



EQUITY TITLE[®]
COMPANY

801 N. Brand Boulevard, Suite 400
Glendale, CA 91203
PHONE: (818) 291-4400
FAX: (818) 291-4460

DATED AS OF JULY 14, 2025 AT 8:00 A.M.

FIRST CALIFORNIA ESCROW - PASADENA
800 E. COLORADO BLVD, SUITE 160
PASADENA, CA 91101

YOUR NO.: PRE-ESCROW
PROPERTY ADDRESS: 484 E CALIFORNIA BLVD
UNIT 33
PASADENA, CA 91106

ATTENTION: SONIA GUERRERO

ORDER NO.: 3910125-05180
TITLE OFFICER: ANNE M WANG
EMAIL: unit60@equitytitle.com

"PRELIMINARY REPORT"

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, **EQUITY TITLE COMPANY** HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT B ATTACHED. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THAT SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. LIMITATIONS ON COVERED RISKS APPLICABLE TO THE CLTA AND ALTA HOMEOWNER'S POLICIES OF TITLE INSURANCE WHICH ESTABLISH A DEDUCTIBLE AMOUNT AND A MAXIMUM DOLLAR LIMIT OF LIABILITY FOR CERTAIN COVERAGES ARE SET FORTH IN THE POLICY. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE THAT ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

ALTA/CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE, IF APPLICABLE, OR
CLTA/ALTA STANDARD OWNER'S POLICY; AND/OR
ALTA LOAN POLICY, IF APPLICABLE, OR CLTA STANDARD LOAN POLICY

A SPECIFIC REQUEST SHOULD BE MADE IF ANOTHER FORM OR ADDITIONAL COVERAGE IS DESIRED.

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A CONDOMINIUM IN FEE, AS DEFINED IN SECTION 783 OF THE CALIFORNIA CIVIL CODE. A FEE AS TO PARCEL 1. AN EASEMENT AS TO PARCEL 2.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

DAVID VANDER VELDE AND JANE VANDER VELDE, AS CO-TRUSTEES OF THE JANE AND DAVID VANDER VELDE REVOCABLE LIVING TRUST, DATED MAY 20, 2018

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

A CONDOMINIUM COMPOSED OF:

PARCEL 1:

A) AN UNDIVIDED 1/46 INTEREST IN AND TO LOT 1 OF TRACT NO. [41109](#), IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1009, PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 46 INCLUSIVE, AS DEFINED AND DELINEATED ON A CONDOMINIUM PLAN RECORDED SEPTEMBER 28, 1982, AS INSTRUMENT NO. [82-979592](#), OF OFFICIAL RECORDS.

B) UNIT 33, AS DEFINED AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.

PARCEL 2:

AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF "PARKING AREAS" OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID TRACT NO. 41109, DEFINED AND DELINEATED AS "RESTRICTED COMMON AREA" P-78 (AND) P-79, ON THE ABOVE REFERENCED CONDOMINIUM PLAN.

APN: 5721-001-061

*****END OF LEGAL DESCRIPTION*****

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2025-2026, A LIEN NOT YET DUE OR PAYABLE.
2. **GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2024-2025.**

TOTAL:	\$5,917.08	
FIRST INSTALLMENT:	\$2,958.55	PAID
PENALTY:	\$0.00	
SECOND INSTALLMENT:	\$2,958.53	PAID
PENALTY:	\$0.00	

ASSESSED VALUATION:	
LAND VALUE:	\$295,170.00
IMPROVEMENTS:	\$222,449.00
EXEMPTION:	\$7,000.00

CODE AREA:	07500
A. P. NO.:	5721-001-061

3. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

PLEASE NOTE THAT THERE MAY BE A SUPPLEMENTAL OR AN ESCAPED ASSESSMENT OF TAXES WHICH WILL POSSIBLY BE ASSESSED DUE TO THE CONVEYANCE OF SAID LAND OR MAY BE TRIGGERED DUE TO THE DEATH OF A PRIOR OWNER. THE COMPANY MAKES NO REPRESENTATION AND IS NOT RESPONSIBLE FOR IDENTIFYING THE AMOUNT OR TIME PERIOD IN WHICH SAID TAXES WILL BE ASSIGNED AGAINST THE SUBJECT PROPERTY.

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS.

AFFECTS: COMMON AREA

6. COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN [BOOK 2943, PAGE 214](#), OF DEEDS

7. COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN [BOOK 3054, PAGE 210](#) AND IN [BOOK 3106, PAGE 254](#), BOTH OF DEEDS

8. COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN [BOOK 3165, PAGE 52](#), OF DEEDS

9. PROVISION OF THE DEDICATION STATEMENT ON THE MAP OF SAID TRACT, WHICH OFFERS THE LAND HEREIN DESCRIBED FOR FUTURE STREET OR ALLEY AND RESTRICT THE USE THEREOF.

AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT

10. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: September 28, 1982 AS INSTRUMENT NO. [82-979593](#) OF OFFICIAL RECORDS

11. THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT REGARDING "SIDE LETTER AGREEMENT", RECORDED: January 06, 1982 AS INSTRUMENT NO. [82-7548](#) OF OFFICIAL RECORDS

A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED December 30, 1983 AS INSTRUMENT NO. [83-1548761](#) OF OFFICIAL RECORDS

12. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.

FOR: PARKING AREA
RECORDED: April 17, 1984 AS INSTRUMENT NO. [84-459406](#) OF OFFICIAL RECORDS

AFFECTS: THE COMMON AREA AS MORE PARTICULARLY DESCRIBED THEREIN

13. THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT REGARDING "COVENANT TO RUN WITH LAND (FIREPLACES)", RECORDED: August 22, 2017 AS INSTRUMENT NO. [20170949503](#) OF OFFICIAL RECORDS

14. NO DETERMINATION HAS OR CAN BE MADE REGARDING INDIVIDUALS OR PARTIES IN PHYSICAL POSSESSION OF SAID PARKING SPACE(S) OR STORAGE SPACE(S) REFERRED TO IN THE LEGAL DESCRIPTION ABOVE, AND THE COMPANY ASSUMES NO LIABILITY FOR CLAIMS OR LOSSES RESULTING FROM POSSESSION OR USE OF SAID SPACE(S).

15. **A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY**

AMOUNT: \$280,000.00
DATED: May 08, 2015
TRUSTOR: DAVID VANDERVELDE AND JANE VANDERVELDE, HUSBAND AND WIFE AS JOINT TENANTS
TRUSTEE: FIDELITY NATIONAL TITLE INS CO.
BENEFICIARY: WELLS FARGO BANK, N.A., A CORPORATION
RECORDED: May 21, 2015 AS INSTRUMENT NO. [20150595399](#) OF OFFICIAL RECORDS
LOAN NO.: NONE SHOWN

16. **ANY DEFECT OR INVALIDITY IN THE TITLE OF THE VESTEES IN THE EVENT SUCH TRUST IS INVALID OR FAILS TO CONFER SUFFICIENT POWERS IN THE TRUSTEES, OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENTS.**

17. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS THE VESTEE(S).

PLEASE FORWARD THE STATEMENT OF INFORMATION TO THIS OFFICE AS SOON AS POSSIBLE, BUT NO LATER THAN 10 WORKING DAYS PRIOR TO CLOSING.

REQUIREMENTS:

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:

- 1. THE REQUIREMENT THAT THE OWNER'S PROPERTY STATEMENT BE EXECUTED AND UPON REVIEW FURTHER REQUIREMENTS MAY BE REQUESTED PRIOR TO THE ISSUANCE OF ANY POLICY OF INSURANCE.**
- 2. THIS TRANSACTION MAY BE SUBJECT TO AN ORDER ISSUED PURSUANT TO THE BANK SECRECY ACT. THE POLICY ISSUING AGENT MAY NEED TO PROVIDE CERTAIN INFORMATION NECESSARY TO COMPLY WITH THE ORDER PRIOR TO THE CLOSING.**
- 3. THE COMPANY MAY REQUIRE A COPY OF A VALID GOVERNMENT ISSUED PHOTO ID FROM THE PRINCIPLE(S) INVOLVED IN THIS TRANSACTION SUBJECT TO FURTHER REQUIREMENTS OF THIS COMPANY.**
- 4. WITH RESPECT TO THE TRUST(S) REFERRED TO HEREIN:**
 - 1. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.**
 - 2. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO, WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.**
 - 3. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.**
- 5. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF MATTERS REFERRED TO IN ITEM NO. 17 HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.**

IMPORTANT: PLEASE FORWARD THE STATEMENT OF INFORMATION TO US AS SOON AS POSSIBLE, BUT NO LATER THAN 10 WORKING DAYS BEFORE CLOSING. THIS WILL HELP TO AVOID ANY LAST MINUTE DELAYS WITH YOUR CLOSING AND RECORDING.

*****END OF SCHEDULE B*****

Statement of Information

Equity Title Company maintains procedural safeguards that comply with federal standards to protect the confidentiality and security of non-public personal information. This statement will serve to establish identity, eliminate matters affecting persons of similar name, protect you against forgeries, and speed the completion of your title and escrow services. **PLEASE BE SURE YOU HAVE FILLED THIS FORM OUT COMPLETELY; INCLUDING SIGNATURES AND DATE. NOT PROVIDING REQUESTED INFORMATION MAY CAUSE A DELAY IN THE CLOSE OF YOUR TRANSACTION. - THANK YOU -**

ESCROW NO. _____ TITLE ORDER: 3910125-05180

NAME _____ SOC. SEC. NUMBER _____
FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE NUMBER _____

DATE OF BIRTH _____ BIRTHPLACE _____ HOME PHONE _____

YOUR BUSINESS PHONE _____ YOUR CELL PHONE _____ YOUR FAX _____

YOUR E-MAIL _____ SPOUSE/DOMESTIC PARTNER E-MAIL _____

LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____

(CIRCLE ONE) NAME OF SPOUSE/
DOMESTIC PARTNER _____ SOC. SEC. NUMBER _____
FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE NUMBER _____

DATE OF BIRTH _____ BIRTHPLACE _____ PREVIOUS NAME _____

SPOUSE/DOMESTIC PARTNER BUSINESS PHONE _____ CELL PHONE _____ FAX _____

LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____

IF MARRIED, OR IN A DOMESTIC PARTNERSHIP, DATE: _____ AT _____ CITY AND STATE _____

PREVIOUS MARRIAGE(S) OR DOMESTIC PARTNERSHIP(S) (if no previous marriage or domestic partnership, write "NONE"):

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____ DECEASED _____ DATE _____
DIVORCED _____ WHERE _____

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____ DECEASED _____ DATE _____
DIVORCED _____ WHERE _____

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

CHILDREN:

NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____

NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

INFORMATION COVERING PAST 10 YEARS.

Residence:

NUMBER AND STREET	CITY	ZIP CODE	FROM	TO
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NUMBER AND STREET	CITY	ZIP CODE	FROM	TO
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**Your
Employment:**

NUMBER AND STREET	CITY	ZIP CODE	FROM	TO
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FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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**Spouse/Domestic Partner
Employment:**

FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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FIRM NAME AND ADDRESS	CITY	ZIP CODE	FROM	TO
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HAVE YOU OR YOUR SPOUSE/DOMESTIC PARTNER OWNED OR OPERATED A BUSINESS?

☐ YES ☐ NO IF SO, PLEASE LIST NAMES _____

I HAVE NEVER BEEN ADJUDGED BANKRUPT, NOR ARE THERE ANY UNSATISFIED JUDGMENTS OR OTHER MATTERS PENDING AGAINST ME WHICH MIGHT AFFECT MY TITLE TO THIS PROPERTY EXCEPT AS FOLLOWS:

THE STREET ADDRESS OF THE PROPERTY IN THIS TRANSACTION IS: 484 E CALIFORNIA Blvd

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

Date: _____ X _____
(SIGNATURE)

Date: _____ X _____ (SPOUSE/DOMESTIC PARTNER SIGNATURE)

Owners Property Statement

In connection with the property located at: 484 E CALIFORNIA Blvd Unit 33, Pasadena, CA 91106

Instructions: Please initial after reading each statement below. If one does not apply, leave it blank and provide further explanation at the bottom of this form.

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED PROPERTY MAKE(S) THE FOLLOWING STATEMENTS AND REPRESENTATIONS TO THE TITLE COMPANY AND ITS UNDERWRITER:

[☐] 1. Owner warrants and represents that they are the owner of the above described Property and that they have no pending proceedings in State or Federal Court which resulted in or may result in judgments against Owner or liens against the Property.

[☐] 2. Owner represents that, in the last twelve (12) months, they have not contracted for, ordered, or agreed to the supplying of any labor, materials or construction-related service for remodeling, renovation, repair or construction of any improvements located on the Property.

[☐] 3. Owner represents that they know of no claims, encroachments, rights, interests, easements, rights of way, liens, agreements, notices, options, contracts, Homeowners Association ("HOA") violations, HOA charges, fees assessed, or liens, or other matters affecting the Property, whether verbal, written, unrecorded, or appearing in the public records.

[☐] 4. Owner represents that they are currently not leasing, permitting or granting to any other person or entity, verbally, in writing or otherwise, any right to use, possess, occupy or live in the Property or any part thereof for any purpose, and no other person has or claims any present right to use or possess the Property, including rights of first refusal, or contracts to sell the Property.

[☐] 5. Owner represents that there are currently no new or existing loans or obligations for energy efficiency improvements affecting the Property. Such improvements include, but not limited to, those made with the State of California's HERO ("Home Energy Renovation Opportunity") or PACE ("Property Assessed Clean Energy") program.

Owner understands that Title Company and Underwriter will rely on the statements, declarations, representations and warranties herein to close the transaction and to issue a title insurance policy or policies. Owner has completed the Property Statement to the best of Owner's ability and understanding. Owner agrees to indemnify and hold Title Company and/or Underwriter harmless from and against any loss or damage either or both may sustain, including, but not limited to, reasonable attorney's fees and court costs should any of the statements, declarations, representations and warranties herein be incorrect.

EXCEPTIONS: [☐] I initialed all of the above statements and there are no exceptions to the best of my knowledge.

[☐] The only exceptions to the above statements are:

Date: _____

(SIGNATURE)

(SIGNATURE)

**CERTIFICATION OF TRUST
PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5**

The undersigned hereby declare(s) the following to be true and correct:

1. The _____ is currently in existence
Name of Trust
and was created on _____.
2. The trustor(s)/settlor(s) (person(s) who created the Trust) are as follows

3. The currently acting trustee(s) of the trust is (are):

4. The trustees of the trust have the following powers (initial applicable line(s)):
_____ Power to acquire additional property. _____ Power to sell, convey and exchange.
_____ Power to borrow money and encumber the trust property with a deed of trust or mortgage.
_____ Other: _____
5. The trust is (check one) _____ revocable _____ irrevocable.
If revocable, the trust may be revoked by _____
6. The trust (check one) _____ does _____ does not have multiple trustees. If the trust has multiple trustees, the signatures of all the trustees or of any _____ of the trustees is required to exercise the powers of the trust.
7. The trust identification number is as follows: _____
(Social Security number/Employee Identification number)
8. Title to trust assets shall be taken in the following fashion: _____

The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees and is being executed in conformity with the provisions of California Probate Code Section 18100.5, Chapter 530, Statutes of 1993, which provides that this Declaration may be relied upon without further inquiry into the authority of the undersigned to act under the Trust Agreement. The undersigned declare under penalty of perjury under laws of the State of California that the foregoing is true and correct and that this Declaration was executed on _____, 20____.

Dated:

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.

Trustee

Trustee

STATE OF CALIFORNIA

COUNTY OF _____ }SS.

On _____ before me _____ Notary Public, personally appeared _____ 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.

Signature _____
Signature of Notary

Commission Expiration Date: _____

NOTES:

WE DEPOSIT FUNDS RECEIVED ON YOUR BEHALF IN STATE OR FEDERALLY-CHARTERED BANKS THAT ARE INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC"). THE ACCOUNT IS CURRENTLY HELD AT COMERICA BANK.

FDIC DEPOSIT INSURANCE COVERAGE APPLIES TO A MAXIMUM AMOUNT OF \$250,000 PER DEPOSITOR FOR DEPOSITS HELD IN THE SAME LEGAL OWNERSHIP CATEGORY AT EACH BANK. FOR EXAMPLE, FUNDS HELD ON YOUR BEHALF IN AN ACCOUNT MAINTAINED BY US WILL BE COMBINED WITH ANY INDIVIDUAL ACCOUNTS HELD DIRECTLY BY YOU AT THE SAME BANK. YOU ARE RESPONSIBLE FOR MONITORING THE TOTAL AMOUNT OF DEPOSITS THAT ARE OWNED DIRECTLY OR INDIRECTLY BY YOU IN ANY ONE BANK.

IF YOU HAVE QUESTIONS ABOUT FDIC DEPOSIT INSURANCE, CONTACT YOUR FINANCIAL OR LEGAL ADVISORS OR GO TO [HTTP://WWW.FDIC.GOV/DEPOSIT/DEPOSITS/INDEX.HTML](http://www.fdic.gov/deposit/deposits/index.html). WE DO NOT GUARANTEE THE SOLVENCY OF ANY BANK INTO WHICH FUNDS ARE DEPOSITED AND WE ASSUME NO LIABILITY FOR ANY LOSS YOU INCUR DUE TO THE FAILURE, INSOLVENCY OR SUSPENSION OF OPERATIONS OF ANY BANK OR THE \$250,000 FDIC DEPOSIT INSURANCE LIMIT.

UNLESS OTHERWISE AGREED IN WRITING, EACH OF THE PRINCIPALS AGREES, UNDERSTANDS AND ACKNOWLEDGES THAT: THE ESCROW ACCOUNT IS NON-INTEREST-BEARING; NO FINANCIAL OR OTHER BENEFITS WILL BE EARNED BY OR PROVIDED TO ANY OF THE PRINCIPALS WITH RESPECT TO SUCH FUNDS' AND Equity Title Company AND ITS AFFILIATES MAY INSTEAD RECEIVE DIRECT AND INDIRECT FINANCIAL AND OTHER BENEFITS FROM THE DEPOSITORY WITH RESPECT TO SUCH FUNDS THESE BENEFITS SHALL BE TREATED AS ADDITIONAL COMPENSATION TO Equity Title Company FOR ITS SERVICES AS AN ESCROW HOLDER IN THIS TRANSACTION.

NOTE: IF APPLICABLE, AND UNLESS OTHERWISE DIRECTED IN WRITING, Equity Title Company ISSUES THE **ALTA HOME OWNER'S POLICY** ON RESIDENTIAL PROPERTY SALE TRANSACTIONS.

NOTE: THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. NO PAYOFFS WILL BE MADE USING "VERBAL" FIGURES

NOTE: EFFECTIVE JANUARY 1, 1990, ASSEMBLY BILL 512, ENACTED AS CHAPTER 598, WILL ADD SECTION 12413.1 TO THE CALIFORNIA INSURANCE CODE DEALING WITH THE "GOOD FUNDS" ISSUE. FUNDS DEPOSITED BY:

- ❑ CASH AND BY ELECTRONIC TRANSFER (WIRED FUNDS) WILL BE AVAILABLE FOR SAME DAY DISBURSEMENTS.
- ❑ CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS WILL BE AVAILABLE FOR NEXT DAY DISBURSEMENTS.
- ❑ ALL OTHER TYPES OF CHECKS WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DAY PROVIDED IN REGULATION CC ADOPTED BY THE FEDERAL RESERVE BOARD OF GOVERNORS.
- ❑ A DRAFT WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DRAFT HAS BEEN SUBMITTED FOR COLLECTION AND PAYMENT RECEIVED BY OUR BANK.

PLEASE NOTE: THIS COMPANY WILL MAKE DISBURSEMENTS ONLY IN THE SAME MANNER AS WHICH FUNDS ARE RECEIVED. SHOULD THIS COMPANY BE REQUESTED TO MAKE ANY DISBURSEMENTS BY ELECTRONIC TRANSFER (WIRED FUNDS), THIS COMPANY WILL REQUIRE FUNDS TO BE DEPOSITED TO OUR ACCOUNT BY ELECTRONIC TRANSFER.

Equity Title Company

801 N. Brand Boulevard, Suite 400
Glendale, CA 91203
PHONE: (818) 291-4400
FAX: (818) 291-4460

YOUR NO.:

OUR NO.: 3910125-05180

DATE: JULY 14, 2025 AT 8:00 A.M.

ANNE M WANG, TITLE OFFICER

LENDERS SUPPLEMENTAL REPORT

THE ABOVE NUMBERED REPORT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY AS FOLLOWS:

THIS REPORT IS PREPARATORY TO THE ISSUANCE OF AN ALTA LOAN POLICY. WE HAVE NO KNOWLEDGE OF ANY FACT WHICH WOULD PRECLUDE THE ISSUANCE OF THE POLICY WITH CLTA ENDORSEMENT FORMS 100 AND 116.2 ATTACHED.

WHEN ISSUED, THE CLTA ENDORSEMENT FORM 116.2 WILL REFERENCE **A RESIDENTIAL CONDOMINIUM UNIT**

KNOWN AS

484 E CALIFORNIA BLVD UNIT 33, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE LAND DESCRIBED HEREIN WITHIN A PERIOD OF TWENTY-FOUR (24) MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE.

[Entire map, if any additional pages.](#)

MAPS

To access maps related to your property,
please click on the provided link on this
page.

Equity Title Company Privacy Statement

Rev 5-10-2023

FACTS	WHAT DOES EQUITY TITLE COMPANY DO WITH YOUR PERSONAL INFORMATION?		
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">■ Social Security number and account balances■ payment history and credit card or other debt■ checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons Equity Title Company chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does Equity Title Company share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes—to offer our products and services to you		No	We don’t share
For joint marketing with other financial companies		No	We don’t share
For our affiliates’ everyday business purposes—information about your transactions and experiences		Yes	No
For our affiliates’ everyday business purposes—information about your creditworthiness		No	We don’t share
For our affiliates to market to you		No	We don’t share
For nonaffiliates to market to you		No	We don’t share
Questions?	Go to http://www.anywhere.re/privacypolicy		

Equity Title Company Privacy Statement

Rev. 5-10-2023

Who we are	
Who is providing this notice?	Equity Title Company
What we do	
How does Equity Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Equity Title Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> ■ Apply for insurance or pay insurance premiums ■ Provide your mortgage information or show your driver's license ■ Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> ■ Sharing for affiliates' everyday business purposes—information about your creditworthiness ■ Affiliates from using your information to market to you ■ Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> ■ <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate Inc., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, Anywhere Advisors LLC, Cartus, Anywhere Leads Inc. and Anywhere Integrated Services LLC.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> ■ <i>Equity Title Company does not share with nonaffiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> ■ <i>Equity Title Company does not share with nonaffiliated financial companies for joint marketing purposes</i>
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at http://www.anywhere.re/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at http://www.anywhere.re/privacypolicy

Equity Title Company
Available Discounts

Equity Title Company is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts could apply to:

- Property located within an area proclaimed a state or federal disaster area
- Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale
- Property being refinanced

Please talk with your title officer to determine your qualification for any of these discounts.

Exhibit B (Revised 11-04-22)
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (By Policy Type)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 2022 (02-04-22)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
- Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes.
- Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

1. For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$ 2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$ 2,500.00 (whichever is less)	\$ 5,000.00

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

2. For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$ 2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$ 2,500.00 (whichever is less)	\$ 5,000.00

ALTA OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B

ALTA OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) app

TRACT NO. 41109

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES

BEING A SUBDIVISION OF LOTS 1 TO 6 (INCLUSIVE) AND A PORTION
OF LOT 7 OF PARKER PLACE PER MAP RECORDED IN BOOK 11 PAGE
149 OF MAPS, RECORDS OF LOS ANGELES COUNTY.FOR CONDOMINIUM PURPOSES
WAGNER-STANFORD CONSULTANTS

FILED
AT REQUEST OF OWNER
SEP 20 1982
dl 3 p.m.
IN BOOK 1009
AT PAGE 45
OF MAPS
RECORDED IN COUNTY OF
LOS ANGELES
BY
P. L. L. L. L.
FEE \$ 8.00

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY 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, WE HEREBY
DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER
PUBLIC WAYS SHOWN ON SAID MAP.

LOS ROBLES LTD., A PARTNERSHIP --
(OWNER)

BY: David Lloyd PARTNER Renato Corzo PARTNER
DAVID LLOYD PARTNER RENATO CORZO PARTNER

BY: PALS, INC., A CALIFORNIA CORPORATION
(PARTNER)

Alexander Spitzer
ALEXANDER SPITZER, PRESIDENT

IMPERIAL BANK, A CORPORATION, BENEFICIARY
UNDER DEED OF TRUST RECORDED JULY 22, 1981 AS INSTRUMENT NO. 81-729234
OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Lucy Arreola VICE PRESIDENT Silvia Gordon SECRETARY
VICE PRESIDENT VICE PRESIDENT

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES

ON THIS 15th DAY OF October, 1981, BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
DAVID LLOYD AND RENATO CORZO
KNOWN TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SUCH PARTNERSHIP EXECUTED THE SAME.

Lucy Arreola
NOTARY PUBLIC



STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES

ON THIS 15th DAY OF October, 1981, BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Lucy Arreola KNOWN TO ME TO BE THE
PRESIDENT
OF PALS, INC., THE CORPORATION THAT EXECUTED THE WITHIN
INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN
TO ME TO BE ONE OF THE PARTNERS OF LOS ROBLES LTD., THE PARTNERSHIP
THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP
EXECUTED THE SAME.

Lucy Arreola
NOTARY PUBLIC



STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES

ON THIS 15th DAY OF October, 1981, BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
LUCY ARREOLA, PRESIDENT AND SILVIA GORDON, SECRETARY
OF PALS, INC., THE CORPORATION THAT EXECUTED THE WITHIN
INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME AS BENEFICIARY.

Kathy A. Beck
NOTARY PUBLIC



SIGNATURE OMISSION:

THE SIGNATURE OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, EASEMENT
HOLDER FOR PUBLIC UTILITIES BY DEED RECORDED OCTOBER 7, 1981 AS
INSTRUMENT NO. 81-992466 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES
COUNTY, HAS BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION
(C)(1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT
CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY
THE LOCAL AGENCY.

THE SIGNATURES OF DAVID KENT BEAVON AND CHARLIE BEAVON,
EASEMENT HOLDERS FOR PARKING SPACES AS DISCLOSED BY
MUTUAL EASEMENT AGREEMENT RECORDED JAN. 6, 1982 AS
INSTRUMENT NO. 82-7548, RECORDS OF LOS ANGELES COUNTY,
HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436,
SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST
IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID
SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY. SAID
EASEMENT IS INDETERMINATE IN NATURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE
OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF TWO SHEETS IS
A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY
DIRECTION, OCTOBER 1981; THAT THE MONUMENTS OF THE
CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Robert B. Stanford, Jr.
ROBERT B. STANFORD, JR. LS 4457

BASIS OF BEARINGS:

THE BEARINGS N89°59'50"E OF THE E. OF CALIFORNIA BOULEVARD AS
SHOWN ON MAP OF TRACT NO. 35409, M.B. 911 PAGE 49-50 WAS USED
AS THE BASIS OF BEARINGS FOR THIS MAP.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS
THEREOF; THAT ALL PROVISIONS OF LOCAL SUBDIVISION ORDINANCES OF THE
CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP
IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

9/8/82 Arthur A. Krieger
DATE CITY ENGINEER OF THE CITY OF PASADENA

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOARD OF DIRECTORS OF THE CITY OF PASADENA,
BY RESOLUTION NO. 4766, PASSED ON THE 14th DAY OF SEPT., 1982
APPROVED THE ATTACHED MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL
STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

9-15-82 Amelia S. Shurt
DATE CITY CLERK OF THE CITY OF PASADENA

LEGEND:

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

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST
IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY
ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT

OF \$ 21,075 HAS BEEN FILED WITH THE
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. 41109 AS REQUIRED BY LAW.

JAMES S. MIZE, EXECUTIVE OFFICER-CLERK
OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES STATE OF
CALIFORNIA
BY William J. Stonecup
DEPUTY



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE RE-
QUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND
66493 OF THE SUBDIVISION MAP ACT.

JAMES S. MIZE, EXECUTIVE OFFICER-CLERK OF THE
BOARD OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY William J. Stonecup
DEPUTY

I HEREBY CERTIFY 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,
COUNTY ENGINEER

SEP 20 1982 Edward Johnson
DATE BY DEPUTY

7-66

Public Record

FILED WITH L.S. 146-1-23
REGISTRAR REC'D
JUN 29 1982



- 82- 979592

When Recorded Return to:

WAGNER-STANFORD CONSULTANTS
131 West Green Street
PASADENA 91105

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

SEP 28 1982 AT 8 A.M.

Recorder's Office

FEE \$ 47⁰⁰ M 44

CONDOMINIUM FOR TRACT NO.

CONSISTING OF LOT 1 OF TRACT
OF PASADENA, STATE OF CALIFORNIA
RECORDED IN BOOK 1009 PAGE 1
OF MAPS, RECORDS OF LOS ANGELES COUNTY

A DIAGRAMMATIC FLOOR PLAN
CONSTRUCTED
CERTIFICATE AS REQUIRED BY
CODE SECTION 1351.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, RECORD HOLDERS OF
SECURITY INTEREST THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED
WITHIN THE LOT SHOWN ON THIS MAP, AND THAT WE CONSENT TO THE
RECORDATION OF THIS CONDOMINIUM PLOT, PURSUANT OF THE PROVISIONS
OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOS ROBLES LTD., A PARTNERSHIP
(OWNER)

BY: David Lloyd PARTNER Renato Corzo PARTNER
DAVID LLOYD PARTNER RENATO CORZO PARTNER

BY: PALS, INC., A CALIFORNIA CORPORATION
(PARTNER)

Stanley J. J. J. PRESIDENT Stanley J. J. J. SECRETARY
PRESIDENT SECRETARY

IMPERIAL BANK, A CORPORATION, RECORD HOLDER OF
SECURITY INTEREST UNDER DEED OF TRUST RECORDED JULY 22, 1981
AS INSTRUMENT NO. 81-729234 OF OFFICIAL RECORDS

Salvador Gordan VICE-PRESIDENT Salvador Gordan VICE-PRESIDENT
VICE-PRESIDENT VICE-PRESIDENT

MINIUM PLAN FOR T NO. 41109

82- 2 979592

LOT 1 OF TRACT NO. 41109 IN THE CITY
STATE OF CALIFORNIA, AS PER MAP
1009 PAGES 45, 46 INCLUSIVE
OF LOS ANGELES COUNTY.

FLOOR PLAN OF THE BUILDING(S) AS
ON SAID LAND AND
REQUIRED UNDER CALIFORNIA CIVIL
1.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 11 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY OF THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION IN JUNE 1981.

Douglas S. Bell
DOUGLAS S. BELL L.S. 5079

CONDOMINIUM PLAN NOTES AND DEFINITIONS

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND 46 UNITS.
2. THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF LOT 1 OF TRACT NO. 41109, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1009, PAGES 45 TO 46, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 46, INCLUSIVE.
3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, BALCONY RAILINGS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF LOCATED WITHIN THE UNIT.
4. THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 46, INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS SHOWN ON THE TYPICAL UNIT PLAN OR THE UNIT LOCATION PLAN TO BE PART OF A PARTICULAR UNIT. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 46, INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND TO EACH AND ALL OF ITS COMPONENT ELEMENTS.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING(S) BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPARISON OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.

Silvia Gordon
VICE-PRESIDENT

L. Glenn City
VICE-PRESIDENT SECRETARY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

82-3 979592

ON THIS 19 DAY OF September, 1981, BEFORE ME
FOR SAID STATE, PERSONALLY APPEARED DAVID LLOYD
AND RENATO CORZO
KNOW TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SUCH PARTNERSHIP EXECUTED THE SAME.

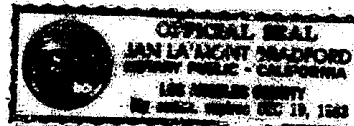
Grey Arreola
NOTARY PUBLIC



STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 14th DAY OF SEPTEMBER, 1981, BEFORE ME
DAVID LLOYD A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED NICHOLAS J. WATKINS
KNOWN TO ME TO BE THE PRESIDENT AND
KNOWN TO ME TO BE THE SECRETARY OF PALS, INC., THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID
CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF LOS ROBLES LTD.,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH
PARTNERSHIP EXECUTED THE SAME.

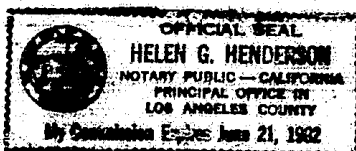
David Lloyd Watkins
NOTARY PUBLIC



STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 18th DAY OF September, 1981, BEFORE ME
HELEN G. HENDERSON A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED SILVIA GORDON
KNOWN TO ME TO BE THE VICE PRESIDENT AND L. GLENN CITY
KNOWN TO ME TO BE THE VICE PRESIDENT SECRETARY OF IMPERIAL
BANK THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME AS RECORD HOLDER OF SECURITY
INTEREST.

Helen G. Henderson
NOTARY PUBLIC



5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING(S) BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.
6. THESE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
7. ALL TIES TO ELEMENTS ARE AT RIGHT ANGLES TO THE LINES WHICH THEY JOIN AND ALL ELEMENT LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
8. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "L," "M" OR "N" IS AN ELEMENT OF A UNIT CONSISTING OF A DWELLING AREA. THE LATERAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS THEREOF AT THE LIMITS INDICATED ON THE RESPECTIVE PORTIONS THEREOF. THE LOWER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE INTERIOR SURFACE OF THE FLOOR THEREOF AND THE UPPER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE INTERIOR SURFACE OF THE CEILING THEREOF. BOTH AT THE LIMITS SHOWN HEREON, EACH SUCH ELEMENT INCLUDES THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3, ABOVE) AND THE AIRSPACE SO ENCOMPASSED.
9. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "Q" OR "T" IS AN ELEMENT OF A UNIT CONSISTING OF A PATIO AREA. THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJACENT BUILDING STRUCTURE, WHERE SUCH SURFACES ADJOIN SUCH ELEMENT AND THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS OF EACH SUCH ELEMENT, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE VERTICAL AND HORIZONTAL PLANES AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH SUCH ELEMENT. EACH SUCH ELEMENT INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
10. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "R" IS AN ELEMENT OF A UNIT CONSISTING OF A BALCONY AREA. THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJACENT BUILDING STRUCTURE, WHERE SUCH SURFACES ADJOIN SUCH ELEMENT AND THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS OF EACH SUCH ELEMENT, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE VERTICAL AND HORIZONTAL PLANES AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH SUCH ELEMENT. EACH SUCH ELEMENT INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
11. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "S" IS AN ELEMENT OF A UNIT CONSISTING OF A DECK AREA. THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJACENT BUILDING STRUCTURE, WHERE SUCH SURFACES ADJOIN SUCH ELEMENT AND THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS OF EACH SUCH ELEMENT, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE VERTICAL AND HORIZONTAL PLANES AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH SUCH ELEMENT. EACH SUCH ELEMENT INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
12. THOSE AREAS SHOWN ON THIS MAP BEARING THE LETTER DESIGNATION "P" ARE "RESTRICTED COMMON AREAS" CONSISTING OF PARKING AREAS, THE BOUNDARIES THEREOF BEING THE EXTERIOR SURFACES OF WALLS, WINDOWS, AND DOORS OF ADJOINING BUILDINGS AND THE INTERIOR SURFACES OF THE PERIMETER HANDRAILS AND WALLS OF EACH SUCH AREA WHERE SUCH SURFACES EXIST. OTHERWISE THE LATERAL AND VERTICAL BOUNDARIES ARE VERTICAL AND HORIZONTAL PLANES AT THE LIMITS OF THE DIMENSIONS SHOWN ON THIS PLAN (SEE NOTE 13).
13. "RESTRICTED COMMON AREAS" SHALL MEAN THOSE PORTIONS OF THE COMMON AREA WHICH, SUBJECT TO THE RIGHTS OF THE ASSOCIATION, ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF PARTICULAR UNITS. THE "RESTRICTED COMMON AREAS" ARE SHOWN ON THE PARKING PLAN.
14. BASIS OF BEARINGS: THE BEARING SHOWN HEREON ARE BASED ON THE BEARING NORTH 89°53'50" EAST OF THE SIDELINE OF CALIFORNIA BOULEVARD AS SHOWN ON TRACT NO. 41109.
15. BENCH MARK: MON. LOS ROBLES 5' S/O S/L CALIFORNIA ELEV. = 778.89

82-4 979592

SCALE: 1" = 20'

82-5 979592



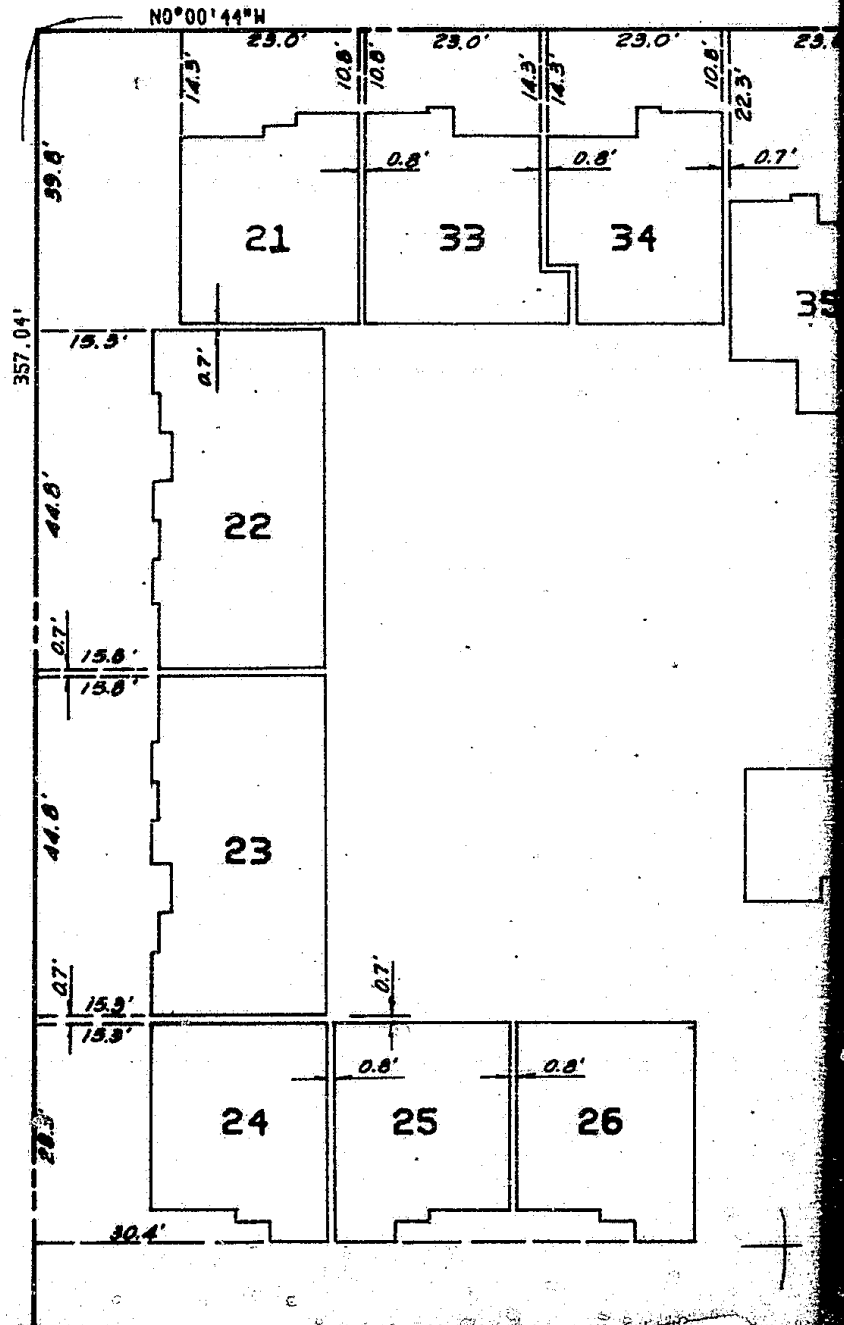
CONDOMINIUM

FOR

TRACT NO.

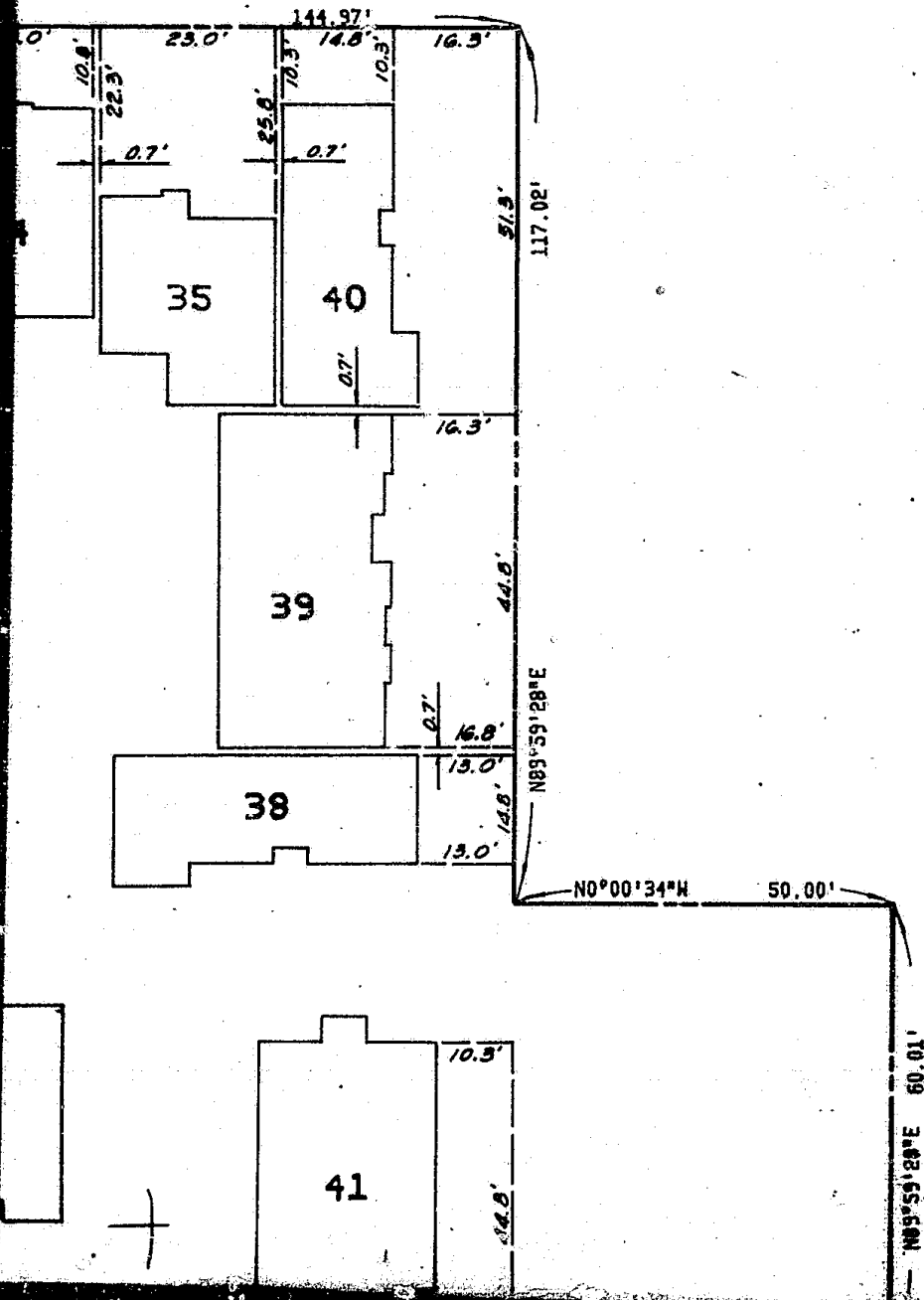
UNIT LOCATIONS

BOULEVARD



CONDOMINIUM PLAN FOR LOT NO. 41109 LOCATION PLAN

82- 979592



UNIT NO.	UNIT TYPE
1	A
2	E(R)
3	E
4	A(R)
5	A
6	A(R)
7	G1
8	G2(R)
9	G
10	G(R)
11	G2
12	G1(R)
13	B
14	C
15	D
16	K
17	K1(R)
18	F
19	E
20	F
21	A(R)
22	E
23	E(R)
24	A
25	A(R)
26	A
27	G1(R)
28	G2
29	G(R)
30	G
31	G2(R)
32	G1
33	E(R)

BOULEVA

CALIFORNIA

82- 979592

$\Delta=89^{\circ}59'55''$
 $R=15.00'$
 $L=29.56'$
 $T=15.00'$

$N0^{\circ}00'05''W$

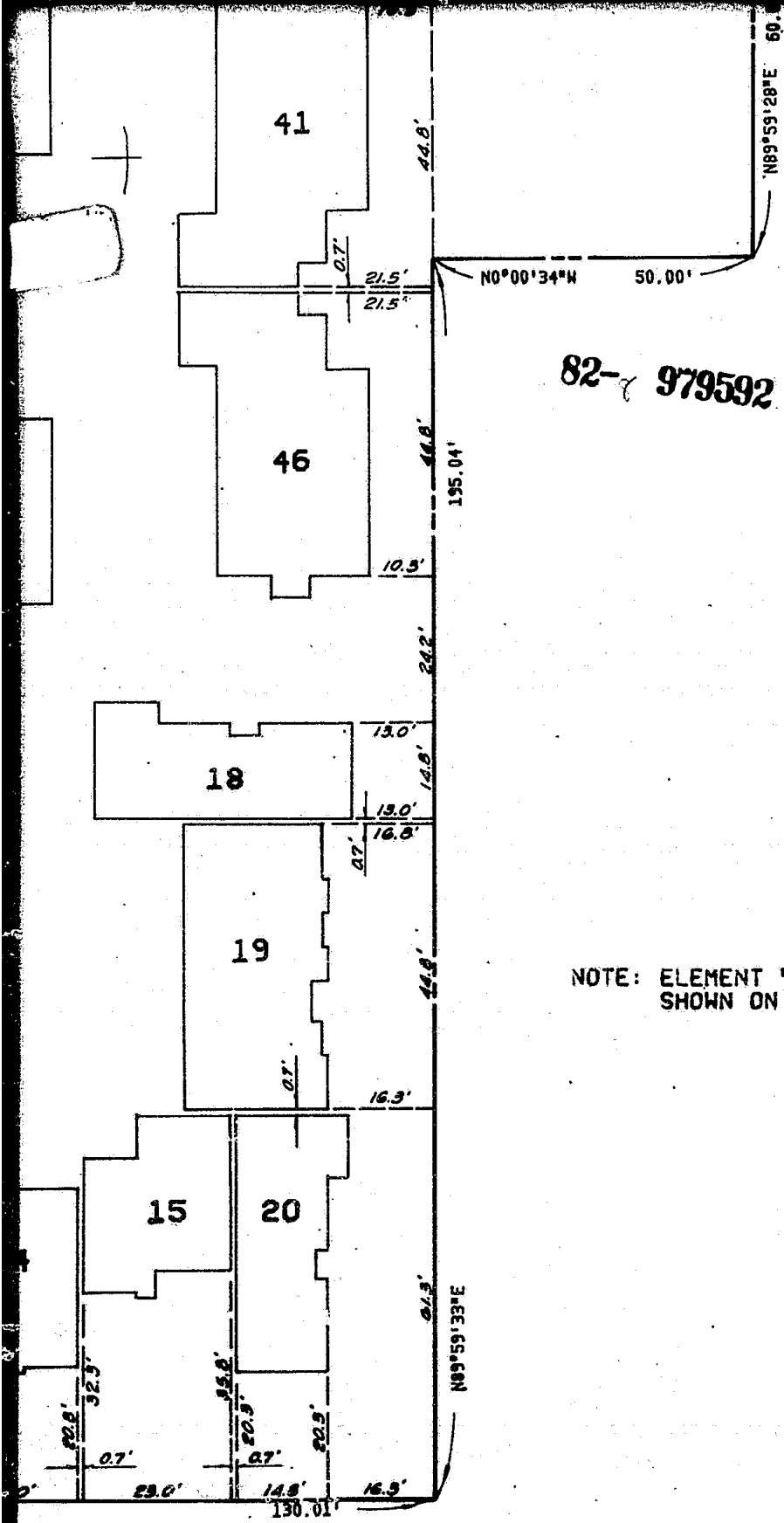
LOS ROBLES

125-01-80

on-Order Search

1982-979592 REC ALL

Requested By: suong.tran, Printed: 7/17/2025 5:19 PM



27	G1(R)
28	G2
29	G(R)
30	G
31	G2(R)
32	G1
33	B(R)
34	C(R)
35	D(R)
36	K(R)
37	K1
38	F(R)
39	E(R)
40	F(R)
41	I(R)
42	H(R)
43	J(R)
44	J
45	H
46	I

*(R) INDICATES REVERSE PLAN

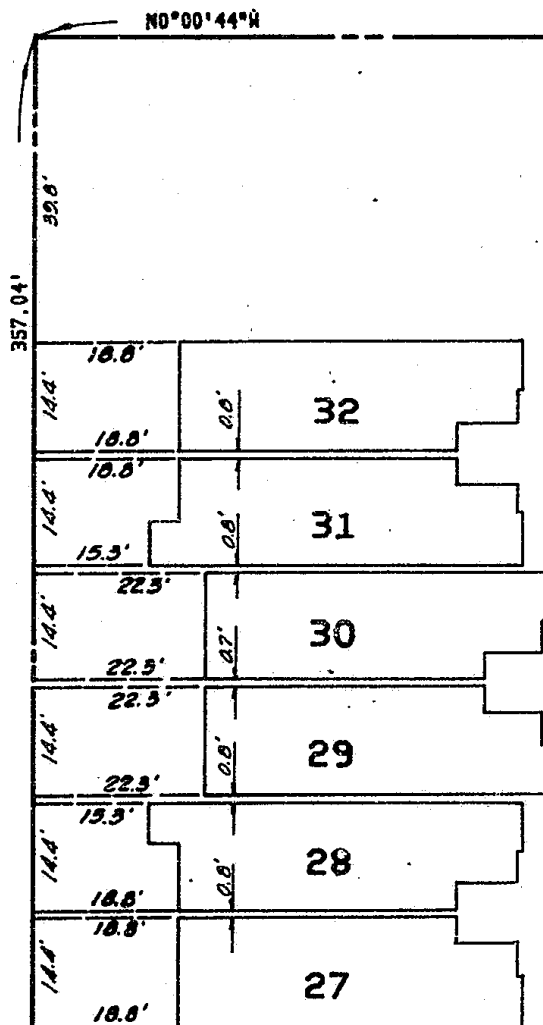
SCALE: 1" = 20'

82-9 979592

CONDOMINIUM
FOR
TRACT NO.
UNIT LOCATI



EVARD



MINIUM PLAN FOR CT NO. 41109 LOCATION PLAN

82- 979592



144.97'

51.3'
117.02'

36

16.8'

0.8'

20.8'

20.8'

37

16.8'

22.0'

N89°59'28"E

N0°00'34"W

50.00'

N89°59'28"E 60.01'

42

0.8'

10.8'

22.0'

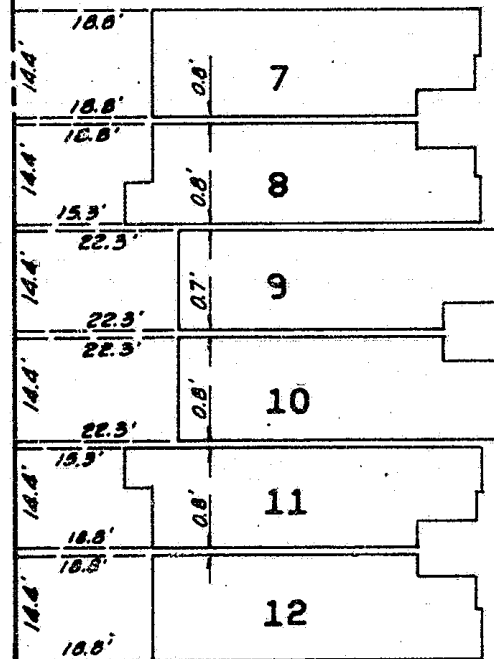
18.6'

14.8'

BOULEVARD

E CALIFORNIA

82-11 979592

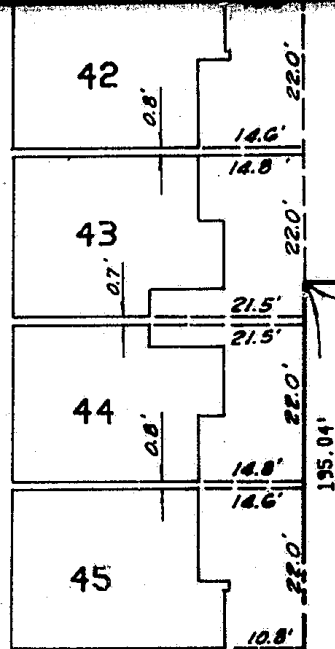


$\Delta=89^{\circ}59'55''$
R=15.00'
L=23.56'
T=15.00'

N0°00'05\"/>

E LOS ROBLES

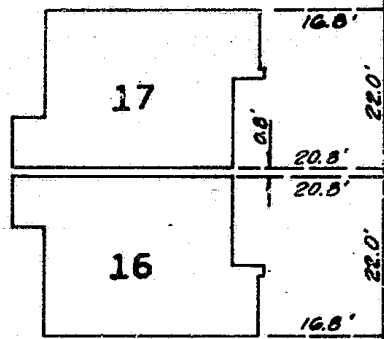
125-01-80



N0°00'34"W 50.00'

N89°59'28"E 60.00'

82-12 979592



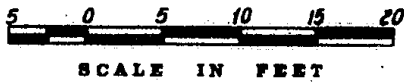
NOTE: ELEMENT "L" ONLY
SHOWN ON THIS PLAN

N89°59'33"E

130.01'

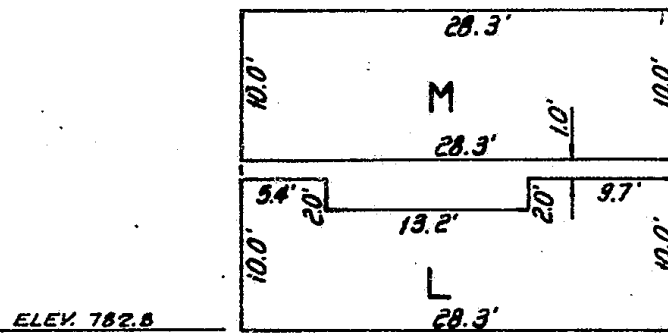
ES AVENUE

SCALE 1"=10'

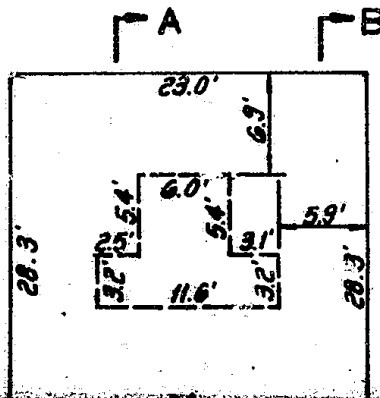


**CONDOMINIUM
FOR
TRACT NO.
TYPICAL U**

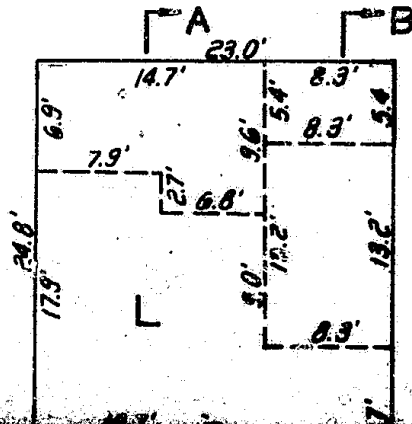
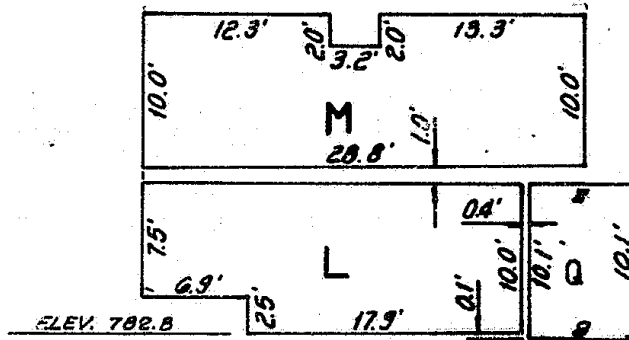
TYPE A



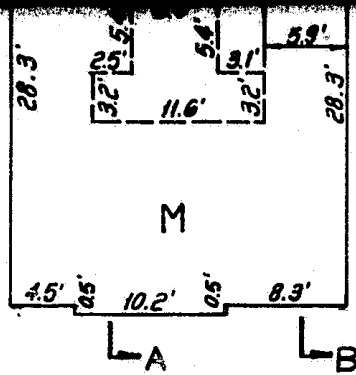
SECTION B-B



MINIUM PLAN FOR T NO. 41109 YPICAL UNIT

82-¹⁴ 979592

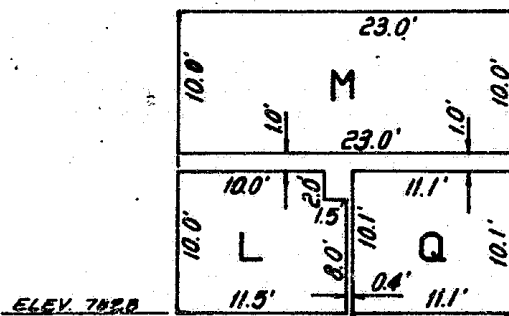
UNIT NO.	DIMENSION
1	18.2'
4	9.6'
5	8.3'
6	13.0'
21	8.6'
24	9.5'
25	13.1'
26	13.1'



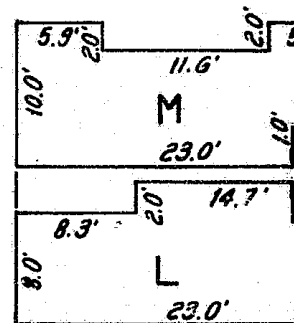
82-¹⁵ 979592

SECOND FLOOR

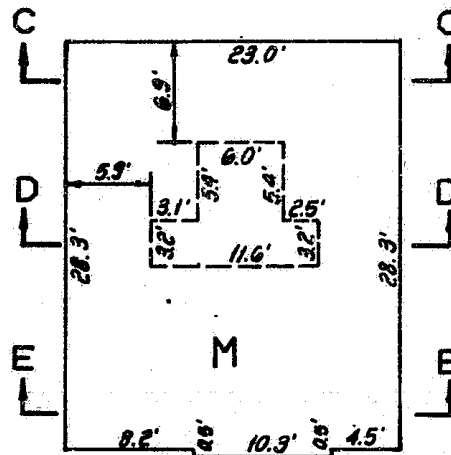
TYPE B



SECTION E-E

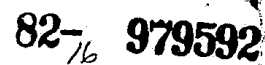


SECTION D-D

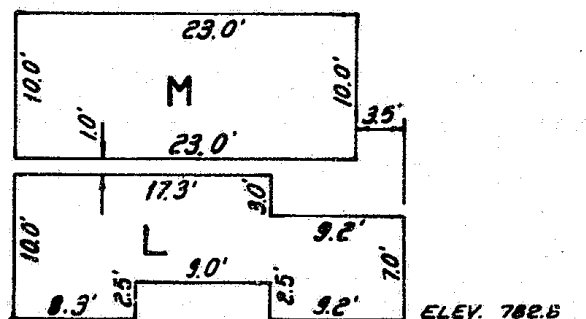


SECOND FLOOR

163-01-80

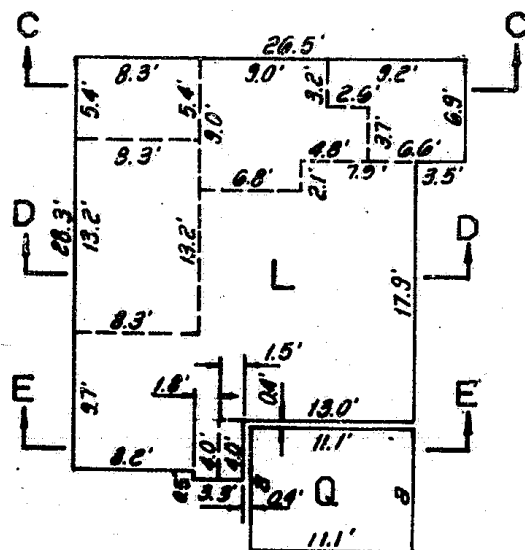


FIRST FLOOR



SECTION D-D

SECTION C-C



FIRST FLOOR

UNIT NO.	DIMENSION
13	13.7'
33	8.5'

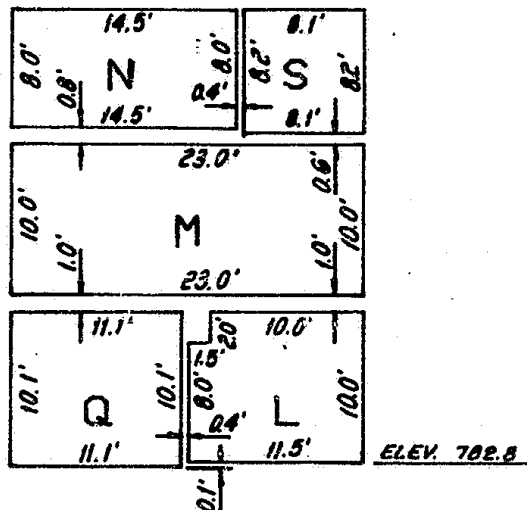
SCALE 1"=10'

82- 979592

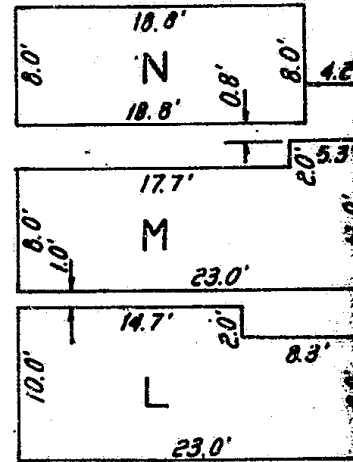
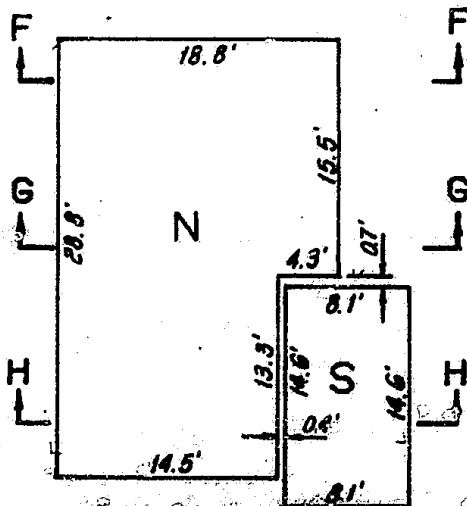


CONDOMINIUM FOR TRACT NO. TYPICAL U

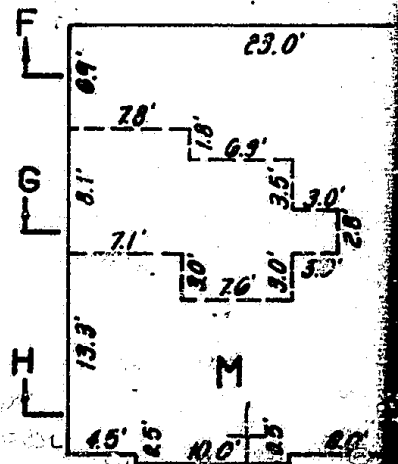
TYPE C



SECTION H-H

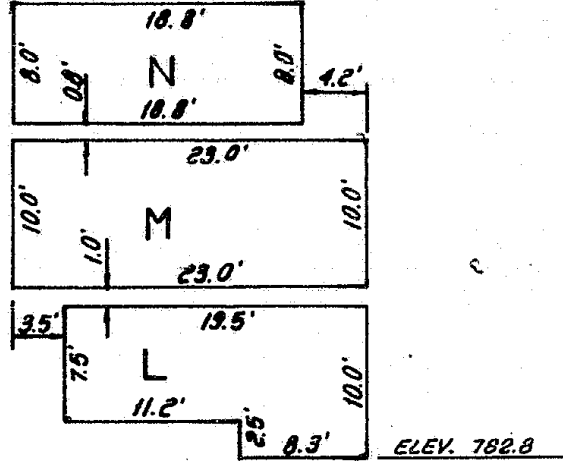
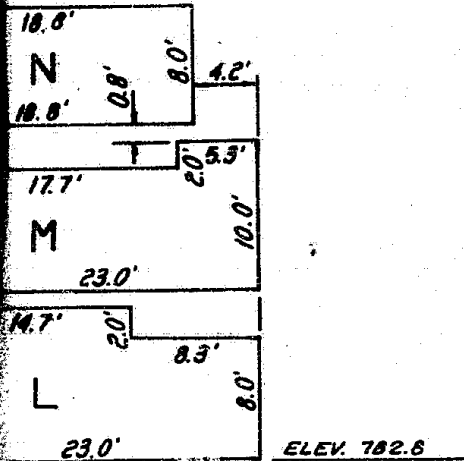


SECTION G-G



MINIUM PLAN FOR ET NO. 41109 TYPICAL UNIT

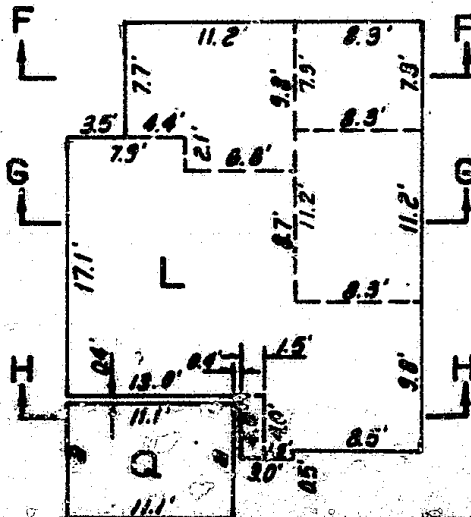
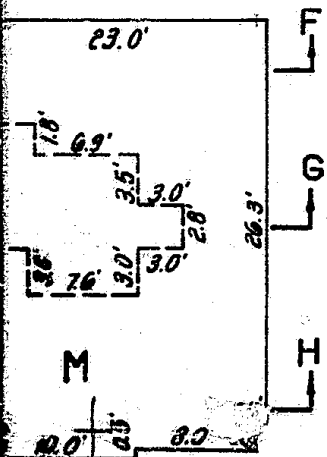
82- 979592
18

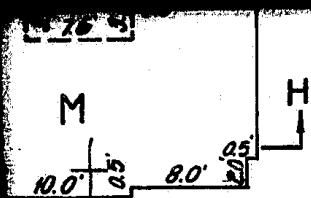


SECTION G-G

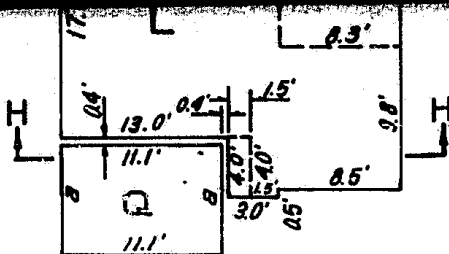
SECTION F-F

UNIT NO.	DIMENSION
14	13.7'
34	8.5'





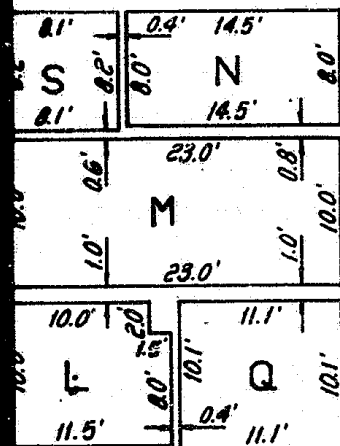
SECOND FLOOR



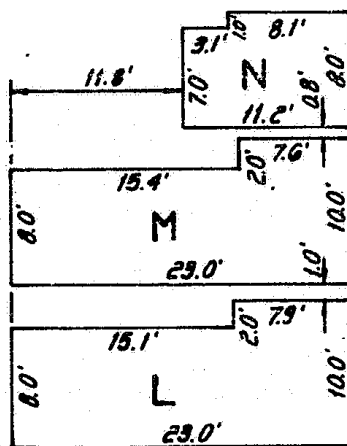
FIRST FLOOR 82-90 979592

UNIT 15 $a = 4.6'$
 $b = 8.6'$

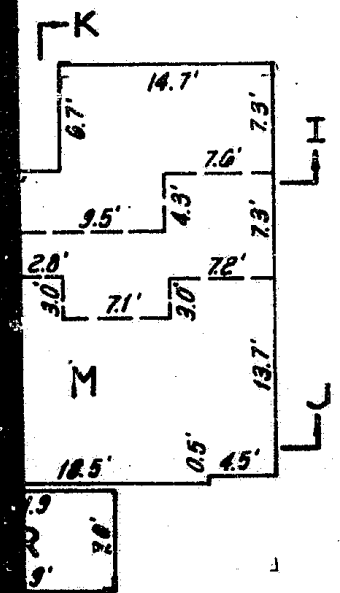
UNIT 35 $a = 7.2'$
 $b = 11.2'$



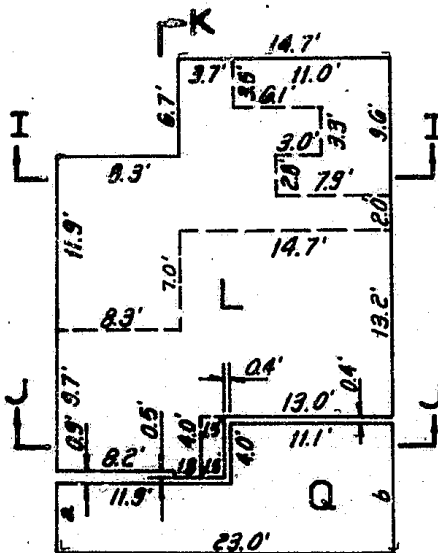
SECTION J-J



SECTION I-I



SECOND FLOOR



FIRST FLOOR

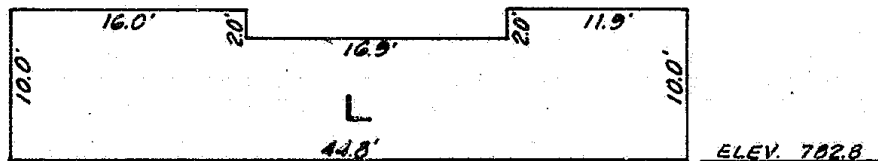
SCALE: 1" = 10'

82- 979592
21

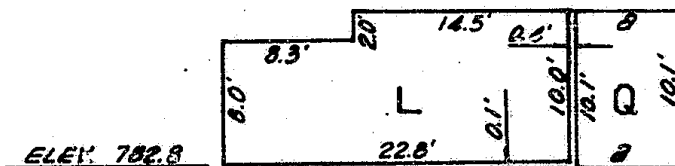
CONDOMINIUM
FOR
TRACT NO.
TYPICAL U



TYPE E



SECTION L-L



SEE DET
FOR UNIT
& 39

SECTION M-M

UNITS 19 & 39 ONLY

UNIT 19 = 11.8'
UNIT 39 = 6.8'

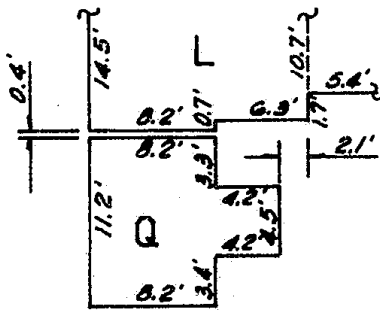
MINIUM PLAN

FOR

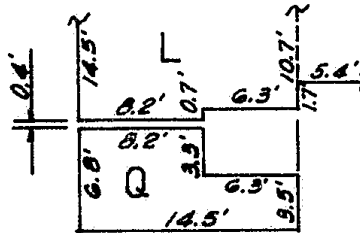
NO. 41109

ICAL UNIT

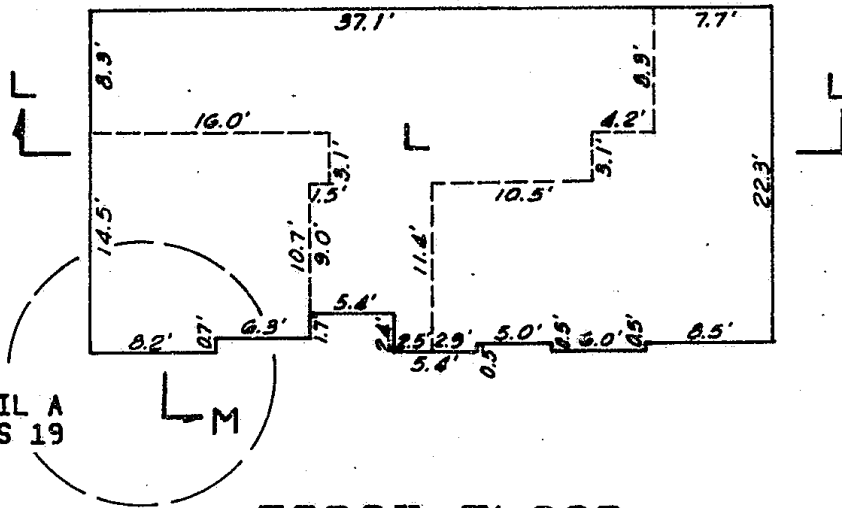
82-²² 979592



DETAIL A
UNIT 19 ONLY



DETAIL A
UNIT 39 ONLY



SEE DETAIL A
FOR UNITS 19
& 39

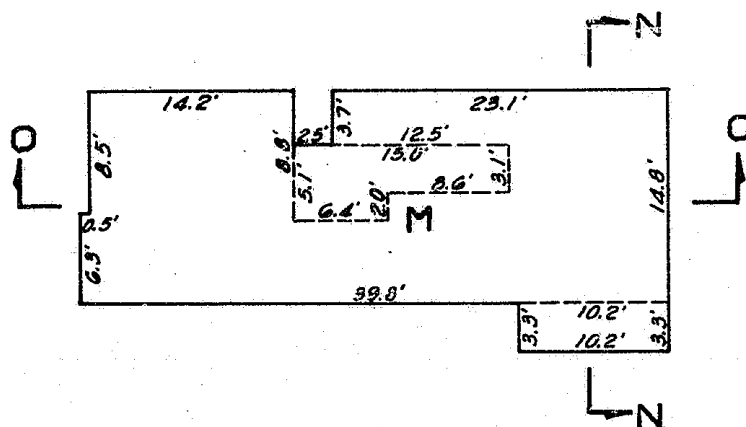
FIRST FLOOR

Diagram of a rectangular lot divided into two parts, Q and L. Part Q is a rectangle with dimensions 26' by 29'. Part L is a rectangle with dimensions 14.8' by 14.7'. The total width of the lot is 26' + 14.8' = 40.8'. The total depth is 29'.

Diagram of a rectangular lot divided into two sections. The left section is 10.3' wide and 9.4' high, containing a house. The right section is 14.7' wide and 14.8' high, containing a garage. The total width is 25.0' and the total height is 24.2'.

Site plan showing building footprints M and L, and parking area Q. The plan includes dimensions for building footprints, setbacks, and parking spaces. A north arrow is present, and the elevation is noted as ELEV. 782.8.

UNIT NO.	DIMENSION
18	7.6'
20	9.4'
38	7.5'
40	4.5'



82-²³ 979592

The diagram shows a rectangular area divided into two sections, Q and L, by a vertical line. Section Q is on the left and section L is on the right. The dimensions are as follows:

- Section Q:
 - Top horizontal boundary: 7.5'
 - Left vertical boundary: 11.4'
 - Right vertical boundary: 20.0'
 - Bottom horizontal boundary: 5.5'
 - Bottom-left corner: 3.4'
- Section L:
 - Top horizontal boundary: 0.4' 14.7'
 - Left vertical boundary: 14.8'
 - Bottom horizontal boundary: 14.7'

The second floor plan shows two rooms, M and L, with their dimensions and a diagonal line in room M.

- Room M:** A rectangular room with a diagonal line. The dimensions are:
 - Left wall: 10.0'
 - Bottom wall: 18.1'
 - Right wall: 10.0'
 - Top wall: 14.8'
 - Diagonal line: 4.7'
 - Small vertical segment on the right wall: 0.8'
 - Small horizontal segment on the top wall: 3.3'
 - Small vertical segment on the top wall: 3.3'
 - Small horizontal segment on the right wall: 3.3'
- Room L:** A rectangular room with a diagonal line. The dimensions are:
 - Left wall: 10.0'
 - Bottom wall: 18.1'
 - Right wall: 10.0'
 - Top wall: 18.1'
 - Diagonal line: 0.1'
 - Small vertical segment on the right wall: 0.1'
 - Small horizontal segment on the top wall: 0.4'
 - Small vertical segment on the top wall: 10.1'

UNITS 20 & 40
ONLY

ELEV. 782.8

SEE DETAIL B

UNITS 20 & 40 ONLY

-SEE DETAIL B

UNITS 20 & 40
ONLY

FIRST FLOOR

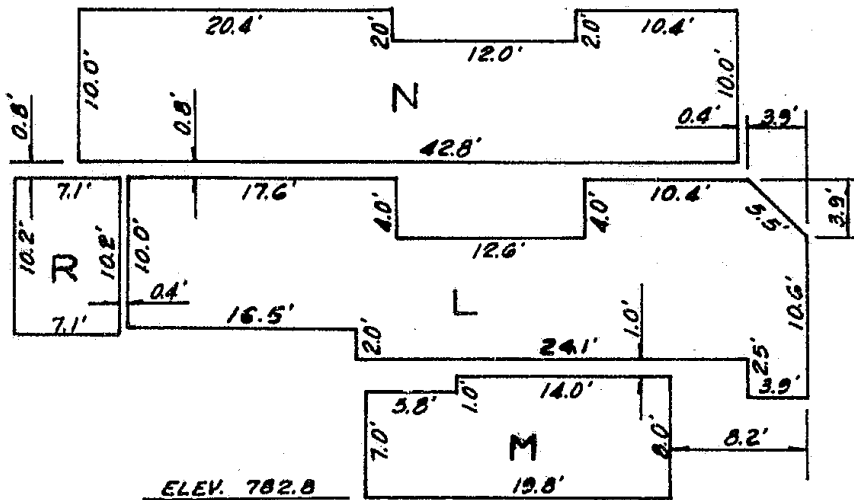
SCALE: 1" = 10'

82-²⁵ 979592

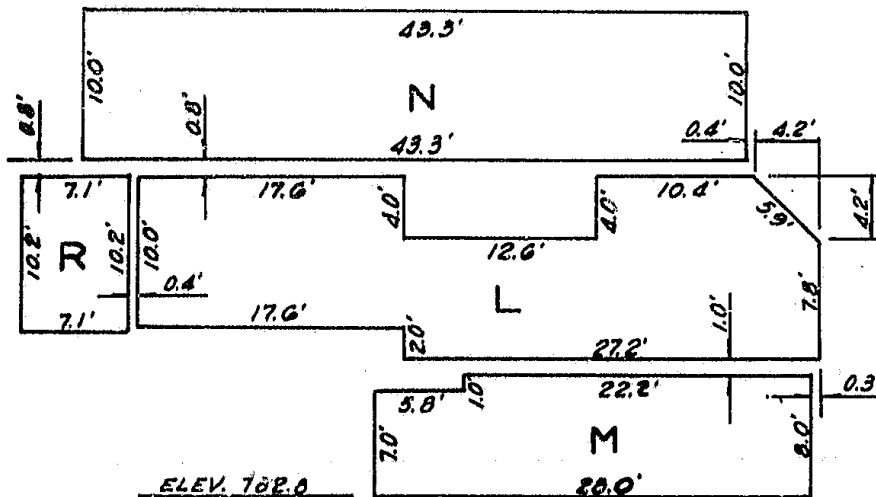
CONDOMINIUM
FOR
TRACT NO. 4
TYPICAL UNIT



TYPE G



SECTION P-P



SECTION Q-Q

SECC

MINIUM PLAN

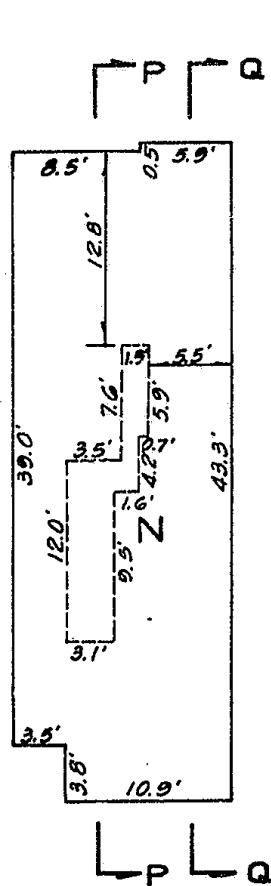
FOR

NO. 41109

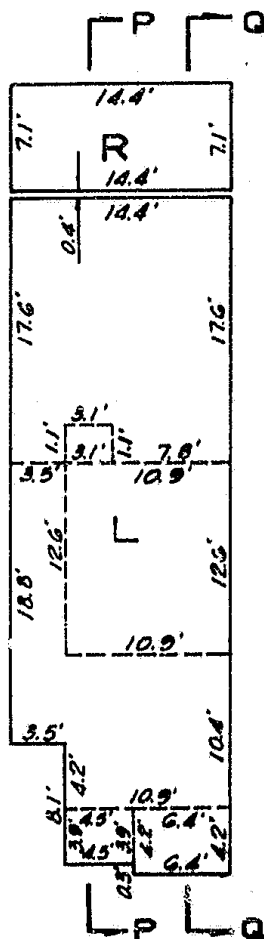
ICAL UNIT

SHEET 7 OF 11 SHEETS

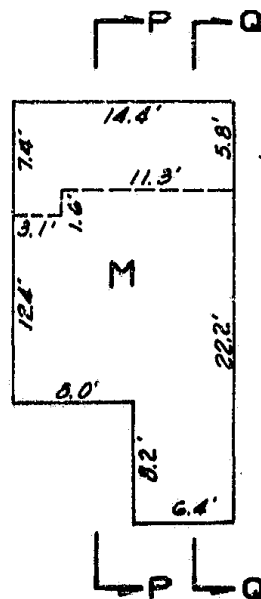
82-³_P 979592



SECOND FLOOR



FIRST FLOOR



LOWER FLOOR

SE

+

ELEV. 782.8

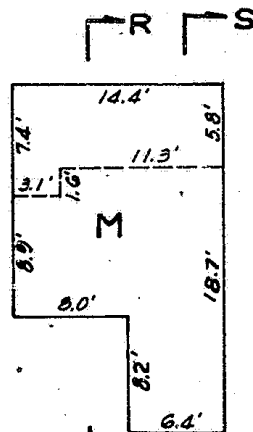
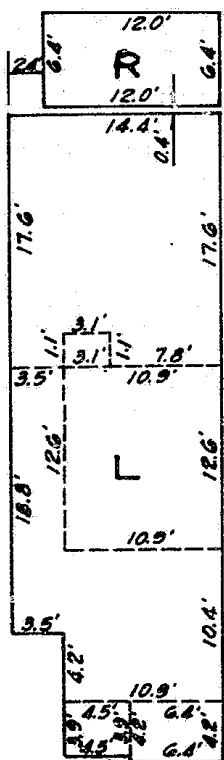
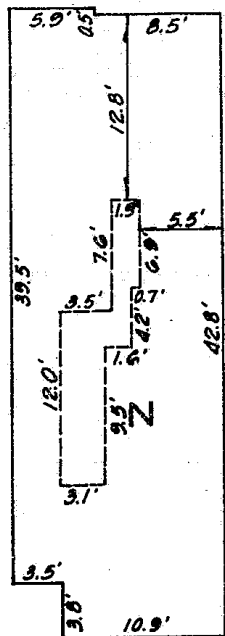
ELEV. 762.8

125-01-80

L P L Q

LOWER FLOOR

┐ R ┐ S



LR LS

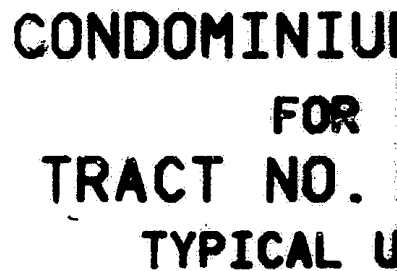
LS 25

FR FS

L R L S

LOWER FLOOR

82- 979592
29



Site plan showing three building footprints (N, R, M) and their dimensions. The plan includes setbacks, lot dimensions, and a north arrow.

Building N Dimensions:

- Top boundary: 20.4' (left), 12.0' (middle), 10.4' (right)
- Right boundary: 10.0' (top), 10.0' (middle), 3.9' (bottom)
- Bottom boundary: 42.8' (left), 0.4' (middle)
- Left boundary: 10.0' (top), 0.8' (middle)

Building R Dimensions:

- Top boundary: 10.1' (left), 17.6' (middle), 10.4' (right)
- Right boundary: 10.6' (top), 3.9' (middle)
- Bottom boundary: 16.5' (left), 12.6' (middle), 1.0' (right)
- Left boundary: 10.2' (top), 10.1' (bottom)

Building M Dimensions:

- Top boundary: 5.8' (left), 10' (middle), 10.5' (right)
- Right boundary: 8.0' (top), 8.2' (bottom)
- Bottom boundary: 16.3' (left)
- Left boundary: 7.0' (top)

Other Dimensions:

- Setback from top boundary: 0.8' (left), 0.8' (middle)
- Setback from right boundary: 2.5' (top), 3.9' (middle)
- Setback from bottom boundary: 2.0' (left), 2.0' (middle)
- Setback from left boundary: 0.4' (middle)

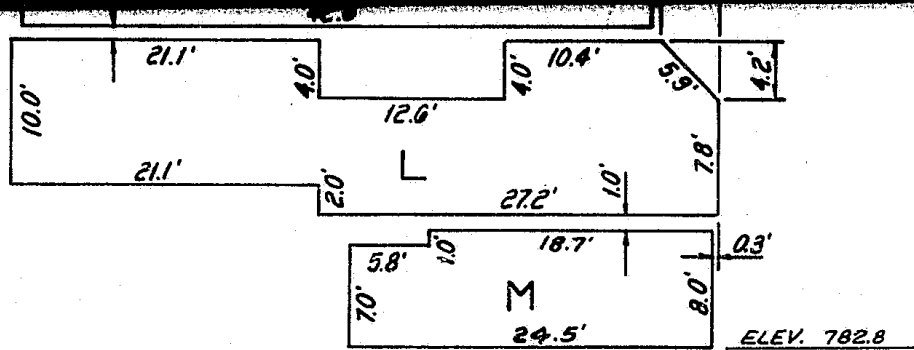
ELEV. 782.8

Site plan of a three-story building. The building is oriented North (N) and consists of three main sections: a top rectangular section, a middle L-shaped section, and a bottom rectangular section. Dimensions are provided in feet.

- Top Section:** A rectangle with a width of 42.8' and a height of 10.0'. It has a small rectangular extension on the right side with a width of 4.2' and a height of 0.4'.
- Middle Section:** An L-shaped section. The left vertical leg is 10.0' high and 21.1' wide. The top horizontal leg is 4.0' high and 12.6' wide. The right vertical leg is 4.0' high and 10.4' wide. The bottom horizontal leg is 27.2' wide and 1.0' high. The right vertical leg of the L-shape is 7.8' high and 5.5' wide. The rightmost vertical edge is 4.2' high.
- Bottom Section:** A rectangle with a width of 58.5' and a height of 7.0'. It has a small rectangular extension on the right side with a width of 0.3' and a height of 8.0'.

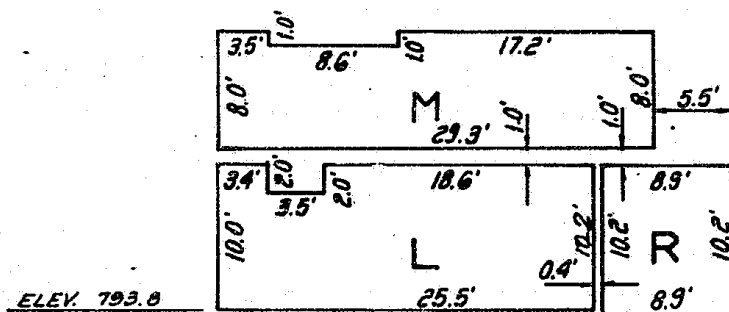
The building is oriented North (N) as indicated by the 'N' symbol. The elevation is noted as ELEV. 782.8.

SECO

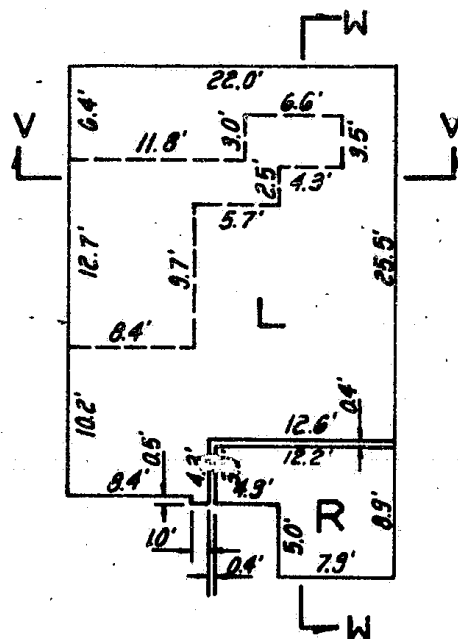




82-³² 979592

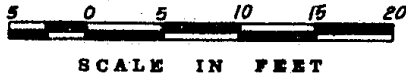


SECTION W-W



FIRST FLOOR

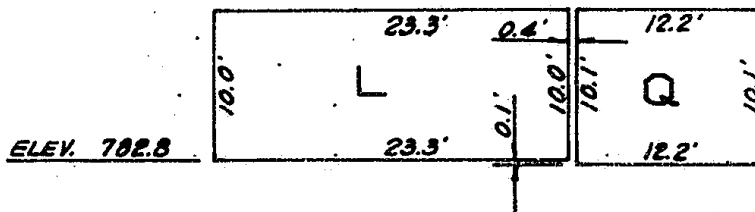
SCALE 1"=10'



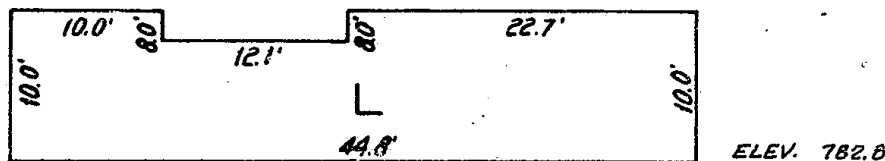
82-32 979592

CONDOMINIUM
FOR
TRACT NO
TYPICAL

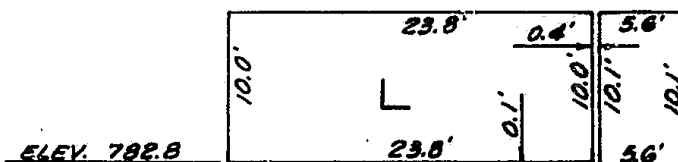
TYPE I



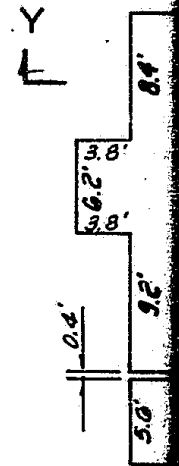
SECTION X-X



SECTION Y-Y



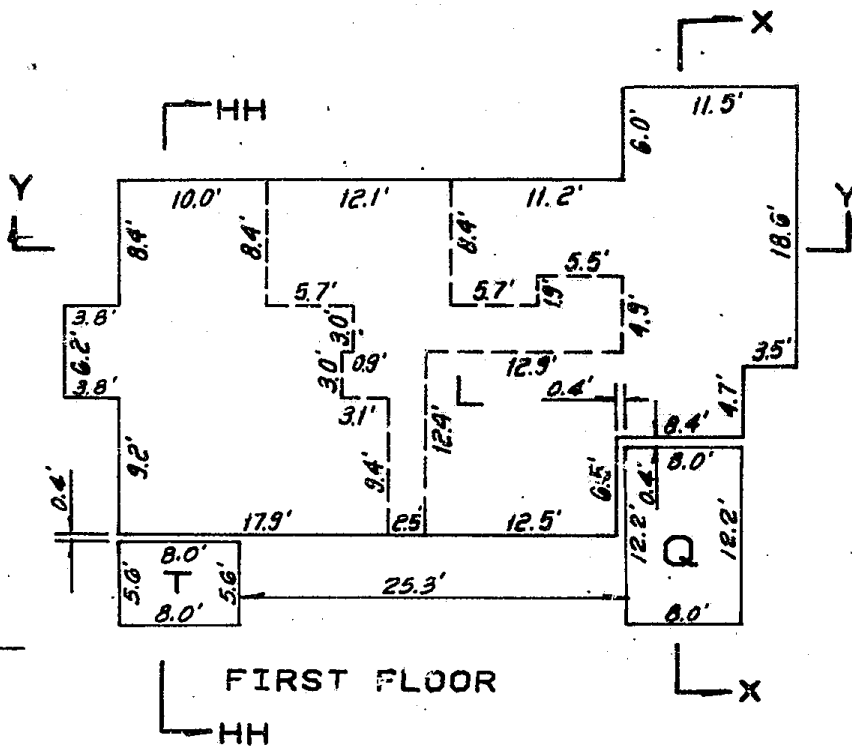
SECTION HH-HH



FOR

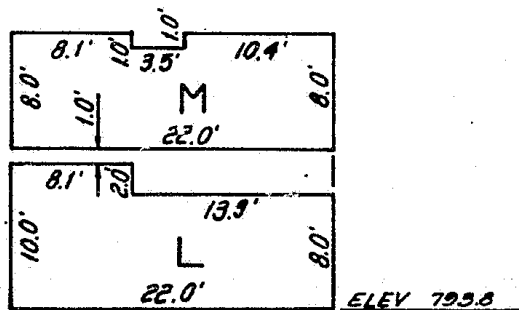
IT NO. 41109

TYPICAL UNIT



56'

82- 979592



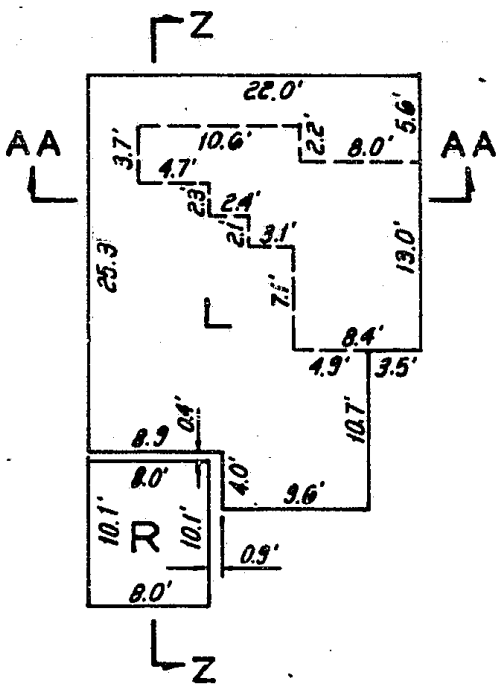
SECOND FLOOR

125-01-80

82- 979592



SECTION Z-Z



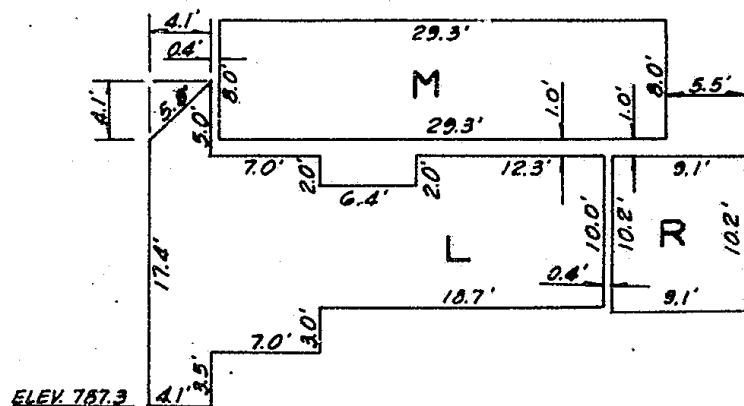
.. FIRST FLOOR

82- 979592
37

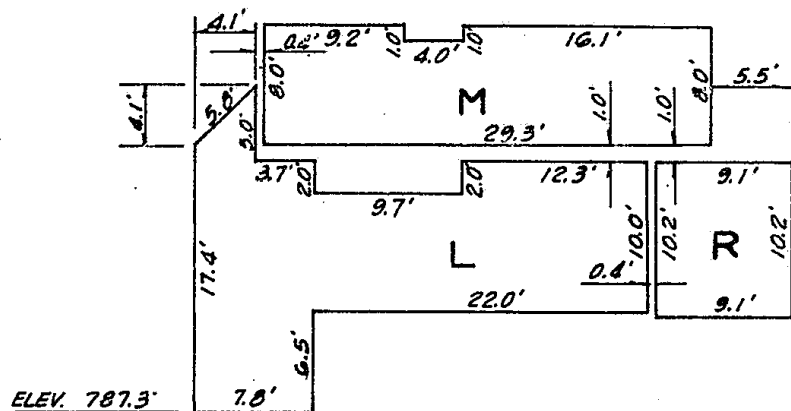


CONDOMINIUM
FOR
TRACT NO.
TYPICAL

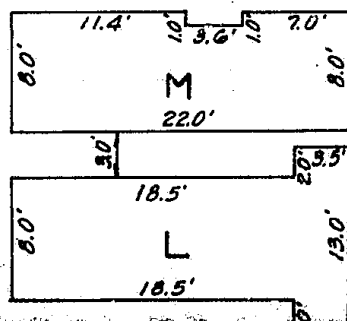
TYPE K



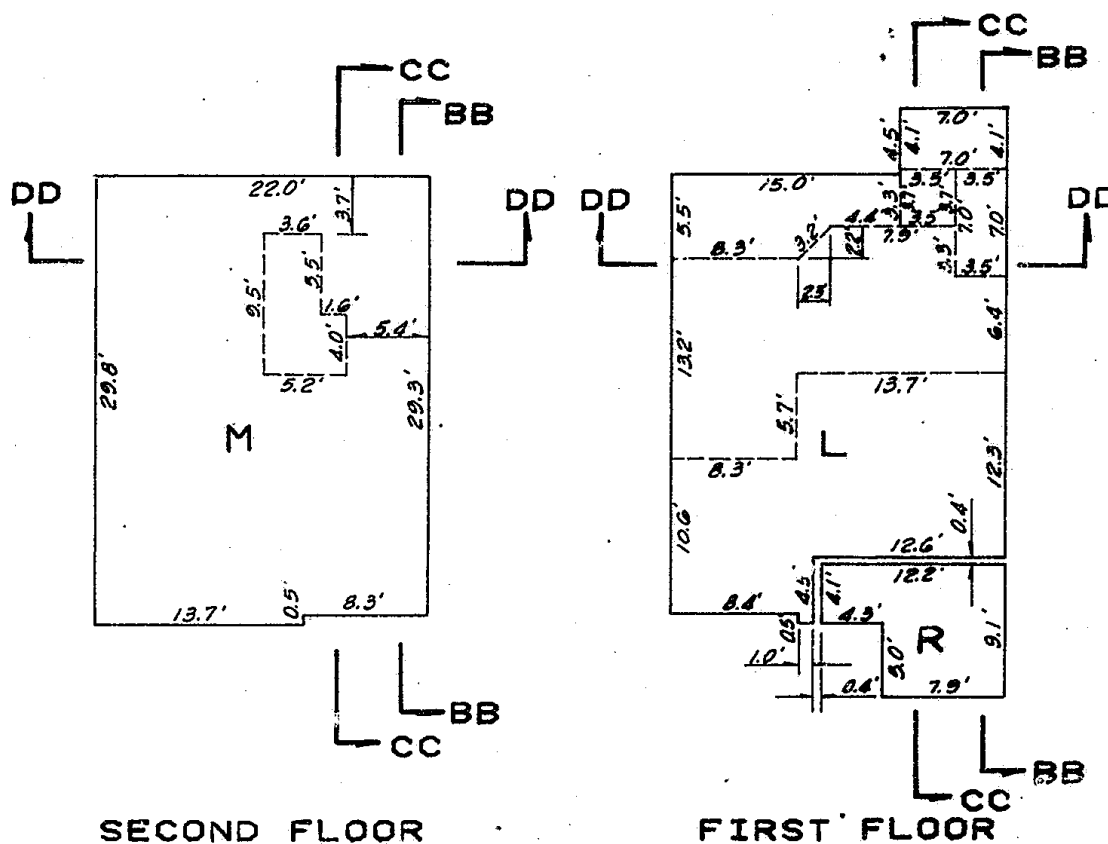
SECTION BB-BB

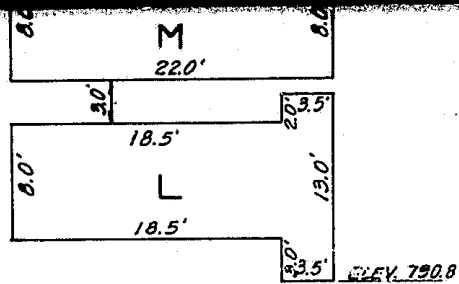


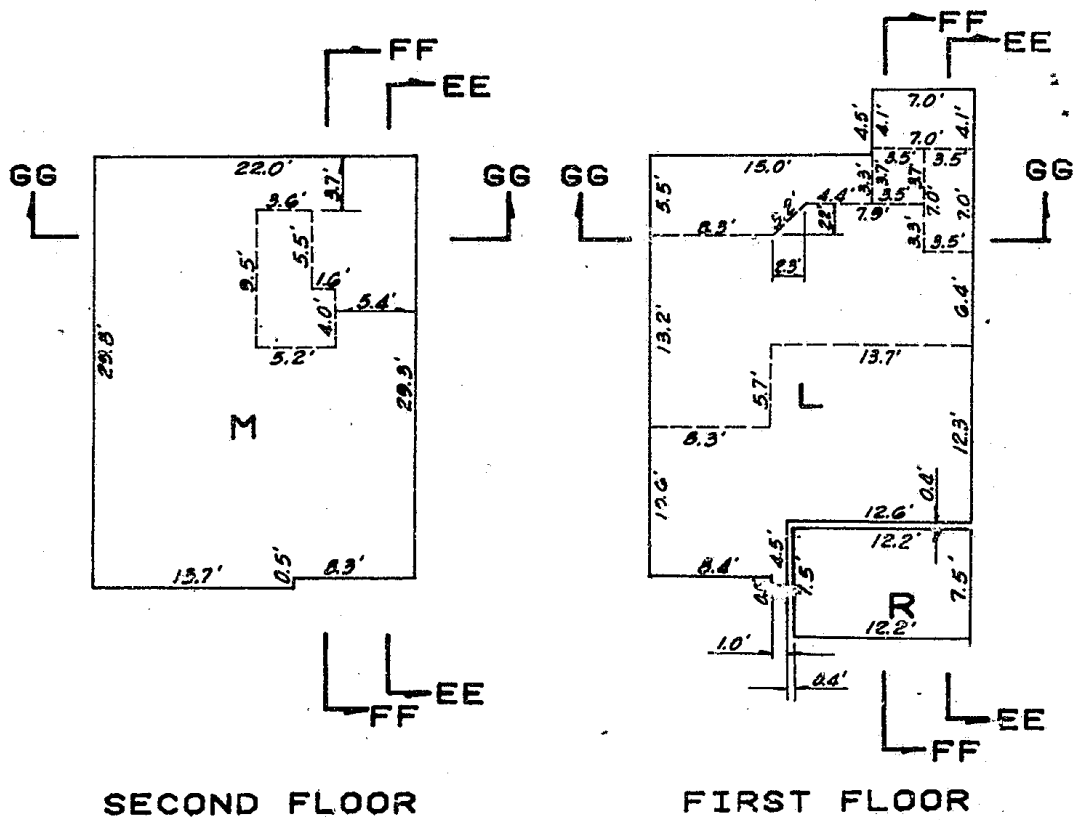
SECTION CC-CC



82- 979592







82- 979592 -



CONDOMINIUM FOR

TRACT NO.

PARKING

LOWER ELEVATION
UPPER ELEVATION

NO°00'44"W

357.04!

ULLEVARD

		22.0'	4.1'	10.5'	6.8'	10.5'	4.1'	10.0'	10.0'
		11.0'	11.0'						
		P31	P30		P29		P28		P27

10.5'	P32								
10.0'	P33								
10.0'	P34		19.0'	P82	19.0'	P83			
10.5'	P35		P81		P84				
10.0'	P36		P80		P85				
10.0'	P37		P79		P86				
10.5'	P38		P78		P87				
10.0'	P39		P77		P88				
10.0'	P40				P89				
10.5'	P41		P76		P90				
10.0'	P42		P75		P91				
10.0'	P43		P74		P92				
10.5'	P44		P73		P93				

82-979592

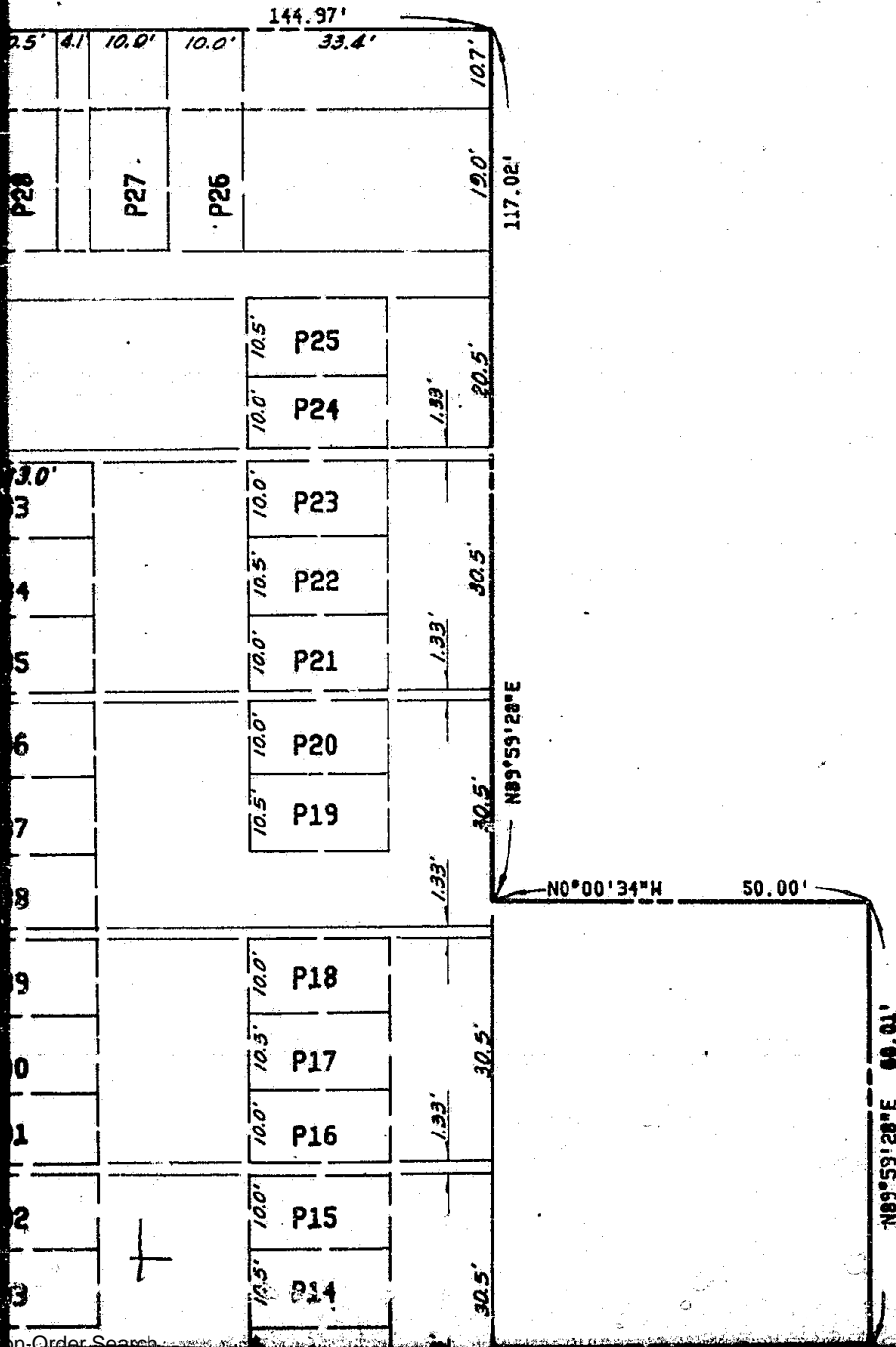
MINIMUM PLAN FOR

T NO. 41109

MARKING PLAN

ELEVATION = 772.5

ELEVATION = 780.0



BOULEVARD

35'

CALIFORNIA

⊕

N89°39'50"E

Δ=89°59'55"
R=15.00'
L=23.56'
T=15.00'

P42
10.0'
P43
10.0'
P44
10.5'

P45
10.0'
P46
10.5'
P47
10.0'
P48
10.0'
P49
10.5'
P50
10.0'

P51
10.0'
P52
10.5'
P53
10.0'
P54
10.0'
P55
10.5'
P56
10.0'

P57
10.0'
P58
10.0'

18.0'

20.0'

N0°00'05"W

P76
P75
P74
P73
P72

P71
P70
P69
P68
P67
P98

P66
P65
P64
P63
P102
12.0'

P62
P61
P60
P59
12.0'

38.0'

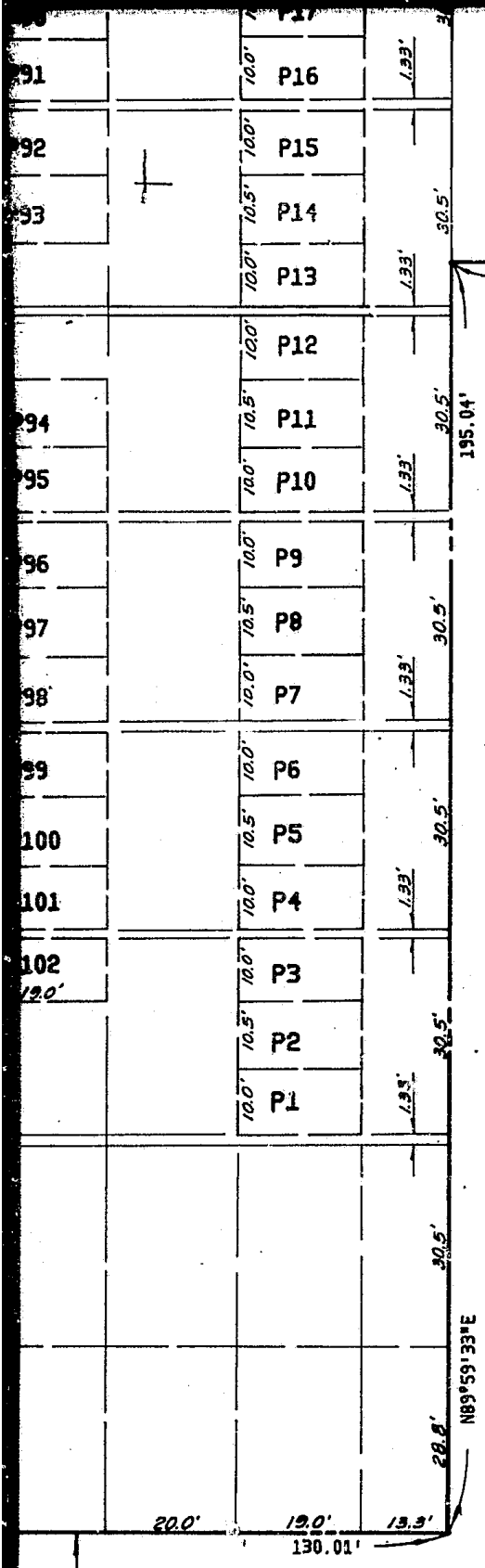
20.0'

40'

⊕ LOS ROBLES

82-⁴³ 979592

125-01-80



82-44 979592

LES AVENUE