

ATTACHMENT A

1 LOT
10,022 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 83373

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

BEING A SUBDIVISION OF LOT 3 OF MAGNOLIA TRACT, AS PER MAP
RECORDED IN BOOK 5, PAGE 145 OF MAPS 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.

814 MAGNOLIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: [Signature]
NAME: LET XU
MANAGING MEMBER

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

ON Feb 22, 2024 BEFORE ME, Tichun Chen, A NOTARY PUBLIC,

PERSONALLY APPEARED Lei Xu
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 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 Tichun Chen
MY COMMISSION NUMBER: 2360918
MY COMMISSION EXPIRES: 6/12/2025
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 7 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.

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 THIS TRACT
NO. 83373, AS REQUIRED BY LAW.

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

BY: _____
DEPUTY DATE

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 APRIL, 2019, IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BEVERLY JEANNE
MILLS AND ERIC R. MILLS, TRUSTEES OF THE CLAYTON AND BEVERLY MILLS TRUST DATED SEPTEMBER 17,
2015 (SURVIVOR'S TRUST) ON MARCH 30, 2019. I HEREBY STATE THAT THIS PARCEL 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.

[Signature] 2-14-24
ALFRED J. THELWELL DATE
LS 8999 EXPIRES: 9/30/2025



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAGNOLIA AVENUE SHOWN AS
N007°00'00"W ON THE MAP OF TRACT NO. 41244 FILED IN BOOK 984, PAGES 76 AND 77 OF 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; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY
RECORDS; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a) (1), (2) AND (3)
HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
CITY ENGINEER, CITY OF PASADENA
BRYANT MAUE PCS 80265



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 STATED TO BY THE CITY ENGINEER.

BY: [Signature] DATE 2/27/24
CHRISTOPHER G. VANDREY, PLS 8783



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 JONESKY, CITY CLERK
CITY OF PASADENA

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE
REQUIRED UNDER THE PROVISIONS OF SECTIONS 66402 AND 66403 OF THE SUBDIVISION MAP ACT.

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

BY: _____
DEPUTY DATE

TRACT NO. 83373

LEGEND:

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

R1: RECORDED DATA PER TR. 36431, M.B. 916/96-97.
R2: RECORDED DATA PER TR. 41244, M.B. 994/76-77.
R3: CITY FIELD BOOK 1212-L DRAWING X-1561 & X 1567.
© SET L&T, TAGGED LS 6899.

