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**20230466365**



Pages:  
0012

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

07/17/23 AT 08:00AM

|        |       |
|--------|-------|
| FEES:  | 50.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| <hr/>  |       |
| PAID:  | 50.00 |



LEADSHEET



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SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

VTO-0578

**FOR REFERENCE ONLY: 20230466365**

**RECORDING REQUESTED BY**  
**FIDELITY NATIONAL TITLE - SIMPLIFILE**  
**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**AND WHEN RECORDED MAIL TO**

City of Sierra Madre  
Planning & Community Preservation  
Department  
232 W. Sierra Madre Blvd.  
Sierra Madres, CA. 91024

Property ID No.: 5761-002-008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VTO-00578

CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT  
CERTIFICATE OF COMPLIANCE NO. 21-02

THIS DOCUMENT FILED FOR RECORD  
BY FIDELITY NATIONAL TITLE  
AS AN ACCOMMODATION ONLY. IT HAS  
NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO ITS EFFECT  
UPON THE TITLE.

RECORDED AT THE REQUEST OF AND MAIL TO:

**RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE - SIMPLIFILE**

CITY OF SIERRA MADRE  
PLANNING & COMMUNITY PRESERVATION  
DEPARTMENT  
232 W. SIERRA MADRE BLVD  
SIERRA MADRE CA 91024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT  
CERTIFICATE OF COMPLIANCE NO. 21-02**

Record Owner(s): The Congregation of the  
Passion, Mater Dolorosa  
Community

Site Addresses:  
1) 700 N. Sunnyside Ave.  
2) 700 N. Sunnyside Ave.

Assessor Parcel Numbers: APN: 5761-002-008

I/We hereby determine that the parcel(s) resulting from the Lot Line Adjustment comply(ies) with the applicable provisions of the Subdivision Map Act (Government Code Section 66410, et. seq.), the Sierra Madre Municipal Code, the Sierra Madre General Plan, and Zoning ordinances.

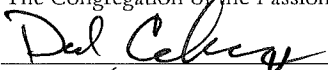
The approval of this certificate of compliance by the City is conditioned upon:

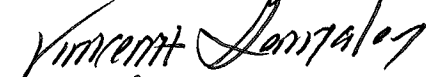
- a.) Applicants to execute and record a new deed for parcels affected by this lot line adjustment.
- b.) Loan company or any other entity holder of the deeds of the lots affected by this lot line adjustment must be notified in writing by applicant. Title Insurance company to be notified the same. Owner to submit written evidence to this effect.
- c.) Applicant(s) and engineer of record to submit a written statement, that no utilities or easements are affected by this lot line adjustment with signature and stamp of civil engineer of record.
- d.) Applicant(s) and Engineer of record to submit a written statement, that no driveway or access easement will be blocked.


I/We record owner(s) of property(ies) affected by this lot line adjustment am/are aware of the requirements (a)-(d) above and promise to comply with these requirements. I/we also understand that failure to comply with (a) through (d) may not validate the lot line adjustment, and will result in the denial of the certificate of compliance by the City.

Applicant's Signatures:

The Congregation of the Passion, Mater Dolorosa Community, a California non-profit corporation

 (must be notarized) David Colhour, Assistant Secretary Name (type or printed)

 (must be notarized) VINCENT GONZALEZ Name (type or printed)

 (must be notarized) Chris Cimino Name (type or printed)

Please sign and acknowledge this instrument before a Notary Public.  
Add sheets, if necessary, for additional signatures.

**THE LEGAL DESCRIPTION OF THE NEW PARCELS  
See Exhibit A attached hereto**

**THIS DOCUMENT FILED FOR RECORD  
BY FIDELITY NATIONAL TITLE  
AS AN ACCOMMODATION ONLY. IT HAS  
NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO ITS EFFECT  
UPON THE TITLE.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Illinois )

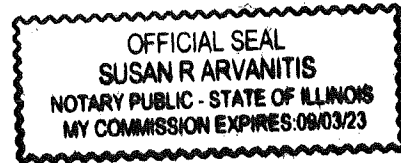
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Colhour, personally known to me to be the Assistant Secretary of THE CONGREGATION OF THE PASSION, MATER DOLOROSA COMMUNITY, a California not-for-profit corporation, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the foregoing instrument as his free and voluntary act and as the act and deed of such corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26<sup>TH</sup> day of June, 2023.

Commission Expires: 9-3-23

Susan R. Arvanitis  
Notary Public



DETERMINATION OF COMPLIANCE

The City of Sierra Madre, County of Los Angeles, State of California, hereby certifies that as of the date of this Certificate, the above-described property is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410, et. seq.) and local ordinances, enacted pursuant thereto. This Certificate does not constitute a permit to develop said parcel(s), and compliance with other provisions of law relating to land use and construction of improvements may be required prior to issuance of any such permit.

The subject parcel(s) may therefore be sold, financed, leased or transferred in accordance with all applicable provisions of the said Act and Ordinances. This determination does not guarantee that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

Prior to authorization to build on said parcel(s), the applicant will be required to conform to City and County building regulations. Such regulations include, but are not limited to, programs for appropriate sanitary sewage disposal and water supply for domestic use and fire suppression.

Geologic, soils, and drainage conditions on the subject project may limit development or necessitate that remedial measures be taken in order to obtain a building permit.

I/ WE HEREBY CERTIFY that I have reviewed the above-described division of real property and have found it to be in compliance with all requirements of the Subdivision Map Act (Government Code Section 66410 et seq.) and of the City of Sierra Madre Subdivision Ordinance (Sierra Madre Municipal Code, Title 16).

Vincent Gonzalez  
Vincent Gonzalez, Planning and Community Preservation Director

7/6/2023  
DATE

Chris Cimino  
Chris Cimino, Public Works Director  
AKA Christopher Michael Cimino

7/6/2023  
DATE

David Knell  
David Knell, Contracted City Surveyor

7/10/2023  
DATE

Attachments:

- 1. LOT-LINE ADJUSTMENT MAP(8x11) SHOWING EXISTING & PROPOSED PROPERTY LINES
- 2. LEGAL DESCRIPTION FOR FINAL RESULTING PARCEL

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }

On July 10, 2023 before me, Annette M Zamora Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared David Knell  
Name(s) of Signer(s)

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 Annette M Zamora Notary Public  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  Partner -  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

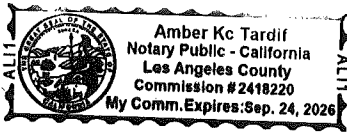
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }  
On July 6, 2023 before me, Amber K.C. Tardif, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Vincent Christopher Gonzalez  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Amber K.C. Tardif  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Certificate of compliance for lot line Adjustment  
Document Date: July 6, 2023 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: Christopher Michael Cimino

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

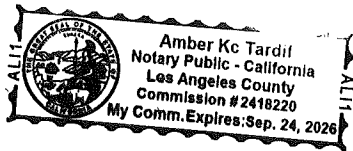
State of California }  
County of Los Angeles }

On July 6, 2023 before me, Amber K.C. Tardif, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Christopher Michael Cimino  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Certificate of Compliance for lot line Adjustment

Document Date: July 6, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Vincent Christopher Gonzalez

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_





## LEGAL DESCRIPTIONS FOR FINAL RESULTING PARCELS

### PARCEL 1

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID PARCEL 4, LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF SAID PARCEL 4, INCLUDED IN THE LAND DESCRIBED IN QUITCLAIM DEED TO THE CITY OF SIERRA MADRE, RECORDED ON DECEMBER 20, 1968, AS INSTRUMENT NO. 3356, IN BOOK D4230 PAGE 892 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING THEREFROM** THAT PORTION OF SAID PARCEL 4, DESCRIBED AS PARCEL NO. P-6F (FEE) IN THE DEED RECORDED FEBRUARY 15, 2001, AS INSTRUMENT NO. 01-0260705, OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4 LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON TRACT NO. 30597, FILED IN BOOK 798 PAGES 14 AND 15, OF MAP BOOKS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY REFERENCED AS THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP ONE NORTH, RANGE 11 WEST, S.B.M. ON SAID TRACT;

THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°37'17" EAST, 189.83 FEET;

THENCE SOUTH 37°18'31" EAST, 54.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 37°18'31" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF SAID PARCEL 140.

CONTAINING 27.39 ACRES, MORE OR LESS.

## **PARCEL 2**

THAT CERTAIN PARCEL OF LAND IS SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THOSE PORTIONS OF LOTS 19 AND 20 OF THE SIERRA MADRE TRACT AS PER MAP FILED IN BOOK 4, PAGES 502 AND 503, MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID PARCEL 4, LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING LINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON TRACT NO. 30597, FILED IN BOOK 798 PAGES 14 AND 15, OF MAP BOOKS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°37'17" EAST, 189.83 FEET;

THENCE SOUTH 37°18'31" EAST, 54.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 37°18'31" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF SAID PARCEL 140.

CONTAINING 17.30 ACRES, MORE OR LESS.