

4 LOTS

85,744 SQ. FT.
1.97 ACRES

SHEET 1 OF 4 SHEETS

TRACT NO. 72678

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

BEING A SUBDIVISION OF A PORTION OF LOTS 10 AND 11 OF THE FARRIS AND LYMAN'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 13, PAGE 30 OF MISCELLANEOUS RECORDS, LOT 10 AND PORTIONS OF LOTS 8 AND 9 OF A.A. JEWETT'S TRACT PER MAP RECORDED IN BOOK 5, PAGE 20 OF MAPS AND A PORTION OF LOT 1, TRACT NO. 44 AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 20 OF MAPS AND PORTIONS OF PARCEL 5 OF THAT GRANT DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY TO THE STATE OF CALIFORNIA RECORDED MARCH 19, 1991 AS INSTRUMENT NO. 91-386290 OF OFFICIAL RECORDS ALL IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES 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. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES CORSON STREET, WILSON AVENUE AND MAR VISTA AVENUE AS SHOWN HEREON.

OLSON URBAN - PASADENA 3, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: OLSON URBAN COMMUNITIES, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: OLSON URBAN VENTURES, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: OLSON URBAN HOUSING, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
MANAGING MEMBER

BY: IN TOWN LIVING, INC.
A DELAWARE CORPORATION
MANAGING MEMBER

BY: [Signature] PRINT NAME: Scott Laurie
PRINT TITLE: President & CEO
BY: [Signature] PRINT NAME: MARIO URZUA
PRINT TITLE: SNP & CFO

WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 28, 2014 AS INSTRUMENT NO. 20140209510 OF OFFICIAL RECORDS.

BY: [Signature] PRINT NAME: John P. Wierkenhuer
PRINT TITLE: SNP
BY: [Signature] PRINT NAME: Daniel Auerbach
PRINT TITLE: Vice President

NOTARY ACKNOWLEDGEMENTS ARE ON SHEET 2

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 34 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE 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 AUGUST, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OLSON COMPANY. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL CENTERLINE THE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HEREON.

[Signature]
JEFFERY L. MAYS L.S. NO. 6379
MY LICENSE EXPIRES 12-31-2016

12-4-14
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00°15'00" W OF THE CENTERLINE OF MAR VISTA AVENUE, AS SHOWN ON MAP OF TRACT NO. 53225, RECORDED IN BOOK 1271, PAGES 66 AND 67 OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT SUBSTANTIALLY CONFORMS 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; 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 SECTION 66442 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DATE: STEVEN L. WRIGHT, R.C.E. 48650
CITY ENGINEER, CITY OF PASADENA
LICENSE EXPIRES 06/30/2016



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 TO BY THE CITY ENGINEER.

12-15-14
DATE: [Signature]
MATTHEW W. PRIESS, PLS 8216
LICENSE EXPIRES 3/31/2015



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA, BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____, 2015 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, THE DEDICATION FOR PUBLIC STREET PURPOSES, CORSON STREET AS SHOWN HEREON.

BY: MARK JOMSKY, CITY CLERK
CITY OF PASADENA

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTION 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 MAP OF TRACT NO. 71493 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

TRACT NO. 72678

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

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT:

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 ORANGE) ss.

ON December 8, 2014, BEFORE ME, Valerie Weisel, PERSONALLY APPEARED Scott Laurie, 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

SIGNATURE Valerie Weisel MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

PRINTED NAME: Valerie Weisel MY COMMISSION EXPIRES: Jun 10, 2017
MY COMMISSION NO. 2026792

NOTARY ACKNOWLEDGMENT:

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 ORANGE) ss.

ON December 8, 2014, BEFORE ME, Valerie Weisel, PERSONALLY APPEARED Mario Uzcua, 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

SIGNATURE Valerie Weisel MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

PRINTED NAME: Valerie Weisel MY COMMISSION EXPIRES: Jun 10, 2017
MY COMMISSION NO. 2026792

NOTARY ACKNOWLEDGMENT:

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 San Diego) ss.
ORANGE

ON December 9, 2014, BEFORE ME, Jacquelyn E. Alexander, PERSONALLY APPEARED John P. Nickenhiser, 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

SIGNATURE Jacquelyn E. Alexander MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY

PRINTED NAME: Jacquelyn E. Alexander MY COMMISSION EXPIRES: March 22, 2015
MY COMMISSION NO. 1926509

NOTARY ACKNOWLEDGMENT:

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 San Diego) ss.
ORANGE

ON December 9, 2014, BEFORE ME, Jacquelyn E. Alexander, PERSONALLY APPEARED Daniel Auerbach, 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

SIGNATURE Jacquelyn E. Alexander MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY

PRINTED NAME: Jacquelyn E. Alexander MY COMMISSION EXPIRES: March 22, 2015
MY COMMISSION NO. 1926509

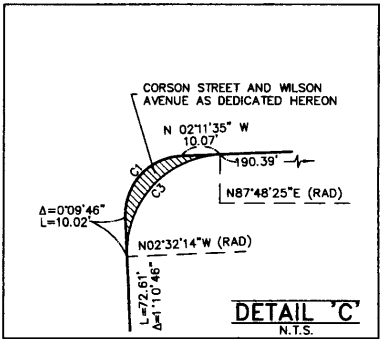
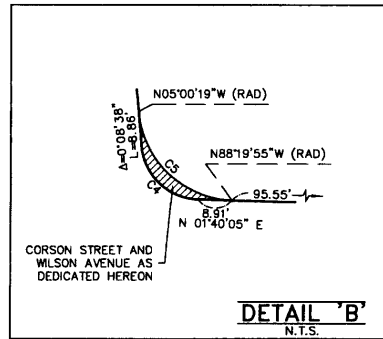
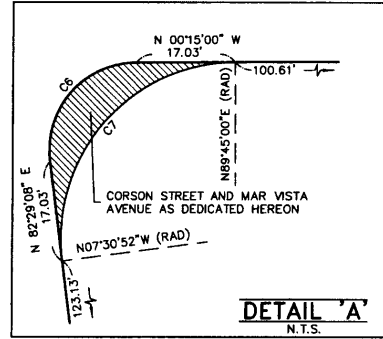
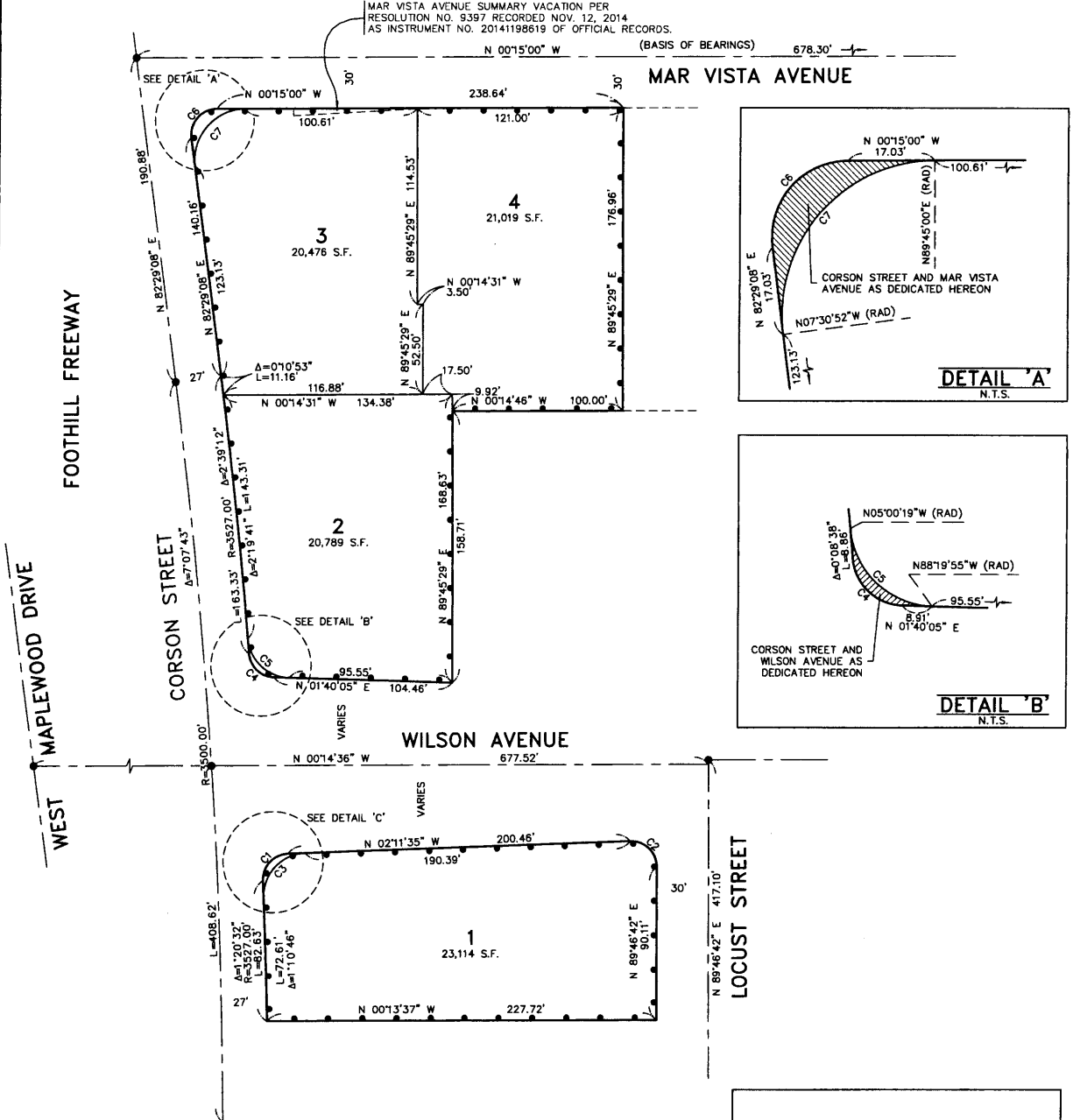
TRACT NO. 72678



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

FOR CONDOMINIUM PURPOSES

MAR VISTA AVENUE SUMMARY VACATION PER
RESOLUTION NO. 9397 RECORDED NOV. 12, 2014
AS INSTRUMENT NO. 20141198619 OF OFFICIAL RECORDS.



LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- CF - CALCULATED FROM.
- SFN - SEARCHED, FOUND NOTHING
- I.P. - IRON PIPE
- PLS - PROFESSIONAL LAND SURVEYOR

CURVE	DELTA	RADIUS	LENGTH
C1	D=90°30'28"	15.00'	23.89'
C2	D=91°38'17"	15.00'	24.08'
C3	D=90°20'39"	25.00'	39.42'
C4	D=83°28'14"	15.00'	21.85'
C5	D=83°12'36"	25.00'	38.38'
C6	D=97°13'39"	15.00'	28.48'
C7	D=97°13'52"	30.00'	50.93'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00'15'00" W OF THE CENTERLINE OF MAR VISTA AVENUE, AS SHOWN ON MAP OF TRACT NO. 53225, RECORDED IN BOOK 1271, PAGES 66 AND 67 OF MAPS, RECORDS OF SAID COUNTY.

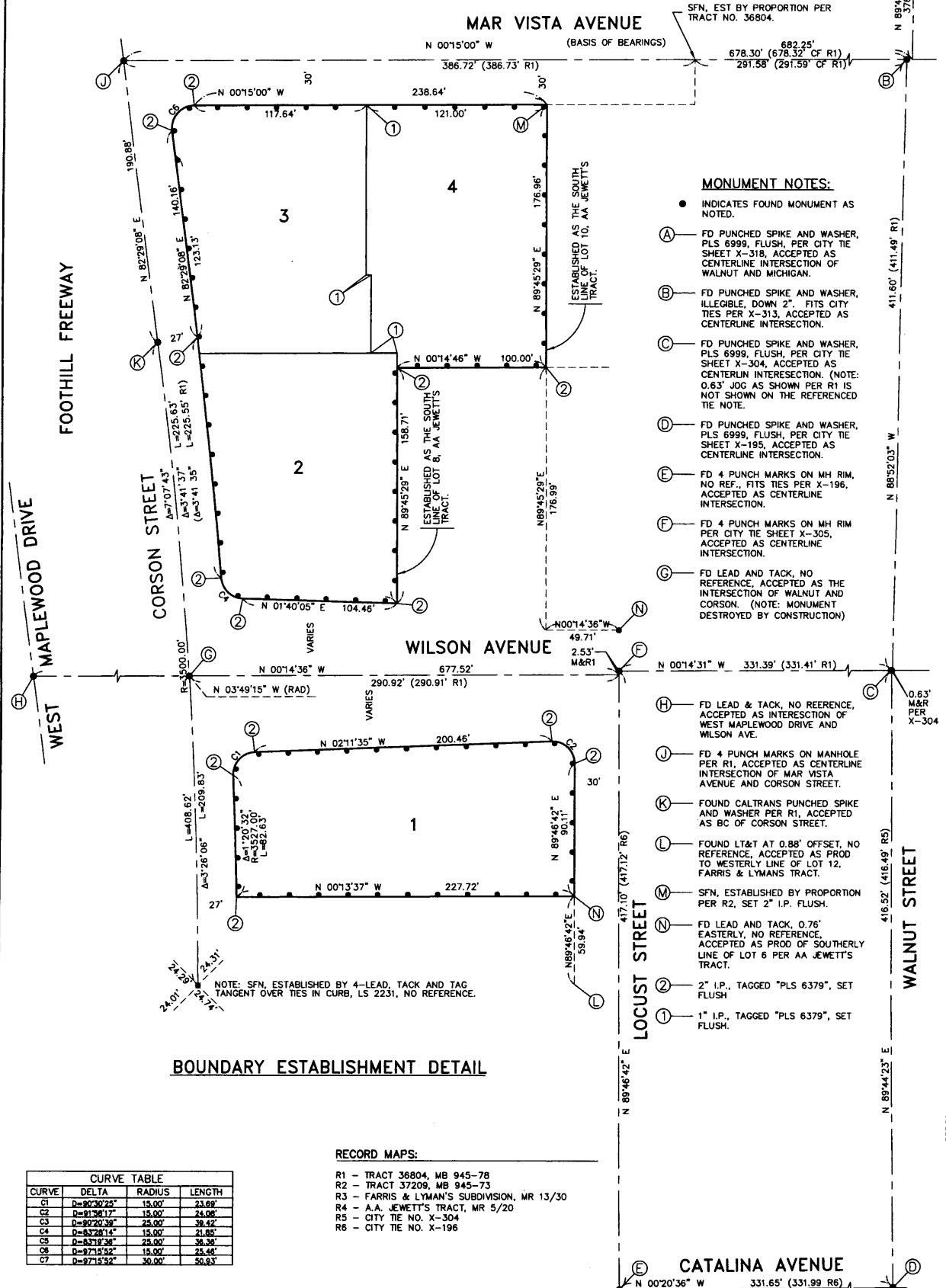
SEE SHEET 4 OF 4 FOR BOUNDARY ESTABLISHMENT DETAIL AND MONUMENT NOTES

TRACT NO. 72678

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

FOR CONDOMINIUM PURPOSES

MAR VISTA AVENUE



MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- (A) FD PUNCHED SPIKE AND WASHER, PLS 6999, FLUSH, PER CITY TIE SHEET X-318, ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT AND MICHIGAN.
- (B) FD PUNCHED SPIKE AND WASHER, ILLEGIBLE, DOWN 2", FITS CITY TIES PER X-313, ACCEPTED AS CENTERLINE INTERSECTION.
- (C) FD PUNCHED SPIKE AND WASHER, PLS 6999, FLUSH, PER CITY TIE SHEET X-304, ACCEPTED AS CENTERLINE INTERSECTION. (NOTE: 0.63' JOG AS SHOWN PER R1 IS NOT SHOWN ON THE REFERENCED TIE NOTE.)
- (D) FD PUNCHED SPIKE AND WASHER, PLS 6999, FLUSH, PER CITY TIE SHEET X-195, ACCEPTED AS CENTERLINE INTERSECTION.
- (E) FD 4 PUNCH MARKS ON MH RIM, NO REF., FITS TIES PER X-196, ACCEPTED AS CENTERLINE INTERSECTION.
- (F) FD 4 PUNCH MARKS ON MH RIM PER CITY TIE SHEET X-305, ACCEPTED AS CENTERLINE INTERSECTION.
- (G) FD LEAD AND TACK, NO REFERENCE, ACCEPTED AS THE INTERSECTION OF WALNUT AND CORSON. (NOTE: MONUMENT DESTROYED BY CONSTRUCTION)
- (H) FD LEAD & TACK, NO REFERENCE, ACCEPTED AS INTERSECTION OF WEST MAPLEWOOD DRIVE AND WILSON AVE.
- (J) FD 4 PUNCH MARKS ON MANHOLE PER R1, ACCEPTED AS CENTERLINE INTERSECTION OF MAR VISTA AVENUE AND CORSON STREET.
- (K) FOUND CALTRANS PUNCHED SPIKE AND WASHER PER R1, ACCEPTED AS BC OF CORSON STREET.
- (L) FOUND LT&T AT 0.88' OFFSET, NO REFERENCE, ACCEPTED AS PROD TO WESTERLY LINE OF LOT 12, FARRIS & LYMAN'S TRACT.
- (M) SFN, ESTABLISHED BY PROPORTION PER R2, SET 2" I.P. FLUSH.
- (N) FD LEAD AND TACK, 0.76' EASTERLY, NO REFERENCE, ACCEPTED AS PROD OF SOUTHERLY LINE OF LOT 6 PER AA JEWETT'S TRACT.
- (O) 2" I.P., TAGGED "PLS 6379", SET FLUSH
- (P) 1" I.P., TAGGED "PLS 6379", SET FLUSH.

NOTE: SFN, ESTABLISHED BY 4-LEAD, TACK AND TAG TANGENT OVER TIES IN CURB, LS 2231, NO REFERENCE.

BOUNDARY ESTABLISHMENT DETAIL

RECORD MAPS:

- R1 - TRACT 36804, MB 945-78
- R2 - TRACT 37209, MB 945-73
- R3 - FARRIS & LYMAN'S SUBDIVISION, MR 13/30
- R4 - A.A. JEWETT'S TRACT, MR 5/20
- R5 - CITY TIE NO. X-304
- R6 - CITY TIE NO. X-196

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	D=90°30'22"	15.00'	23.69'
C2	D=91°36'17"	15.00'	26.08'
C3	D=90°20'38"	25.00'	39.42'
C4	D=83°28'14"	15.00'	21.82'
C5	D=87°18'36"	25.00'	38.38'
C6	D=97°15'52"	15.00'	25.44'
C7	D=97°15'52"	30.00'	50.83'

SEE SHEET 3 OF 4 FOR LOT DETAIL

CATALINA AVENUE

Attachment B

Vicinity Map

