

1 LOT  
14,958 SQ.FT. GROSS  
14,765 SQ.FT. NET

# TRACT NO. 67680

IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



BEING A SUBDIVISION OF A PORTION OF LOT 8 BLOCK 10 OF STONEMAN TRACT, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 25 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM PURPOSES

FILED  
AT REQUEST OF OWNER  
54 MIN PAST 2PM  
BOOK 1389  
PAGE 58-59  
OF MAPS  
LOS ANGELES COUNTY, CA.  
Registrar/Recorder/County Clerk  
by Maria P. Huelbs  
Deputy  
FEE \$ 11.00  
J.A. Fee Code 20 \$ 3

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

HOMEY DEVELOPMENT, INC., A CALIFORNIA CORPORATION, OWNER

BY: Jason Yu Zhang  
TITLE: Secretary

LOAN EXPRESS LENDING, INC., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 30, 2015, AS INSTRUMENT NO. 20150929165, OF OFFICIAL RECORDS.

BY: Harold Yang  
TITLE: President

## NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } S.S.

ON Dec 22nd, 2015, BEFORE ME Xiaoxi Shang A NOTARY PUBLIC, PERSONALLY APPEARED Jason Yu Zhang WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS IF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE Xiaoxi Shang MY COMMISSION NUMBER 1965390  
PRINTED NAME Xiaoxi Shang MY COMMISSION EXPIRES Jan 1, 2016  
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS IF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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PRINTED NAME Xiaoxi Shang MY COMMISSION EXPIRES Jan 1, 2016  
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

## COUNTY TAX CERTIFICATES



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

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

BY: Carl No III 03-17-16  
DEPUTY DATE



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$20,500.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 67680 AS REQUIRED BY LAW.

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

BY: Carl No III 03-17-16  
DEPUTY DATE

AND SPECIAL ASSESSMENTS COLLECTED AS TAXES

## PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE TENTATIVE MAP FOR THE SUBDIVISION SHOWN ON THIS MAP WAS APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA HELD ON THE 17th DAY OF September, 2007.

Sara Schatz 4/27/16  
DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT OF THE CITY OF ALHAMBRA DATE

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF D.M. INVESTMENTS, INC. ON MARCH 22, 2014, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH 22, 2014; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

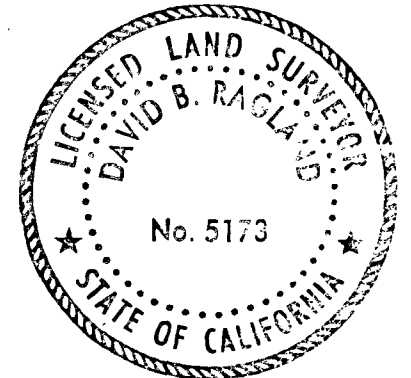
Neil C. Hansen 12/15/2015  
NEIL C. HANSEN DATE  
P.L.S. 9027



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAWS AND SUBDIVISION ORDINANCES OF THE CITY OF ALHAMBRA 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.

David B. Ragland 1/5/16  
DAVID B. RAGLAND, S. 5173 DATE  
LIC. EXP. 6/30/17  
ON BEHALF OF THE CITY ENGINEER OF THE CITY OF ALHAMBRA



## CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ALHAMBRA BY MOTION ADOPTED AT ITS SESSION HELD ON THE 25th DAY OF JANUARY, 2016, APPROVED THE ANNEXED MAP.

Jane Wyle 1/20/16  
CITY CLERK, CITY OF ALHAMBRA DATE



## SPECIAL ASSESSMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF ALHAMBRA TO WHICH THE LAND INCLUDED WITHIN THIS SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

Paul Bero 1-27-16  
DIRECTOR OF FINANCE OF THE CITY OF ALHAMBRA DATE

## SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, EASEMENT HOLDER FOR FLOOD CONTROL PURPOSES BY DEED RECORDED DECEMBER 3, 1935 IN BOOK 13830 PAGE 343 OF OFFICIAL RECORDS.

## SOILS REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENVIRONMENTAL GEOTECHNOLOGY LABORATORY ASSOCIATES, INC. DATED SEPTEMBER 22, 2003. A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF ALHAMBRA.

## CONDOMINIUM NOTE

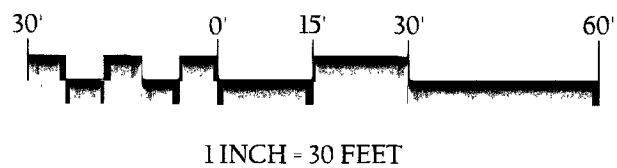
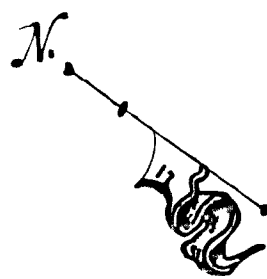
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 UNITS. THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN ALL THE COMMON AREAS THAT WILL IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

1 LOT  
14,958 SQ.FT. GROSS  
14,765 SQ.FT. NET

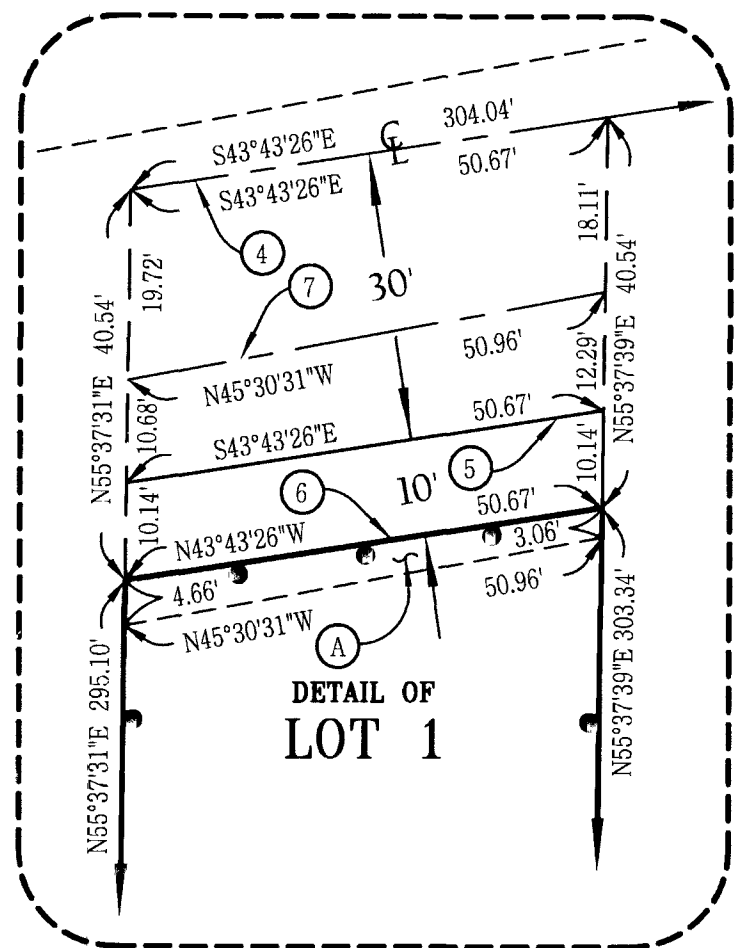
# TRACT NO. 67680

IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

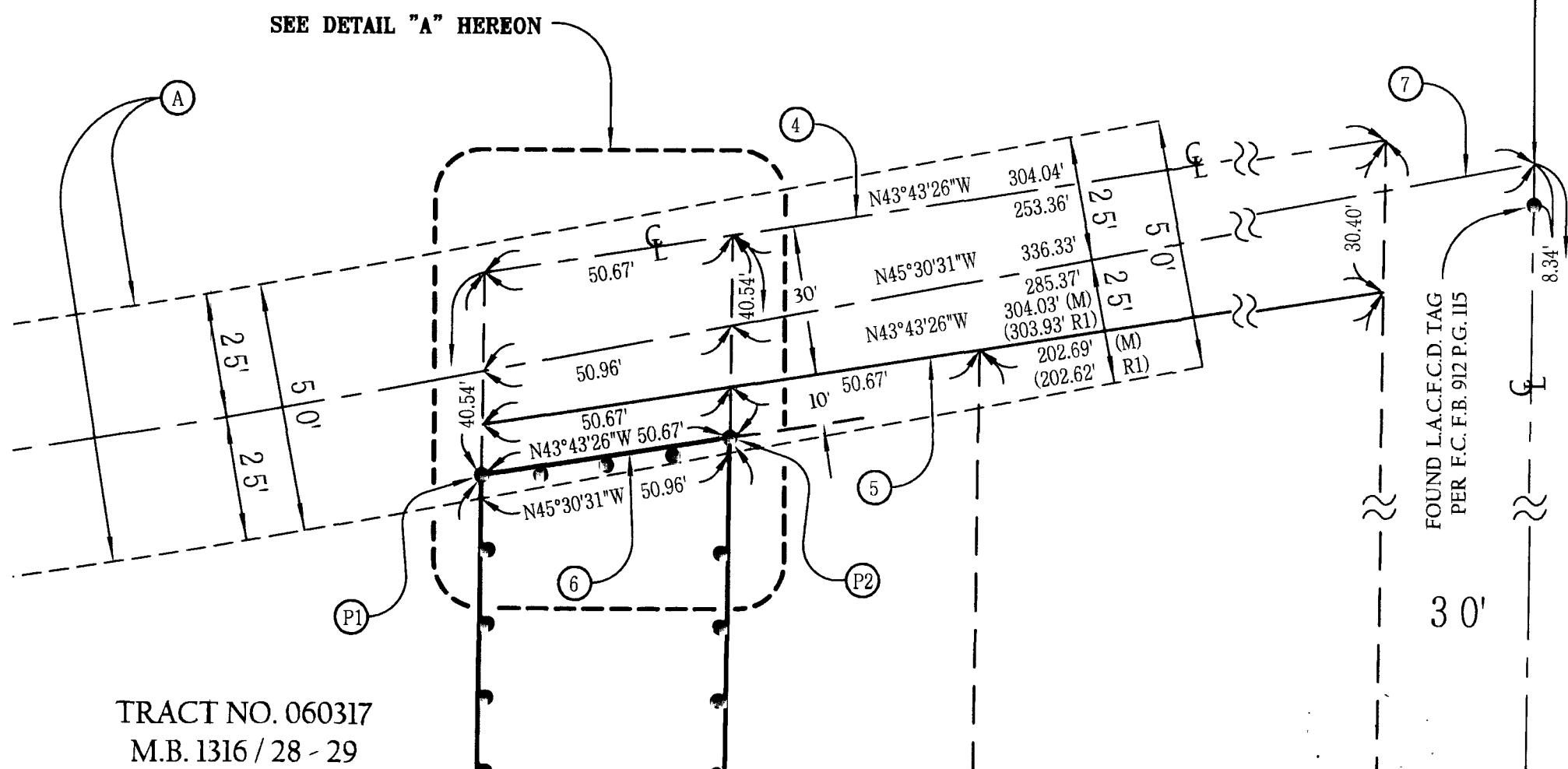
FOR CONDOMINIUM PURPOSES



INTERSECTION OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT EASEMENT AND CENTERLINE OF MCLEAN STREET, ESTABLISHED AT RECORD DISTANCE (8.34') ALONG THE NORTHEASTERLY PROLONGATION OF THE CENTERLINE OF MCLEAN STREET FROM FOUND MONUMENT PER F.C. F.B. 912 P.G. 115.



**DETAIL "A"**  
SCALE: 1" = 20'



TRACT NO. 060317  
M.B. 1316 / 28 - 29

## ESTABLISHMENT NOTES

- ① SOUTHEASTERLY LINE OF TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND OF LOT 7 IN BLOCK 10 OF STONEMAN TRACT, M.R. 16 PAGE 25, ESTABLISHED BETWEEN FOUND MONUMENTS 'L1' AND 'P1' AS SHOWN HEREON.
- ② SOUTHEASTERLY LINE OF LOT 8 IN BLOCK 10 OF STONEMAN TRACT, M.R. 16 PAGE 25, ESTABLISHED BY PRORATION BETWEEN THE NORTHWEST CORNER OF SAID LOT AND THE SOUTHWEST CORNER OF SAID BLOCK PER SAID TRACT.
- ③ NORTHWESTERLY LINE OF TRACT NO. 34959, M.B. 908 PAGES 23 AND 24, AND THE NORTHERLY LINE OF THE SOUTH HALF OF LOT 8 IN BLOCK 10 OF STONEMAN TRACT, M.R. 16 PAGE 25, ESTABLISHED BETWEEN FOUND MONUMENTS 'L2' AND 'P2' AS SHOWN HEREON.
- ④ CENTERLINE OF MONTEREY ROAD (VACATED) ESTABLISHED BY RECORD DISTANCE (385.10') ALONG THE NORTHWESTERLY LINE OF MCLEAN STREET AND BY RECORD ANGLE PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND TRACT NO. 37919, M.B. 938 PAGES 5 AND 6.
- ⑤ NORTHEASTERLY LINE OF LOT 8 IN BLOCK 10 OF STONEMAN TRACT, M.R. 16 PAGE 25, ESTABLISHED PARALLEL WITH AND 30.00 FEET SOUTHWEST OF THE CENTERLINE OF MONTEREY ROAD (VACATED) PER SAID TRACT.
- ⑥ NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED NOVEMBER 26, 2012 AS INSTRUMENT NO. 20121789450 OF OFFICIAL RECORDS, ESTABLISHED PARALLEL WITH AND 10.00 FEET SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 8 IN BLOCK 10 OF STONEMAN TRACT, M.R. 16 PAGE 25.
- ⑦ CENTERLINE OF 50 FOOT WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER DEED RECORDED DECEMBER 3, 1935 IN BOOK 13830, PAGE 343 OF OFFICIAL RECORDS, ESTABLISHED BY RECORD ANGLE FROM THE CENTERLINE OF MCLEAN STREET PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND TRACT NO. 37919, M.B. 938 PAGES 5 AND 6.

ACCEPTED AS CENTERLINE INTERSECTION OF PINE STREET AND MONTEREY STREET. ESTABLISHED AT RECORD DISTANCE (5.00') AND AT RECORD ANGLE FROM FOUND MONUMENT PER PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND TRACT NO. 43222, M.B. 1044 PAGES 56 AND 57.

PINE STREET

FOUND S&W PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND TRACT NO. 43222, M.B. 1044 PAGES 56 AND 57.

MONTEREY STREET

FOUND PUNCHED MANHOLE PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29, AND TRACT NO. 37919, M.B. 938 PAGES 5 AND 6.

MCLEAN STREET

## LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- M MEASURED
- R1 STONEMAN TRACT, M.R. 16 PAGE 25
- FOUND MONUMENT AS NOTED
- (L1) FOUND L.T. & TAG 'L.S. 6999' ON 1.05' TRACT LINE PROD IN LIEU OF N&T AT CORNER PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29.
- (L2) FOUND L.T. & TAG 'L.S. 6999' ON 1.05' TRACT LINE PROD IN LIEU OF LEAD, TACK, & TAG MARKED RCE 16710 PER TRACT NO. 34959, M.B. 908 PAGES 23 AND 24.
- (P1) FOUND 2' I.P., CONCRETE PLUG, & TAG 'L.S. 6999' FLUSH IN LIEU OF N&T PER TRACT NO. 060317, M.B. 1316 PAGES 28 AND 29.
- (P2) FOUND 2' I.P., CONCRETE PLUG, & TAG 'L.S. 6999' FLUSH IN LIEU OF 2' I.P. TAGGED L.S. 4457 PER TRACT NO. 34959, M.B. 908 PAGES 23 AND 24.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 34°21'38" WEST ON THE CENTERLINE OF MONTEREY STREET, AS SHOWN ON THE MAP OF TRACT NO. 060317, FILED IN BOOK 1316, PAGES 28 AND 29 OF MAPS IN THE OFFICE OF THE RECORDED OF LOS ANGELES COUNTY

## EASEMENTS

- (A) 50 FOOT WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER DEED RECORDED DECEMBER 3, 1935 IN BOOK 13830, PAGE 343 OF OFFICIAL RECORDS