

1 LOT  
16,058 SQ. FT.

SHEET 1 OF 2 SHEETS

# TRACT NO. 72615

CONSISTING OF TWO SHEETS  
IN THE CITY OF PASADENA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 21 IN BLOCK "E" 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.

DELAND INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER).

William Lee  
WILLIAM LEE, MANAGING MEMBER  
Qinghui Lu  
QINGHUI LU, MANAGING MEMBER

### BENEFICIARY:

EAST WEST BANK AS BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 24, 2015, AS INSTRUMENT NO. 20151036436, OF OFFICIAL RECORDS.

Flora Ling  
NAME TITLE FLORA LING SVP  
Nancy Tillman  
NAME TITLE NANCY TILLMAN FIRST VICE PRESIDENT

### NOTARY ACKNOWLEDGEMENT:

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 )

ON FEBRUARY 2, 2016, BEFORE ME, MARGARET Y. CHEUK, NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM LEE AND QINGHUI LU 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/HE(S)/SHE(S) 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 Margaret Y. Cheuk  
PRINTED NAME MARGARET Y. CHEUK  
MY COMMISSION NUMBER: 2114936  
MY COMMISSION EXPIRES: JULY 9, 2019  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

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 )

ON FEBRUARY 2, 2016, BEFORE ME, MARGARET Y. CHEUK, NOTARY PUBLIC, PERSONALLY APPEARED FLORA LING AND NANCY TILLMAN 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/HE(S)/SHE(S) 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 Margaret Y. Cheuk  
PRINTED NAME MARGARET Y. CHEUK  
MY COMMISSION NUMBER: 2114936  
MY COMMISSION EXPIRES: JULY 9, 2019  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

### SIGNATURE OMISSIONS NOTES:

THE SIGNATURE(S) OF CITY OF PASADENA, A MUNICIPAL CORPORATION HOLDER OF AN EASEMENT FOR SANITARY SEWER AND OTHER INCIDENTAL PURPOSES BY DOCUMENT RECORDED MAY 20, 1991, AS INSTRUMENT NO. 91-734988, OF OFFICIAL RECORDS, AND AN EASEMENT FOR PUBLIC UTILITY PURPOSES BY DOCUMENT RECORDED NOVEMBER 4, 2015, AS INSTRUMENT NO. 20151353610, OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (a) (3) (A) (i-viii), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOCAL AGENCY.

### 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 OCTOBER, 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DELAND INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON OCTOBER 5, 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; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

Alfred J. Thelwell 2-1-16  
ALFRED J. THELWELL DATE  
LS 6999 EXPIRES: 9/30/2017



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DEL MAR BOULEVARD SHOWN AS N90°00'00"E ON THE MAP OF TRACT NO. 34368 FILED IN BOOK 894, PAGES 24 AND 25 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

### 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 (c) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BY: Steven L. Wright DATE \_\_\_\_\_  
STEVEN L. WRIGHT, RCE 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.

BY: Mark E. Reinhardt DATE 2-8-16  
MARK E. REINHARDT, PLS 6392



### CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. \_\_\_\_\_ PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ APPROVED THE ATTACHED MAP.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARK JOMSKY, CITY CLERK  
CITY OF PASADENA

### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 17 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

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. 72615, 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"=30'

# TRACT NO. 72615

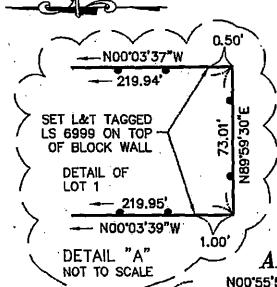
SHEET 2 OF 2 SHEETS

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

\* HUNTINGTON DRIVE TRACT NO. 1, M.B. 5-17.  
① FD. L&T TAGGED LS 2996 IN CONC. WALK,  
N00°03'39"W 3.13' FROM PROP. CORNER PER  
TRACT NO. 34368, M.B. 894-24-25.

### LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- Ⓐ 6' WIDE EASEMENT OF THE CITY OF PASADENA FOR SANITARY SEWER AND OTHER INCIDENTAL PURPOSES RECORDED 05/20/1991 AS INSTRUMENT NO. 91-734988, O.R.
- Ⓑ 6' AND 6.5' WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES RECORDED 11/04/2015 AS INSTRUMENT NO. 20151353610, O.R.



ESTAB. C.L. INT. ON SMH RIM USING 4 FD. L&T TIES TAGGED RCE 8909 PER CITY TIE FB X-603R.

SET L&T TAGGED LS 6999 IN CONC. WALK, N00°03'37\"/>

FD. L&T TAGGED LS 8909 PER CITY TIE FB X-601R, FITS 4 FD. L&T TIES PER SAID FB.

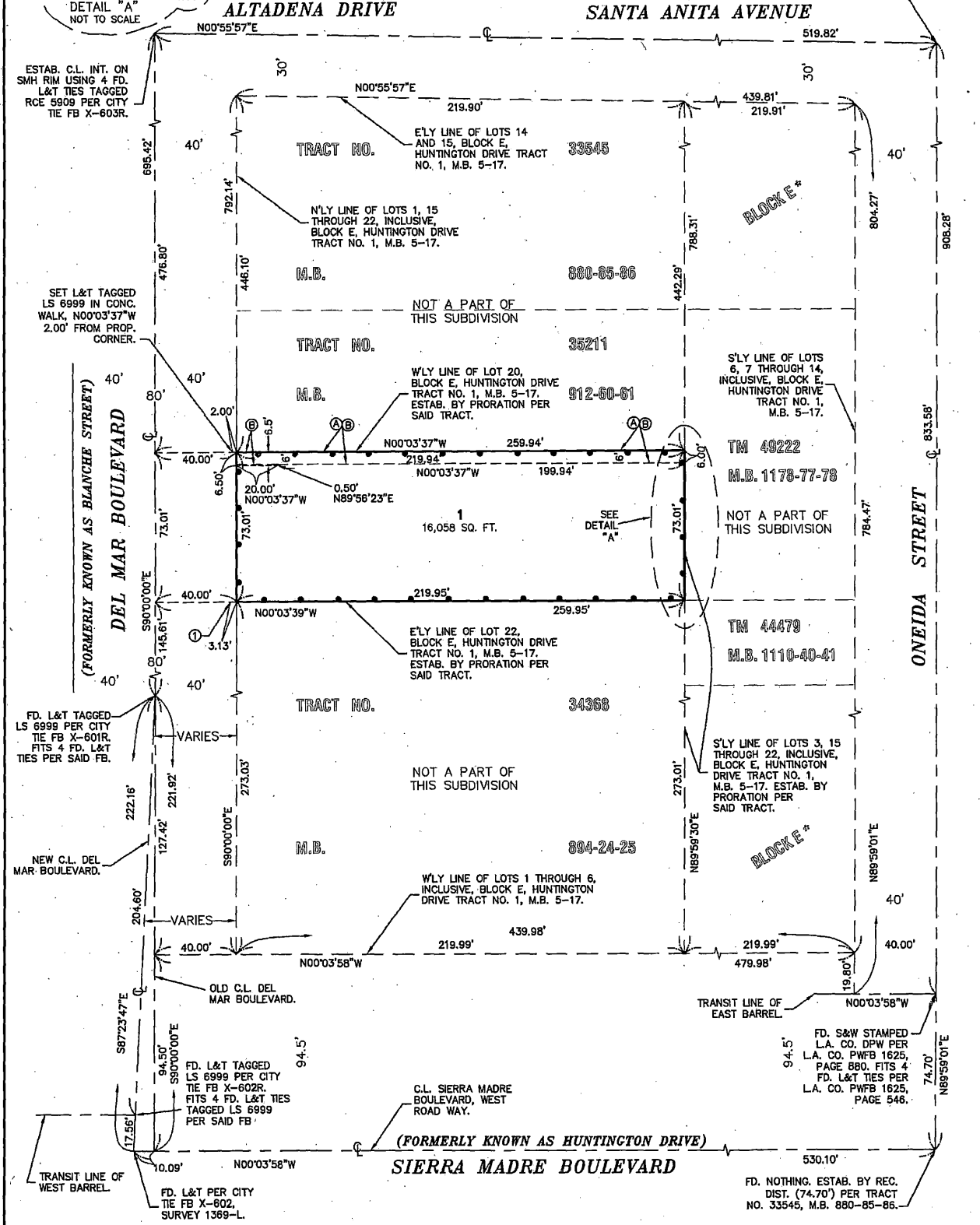
NEW C.L. DEL MAR BOULEVARD.

FD. L&T TAGGED LS 6999 PER CITY TIE FB X-602R, FITS 4 FD. L&T TIES TAGGED LS 6999 PER SAID FB.

C.L. SIERRA MADRE BOULEVARD, WEST ROAD WAY.

FD. L&T PER CITY TIE FB X-602, SURVEY 1369-L

FD. BRASS DISK PER L.A. CO. PWFB 1625, PAGE 879, FITS 5 FD. L&T TIES PER SAID FB.



TM 49222  
M.B. 1178-77-78

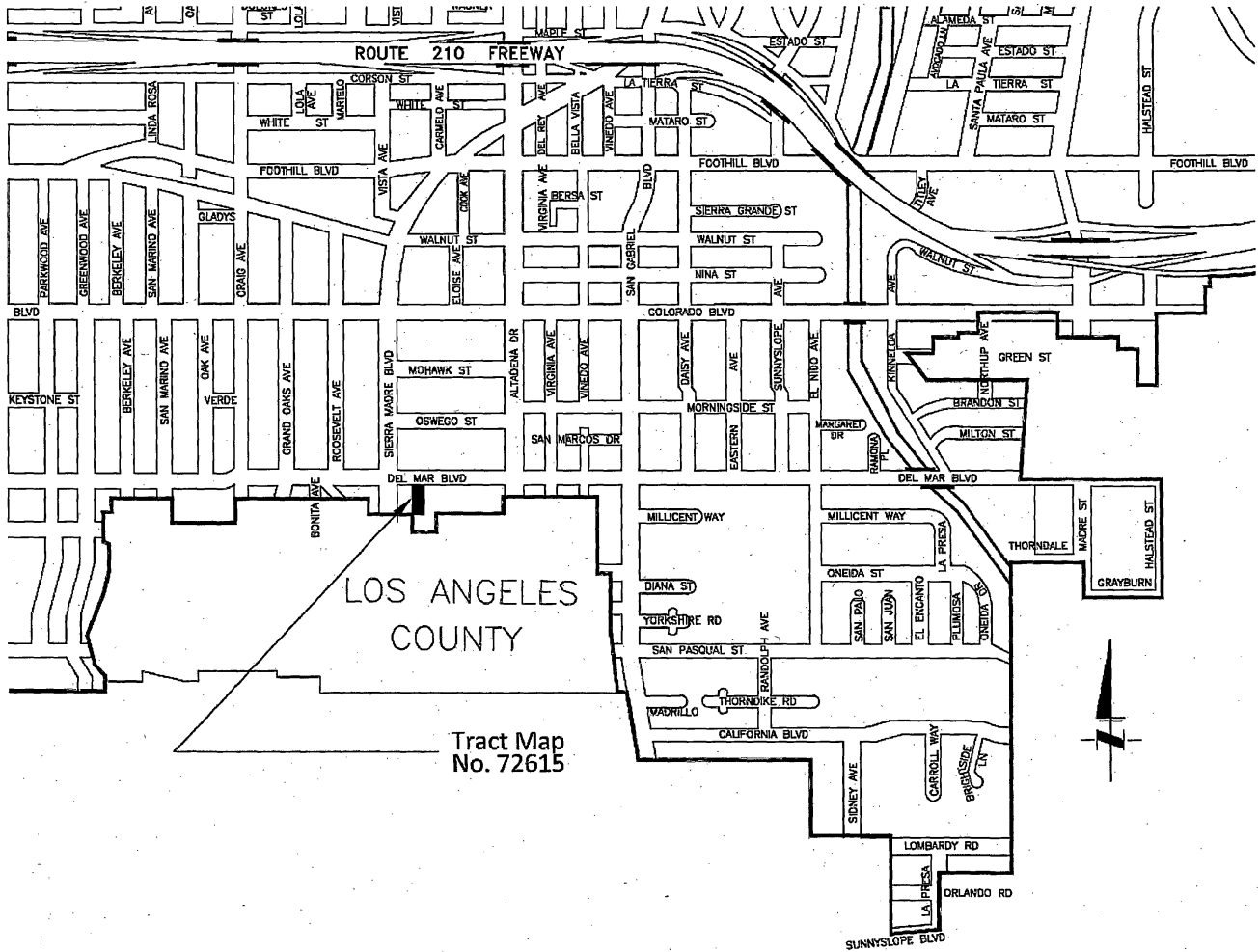
TM 44479  
M.B. 1110-40-41

FD. S&W STAMPED L.A. CO. DPW PER L.A. CO. PWFB 1625, PAGE 880, FITS 4 FD. L&T TIES PER L.A. CO. PWFB 1625, PAGE 546.

FD. NOTHING. ESTAB. BY REC. DIST. (74.70') PER TRACT NO. 33545, M.B. 880-85-86.

Attachment B

Vicinity Map



Tract Map  
No. 72615