

1 LOT
18,606 SQ. FT.

VESTING TRACT NO. 72191

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

BEING A SUBDIVISION OF PORTION OF LOT 3 IN BLOCK "I" OF THE SAN
PASQUAL TRACT AS PER MAP RECORDED IN BOOK 3, PAGE 315 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF
SAID COUNTY.

FOR NEW 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.

105LR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

Greg M. Lemore
BY: Greg M. Lemore
MANAGER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON August 7, 2014 BEFORE ME Blanca Arvino, A NOTARY PUBLIC, PERSONALLY APPEARED Greg M. Lemore, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) Greg M. Lemore SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT Greg M. Lemore 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: Blanca Arvino
PRINTED NAME: Blanca Arvino
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY
MY COMMISSION EXPIRES: April 25, 2017
MY COMMISSION NUMBER: 2065612

POVAC INVESTMENTS, INC. A CALIFORNIA CORPORATION, OPTIONEE AS DISCLOSED BY A MEMORANDUM OF AGREEMENT RECORDED AUGUST 7, 2012 AS INSTRUMENT NO. 20121106431, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Patrick Chraghchyan
BY: Patrick Chraghchyan BY: _____
TITLE PRESIDENT TITLE _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON August 25, 2014 BEFORE ME Blanca Arvino, A NOTARY PUBLIC, PERSONALLY APPEARED Patrick Chraghchyan, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) Patrick Chraghchyan SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT Patrick Chraghchyan 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: Blanca Arvino
PRINTED NAME: Blanca Arvino
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY
MY COMMISSION EXPIRES: April 25, 2018
MY COMMISSION NUMBER: 2065612

CATHAY BANK, A CALIFORNIA BANKING CORP., BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 10, 2013 AS INSTRUMENT NO. 20131742062, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Eddie Chang
BY: Eddie Chang BY: _____
TITLE EVP & MANAGER TITLE _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON 8/27/14 BEFORE ME Genevieve T. Chen, A NOTARY PUBLIC, PERSONALLY APPEARED Eddie Chang, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) Eddie Chang SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT Eddie Chang 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: Genevieve T. Chen
PRINTED NAME: Genevieve T. Chen
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY
MY COMMISSION EXPIRES: 2014 DEC 20, 2017
MY COMMISSION NUMBER: #2049774

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A MIXED USE NEW CONDOMINIUM PROJECT FOR 50 UNITS AND ONE COMMERCIAL AIR PARCEL. 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 SEPTEMBER 2, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 105 LR, LLC, ON SEPTEMBER, 2013. 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 TWENTY FOUR MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE OR WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

Lawrence J. Schmahl 10/27/14
DATE
LAWRENCE J. SCHMAHL DATE
L.S. NO. 5748
EXPIRES: 12-31-15



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°22'10" E OF THE CENTERLINE OF GREEN STREET AS SHOWN ON THE MAP OF PARCEL MAP NO. 13356 AS RECORDED IN BOOK 134, PAGES 74 AND 75 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE VESTING 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 VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a) (1), (2), AND (3) HAVE BEEN COMPLIED WITH.

DATE _____ 2014 _____
CITY ENGINEER, CITY OF PASADENA
STEVEN L. WRIGHT
R.C.E. NO. 48650
EXPIRES: JUNE 30, 2018



CITY CLERK'S CERTIFICATE:

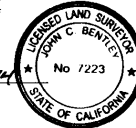
I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____ 2014 APPROVED THE ATTACHED MAP.

DATE _____ 2014 _____
CITY CLERK, CITY OF PASADENA

CITY 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.

BY: John C. Bentley DATE 11-5-14
JOHN C. BENTLEY
L.S. NO. 7223
EXPIRES 12-31-14



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 _____ DATE _____
DEPUTY

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 THE MAP OF VESTING TRACT NO. 72191, AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY _____ DATE _____
DEPUTY

VESTING
TRACT NO. 72191
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR NEW CONDOMINIUM PURPOSES

SIGNATURE OMISSIONS:

THE SIGNATURE OF 123 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUCCESSOR OR ASSIGNEE, EASEMENT HOLDER AS DISCLOSED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201118 AND AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201119, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3A)-(VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF THE OWNERS OF CONDOMINIUM UNITS NOS. 203, 204 AND 205 IN THE BURTON PROJECT, SUCCESSOR OR ASSIGNEE, EASEMENT HOLDER AS DISCLOSED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201118 AND AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201119, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3A)-(VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF BURTON ASSOCIATION, SUCCESSOR OR ASSIGNEE, EASEMENT HOLDER AS DISCLOSED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201118 AND AUGUST 15, 2013 AS INSTRUMENT NO. 2013-1201119, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3A)-(VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
SAID EASEMENT IS INDETERMINATE IN NATURE.

SCALE: 1"=30'

VESTING

TRACT NO. 72191

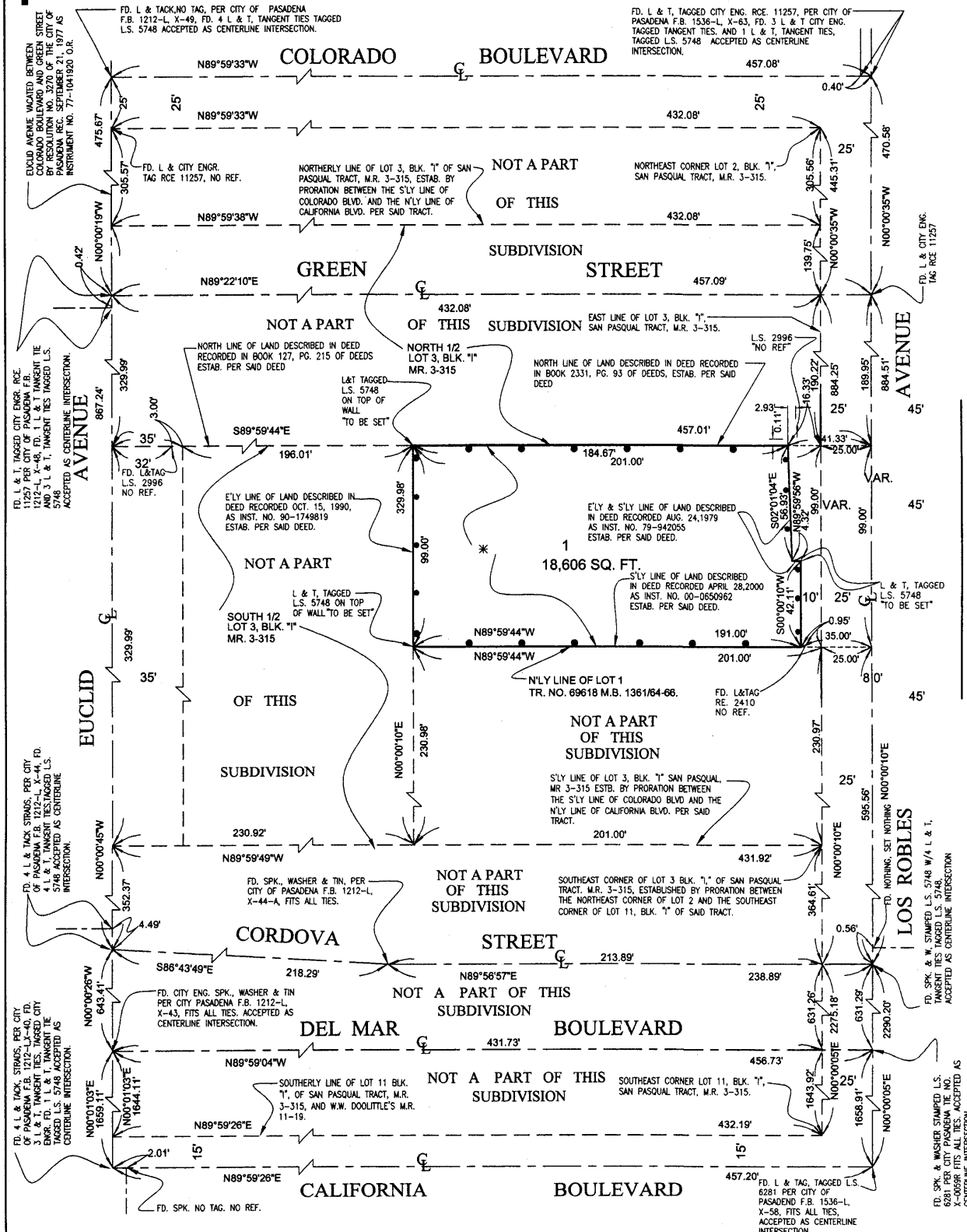
SHEET 3 OF 3 SHEETS

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

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

* LAND DESCRIBED IN DEED RECORDED AUGUST 18, 1887, 256, PG. 215 OF DEEDS BOOK



Attachment B

Vicinity Map

