

ONE LOT  
13,867 SQ. FT.

SHEET 1 OF 4 SHEETS

# TRACT NO. 82690

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

BEING A SUBDIVISION OF A PORTION OF LOT 10 OF BUCHANAN AND O'NEAL'S SUBDIVISION, AS PER MAP  
RECORDED IN BOOK 10, PAGE 67, 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 DISTRINCTIVE BORDER LINES, AND WE CONSENT TO  
THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

MHP-CELL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

*[Signature]*  
BY: CHARLES E. LOVEMAN, JR.  
EXECUTIVE DIRECTOR/MANAGER

OT BANK, S.A., SUCCESSOR BY MERGER TO MUTUAL OF OHAMA BANK, BENEFICIARY UNDER DEED OF  
TRUST RECORDED MARCH 4, 2016 AS INSTRUMENT NO. 2016018188, OFFICIAL RECORDS, LOS ANGELES  
COUNTY.

*[Signature]*  
BY: DIRECTOR, MEXICALILAN

CITY OF PASADENA, A CALIFORNIA MUNICIPAL CORPORATION, BENEFICIARY UNDER DEED OF TRUST  
RECORDED OCTOBER 4, 2016 AS INSTRUMENT 2016018485 AND RECORDED MARCH 4, 2019 AS  
INSTRUMENT NO. 2019018188, OFFICIAL RECORDS, LOS ANGELES COUNTY.  
AND 2019018485  
AND 2019018181

*[Signature]*  
BY: NICHOLAS G. RODRIGUEZ  
ASSISTANT CITY MANAGER

CITY OF PASADENA, A CALIFORNIA MUNICIPAL CORPORATION, BENEFICIARY UNDER DEED OF TRUST  
RECORDED OCTOBER 4, 2016 AS INSTRUMENT 2016018485 AND RECORDED MARCH 4, 2019 AS  
INSTRUMENT NO. 2019018188, OFFICIAL RECORDS, LOS ANGELES COUNTY.

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

**SIGNATURE OMISSIONS NOTE:**

THE SIGNATURE OF MHP-CELL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN  
EASEMENT FOR ingress, egress, stormwater and trash RECEPTACLE RECORDED NOVEMBER 12,  
2016 AS INSTRUMENT NO. 2016018188, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66422,  
SUBSECTION (b)(2)-(4) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT  
FIT INTO A TEE FILE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 7 UNITS, WHEREBY THE OWNERS OF  
THE UNITS OF SAID MAP WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN,  
PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

**PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION:**

A PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION WAS PREPARED ON JANUARY 13, 2016 AND  
SIGNED BY WAYNE SCHOK, C.E.R. 1200, IS ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT OF THE CITY OF PASADENA.

**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 2017 IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE  
REQUEST OF MHP-CELL, LLC ON SEPTEMBER 30, 2016. I HEREBY STATE THAT THIS FINAL MAP  
SUBSTANTIALLY CONFORMS TO THE COMBINATORIALLY APPROVED TENTATIVE MAP, AND THAT ALL THE  
ADJUSTMENTS ARE OF THE CHARACTER AND OCCUPY THE PORTIONS INDICATED, AND THAT THE  
ADJUSTMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*[Signature]* 4-8-20  
MICHAEL P. JERVIS DATE  
LS 8129



**BASES OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FAIR OAKS AVENUE SHOWN AS  
INDICATED ON RECORD OF SURVEY FILED IN BOOK 293, PAGE 80, RECORDS OF LOS ANGELES COUNTY.

**COUNTY ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLES 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 COVERED BY THE CITY ENGINEER.

COUNTY ENGINEER

BY: \_\_\_\_\_ DEPUTY DATE

LS NO. \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE  
TENTATIVE MAP AND ALL APPLICABLE ALTERNATIVE PROPOSALS; 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(a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

M. JIM MARRAMON DATE  
R.C.E. 37442  
CITY ENGINEER - CITY OF PASADENA



**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.

CITY CLERK - CITY OF PASADENA DATE

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. 82690 AS REQUIRED BY LAW.

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

DATE \_\_\_\_\_

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

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT  
ARE REQUIRED UNDER THE PROVISIONS OF SECTION 66442 AND 66443 OF THE SUBDIVISION MAP ACT.

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

DATE \_\_\_\_\_

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

# TRACT NO. 82690

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

FOR CONDOMINIUM PURPOSES

### NOTARY ACKNOWLEDGMENT:

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 April 12, 2006 BEFORE ME, MARCIANA WILLIAMS, A NOTARY PUBLIC PERSONALLY APPEARED Christina Williams, 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 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

SIGNATURE: Marciana Williams

PRINTED NAME: Marciana Williams

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES December 12, 2011

MY COMMISSION NO. IS: 2228892

### NOTARY ACKNOWLEDGMENT:

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 \_\_\_\_\_ )

ON \_\_\_\_\_ 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) 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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

ON April 12, 2006 BEFORE ME, MARCIANA WILLIAMS, A NOTARY PUBLIC PERSONALLY APPEARED Christina Williams, 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 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

SIGNATURE: Marciana Williams

PRINTED NAME: Marciana Williams

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES December 12, 2011

MY COMMISSION NO. IS: 2228892

### NOTARY ACKNOWLEDGMENT:

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 \_\_\_\_\_ )

ON \_\_\_\_\_ 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) 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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

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 4/12/06 BEFORE ME, E. R. DIAZ, A NOTARY PUBLIC PERSONALLY APPEARED ANTHONY A. FERRALITTO, 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 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

SIGNATURE: [Signature]

PRINTED NAME: E. R. DIAZ

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES: 12/01/2010

MY COMMISSION NO. IS: 2228892

### NOTARY ACKNOWLEDGMENT:

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 \_\_\_\_\_ )

ON \_\_\_\_\_ 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) 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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ 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) 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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ 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) 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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

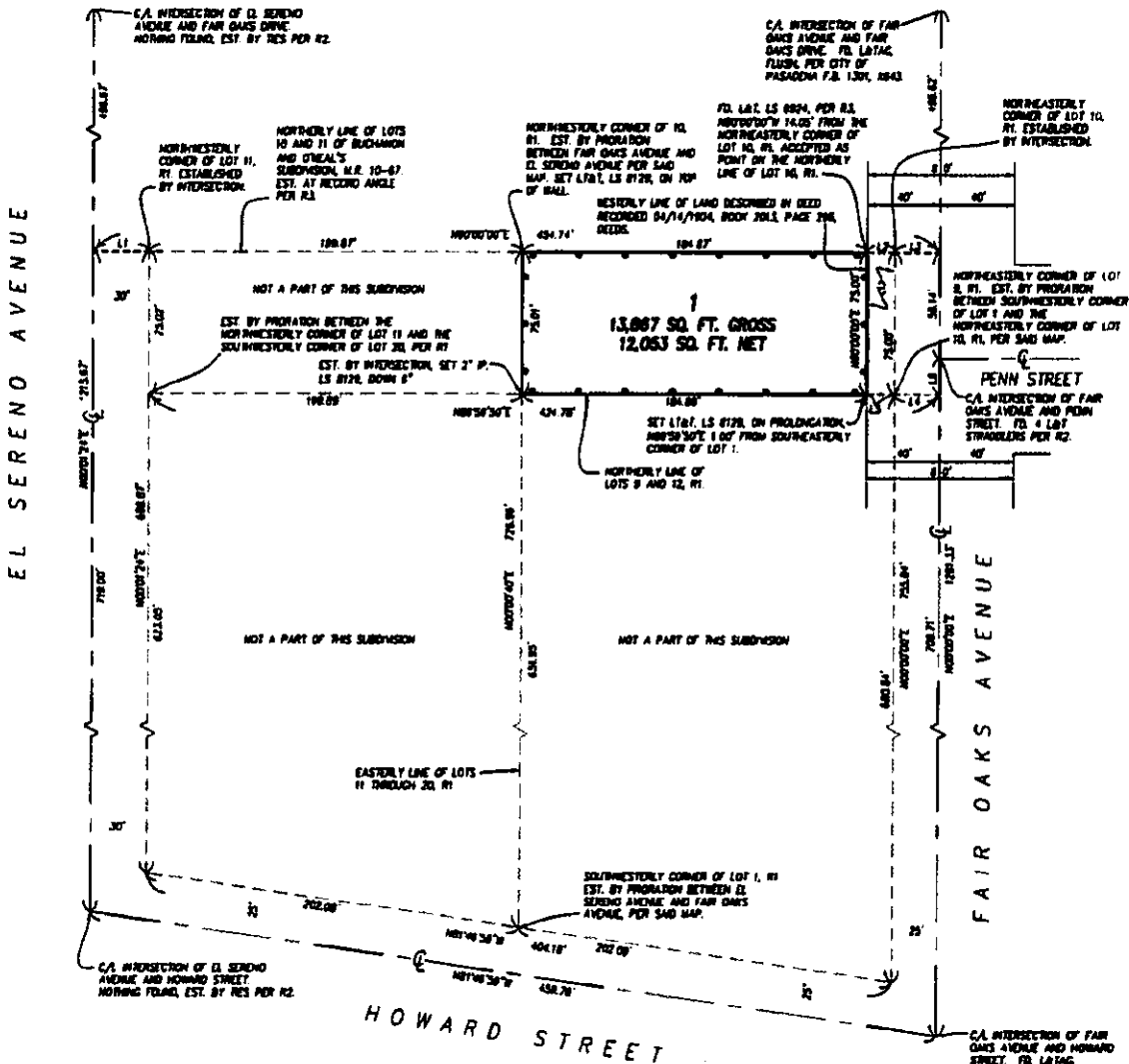
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

# TRACT NO. 82690

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



**EASEMENTS**

(1) PURPOSE: PUBLIC STREET, ROAD OR HIGHWAY  
 RECORDING DATE: APRIL 14, 1984  
 RECORDING NO: IN BOOK 2011, PAGE 298, DEEDS  
 SEE SHEET 4 FOR OTHER EASEMENTS AFFECTING THIS SUBDIVISION

**LEGEND**

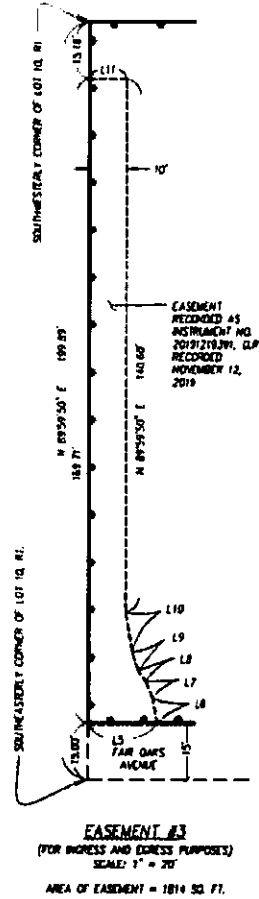
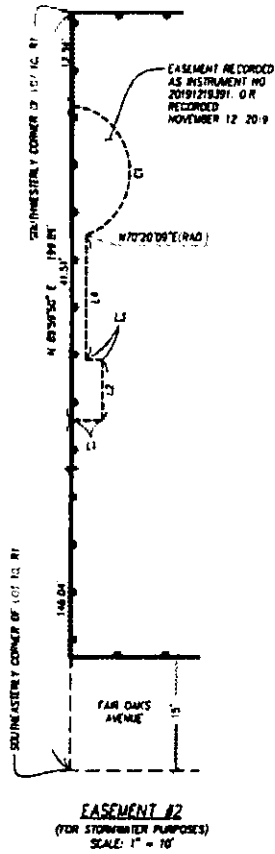
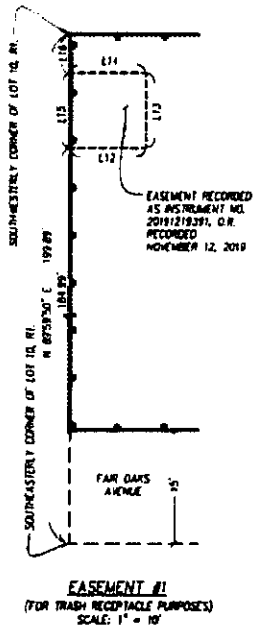
- R1 BUCHANAN AND O'NEAL'S SUBDIVISION, M.R. 10-87
  - R2 RECORD OF SURVEY, BOOK 209, PAGE 60
  - R3 TRACT No. 82692, U.S. 1316-45-48
- — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N07°00'00\"/>	

# TRACT NO. 82690

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"W	4.11'
L2	N88°28'30"E	7.88'
L3	N00°00'00"W	2.22'
L4	N88°28'30"E	16.26'
L5	N00°00'00"E	18.76'
L6	S77°36'29"W	6.72'
L7	S88°28'08"W	4.72'
L8	S84°40'23"W	3.38'
L9	S73°07'43"W	5.28'
L10	S79°25'31"W	10.82'
L11	S00°00'00"E	10.00'
L12	N00°00'00"W	10.00'
L13	N88°28'30"E	9.85'
L14	N00°00'00"W	10.00'
L15	N88°28'30"E	9.85'
L16	N88°28'30"E	3.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	13.71°45"	8.88'	23.74'

**LEGEND**

- RI BUCHANAN AND OTHER'S SUBMISSION, N.R. 10-87
- INDICATES THE BOUNDARY OF THE LAND BEING SUBMITTED BY THIS MAP