

NO. OF PARCELS: 1  
4.309 ACRES

# TRACT MAP NO. 66138

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 13472 AS PER MAP RECORDED IN BOOK 137 PAGES 34 TO 39 INCLUSIVE OF THE PARCEL MAPS, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DAVID T. ROSELL, LS 6281, W&W TECHNOLOGIES, INC DECEMBER 2007  
FOR CONDOMINIUM PURPOSES



SHEET 1 OF 3 SHEETS

FILED  
AT REQUEST OF OWNER

19 MIN  
PAST 12 PM

IN BOOK 1363

AT PAGE 34-36

OF MAPS  
LOS ANGELES COUNTY, CA.

Registrar-Recorder/County Clerk

BY Mary Chung  
Deputy

FEE \$ 17

D.A. FEE Code 20 13

## 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.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF POMONA, AS EASEMENT FOR WATER AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO.

LYFESTYLE PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: KIM BANG LY (MANAGING MEMBER)

Kim Bang Ly  
KIM BANG LY, MANAGER

PREFERRED BANK BENEFICIARY UNDER A DEED OF TRUST RECORDED ON AUGUST 10, 2007 AS INSTRUMENT NO. 07-1862064 OFFICIAL RECORDS

Johnny Hsu, V.P.

Carol Lin, CEO

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

ON May 27, 2009 BEFORE ME, Julia Chang, Notary Public PERSONALLY APPEARED Johnny Hsu 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/HEY 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. MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

SIGNATURE Julia Chang

MY COMMISSION EXPIRES 5/1/2013  
Comm. # 184 7206

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

ON June 10, 2009 BEFORE ME, Monica Lee, Notary Public PERSONALLY APPEARED KIM BANG LY 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/HEY 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.

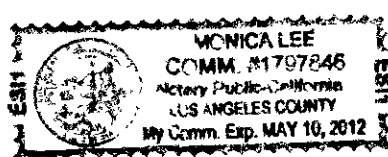
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

SIGNATURE Monica Lee

MY COMMISSION EXPIRES 5/1/2012

MONICA LEE



## SIGNATURE OMISSIONS

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

THE CITY OF POMONA, AS HOLDER OF AN EASEMENT RECORDED ON FEBRUARY 24, 1975 AS INSTRUMENT NO. 3887, IN BOOK D-6566 PAGE 428 OF OFFICIAL RECORDS.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, AS HOLDER OF AN EASEMENT RECORDED SEPTEMBER 30, 1974, AS INSTRUMENT NO. 280, IN BOOK D6428 PAGE 731 OF OFFICIAL RECORDS.

CITY OF POMONA AS EASEMENT HOLDER OF THE UNDERLYING PARCEL MAP NO. 13472 RECORDED IN BOOK 137, PAGE 34 OF PARCEL MAPS.

## CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 56 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

## BASIS OF BEARING:

THE BEARINGS HEREON ARE BASED ON THE BEARING NORTH 28°31'20" WEST OF THE CENTERLINE OF RIO RANCHO ROAD AS SHOWN ON PARCEL MAP NO. 13472, PMB 137/34-39.

## SIGNATURE OMISSIONS

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, EASEMENT HOLDER(S) BY DEED(S) RECORDED APRIL 28, 2010 AS INSTRUMENT NO. 2010-0576130, 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 MR. KIM BANG LY ON 07-22-2007; AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. 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 07-22-2009, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

David T. Rosell 8-5-09  
DAVID T. ROSELL LS 6281 DATED  
EXPIRATION: SEPTEMBER 30, 2010



## 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 OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN OR WILL HAVE BEEN COMPLIED WITH.

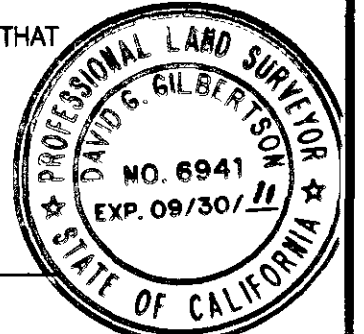
DATE 9/23/10  
MARLA M. DOYLE, P.E.  
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER  
RCE NO. 35086, REGISTRATION EXPIRES 09-30-2011

## 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. 6941  
EXP. DATE 09/30/2011

DATE 6/11/10



## CITY CLERK'S CERTIFICATE

MINUTE  
I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA BY RESOLUTION ON APRIL 19, 2010, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC UNDER PROVISION OF SECTION 66477.1 OF THE SUBDIVISION MAP ACT, ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP AND ALSO ACCEPTED ON BEHALF OF THE CITY THE EASEMENTS OFFERED FOR DEDICATION FOR WATER AND STORM DRAIN PURPOSES.

Monica Nickolas MMC  
CITY CLERK, CITY OF POMONA  
DATE: June 22, 2010

## CITY TREASURER'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 06-22-10  
CITY TREASURER, CITY OF POMONA

## LOS ANGELES COUNTY CERTIFICATIONS AND SEALS

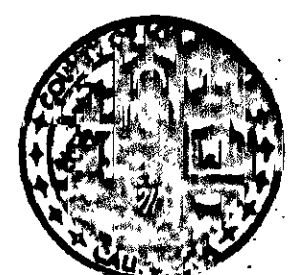
I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER SUBDIVISION MAP ACT.

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

BY Peter Mendi DATE 9/16/10  
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$112,375.00 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 66138 AS REQUIRED BY LAW.

BY Peter Mendi DATE 9/16/10  
DEPUTY



Map and Grant

1363/35

BOOK 1363 PAGE 35

SCALE: 1"=60'  
NO. OF PARCELS: 1  
4.309 ACRES

SHEET 2 OF 3 SHEETS

# TRACT MAP NO. 66138

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

DAVID T. ROSELL, LS 6281, W&W TECHNOLOGIES, INC DECEMBER 2007  
FOR CONDOMINIUM PURPOSES

CURVE	DELTA	RADIUS	LENGTH
C1	55°19'32"	655.00	632.48'
C2	29°15'30"	300.00	153.20'
C3	1°54'36"	300.00	10.00'
C4	11°39'03"	300.00	61.00'
C5	2°51'54"	300.00	15.00'
C6	2°04'55"	1746.00	63.44'
C7	10°39'37"	127.50	23.72'
C8	10°39'37"	112.50	20.93'
C9	2°27'23"	350.00	15.01'
C10	12°02'02"	300.00	63.01'

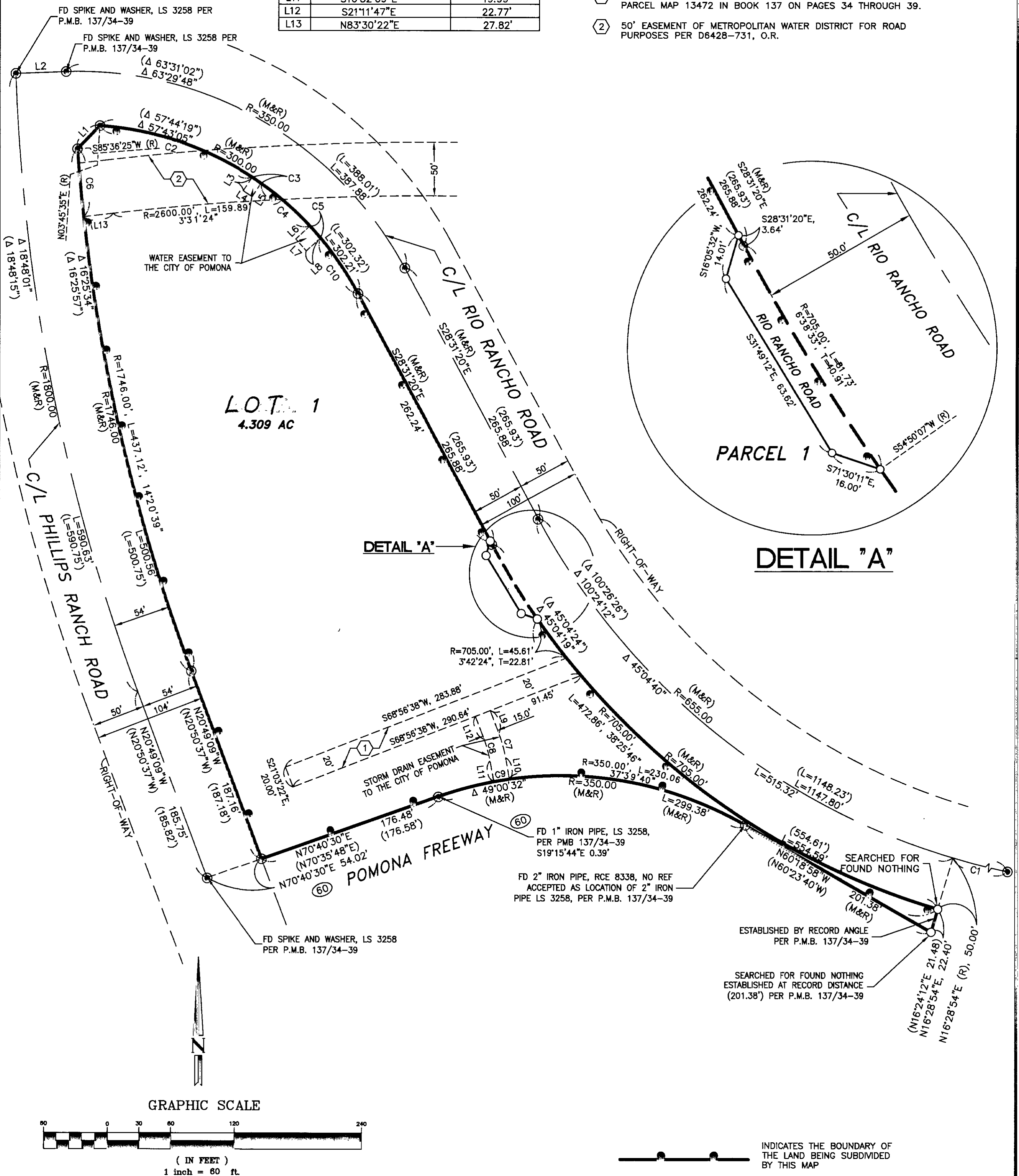
LINE	BEARING	LENGTH
L1	N44°30'18"E (N44°39'50"E)	30.24' (30.22')
L2	N87°58'52"E (N87°57'38"E)	47.23' (47.29')
L3	S33°57'18"W	15.00'
L4	S56°02'42"E	10.00'
L5	N33°57'18"E	15.00'
L6	S47°59'47"W	18.07'
L7	S42°00'13"E	15.00'
L8	N47°59'47"E	18.07'
L9	S21°11'47"E	22.73'
L10	S10°32'09"E	20.42'
L11	S10°32'09"E	19.99'
L12	S21°11'47"E	22.77'
L13	N83°30'22"E	27.82'

## SURVEYOR'S NOTES

- INDICATES FOUND MONUMENTS, 1" IRON PIPE, LS 3258 PER PMB 137/34-39. ALL FOUND MONUMENTS ARE AT GROUND POSITION UNLESS OTHERWISE NOTED.
- INDICATES SET 2" I.P., 18" IN LENGTH GROUND POSITION AND TAGGED L.S. 6281 UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 13472, P.M.B. 137/34-39

## EASEMENT PLOTTED

- ① AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON PARCEL MAP 13472 IN BOOK 137 ON PAGES 34 THROUGH 39.
- ② 50' EASEMENT OF METROPOLITAN WATER DISTRICT FOR ROAD PURPOSES PER D6428-731, O.R.



TRACT MAP NO. 66138

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

DAVID T. ROSELL, LS 6281, W&W TECHNOLOGIES, INC DECEMBER 2007  
FOR CONDOMINIUM PURPOSES

●	INDICATES FOUND MONUMENTS, 1" IRON PIPE, LS 3258 PER PMB 137/34-39. ALL FOUND MONUMENTS ARE AT GROUND POSITION UNLESS OTHERWISE NOTED.	
○	INDICATES SET 2" I.P., 18" IN LENGTH GROUND L.S. 6281 UNLESS OTHERWISE NOTED.	POSITION AND TAGGED
( )	INDICATES RECORD DATA PER PARCEL MAP NO. 13472, P.M.B. 137/34-39	

3 AN EASEMENT FOR PRIVATE DRIVEWAY, FIRELANE, INGRESS /  
EGRESS AND UTILITIES *TO BE RESERVED IN SEPARATE DOCUMENTS*

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°03'46"W	28.00
L2	S28°39'56"E	27.16
L3	S28°39'55"E	23.08'
L4	S29°07'39"E	25.00
L5	S28°39'55"E	40.72
L6	N68°48'13"E	65.53
L7	S31°49'12"E	32.61
L8	S68°50'41"W	68.28
L9	S21°11'47"E	18.92
L10	S21°11'47"E	28.00
L11	N68°48'13"E	44.66
L12	N61°20'04"E	50.40
L13	N08°03'46"W	39.04
L14	N31°49'12"W	18.98

