

NUMBER PARCELS: 2
LETTER LOTS: 2
8.45 ACRES

PARCEL MAP NO. 74582

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 060045 AS SHOWN BY MAP ON FILE IN BOOK 348
PAGES 44 AND 45, OF PARCEL MAPS, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
HILLWIG-GOODROW, INC. APRIL 2019

SUBDIVIDERS CERTIFICATE

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF 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 RETAIN LOT A (BRECKENRIDGE STREET) AND LOT B (WHISTLER STREET) AS PRIVATE STREETS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY DEDICATE TO THE CITY OF POMONA AN EASEMENT FOR FIRE LANES AND THE INGRESS, EGRESS OF EMERGENCY VEHICLE ACCESS AND ALL USES INCIDENTAL THERETO OVER AND ACROSS LOTS A AND B.

12131 WESTERN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

WILLIAM KLEIN
GENERAL PARTNER

THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, BENEFICIARY TO A DEED OF TRUST DATED MAY 3, 2019 AND RECORDED MAY 3, 2019 AS DOCUMENT NO. 20190402578, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PRINT NAME: _____

TITLE: _____

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 _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
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

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

PRINT NAME

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE HOLDERS OF THE EASEMENTS LISTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR ELECTRICAL SYSTEMS AND POLES, PER DOCUMENT RECORDED JULY 25, 1960 AS INSTRUMENT NO. 3002, BOOK D921, PAGE 214, OFFICIAL RECORDS. EASEMENT HAS BEEN PLOTTED ON SHEET 2.

BONITA PLAZA I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; BONITA PLAZA II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND BONITA PLAZA PROFESSIONAL PLAZA ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, HOLDERS OF MAINTENANCE, ACCESS, SEWER, STORM WATER, AND SURFACE RUNOFF EASEMENTS PER RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 9, 2009 AS DOCUMENT NO. 20090515665. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.

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 12131 WESTERN LLC ON APRIL 5 2019. I HEREBY STATE THAT THIS FINAL 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 OF THIS MAP); AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ALAN C. HILLWIG, L.S. 5137
EXPIRATION DATE: 06/30/21

10/16/19 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 THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

MATTHEW M. PILARZ, P.E.
ACTING CITY ENGINEER-CITY OF POMONA
R.C.E. NO. 71058, EXPIRES 6-30-2021

CITY SURVEYOR'S STATEMENT

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

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

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 _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
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

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

PRINT NAME

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____, 20____, APPROVED THIS MAP. SAID CITY COUNCIL DID ACCEPT ON BEHALF OF THE CITY THE EASEMENTS FOR A FIRE LANE AND THE INGRESS/EGRESS OF EMERGENCY VEHICLES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO PER RESOLUTION NO. _____



ROSALIA BUTLER, CITY CLERK-CITY OF POMONA

SPECIAL ASSESSMENT STATEMENT

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

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 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: _____ DATE _____
DEPUTY



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. 74582 AS REQUIRED BY LAW.

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

BY: _____ DATE _____
DEPUTY



PARCEL MAP NO. 74582

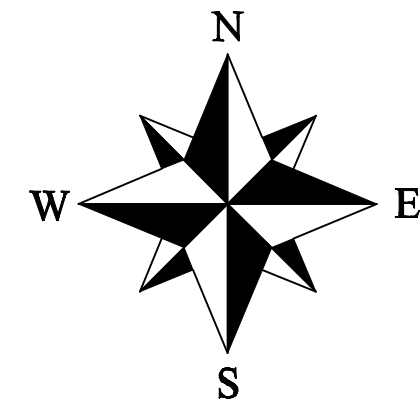
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HILLWIG-GOODROW, INC. APRIL 2019

TRACT MAP NO. 84003
MB 1288/87-82

FD SPIKE & WASHER, LS 5411
FLUSH, PER R4. ACCEPTED
THE INTERSECTION OF BONITA
AVE & THE WESTERLY LINE
OF R1

FD SPIKE & WASHER, LS 6927
FLUSH, PER R8. ACCEPTED AS
C/L INTERSECTION GAREY AVE.
& HARRISON AVE.



PARCEL 11
PARCEL MAP NO. 12731
PMB 128/87-88

PARCEL 1
PARCEL MAP NO. 060045
PMB 348/44-45

PARCEL 2
PARCEL MAP NO. 060045
PMB 348/44-45

PARCEL 2
4.14 ACRES

PARCEL 1
3.11 ACRES

PORTION LOT 2
M.B. 52/1 M.A.
87-818403 O.A. 05-22-1887

FD 3" I.P. W/ BRASS CAP
LS 2503, UP 0.40' PE R1. HELD FOR
SOUTH LINE PER PARCEL MAP
060045, PMB 348/44-45
S89°55'07"E 0.55' FROM CORNER

FD CALIFORNIA DEPARTMENT
OF TRANSPORTATION BRASS
DISC IN MONUMENT WELL, PER
R1 & R9. ACCEPTED AS THE
C/L INTERSECTION GAREY AVE.
& SANTA FE STREET.

EASEMENT NOTES: ○

1. INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JULY 25, 1960 AS INSTRUMENT NO. 3002, BOOK D921, PAGE 214, OFFICIAL RECORDS.
2. INDICATES AN EASEMENT FOR INGRESS, EGRESS, AND SEWER PURPOSES, FOR THE BENEFIT OF PARCELS 1 & 2 OF PARCEL MAP NO 060045, PMB 348/44-45.
3. INDICATES AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, AND LANDSCAPE PURPOSES, FOR THE BENEFIT OF PARCELS 1 & 2 OF PARCEL MAP NO 060045, PMB 348/44-45.
4. INDICATES AN EASEMENT FOR INGRESS, EGRESS, AND DRAINAGE PURPOSES, FOR THE BENEFIT OF PARCELS 1 & 2 OF PARCEL MAP NO 060045, PMB 348/44-45.
5. BONITA PLAZA I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; BONITA PLAZA II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND BONITA PLAZA PROFESSIONAL PLAZA ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, HOLDERS OF MAINTENANCE, ACCESS, SEWER, STORM WATER, AND SURFACE RUNOFF EASEMENTS PER RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 9, 2009 AS DOCUMENT NO. 20090515665. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BONITA AVENUE, BEARING N72°34'09"W, AS SHOWN ON PARCEL MAP NO. 060045, PMB 348/44-45.

LEGEND:

- INDICATES THE BOUNDARY LINE OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1 INDICATES RECORD DATA PER PARCEL MAP NO. 060045, PMB 348/44-45
- R2 INDICATES RECORD DATA PER PARCEL MAP NO. 74494, PMB 398/28-30
- R3 INDICATES RECORD DATA PER PARCEL MAP NO. 26133, PMB 310/96-99
- R4 INDICATES PWFB 1436/527-528
- R5 INDICATES PWFB 1436/531-532
- R6 INDICATES PWFB 1436/533-534
- R7 INDICATES PWFB 1436/535-536
- R8 INDICATES PWFB 1436/583-584
- R9 INDICATES PWFM 1436/399-400
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 2" I.P. W/ NAIL AND TAG STAMPED PLS 5137, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. W/ PLASTIC PLUG, RCE 27366, DN 0.20', AS SHOWN ON R2