

ATTACHMENT A

1 LOT
19,331 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 83877

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 6 AND 7 OF THE SUBDIVISION OF THE
A. O. BRISTOL TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 54 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.

LOGHRU INVESTMENT LLC OWNERS

SIGN:

BY: JUNWEI JIMMY LIN, AUTHORIZED SIGNATORY

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 } 5.5
COUNTY OF LOS ANGELES }

ON: MAY 17th 2024 BEFORE ME: DEVON ROBERTS

NOTARY PUBLIC PERSONALLY APPEARED: JUNWEI JIMMY LIN

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)
AND THAT HE/SHE/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:

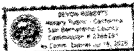
NAME OF NOTARY: DEVON ROBERTS

SIGNATURE: 

COUNTY IN WHICH COMMISSIONED: San Bernardino

DATE COMMISSION EXPIRES: JUL 18th 2026

COMMISSION NUMBER: 3366261



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 LOGHRU INVESTMENT LLC ON MARCH 7, 2024. 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.


MAHMOUD KHALIL SAMANI
LS 8766

5-17-24
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CYPRESS
AVENUE SHOWN AS S 34°42'30" E ON MAP OF TRACT NO. 48358, RECORDED IN BOOK
1190, PAGES 75 TO 78 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 LOCAL 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 (2)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

M. KRIS MARKARTIAN RCE 57442
CITY ENGINEER - CITY OF PASADENA

DATE



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE 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 IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.


CHRISTOPHER G. VANDREY LS 8783

05/21/2024
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.

MARK JCMSKY
CITY CLERK CITY OF PASADENA

DATE

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. 83877 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 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 9
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.

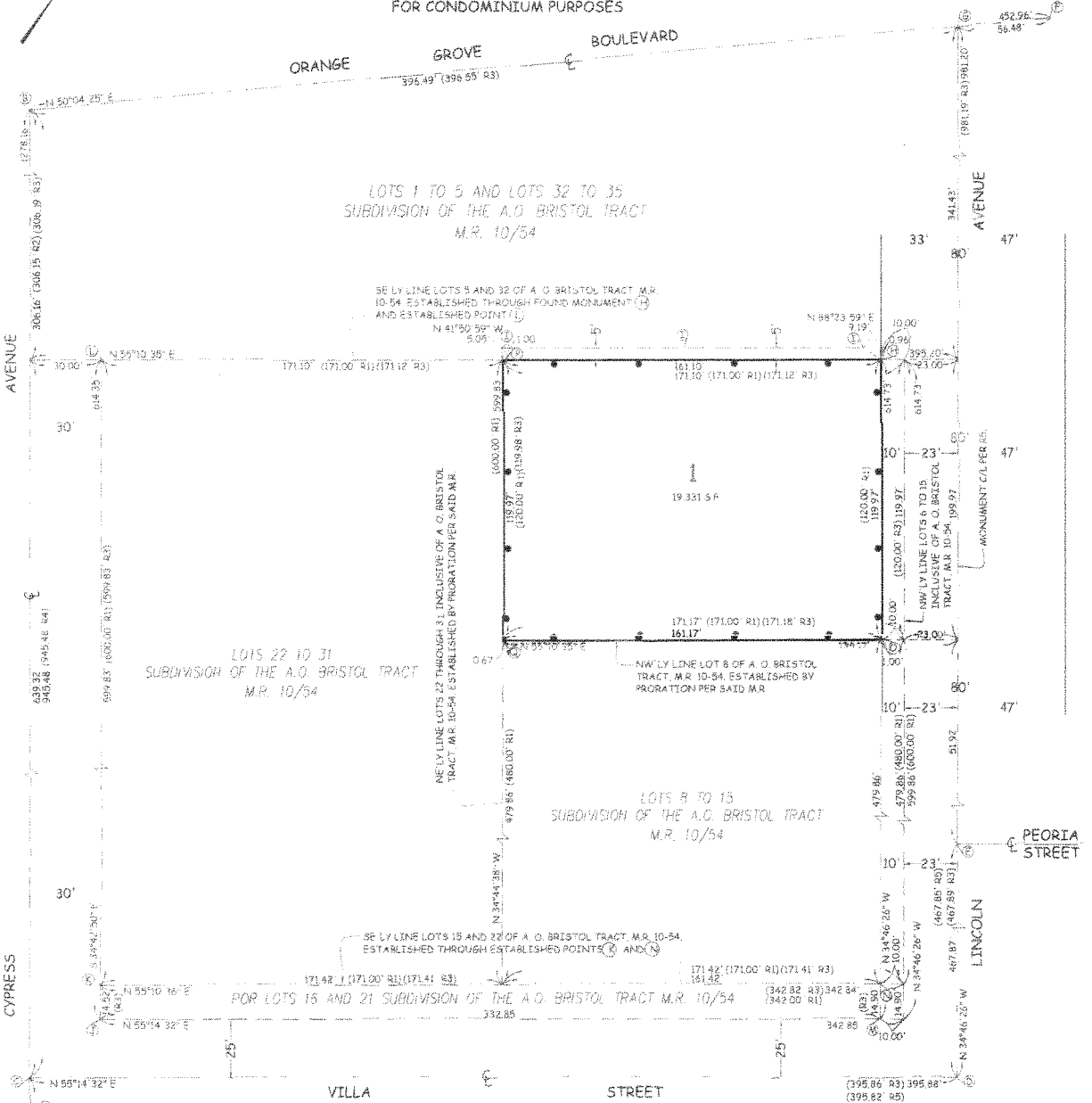
ATTACHMENT A

SCALE: 1" = 30'

SHEET 2 OF 2 SHEETS

TRACT NO. 83877

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



MONUMENT NOTES:

- (A) FOUND SPRINGHEAD OF HWY WASHER PER TRACT NO. 48358, M.B. 1190/75-78. ALL TREES GONE. ACCEPTED AS A POINT ON CENTERLINE OF CYPRESS AVENUE.
- (B) SEARCHED, NOTHING FOUND. ESTAB. CENTERLINE INTERSECTION BY 3 SWING TIES PER L.A. CO. P.W.F.B. 1624/277-278.
- (C) SEARCHED, NOTHING FOUND. ESTAB. CENTERLINE INTERSECTION BY CALCULATED RECORD DISTANCE (945.48') FROM (A) PER L.A. CO. P.W.F.B. 1624/277-278.
- (D) SEARCHED, NOTHING FOUND. ESTAB. CENTERLINE INTERSECTION BY 4 TANGENT TIES PER L.A. CO. P.W.F.B. 1624/281-282. ACCEPTED AS CENTERLINE INTERSECTION.
- (E) SEARCHED, NOTHING FOUND. ESTAB. CENTERLINE INTERSECTION BY 4 TANGENT TIES AND 1 PROD. TIE PER CITY OF PASADENA CENTERLINE TIE F.B. 1400-L, DRAWING NO. X-1542.
- (F) FOUND LAT. NO. TAG PER L.A. CO. P.W.F.B. 1624/533-534. ACCEPTED AS CENTERLINE ANGLE POINT.
- (G) SEARCHED, NOTHING FOUND. ESTAB. BY N'LY PROLONGATION CENTERLINE LINE OF LINCOLN AVE FROM (D) AND (E) AND CENTERLINE ORANGE GROVE BOULEVARD.
- (H) FOUND LAT&G 'LS 50.15' PER L.A. CO. P.W.F.B. 1624/471-472. ACCEPTED AS A POINT ON P/L PROD. 0.96' E'LY FROM PROD. CORNER.
- (I) FOUND LAT&G 'LS 75.70' PER L.A. CO. P.W.F.B. 1624/471-472. ACCEPTED AS 5' NW'LY OF P/L.
- (J) SEARCHED, NOTHING FOUND. ESTAB. BY STREET'S RIGHT OF WAY INTERSECTION.
- (K) SEARCHED, NOTHING FOUND. ESTAB. MOST S'LY CORNER OF LOT 22, SUBDIVISION OF THE A.O. BRISTOL TRACT, M.R. 10/54 BY RECORD DISTANCE (14.52') FROM (C) PER L.A. CO. P.W.F.B. 1624/471-472.
- (L) SEARCHED, NOTHING FOUND. ESTAB. NW'LY CORNER OF LOT 31, SUBDIVISION OF THE A.O. BRISTOL TRACT, M.R. 10/54 BY RECORD DISTANCE (599.83') FROM (C) PER L.A. CO. P.W.F.B. 1624/471-472.
- (M) SEARCHED, NOTHING FOUND. ESTAB. BY STREET'S RIGHT OF WAY INTERSECTION.
- (N) SEARCHED, NOTHING FOUND. ESTAB. SE'LY LINE OF LOT 15 AND SW'LY SIDELINE OF LINCOLN AVE (33') FROM TRANSIT LINE) INTERSECTION OF SUBDIVISION OF THE A.O. BRISTOL TRACT, M.R. 10/54 BY RECORD DISTANCE (14.90') FROM (M) PER L.A. CO. P.W.F.B. 1624/471-472.
- (O) SET LAT. TAG 'LS 87.66' IN CONCRETE SIDEWALK.
- (P) SET LAT. TAG 'LS 87.66' IN TOP OF 8" CONCRETE BLOCK WALL.
- (Q) SET NAIL AND TAG PLS 87.66' IN TOP OF 2.5' TIMBER RETAINING WALL.

LEGEND:

- — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- RL ... SUBDIVISION OF THE A.O. BRISTOL TRACT, M.R. 10/54
- R2 ... PARCEL MAP NO. 26785, P.M.B. 321/42-43
- R3 ... L.A. CO. P.W.F.B. 1624/471-472
- R4 ... TRACT NO. 48358, M.B. 1190/75-78
- R5 ... L.A. CO. P.W.F.B. 1624/471-472