

# ATTACHMENT A

1 LOT  
32,000 SQ. FT.

SHEET 1 OF 2 SHEETS

## TRACT NO. 82169

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

BEING A SUBDIVISION OF A PORTION OF LOT 14, AND ALL OF LOT 15 OF EL  
MOLINO TRACT, AS PER MAP RECORDED IN BOOK 43, PAGE 2 OF MISCELLANEOUS  
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR MIXED-USE 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.

127 MADISON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

Signature: [Signature]  
Print Name: MISSAKS BALIAN Title: MANAGING PARTNER

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 FEB 6, 2025 BEFORE ME GERALD ROY SELBY

NOTARY PUBLIC, PERSONALLY APPEARED MISSAKS BALIAN  
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: GERALD ROY SELBY  
SIGNATURE: [Signature]  
COUNTY IN WHICH COMMISSIONED: LOS ANGELES  
DATE COMMISSION EXPIRES: APRIL 15, 2028  
COMMISSION NUMBER: 2485066



### BENEFICIARY'S STATEMENT:

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY UNDER A DEED OF  
TRUST RECORDED APRIL 22, 2024 AS INSTRUMENT NO. 20240261088, OF OFFICIAL RECORDS,  
RECORDS OF THE COUNTY OF LOS ANGELES.

Signature: [Signature]  
BY: ERIKA CHI, EVP  
(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 JAN 30<sup>th</sup>, 2025 BEFORE ME Tammy, Wei-Ning Ni

NOTARY PUBLIC, PERSONALLY APPEARED ERIKA CHI  
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: Tammy, Wei-Ning Ni  
SIGNATURE: [Signature]  
COUNTY IN WHICH COMMISSIONED: LOS ANGELES  
DATE COMMISSION EXPIRES: MARCH 10, 2028  
COMMISSION NUMBER: # 2481524



### 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 127 MADISON, LLC ON MARCH 7, 2022. 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.

Signature: [Signature]  
MAHMOUD KHALILI SAMANI  
LS 8766

1-15-25  
DATE



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MADISON  
AVENUE SHOWN AS N 00°00' 21" W ON MAP OF PARCEL MAP NO. 16599, FILED IN  
BOOK 180, PAGE 62 OF PARCEL 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 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BRENT MAUE, RCE 80265  
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.

Signature: [Signature]  
CHRISTOPHER G VANDREY, PLS 8783

2/19/2025  
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 JOMSKY  
CITY CLERK-CITY OF PASADENA

DATE

### CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A MIX-USE PROJECT FOR 49 RESIDENTIAL UNITS  
AND ONE COMMERCIAL UNIT, 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 MAP  
OF VESTING TRACT NO. 82169 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.

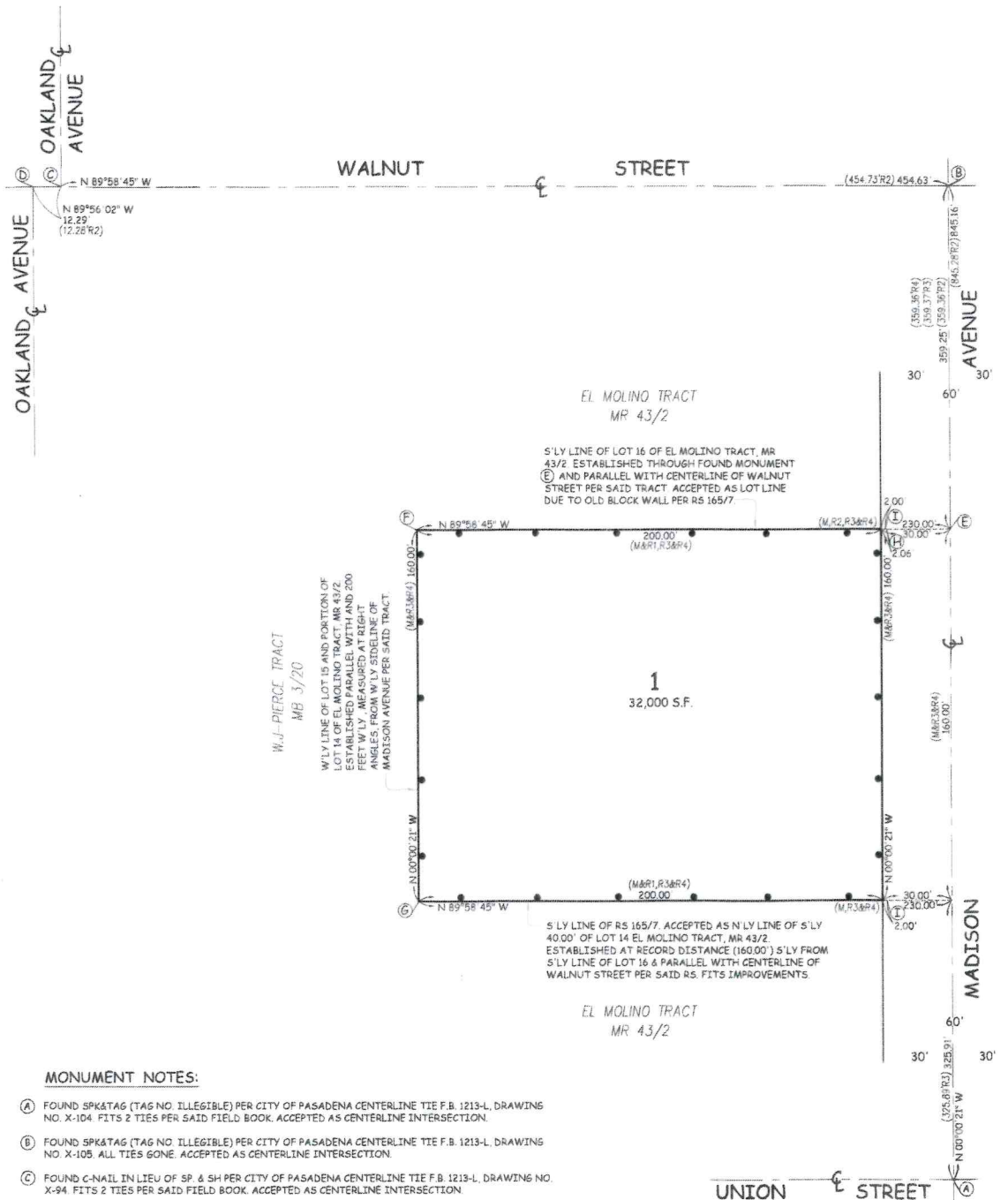
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE \_\_\_\_\_

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

## TRACT NO. 82169

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
FOR MIXED-USE PURPOSES



## MONUMENT NOTES:

- (A) FOUND SPK TAG (TAG NO. ILLEGIBLE) PER CITY OF PASADENA CENTERLINE TIE F.B. 1213-L, DRAWING NO. X-104, FITS 2 TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.
- (B) FOUND SPK TAG (TAG NO. ILLEGIBLE) PER CITY OF PASADENA CENTERLINE TIE F.B. 1213-L, DRAWING NO. X-105, ALL TIES GONE, ACCEPTED AS CENTERLINE INTERSECTION.
- (C) FOUND C-NAIL IN LIEU OF SP. & SH PER CITY OF PASADENA CENTERLINE TIE F.B. 1213-L, DRAWING NO. X-94, FITS 2 TIES PER SAID FIELD BOOK, ACCEPTED AS CENTERLINE INTERSECTION.
- (D) FOUND C-NAIL IN LIEU OF SP. & SH PER CITY OF PASADENA CENTERLINE TIE F.B. 1213-L, DRAWING NO. X-94, ACCEPTED AS CENTERLINE INTERSECTION.
- (E) FOUND NAIL TAG LS 4016 PER RS 165/7, ACCEPTED AS THE INTERSECTION OF E'LY PROLONGATION OF S'LY LINE OF LOT 16, EL MOLINO TRACT, MR 43-2 AND CENTERLINE OF MADISON AVENUE.
- (F) FOUND TAG LS 4016 IN LEAD PLUG IN TOP OF BRICK CORING PER R/S 312/46, ACCEPTED AS 0.01' N & 0.08' E FROM SW'LY CORNER. SET LAT, TAG LS 8766 AT 0.25' N & 0.25' E FROM NW'LY CORNER.
- (G) FOUND NAIL & TAG LS 5189 IN E'LY FACE OF WALL PER R/S 165/7, ACCEPTED AS 0.14' N & 0.68' E FROM SW'LY CORNER. SET LAT, TAG LS 8766 AT 1.00' N & 0.25' E FROM SW'LY CORNER.
- (H) FOUND LAT, TAG LS 5189 IN CONCRETE SIDEWALK ON 2.06' E'LY PROLONGATION OF PROPERTY LINE.
- (I) SET LAT, TAG LS 8766 IN CONCRETE SIDEWALK ON 2.00' E'LY PROLONGATION OF PROPERTY LINE.

UNION STREET

## LEGEND:

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

R1.....EL MOLINO TRACT, MR 43/2  
R2.....PARCEL MAP NO 16599, PMB 180/62  
R3.....RS 165/7  
R4.....RS 312/46  
M.....MEASURE