

VESTING TRACT NO. 71842

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

BEING A SUBDIVISION OF ALL OF LOTS 2, 3, 4, 6 AND 21, AND
PORTIONS OF LOTS 1 AND 5, ALL IN BLOCK "D", OF HUNTINGTON
DRIVE TRACT NO. 1, AS PER MAP RECORDED IN BOOK 5, PAGE 17 OF
MAPS, 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 FILING OF SAID MAP AND SUBDIVISION.

BDK SIERRA MADRE, LLC, a California Limited Liability Company, Owner

BY: James zheng Li, MANAGER

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 TRUTH, FULLNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON 01/28/2016 BEFORE ME, Hsien Jui Lee

PERSONALLY APPEARED James Zheng Li

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.

SIGNATURE: Hsien Jui Lee
A NOTARY PUBLIC IN AND FOR SAID STATE.



NAME (PRINTED): Hsien Jui Lee

MY PRINCIPAL PLACE OF BUSINESS IS IN 600 Wilshire Blvd. Los Angeles, CA 90017

MY COMMISSION EXPIRES: Nov. 8, 2019

FIRST COMMERCIAL BANK, LTD., A REPUBLIC OF CHINA BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 14, 2015 AS INSTRUMENT NO. 20151265899, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: Yuan Gan Ju
(PRINT NAME AND TITLE)

BY: Jacob Chen
(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 TRUTH, FULLNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON 01/28/2016 BEFORE ME, Hsien Jui Lee

PERSONALLY APPEARED Yuan Gan Ju and Kuoshen Chen

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.

SIGNATURE: Hsien Jui Lee
A NOTARY PUBLIC IN AND FOR SAID STATE.



NAME (PRINTED): Hsien Jui Lee

MY PRINCIPAL PLACE OF BUSINESS IS IN 600 Wilshire Blvd, Los Angeles CA 90017

MY COMMISSION EXPIRES: Nov 8, 2019

SIGNATURE OMISSION NOTES:

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (03)(A)-(VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE HUNTINGTON LAND AND IMPROVEMENT COMPANY, A CORPORATION, SUCCESSOR OR ASSIGNEE, EASEMENT HOLDERS BY DEEDS RECORDED IN BOOK 6929, PAGE 1 AND IN BOOK 6963, PAGE 209, BOTH OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER BY DEED RECORDED IN BOOK 7077, PAGE 233 OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

SAN GABRIEL VALLEY WATER COMPANY, A CORPORATION, SUCCESSOR OR ASSIGNEE, EASEMENT HOLDER BY DEED RECORDED IN BOOK 9384, PAGE 38 OF OFFICIAL RECORDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

AT&T CALIFORNIA, A CORPORATION, SUCCESSOR IN INTEREST TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, EASEMENT HOLDER BY DEED RECORDED NOVEMBER 10, 1976 AS INSTRUMENT NO. 1096 OF OFFICIAL RECORDS.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 60 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.

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 ON JULY 2, 2014, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BDK SIERRA MADRE, LLC ON JUNE 20, 2015. 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 OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 12 MONTHS FROM THE FILING DATE OF THIS MAP; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL CENTERLINE TIE MONUMENTS WHERE ONLY TIES ARE REQUIRED SET ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

M. Khaddaj 4/7/16
MAHMOUD KHALIL KHADDAJ DATE
L.S. NO. 8766 EXP. 12-31-2016



CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY 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 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 66442 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

STEVEN L. WRIGHT, R.C.E. 48650 DATE
EXP. 06/30/2016
CITY ENGINEER-CITY OF PASADENA



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF OSWEGO STREET, SHOWN AS N 89°57'41" W ON MAP OF TRACT NO. 64826, RECORDED IN BOOK 1358, PAGES 97 AND 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES 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 TO BY THE CITY ENGINEER.

Robert N. Witt Mack
ROBERT N. WITT MACK, ACTING CITY SURVEYOR
P.L.S. NO.: 5314
EXP. DATE: 12/31/2017



CITY CLERK'S CERTIFICATE:

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

MARK JOMSKY DATE
CITY CLERK-CITY OF PASADENA

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. 71842 AS REQUIRED BY LAW.

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

BY _____ DEPUTY
DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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

BY _____ DEPUTY
DATE _____

SCALE: 1" = 40'

SHEET 2 OF 2 SHEETS

VESTING TRACT NO. 71842

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.

ENGR --- ENGINEER SAW --- SPIKE & WASHER
DWGS. --- DRAWINGS LAT --- LEAD & TACK
P/L --- PROPERTY LINE

RECORD DATA NOTES:

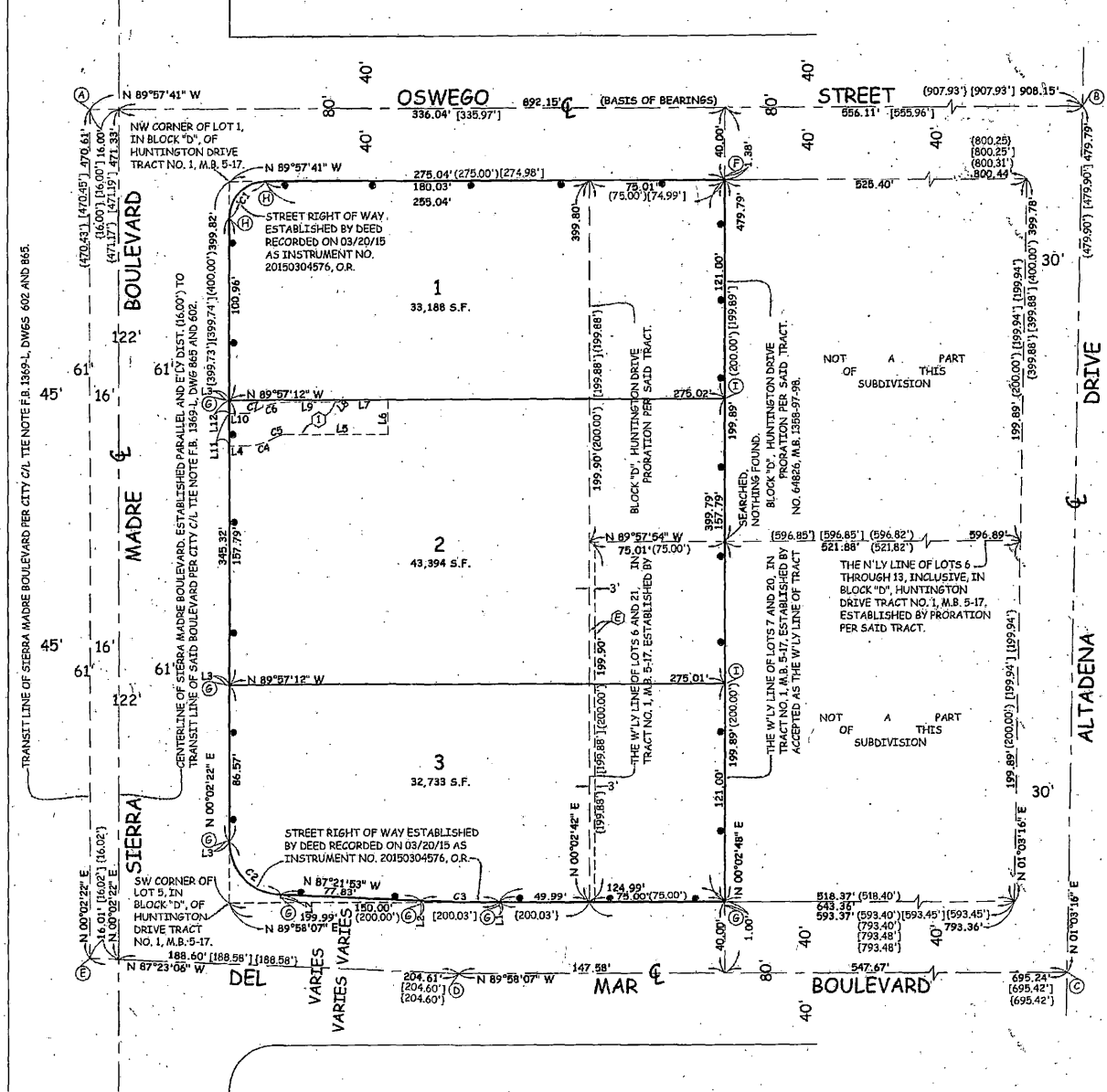
(XXX.XX) = RECORD DATA PER HUNTINGTON DRIVE TRACT NO. 1, M.B. 5-17
(XXX.XX) = RECORD DATA PER TRACT NO. 60526, M.B. 1318-62-63.
(XXX.XX) = RECORD DATA PER TRACT NO. 64826, M.B. 1358-97-98.

EASEMENT NOTE:

(E) 3 FEET WIDE PUBLIC UTILITY EASEMENT OF AT&T CALIFORNIA, A CORPORATION, SUCCESSOR IN INTEREST TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, BY DEED RECORDED NOVEMBER 10, 1976 AS INSTRUMENT NO. 1056, O.R.

GRANT EASEMENT:

(D) VARIABLE WIDTH INGRESS AND EGRESS EASEMENT FOR THE COMMON BENEFITS OF ALL HOME OWNERS WITHIN LOTS 1 AND 2.



MONUMENT NOTES:

- (A) FOUND S&W, STAMPED 6999 AT C/L INTERSECTION PER CITY C/L TIE NOTE X-0865R. FITS ALL 4 FOUND LAT, 1 TAGGED CITY ENGR. RCE 5909, 3 TAGGED LS 6999 PER SAID NOTE. ACCEPTED AS C/L INTERSECTION.
- (B) FOUND LAT, TAGGED LS 6999 AT C/L INTERSECTION PER CITY C/L TIE NOTE X-0734R. FITS 5 FD. LAT TIES, 2 TAGGED CITY ENGR. RCE 5909, 3 TAGGED LS 6999 PER SAID NOTE. ACCEPTED AS C/L INTERSECTION.
- (C) FOUND LAT, TAGGED 6999 AT C/L INTERSECTION PER CITY C/L TIE NOTE X-0603R. FITS ALL 4 FOUND LAT, TAGGED CITY ENGR. RCE 5909, CROSS TIE PER SAID NOTE. ACCEPTED AS C/L INTERSECTION.
- (D) FOUND LAT, TAGGED LS 6999 AT C/L ANGLE POINT PER CITY C/L TIE NOTE X-0601R. FITS ALL 4 FOUND LAT, 2 TAGGED CITY ENGR. RCE 5909, 2 TAGGED LS 6999, PER SAID NOTE. ACCEPTED AS C/L ANGLE POINT.
- (E) FOUND LAT, TAGGED LS 6999 AT C/L INTERSECTION PER CITY C/L TIE NOTE X-0602R. FITS ALL 4 FOUND LAT TIES, TAGGED LS 6999 PER SAID NOTE. ACCEPTED AS C/L INTERSECTION.
- (F) FOUND LAT, TAGGED LS 6999 PER TRACT NO. 64826, M.B. 1358-97-98. ACCEPTED AS A POINT ON P/L PROD.
- (G) LAT, TAGGED LS 8766 "TO BE SET" ON CONCRETE SIDEWALK.
- (H) SET LAT, TAGGED LS 8766 "TO BE SET" ON TOP OF CONCRETE BLOCK WALL (5 FEET HIGH FROM GROUND).
- (I) SET LAT, TAGGED LS 8766 "TO BE SET" ON TOP OF CONCRETE BLOCK WALL (10 FEET HIGH FROM GROUND).

CURVE DATA TABLE:

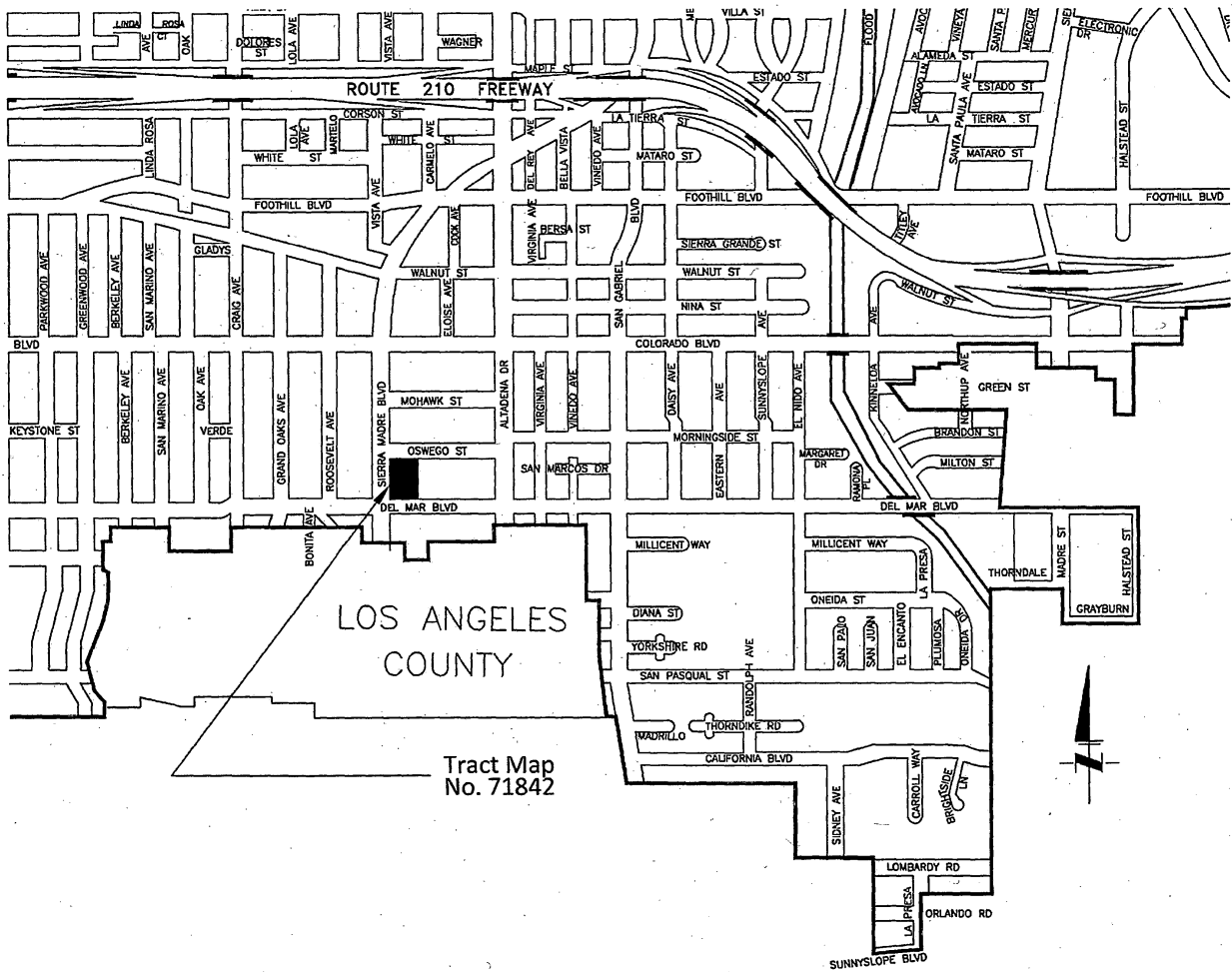
| NO | Δ | T | R | L | NO | Δ | T | R | L |
|----|-----------|--------|---------|--------|----|-----------|-------|--------|--------|
| C1 | 89°59'57" | 20.00' | 20.00' | 31.42' | C5 | 30°00'49" | 3.22' | 12.00' | 6.29' |
| C2 | 87°24'15" | 28.67' | 30.00' | 45.76' | C6 | 30°00'49" | 8.04' | 30.00' | 15.72' |
| C3 | 02°36'14" | 21.82' | 960.00' | 43.63' | C7 | 30°00'49" | 6.70' | 25.00' | 13.10' |
| C4 | 30°00'49" | 11.53' | 43.00' | 22.52' | | | | | |

COURSE DATA TABLE:

| NO | BEARINGS | DISTANT | NO | BEARINGS | DISTANT |
|----|---------------|---------|-----|---------------|---------|
| L1 | N 00°01'53" E | 1.00' | L7 | N 89°57'12" W | 26.74' |
| L2 | N 02°38'07" E | 1.00' | L8 | S 45°02'48" W | 1.77' |
| L3 | N 89°57'38" W | 1.00' | L9 | N 89°57'12" W | 30.22' |
| L4 | N 89°57'12" W | 3.57' | L10 | N 89°57'12" W | 3.57' |
| L5 | S 89°57'12" E | 57.21' | L11 | N 00°02'22" E | 18.00' |
| L6 | N 00°02'48" E | 19.25' | L12 | N 00°02'22" E | 8.63' |

Attachment B

Vicinity Map



LOS ANGELES
COUNTY

Tract Map
No. 71842