

# TRACT NO. 071719

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

LOTS 1, 2 AND 3 & THE WEST 60 FEET OF LOTS 11 AND 12 OF THE DUNSMOOR TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONDEMNED FOR THE WIDENING OF WALNUT STREET IN FINAL JUDGEMENT OF CONDEMNATION RECORDED AUGUST 29, 1928 IN BOOK 7232 PAGE 202, OFFICIAL RECORDS.

### 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.

GDCV PASADENA 173, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: [Signature]  
TITLE: Vice President

BMO HARRIS BANK N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 20, 2014 AS INSTRUMENT NO. 20140641501, OFFICIAL RECORDS:

BY: [Signature]  
TITLE: Director

### ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GDCV PASADENA 173, LLC IN MARCH 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

[Signature] 1/6/15  
ROBERT R. SIMS RCE 21649 DATE  
LICENSE EXPIRES 09-30-2015  
LAND DESIGN CONSULTANTS, INC.



### BASIS OF BEARINGS:

THE BEARING OF N 00°00'37" E ON OAK KNOLL AVENUE CENTERLINE AS SHOWN IN TRACT 68826, M.B. 1341, PAGES 20 AND 21, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

### CITY ENGINEER'S STATEMENT:

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 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 RESPECTS TO CITY RECORDS; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT 66442 (c)(1) (2) AND (3) HAVE BEEN COMPLIED WITH.

STEVEN L. WRIGHT, R.C.E. 48850  
CITY ENGINEER, CITY OF PASADENA  
LICENSE EXPIRES: 06-30-2016

DATE: \_\_\_\_\_

### CITY CLERK CERTIFICATE:

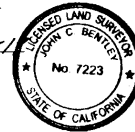
I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA, BY RESOLUTION NO. \_\_\_\_\_ PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 APPROVED THE ATTACHED MAP.

CITY OF PASADENA, MARK JOMSKY DATE

### CITY SURVEYOR'S STATEMENT:

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.

BY: [Signature] DATE: 12-24-14  
JOHN C. BENTLEY  
P.C.S. NO. 7223  
EXPIRES 12-31-15



### CONDOMINIUM NOTE:

THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 82 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

ON December 9, 2014 BEFORE ME, Candelaria Rocha

A NOTARY PUBLIC, PERSONALLY APPEARED Perry Pound

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]  
NAME OF NOTARY Candelaria Rocha  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES Jan 5, 2017  
COMMISSION NUMBER 2003126



STATE OF CALIFORNIA) Illinois

COUNTY OF cook)

ON December 15, 2014 BEFORE ME, Tasha R. Underwood

A NOTARY PUBLIC, PERSONALLY APPEARED Kim Liandrud

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.

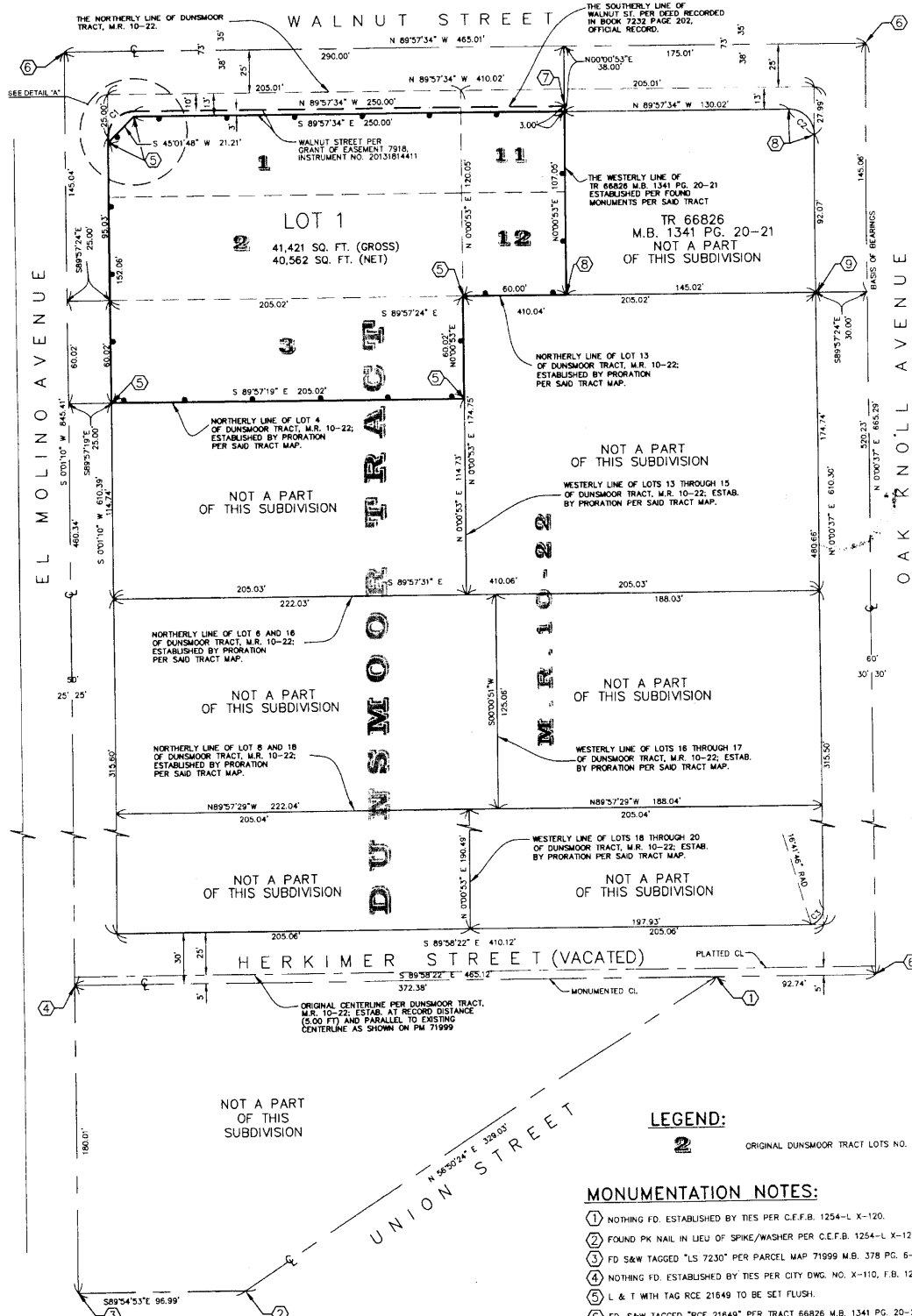
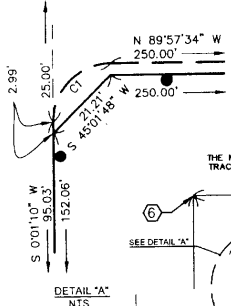
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]  
NAME OF NOTARY Tasha R. Underwood  
COUNTY IN WHICH COMMISSIONED COOK  
DATE COMMISSION EXPIRES Jan 25, 2015  
COMMISSION NUMBER 667804



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



NOT A PART OF THIS SUBDIVISION

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THE SOUTHERLY LINE OF WALNUT ST. PER DEED RECORDED IN BOOK 7232 PAGE 202, OFFICIAL RECORD.

THE WESTERLY LINE OF TR 66826 M.B. 1341 PG. 20-21 ESTABLISHED PER FOUND MONUMENTS PER SAID TRACT

NORTHERLY LINE OF LOT 13 OF DUNSMOOR TRACT, M.R. 10-22; ESTABLISHED BY PRORATION PER SAID TRACT MAP.

NOT A PART OF THIS SUBDIVISION

WESTERLY LINE OF LOTS 13 THROUGH 15 OF DUNSMOOR TRACT, M.R. 10-22; ESTAB. BY PRORATION PER SAID TRACT MAP.

NOT A PART OF THIS SUBDIVISION

WESTERLY LINE OF LOTS 16 THROUGH 17 OF DUNSMOOR TRACT, M.R. 10-22; ESTAB. BY PRORATION PER SAID TRACT MAP.

NOT A PART OF THIS SUBDIVISION

WESTERLY LINE OF LOTS 18 THROUGH 20 OF DUNSMOOR TRACT, M.R. 10-22; ESTAB. BY PRORATION PER SAID TRACT MAP.

ORIGINAL CENTERLINE PER DUNSMOOR TRACT, M.R. 10-22; ESTAB. AT RECORD DISTANCE (5.00 FT) AND PARALLEL TO EXISTING CENTERLINE AS SHOWN ON PM 71999

**LEGEND:**  
 2 ORIGINAL DUNSMOOR TRACT LOTS NO.

- MONUMENTATION NOTES:**
- ① NOTHING FD. ESTABLISHED BY TIES PER C.E.F.B. 1254-L X-120.
  - ② FOUND PK NAIL IN LIEU OF SPIKE/WASHER PER C.E.F.B. 1254-L X-120.
  - ③ FD S&W TAGGED "LS 7230" PER PARCEL MAP 71999 M.B. 378 PG. 6-8.
  - ④ NOTHING FD. ESTABLISHED BY TIES PER CITY DWG. NO. X-110, F.B. 1254-L.
  - ⑤ L & T WITH TAG RCE 21649 TO BE SET FLUSH.
  - ⑥ FD. S&W TAGGED "RCE 21649" PER TRACT 66826 M.B. 1341 PG. 20-21.
  - ⑦ FD. LT&T RCE 21649 AT 4.0' O/S ON PROPERTY LINE PROD NORTHERLY PER TRACT MAP 66826 M.B. 1341 PG. 20-21.
  - ⑧ FD. LT&T RCE 21649 PER TRACT MAP 66826 M.B. 1341 PG. 20-21.
  - ⑨ FD. LT&T RCE 21649 AT 1.0' O/S ON PROPERTY LINE PROD EASTERLY PER TRACT MAP 66826 M.B. 1341 PG. 20-21.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°01'16"	15.00'	23.57'
C2	89°58'11"	15.00'	23.55'
C3	73°18'51"	10.00'	12.79'

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP  
 C.E.F.B. - CITY ENGINEER'S FIELD BOOK

Attachment B

Vicinity Map

