

3 PARCELS
0.871 ACRES

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 72516

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF NARANJA - VAL VISTA TRACT, AS PER MAP
RECORDED IN BOOK 36 PAGE 18~19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

QUGUANG ZHANG, PLS 8968

AUGUST 2013

OWNER'S STATEMENT:

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

CAPITAL U INVESTMENT INC. A CALIFORNIA CORPORATION (OWNER & SUBDIVIDER)

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

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 09/18/2018 BEFORE ME, M.C. Nieuwenhuis, Notary Public

PERSONALLY APPEARED Xin Wang, 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: Michael C. NieuwenhuisPRINTED NAME: Michael C. NieuwenhuisMY COMMISSION EXPIRES: April 25, 2019MY COMMISSION NUMBER: 2108564MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

LOS ANGELES COUNTY CERTIFICATES:

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. 072516 AS REQUIRED BY LAW.

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

BY: _____ DEPUTY _____ DATE _____

SIGNATURE OMISSIONS NOTE:

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

SUSAN L. MILLS, JANE C. TOLMAN AND CYNTHIA K. GOULDING, HOLDER OF AN EASEMENT FOR PUBLIC TRAVEL, TUNNELS, PIPE LINES, AQUEDUCTS AND A CHANNEL RECORDED IN BOOK 978 PAGE 166 OF DEEDS. EASEMENT CANNOT BE PLOTTED FROM RECORD.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLES LINES AND CONDUITS AND INCIDENTAL PURPOSES RECORDED OCTOBER 07, 1952 AS INSTRUMENT NO. 3506, OFFICIAL RECORDS.

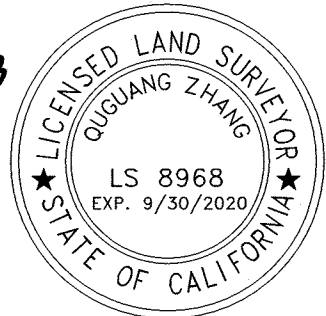
CITY OF POMONA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES RECORDED JUNE 07, 1965 AT 2684, OFFICIAL RECORDS.

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 THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VANKA LAND, INC. IN AUGUST 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; 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 THE FILING DATE OF THIS MAP); AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

QUGUANG ZHANG
QUGUANG ZHANG, PLS 8968

9-19-2018
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 TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

RENE GUERRERO, P.E. DATE _____
CITY ENGINEER
R.C.E. NO. 66263
EXPIRES 06/30/2020



CITY SURVEYOR'S STATEMENT:

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

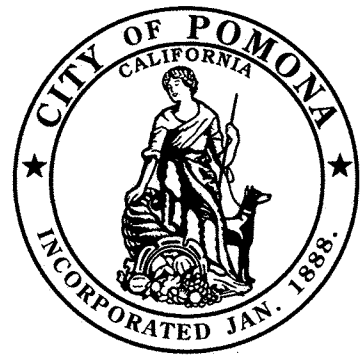
DAVID G. GILBERTSON 9/20/18
DAVID G. GILBERTSON, LS DATE
ACTING CITY SURVEYOR
P.L.S. NO. 6941
EXPIRES 09/30/2019



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____ APPROVED THIS MAP. SAID COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

MARIE M. MACIAS, INTERIM CITY CLERK DATE _____



SPECIAL ASSESSMENT CERTIFICATE:

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 SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER DATE _____

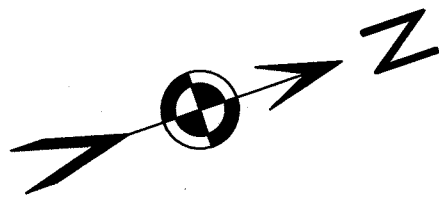
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 17°55'00" E OF THE CENTERLINE OF CLEVELAND STREET AS SHOWN ON TRACT NO. 16662, IN BOOK 436 PAGES 38 AND 39 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SCALE: 1"=30'

PARCEL MAP NO. 72516

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

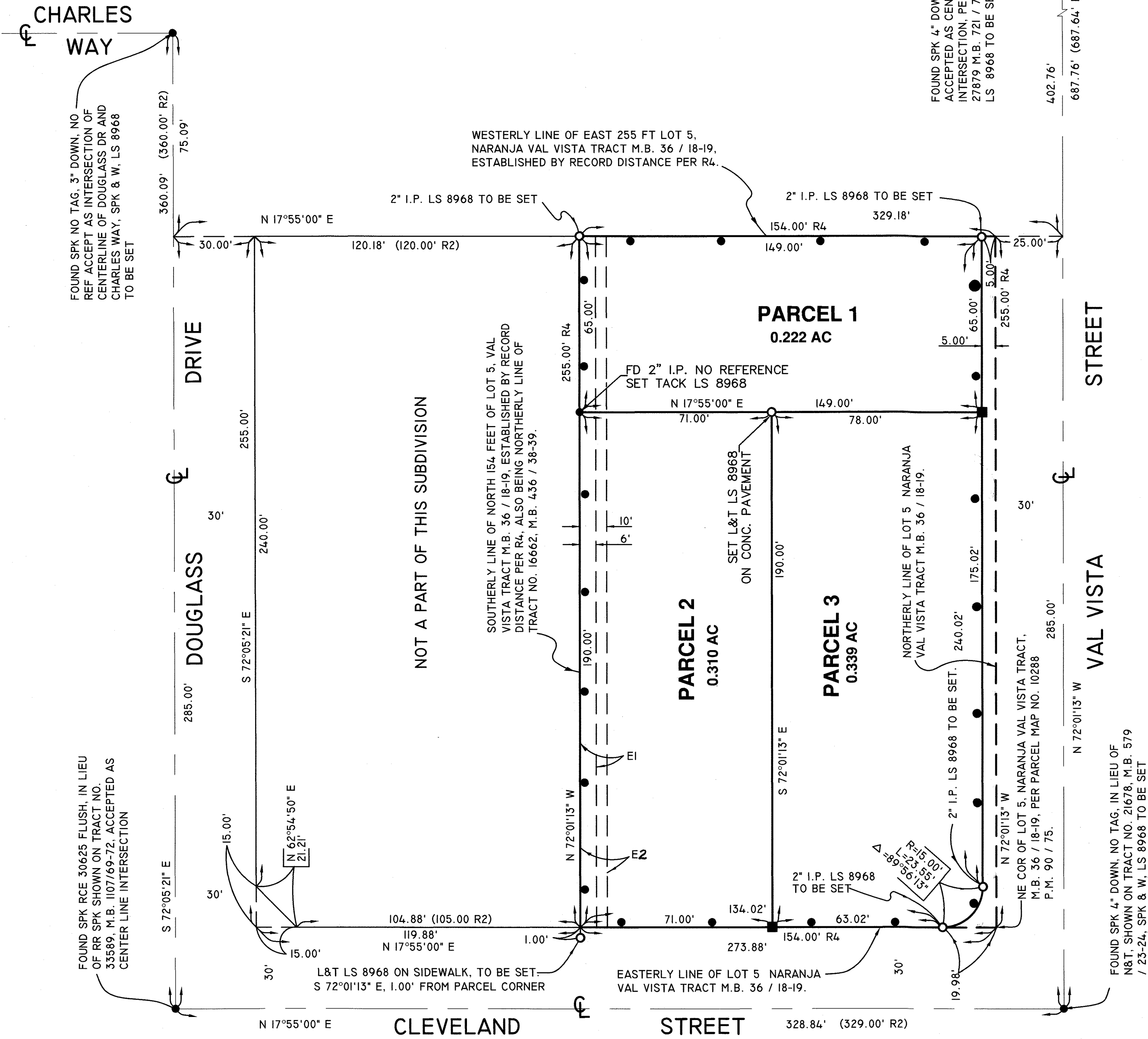


SCALE: 1" = 30'

QUGUANG ZHANG, PLS 8968

AUGUST 2013

MCLEOD PL.



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

R1: NARANJA VAL VISTA TRACT
M.B. 36 / 18 - 19

R2: TRACT NO. 16662, M.B. 436 / 38 - 39

R3: TRACT NO. 27879, M.B. 721 / 72-73

R4: VESTING DEED, INSTRUMENT NO. 20131069976 OFFICIAL RECORDS, RECORDED ON JULY 2, 2013

EASEMENTS NOTES:

E1: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POLES LINES AND CONDUITS AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 07, 1952
RECORDING NO.: INSTRUMENT NO. 3506 OFFICIAL RECORDS

E2: IN FAVOR OF: CITY OF POMONA, A MUNICIPAL CORPORATION
PURPOSE: SEWER AND INCIDENTAL PURPOSES
RECORDING DATE: JUNE 07, 1965
RECORDING NO.: INSTRUMENT NO. 2684 OFFICIAL RECORDS

MONUMENT NOTES:

- FD MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- 1" I.P., LS 8938, TO BE SET