

LETTER LOT: 1
1 LOT
GROSS=36,964.49 SQ.FT.
NET=28,609.86 SQ.FT.
NUMBER OF UNITS: 12

TRACT NO. 83188

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

BEING A SUBDIVISION OF LOT 5 IN BLOCK 7 OF POMONA HEIGHTS
ADDITION, AS PER RECORDED IN BOOK 24,PAGES 97 AND 98 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER
OF LOS ANGELES COUNTY
FOR CONDOMINIUM PURPOSES
FERRER & ASSOCIATES FEBRUARY 13, 2023

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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.

WE HEREBY DEDICATE TO THE CITY OF POMONA LOT "A" (PHILLIPS BOULEVARD), AN EASEMENT FOR PUBLIC STREET, ROAD, AND HIGHWAY AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER AND STORM DRAIN PURPOSES AND ALL USES INCIDENTAL THERETO.

WE HEREBY DEDICATE TO THE CITY OF POMONA, AN INGRESS/EGRESS EASEMENT FOR EMERGENCY VEHICLES ACCESS SHOWN AS PRIVATE DRIVEWAY AND FIRE LANE. WE HEREBY RETAIN THE PRIVATE DRIVEWAY AND FIRE LANE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE TRACT MAP.

WE HEREBY RETAIN THE EASEMENT OF WATER UTILITY PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES.

MAN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

PRINTED NAME: NOUR ALDAHAN
TITLE: MEMBER

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 09/11/2025 BEFORE ME, Jessicalynn Lucero, NOTARY PUBLIC, PERSONALLY APPEARED Nour Aldahan, PERSONALLY KNOWN TO ME (OR 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.

WE CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

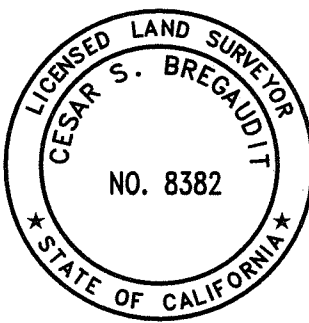
WITNESS MY HAND:

SIGNATURE: [Signature]
PRINTED NAME: Jessicalynn Lucero
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NUMBER: 2529247
MY COMMISSION EXPIRES: 08/07/2029



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WGF NATIONAL TITLE COMPANY, ON MAY 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; (OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWELVE MONTHS FROM THE FILING OF THIS MAP); AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
CESAR S. BREGAUD, PLS 8382
DATE 9/10/2025

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 73°47'52" W OF THE CENTERLINE OF PHILLIPS BOULEVARD AS SHOWN ON A RECORD OF SURVEY IN THE CITY OF POMONA, RECORDED IN BOOK 68 PAGES 4 OF MAPS RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 12 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

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.

BY: _____
DEPUTY DATE

I HEREBY CERTIFY THAT THE 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 NO. 83188 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARDS OF SUPERVISOR OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON, _____ APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC LOT "A" (PHILLIPS BOULEVARD), AN EASEMENT FOR PUBLIC STREET, ROAD, AND HIGHWAY AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER AND STORM DRAIN PURPOSES AND ALL USES INCIDENTAL THERETO. TOGETHER WITH EASEMENTS FOR EMERGENCY ACCESS AND FIRE LANE PURPOSES SO DESIGNATED ON SAID MAP AND PUBLIC UTILITY EASEMENT INCLUDING BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER AND STORM DRAIN ACCESS AND MAINTENANCE PURPOSES AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THERewith FROM ANY ADJOINING PROPERTIES BY RESOLUTION NO. _____
DATE: _____

ROSALIA BUTLER, CITY CLERK - CITY OF POMONA

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY 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.

DATE _____
CITY TREASURER OF THE CITY OF POMONA

CITY ENGINEER'S STATEMENT:

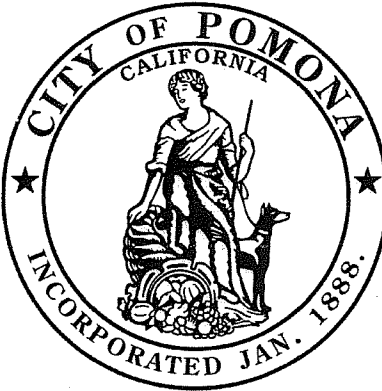
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE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

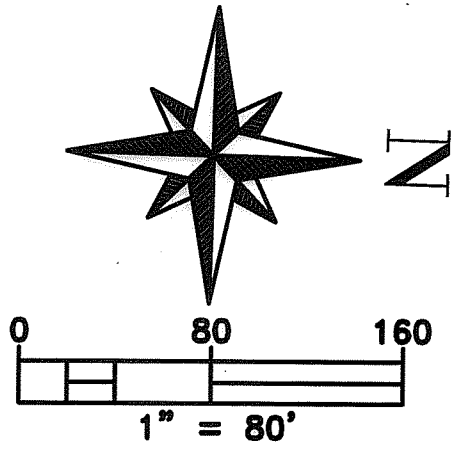
ARNOLD DICHOSA, P.E.
CITY ENGINEER - CITY OF POMONA
R.C.E. NO. 86038

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.
DATE: 9/19/25

[Signature]
MICHAEL D. MYERS, P.E.
ACTING CITY SURVEYOR - CITY OF POMONA
R.C.E. NO. 30702





TRACT MAP NO. 83188
IN THE CITY OF POMONA
LOS ANGELES COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES

FERRER & ASSOCIATES

FEBRUARY 2023

CURVE DATA PER [R2]

No. [R1]	RADIUS	Δ	LENGTH
1	250.00'(250.00' REC)	52°59'22"(52°59'08" REC)	231.21'
2	200.00'(200.00' REC)	52°59'22"(52°59'08" REC)	121.76'(121.75' REC)
3	900.00'(900.00' REC)	35°08'51"(35°08'37" REC)	552.10'(552.03' REC)
4	950.00'(950.00' REC)	35°08'51"(35°08'37" REC)	582.77'(582.70' REC)
5	200.00'(200.00' REC)	52°59'22"(52°59'08" REC)	54.71'(54.71' REC)
6	200.00'(200.00' REC)	52°59'22"(52°59'08" REC)	8.50'(8.49' REC)

[R1] - MAP OF POMONA HEIGHTS TRACT MB 24 PAGES 97 AND 98 LOS ANGELES COUNTY RECORDS
[R2] - RECORD OF SURVEY MB 68 PAGES 4 CITY OF POMONA, LOS ANGELES COUNTY RECORDS

SET MONUMENT NOTES:

- Ⓐ - SET L&T, TAGGED LS 8382 IN CONCRETE SIDEWALK 2' O/S
Ⓑ - SET 2" I.P., CEMENT PLUG & TACK, TAGGED LS 8382 AT THE PROPERTY CORNER

LEGEND:
CALC. - CALCULATED

RADIAL BEARING DATA

No. [R1]	BEARING
86	S 16°12'08" W
87	S 51°20'59" W (P.R.C.)

FD RR SPK DN 0.2' IN AC HOLE AT CL-PRC; NO REF.

FD L&N ON TC; NO REF, ACCEPTED AS CL PROD.

SEE LOT A DETAIL 1

HAMILTON BOULEVARD

SEARCHED, NOTHING FOUND; NOTHING SET

FD 4 NAIL STRADS TO SMH-CL INT PER RS68/4

FD RR SPK DN 0.3' IN AC HOLE AT CL-ECR IN LIEU OF 2" IP PER R2; ACCEPTED AS CL BC

FD RR SPK DN 0.3' IN AC HOLE- INCT & EST FROM FD CITY CURB TIES PER FB 4/101

CL INT EST FROM FD CURB TIES PER CITY FB 4/102

FD GEAR SPK&W LS5411 AT CL INT IN LIEU OF 1" IP PER CITY FB 4/103; ACCEPTED AS CL INT

UTILITY EASEMENT FOR WATER PURPOSES RETAINED HEREON

LOT A

AREA: 6,657.91 SQF

SEE EASEMENT DETAIL 2

RADIAL BEARING DATA

No. [R1]	BEARING
81	N 16°28'08" E
82	N 12°44'56" E
83	S 10°40'37" W
84	S 1°38'23" E

LOT A - DETAIL 1:
1" = 40'

LINE DATA

No. [R1]	ANGLE	LENGTH
11	S 01°41'01" E	14.03'
12	S 88°19'32" W	19.50'
13	N 01°40'29" W	19.34'

CURVE DATA

No. [R1]	RADIUS	Δ	LENGTH
C1	200.00'	18°06'31"	63.21'
C2	250.00'	14°23'19"	62.78'
C3	200.00'	05°47'31"	20.22'

EASEMENT FOR PRIVATE DRIVEWAY AND FIRE LANE PURPOSES

AREA: 8,025.84 SQF

EASEMENT DETAIL 2:
1" = 80'

RADIAL BEARING DATA

No. [R1]	BEARING
85	N 00°47'41" E

LINE DATA

No. [R1]	ANGLE	LENGTH
L4	N 01°43'42" W	20.05'
L5	S 01°43'41" E	20.05'
L6	S 88°22'43" W	13.27'
L7	S 88°22'43" W	11.23'
L8	S 48°4'44" E	14.49'
L9	S 43°30'7" W	14.11'
L10	N 88°21'36" E	16.50'

CURVE DATA

No. [R1]	RADIUS	Δ	LENGTH
C4	200.00'	02°26'09"	8.50'