

RECORDING REQUESTED BY
CITY OF POMONA

WHEN RECORDED MAIL TO:

CITY OF POMONA - CITY CLERK
P. O. Box 660
Pomona, CA 91769

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE

NOTICE OF LOT LINE ADJUSTMENT

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ **Exempt from fee per GC 27388.1 (a) (2) (D);** “Any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.”
- ☒ **Exempt from fees per GC 27383;** “No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record.”

RECORDING REQUESTED BY
CITY OF POMONA

WHEN RECORDED MAIL TO:

CITY OF POMONA – CITY CLERK
P.O. Box 669
Pomona, CA 91769

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF LOT LINE ADJUSTMENT

Subdivision Map Act
LLA2-2023

The Lot Lines of the following described properties have been adjusted under the provision of Section 66412 (d) of the Government Code of the State of California and local ordinances enacted pursuant thereto by the City of Pomona. It has been determined that evidence submitted is reasonable in nature and sufficient to warrant the adjustment. After adjustment, the lots will conform to the general plan, and to the zoning and building ordinances of the City of Pomona.

The properties subject to this adjustment are addressed below and are described in **Exhibit "A"** and **Exhibit "B"**, attached hereto and by reference made a part hereof.

Property Address: 1400 W. McKinley Avenue, Pomona, CA 91768

Assessor Parcel Numbers: 8360-030-029

Owner's Name: Thomas Joris Lee, Trustee of the Thomas Joris Lee Revocable Living Trust dated 12-7-21, subject to item 7 of the Exceptions and Exclusions listed in the WFG National Title Company Preliminary Report dated April 13, 2023

Signature(s):



Date:

9/14/23

Name:

THOMAS JORIS LEE

Title:

Property Address: 1444 W. McKinley Avenue, Pomona, CA 91768

Assessor Parcel Numbers: 8360-030-028

Owners' Name(s): Roxanne Vaniman, a married woman as her sole and separate property

Signature(s):



Date:

9-14-23

Name:

ROXANNE VANIMAN

Title:

The City Council of the City of Pomona, California heard evidence on _____ and approved this Lot Line Adjustment by Order.

THE CITY OF POMONA

BY: _____
Arnold Dichosa, City Engineer

NOTARY ACKNOWLEDGMENT REQUIRED

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

EXHIBIT 1

Page 4 of 5

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)

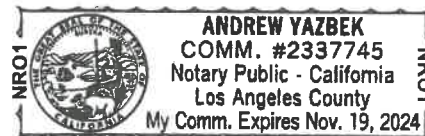
On SEPTEMBER 14, 2023 before me, ANDREW YAZBEK,
(here insert name and title of the officer)

personally appeared ROXANNE VANIMAN

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 [Handwritten Signature]

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
 Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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Page 5 of 5

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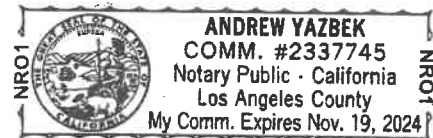
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(here insert name and title of the officer)

personally appeared THOMAS JORIS LEE

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