

1 LOT
22,404 SQ. FT.

TRACT NO. 82248

SHEET 1 OF 2 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 2 AND ALL OF LOT 3 OF
W.N. ABBOTT'S SUBDIVISION OF LOT 9 IN BLOCK "J" OF THE SAN
PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 69 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

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

SLR TOWNHOMES, LLC (OWNER).

BY: Vahan Beziqian MANAGING MEMBER
Arshak Barak MANAGING MEMBER
BY: Howg Behesmlian MANAGING MEMBER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER 2018, IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF SLR TOWNHOMES, LLC ON OCTOBER 5, 2018. I HEREBY STATE THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE
MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

Alfred J. Thelwell
ALFRED J. THELWELL DATE
LS 6999 EXPIRES: 6/30/2019



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

ON MARCH 4, 2019 BEFORE ME, SAROON BEZIKIAN, NOTARY PUBLIC,
PERSONALLY APPEARED Vahan Beziqian, Arshak Barak, Howg Behesmlian & Arshak Barak
WHO PROMED 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 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 SAROON BEZIKIAN
MY COMMISSION NUMBER: 2178112
MY COMMISSION EXPIRES: 06/30/2021
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LOS ROBLES AVENUE SHOWN AS
NOTED ON THE MAP OF RECORD OF SURVEY FILED IN BOOK 181, PAGE 54 OF RECORD OF
SURVEY, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE
TENTATIVE MAP AND ALL APPROVED ALTERNATIONS THEREOF; THAT ALL PROVISIONS OF THE
SUBDIVISION ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE
TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT
SECTION 66442 (4) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.



BY: Mark E. Renhardt DATE
MARK E. RENHARDT, LSE 6382
CITY ENGINEER, CITY OF PASADENA

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE 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: [Signature] DATE 3/19/2019
MARK E. RENHARDT, LS 6382

BENEFICIARY:

UNION BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 10, 2017 AS INSTRUMENT
NO. 20170557030, OF OFFICIAL RECORDS.

NAME UNION BANK
TITLE TRST

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

ON MARCH 1, 2019 BEFORE ME, Christine Dalaban, NOTARY PUBLIC,
PERSONALLY APPEARED Christine Dalaban
WHO PROMED 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 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 Christine Dalaban
MY COMMISSION NUMBER: 2237922
MY COMMISSION EXPIRES: 4/14/2022
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY.

CITY CLERK'S 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.

BY: _____ DATE _____
MARK JONESKY, CITY CLERK
CITY OF PASADENA

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. 82248, AS REQUIRED BY LAW.

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

BY: _____ DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT
ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66438 OF THE SUBDIVISION MAP ACT.

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

BY: _____ DEPUTY _____ DATE _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 16 UNITS, WHEREBY THE OWNERS
OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL,
IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR
PUBLIC UTILITIES PURPOSES BY DOCUMENT RECORDED SEPTEMBER 16, 1958 AS INSTRUMENT NO. 29330
OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66438 (A)(3)(A)-(4)
OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE
AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

TRACT NO. 82248

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- FOUND MONUMENT AS NOTED.

(A) EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED 9-16-1958 AS INSTRUMENT NO. 2930, O.R.

