

2 PARCELS
0.373 ACRES

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 82710

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 OF BLOCK 192 OF POMONA TRACT, AS PER
MAP RECORDED IN BOOK 3 PAGE 90~91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

APPLE ENGINEERING GROUP JUNE 2020

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 PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN
ON SAID MAP.

1349 SAN ANTONIO LLC. A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: Cheng Shan Cheng BY: Wei-Bon Cheng
CHENG SHAN CHENG WEI-BON CHENG
MEMBER MEMBER

BENEFICIARY'S:

ELITE PAIN MANAGEMENT, INC.,
BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 19, 2020, AS INSTRUMENT NO.
20201488906 OF OFFICIAL RECORDS.

BY: Marc B. Cheng
NAME TITLE
President

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 Orange

ON Dec 04-20 BEFORE ME, Lydia B. Barraza, A NOTARY PUBLIC,
PERSONALLY APPEARED Cheng Shan Cheng, 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: Lydia B. Barraza

PRINTED NAME: Lydia B. Barraza

MY COMMISSION EXPIRES: 04-05-2023

MY COMMISSION NUMBER: 2280035

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

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 Orange

ON Dec 04-20 BEFORE ME, Lydia B. Barraza, A NOTARY PUBLIC,
PERSONALLY APPEARED Marc B. Cheng, 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: Lydia B. Barraza

PRINTED NAME: Lydia B. Barraza

MY COMMISSION EXPIRES: 04-05-2023

MY COMMISSION NUMBER: 2280035

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

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 Orange

ON Dec 04-20 BEFORE ME, Lydia B. Barraza, A NOTARY PUBLIC,
PERSONALLY APPEARED Wei-Bon Cheng, 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: Lydia B. Barraza

PRINTED NAME: Lydia B. Barraza

MY COMMISSION EXPIRES: 04-05-2023

MY COMMISSION NUMBER: 2280035

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

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 1349 SAN ANTONIO LLC. IN FEBRUARY 2020. 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, PLS 8968
DATE

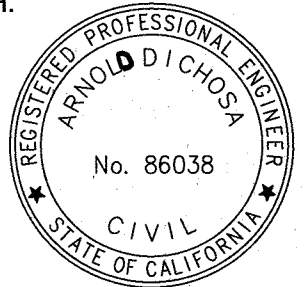
12/6/2020
DATE



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.

ARNOLD DICHOSA, P.E. DATE
CITY ENGINEER-CITY OF POMONA
R.C.E. NO. 86038



CITY SURVEYOR'S STATEMENT:

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

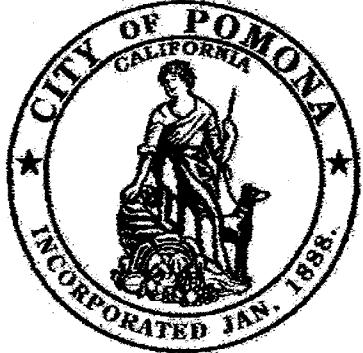
MICHAEL D. MYERS DATE
ACTING CITY SURVEYOR-CITY OF POMONA
R.C.E. NO. 30702



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____, 20____ APPROVED
THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER
PUBLIC WAYS SHOWN ON SAID MAP BY RESOLUTION NO. _____

ROSALIA BUTLER, CITY CLERK - CITY OF POMONA DATE



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

CITY TREASURER-CITY OF POMONA DATE

LOS ANGELES COUNTY CERTIFICATION 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: _____
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. 82710 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) (3)(A) (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.

POMONA LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES RECORDED IN BOOK
113 PAGE 619 DEEDS. (SAID EASEMENT IS INDETERMINATE IN NATURE.)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 01°25'20" W OF THE CENTERLINE
OF SAN ANTONIO AVENUE AS SHOWN ON TRACT NO. 27244, IN BOOK 717 PAGES 66 AND 67 OF
MAPS, RECORDS OF LOS ANGELES COUNTY.

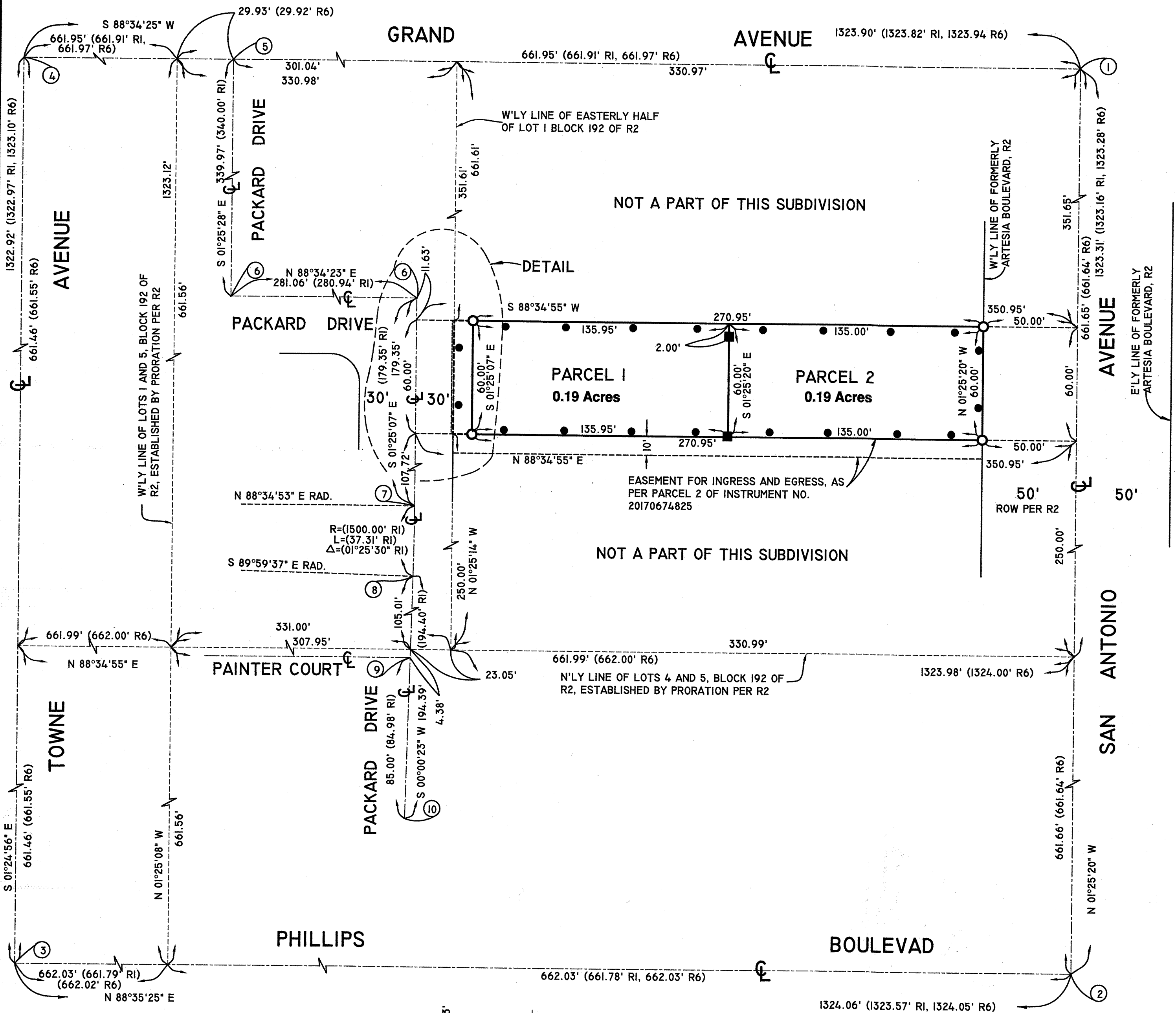
1"=40'

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 82710

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

APPLE ENGINEERING GROUP JUNE 2020



REFERENCE

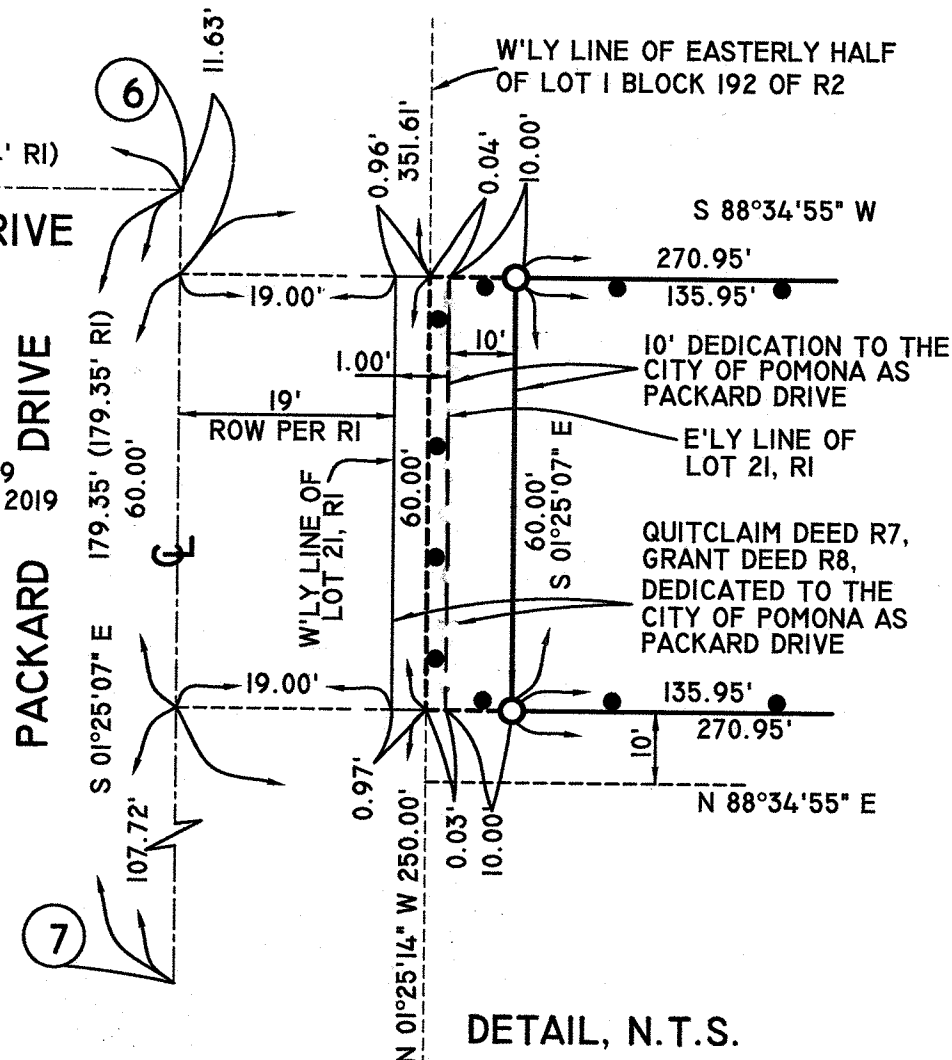
RI: TRACT NO. 27244, M.B. 717 / 66-67
R2: POMONA TRACT, M.R. 3 / 90-91
R3: PWFB 1336 / 57,
R4: PWFB 1236 / 344
R5: PWFB 1236 / 128-129
R6: RS 176 / 5
R7: INSTRUMENT NO. 20191062738, RECORDED OCTOBER 08, 2019
R8: INSTRUMENT NO. 20190909397, RECORDED SEPTEMBER 05, 2019

LEGEND:

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

- SET 2" I.P., LS 8968
- SET 1" I.P., LS 8968

(XXX.XX) RECORD DISTANCE OR CURVE DATA
PER NOTED REFERENCE



MONUMENT NOTES:

- 1 FD 4 PMS ON RIM OF SMH, PER R2, FIT TIES PER R3
- 2 FD SPK AND W LS 5411, FLUSH, PER R4
- 3 FD SPK AND W LS 6970, FLUSH, PER R5
- 4 FD NOTHING ESTABLISHED BY TIES PER R3
- 5 FD RR SPK, FLUSH, PER R6
- 6 FD SPK AND W, ILLEGIBLE, 1" DOWN, NO REF, ACCEPT AS ANGLE POINTS OF CL OF PACKARD DR PER RI
- 7 SFN, ESTABLISHED BY REC ANGLE AND DISTANCE FROM N'LY FD SPKS PER RI
- 8 SFN, ESTABLISHED BY REC CURVE DATA FROM 7 PER RI
- 9 FD SPK AND W, ILLEGIBLE, 1" DOWN, NO REF, ACCEPT AS CL INTERSECTION OF PACKARD DR AND PAINTER CT, PER RI
- 10 FD SPK AND W, ILLEGIBLE, 1" DOWN, NO REF, ACCEPT AS CL AT BEGINNING OF CURVE OF PACKARD DR PER RI

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 01°25'20" W OF THE CENTERLINE OF SAN ANTONIO AVENUE AS SHOWN ON RI: TRACT NO. 27244, IN BOOK 717 PAGES 66 AND 67 OF MAPS, RECORDS OF LOS ANGELES COUNTY.