

1 LOT
50,000 SQ.FT.

VESTING TRACT NO. 74056

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

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 73462, AS PER MAP FILED IN BOOK 392, PAGES 86 THROUGH 88, INCLUSIVE OF PARCEL 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.

WE ALSO DEDICATE TO THE CITY OF PASADENA THE EASEMENT FOR PUBLIC UTILITY PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

399 EAST DEL MAR LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Wilson Wu TITLE: MANAGING MEMBER

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (USA) NA, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 18, 2018 AS INSTRUMENT NO. 20180373203 OF OFFICIAL RECORDS OF SAID COUNTY

BY: [Signature]
PRINT NAME: Hugh K. So TITLE: VP & Branch Manager

BY: [Signature]
PRINT NAME: Jois Lin TITLE: branch officer

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 Los Angeles
ON Apr 9, 2021 BEFORE ME, Robert Owen Klemberg A NOTARY PUBLIC,

PERSONALLY APPEARED Wilson Wu WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN 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] MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY,
PRINTED NAME Robert Owen Klemberg MY COMMISSION EXPIRES: May 6, 2023
MY COMMISSION NO. 2287733

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 Los Angeles
ON Apr 20, 2021 BEFORE ME, Yue Yin A NOTARY PUBLIC,

PERSONALLY APPEARED Hugh K. So and Jois Lin WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN 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] MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY,
PRINTED NAME Yue Yin MY COMMISSION EXPIRES: Dec 30, 2021
MY COMMISSION NO. 2227007

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 55 AIR PARCELS, WHEREBY THE OWNERS OF THE PARCELS 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 AIR PARCELS.

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 JANUARY, 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 399 EAST DEL MAR LLC, ON NOVEMBER 11, 2019. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; 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.

[Signature] 4/10/2021
KURT R. TROXELL, LS 7854 DATE
EXPIRES 12/31/22



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00°00'23" WEST OF THE CENTERLINE OF EUCLID AVENUE AS SHOWN ON MAP OF VESTING PARCEL MAP NO. 73462, FILED IN BOOK 392, PAGES 86 THROUGH 88, OF PARCEL MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

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 LOCAL 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: M. KRIS MARKARIAN, RCE 57442 DATE _____
CITY ENGINEER, CITY OF PASADENA
REGISTRATION EXPIRES: 12-31-2021



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE 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: [Signature] DATE April 28, 2021
MARK E. REINHARDT, PLS 6392
LICENSE EXPIRES: 12/31/2022



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____, 2021, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 16, 1980 AS INSTRUMENT NO. 80-899729 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, AND THAT ALL PORTIONS OF SAID EASEMENT WITHIN THE BOUNDARY OF THIS MAP ARE HEREBY ABANDONED AND SAID EASEMENT IS NOT SHOWN ON THIS MAP.

BY: _____ DATE _____
MARK JONSKY, 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 THIS MAP OF VESTING TRACT NO. 74056 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 _____

VESTING TRACT NO. 74056

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

R1

VESTING PARCEL MAP NO. 73462, P.M.B. 392/06-88



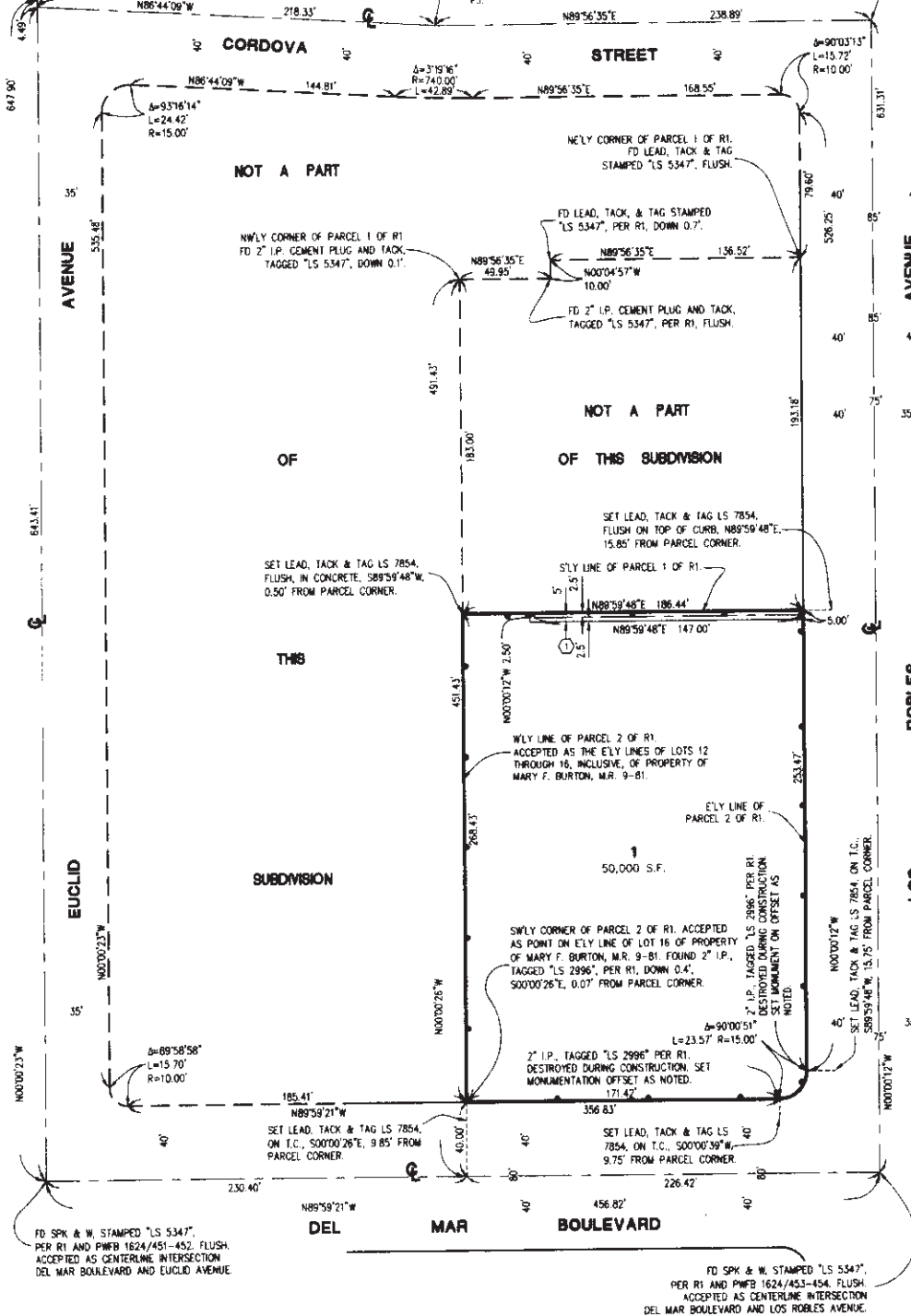
5 FT WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON

FD LAT, TAGGED "LS 5347", PER R1 AND P.M.F.B. 1624/399-400, FLUSH ACCEPTED AS INT. OF EUCLID AVENUE AND CORDOVA STREET WEST.

FD LAT, TAGGED "LS 5347", PER R1 AND P.M.F.B. 1624/399-400, FLUSH ACCEPTED AS INT. OF EUCLID AVENUE AND CORDOVA STREET EAST.

FOUND BOAT SPK & W, STAMPED "TRCE 11257 CITY ENGINEER", PER CITY ENGINEER F.B. 1212-L, X-444. FITS 4 FOUND TANGENT TIES PER SAID F.B. ACCEPTED AS CENTERLINE P.I.

FD SPK & W, STAMPED "LS 5347", PER R1 AND P.M.F.B. 1624/393-394, FLUSH ACCEPTED AS CENTERLINE INTERSECTION.



FD SPK & W, STAMPED "LS 5347", PER R1 AND P.M.F.B. 1624/451-452, FLUSH ACCEPTED AS CENTERLINE INTERSECTION DEL MAR BOULEVARD AND EUCLID AVENUE.

FD SPK & W, STAMPED "LS 5347", PER R1 AND P.M.F.B. 1624/453-454, FLUSH ACCEPTED AS CENTERLINE INTERSECTION DEL MAR BOULEVARD AND LOS ROBLES AVENUE.