

ATTACHMENT A

1 LOT
14,991 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 71484

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

BEING A SUBDIVISION OF LOTS 17 AND 22 OF COLORADO HOME TRACT
AS PER MAP RECORDED IN BOOK 10, PAGE 9 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 AND SUBDIVISION.

MATRIX DEVELOPMENT INC., A CALIFORNIA CORPORATION (OWNER).

[Signature]
BY: SERPICO CHANG, SECRETARY

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 MARCH 2022, IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF MATRIX DEVELOPMENT, INC. ON MARCH 1, 2022. 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, AND THAT THE NOTES FOR ALL CENTERLINE
MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

NOTARY ACKNOWLEDGEMENT:

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) SS

ON 4-21-2022 BEFORE ME, Charlene Sung A NOTARY PUBLIC,

PERSONALLY APPEARED Sherman Lin, Serpico Chang WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, 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]
PRINTED NAME Charlene Sung
MY COMMISSION NUMBER: 2280395
MY COMMISSION EXPIRES: 4-8-2023
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY.

[Signature] 4-22-22
ALFRED J. THELWELL DATE
LS 8599 EXPIRES: 9/30/2023



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF OAK AVENUE SHOWN AS
HEREON IN THE PARCEL MAP NO. 27137 FILED IN BOOK 324, PAGES 84 AND 85 OF PARCEL
MAPS, RECORDS 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, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT
SECTION 66442 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BY: [Signature] DATE _____
M. ERIS MARKARIAN, RICE 5742
CITY ENGINEER, CITY OF PASADENA



CITY SURVEYOR'S STATEMENT:

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

BY: [Signature] DATE 4/27/2022
MARK E. REINHARDT, LS 6302



CITY CLERK'S CERTIFICATE:

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

BY: _____ DATE _____
MARK JONSKI, 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 TRACT NO. 71484, 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 66436 OF THE SUBDIVISION MAP ACT.

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

BY: _____ DEPUTY _____ DATE _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR (TWO) 5 UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT
WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION HOLDER OF AN
EASEMENT FOR PIPE LINES AND FACILITIES FOR DISTRIBUTIONS OF NATURAL GAS PURPOSES BY
DOCUMENT RECORDED MARCH 8, 2010 AS INSTRUMENT NO. 201003040 OF OFFICIAL RECORDS, HAS
BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (A)(3)(A)(I)-(IV) OF THE SUBDIVISION MAP
ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT BE PUT INTO A FEE TITLE AND SAID SIGNATURES
ARE NOT REQUIRED BY THE LOCAL AGENCY.
THE DOCUMENT DOES NOT SPECIFY A PRECISE LOCATION AND IS NOT PLOTTED HEREON.

TRACT NO. 71484

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.

⊙ FOUND MONUMENT AS NOTED.

① SET 2" IP, CEMENT PLUG, BRASS TACK, LS 6999

② ③ ④ SET L&T LS 6999

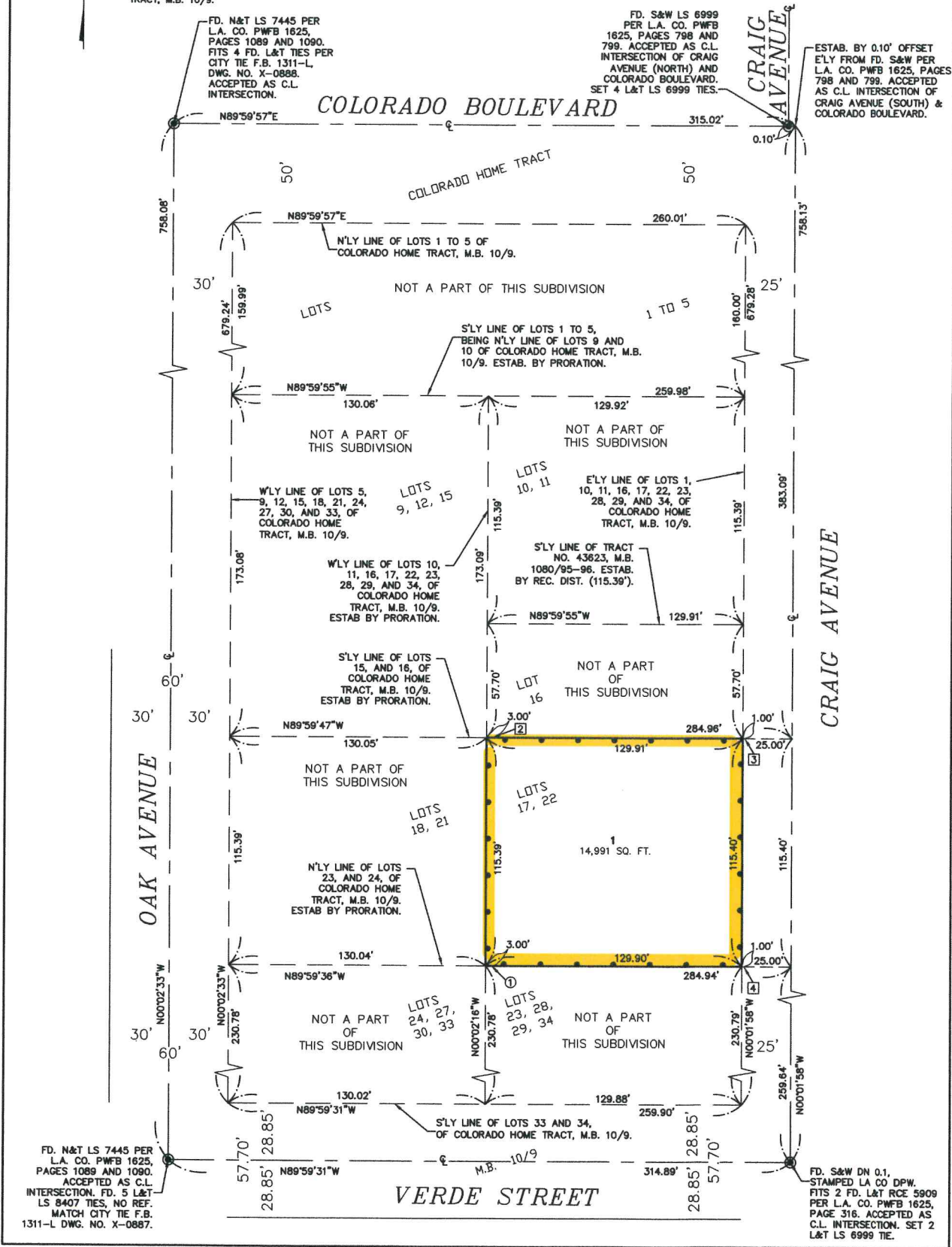
NOTE:

VERDE STREET WIDE 57.70 FEET ESTABLISHED THROUGH LOTS 35 AND 36 PER MAP OF COLORADO HOME TRACT, M.B. 10/9.

FD. N&T LS 7445 PER L.A. CO. PWF 1625, PAGES 1089 AND 1090. FITS 4 FD. L&T TIES PER CITY TIE F.B. 1311-L, DWG. NO. X-0888. ACCEPTED AS C.L. INTERSECTION.

FD. S&W LS 6999 PER L.A. CO. PWF 1625, PAGES 798 AND 799. ACCEPTED AS C.L. INTERSECTION OF CRAIG AVENUE (NORTH) AND COLORADO BOULEVARD. SET 4 L&T LS 6999 TIES.

ESTAB. BY 0.10' OFFSET E'LY FROM FD. S&W PER L.A. CO. PWF 1625, PAGES 798 AND 799. ACCEPTED AS C.L. INTERSECTION OF CRAIG AVENUE (SOUTH) & COLORADO BOULEVARD.



FD. N&T LS 7445 PER L.A. CO. PWF 1625, PAGES 1089 AND 1090. ACCEPTED AS C.L. INTERSECTION. FD. 5 L&T LS 8407 TIES, NO REF. MATCH CITY TIE F.B. 1311-L DWG. NO. X-0887.

FD. S&W DN 0.1, STAMPED LA CO DPW. FITS 2 FD. L&T RCE 5909 PER L.A. CO. PWF 1625, PAGE 316. ACCEPTED AS C.L. INTERSECTION. SET 2 L&T LS 6999 TIE.