

ATTACHMENT A

1 LOT  
8,505 S.F.

SHEET 1 OF 2 SHEETS

TRACT NO. 83068

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

BEING A SUBDIVISION OF LOT 19 OF COLORADO HEIGHTS TRACT, AS PER MAP RECORDED  
IN BOOK 8, PAGE 105 OF MAPS IN THE OFFICE OF 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.

YOKA INVESTMENT, INC. (OWNER)

BY: Yaru Jia

YARU JIA - PRESIDENT OF YOKA INVESTMENT, INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON  
A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN MAY  
28, 2017, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP  
ACT AND LOCAL ORDINANCE AT THE REQUEST OF YOKA INVESTMENT, INC. ON  
AUGUST 23, 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY  
CONFORMS TO CONDITIONALLY APPROVED TENTATIVE MAP THAT ALL THE  
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED;  
AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACTED.

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.



[Signature]  
YOON LAI, P.L.S. 8886

6/15/2023  
DATE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON June 15th 2023 BEFORE ME TING GAO NOTARY PUBLIC,  
PERSONALLY APPEARED Yaru Jia

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY  
EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT,  
THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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]

PRINTED NAME: TING GAO

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NUMBER: 2320222

MY COMMISSION EXPIRES: 01-31-2024

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SIDELINE OF GRAND OAKS  
AVENUE SHOWN AS N00°02'00"E ON MAP OF COLORADO HEIGHTS TRACT, FIELD  
IN BOOK 8 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER 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; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT  
SECTION 66442 (A) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
M. KRIS MARKARIAN  
CITY ENGINEER, CITY OF PASADENA  
R.C.E. NO. 57442 EXPIRES: 12/31/2023

CITY CLERK'S CERTIFICATE

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

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

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 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 \$ 20,075.00 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. 83068 AS REQUIRED BY LAW.

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

BY \_\_\_\_\_ DATE \_\_\_\_\_  
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

BY \_\_\_\_\_ DATE \_\_\_\_\_  
DEPUTY

COUNTY 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 TECHNICALLY  
CORRECT IN ALL RESPECT NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DIEGO G. RIVERA, DEPUTY  
L.S. No. 9742

SCALE: 1" = 30'

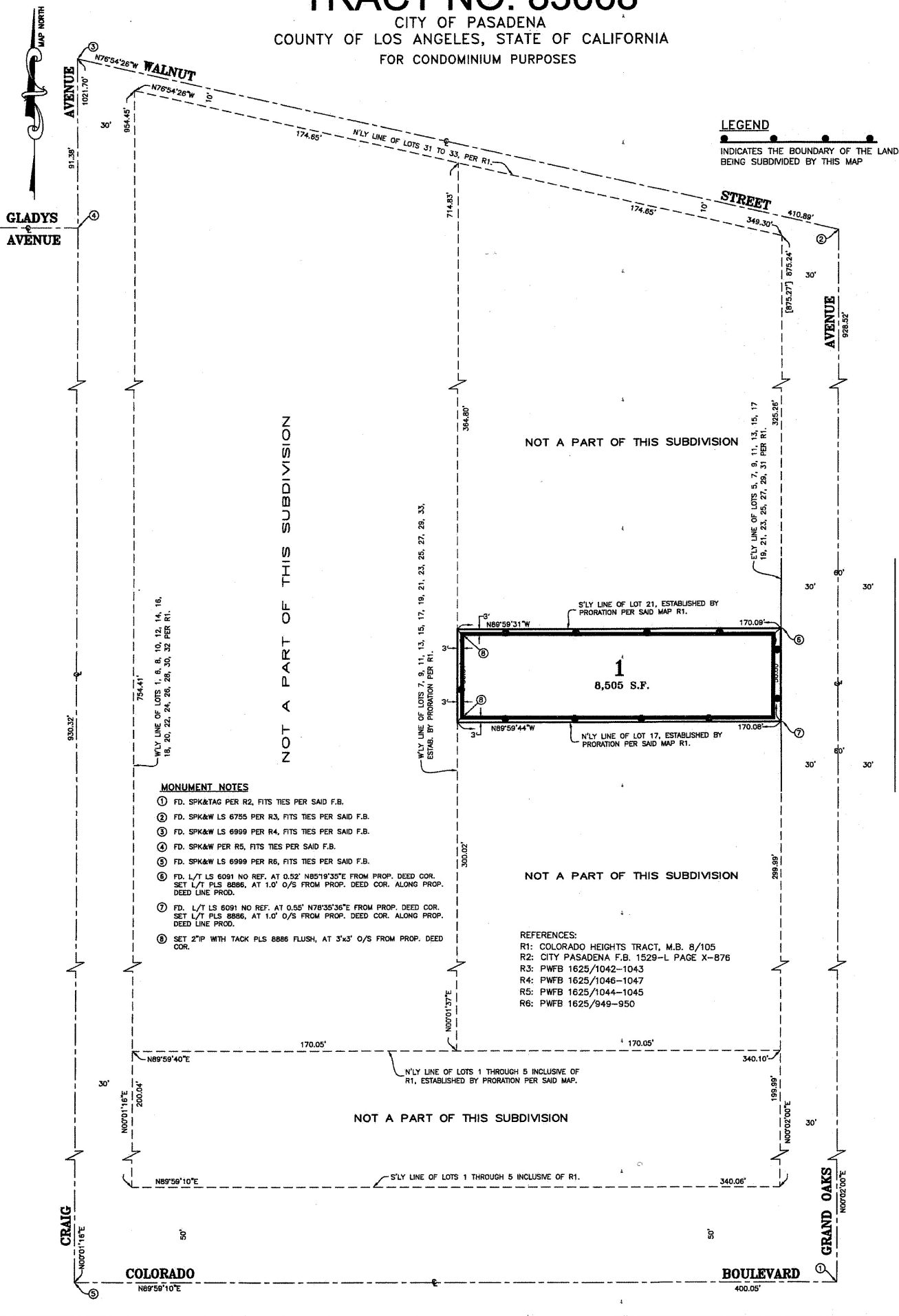
# TRACT NO. 83068

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



NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

#### MONUMENT NOTES

- ① FD. SPK&TAG PER R2, FITS TIES PER SAID F.B.
- ② FD. SPK&W LS 6755 PER R3, FITS TIES PER SAID F.B.
- ③ FD. SPK&W LS 6999 PER R4, FITS TIES PER SAID F.B.
- ④ FD. SPK&W PER R5, FITS TIES PER SAID F.B.
- ⑤ FD. SPK&W LS 6999 PER R6, FITS TIES PER SAID F.B.
- ⑥ FD. L/T LS 6091 NO REF. AT 0.52' N85°19'35"E FROM PROP. DEED COR. SET L/T PLS 8886, AT 1.0' O/S FROM PROP. DEED COR. ALONG PROP. DEED LINE PROD.
- ⑦ FD. L/T LS 6091 NO REF. AT 0.52' N78°35'36"E FROM PROP. DEED COR. SET L/T PLS 8886, AT 1.0' O/S FROM PROP. DEED COR. ALONG PROP. DEED LINE PROD.
- ⑧ SET 2"IP WITH TACK PLS 8886 FLUSH, AT 3"x3" O/S FROM PROP. DEED COR.

#### REFERENCES:

- R1: COLORADO HEIGHTS TRACT, M.B. 8/105
- R2: CITY PASADENA F.B. 1529-L PAGE X-876
- R3: PWF 1625/1042-1043
- R4: PWF 1625/1046-1047
- R5: PWF 1625/1044-1045
- R6: PWF 1625/949-950