

LOT 1
TOTAL AREA: 3.515 ACRES
NET AREA: 3.195 ACRES
NUMBER OF UNITS: 35

SHEET 1 OF 4 SHEETS

TRACT MAP NO. 83672
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

THAT PORTION OF PARCEL A AS DESCRIBED BY THE LOT LINE ADJUSTMENT OF PARCELS 2 AND 3 OF PARCEL MAP 16068, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 168 PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID LOT LINE ADJUSTMENT WAS RECORDED ON JUNE 19, 1985 AS INSTRUMENT NO. 85-708396. SAID LAND IS SHOWN AS "NEW PARCEL A" ON NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 16, 1987 AS INSTRUMENT NO. 87-1124434, OFFICIAL RECORDS.

ANACAL ENGINEERING CO.
JULY 2022

D.C. QUEYREL
L.S. NO. 7703

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION 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 CITY OF POMONA LOT "A" AN EASMENT FOR STREET, ROAD, HIGHWAY AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER AND STORM DRAIN PURPOSES AND ALL USES INCIDENT THERETO.

WE HEREBY DEDICATE TO THE CITY OF POMONA A 15 FOOT WIDE EASEMENT FOR WATER MAIN AND APPURTENANT STRUCTURES, AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS FROM ANY ADJOINING PROPERTIES.

UTC DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: _____
PHILIP LEE PRESIDENT

BENEFICIARY

PREFERRED BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST DATED SEPTEMBER 30, 2021 AS INSTRUMENT NO. 2021-1489731 O.R.

BY: _____
TITLE

SPECIAL ASSESSMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATIONS 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 SUPERVISOR OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: _____ DATED: _____
CITY TREASURER - CITY OF POMONA

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 35 UNITS, 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.

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CHORD LINE ALONG THE CENTERLINE OF TEMPLE AVENUE BETWEEN THE INTERSECTIONS OF LOS ANGELES AND SALT LAKE RAILROAD CENTERLINE AND POMONA BOULEVARD CENTERLINE CALCULATED BEARING OF NORTH 75°16'15" WEST PER RECORD OF SURVEY BOOK 310, PAGES 15 & 16, RECORDS OF LOS ANGELES COUNTY.

SIGNATURE OMISSION NOTES

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (A)(3)(A)(I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPE INTO FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 1985-1413467 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

A NON EXCLUSIVE EASEMENT (EXCLUSIVE OF BUILDING SITES) FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED APRIL 24, 1986 AS INSTRUMENT NO. 1986-506629 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

A RECIPROCAL EASEMENT AND OPERATING AGREEMENT BETWEEN BSP UTC, LLC A DELAWARE LIMITED LIABILITY COMPANY AND LINCOLCOLIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDING DATE: AUGUST 12, 2015 RECORDING NO: 20150988568, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD.

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 UTC DEVELOPMENT ON JULY 2022. THAT THE MONUMENTS ARE OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM THE RECORDING DATE OF THIS MAP; THAT THE MONUMENTS ARE SUFFICIENT OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY;

D.C. QUEYREL 11/30/22
LS 7703 EXPIRES 12/31/24 DATE
ANACAL ENGINEERING COMPANY



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION LAWS AND SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATED: _____

BY: _____
ARNOLD DICHOSA, R.C.E. 86038
CITY ENGINEER, CITY OF POMONA



CITY SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

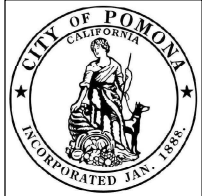
BY: _____
MICHAEL D. MYERS, R.C.E. 30702
ACTING CITY SURVEYOR - CITY OF POMONA

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____, 20____, APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC LOT "A" AN EASEMENT FOR STREET, ROAD, HIGHWAY AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER AND STORM DRAIN PURPOSES AND ALL USES INCIDENT THERETO. TOGETHER WITH A DEDICATION OF A 15 FOOT WIDE EASEMENT FOR WATER MAIN AND APPURTENANT STRUCTURES. AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS FROM ANY ADJOINING PROPERTIES. BY RESOLUTION NO. _____

DATED: _____

ROSALIA BUTLER, CITY CLERK - CITY OF POMONA



LOS ANGELES CERTIFICATIONS AND SEALS

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

DATE: _____

BY: _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT MAP NO. 83672 AS REQUIRED BY LAW.

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

DATE: _____

BY: _____
DEPUTY

TRACT MAP NO. 83672

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES
ANACAL ENGINEERING CO. D.C. QUEYREL
JULY 2022 L.S. NO. 7703

NOTARY ACKNOWLEDGEMENT:

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 _____)
COUNTY OF _____)

ON _____BEFORE ME _____, A 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	MY PRINCIPAL PLACE OF BUSINESS IS IN_____ COUNTY.
_____ SIGNATURE	MY COMMISSION EXPIRES_____
_____ PRINT NAME	MY COMMISSION NUMBER_____

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STATE OF _____)
COUNTY OF _____)

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STATE OF _____)
COUNTY OF _____)

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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
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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	MY PRINCIPAL PLACE OF BUSINESS IS IN_____ COUNTY.
_____ SIGNATURE	MY COMMISSION EXPIRES_____
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TRACT MAP NO. 83672

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.

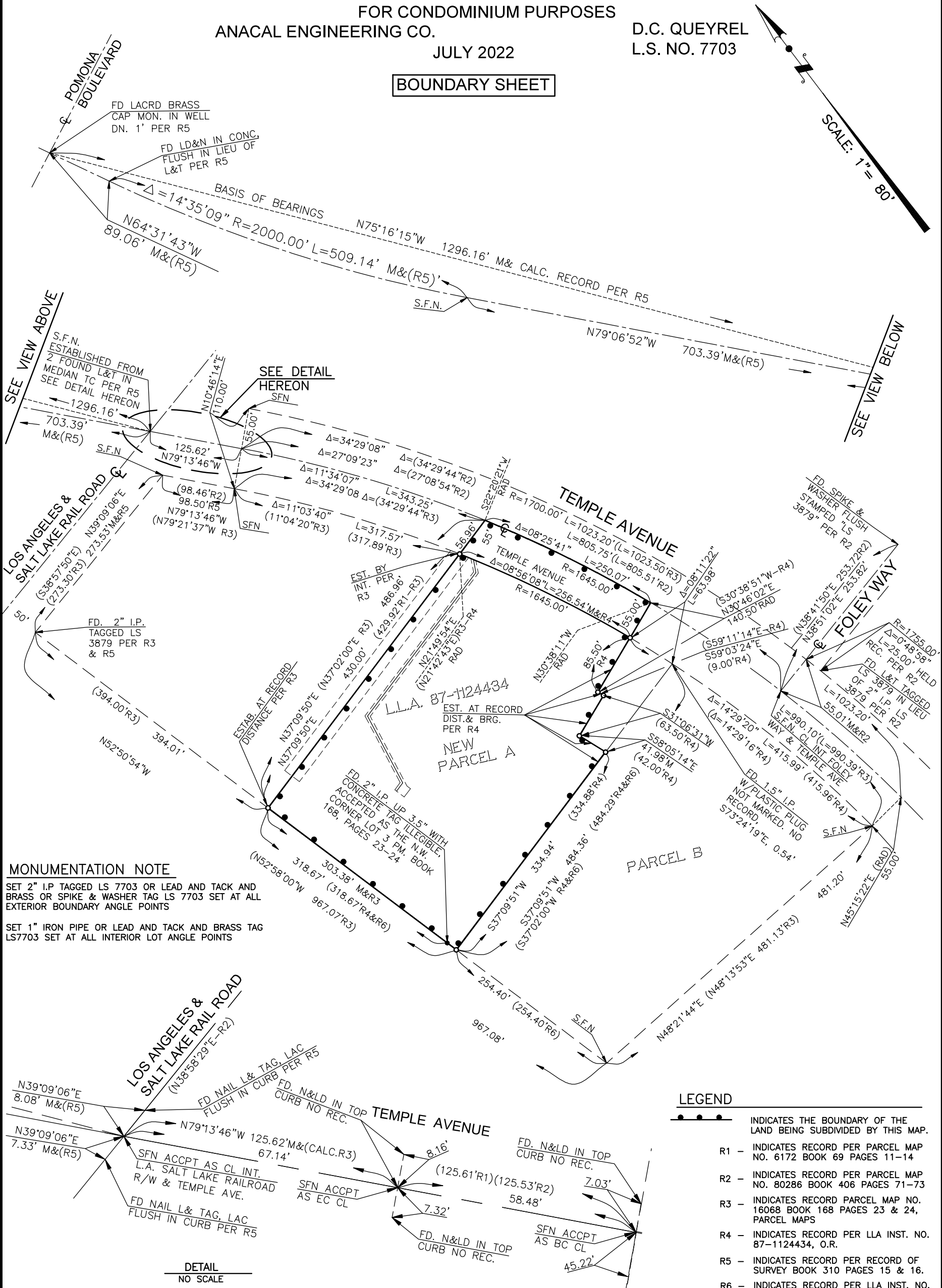
FOR CONDOMINIUM PURPOSES

ANACAL ENGINEERING CO.

JULY 2022

D.C. QUEYREL
L.S. NO. 7703

BOUNDARY SHEET



MONUMENTATION NOTE

SET 2" I.P. TAGGED LS 7703 OR LEAD AND TACK AND BRASS OR SPIKE & WASHER TAG LS 7703 SET AT ALL EXTERIOR BOUNDARY ANGLE POINTS

SET 1" IRON PIPE OR LEAD AND TACK AND BRASS TAG LS7703 SET AT ALL INTERIOR LOT ANGLE POINTS

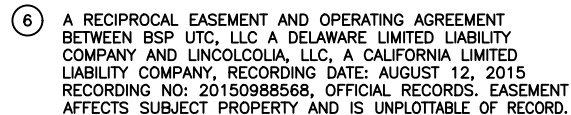
LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1 - INDICATES RECORD PER PARCEL MAP NO. 6172 BOOK 69 PAGES 11-14
- R2 - INDICATES RECORD PER PARCEL MAP NO. 80286 BOOK 406 PAGES 71-73
- R3 - INDICATES RECORD PARCEL MAP NO. 16068 BOOK 168 PAGES 23 & 24, PARCEL MAPS
- R4 - INDICATES RECORD PER LLA INST. NO. 87-1124434, O.R.
- R5 - INDICATES RECORD PER RECORD OF SURVEY BOOK 310 PAGES 15 & 16.
- R6 - INDICATES RECORD PER LLA INST. NO. 85-708396, O.R.
- O - INDICATES SET MONUMENT

SEE SHEET 1 FOR BASIS OF BEARINGS
SEE SHEET 4 FOR EASEMENT LISTING, DIMENSIONS AND TIES

JULY 2022

○ - INDICATES SET MONUMENT



SEE SHEET 3 FOR OVERALL BOUNDARY SURVEY