

1 LOT
42,793 S.F. (GROSS)
41,608 S.F. (NET)

TRACT NO. 74184

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 2, 3 AND 4, IN BLOCK 7 OF OLIVEWOOD, AS PER MAP RECORDED IN BOOK 7, PAGES 16 AND 17 OF MISCELLANEOUS RECORDS, 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, AND ALSO DEDICATE TO THE CITY OF PASADENA AN EASEMENT FOR PUBLIC STREET PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERE TO.

DC WALNUT HOLDINGS LLC, a California limited liability company, Owner
By: Walnut Pasadena LP, a California limited partnership, its Manager
By: Prominent Investment, LLC, a California limited liability company, its General Partner
By: James Z. Li, Managing Member By: Tom H. Cao, Managing Member

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 } s.s.
COUNTY OF LOS ANGELES }

ON November 23, 2021 BEFORE ME Chin Liao
NOTARY PUBLIC, PERSONALLY APPEARED James Z. Li and Tom H. Cao
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/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.

NAME OF NOTARY: Chin Liao
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: Sept 20, 2023
COMMISSION NUMBER: 2255476



BENEFICIARY'S STATEMENT:

CATHAY BANK, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 24, 2020 AS INSTRUMENT NO. 20200094963, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

BY: IDA YUEN, DFP (PRINT NAME AND TITLE)
BY: Anna Choi, SUG (PRINT NAME AND TITLE)

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 } s.s.
COUNTY OF LOS ANGELES }

ON Nov. 24, 2021 BEFORE ME SAU LAL CHRISTINE LEUNG
NOTARY PUBLIC, PERSONALLY APPEARED IDA YUEN and ANNA CHOI
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/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.

NAME OF NOTARY: SAU LAL CHRISTINE LEUNG
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: LOS ANGELES
DATE COMMISSION EXPIRES: JUL 30, 2023
COMMISSION NUMBER: 2296099

SIGNATURE OMISSION NOTES:

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(ii)-(iii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF PASADENA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DOCUMENT RECORDED JANUARY 26, 1962 AS INSTRUMENT NO. 4669 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE CITY OF PASADENA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DOCUMENT RECORDED JANUARY 23, 1962 AS INSTRUMENT NO. 3176, IN BOOK D-1488, PAGE 611 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE CITY OF PASADENA, HOLDER OF AN EASEMENT FOR STREET PURPOSES PER DOCUMENT RECORDED IN BOOK 7232, PAGE 202 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

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 _____

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 DC WALNUT HOLDINGS LLC ON DECEMBER 2018. 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; THAT THE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL CENTERLINE TIE MONUMENTS WHERE ONLY TIES ARE REQUIRED SET ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

M. Khalil
MAHMOUD KHALILI SAMANI
LS 8766

11-19-21
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL MOLINO AVENUE, SHOWN AS NORTH ON MAP OF TRACT NO. 44575, RECORDED IN BOOK 1152, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, 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.

M. KRIS MARKARIAN, DCE 57442
CITY ENGINEER-CITY OF PASADENA
LICENSE EXPIRES: 12/31/2023

DATE



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT 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.

Mark E. Reinhardt
MARK E. REINHARDT, LS 6392
CITY SURVEYOR

12/02/2021
DATE



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____ APPROVED THE ATTACHED MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENT DEDICATION FOR PUBLIC STREET PURPOSES SO DESIGNATED ON SAID MAP.

MARK JOMSKY
CITY CLERK-CITY OF PASADENA

DATE

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A MIX-USE PROJECT FOR 115 RESIDENTIAL UNITS AND SIX COMMERCIAL UNITS, 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.

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 TRACT NO. 74184 AS REQUIRED BY LAW.

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

BY _____
DEPUTY
DATE _____

CURVE DATA:

| NO | Δ | T | R | L |
|----|-----------|--------|--------|--------|
| C1 | 89°56'45" | 14.99' | 15.00' | 23.95' |
| C2 | 90°01'55" | 15.01' | 15.00' | 23.97' |

MONUMENT NOTES:

- A FOUND SPK & TAG, L.S. 6999 PER L.A. CO. P.W.F.B. 1624-295 ACCEPTED AS CENTERLINE INTERSECTION
- B FOUND SPK & TAG, RCE 21649 PER TRACT NO. 66826, M.B. 1341-20-21, ACCEPTED AS CENTERLINE INTERSECTION
- C FOUND SPK & TAG, RCE 21649 PER TRACT NO. 66826, M.B. 1341-20-21, ACCEPTED AS CENTERLINE INTERSECTION
- D FOUND 4 P.M.'S ON S.M.H. PER TRACT NO. 44575, M.B. 1192-37-58, FITS TIES PER L.A. CO. P.W.F.B. 1624-297-298 ACCEPTED AS CENTERLINE INTERSECTION
- E FOUND 4 P.M.'S ON S.M.H. PER TRACT NO. 44575, M.B. 1192-37-58, FITS TIES PER CITY CENTERLINE TIE F.B. 1290-L, PAGE X-483, ACCEPTED AS CENTERLINE INTERSECTION
- F SET LAT. TAGGED L.S. 8766 IN APPROXIMATE CENTER OF ADA RAMP
- G SET LAT. TAGGED L.S. 8766 IN SIDEWALK APPROXIMATELY 1' FROM BACK OF WALK
- H SET LAT. TAGGED L.S. 8766 ON FACE OF MASONRY WALL
- I SET LAT. TAGGED L.S. 8766 IN SIDEWALK BEHIND APARTMENT BUILDING
- J SET LAT. TAGGED L.S. 8766 IN FACE OF 4" BLOCK WALL AT GROUND LEVEL
- K SET LAT. TAGGED L.S. 8766 IN SIDEWALK

LEGEND:

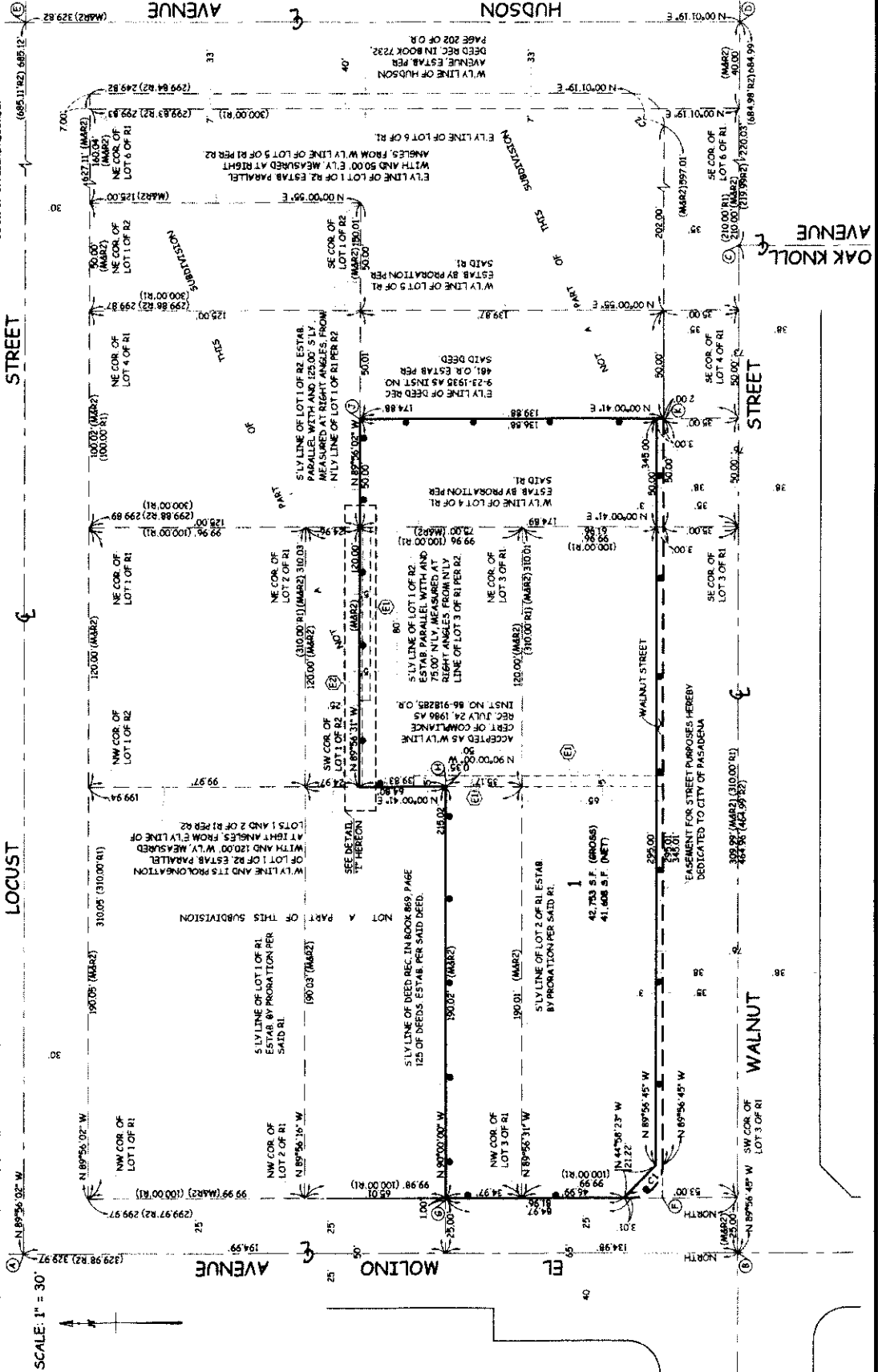
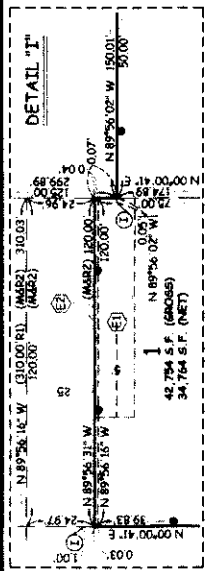
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- R1 OLIVEMOOD, M.B. 7-16-17
- R2 TRACT NO. 44075
- M.....MEASURE

TRACT NO. 74184

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

EASEMENT NOTE:

- (E1) 5 FOOT PUBLIC UTILITIES EASEMENT OF THE CITY OF PASADENA BY DEED RECORDED JANUARY 26, 1962 AS INSTRUMENT NO. 4609 OF OFFICIAL RECORDS.
- (E2) VARIABLE WIDTH PUBLIC UTILITIES EASEMENT OF THE CITY OF PASADENA BY DEED RECORDED JANUARY 23, 1962 AS INSTRUMENT NO. 3176, IN BOOK D-1488, PAGE 611 OF OFFICIAL RECORDS.



SCALE: 1" = 30'

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

R1 OLIVEMOOD, M.B. 7-16-17

R2 TRACT NO. 44075

M.....MEASURE