

**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL VESTING TRACT MAP NO. 072452, FOR THE COMBINATION OF TWO LAND LOTS INTO ONE AND THE CREATION OF 28 RESIDENTIAL AIR PARCELS, AT 270-280 SOUTH OAKLAND AVENUE

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the Vesting Tentative Tract Map No. 072452 on November 20, 2013;

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 Vesting Tract Map No. 072452, for the combination of two land lots into one and the creation of 28 residential air parcels, at 270-280 South Oakland Avenue, presented herewith, is approved;
2. The offer of easement dedication for sidewalk purposes as shown on said map, presented herewith, is approved and accepted; 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 \_\_\_\_\_, 2016, by the following vote:

AYES:

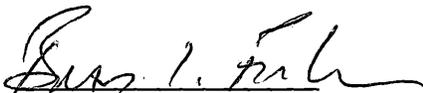
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

  
Brad L. Fuller  
Assistant City Attorney

# VESTING TRACT NO. 72452

IN THE CITY OF PASADENA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTION OF LOT 42 AND ALL OF LOTS 43  
AND 44 OF THE "BIXBY TRACT IN BLOCK "J" OF SAN PASQUAL  
TRACT, AS PER MAP RECORDED IN BOOK 14 PAGE 92 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.

WE HEREBY DEDICATE TO THE CITY OF PASADENA THE EASEMENT FOR SIDEWALK PURPOSES AS DESIGNATED ON THIS MAP.

OAKLAND INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER).

BY: [Signature] BY: [Signature]  
WILLIAM LEE, MANAGER QINGHUI LU, MANAGER

### 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 DECEMBER 7, 2015 BEFORE ME, MARGARET Y. CHEUK, NOTARY PUBLIC,

PERSONALLY APPEARED WILLIAM LEE AND QINGHUI LU 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 [Signature]  
PRINTED NAME MARGARET Y. CHEUK  
MY COMMISSION NUMBER: 2114936  
MY COMMISSION EXPIRES: JULY 9, 2019  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

### BENEFICIARY:

EAST WEST BANK AS BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 29, 2014, AS INSTRUMENT NO. 20141412941, OF OFFICIAL RECORDS.

[Signature] NAME NANCY TULLMAN TITLE FFA  
[Signature] NAME STEVEN CHANG TITLE SVP

### 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 DECEMBER 7, 2015 BEFORE ME, MARGARET Y. CHEUK, NOTARY PUBLIC,

PERSONALLY APPEARED NANCY TULLMAN AND STEVEN CHANG 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.

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SIGNATURE [Signature]  
PRINTED NAME MARGARET Y. CHEUK  
MY COMMISSION NUMBER: 2114936  
MY COMMISSION EXPIRES: JULY 9, 2019  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 28 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.

### 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 MAY, 2009, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OAKLAND INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON MARCH 8, 2007. 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.

[Signature] 12/15  
ALFRED J. THELWELL DATE  
LS 6999 EXPIRES: 9/30/2017



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MADISON AVENUE SHOWN AS N00°00'26"E ON THE MAP OF TRACT NO. 38227 FILED IN BOOK 970, PAGES 29 AND 30 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

### 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.(c) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BY: [Signature] DATE \_\_\_\_\_  
STEVEN L. WRIGHT, RCE 48650  
CITY ENGINEER, CITY OF PASADENA  
LICENSE EXPIRES: 06-30-2016



### 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: [Signature] DATE 12-14-15  
ROBERT N. MIM MACK, PLS 5314  
LICENSE EXPIRES: 12/31/2019



### 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 AND DID ACCEPT THE DEDICATION OF EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARK JOMSKY, 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. 72452, 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 66492 AND 66483 OF THE SUBDIVISION MAP ACT.

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

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

# VESTING TRACT NO. 72452

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.

- \* SUBDIVISION OF THE A.C. MACOMBER TRACT, M.R. 10/59
- \*\* H.H. VISSCHER'S SUBDIVISION, M.R. 11/32
- \*\*\* TRACT NO. 38227, M.B. 970/29-30
- \*\*\*\* BIXBY TRACT IN BLOCK J OF SAN PASQUAL TRACT, M.R. 14/92
- ..... RECORD OF SURVEY, RS 257/68

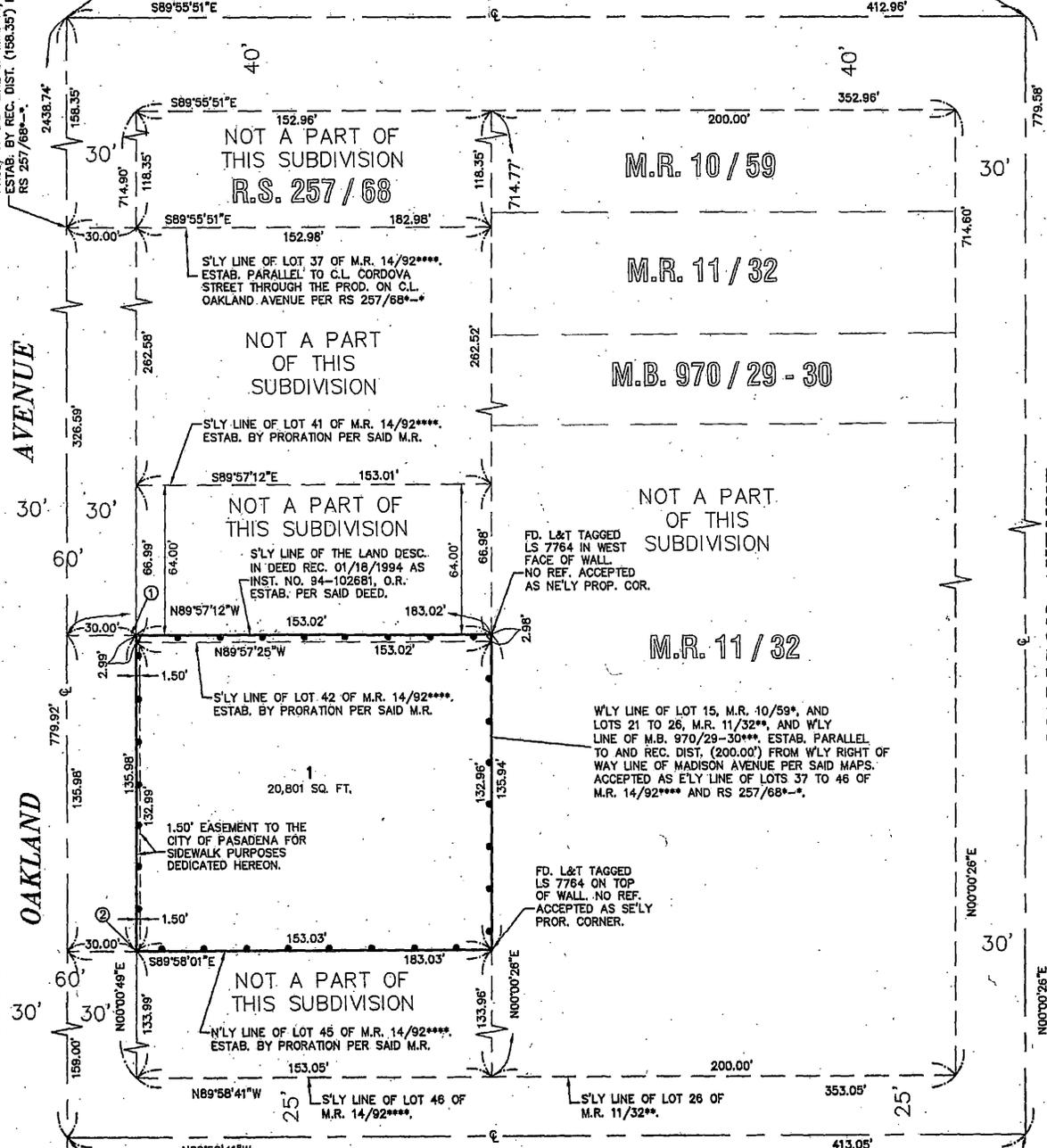
- ① FD. L&T TAGGED LS 7764 N89°57'12"W 1.05' FROM PROP. CORNER, NO REF. ACCEPTED AS NWLY PROP. CORNER.
- ② FD. L&T TAGGED LS 7764 N89°58'012"W 1.00' FROM PROP. CORNER, NO REF. ACCEPTED AS SWLY PROP. CORNER.

FD. SHANK, DN. 0.05' PER RECORD OF SURVEY, RS 257-68, REPLACED WITH S&W STAMPED LS 6999, SET 4 L&T TIES TAGGED LS 6999.

ESTAB. BY REC. DIST. (779.92') PER TRACT NO. 38227, M.B. 970/29-30, SET S&W STAMPED LS 6999. FD. 1 L&T TIE TAGGED RCE 11257 FITS CITY C.L. TIE NOTE X-87. SET 3 L&T TIES TAGGED LS 6999.

## CORDOVA STREET

PROD. OF S'LY LINE OF M.R. 14/92\*\*\*\*, ESTAB. BY REC. DIST. (156.35') PER RS 257/68\*-\*



## DEL MAR BOULEVARD (FORMERLY KNOWN AS CENTER STREET)

## CALIFORNIA BOULEVARD

N89°58'41"W  
FD. 4 SPIKES AROUND SMH RIM PER CITY C.L. TIE NOTE X-0088R, SET 4 SPIKES 2.00' OFFSET C.L. INTERSECTION WITH WASHERS STAMPED LS 6999 AFTER CONSTRUCTION. SET 4 L&T TIES TAGGED LS 6999  
ESTAB. BY 4 FD. L&T TAGGED LS 19778 PER CITY C.L. TIE NOTE, X-0085R

FD. S&W W/ PUNCH MARK, PER L.A. CO. PWB 1524, PAGES 347 & 348. SET S&W STAMPED LS 6999 AFTER CONSTRUCTION. SET 4 L&T TIES TAGGED LS 6999.

