

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

Sign _____
Print Name **MISSAK S. BALIAN** 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 }

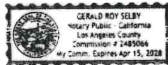
ON **FEB 6, 2025** BEFORE ME **GERALD ROY SELBY**
NOTARY PUBLIC, PERSONALLY APPEARED **MISSAK S. BALIAN**

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/IT/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 **GERALD ROY SELBY**
COUNTY IN WHICH COMMISSIONED **LOS ANGELES**
DATE COMMISSION EXPIRES **APRIL 15, 2028**
COMMISSION NUMBER **24850660**



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

BY **ERTKA 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, 2025** BEFORE ME **Tammy Wei-Ning Ni**

NOTARY PUBLIC, PERSONALLY APPEARED **ERTKA 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/IT/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 **Tammy Wei-Ning Ni**
COUNTY IN WHICH COMMISSIONED **LOS ANGELES**
DATE COMMISSION EXPIRES **March 19, 2028**
COMMISSION NUMBER **# 2481524**



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

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.

M. Khalil
MAHMOUD KHALIL SAMANI
LS 8786

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.

Christopher G Vandrey
CHRISTOPHER G VANDREY, PLS 8783

2/13/2025
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

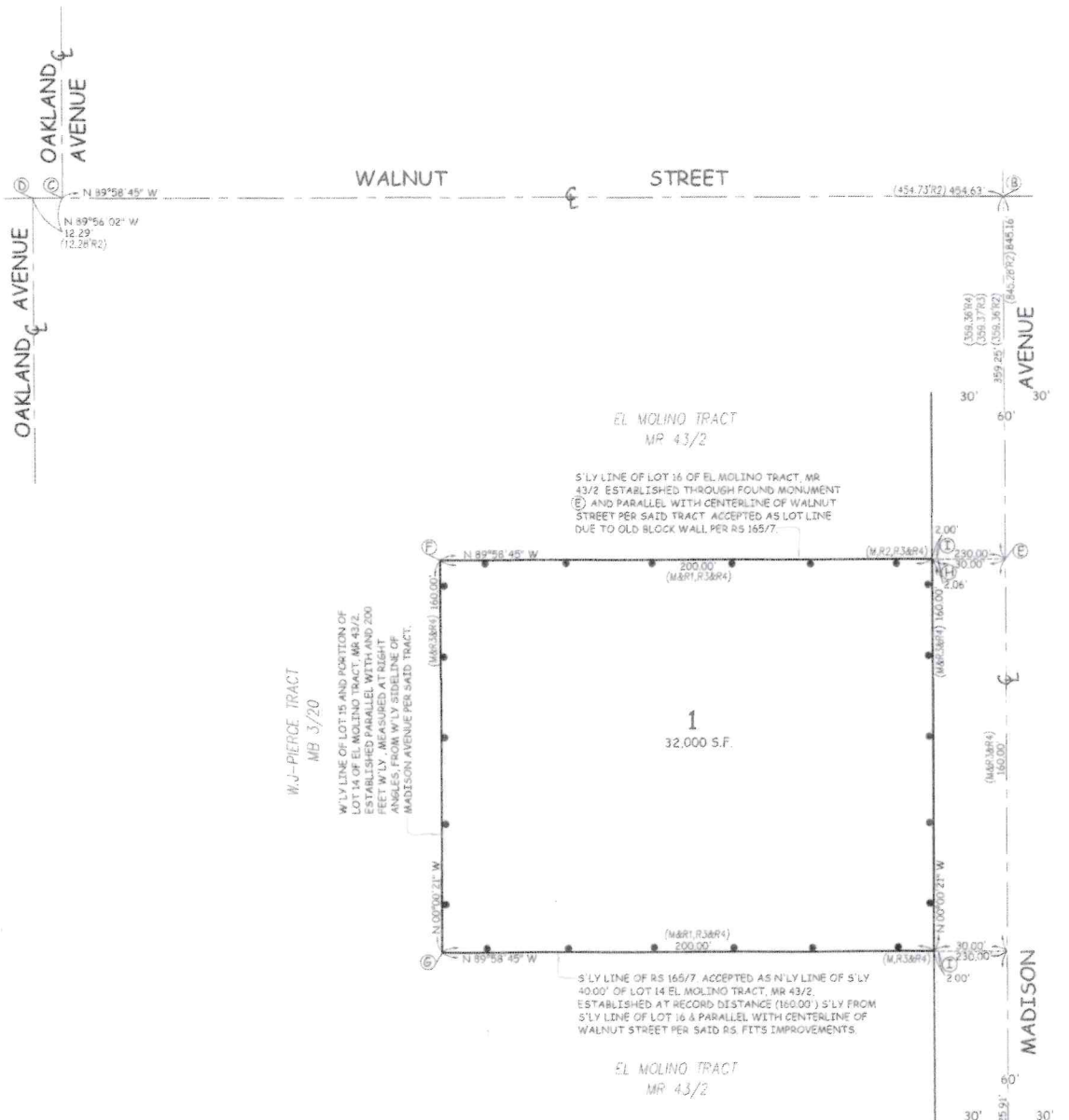
DATE

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

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 NATAG 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 PLUS IN TOP OF BRICK COPING PER R/S 312/46, ACCEPTED AS 0.01' N & 0.08' E FROM SW/LY CORNER, SET L&T, 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 L&T, TAG LS 8766 AT 1.00' N & 0.25' E FROM SW/LY CORNER.
- (H) FOUND L&T, TAG LS 5189 IN CONCRETE SIDEWALK ON 2.06' E/LY PROLONGATION OF PROPERTY LINE.
- (I) SET L&T, TAG LS 8766 IN CONCRETE SIDEWALK ON 2.00' E/LY PROLONGATION OF PROPERTY LINE.

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