

TOTAL LOT: 1
TOTAL UNITS: 32
TOTAL GROSS AREA: 3.60 ACRES
TOTAL NET AREA: 3.58 ACRES

TRACT NO. 83141

SHEET 1 OF 3 SHEETS

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

BEING A SUBDIVISION OF LOTS 32, 33, & 34 OF TRACT MAP 18030, AS PER MAP FILED IN BOOK 457, PAGES 17 THROUGH 18, INCLUSIVE OF MAPS, AND A PORTION OF THE RANCHO SAN JOSE, AS PER MAP FILED IN BOOK 2, PAGES 292 THROUGH 293, INCLUSIVE OF PATENTS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

MADOLE AND ASSOCIATES, INC. NOVEMBER 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 RESERVE AN EASEMENT, FOR SEWER PURPOSES, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES, AS SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THERewith FROM ANY ADJOINING PROPERTIES.

WE HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT FOR WATER PURPOSES, AS SHOWN ON THIS MAP.

VALENCIA 32, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Kathleen A. Garvey
NAME: KATHLEEN A. GARVEY
TITLE: MANAGING MEMBER

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 22, 2021, AS INSTRUMENT NO. 2021-641482, OFFICIAL RECORDS.

SIGNATURE: Deanna L. Llanos PRINT NAME: Deanna L. Llanos
TITLE: Vice President

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 LOS ANGELES

ON AUGUST 16, 2021 BEFORE ME, JORGE M. ARROYO - NOTARY PUBLIC A NOTARY PUBLIC, PERSONALLY APPEARED, KATHLEEN A. GARVEY 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 OF OFFICER Jorge M. Arroyo

PRINTED NAME: JORGE M. ARROYO

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

MY COMMISSION NUMBER: 2259237

MY COMMISSION EXPIRES: SEPT. 22, 2022

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 Orange

ON August 18, 2021 BEFORE ME, Aja Saavedra A NOTARY PUBLIC, PERSONALLY APPEARED, Deanna L. Llanos 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 OF OFFICER Aja Saavedra

PRINTED NAME: Aja Saavedra

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION NUMBER: 2318056

MY COMMISSION EXPIRES: 1/7/2024

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)3A(i-viii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED, AS THEIR INTEREST(S) CANNOT RIPEN INTO A FEE TITLE:

1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR UTILITY PURPOSES, RECORDED DECEMBER 27, 1948 AS INST. No. 935, IN BOOK 29349, PAGE 72, RECORDED DECEMBER 16, 1952 AS INST. No. 3033, IN BOOK 40536, PAGE 95, RECORDED APRIL 30, 1959 AS INST. No. 3975, ALL OF OFFICIAL RECORDS.
2. GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR UTILITY PURPOSES, RECORDED FEBRUARY 03, 1953 AS INST. 2513 IN BOOK 40882, PAGE 210 OF OFFICIAL RECORDS.
3. TOWER ENTITY 4 LLC, HOLDER OF AN EASEMENT FOR INGRESS/EGRESS PURPOSES, RECORDED JANUARY 22, 2009 AS INST. No. 2009-0082442 OF OFFICIAL RECORDS.
4. TOWER ENTITY 4 LLC, LESSEE AS DISCLOSED BY MEMORANDUM OF LEASE, RECORDED MAY 27, 2004 AS INST. No. 2004-1362636 OF OFFICIAL RECORDS.
5. ROYAL STREET COMMUNICATIONS, LLC, LESSEE AS DISCLOSED BY MEMORANDUM OF LEASE, RECORDED MAY 03, 2007 AS INST. No. 2007-1077455 OF OFFICIAL RECORDS.
6. SMSA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, LESSEE AS DISCLOSED BY MEMORANDUM OF LEASE, RECORDED FEBRUARY 27, 2008 AS INST. No. 2008-0338518 OF 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 VALENCIA 32. I HEREBY STATE THAT THIS FINAL SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL THE MONUMENTS ARE OF 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 SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony Haro 8/12/21
ANTHONY HARO, P.L.S. 7635 DATED



BASIS OF BEARINGS:

THE BEARING NORTH 73°31'30" EAST, ALONG THE CENTERLINE OF ORANGE GROVE, AVENUE, AS SHOWN ON TRACT MAP No. 18030, AS PER MAP RECORDED IN BOOK 457, PAGES 17 THROUGH 18, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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, IF REQUIRED, HAVE BEEN OR WILL HAVE BEEN COMPLIED WITH.

ARNOLD DICHOSA, P.E. DATED
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 8/30/21
MICHAEL D. MYERS, P.E. DATED
ACTING CITY SURVEYOR - CITY OF POMONA
R.C.E. No. 30702 Exp 3/31/22



CITY CLERK 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 TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES TOGETHER WITH THE WATER EASEMENT SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THERewith FROM ANY ADJOINING PROPERTIES BY RESOLUTION NO. _____

ROSALIA BUTLER DATED
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 DATED

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 36 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.

LOS ANGELES COUNTY CERTIFICATIONS & SEALS

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$_____ HAS BEEN FILED WITH 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 TRACT MAP No. 83141 AS REQUIRED BY LAW.

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

BY: _____ DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTION 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 _____

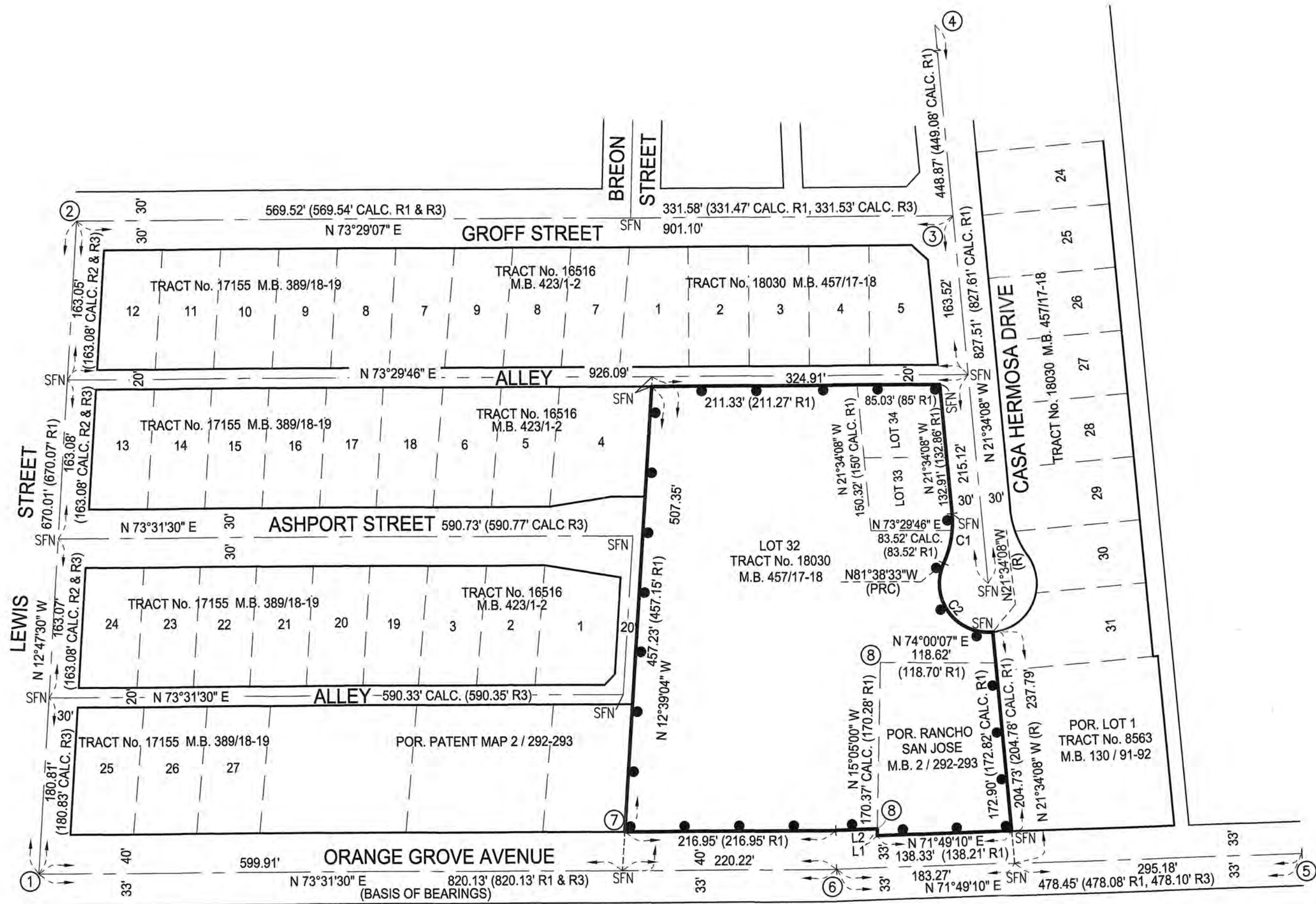
SCALE: 1" = 100'

SHEET 2 OF 3 SHEETS

TRACT NO. 83141

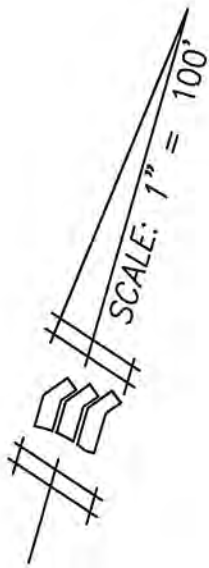
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES
MADOLE AND ASSOCIATES, INC. NOVEMBER 2020

BOUNDARY ESTABLISHMENT



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	29°55'35"	100.00'	52.23'	26.73'
REC R1	29°55'40"	100.00'	52.23'	26.73'
C2	119°55'35"	50.00'	104.66'	86.47'
REC R1	119°55'40"	50.00'	104.66'	86.47'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N15°05'00"W	7.01'
REC R1	N15°08'10"W	7.01'
L2	N71°49'10"E	42.76'
REC R1	N71°49'10"E	42.67'



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- INDICATES EASEMENT AS NOTED
- INDICATES CENTERLINE
- INDICATES EASEMENT OR DEDICATION SYMBOL
- INDICATES CALCULATED DATA.
- INDICATES RECORD DATA AS NOTED.
- INDICATES SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION.
- INDICATES SET 2" I.P. FLUSH, TAGGED P.L.S. 7635.

REFERENCE NOTES:

- R1 RECORD DATA PER TRACT No. 18030 M.B. 457/17-18.
R2 RECORD DATA PER TRACT No. 17155 M.B. 389/18-19.
R3 RECORD DATA PER TRACT No. 16516 M.B. 423/1-2.
- ① FD. SPIKE PER LADPW TIES 1335/143, ACCEPTED AS CL INTERSECTION, REPLACED WITH SPIKE & WASHER (PLS 7635).
② FD. 4-PM'S ON MANHOLE RIM, ACCEPTED AS CENTERLINE INTERSECTION PER TRACT No. 18030 M.B. 457/17-18 AND LADPW TIES 1335/151-152.
③ FD. 4-PM'S ON MANHOLE RIM, ACCEPTED AS CENTERLINE INTERSECTION PER CITY TIE NOTES 13-278.
④ FD. SPIKE, ACCEPTED AS CENTERLINE OF CASA HERMOSA DRIVE PER TRACT No. 18030 M.B. 457/17-18 AND CITY TIE NOTES 15-88.
⑤ FD. 4-PM'S ON MANHOLE RIM, ACCEPTED AS CENTERLINE OF ORANGE GROVE AVENUE PER TRACT No. 18030 M.B. 457/17-18 AND CITY TIE NOTES 11-80.
⑥ FD. SPIKE, NO REF., FITS DISTANCE PER TRACT No. 18030 M.B. 457/17-18, ACCEPTED AS CENTERLINE OF ORANGE GROVE AVENUE, REPLACED WITH SPIKE & WASHER (PLS 7635).
⑦ FD. 2" I.P. (NO TAG) PER TRACT No. 18030 M.B. 457/17-18, ACCEPTED AS PROPERTY CORNER, REPLACED WITH 2" I.P. TAGGED PLS 7635.
⑧ FD. 2" I.P. (NO TAG) PER TRACT No. 18030 M.B. 457/17-18, ACCEPTED AS PROPERTY CORNER.

BASIS OF BEARINGS

THE BEARING OF N 73°31'30" E, ALONG THE CENTERLINE OF ORANGE GROVE AVENUE, AS SHOWN ON TRACT MAP 18030, AS PER MAP RECORDED IN BOOK 457 PAGES 17 - 18, INCLUSIVE OF MAPS.

IN THE EVENT THAT THE TYPE OF MONUMENT SHOWN CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCE, THEN A TAG MARKED "P.L.S. 7635" WILL BE AFFIXED IN CONCRETE, STONE OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.

SCALE: 1" = 40'

TRACT NO. 83141

SHEET 3 OF 3 SHEETS

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

FOR CONDOMINIUM PURPOSES

MADOLE AND ASSOCIATES, INC. NOVEMBER 2020

EASEMENT AND DEDICATION TABLE	
1	INDICATES A 24' WIDE EASEMENT DEDICATED, TO THE CITY OF POMONA, FOR INGRESS AND EGRESS AND UTILITY PURPOSES.
2	INDICATES A 7' WIDE DEDICATED, TO THE CITY OF POMONA, FOR STREET AND HIGHWAY PURPOSES.
3	INDICATES A 12' WIDE EASEMENT, RESERVED HEREON, FOR SEWER PURPOSES, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND OWNERS WITHIN THIS MAP.
4	INDICATES A 15' WIDE EASEMENT DEDICATED, TO THE CITY OF POMONA, FOR WATER PURPOSES.
5	INDICATES AN EXISTING 6' & 12' WIDE EASEMENT DEDICATED, TO SOUTHERN CALIFORNIA EDISON, FOR UTILITY PURPOSES, AS INDICATED ON TRACT MAP No. 18030 M.B. 457/17.
6	INDICATES THE CENTERLINE OF AN EXISTING 2' WIDE EASEMENT DEDICATED, TO SOUTHERN CALIFORNIA EDISON, FOR UTILITY PURPOSES, AS PER DOCUMENT RECORDED DECEMBER 27, 1948 IN BOOK 29349 PAGE 72 OFFICIAL RECORDS.
7	INDICATES AN EXISTING 12' WIDE INGRESS/EGRESS FOR A GROUND LEASE IN FAVOR OF TOWER ENTITY 4 LLC, FOR UTILITY PURPOSES, AS PER DOCUMENT RECORDED JANUARY 22, 2009 AS INSTRUMENT No. 2009-0082442 OFFICIAL RECORDS.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	29°55'35"	100.00'	52.23'	26.73'
C2	119°55'35"	50.00'	104.66'	86.47'
C3	86°10'33"	32.00'	48.13'	29.93'
C4	95°02'28"	32.00'	53.08'	34.95'
C5	31°07'18"	85.00'	46.17'	23.67'
C6	29°54'18"	85.00'	44.37'	22.70'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N15°05'00"W	7.01'
L2	N12°39'04"W	12.00'
L3	N12°39'04"W	12.00'
L4	N71°49'10"E	15.00'
L5	N18°10'50"W	10.00'
L6	N71°49'10"E	15.00'
L7	N18°10'50"W	10.00'
L8	N17°18'31"W	12.00'
L9	N71°49'10"E	12.03'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, MONUMENTATION NOTES AND SURVEYOR'S NOTES.

