

ONE LOT
19,376 SQ. FT. GROSS
19,268 SQ. FT. NET

TRACT NO. 74215

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

BEING A SUBDIVISION OF LOT 14 AND A PORTION OF LOT 13,
SUBDIVISION MADE BY L.F. MILLER AND W.L. CARTER OF A PART
OF BLOCK U OF THE PAINTER AND BALL TRACT, AS PER MAP
RECORDED IN BOOK 10 PAGE 20 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WE HEREBY DEDICATE TO THE CITY OF PASADENA 1.00 FOOT
WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN ON SAID MAP

FOR CONDOMINIUM PURPOSES

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF 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.

HHP-SUMMIT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER
BY: HERITAGE HOUSING PARTNERS, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT
CORPORATION, ITS MANAGING MEMBER

By: Charles E. Loveman, Jr. BY: _____
NAME: CHARLES E. LOVEMAN, JR. NAME: _____
TITLE: EXECUTIVE DIRECTOR TITLE: _____

GLA SUB-CDE XIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
GLA CDE LENDER, PER DOCUMENT RECORDED JUNE 16, 2016 AS
INSTRUMENT NO. 20160695728, OFFICIAL RECORDS.

By: Thomas De Simone BY: _____
NAME: Thomas De Simone NAME: _____
TITLE: President & CEO of TITLE: _____
Managing Member

CNMC SUB-CDE 112, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, LENDER, PER DOCUMENT RECORDED JUNE 16, 2016
AS INSTRUMENT NO. 20160695728, OFFICIAL RECORDS.

By: Emily S. Feder BY: _____
NAME: Emily S. Feder NAME: _____
TITLE: Vice President TITLE: _____

MUTUAL OF OMAHA BANK, A FEDERAL SAVINGS BANK
BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 16,
2016 AS INSTRUMENT NO. 20160695727, OFFICIAL RECORDS.

By: Kirk Malmrose BY: _____
NAME: Kirk Malmrose NAME: _____
TITLE: Senior Vice President TITLE: _____

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 THIS 3rd DAY OF August, 2017, BEFORE ME ANUSH A. BAYBURTYAN

A NOTARY PUBLIC, PERSONALLY APPEARED Charles E. Loveman, Jr.

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/IT/HEM 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 Anush A. Bayburtyan MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
PRINTED NAME ANUSH A. BAYBURTYAN MY COMMISSION EXPIRES Mar 24, 2021

COMMISSION NUMBER 2197821

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 THIS 3rd DAY OF August, 2017, BEFORE ME Jemelle T. Dicioco

A NOTARY PUBLIC, PERSONALLY APPEARED Thomas De Simone

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/IT/HEM 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 Jemelle T. Dicioco MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
PRINTED NAME JEMELLE T. DICICO MY COMMISSION EXPIRES 07/24/21

COMMISSION NUMBER 2203111

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 2014 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT
AND LOCAL ORDINANCE AT THE REQUEST OF HHP-SUMMIT, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, ON OCTOBER 15, 2014. I HEREBY STATE THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND
THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED, ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Robert D. Hennon
ROBERT D. HENNON, PLS 5573
HENNON SURVEYING & MAPPING, INC.



BASIS OF BEARINGS:

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF N00°01'14"E
ALONG THE CENTERLINE OF RAYMOND AVENUE AS SHOWN ON MAP FILED IN BOOK
275 PAGE 81 OF RECORDS OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

COUNTY ENGINEER'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.

COUNTY ENGINEER _____ DATE: _____
BY: _____ DEPUTY _____
LS NO. _____

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

Kull 9/21/2017
CITY ENGINEER - CITY OF PASADENA DATE: _____
MS. KRIS MARKARIAM
57442
R.C.E. / L.S. NO. _____



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY
RESOLUTION NO. _____ PASSED ON THE _____ DAY OF
_____, 201__ APPROVED THE ATTACHED MAP, AND ACCEPTED ON
BEHALF OF THE ALLEY DEDICATED HEREON.

CITY CLERK, CITY OF PASADENA DATE _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 21 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.

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. 74215 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 66492 AND 66493
OF THE SUBDIVISION MAP ACT.

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

DATE _____
BY: DEPUTY _____

TRACT NO. 74215

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

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 THIS 3rd DAY OF August, 2017, BEFORE ME Ani Seferyan
A NOTARY PUBLIC, PERSONALLY APPEARED Emily J. Feder

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 Ani Seferyan MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
PRINTED NAME Ani Seferyan MY COMMISSION EXPIRES 12/26/2019

COMMISSION NUMBER 2135501

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 THIS 4th DAY OF August, 2017, BEFORE ME Denise A. Reyes
A NOTARY PUBLIC, PERSONALLY APPEARED Kirk Malmoze

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 Denise A. Reyes MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
PRINTED NAME Denise A. Reyes MY COMMISSION EXPIRES 7/15/20

COMMISSION NUMBER 2160998

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 THIS _____ DAY OF _____, 2017, 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.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
PRINTED NAME _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

NOTARY ACKNOWLEDGEMENT:

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STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS _____ DAY OF _____, 2017, 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.

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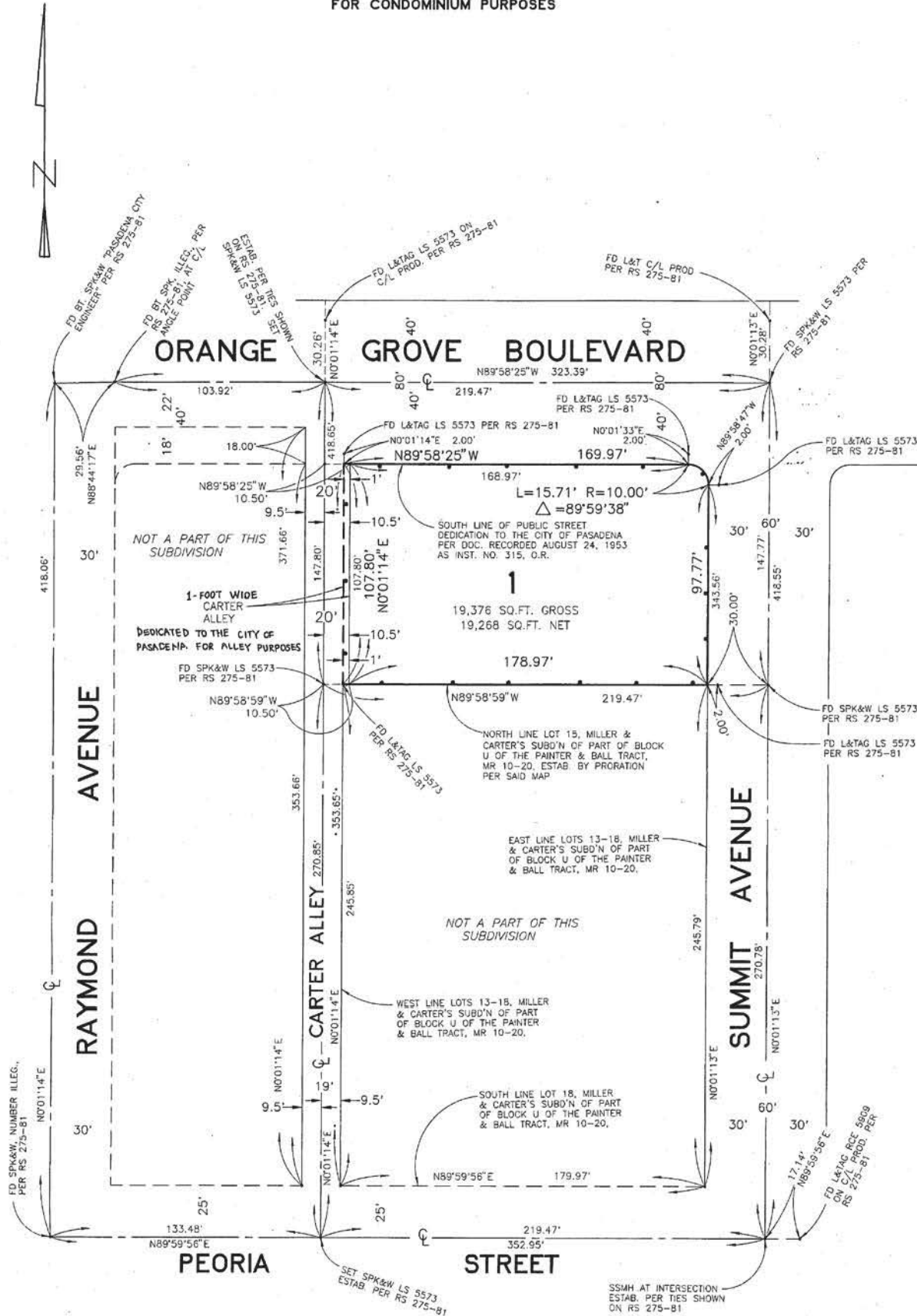
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
PRINTED NAME _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

TRACT NO. 74215

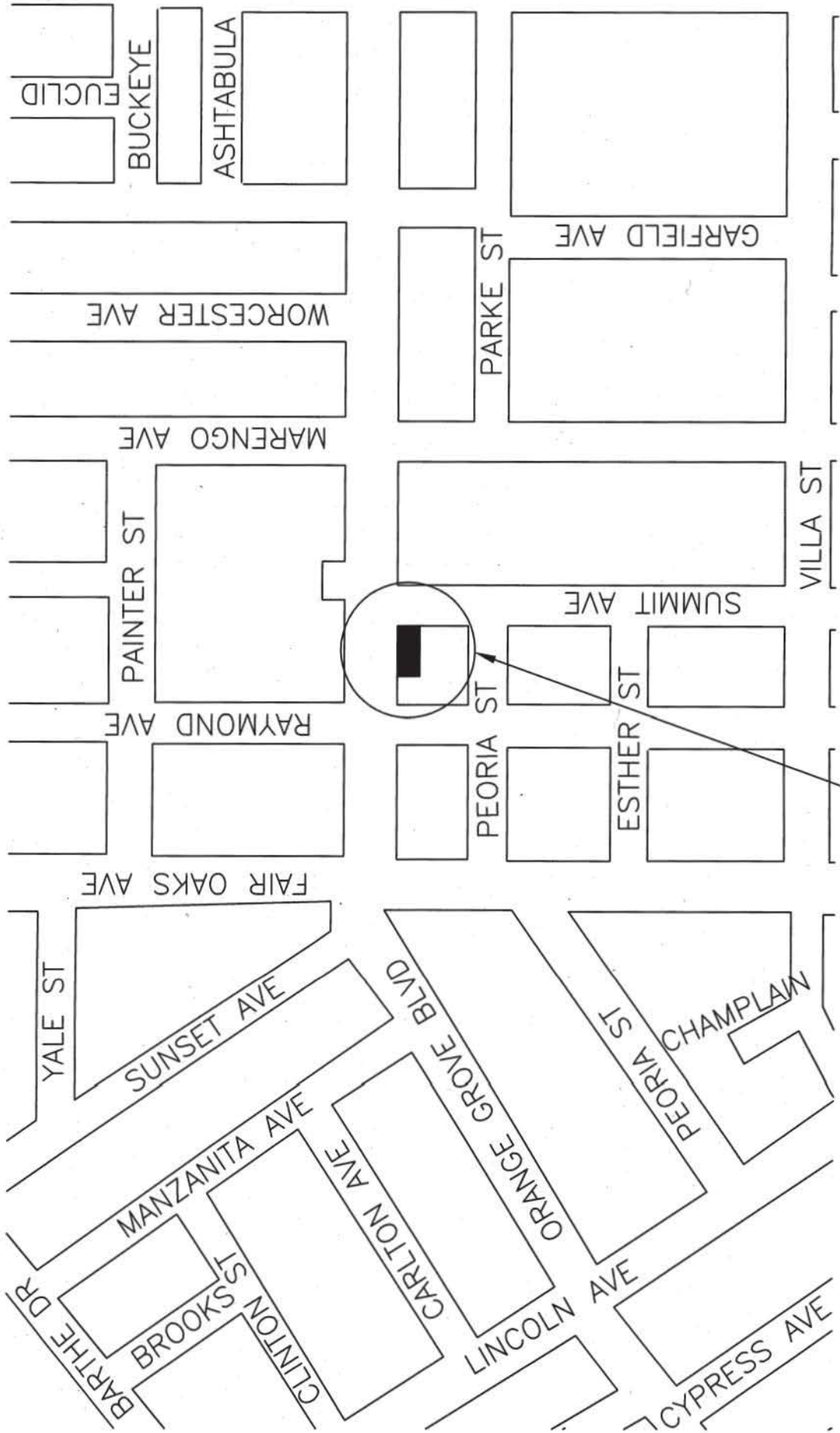
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



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

SSMH AT INTERSECTION
 ESTAB. PER TIES SHOWN
 ON RS 275-81

Attachment B - Vicinity Map



Tract Map No. 74215