

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL VESTING TRACT MAP NO. 070403, FOR THE CREATION OF 21 AIR PARCELS ON ONE LOT FOR CONDOMINIUM PURPOSES, AT 229 - 247 SOUTH MARENGO AVENUE

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 070403 on June 17, 2008; and

WHEREAS, by action of the State of California, all approved subdivision maps have been extended seven (7) years making the expiration of the subject Final Vesting Tract Map June 17, 2017; and

WHEREAS, the Department of Public Works of the City has determined that the developer of said 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 map for Vesting Tract Map No. 070403, for the creation of 21 air parcels on one lot for condominium purposes, at 229 - 247 South Marengo Avenue, 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 _____, 2015, by the following vote:

AYES:

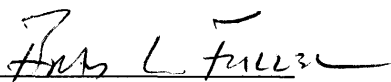
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:


Brad L. Fuller
Assistant City Attorney

1 LOT
21,675 SQ. FT.

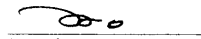
SHEET 1 OF 3 SHEETS

VESTING
TRACT NO. 70403
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK
"H" OF THE SAN PASQUAL TRACT, AS PER MAP RECORDED IN
BOOK 3, PAGE 315, OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

OWNERS' STATEMENT:

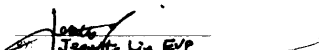
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

PROMINENT VICTORIA CORP. (OWNER)


BY: JAMES LI, PRESIDENT

FIRST GENERAL BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 18, 2014 AS INSTRUMENT NO. 20140988496, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.


BY: Frances Dow, FVP
(PRINT NAME AND TITLE)


(PRINT NAME AND TITLE)

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 21 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN 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 TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN DECEMBER, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PROMINENT VICTORIA CORP. ON SEPTEMBER 30, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 12 MONTHS FROM THE FILING DATE OF THIS MAP, THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.


MAHMOUD KHALILI SAMANI DATE 6-8-15
L.S. NO. 8766
EXP. 12-31-2016



BASIS OF BEARINGS NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING "NORTH" OF THE CENTERLINE OF MARENGO AVENUE AS SHOWN ON MAP FILED IN BOOK 126, PAGES 29 AND 30, OF RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

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 66442 (A)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DATE STEVEN L. WRIGHT
CITY ENGINEER, CITY OF PASADENA
R.C.E. 18650
REGISTRATION EXPIRES: 6-30-16



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSES ON THE _____ DAY OF _____ 20____ APPROVED THE ATTACHED MAP.

DATE _____ CITY CLERK _____
CITY OF PASADENA

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 VESTING TRACT NO. 70403 AS REQUIRED BY LAW.

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

BY: _____ DATE _____
DEPUTY

COUNTY 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 RESPECT NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR
BY: _____ DATE _____
DEPUTY
L.S. NO. _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS

VESTING
TRACT NO. 70403
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

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 } S.S.

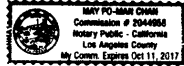
ON June 5, 2015 BEFORE ME Man Po-Man Chan, A Notary Public,
(HERE INSERT NAME AND TITLE OF THE OFFICER)

A NOTARY PUBLIC PERSONALLY APPEARED James Zheng Li
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 AND OFFICIAL SEAL

SIGNATURE Man Po-Man Chan
NAME OF NOTARY Man Po-Man Chan
DATE COMMISSION EXPIRES: Oct 11, 2017
COMMISSION NO. 2044958 (SEAL)



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 } S.S.

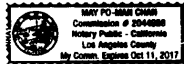
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NAME OF NOTARY Man Po-Man Chan
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TRACT NO. 70403

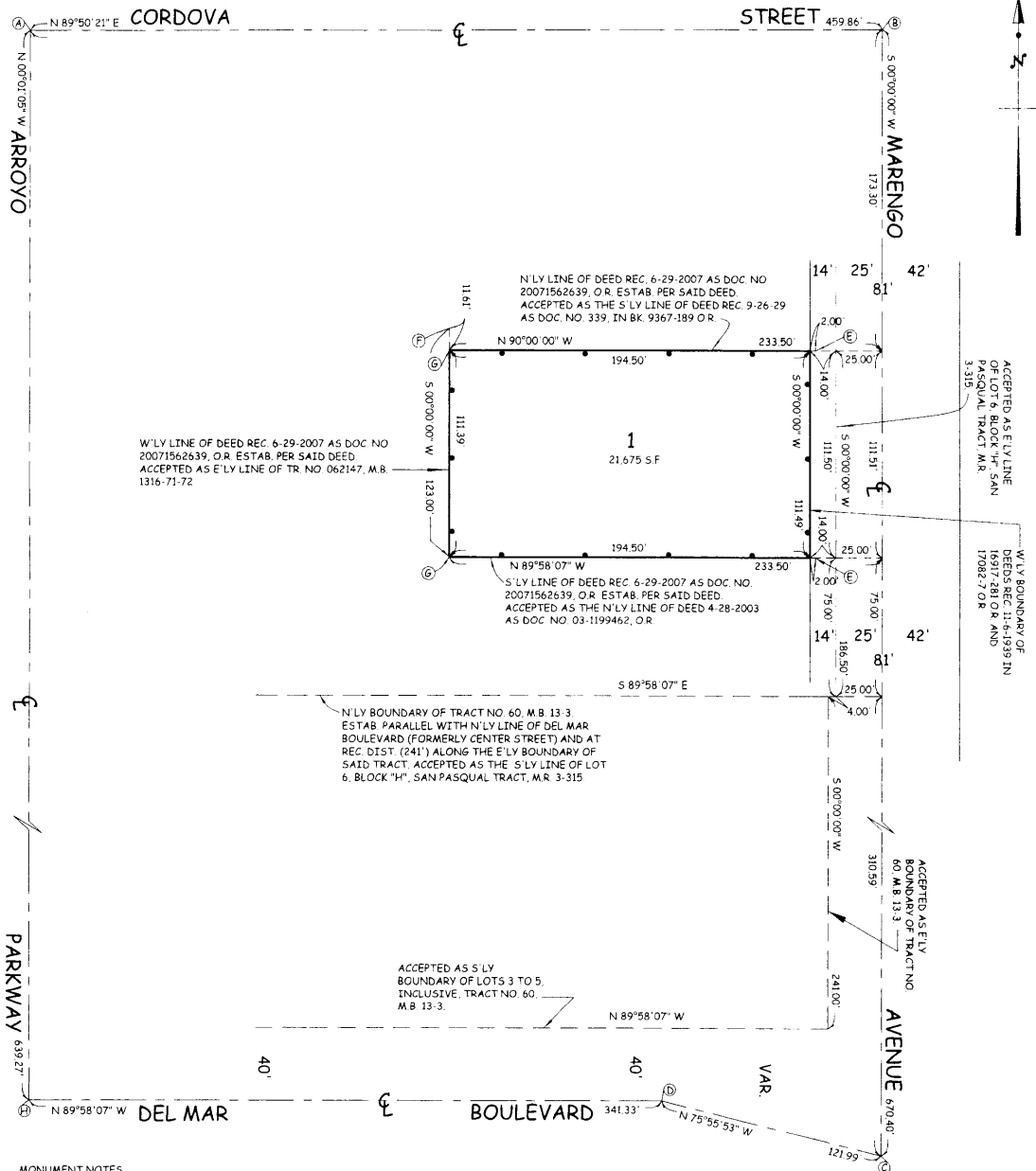
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



MONUMENT NOTES.

- (A) FD SPIKE AND WASHER STAMPED "RCE 15900" PER L.A. CO. P.W.F.B. 1624-359-360. FITS ALL TIES PER SAID P.W.F.B. ACCEPTED AS C/L INT.
- (B) FD P.K. NAIL PER TR. NO. 60912, M.B. 1340-52-53. NO TIES FOUND. ACCEPTED AS C/L INTERSECTION MONUMENT SUBSEQUENTLY DESTROYED BY CONSTRUCTION. SET S. & W. STAMPED L.S. 8766 WITH 4 L. & T. TANGENT TIES TAGGED L.S. 8766.
- (C) FD SPK & W. STAMPED "CE" PER PASADENA CITY ENG. F.B. 1253-L.D.W.G. NO. X275. NO TIES FOUND. ACCEPTED AS C/L INTERSECTION MONUMENT SUBSEQUENTLY DESTROYED BY CONSTRUCTION. SET S. & W. STAMPED L.S. 8766 WITH 4 L. & T. TANGENT TIES TAGGED L.S. 8766.
- (D) FD SPK & W. PER C.E.F.B. 1253 L. X-276. FIT 2 PD. SWING TIES PER SAID F.B. ACCEPTED AS ANGLE POINT ON C/L. SET 2 ADDITIONAL L. & T. TANGENT TIES TAGGED L.S. 8766 TO COMPLETE 4 TANGENT TIES.
- (E) FD L. & T. TAGGED L.S. 6924 PER R.S. 214-82. FITS ESTABLISHED LINE.
- (F) FD S. & W. STAMPED L.S. 2996 PER R.S. 126-29-30. FITS ESTABLISHED LINE.
- (G) L. & T. TAGGED L.S. 8766 TO BE SET.
- (H) FD LEAD AND TACK PER TR. NO. 60912, M.B. 1340-52-53. NO TIES FOUND. ACCEPTED AS C/L INTERSECTION MONUMENT SUBSEQUENTLY DESTROYED BY CONSTRUCTION. SET L. & T. TAGGED L.S. 8766 WITH 4 L. & T. TANGENT TIES TAGGED L.S. 8766.

Attachment B

Vicinity Map

