

Attachment A

1 LOT
10,050 S.F. (GROSS/NET)

SHEET 1 OF 2 SHEETS

TRACT NO. 82331

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

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF KENDALL AND GIDDINGS
SUBDIVISION OF LOTS 23 AND 24 OF THE LANDS OF THE MUTUAL ORCHARD
COMPANY, AS PER MAP RECORDED IN BOOK 13, PAGE 98 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 AND SUBDIVISION.

FOREVER GREEN INVESTMENT, LLC, a California Limited Liability Company, Owner

Sign: Changqing Pan Manager
Print Name Title

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 } s.s.

ON MARCH 24 2026, BEFORE ME, SARAH SHUM

A NOTARY PUBLIC, PERSONALLY APPEARED CHANGQING PAN
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: SARAH SHUM
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: LOS ANGELES
DATE COMMISSION EXPIRES: 04/26/2027
COMMISSION NUMBER: 2442735

BENEFICIARY'S STATEMENT:

U.S. BANK, TRUSTEE NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR FLAT CREEK MORTGAGE TRUST ONE, AS BENEFICIARY UNDER
A DEED OF TRUST RECORDED NOVEMBER 5, 2024 AS INSTRUMENT NO. 20240758390, AND BY
ASSIGNMENT OF BENEFICIAL INTEREST RECORDED ON MAY 6, 2025 AS INSTRUMENT NO.
20250297262, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

By: Joshua Doneghy Post-Closing Manager
(PRINT NAME AND TITLE) BY: _____
(PRINT NAME AND TITLE)

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 } s.s.

ON 4-01-2026, BEFORE ME, Jose Gonzalez Velasquez

A NOTARY PUBLIC, PERSONALLY APPEARED Joshua Doneghy
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: Jose Gonzalez Velasquez
SIGNATURE: [Signature]
COUNTY IN WHICH COMMISSIONED: LOS ANGELES
DATE COMMISSION EXPIRES: AUG-6-2028
COMMISSION NUMBER: 2496740

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

BY _____
DEPUTY
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 TRACT NO. 82331 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
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE AT THE REQUEST OF FOREVER GREEN INVESTMENT, LLC ON JUNE, 2018. 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 THE MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT TIE NOTES FOR ALL
CENTERLINE MONUMENTS OR FOR ALL CENTERLINE TIE MONUMENTS WHERE ONLY
TIES ARE REQUIRED SET ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

M. Khalil Samani 3-6-26
MAHMOUD KHALILI SAMANI DATE
LS 8766



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WALNUT
STREET, SHOWN AS N 89°57'43" E ON MAP OF TRACT NO. 46873, RECORDED IN
BOOK 1180, PAGES 90 AND 91 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 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

Brent Mauve 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 4/2/2026
CHRISTOPHER G VANDREY, PLS 8783 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 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.

SCALE: 1" = 30'

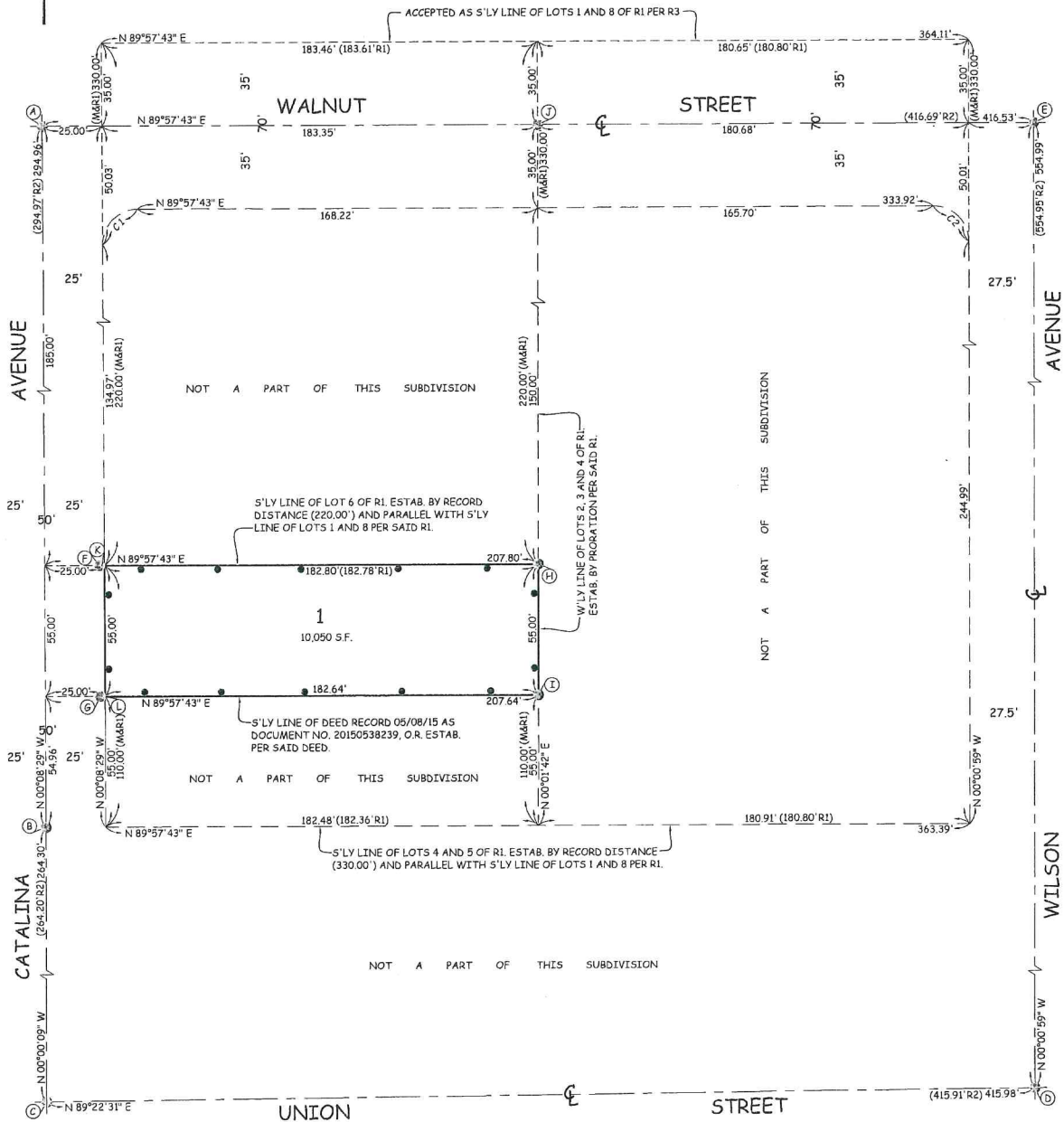
SHEET 2 OF 2 SHEETS

TRACT NO. 82331

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

CURVE DATA:

NO	Δ	T	R	L
C1	90°06'12"	15.03'	15.00'	23.59'
C2	90°01'18"	15.01'	15.00'	23.57'



MONUMENT NOTES:

- (A) FOUND S&W, STAMPED LS 6999, FLUSH PER CITY CENTERLINE TIE F.B. 1256-L, PAGE X-0195A, FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- (B) FOUND S&W, STAMPED LS 6999, FLUSH PER CITY CENTERLINE TIE F.B. 1256-L, PAGE X-0194R, FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE ANGLE POINT.
- (C) FOUND S&W, TAG ILLEGIBLE, PER CITY CENTERLINE TIE F.B. 1256-L, PAGE X-193A, FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- (D) FOUND S&W, TAG ILLEGIBLE, PER CITY CENTERLINE TIE F.B. 1573-L, PAGE X-302A, FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- (E) FOUND S&W, STAMPED LS 6999, FLUSH PER CITY CENTERLINE TIE F.B. 1189-L, PAGE X-304, FITS 4 TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- (F) FOUND L&T, NO TAG, NO REFERENCE AT N 89°20'13" W 2.01' AND L&T, TAGGED 6999 PER RECORD OF SURVEY, R.S. 344-42 AT N 89°32'33" W 2.02', BOTH FROM NW CORNER OF LOT 1 IN THE CONCRETE SIDEWALK.
- (G) FOUND L&T, TAGGED LS 6999 PER RECORD OF SURVEY, R.S. 344-42 AT N 89°32'33" W 2.02' FROM THE SW'LY PROPERTY CORNER IN THE CONCRETE SIDEWALK. SAID MONUMENT REMOVED DURING CONSTRUCTION.
- (H) FOUND L&T, TAGGED LS 5336 PER RECORD OF SURVEY, R.S. 344-42 AT S 14°19'14" E 2.01' FROM THE NE'LY PROPERTY CORNER ON TOP OF CONCRETE BLOCK WALL (5 FEET HIGH FROM GROUND).
- (I) FOUND L&T, TAGGED LS 5336 PER RECORD OF SURVEY, R.S. 344-42 AT N 86°45'50" E 0.99' FROM THE SE'LY PROPERTY CORNER ON TOP OF CONCRETE BLOCK WALL (5 FEET HIGH FROM GROUND).
- (J) FOUND L&T TAGGED RE 3522 PER RECORD OF SURVEY, R.S. 344-42 AT S 06°12'55" E 1.01' FROM INTERSECTION, FOR RETRACEMENT PURPOSES.
- (K) SET L&T, TAGGED 8766 AT S 89°57'43" W 1.00' FROM THE NW'LY PROPERTY CORNER IN THE CONCRETE SIDEWALK.
- (L) SET L&T, TAGGED 8766 AT S 37°15'55" E 0.41' FROM THE SW'LY PROPERTY CORNER ON TOP OF CONCRETE CURB (0.5 FEET HIGH FROM GROUND).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WALNUT STREET, SHOWN AS N 89°57'43" E ON MAP OF TRACT NO. 46873, RECORDED IN BOOK 1180, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1.....KENDALL AND GIDDINGS SUBDIVISION, M.R. 13-98
- R2.....TRACT NO. 46873, M.B. 1180-90-91
- R3.....CLERK FILED MAP CF1043; LA COUNTY RECORDS
- M.....MEASURE
- ⊙.....FOUND MONUMENT AS DESCRIBED