1 LốT 12,509 SQ. FT.

## SHEET 1 OF 2 SHEETS

# **TRACT NO. 74947**

CONSISTING OF TWO SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 6 OF DEFRIEZ TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 88 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 FILIDING OF SAID MAP AND SUBDIVISION.

HOMERUN EXCELIENCE CORPORATION, A CALIFORNIA CORPORATION (OWNER)

YAN MING LIU (DIRECTOR, SECRETARY)

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 VALDITY OF THAT ODCUMENT.

STATE OF CALIFORNIA )
COUNTY OF 105 Angeles )

ON 12-7-20-20 BEFORE ME, KING Chool A NOTARY PUBLIC, PERSONALLY APPEARED YAN MING LIU WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

PRINTED NAME King Chan

MY PRINCIPAL PLACE OF BUSINESS IS IN LOT Artfolio COUNTY

MY COMMISSION NO. 228704/ MY COMMISSION EXPIRES: 5-27-2023



#### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 13 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 NOVEMBER, 2016, IN CONFORMAN, WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT HO, ON MARCH 4, 2016, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONTINUALLY APPROVED TENTATIVE MAP; THAT ALL THE MON-WENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Feb 3, 2020

JACK C LEE LS 8407



### CITY ENGINEER'S STATEMENT:

I HEREBY STATE 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 COMPLEE 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 66442 (a)(1), (2) AND (3) HAVE BEEN COMPUED WITH.

DATE:

BY:

M. KRIS MARKARIAN
CITY ENGINEER — CITY OF PASADENA
R.C.E. NO. 57442



## CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. PASSED ON THIS DAY OF APPROVED THE ATTACHED MAP.

MARK JOMSKY, CITY CLERK CITY OF PASADENA DATE

## CITY SURVEYOR'S STATEMENT:

I HEPEBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAPS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

DATE: 2-11-2020

BY: MARY F BENNAMENT



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 68493 OF THE SUBDIVISION MAP ACT.

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

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

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ HAS PILED WITH THE EXECUTIVE OFFICER, BYARD OF SUPERMISORS OF THE COUNTY OF LOS ANCELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 74947 AS REQUIRED BY LAW.

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

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

SCALE 1" = 20"SHEET 2 OF 2 SHEETS **TRACT NO. 74947** IN THE CITY OF PASADENA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR CONDOMINIUM PURPOSES BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NBB'S'704"W OF THE CENTERLINE OF DEL MAR BOULEVARD AS SHOWN ON TRACT NO. 41537. FILED IN BOOK 1030, PAGES 1 AND 2 OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES. REFERENCE DATA NOTES: - FD L&T, "CITY OF PASADENA" PER CEFB DRAWING NO. X-981 RECORD DATA PROTES:

RECORD DATA PER CEFE DRAWNG X-980
RECORD DATA PER CEFE DRAWNG X-975
RECORD DATA DEFREZ TRACT NO. 34244, MB 904-62-63
RECORD DATA PER IRACT NO. 34244, MB 904-62-63
RECORD DATA PER IRACT NO. 34257, MB 1030-1-2
RECORD DATA PER IRACT NO. 32529, MB 1173-76-770. SURVEYOR'S NOTES
(S1) FD L&T, TAGGED RCE 18862, FLUSH, NO REFERENCE ( ) ( ) ( ) ( )) SZ SET LAT, TAGGED LS 8407 S SET LAT, TAGGED LS 8407, ON TOP OF WALL, 6' ABOVE GRADE
SET LAT, TAGGED LS 8407, ON TOP OF WALL, 4' ABOVE GRADE
FD MONUMENT AS NOTED RECORD DATA PER TRACT NO. 52149, MB 1223-85-86 RECORD DATA PER CEFB DRAWING X-981 II II CORDOVA STREET N89'57'04"W PASADENA" PER CETB DRAWING NO. X-981 40.00,16 E 100.09 NO'01'03'E FD S&W, STAMPED LS 6999, PER TRACT NO. 72778, MB 1398-88-89. FD L&T, "CITY OF PASADENA" PER CEFB DRAWING NO. X-981 N89"57"04"W CORDOVA 3 <<470.68'>> >>, ((635.65')) 470.66' <<470.6 STREET DEL MAR BOULEVARD **®** 100.06' (100.00') DETAIL B NOT TO SCALE <<635.68'>>, N89"57"04"W DETAIL A NOT TO SCALE [723.53], <<723.60'>> [[723.56']] AVE FD 2" IP, TAGGED RCE 22406 PER TRACT NO. 32829, MB 1173-76-77 AVENUE 635.66' (635.66'), 55.08' ((55.00')) <723.55'>, [ ((723.56')), [ 55.08 . N'LY LINES OF LOTS 5 TO 10, INCLUSIVE, DEFRIEZ TRACT, MR 9-88, ESTAB. 165.00' PARALLEL WITH CENTERLINE OF DEL MAR BOULEVARD PER TRACT NO. 41537, MB 1030-1-2 SEE DETAIL B 180.08 630.58' [630.00'] <<630.54'>> 30.00 100.10' <<100.09'>> [100.00'] 195.50' <<195.50'>> 100.09" (100.00") ELY LINES OF LOT 10, DEFBEZ TRACT, MM 9-28, ESTAB 193.60 PARALLE, WTH CENTERINE OF CATALINA AVENUE PER TRACT NO. 41537, MB 10305-1-2 ESTAB BY PRORATION PER 11, ALSO BEING THE E'LY LINE NO. 41537, MB 1030-1-2 (130.00'). < WLY LINES OF LOT 7, DEFRIEZ RACT, MR 9-88, ESTAB BY PRORATION PER SAID TRACT. 30.00' [130.00'] 1 12,509 S.F. SAID OF 1 165.00 N'LY LINE OF THE 5' STRIP OF LAN DEDICATED TO CITY OF PASADENA PER DEED REC. JUNE 20, 1956 AS INSTRUMENT NO. 1633. SEE DETAIL A MENTOR 100.07' [100.00'], <<100.06'2 V 195.50 100.06" [100.00"] 204.77 600.40' (600.00'), | <<600.36'>> 40, 40, 130.06' <<130.04'>> 434.85' (434.77'), <434.77'>, {434.76'} <<434.82'>>, ((434.76')), [[434.73']] CENTERLINE INTERSECTION ON SSMH, ESTAB, BY 4 PM's, PER CEFB DRAWING NO. X-975 CENTERLINE INTERSECTION ON SSMH, ESTAB. BY PM's, PER CEFB DRAWING NO. X-980 DEL MAR BOULEVARD 40, ô. LEGEND INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.