

# TRACT NO. 69919


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

BEING A SUBDIVISION OF LOT 12 IN BLOCK B OF RIGGINS BROTHERS SUBDIVISION  
AS SHOWN ON MAP FILED IN BOOK 36, PAGE 22 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 LAND 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.

ROSE CITY HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER  
 **MANAGER**  
NAME: PIERRE MORILLO TITLE:

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

WELLS FARGO BANK, NATIONAL ASSOCIATION AS BENEFICIARY, UNDER A DEED OF TRUST RECORDED OCTOBER 31, 2008 AS INSTRUMENT NO. 2008-1935632 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

 **Vice President**  
NAME: JESSICA CHENG TITLE:

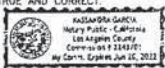
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_


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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON May 10, 2019 BEFORE ME,  
Rosalinda Garcia, NOTARY PUBLIC,  
PERSONALLY APPEARED, Jessica Cheng  
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   
NAME OF NOTARY Rosalinda Garcia  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES June 15, 2023  
COMMISSION NUMBER 124475

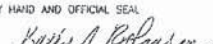
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON May 13, 2019 BEFORE ME,  
Mark R. Danielson, NOTARY PUBLIC,  
PERSONALLY APPEARED, Pierre Morillo  
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(ES), 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   
NAME OF NOTARY Mark R. Danielson  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES 06/15/2023  
COMMISSION NUMBER 124475

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. 69919, AS REQUIRED BY LAW.

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

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


I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 86492 AND 86493 OF THE SUBDIVISION MAP ACT.

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

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

### 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 JULY 2009, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MOHEB CORDY ON MAY 22, 2009. 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 OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

  
MARK R. DANIELSON P.L.S. 7882  
DANIELSON SURVEYING

4/12/2019  
DATE



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING "N 00°09'14" W OF THE CENTERLINE OF NORTH CHESTER AVENUE AS SHOWN ON MAP OF TRACT NO. 38884 RECORDED IN BOOK 955, PAGES 66 AND 67, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

### SIGNATURE OMISSIONS NOTES:

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNER OF AN EASEMENT FOR INGRESS, EGRESS, GAS PIPELINES AND OTHER INCIDENTAL PURPOSES, PER DEED RECORDED SEPTEMBER 09, 2009 AS INSTRUMENT NO. 2009-1377821, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(A) (i-vii) OF THE SUBDIVISION MAP ACT. ITS INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

NOTE: SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF CHARTER COMMUNICATIONS ENTERTAINMENT II, LLC, OWNER OF AN EASEMENT FOR ABOVE-GROUND AND UNDERGROUND COAXIAL CABLES, FIBER, INTERNAL WIRING, CONDUIT, ELECTRONICS, AND/OR ANY OTHER EQUIPMENT OR FACILITIES NECESSARY BY DEED RECORDED MAY 28, 2010 AS INSTRUMENT NO. 2010-0731540, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(A) (i-vii) OF THE SUBDIVISION MAP ACT. ITS INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

NOTE: SAID EASEMENT IS INDETERMINATE IN NATURE.

### CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT SUBSTANTIALLY CONFORMS 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; AND 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 (a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_  
M. KRIS HARKAWAN, R.C.E. 57492  
CITY ENGINEER, CITY OF PASADENA  
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 \_\_\_\_\_, 2019, APPROVED THE ATTACHED MAP.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MARK JONSKY, CITY CLERK  
CITY OF PASADENA

### 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 RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

FABRIZIO PACHANO DEPUTY DATE: \_\_\_\_\_  
LS NO. 7274  
EXPIRES: 12/31/2020

### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 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.

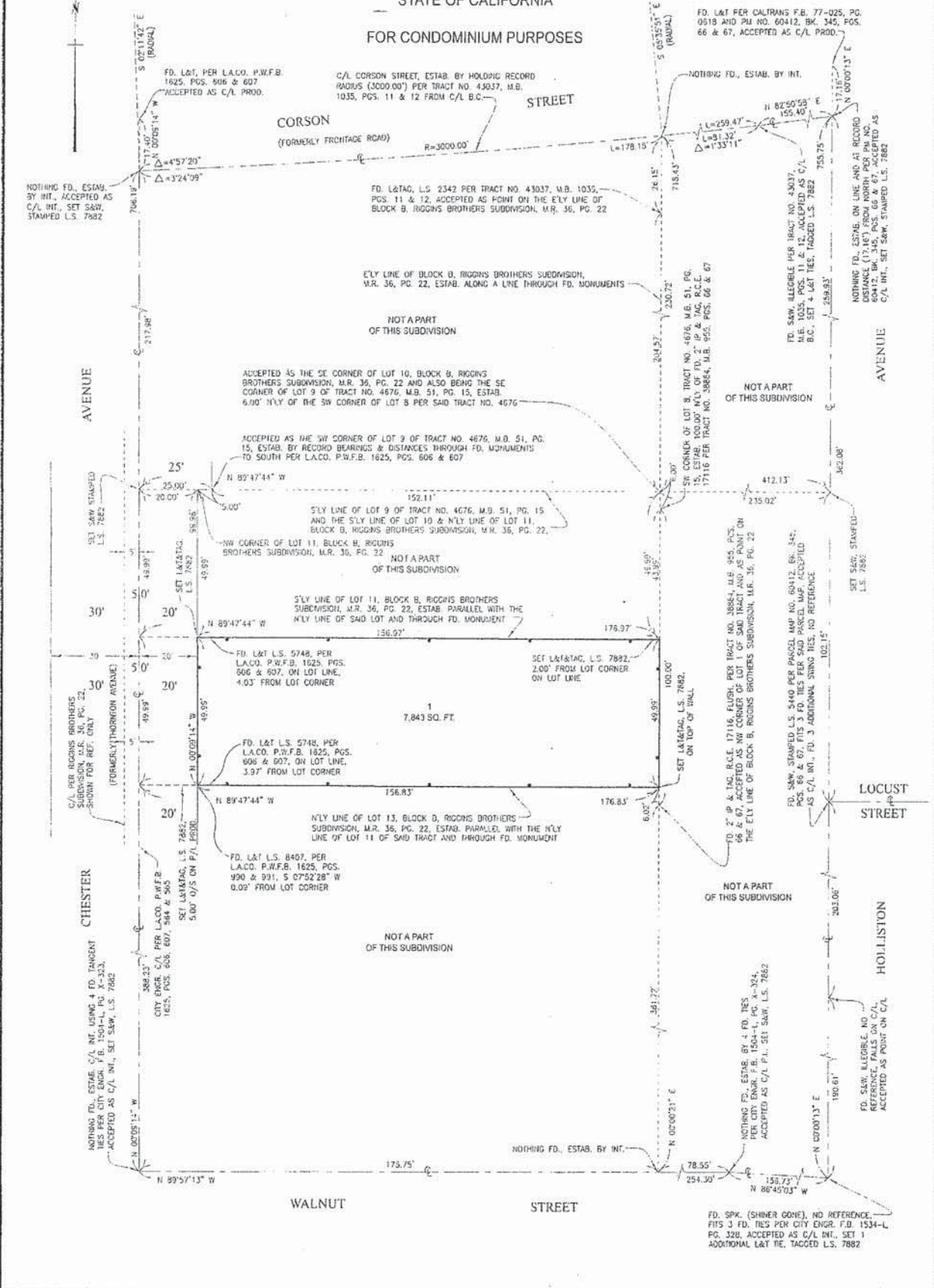
# TRACT NO. 69919

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



NOTHING FD., ESTAB. BY INT., ACCEPTED AS C/L INT., SET 589, STAMPED L.S. 7882

FD. L&T, PER L.A.C.O. P.W.F.B. 1625, PGS. 506 & 607, ACCEPTED AS C/L PROD.

C/L CORSON STREET, ESTAB. BY HOLDING RECORD RADIUS (3000.00') PER TRACT NO. 43037, M.B. 1035, PGS. 11 & 12 FROM C/L B.C.

FD. L&T PER CALTRANS F.B. 77-025, PG. 0918 AND P.M. NO. 60412, BK. 345, PGS. 66 & 67, ACCEPTED AS C/L PROD.

CORSON STREET (FORMERLY FRIGATE ROAD)

STREET

FD. L&TAD, L.S. 2342 PER TRACT NO. 43037, M.B. 1035, PGS. 11 & 12, ACCEPTED AS POINT ON THE E'LY LINE OF BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22

NOTHING FD., ESTAB. BY INT.

E'LY LINE OF BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22, ESTAB. ALONG A LINE THROUGH FD. MONUMENTS

NOT A PART OF THIS SUBDIVISION

ACCEPTED AS THE SE CORNER OF LOT 10, BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22 AND ALSO BEING THE SE CORNER OF LOT 9 OF TRACT NO. 4676, M.B. 51, PG. 15, ESTAB. 6.00' N'LY OF THE SW CORNER OF LOT 8 PER SAID TRACT NO. 4676

NOTHING FD., ESTAB. ON LINE AND AT RECORDED DISTANCE (17.16') FROM NORTH PER M.B. NO. 60412, BK. 345, PGS. 66 & 67, ACCEPTED AS C/L INT., SET 589, STAMPED L.S. 7882

FD. SAW, BLEEDIBLE PER TRACT NO. 43037, M.B. 1035, PGS. 11 & 12, ACCEPTED AS C/L B.C., SET 4 L&T TIES, TAGGED L.S. 7882

NOTHING FD., ESTAB. ON LINE AND AT RECORDED DISTANCE (17.16') FROM NORTH PER M.B. NO. 60412, BK. 345, PGS. 66 & 67, ACCEPTED AS C/L INT., SET 589, STAMPED L.S. 7882

CHESTER AVENUE

AVENUE

ACCEPTED AS THE SW CORNER OF LOT 9 OF TRACT NO. 4676, M.B. 51, PG. 15, ESTAB. BY RECORD BEARINGS & DISTANCES THROUGH FD. MONUMENTS TO SOUTH PER L.A.C.O. P.W.F.B. 1625, PGS. 606 & 607

NOT A PART OF THIS SUBDIVISION

S'LY LINE OF LOT 9 OF TRACT NO. 4676, M.B. 51, PG. 15 AND THE S'LY LINE OF LOT 10 & N'LY LINE OF LOT 11, BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22

NOT A PART OF THIS SUBDIVISION

S'LY LINE OF LOT 11, BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22, ESTAB. PARALLEL WITH THE N'LY LINE OF SAID LOT AND THROUGH FD. MONUMENT

FD. SAW, STAMPED L.S. 5440 PER PARCEL MAP NO. 60412, BK. 345, PGS. 66 & 67, FITS 3 FD. TIES PER SAID PARCEL MAP, ACCEPTED AS C/L INT., SET 1 ADDITIONAL STING TIES, NO REFERENCE

CHESTER AVENUE (FORMERLY THORBURN AVENUE)

LOCUST STREET

FD. L&T L.S. 5748, PER L.A.C.O. P.W.F.B. 1625, PGS. 606 & 607, ON LOT LINE, 4.03' FROM LOT CORNER

SET L&T&TAC, L.S. 7892, 2.00' FROM LOT CORNER ON LOT LINE

FD. L&T L.S. 5748, PER L.A.C.O. P.W.F.B. 1625, PGS. 606 & 607, ON LOT LINE, 3.37' FROM LOT CORNER

N'LY LINE OF LOT 13, BLOCK B, RIGGINS BROTHERS SUBDIVISION, M.R. 36, PG. 22, ESTAB. PARALLEL WITH THE N'LY LINE OF LOT 11 OF SAID TRACT AND THROUGH FD. MONUMENT

NOT A PART OF THIS SUBDIVISION

FD. L&T L.S. 8407, PER L.A.C.O. P.W.F.B. 1625, PGS. 990 & 991, S 07°52'28" W 0.09' FROM LOT CORNER

NOT A PART OF THIS SUBDIVISION

CHESTER AVENUE

HOLLISTON AVENUE

CITY ENGR. C/L PER L.A.C.O. P.W.F.B. 1625, PGS. 606 & 607, 584 & 265 SET L&T&TAC, L.S. 7882, 5.00' O/S ON P/L PROD.

NOTHING FD., ESTAB. C/L INT. USING 4 FD. TANGENT TIES PER CITY ENGR. F.B. 1504-L, PG. X-323, ACCEPTED AS C/L INT., SET 589, L.S. 7882

NOTHING FD., ESTAB. BY 4 FD. TIES PER CITY ENGR. F.B. 1504-L, PG. X-324, ACCEPTED AS C/L INT., SET 589, L.S. 7882

FD. SAW, BLEEDIBLE, NO REFERENCE, FALLS ON C/L, ACCEPTED AS POINT ON C/L

WALNUT STREET

STREET

FD. SPX. (SHINER GONE), NO REFERENCE, FITS 3 FD. TIES PER CITY ENGR. F.D. 1534-L, PG. 328, ACCEPTED AS C/L INT., SET 1 ADDITIONAL L&T TIE, TAGGED L.S. 7882