

1 PARCEL
20.20 ACRES

PARCEL MAP NO. 74494

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A MERGER OF PARCEL 1 OF PARCEL MAP NO. 26297, AS PER MAP FILED IN BOOK 332, PAGES 66 THROUGH 68 INCLUSIVE OF PARCEL MAPS, TOGETHER WITH LOTS 1 THROUGH 4 AND THE ALLEY LYING BETWEEN SAID LOTS ALL WITHIN TRACT NO. 17919, AS PER MAP RECORDED IN BOOK 444, PAGES 26 THROUGH 28 INCLUSIVE OF MAPS, BOTH WITHIN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
ANDREASEN ENGINEERING, INC. MARCH 2018

SUBDIVIDERS CERTIFICATE

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF 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.

CASA COLINA CENTERS FOR REHABILITATION FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND CASA COLINA HOSPITAL FOR REHABILITATIVE MEDICINE, INC. A CORPORATION AND CASA COLINA HOSPITAL FOR REHABILITATIVE MEDICINE, A CALIFORNIA CORPORATION, ALL AS OWNER.

DAVID V. MORONY
CHIEF FINANCIAL OFFICER

David V. Morony
SIGNATURE

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON April 17, 2018 BEFORE ME Ruth Baudoin, Notary Public PERSONALLY APPEARED David V. Morony 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: *Ruth Baudoin*
NAME: Ruth Baudoin

MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY

MY COMMISSION NUMBER: 2233245

MY COMMISSION EXPIRES: April 1, 2022

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) 3B OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE BY REASON OF CHANGED CONDITION, LONG DISUSE OR LACHES SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL TO OBTAIN AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CHARLES F. LOOP, THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR CONDUCTING WATER AS DISCLOSED BY DOCUMENT RECORDED JANUARY 21, 1875 IN BOOK 36 PAGE 5 OF DEEDS, MARCH 1, 1882 IN BOOK 87 PAGE 119 OF DEEDS AND DECEMBER 1, 1890 IN BOOK 684 PAGE 275 OF DEEDS, ALL RECORDS OF LOS ANGELES COUNTY.

E.M. McCOMAS, HER SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR PIPES AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 1, 1931 IN BOOK 11338 PAGE 18 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

AND EASEMENT FOR CONDUCTING WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 36, PAGE 5; IN BOOK 87, PAGE 119; IN BOOK 684, PAGE 275; IN BOOK 100, PAGE 162 AND IN BOOK 2435, PAGE 161, ALL OF DEEDS.

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

ASSOCIATED TELEPHONE COMPANY LTD., FOR COMMUNICATION SYSTEM PURPOSES, RECORDED DECEMBER 22, 1952, AS INSTRUMENT NO. 3600 IN BOOK 40579, PAGE 404 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CITY OF POMONA, EASEMENT HOLDER FOR STREET AND RELATED PURPOSES BY DEED RECORDED JANUARY 29, 1958 AS INSTRUMENT NO. 2674 IN BOOK D281 PAGE 862, OF OFFICIAL RECORDS, AND EASEMENT HOLDER FOR WATERLINE PURPOSES BY DEED RECORDED APRIL 4, 1975, AS INSTRUMENT NO. 3427 AND OCTOBER 5, 1983, AS INSTRUMENT NO. 83-1176523, OF OFFICIAL RECORDS, ALL RECORDS OF LOS ANGELES COUNTY. CITY OF POMONA, EASEMENT HOLDER FOR STREET AND RELATED PURPOSES BY DOCUMENT RECORDED NOVEMBER 14, 1984 AS INSTRUMENT NO. 84-1353986 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. AN EASEMENT HOLDER FOR WATER FACILITIES AND RELATED PURPOSES, RECORDED OCTOBER 10, 2013 AS INSTRUMENT NO. 2013-1464517 OF OFFICIAL RECORDS, AND AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 332/66-68 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES RECORDED IN BOOK 39656, PAGE 155 AND AS INSTRUMENT NO. 018414; INSTRUMENT NO. 84-1132906; INSTRUMENT NO. 84-246191 AND AS INSTRUMENT NO. 2164959 OF OFFICIAL RECORDS, ALL RECORDS OF LOS ANGELES COUNTY.

CAÑON WATER COMPANY OF POMONA, A CORPORATION EASEMENT HOLDER FOR IRRIGATION PIPELINE PURPOSES AND REPAIR AND MAINTENANCE OF THE SAME, BY DOCUMENT RECORDED DECEMBER 30, 1963 AS INSTRUMENT NO. 4464, IN BOOK D2304 PAGE 547, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

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 SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CASA COLINA HOSPITAL FOR REHABILITATIVE MEDICINE INC. IN JUNE 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Eric J. Andersen
ERIC J. ANDREASEN
LS 8256, EXPIRES 12-31-2019

4-17-18
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

RENE GUERRERO, P.E., CITY ENGINEER
RCE 66263, EXPIRES 06-30-2018

DATE



CITY SURVEYOR'S STATEMENT

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

David G. Gilbertson
DAVID G. GILBERTSON, L.S.
ACTING CITY SURVEYOR
L.S. 6941, EXPIRES 9-30-2019

4/18/18
DATE

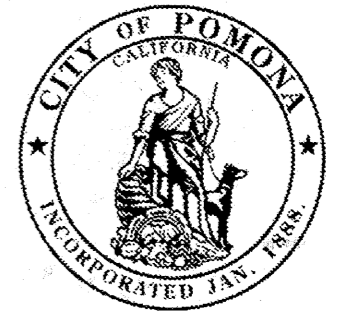


CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____ APPROVED THIS MAP. SAID COUNCIL, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, DID ABANDON THE ALLEY ACQUIRED BY THE CITY OF POMONA ON TRACT NO. 17919, M.B. 444/26,27,28.

EVA M. BUICE, MMC, CITY CLERK

DATE



ABANDONMENT NOTE

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE ALLEY ACQUIRED BY THE CITY OF POMONA ON TRACT NO. 17919, M.B. 444/26,27,28. ALL PORTIONS OF SAID ALLEY WITHIN THE BOUNDARY OF THIS MAP ARE ABANDONED AND ARE NOT SHOWN ON THIS MAP. **THE CITY OF POMONA DOES HEREBY RESERVE A 20.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND RELATED PURPOSES AS SHOWN ON THIS MAP.**

SPECIAL ASSESSMENT STATEMENT

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

CITY TREASURER, CITY OF POMONA

DATE

LOS ANGELES COUNTY 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

BY _____ DEPUTY DATE _____

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 PARCEL MAP NO. 74494 AS REQUIRED BY LAW.

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

BY _____ DEPUTY DATE _____

PARCEL MAP NO. 74494

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
ANDREASEN ENGINEERING, INC. MARCH 2018

EASEMENT NOTE:

- (A) AN EASEMENT TO CANON WATER CO. OF POMONA FOR IRRIGATION PURPOSES; RECORDED DECEMBER 30, 1963 IN BOOK D-2304 PAGE 547 OF O.R.
- (B) AN EASEMENT TO CITY OF POMONA. FOR WATER LINES PURPOSES; RECORDED APRIL 04, 1975 AS INSTRUMENT NO. 3427.
- (C) AN EASEMENT TO CITY OF POMONA FOR WATER LINE PURPOSES; RECORDED OCTOBER 05, 1983 AS INSTRUMENT NO. 83-1176523 O.R.
- (D) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES; RECORDED FEBRUARY 28, 1984 AS INSTRUMENT NO. 84-246191 O.R.
- (E) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITY PURPOSES RECORDED SEPTEMBER 21, 1984 AS INSTRUMENT NO. 84-1132906, O.R.
- (F) AN EASEMENT TO CITY OF POMONA FOR STREET PURPOSES RECORDED NOVEMBER 14, 1984 AS INSTRUMENT NO. 84-1353986, O.R.
- (G) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITIES PURPOSES; RECORDED JANUARY 05, 1989 AS INSTRUMENT NO. 89-18414, O.R.
- (H) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 332/66-68.
- (I) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 332/66-68.
- (J) AN EASEMENT TO THE CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; RECORDED OCTOBER 10, 2013 AS INSTRUMENT NO. 20131464517 O.R.
- (K) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED SEPTEMBER 08, 2005 AS INSTRUMENT NO. 05-2164959 O.R.
- (L) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED AUGUST 20, 1952 IN BOOK 39656, PAGE 155 O.R.
- (M) AN EASEMENT TO ASSOCIATED TELEPHONE COMPANY FOR COMMUNICATION SYSTEM PURPOSES; RECORDED DECEMBER 22, 1952 IN BOOK 40579, PAGE 404 O.R.
- (N) RESERVATION OF A 20.00 FOOT WIDE EASEMENT TO THE CITY OF POMONA FOR PUBLIC UTILITY AND RELATED PURPOSES.

BASIS OF BEARINGS

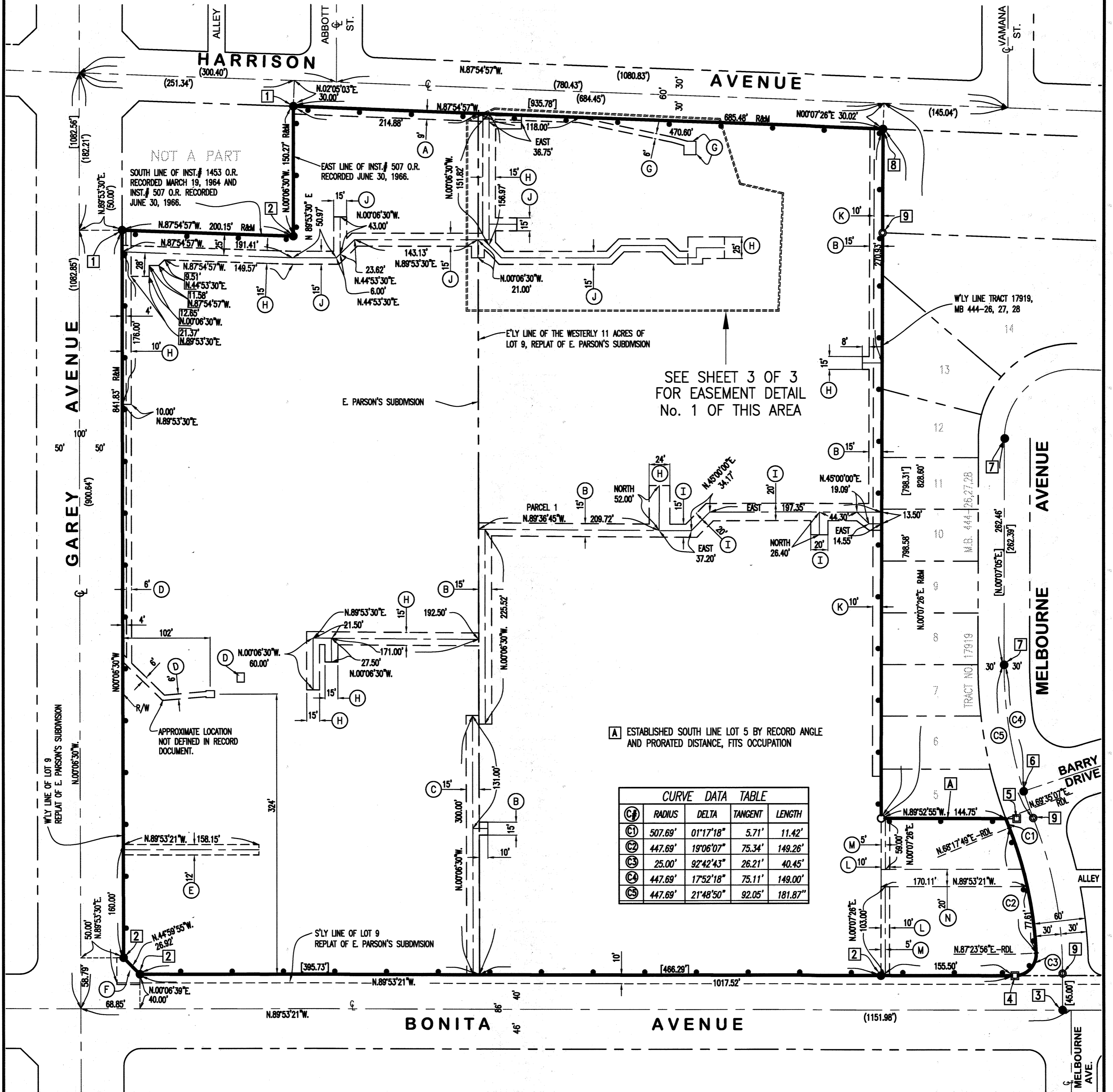
THE BEARING OF N. 00°06'30" W. AS SHOWN FOR THE CENTERLINE OF CAREY AVENUE ON PARCEL MAP NO. 15915, P.M.B. 169/19 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES:

- 1 FD. N. & T. TAGGED "R.C.E. 17366", IN CONCRETE IN LIEU OF 1" I.P. PER P.M.B. 332/66,67,68
- 2 FD. 1" I.P. W/P.P. TAGGED "R.C.E. 27366" PER P.M.B. 332/66,67,68
- 3 FD. 4-P.M.'s ON M.H. RIM FITS P.W.F.B. 1436/535,536
- 4 SET L. & T. & TAG "L.S. 8256" S. 00°06'39" W. 1.00'
- 5 SET L. & T. & TAG "L.S. 8256" IN T.C. ON R. PROD.
- 6 FD. 4-P.M.'S ON M.H. RIM PER CITY TIE BK. 4 P. 138
- 7 FD. S. & T. PER CITY TIE BK. 4 P. 138
- 8 FD. 1" I.P. W/P.P. TAGGED "R.C.E. 27366" DN. 0.15'
- 9 SEARCHED, NOTHING FOUND, NOTHING SET

MONUMENT NOTES:

- DENOTES BOUNDARY OF LAND TO BE MERGED BY THIS MAP
- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SEARCHED, NOTHING FOUND, NOTHING SET
- INDICATES SET LEAD AND TAG STAMPED L.S. 8256, FLUSH
- () INDICATES RECORD DATA PER PARCEL MAP NO. 26297, P.M.B. 332/66,67,68
- [] INDICATES RECORD DATA PER TRACT NO. 17919, M.B. 444/26,27,28
- W/P.P. INDICATES "WITH PLASTIC PLUG"
- R&M RECORD AND MEASURED
- INDICATES L.S. 8256 NAIL & TAG OR 1" I.P. W/P.P. L.S. 8256 TO BE SET



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BASIS OF BEARINGS

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MONUMENT NOTES:

 DENOTES BOUNDARY OF LAND TO BE MERGED BY THIS MAP

