

1 LOT
19,999 SQUARE FEET

SHEET 1 OF 2 SHEETS

TRACT NO. 82598

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

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF LOT 7 IN BLOCK C 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 OWNERS OF OR ARE INTERESTED IN THE LAND 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

TRAILER JUPIN INVESTMENT CO. INC., A CALIFORNIA CORPORATION (OWNER)

BY: Xiao Yi Yuan 9/10/20

DATE

BY: _____ DATE

GOLDEN BANK, N.A. BENEFICIARY UNDER A DEED OF TRUST RECORDED
SEPTEMBER 19, 2016 AS INSTRUMENT NO. 20161129318, OF OFFICIAL RECORDS

GOLDEN BANK, N.A. BENEFICIARY UNDER A DEED OF TRUST RECORDED
JUNE 23, 2017 AS INSTRUMENT NO. 20170700772, OF OFFICIAL RECORDS

BY: Chen 9/20/20

DATE

BY: _____ DATE

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.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON 9/10/20 2020, BEFORE ME, Notary Public, Xiao Yi Yuan,
NOTARY PUBLIC, PERSONALLY APPEARED Xiao Yi Yuan
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/IT/THAT I EXERCISED
THE SAME IN HIS/HER/HIS/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HIS/HER SIGNATURE(S) ON
THE INSTRUMENT THE PERSON(S) ON THE ENTRY 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, NOTARY COMMISSION NO. 23082728

SIGNATURE: [Signature] MY COMMISSION EXPIRES: Dec 19, 2023

PRINT NAME: Notary Public, Xiao Yi Yuan THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: Alhambra

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THE SAME IN HIS/HER/HIS/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HIS/HER SIGNATURE(S) ON
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SIGNATURE: [Signature] MY COMMISSION EXPIRES: Dec 19, 2023

PRINT NAME: Notary Public, Xiao Yi Yuan THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: Alhambra

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66412 AND 66413 OF THE SUBDIVISION MAP.

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

BY: _____ DEPUTY DATE _____

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 CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BANKIN JUPIN INVESTMENT CO. INC. IN NOVEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTS OF 3 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE DIMENSIONS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

BY: [Signature]
DAVID B. RABAND, L.S. # 73

DATE: 9/10/20



BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF GRENAD STREET, PER TRACT NO. 81313, RECORDED IN BOOK 1307 OF MAPS, PAGES 85 AND 86, RECORDS OF LOS ANGELES COUNTY BEING 104.19 89.57 10' EAST

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE 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.

BY: _____ DATE: _____
M. ARES MARIARIAN, R.C.E. NO. 57442
CITY ENGINEER, CITY OF PASADENA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLES 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: _____ DATE: _____
FABRIZIO PACHANG, DEPUTY
L.S. NO. 7774

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA, BY RESOLUTION NO. _____ ADOPTED ON THE _____ DAY OF _____, 2020 APPROVED THE ATTACHED MAP.

BY: _____ DATE: _____
MARK JONES, CITY CLERK
CITY OF PASADENA

CONDOMINIUM NOTE:

THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 8 RESIDENTIAL UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH 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 A SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT MAP NO. 82598 AS REQUIRED BY LAW.

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

BY: _____ DEPUTY DATE _____

TRACT NO. 82598

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
- ⓐ INDICATES SET 2" IRON PIPE WITH TAG STAMPED LS 5173 OR AS NOTED.

