RECORDED JANUARY 14, 1974 AS INSTRUMENT NO. 1732 O.R.
- ⑪ EASEMENTS PER DOCUMENT ENTITLED DRIVEWAY EASEMENT AGREEMENT IN FAVOR OF BOM PASADENA, LLC AND ANCP PROPERTIES LLC, RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721789 O.R.
- ⑫ EASEMENTS PER DOCUMENT ENTITLED ROSE PARADE GRANDSTAND EASEMENT AGREEMENT IN FAVOR OF BOM PASADENA, LLC. RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721787 O.R.
- ⑬ EASEMENTS PER DOCUMENT ENTITLED ROSE PARADE GRANDSTAND EASEMENT AGREEMENT IN FAVOR OF BOM PASADENA, LLC. RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721788 O.R.
- ⑭ EASEMENTS PER DOCUMENT ENTITLED UTILITY EASEMENT AGREEMENT IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND AMBASSADOR ACQUISITION COALITION PARTNERS, LLC. RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227592 O.R.
- ⑮ EASEMENTS PER DOCUMENT ENTITLED RECIPROCAL ROADWAY AND WALKWAY ACCESS EASEMENT AGREEMENT IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND AMBASSADOR ACQUISITION COALITION PARTNERS, LLC. RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227593 O.R.
- ⑯ EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR PUBLIC UTILITIES AND SANITARY SEWERS AS RESERVED IN RESOLUTION NO. 402 RECORDED SEPTEMBER 23, 1989 AS INSTRUMENT NO. 2152 IN BOOK D4505, PAGE 223 O.R.
- ⑰ EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR LIGHT AND POWER UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1989 AS INSTRUMENT NO. 3586 O.R.
- ⑱ EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR UNDERGROUND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES RECORDED JANUARY 14, 1974 AS INSTRUMENT NO. 1731 O.R.
- ⑲ EASEMENTS PER DOCUMENT ENTITLED DRIVEWAY EASEMENT AGREEMENT IN FAVOR OF BOM PASADENA, LLC, ANCP PROPERTIES LLC AND AMBASSADOR ACQUISITION COALITION PARTNERS II, LLC RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721786 O.R.
- ⑳ EASEMENTS PER DOCUMENT ENTITLED DECLARATION OF DRIVEWAY EASEMENT IN FAVOR OF AMBASSADOR ACQUISITION COALITION PARTNERS II, LLC RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721781 O.R.

EASEMENTS SHEET

SCALE: AS NOTED HEREON

# TRACT NO. 063103

SHEET 15 OF 18

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

ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687

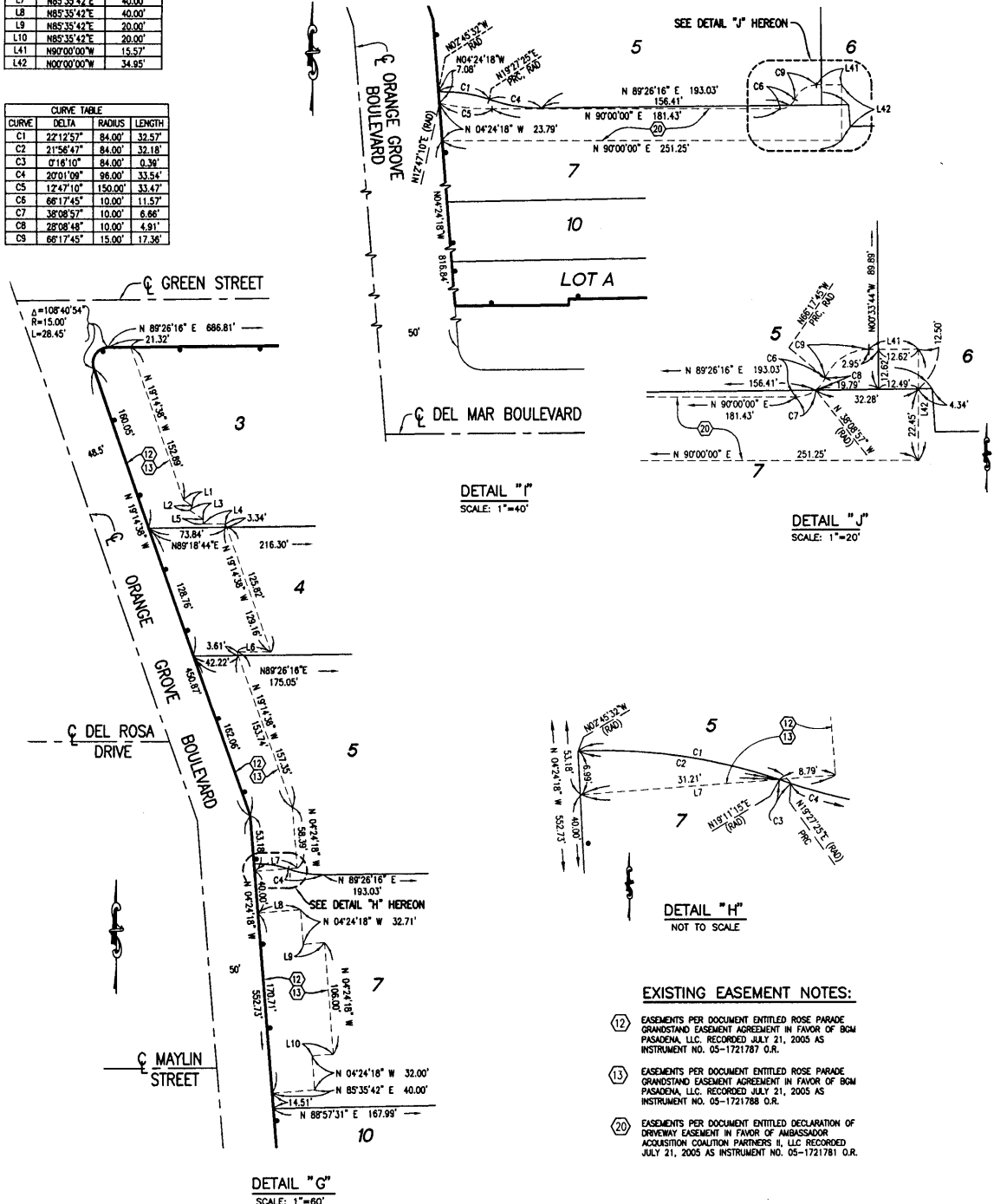
LOTS 1, 2, 3, 5, 9 AND 16 ARE FOR CONDOMINIUM PURPOSES

**LEGEND:**

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

LINE	BEARING	LENGTH
L1	N55°30'52"W	10.21'
L2	N34°29'08"E	4.80'
L3	N55°30'52"W	15.86'
L4	N89°42'51"W	20.90'
L5	N00°17'09"E	4.22'
L6	N89°42'51"W	31.83'
L7	N85°35'42"E	40.00'
L8	N85°35'42"E	40.00'
L9	N85°35'42"E	20.00'
L10	N85°35'42"E	20.00'
L41	N89°00'00"W	15.57'
L42	N89°00'00"W	34.95'

CURVE	DELTA	RADIUS	LENGTH
C1	22°12'57"	84.00'	32.57'
C2	21°58'47"	84.00'	32.18'
C3	21°16'10"	84.00'	0.39'
C4	20°01'09"	86.00'	33.54'
C5	12°47'10"	150.00'	33.47'
C6	68°17'45"	10.00'	11.57'
C7	38°08'57"	10.00'	6.66'
C8	28°08'48"	10.00'	4.91'
C9	66°17'45"	15.00'	17.36'



- EXISTING EASEMENT NOTES:**
- (12) EASEMENTS PER DOCUMENT ENTITLED ROSE PARADE GRANDSTAND EASEMENT AGREEMENT IN FAVOR OF BGM PASADENA, LLC. RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721787 O.R.
  - (13) EASEMENTS PER DOCUMENT ENTITLED ROSE PARADE GRANDSTAND EASEMENT AGREEMENT IN FAVOR OF BGM PASADENA, LLC. RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721788 O.R.
  - (20) EASEMENTS PER DOCUMENT ENTITLED DECLARATION OF DRIVEWAY EASEMENT IN FAVOR OF AMBASSADOR ACQUISITION COALITION PARTNERS II, LLC RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721781 O.R.

**EASEMENT DETAIL SHEET**

# TRACT NO. 063103

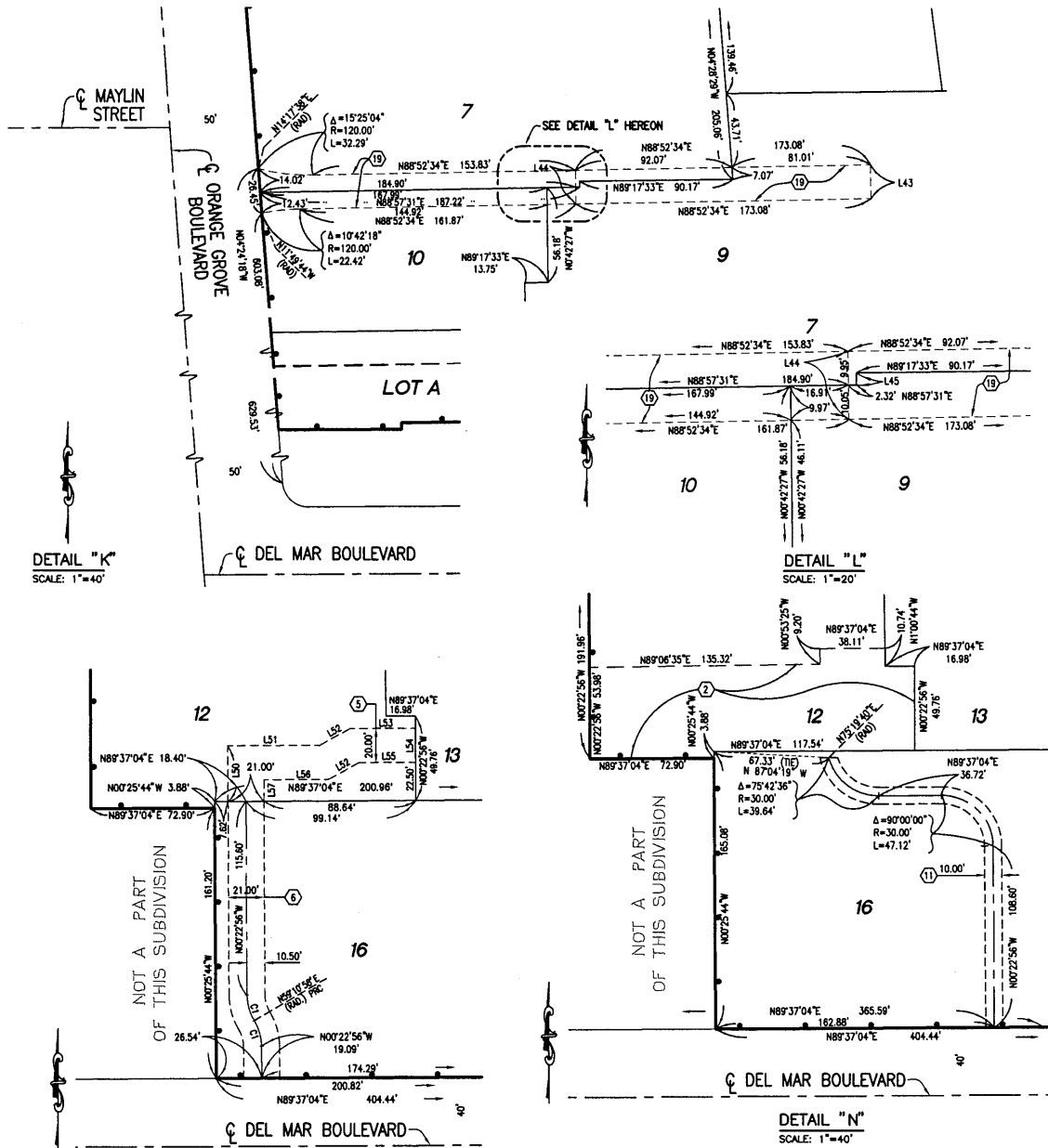
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687

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

**LEGEND:**

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



**DETAIL "K"**  
SCALE: 1"=40'

**DETAIL "L"**  
SCALE: 1"=20'

**DETAIL "M"**  
SCALE: 1"=40'

**DETAIL "N"**  
SCALE: 1"=40'

**PROPOSED EASEMENT NOTES:**

- ② VARIABLE WIDTH RECIPROCAL PARKING EASEMENT FOR THE BENEFIT OF LOTS 12 & 13 RESERVED HEREON. (SHOWN HEREON)
- ⑤ VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 13 RESERVED HEREON. (SHOWN HEREON)
- ⑥ 21' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12 AND 13 RESERVED HEREON. (SHOWN HEREON)

**EXISTING EASEMENT NOTES:**

- ⑪ EASEMENTS PER DOCUMENT ENTITLED DRIVEWAY EASEMENT AGREEMENT IN FAVOR OF BGM PASADENA, LLC AND MCP PROPERTIES LLC, RECORDED JULY 21, 2003 AS INSTRUMENT NO. 05-1721789 O.R.
- ⑱ EASEMENTS PER DOCUMENT ENTITLED DRIVEWAY EASEMENT AGREEMENT IN FAVOR OF BGM PASADENA, LLC, MCP PROPERTIES LLC AND AMBASSADOR ACQUISITION COALITION PARTNERS II, LLC RECORDED JULY 21, 2005 AS INSTRUMENT NO. 05-1721786 O.R.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.94'	30.00'	30°28'06"

LINE TABLE		
LINE	BEARING	LENGTH
L43	N00°37'08"W	20.00'
L44	N00°37'28"W	20.00'
L45	N00°42'22"W	3.55'
L50	N00°22'56"W	32.77'
L51	N89°17'04"E	53.70'
L52	N61°06'04"E	20.38'
L53	N89°37'04"E	38.03'
L54	N00°22'56"W	20.00'
L55	N89°37'04"E	32.95'
L56	N89°37'04"E	37.78'
L57	N00°22'56"W	12.77'

**EASEMENT DETAIL SHEET**

SCALE: AS NOTED HEREON

# TRACT NO. 063103

SHEET 17 OF 18

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

**LEGEND:**

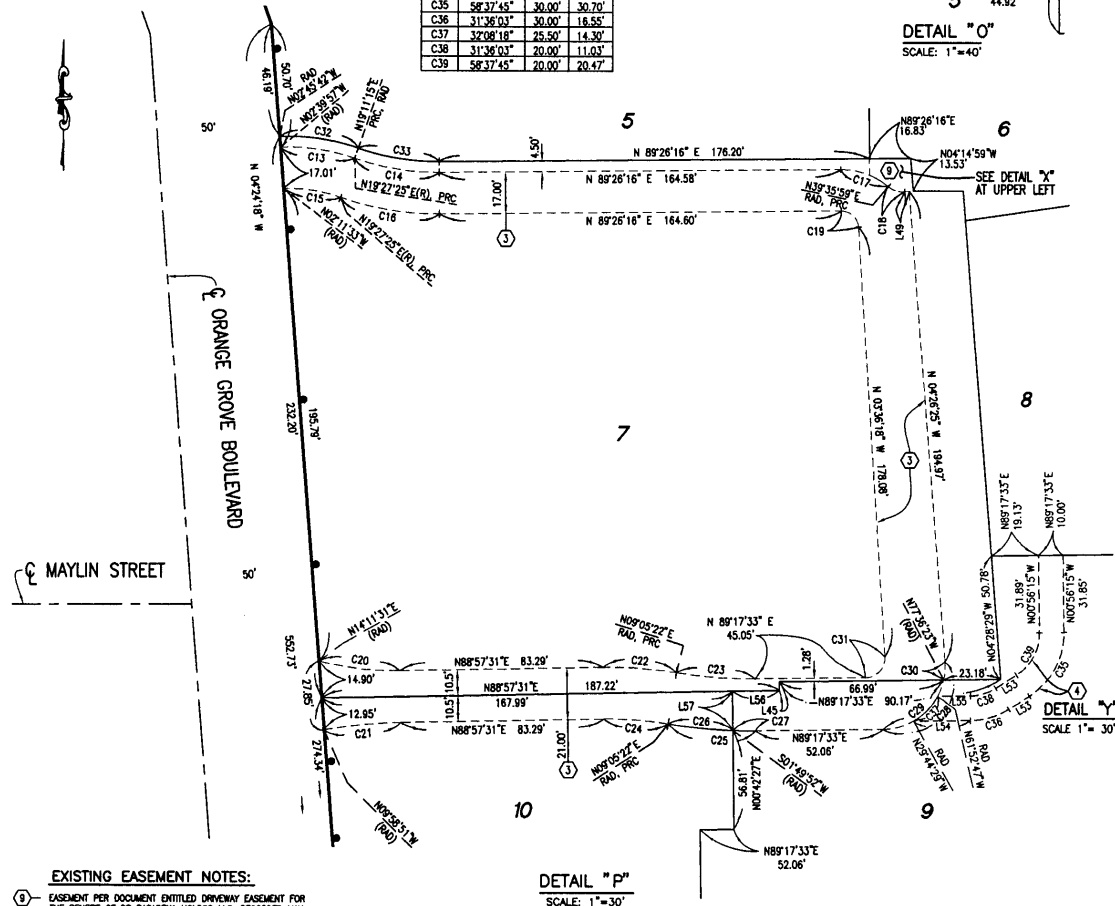
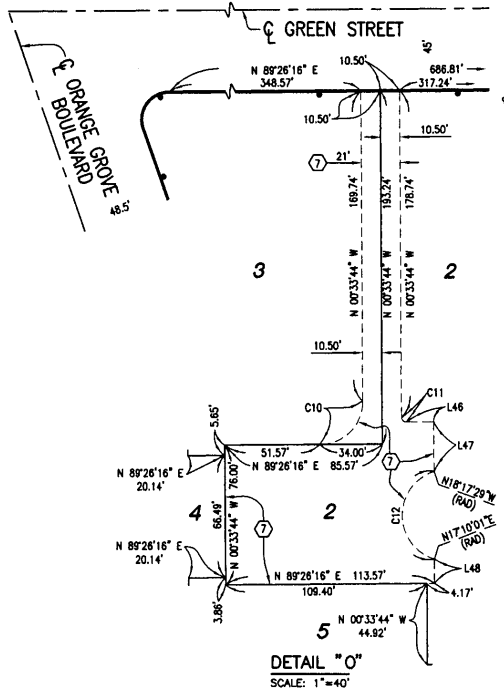
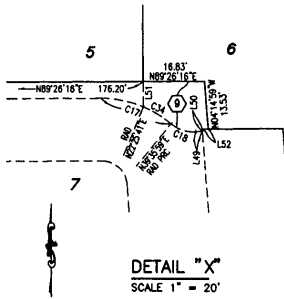
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

**PROPOSED EASEMENT NOTES:**

- ① VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 6, 7, 8 & 10 RESERVED HEREON.
- ④ 10' WIDE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOT 8 RESERVED HEREON.
- ⑦ VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2, 3, 4 & 5 RESERVED HEREON.

LINE	BEARING	LENGTH
L45	N00°42'22"W	3.55'
L46	N89°26'16"E	15.00'
L47	N00°33'44"W	27.15'
L48	N00°33'44"W	13.23'
L49	N89°33'35"E	1.79'
L50	N04°26'28"W	0.10'
L51	N00°33'44"W	6.86'
L52	N89°21'47"E	1.59'
L53	N57°41'30"E	9.94'
L54	N89°17'33"E	23.09'
L55	N89°17'33"E	13.13'
L56	N89°57'35"E	19.23'
L57	N00°42'27"E	15.85'

CURVE	DELTA	RADIUS	LENGTH
C10	90°00'00"	23.50'	36.91'
C11	90°00'00"	2.50'	3.93'
C12	144°32'30"	25.00'	63.07'
C13	22°07'22"	79.50'	30.70'
C14	20°01'09"	100.50'	35.11'
C15	21°38'58"	82.50'	33.62'
C16	20°01'09"	117.50'	41.05'
C17	40°09'43"	29.75'	20.85'
C18	44°02'24"	9.50'	7.30'
C19	86°57'26"	7.00'	10.62'
C20	15°14'00"	124.50'	33.10'
C21	8°56'22"	200.00'	31.20'
C22	10°07'51"	170.50'	30.15'
C23	9°47'49"	189.50'	32.40'
C24	10°07'51"	149.50'	26.43'
C25	8°47'49"	210.50'	35.99'
C26	7°15'30"	210.50'	26.67'
C27	2°32'18"	210.50'	8.33'
C28	9°43'58"	25.50'	41.72'
C29	7°53'54"	25.50'	34.22'
C30	16°50'02"	25.50'	7.49'
C31	92°53'51"	8.00'	12.97'
C32	22°12'57"	84.00'	32.57'
C33	20°01'09"	96.00'	33.54'
C34	17°10'18"	29.75'	6.92'
C35	58°37'45"	30.00'	30.70'
C36	31°36'03"	30.00'	16.55'
C37	32°08'18"	25.50'	14.30'
C38	31°36'03"	20.00'	11.03'
C39	58°37'45"	20.00'	20.47'



**EXISTING EASEMENT NOTES:**

- ② EASEMENT FOR DOCUMENT DATED 07/27/00 FOR THE BENEFIT OF DB PASADENA HOLDINGS LLC. RECORDED MAY 13, 2008 AS INSTRUMENT NO. 09-0707384 O.R.

DETAIL "P"  
SCALE: 1" = 30'

**EASEMENT DETAIL SHEET**

SCALE: AS NOTED HEREON

# TRACT NO. 063103

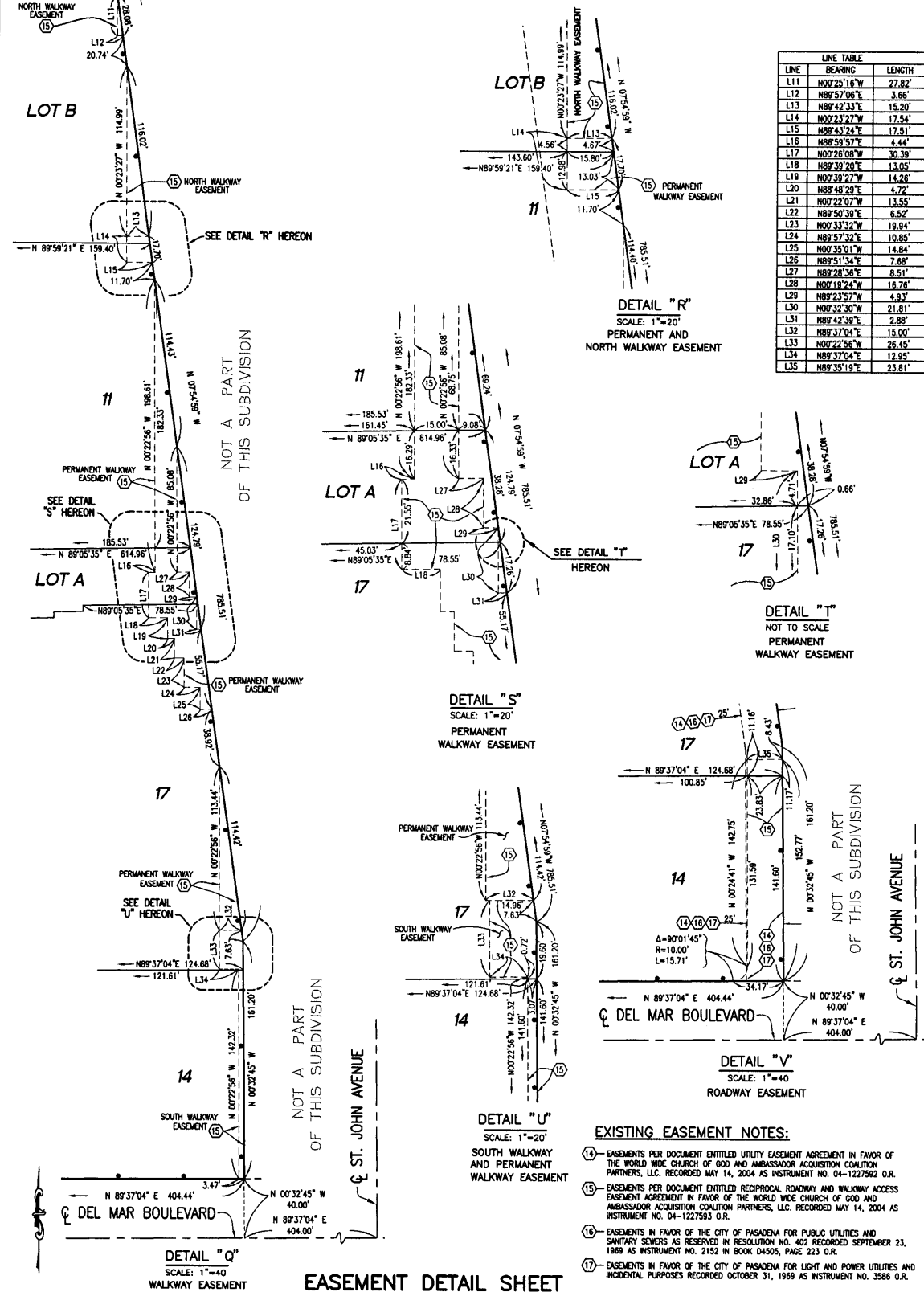
SHEET 18 OF 18

**LEGEND:**

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

ADAMS - STREETER CIVL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687

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



LINE	BEARING	LENGTH
L11	N00°25'16"W	27.82'
L12	N89°57'06"E	3.66'
L13	N89°42'33"E	15.20'
L14	N00°23'27"W	17.54'
L15	N89°43'24"E	17.51'
L16	N89°59'57"E	4.44'
L17	N00°23'08"W	30.38'
L18	N89°39'20"E	13.05'
L19	N00°39'27"W	14.26'
L20	N89°48'28"E	4.72'
L21	N00°22'07"W	13.55'
L22	N89°50'38"E	6.52'
L23	N00°33'32"W	19.94'
L24	N89°57'32"E	10.85'
L25	N00°35'01"W	14.84'
L26	N89°51'34"E	7.68'
L27	N89°28'36"E	8.51'
L28	N00°18'24"W	16.76'
L29	N89°23'57"E	4.93'
L30	N00°23'30"W	21.81'
L31	N89°42'38"E	2.88'
L32	N89°37'04"E	15.00'
L33	N00°22'56"W	26.45'
L34	N89°37'04"E	12.95'
L35	N89°35'19"E	23.81'

**DETAIL "R"**  
SCALE: 1"=20'  
PERMANENT AND NORTH WALKWAY EASEMENT

**DETAIL "T"**  
NOT TO SCALE  
PERMANENT WALKWAY EASEMENT

**DETAIL "S"**  
SCALE: 1"=20'  
PERMANENT WALKWAY EASEMENT

**DETAIL "V"**  
SCALE: 1"=40'  
ROADWAY EASEMENT

**DETAIL "U"**  
SCALE: 1"=20'  
SOUTH WALKWAY AND PERMANENT WALKWAY EASEMENT

**DETAIL "Q"**  
SCALE: 1"=40'  
WALKWAY EASEMENT

**EXISTING EASEMENT NOTES:**

- (14) EASEMENTS PER DOCUMENT ENTITLED UTILITY EASEMENT AGREEMENT IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND AMBASSADOR ACQUISITION COALITION PARTNERS, LLC, RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227592 O.R.
- (15) EASEMENTS PER DOCUMENT ENTITLED RECIPROCAL ROADWAY AND WALKWAY ACCESS EASEMENT AGREEMENT IN FAVOR OF THE WORLD WIDE CHURCH OF GOD AND AMBASSADOR ACQUISITION COALITION PARTNERS, LLC, RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227593 O.R.
- (16) EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR PUBLIC UTILITIES AND SANITARY SEWERS AS RESERVED IN RESOLUTION NO. 402 RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152 IN BOOK D4505, PAGE 223 O.R.
- (17) EASEMENTS IN FAVOR OF THE CITY OF PASADENA FOR LIGHT AND POWER UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1969 AS INSTRUMENT NO. 3586 O.R.

**EASEMENT DETAIL SHEET**