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

TRACT MAP NO. 83672

SHEET 1 OF 4 SHEETS

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.

D.C. QUEYREL ANACAL ENGINEERING CO. L.S. NO. 7703 **JULY 2022** SURVEYOR'S STATEMENT: 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. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED 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; 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. D.C. QUEYREL 11/30/22 LS 7703 EXPIRES 12/31/24 DATE UTC DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER) 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. PHILIP LEE PRESIDENT DATED: ___ BENEFICIARY PREFERRED BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST DATED SEPTEMBER 30, 2021 AS INSTRUMENT NO. 2021-1489731 O.R. ARNOLD DICHOSA, R.C.E. 86038 CITY ENGINEER, CITY OF POMONA TITLE 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: _ 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. MICHAEL D. MYERS, R.C.E. 30702 ACTING CITY SURVEYOR - CITY OF POMONA EXECUTIVE OFFICER, BOARD OF SUPERVISOR OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. 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 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. RESOLUTION NO. DATED: __ 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. ROSALIA BUTLER, CITY CLERK - CITY OF POMONA

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 RIPEN 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.

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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:			

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$_____HA 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

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SHEET 2 OF 4 SHEETS

TRACT MAP NO. 83672

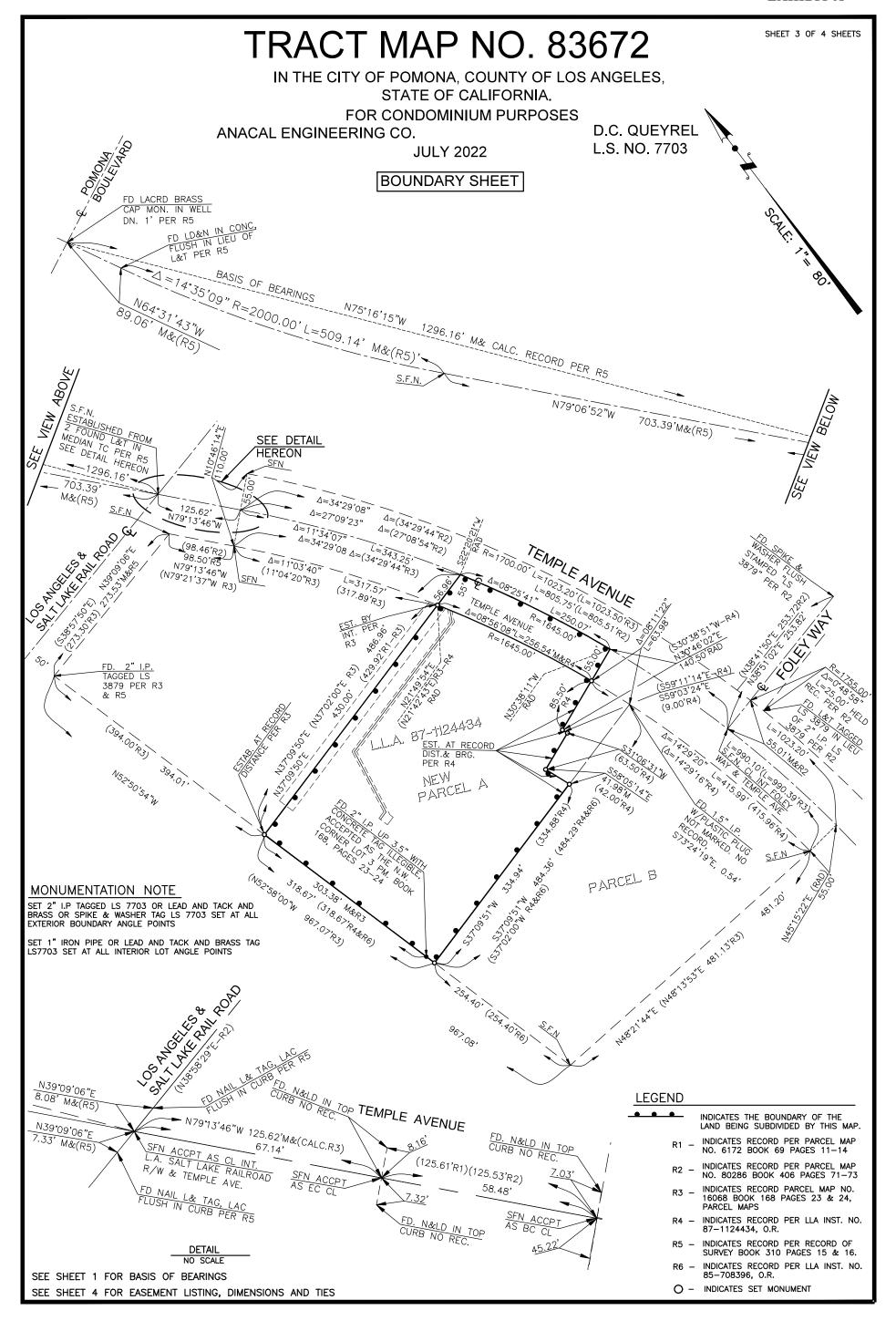
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. FOR CONDOMINIUM PURPOSES

ANACAL ENGINEERING CO.

JULY 2022

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

NOTARY ACKNOWLED	<u>GEMEN</u> T:	NOTARY ACKNOWLE	EDGEMENT:		
VERIFIES ONLY THE IDENTITY OF	FFICER COMPLETING THIS CERTIFICATE THE INDIVIDUAL WHO SIGNED THE TIFICATE IS ATTACHED, AND NOT THE VALIDITY OF THAT DOCUMENT.	VERIFIES ONLY THE IDENTITY DOCUMENT TO WHICH THIS (R OFFICER COMPLETING THIS CERTIFICATE OF THE INDIVIDUAL WHO SIGNED THE CERTIFICATE IS ATTACHED, AND NOT THE OR VALIDITY OF THAT DOCUMENT.		
STATE OF) COUNTY OF	_)	STATE OF) COUNTY OF)		
ONBEFORE ME	:, A NOTARY PUBLIC	ONBEFORE	ME, A NOTARY PUBLIC		
PERSONALLY APPEARED		PERSONALLY APPEARED			
WHOSE NAME(S) IS/ARE SUBSCRIFTO ME THAT HE/SHE/THEY EXECU CAPACITY(IES), AND THAT BY HIS/	IS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) SED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED ITED THE SAME IN HIS/HER/THEIR AUTHORIZED HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED	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 PE CALIFORNIA, THAT THE FOREGOING	RJURY, UNDER THE LAWS OF THE STATE OF PARAGRAPH IS TRUE AND CORRECT.	I CERTIFY UNDER PENALTY OF CALIFORNIA, THAT THE FOREGO	PERJURY, UNDER THE LAWS OF THE STATE OF ING PARAGRAPH IS TRUE AND CORRECT.		
WITNESS MY HAND	MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.	WITNESS MY HAND	MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.		
SIGNATURE	MY COMMISSION EXPIRES	SIGNATURE	MY COMMISSION EXPIRES		
PRINT NAME	MY COMMISSION NUMBER	PRINT NAME	MY COMMISSION NUMBER		
VERIFIES ONLY THE IDENTITY OF	FFICER COMPLETING THIS CERTIFICATE THE INDIVIDUAL WHO SIGNED THE TIFICATE IS ATTACHED, AND NOT THE VALIDITY OF THAT DOCUMENT.	VERIFIES ONLY THE IDENTITY DOCUMENT TO WHICH THIS (R OFFICER COMPLETING THIS CERTIFICATE OF THE INDIVIDUAL WHO SIGNED THE DERTIFICATE IS ATTACHED, AND NOT THE OR VALIDITY OF THAT DOCUMENT.		
STATE OF) COUNTY OF)	STATE OF) COUNTY OF)		
	, A NOTARY PUBLIC	ONBEFORE	ME, A NOTARY PUBLIC		
PERSONALLY APPEARED		PERSONALLY APPEARED			
WHOSE NAME(S) IS/ARE SUBSCRIE TO ME THAT HE/SHE/THEY EXECU CAPACITY(IES), AND THAT BY HIS/	IS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) BED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED ITED THE SAME IN HIS/HER/THEIR AUTHORIZED HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED	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.			
	RJURY, UNDER THE LAWS OF THE STATE OF PARAGRAPH IS TRUE AND CORRECT.		PERJURY, UNDER THE LAWS OF THE STATE OF ING PARAGRAPH IS TRUE AND CORRECT.		
WITNESS MY HAND	MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.	WITNESS MY HAND	MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.		
SIGNATURE	MY COMMISSION EXPIRES	SIGNATURE	MY COMMISSION EXPIRESMY COMMISSION NUMBER		
PRINT NAME	WI COMMISSION NOMBER	PRINT NAME	MI COMMISSION NOMBER		



SHEET 4 OF 4 SHEETS TRACT MAP NO. 83672 IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. FOR CONDOMINIUM PURPOSES D.C. QUEYREL ANACAL ENGINEERING CO. L.S. NO. 7703 **JULY 2022** MONUMENTATION NOTE SET 2" I.P TAGGED LS 7703 OR LEAD AND TACK AND BRASS OR SPIKE & WASHER TAG LS7703 SET AT ALL EXTERIOR BOUNDARY ANGLE POINTS FD. SPIKE & WASHER FLUSH STAMPED "LS SET 1" IRON PIPE OR LEAD AND TACK AND BRASS TAG LS7703 SET AT ALL INTERIOR LOT ANGLE POINTS 3879" PER R2 INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP. FOLEY WAY INDICATES RECORD PER PARCEL MAP NO. 6172 BOOK 69 PAGES 11-14 щ INDICATES RECORD PER PARCEL MAP NO. 80286 BOOK 406 PAGES 71-73 ,02 R2 -R=1755.00' $\triangle = 0.48'58''$ INDICATES RECORD PARCEL MAP NO. 16068 BOOK 168 PAGES 23 & 24, PARCEL MAPS N38°51 L=25.00' HELD REC. PER R2 FD. L&T TAGGED INDICATES RECORD PER LLA INST. NO. FD. L&T TAGGED LS 3879 IN LIEU OF 2" I.P. LS 3879 PER R2 LS 6281 1.0' OFFSET PER R2 87-1124434, O.R. 25 INDICATES RECORD PER RECORD OF SURVEY BOOK 310 PAGES 15 & 16. INDICATES RECORD PER LLA INST. NO. 85-708396, O.R. O - INDICATES SET MONUMENT **AVENUE** TEMPLE L=805.75' L=462.50'R=1700.00° R=1700.00 S.F.N., EST. BY INT. FROM FOUND Δ=15.35'16" L=250.07 MONUMENTS PER 55, Δ=08·25'42" LOT "A" Δ=27.09,23" L=256.54 25 R=1645.00' L=343.25 Δ=08.56.08" Δ=11°34'07" L= R=1700.00' 486.96 430.00 LOT 1 3.19AC DOC.#85-708396 (R6) N52*50'09"W 107.39 N52°50'09"W EXISTING EASEMENTS 37'09'50"E '09'50"E 3.0'-A 25' WIDE MUTUAL EASEMENT TO UNDISCLOSED PARTIES, FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 16068 RECORDED FEBRUARY 29, 1984 ON FILE IN N37. BOOK 168, PAGE 23 & 24, OF PARCEL MAPS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. S37.09' FD. 2" I.P. UP 3.5" WITH
CONCRETE AND TAG REMOVED.
ACCEPTED AS THE N.W.
CORNER LOT 3 PM. BOOK
168, PAGES 23-24 12.5' -12.5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED APRIL 3, 1984 AS INSTRUMENT NO. 1984—404958 OF OFFICIAL RECORDS. AGREEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION. 25.0 A 12.5' WIDE MUTUAL TO UNDISCLOSED PARTIES, FOR INGRESS AND EGRESS, DRAINAGE AND UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 1984 AS RECORDING NO: 84-576902, OF OFFICIAL RECORDS. EASEMENT AFFECTS 15.29 N52°50'54"W 318.67 SUBJECT PROPERTY AND IS PLOTTED HEREON. EASEMENT 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 15 FT WIDE EASEMENT FOR WATER MAIN & APPURTENANT STRUCTURES, AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS FOR ANY ADJOINING PROPERTIES TO THE CITY OF POMONA DEDICATED HEREON. A NON EXCLUSIVE EASEMENT (EXCLUSIVE OF BUILDING SITES) A NON EACLOSIVE EASEMENT (EACLOSIVE 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. SEE SHEET 1 FOR BASIS OF BEARINGS SEE SHEET 3 FOR OVERALL BOUNDARY SURVEY