

ATTACHMENT A

1 LOT
20,347 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 84064

CONSISTING OF TWO SHEETS

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

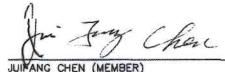
BEING A SUBDIVISION OF A PORTION OF LOTS 44 AND
45 OF DUNDEE HEIGHTS, AS PER MAP RECORDED IN
BOOK 6, PAGE 156 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

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.

JESF, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION (OWNER)



JUI FANG CHEN (MEMBER)

NOTARY ACKNOWLEDGMENT:

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 OCTOBER 4, 2024 BEFORE ME, DANIEL HAAG, NOTARY PUBLIC PERSONALLY

APPEARED JUI FANG CHEN 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 AND OFFICIAL SEAL.



Daniel Haag
NOTARY PUBLIC IN AND FOR
SAID STATE



CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 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.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPREHENSIVE SURVEY PERFORMED BY ME OR UNDER MY DIRECTION ON SEPTEMBER 2022, IN
CONFORMITY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT
THE REQUEST OF JUI FANG CHEN ON SEPTEMBER 12, 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 SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Sept. 30, 2024

DATE



JACK C. LEE LS 8407



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
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 66442 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DATE: _____

BY: M. KRIS MARKARIAN
CITY ENGINEER - CITY OF PASADENA
R.C.E. NO. 57442



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL
PROVISIONS OF THE 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 BY THE CITY ENGINEER.

DATE: 10/07/2024

BY: CHRISTOPHER G. VANDREY
LS 8783



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION
NO. _____ PASSED ON THIS _____ DAY OF _____
202____ APPROVED THE ATTACHED MAP.

MARK JOMSKY, CITY CLERK
CITY OF PASADENA

DATE _____

COUNTY TAX CERTIFICATE:

I HEREBY STATE 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

BY _____ DEPUTY _____ DATE _____

I HEREBY STATE 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. 84064 AS REQUIRED
BY LAW.

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

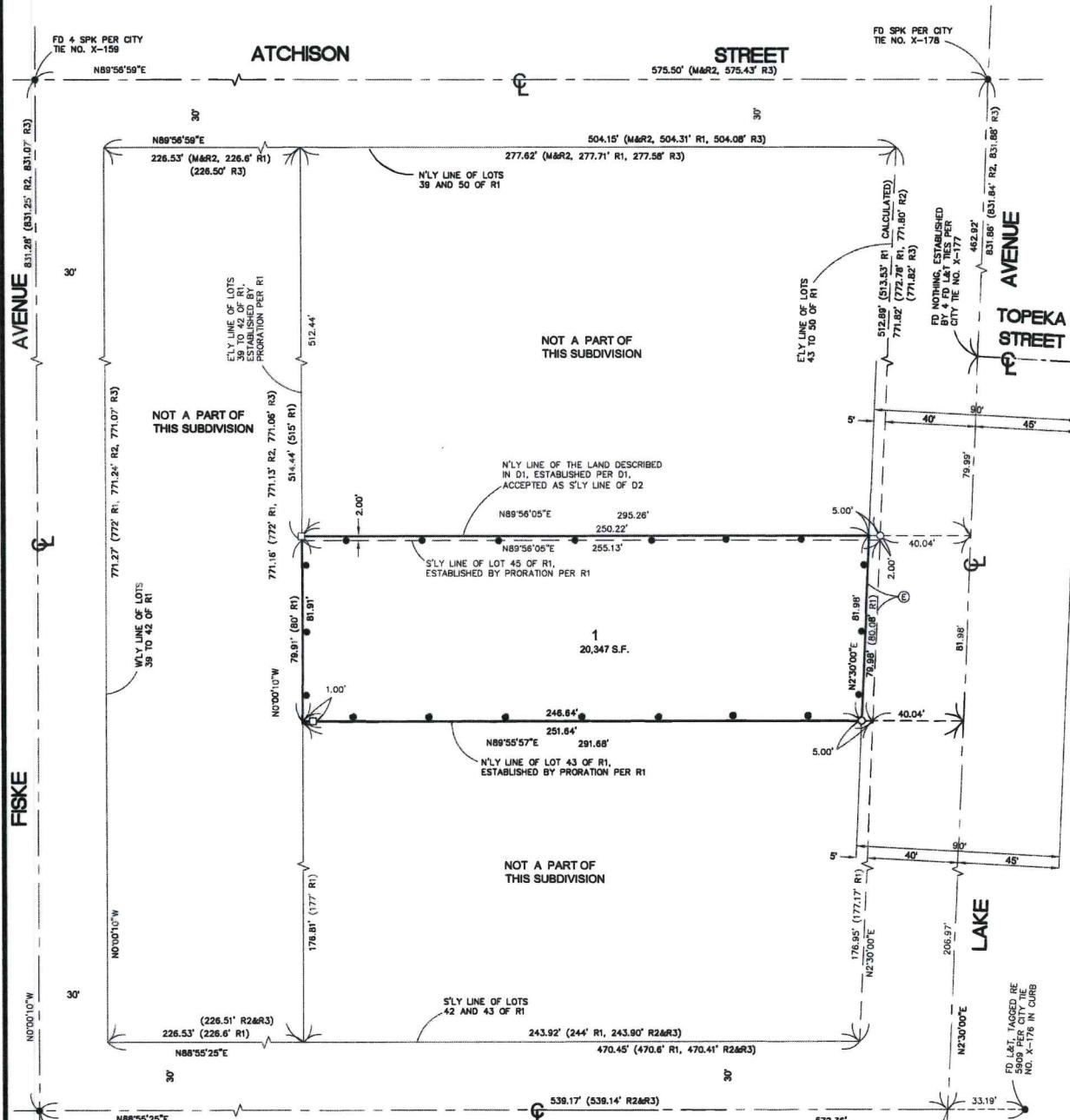
BY _____ DEPUTY _____ DATE _____

SCALE 1" = 30'

TRACT NO. 84064

SHEET 2 OF 2 SHEETS

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



REASONS FOR NOTES

RECORD DEED NOTES:

RECORD DATA NOTES

RECORD DATA NOTES:
R1 DUNDEE HEIGHTS, MB 6-156
R2 TRACT NO. 34620, MB 919-54
R3 RS 144-48

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N2°30'00"E OF THE CENTERLINE OF LAKE AVENUE AS SHOWN ON MAP OF DUNDEE HEIGHTS, RECORDED IN BOOK 6, PAGE 156 OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

LEGEND

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

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:

SET 1" IRON PIPE TAGGED LS 8407, FLUSH

STREET CONDEMNATION NOTE:

⑤ 5' WIDE STRIP OF LAND CONDEMNED TO CITY OF PASADENA FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 6759, PAGES 137 AND 138 OF OFFICIAL RECORDS.