

Attachment A

1 LOT
21,489 SQ. FT.

SHEET 1 OF 3 SHEETS

TRACT NO. 74256

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 14 AND A PORTION OF LOT 15, 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 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.

HERALD INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

Sign Nathaniel Chan Owner's Representative sign
Print Name Nathaniel Chan 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 April 29, 2022, BEFORE ME, Judith M. Seki
NOTARY PUBLIC, PERSONALLY APPEARED Nathaniel Chan

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE/ THEY EXECUTED THE SAME IN (S)HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY (S)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: Judith M. Seki
SIGNATURE: _____
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: July 5, 2022
COMMISSION NUMBER: 224544

SIGNATURE OMISSION NOTE:

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)-(vii) 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.

CITY OF PASADENA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED OCTOBER 21, 2021 AS INSTRUMENT NO. 2021158988 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

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 HERALD INVESTMENT, LLC ON JULY 7, 2021. I HEREBY STATE THAT THIS 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.

M. Khastli 5-13-22
MAHMOUD KHALILI SAMANI DATE
LS 8766



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MOHAWK STREET, SHOWN AS N 89°57' 20" W ON MAP OF TRACT NO. 34870, FILED IN BOOK 899, PAGES 41 AND 42 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; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

M. KRIS MARKARTIAN, RCE 57442 DATE _____
CITY ENGINEER-CITY OF PASADENA
LICENSE EXPIRES: 12/31/2023



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 5/23/2022 DATE
MARK E. REINHARDT, LS 6392
CITY SURVEYOR



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.

MARK JOMSKY DATE _____
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 MAP OF VESTING TRACT NO. 74256 AS REQUIRED BY LAW.

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

DATE _____
BY _____
DEPUTY

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

DATE _____
BY _____
DEPUTY

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 21 RESIDENTIAL 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.

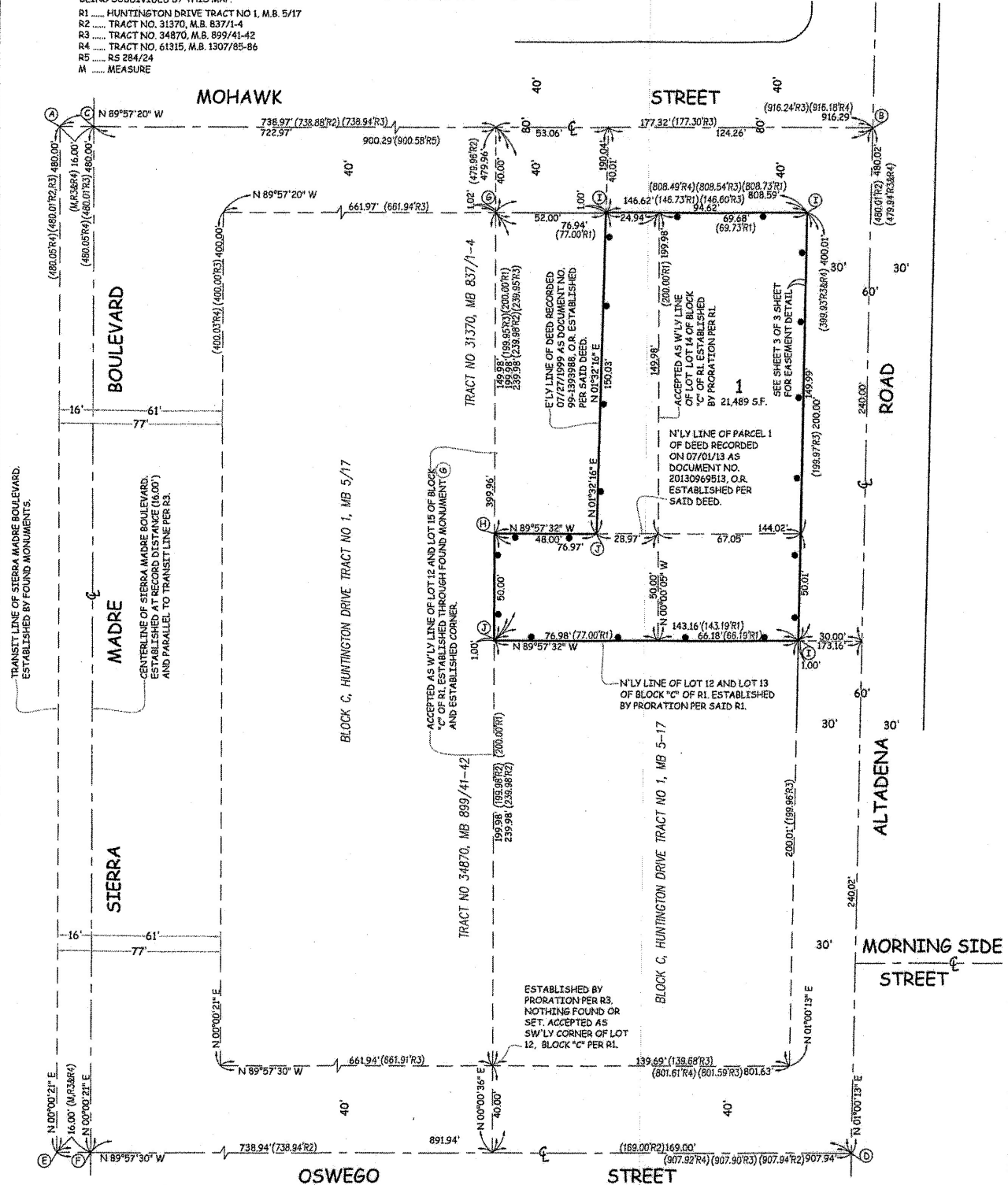
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STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- R1 HUNTINGTON DRIVE TRACT NO 1, M.B. 5/17
- R2 TRACT NO. 31370, M.B. 837/1-4
- R3 TRACT NO. 34870, M.B. 899/41-42
- R4 TRACT NO. 61315, M.B. 1307/85-86
- R5 RS 284/24
- M MEASURE

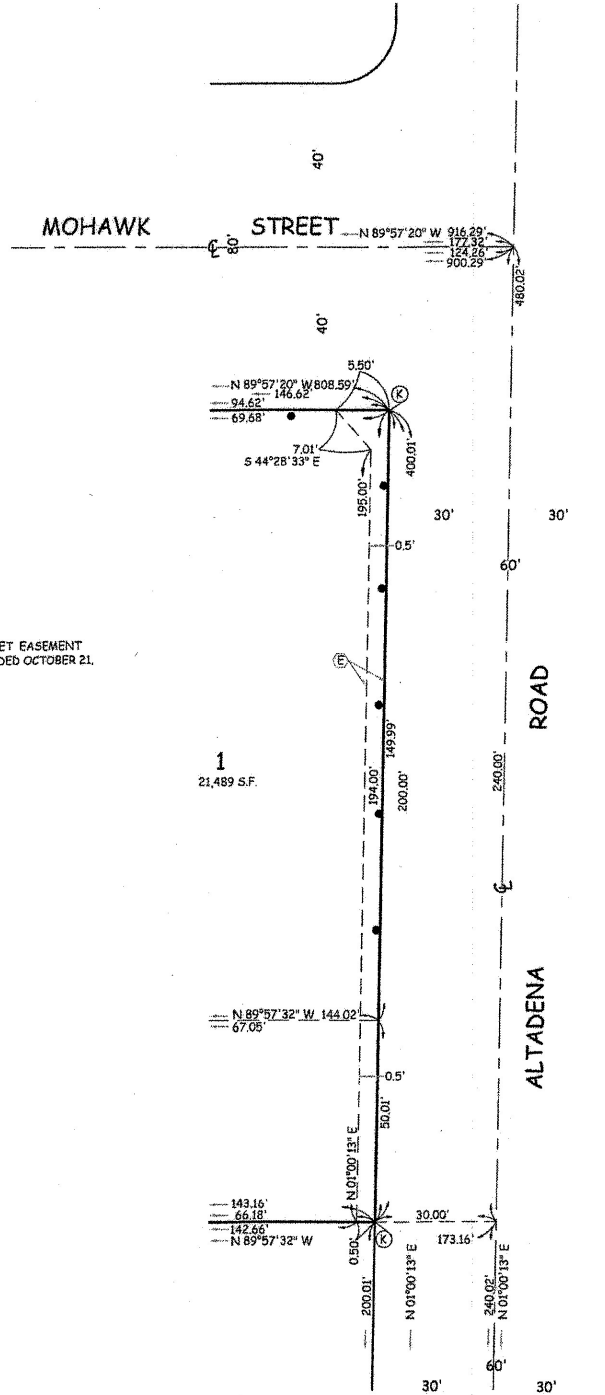


MONUMENT NOTES:

- (A) FOUND S&W, STAMPED LS 5173 (NO REF), ACCEPTED AS CENTERLINE AND TRANSIT LINE INTERSECTION. FIT 2 REMAINING LAT TIES PER CITY CENTERLINE TIE F.B. 1369-L, DWG NO. 866.
- (B) NOTHING FOUND OR SET. ESTABLISHED CENTERLINE INTERSECTION BY TWO REMAINING LAT TIES PER CITY CENTERLINE TIE F.B. 1346-L, DWG NO. 733.
- (C) NOTHING FOUND OR SET. ESTABLISHED BY RECORD DISTANCE ON LINE BETWEEN (A) AND (B). ACCEPTED AS CENTERLINE INTERSECTION.
- (D) FOUND LAT, TAGGED LS 6999 PER CITY CENTERLINE TIE F.B. 1346-L, DWG NO. 734R. ACCEPTED AS CENTERLINE INTERSECTION. FIT 4 LAT TIES PER SAID FIELD BOOK.
- (E) FOUND S&W, STAMPED LS 5173 (NO REF), ACCEPTED AS CENTERLINE AND TRANSIT LINE INTERSECTION. FIT 4 REMAINING LAT TIES PER CITY CENTERLINE TIE F.B. 1369-L, DWG NO. 865.
- (F) NOTHING FOUND OR SET. ESTABLISHED BY RECORD DISTANCE ON LINE BETWEEN (D) AND (E). ACCEPTED AS CENTERLINE INTERSECTION.
- (G) FOUND LAT&TAG LS 1913 PER R2. ACCEPTED AS A POINT ON N'LY PROLONGATION OF E'LY LINE OF R2.
- (H) SET LAT&TAG, LS 8766 IN TOP OF 5 FEET CONCRETE BLOCK WALL.
- (I) SET LAT&TAG, LS 8766 IN CONCRETE SIDEWALK.
- (J) SET LAT&TAG, LS 8766 IN FACE OF 5 FEET CONCRETE BLOCK WALL.

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EASEMENT NOTE:

(E) 0.5 FEET AND VARIABLE WIDTH PUBLIC STREET EASEMENT OF CITY OF PASADENA BY DOCUMENT RECORDED OCTOBER 21, 2021 AS DOCUMENT NO. 20211588988, O.R.

1
21,489 S.F.

EASEMENT DETAIL