

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
LLA1-2023

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: 395 S. Thomas Street & 281 W. Fourth Street, Pomona, CA

Assessor Parcel Numbers: 8341-005-011 & -014

Owners' Name(s): 395 Thomas Group LLC, a California limited liability company

Signature(s):



Date: 5-7-24

Name:



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

See Attachment
5-7-2024
RM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 5-7-2024 before me, Ricardo Munoz : Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared. John Pena
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Notice of Lot Line Adjustment Document Date 5-7-2024

Number of Pages 1 Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
<input type="checkbox"/> Corporate Officer—Title(s) _____	<input type="checkbox"/> Corporate Officer—Title(s) _____
<input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator

Other _____ Other _____

Signer Is Representing _____ Signer Is Representing _____