

DECLARATION OF MAILING

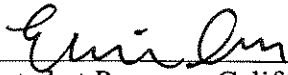
I, Eunice Im, say that on the 26th of June, 2020 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 952 E. Ninth Street

Project: Conditional Use Permit (CUP 013792-2020), Tract Map (013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020)

Meeting Date: July 8, 2020

I declare, under penalty of perjury, that the foregoing is true and correct.



Executed at Pomona, California on July 1, 2020

Certified Property Owner's
Affidavit

I, Jose F. Perez

Hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the county within the area described on the attached application and for all properties within 400 feet from the exterior boundaries of the property described on the attached application, as of 6-22-70.

Subject Parcel number 8333-004-010

I certify under penalty of perjury the foregoing is true and correct to the best of my knowledge.

(Signed) [Signature]

Name Jose F. Perez

Address 200 N. Brand St #1100 Glendale, CA 91203

Phone # 818-476-4075



Property Information

Primary Owner : XIAO, NA
Secondary Owner : N/A
Site Address : 952 E 9TH ST
POMONA, CA 91766-3740
Mailing Address : 446 W DUARTE RD
ARCADIA, CA 91007
Assessor Parcel Number : 8333-004-010
Census Tract : 4028.04
Housing Tract Number : N/A
Lot Number : 1
Page Grid : 641-B2
Legal Description : Lot: 1 ; Block: 173 ; Abbreviated Description: LOT:1 BLK:173
POMONA E 100 FT W 430 FT OF N 295 FT OF S 625 FT OF LOT 1 BLK 173
IMP1=SFR,1149SF,1 UNIT,YB:1940,3BD/2BA;IMP2=SFR,648SF,1
UNIT,YB:1940,1BD/1BA.

400 FT

Property Characteristics

Bedrooms : 4	Year Built : 1940	Square Feet : 1797
Bathrooms : 3.0	Garage : N/A	Lot size : 29445 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 2
Total Rooms : 0	Pool/Spa : N	Use Code : Duplex (2 units, any combination)
Zoning : POR31000*		

Sale Information

Transfer Date : 03/14/2019	Document # : 19-0231312
Transfer Value : \$303,500	Cost/Sq Feet : \$ 168

Assessment/Tax Information

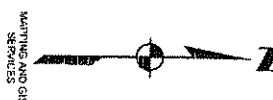
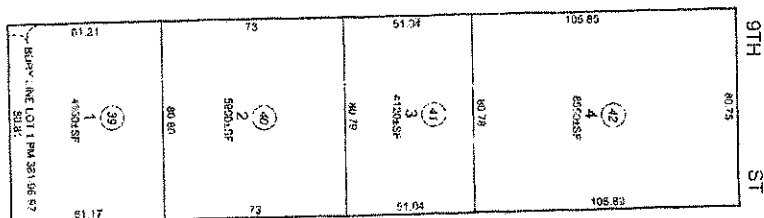
Assessed Value : \$668,100	Tax Amount : \$8,995.01
Land Value : \$459,000	Tax Status : Current
Improvement Value : \$209,100	Tax Rate Area : 7-790
Percent Improvement : 31 %	Homeowner Exemption : N

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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REVISION: 200902270001001-05
SCALE 1" = 40'
SHEET 2
8333 4

THE ASSESSMENT OF LOTS IN THE FOLLOWING AIRSPACE PLANS INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

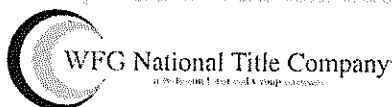
AIRSPACE PLAN REFERENCE	TRACT NO.	BLK.	LOTS	TYPE	SUBDIVISION OF AIRSPACE (SHEETS)
#77374 S-1-05	PM 361-96-87	1	CONDO		2



SUBDIVISION OF AIRSPACE
CONDOMINIUM PM 361-96-97
FOR COMMON AREA SEE SHEET 1
DIMENSIONS DEPICT THE LAND IN FOOTPRINTS OF EACH PARCEL AND DO NOT SHOW ALL ELEVATIONS AND APPURTENANCES

Data Unverified, Reliable, But Not Guaranteed

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4/22/2009



Customer Service Rep. Jose Perez