

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
APPROVING FINAL VESTING TRACT MAP NO. 073486,  
FOR THE CONSOLIDATION OF TWO LAND PARCELS AND  
THE CREATION OF 25 RESIDENTIAL  
AIR PARCELS FOR CONDOMINIUM PURPOSES,  
AT 123 - 135 HURLBUT STREET**

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the Tentative Vesting Tract Map No. 073486 on June 3, 2015;

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

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

1. That Final Vesting Tract Map No. 073486, for the consolidation of two land parcels and the creation of 25 residential air parcels for condominium purposes, at 123 - 135 Hurlbut Street, presented herewith, is approved; and
2. 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 \_\_\_\_\_, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, City Clerk

Approved as to form:



Brad L. Fuller  
Assistant City Attorney

1 LOT  
0.67 ACRES

# VESTING TRACT NO. 73486

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

BEING A SUBDIVISION OF A PORTION OF LOT 23 AND LOT 25 OF REPLAT OF  
BARCLAY'S SUBDIVISION OF GILMORE VINEYARD TRACT, IN THE CITY OF  
PASADENA, COUNTY OF LOS ANGELES. AS PER MAP RECORDED IN BOOK 7,  
PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY  
RECORDER OF LOS ANGELES COUNTY

FOR CONDOMINIUM PURPOSES

### OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION

WEST GROVE PASADENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY [Signature]

PRINT NAME MISSAK S. BALIAN

PRINT TITLE MANAGING PARTNER - BALIAN LLC

MUTUAL OF OMAHA BANK, A FEDERAL SAVINGS BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 15, 2016, AS INSTRUMENT NO 20160425487, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

BY [Signature]

PRINT NAME Kirk Malmrose

PRINT TITLE Senior Vice President

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

ON 12/14/16 BEFORE ME, Sarahi Canchola, A NOTARY PUBLIC, PERSONALLY APPEARED MISSAK S. BALIAN WHO PROVIDED 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/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE [Signature]  
PRINTED NAME sarahi canchola

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NUMBER 2123343  
MY COMMISSION EXPIRES 8/14/2019



### NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

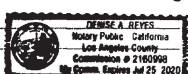
ON 12/15/16 BEFORE ME, Denise Reyes, A NOTARY PUBLIC, PERSONALLY APPEARED Kirk Malmrose WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE [Signature]  
PRINTED NAME Denise Reyes

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER 2165090  
MY COMMISSION EXPIRES Jul 25 2020



### CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 24 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WEST GROVE PASADENA, LLC, ON AUGUST 30, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP

BY [Signature] DATE 28 Nov 2016

CHRIS NELSON  
P.L.S. 6385

DATE



### BASIS OF BEARINGS

THE BEARING OF N 89°50'47" W OF THE CENTERLINE OF HURLEBUT STREET AS SHOWN ON PARCEL MAP NO 15786 RECORDED IN BOOK 172, PAGES 99 AND 100 OF PARCEL MAPS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

### CITY ENGINEER'S STATEMENT

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

BY M KRIS MARYAPIAN DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF PASADENA  
R.C.E. NO. 57-42  
REGISTRATION EXPIRES 12-31-2017

### CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. \_\_\_\_\_ PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 APPROVED THE ATTACHED MAP

CITY CLERK-CITY OF PASADENA DATE \_\_\_\_\_

### CITY 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 BY THE CITY ENGINEER

BY [Signature] DATE 12/19/2016  
J. MARTY SMITH  
L.S. NO. 8070



### LOS ANGELES COUNTY CERTIFICATIONS AND SEALS

I HEREBY CERTIFY THAT ALL CERTIFICATES 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 73486 AS REQUIRED BY LAW

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
DEPUTY

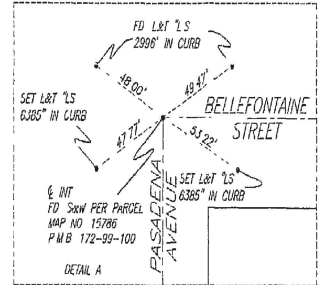
# VESTING TRACT NO. 73486

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

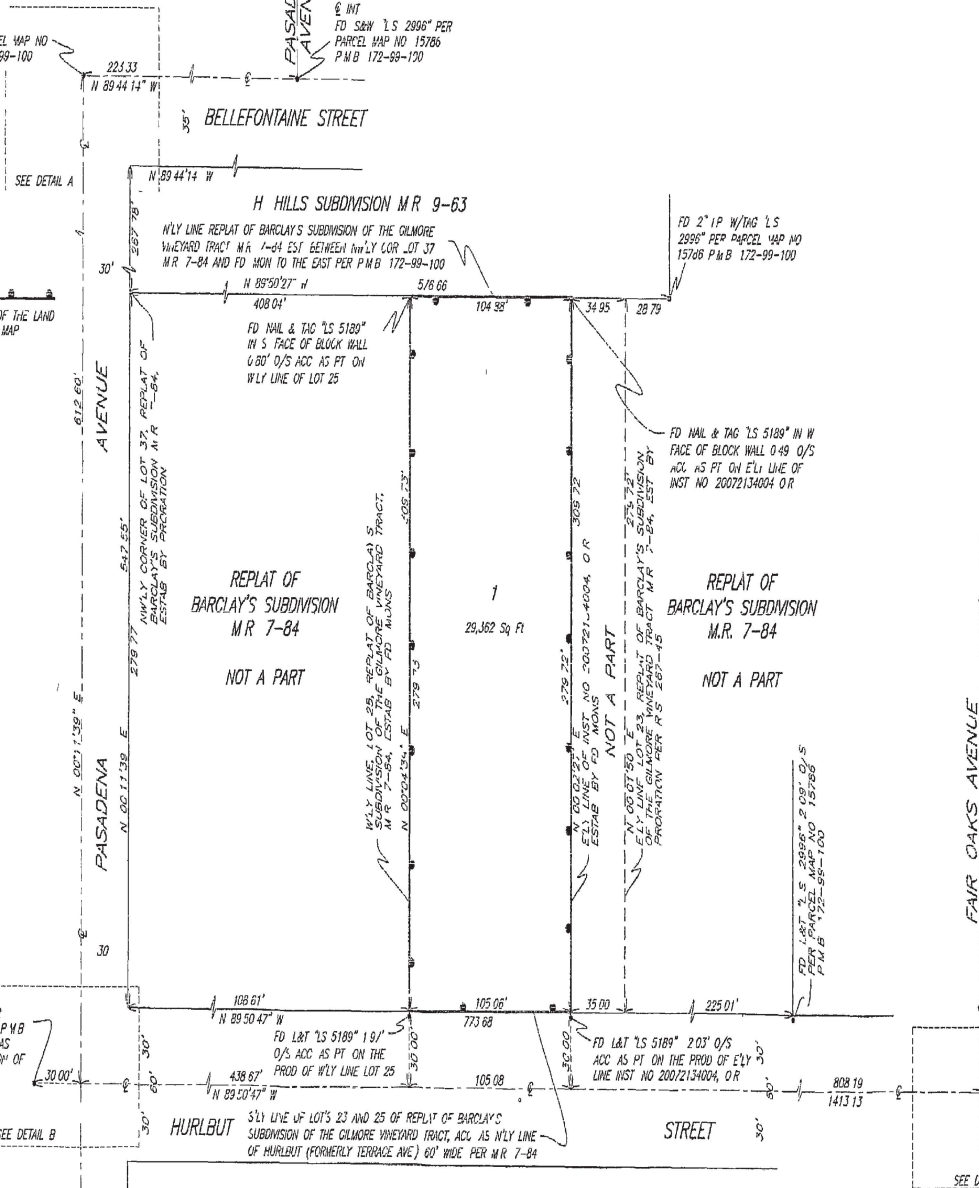
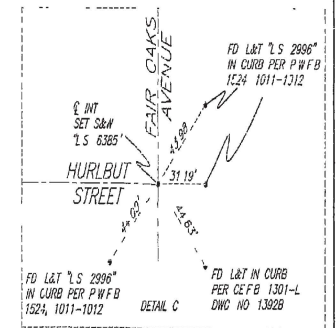
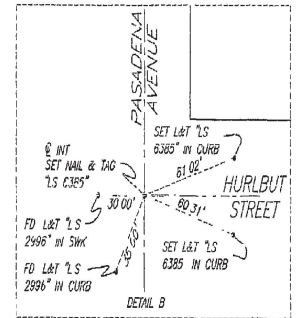
FOR CONDOMINIUM PURPOSES

© INT  
FD S&W PER PARCEL MAP NO  
15786, P.M.B. 172-99-100

© INT  
FD S&W L.S. 2996" PER  
PARCEL MAP NO 15786  
P.M.B. 172-99-100



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



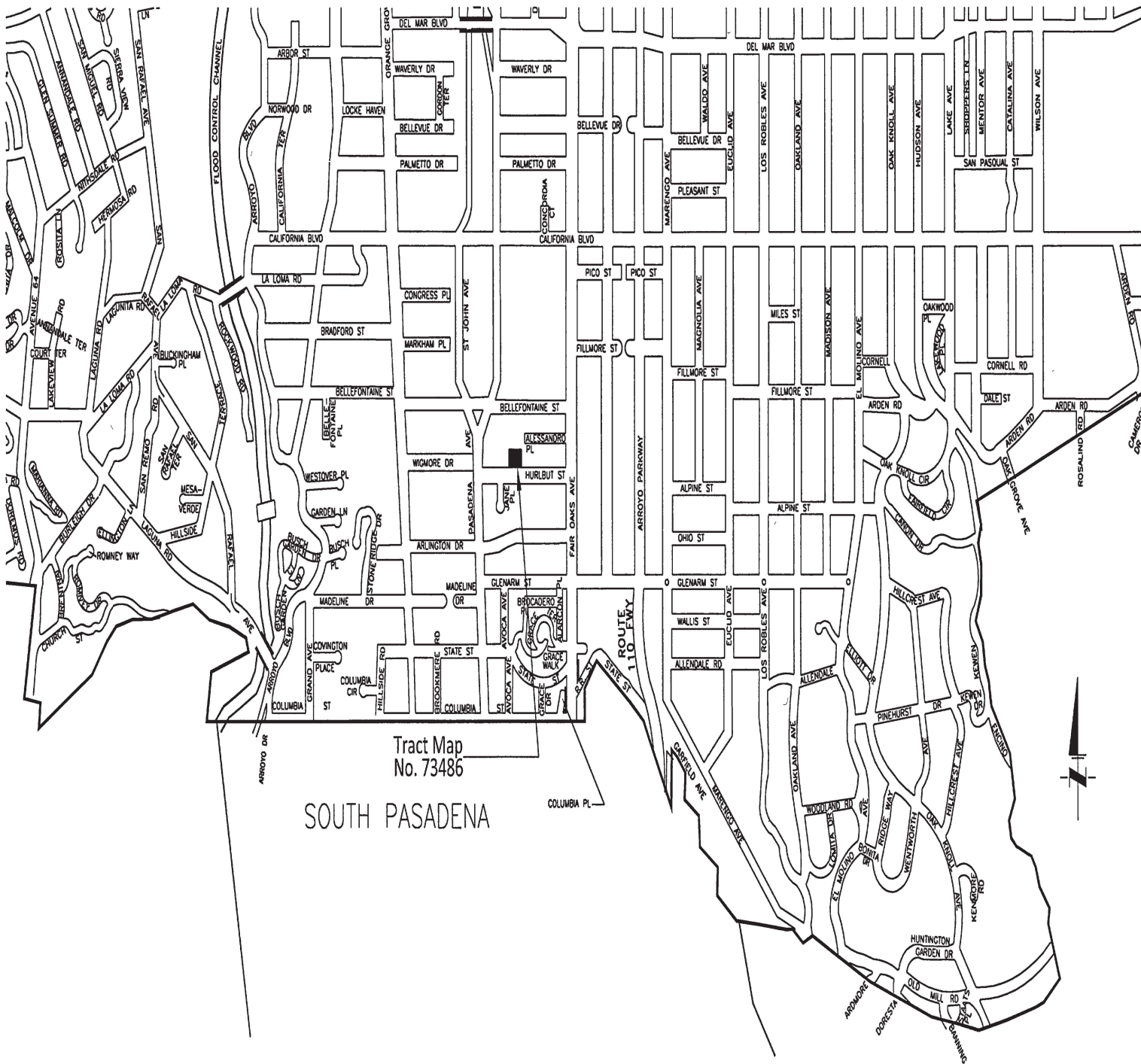
FD L&T L.S. 2996" PER  
PARCEL MAP NO 15786 P.M.B.  
172-99-100, ACCEPTED AS  
PT ON THE PROLONGATION OF  
© OF HURLBUT AVE

108 61' 105 06' 35 00' 225 01'  
N 89 50 47" W  
FD L&T L.S. 5189" 19/1  
O/S ACC AS PT ON THE  
PROD OF WLY LINE LOT 25  
438 67' 105 08' 808 19'  
N 89 50 47" W  
FD L&T L.S. 5189" 2 03' O/S  
ACC AS PT ON THE PROD OF ELY  
LINE INST NO 20072134004, O.R.  
1413 13

SEE DETAIL B

SEE DETAIL C





Tract Map  
No. 73486

SOUTH PASADENA

# Attachment B - Vicinity Map