

# TRACT NO. 74594

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

BEING A SUBDIVISION OF PORTION OF LOT 2 OF OF THE SUBDIVISION OF THE NORTH 2/3THS OF THE NORTH HALF OF LOT 4 IN BLOCK "C" OF SAN PASQUAL TRACT IN THE CITY OF PASADENA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 17, 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 ENCLOSED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP

CHAMPION MARENGO LLC A CALIFORNIA LIMITED LIABILITY COMPANY OWNER

[Signature] MANAGER  
Name Title Sign Print Name

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.

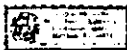
ON December 9, 2020 BEFORE ME Jacqueline Chou  
NOTARY PUBLIC, PERSONALLY APPEARED Gary Wai Chiu Fu

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S); 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

NAME OF NOTARY Jacqueline Chou  
SIGNATURE [Signature]  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES Oct 9 2023  
COMMISSION NUMBER 2384652



### 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 CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHAMPION MARENGO LLC ON JULY 7, 2018. I HEREBY STATE THAT THIS 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

[Signature] 12-8-20  
MAHMOUD KHALLIL SARANT  
LS 8760 DATE



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARENGO AVENUE SHOWN AS N 00° 00' 00" E ON MAP OF TRACT NO. 73087 FILED IN BOOK 1395, PAGES 61 AND 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

### 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 THE 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 64442 (X)(1), (2) AND (3) HAVE BEEN COMPLIED WITH

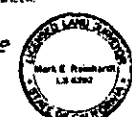
M. ERIS MARKARIAN, MCE 57442  
CITY ENGINEER CITY OF PASADENA  
LICENSE EXPIRES 12/31/2021



### CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT IT COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT 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.

[Signature] 12/17/2020  
MARE E REINHARDT LS 6302  
CITY SURVEYOR DATE



### CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION 120120 PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ APPROVED THE ATTACHED MAP

MARE JOMSKY DATE  
CITY CLERK CITY OF PASADENA

### BENEFICIARY'S STATEMENT:

CATHAY BANK, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 26, 2018 AS INSTRUMENT NO. 20180401276 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES

BY [Signature] AND [Signature]  
WITNABLE AND TITLE (PRINT NAME AND 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 THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) s.s.

ON November 24, 2020 BEFORE ME Anita Shan, Notary Public  
NOTARY PUBLIC, PERSONALLY APPEARED Jonhui Hu and Anna Chai Lo

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S); 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

NAME OF NOTARY Anita Shan  
SIGNATURE [Signature]  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES SEP 1, 2024  
COMMISSION NUMBER 2322829



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. 74594 AS REQUIRED BY LAW

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

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

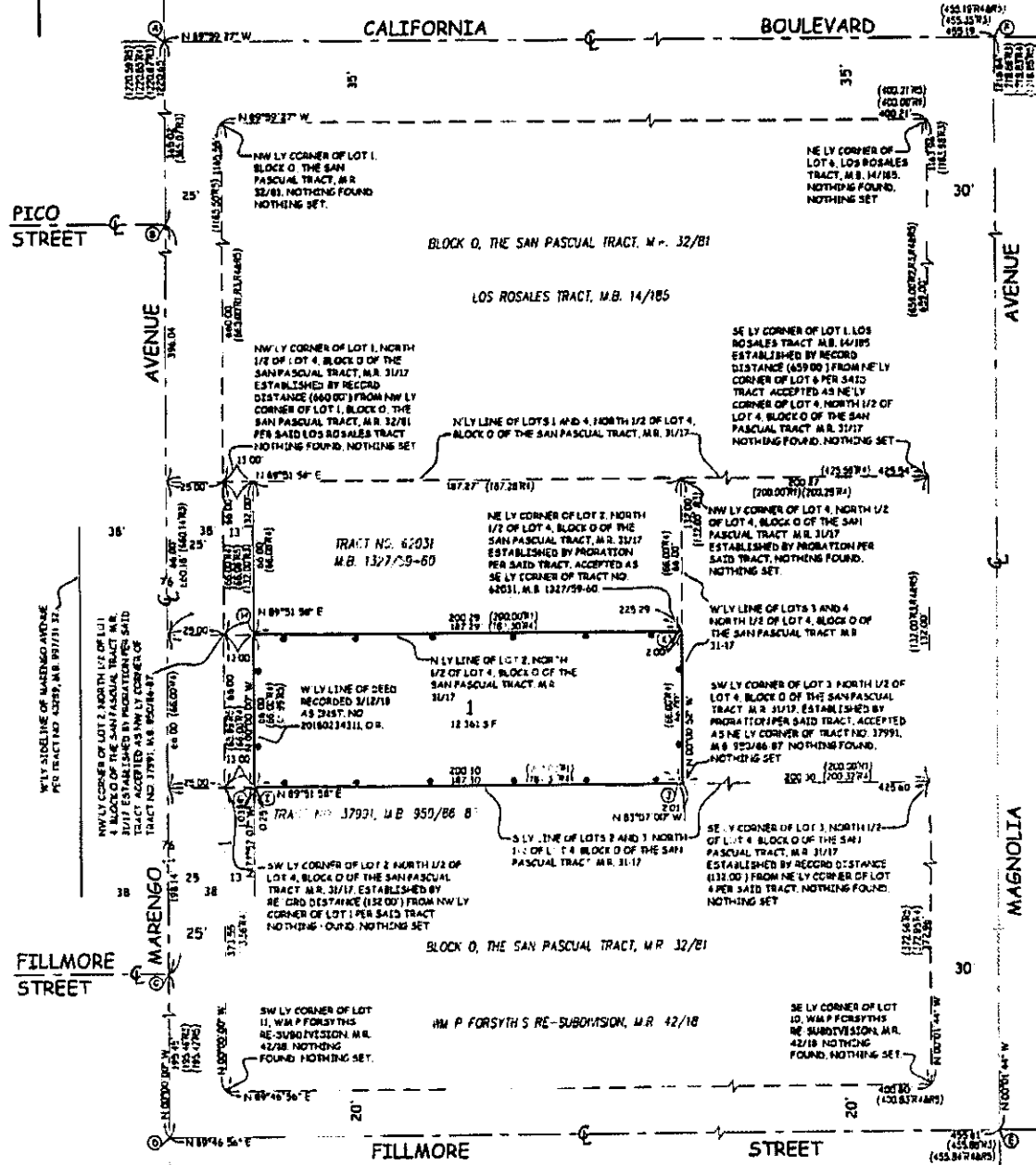
### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 8 RESIDENTIAL 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.

DATE \_\_\_\_\_  
BY \_\_\_\_\_  
7/17/17

# TRACT NO. 74594

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



**MONUMENT NOTES:**

- (A) FOUND 4 LAT STRAPS PER CITY OF PASADENA CENTERLINE, TIE F.B. 1293 L, DRAWING NO. 271. FEET 1 REMAINING LATAG PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.
- (B) FOUND SAW L.S. 8929 PER TRACT NO. 73027 M.B. 1395/61-62, FEET 3 REMAINING LAT, ACE 11837 AND 2 REMAINING L.S. 14993 TIES PER CITY OF PASADENA CENTERLINE TIE F.B. 1293 L, DRAWING NO. 1524, ACCEPTED AS CENTERLINE INTERSECTION.
- (C) FOUND SAW L.S. 8929 PER L.A. CO. P.W.P. 8 1824, PAGES 389-390 FEET ALL TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.
- (D) SEARCHED, NOTHING FOUND, ESTABLISHED CENTERLINE INTERSECTION BY 5 LAT TIES PER L.A. CO. P.W.P. 8 1824, PAGES 389-390.
- (E) SEARCHED, NOTHING FOUND, ESTABLISHED CENTERLINE INTERSECTION BY 3 LATAG ACE 11837 REMAINING TIES PER L.A. CO. ENG. F.B. 2990, PAGE 104, ACCEPTED AS CENTERLINE INTERSECTION. SET ONE LATAG, L.S. 8764 TIE

**LEGEND:**

- (1) FOUND 4 LAT STRAPS PER CITY OF PASADENA CENTERLINE TIE F.B. 1986-L, DRAWING NO. X 1568 ACCEPTED AS CENTERLINE INTERSECTION.
- (2) FOUND NAT ACE 18906 PER TRACT NO. 62031 M.B. 1327/59-60.
- (3) SET LAT TAGGED L.S. 8764 IN FACE OF CONCRETE BLOCK WALL (3' UP GROUND).
- (4) SET LAT TAGGED L.S. 8764 IN TOP OF CONCRETE BLOCK WALL (1.5' UP GROUND).
- (5) SET LAT TAGGED L.S. 8766 IN TOP OF CONCRETE BLOCK WALL (1' UP GROUND).
- (6) SET LAT TAGGED L.S. 8764 IN TOP OF CONCRETE BLOCK WALL (3' UP GROUND).

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP  
 R1 ... NORTH 1/2 OF LOT 4, BLOCK 0 OF THE SAN PASCUAL TRACT, M.R. 31-17  
 R2 ... LOS ROSALES TRACT, M.B. 14/185  
 R3 ... TRACT NO. 37991, M.B. 950/86-87  
 R4 ... TRACT NO. 62031, M.B. 1327/59-60  
 R5 ... TRACT NO. 73027, M.B. 1395/61-62