

2 PARCELS
7.914 ACRES

PARCEL MAP NO. 84585

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

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 27023-1 AS PER MAP FILED IN BOOK 317, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ANDREASEN ENGINEERING, INC.

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 SET FORTH AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND EMERGENCY VEHICLE PURPOSES AND ALL USES AND APPURTENANCES INCIDENT THERETO OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

CLARE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GG243, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS: GENERAL PARTNER

JAMES ALAN WEINBERG DATE
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 _____
COUNTY OF _____
ON _____ BEFORE ME, _____

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: _____

NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____, COUNTY

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER PROVISION OF SECTION 66436(g)3(A)(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

CITY OF CLAREMONT, HOLDER OF AN EASEMENT FOR AVIGATION RIGHTS RECORDED JUNE 19, 1997 AS INSTRUMENT NO. 97-917067, OF OFFICIAL RECORDS

NOTE: SAID EASEMENT IS INDETERMINATE IN NATURE

CITY OF CLAREMONT, HOLDER OF AN EASEMENT FOR SIDEWALK AND LANDSCAPING AS DEDICATED ON THE MAP OF PARCEL MAP NO. 23719 IN BOOK 277, PAGES 28 AND 29 OF PARCEL MAPS.

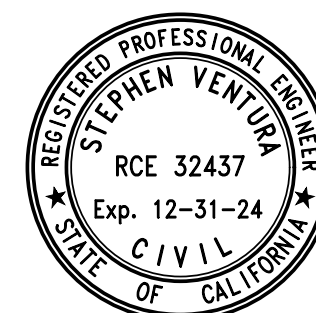
CABLE AIRPORT, HOLDER OF AN EASEMENT FOR A NON-BUILDABLE STRIP OF LAND AS NOTED ON THE MAP OF PARCEL MAP NO. 23719 IN BOOK 277, PAGES 28 AND 29 OF PARCEL MAPS.

ATLANTIC RICHFIELD, A DELAWARE CORPORATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS RECORDED JULY 7, 1997 AS INSTRUMENT NO. 97-1006306, OF OFFICIAL RECORDS

ENGINEER'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 CLARE PROPERTIES, LLC. ON OCTOBER 8, 2024. 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 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STEPHEN VENTURA R.C.E. 32437 DATE
EXPIRATION: DECEMBER 31, 2024



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 CLAREMONT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

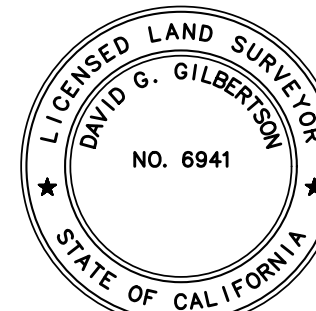
MARIA B. TIPPING R.C.E. 87116 DATE
CITY ENGINEER



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, L.S. NO. 6941 DATE
ACTING CITY SURVEYOR



CITY CLERK CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CLAREMONT, ON _____, 2024 APPROVED THIS MAP. SAID COUNCIL DID ACCEPT ON BEHALF OF THE CITY, THE EASEMENT FOR PUBLIC UTILITIES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO

SHELLEY DESAUTELS DATE
CITY CLERK, CITY OF CLAREMONT

SPECIAL ASSESSMENT STATEMENT:

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF CLAREMONT, 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.

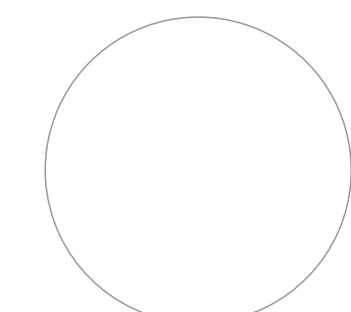
CITY TREASURER, CITY OF CLAREMONT DATE

LOS ANGELES COUNTY TAX CERTIFICATES

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

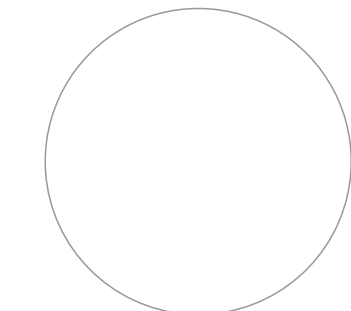


TAX BOND CERTIFICATE:

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 NO. 84585 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°33'30"W OF THE CENTERLINE OF FOOTHILL BOULEVARD AS SHOWN ON PARCEL MAP NO. 6175, P.M.B. 84/2-3.

PARCEL MAP NO. 84585

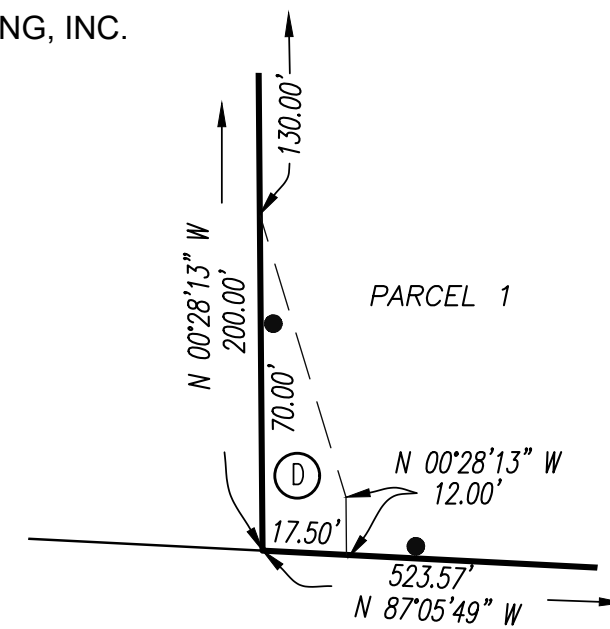
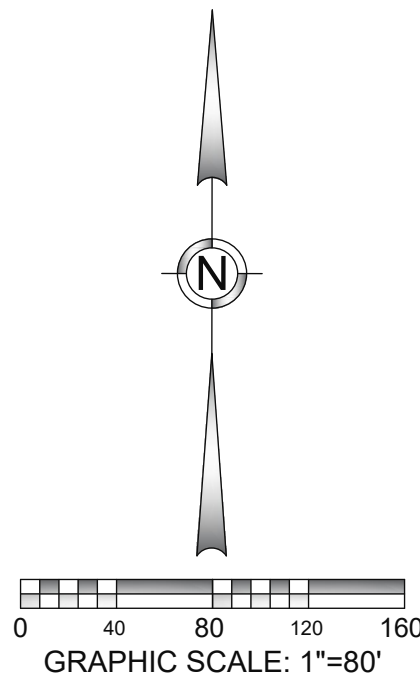
IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 27023-1 AS PER MAP FILED IN BOOK 317, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ANDREASEN ENGINEERING, INC.

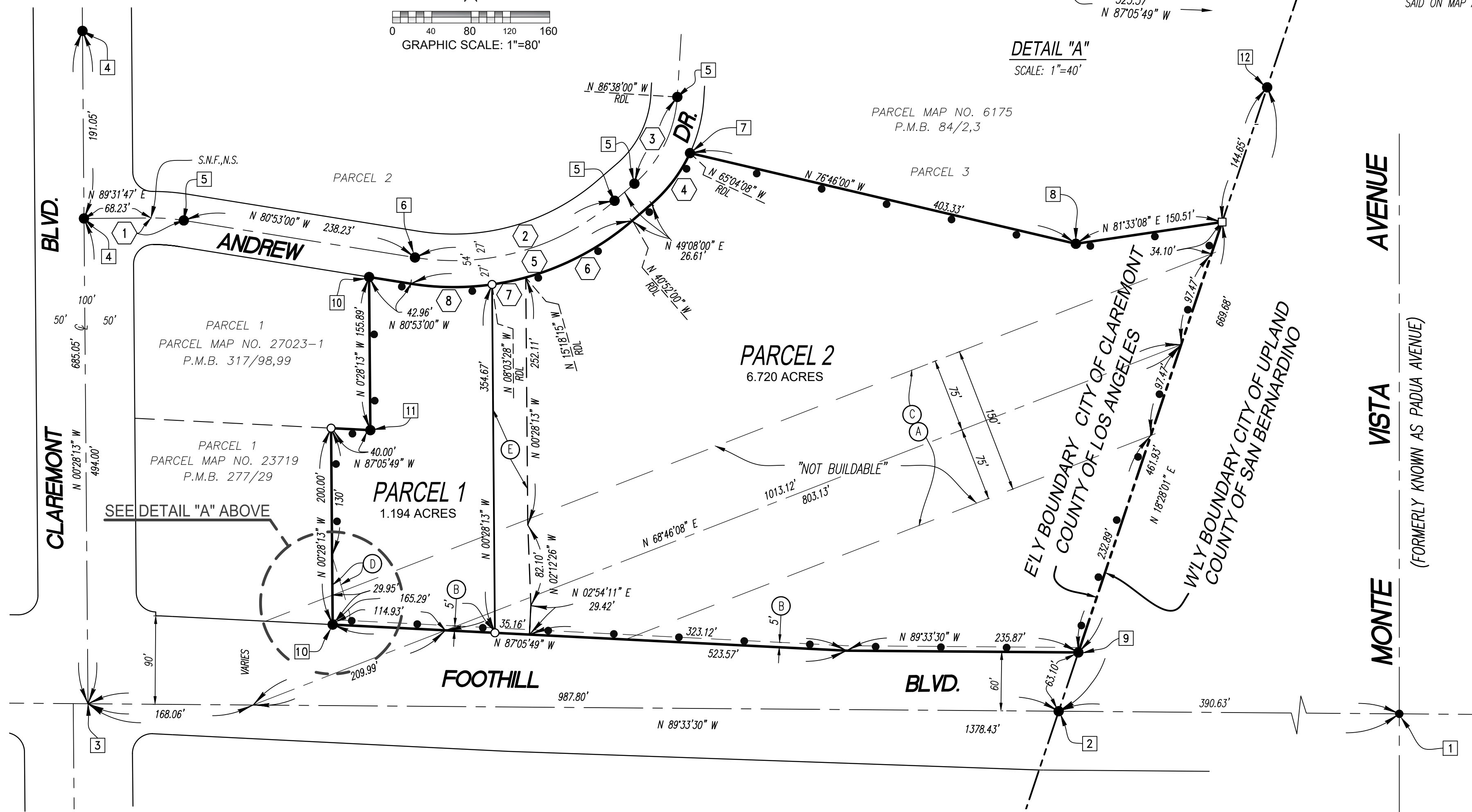
C#	RADIUS	DELTA	LENGTH	TANGENT
1	200.00'	09°35'13"	33.46'	16.77'
2	250.00'	49°59'00"	218.09'	116.53'
3	127.00'	45°36'00"	101.06'	55.39'
4	154.00'	24°12'08"	65.05'	33.02'
5	277.00'	49°59'00"	241.65'	129.12'
6	277.00'	25°33'45"	123.58'	62.84'
7	277.00'	07°14'47"	35.03'	17.54'
8	277.00'	17°10'29"	83.03'	41.83'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°33'30"W OF THE CENTERLINE OF FOOTHILL BOULEVARD AS SHOWN ON PARCEL MAP NO. 6175, P.M.B. 84/2-3.



DETAIL "A"
SCALE: 1"=40'



EASEMENTS

- (A) AN AVIGATION EASEMENT IN FAVOR OF THE CITY OF CLAREMONT, RECORDED JUNE 19, 1997 AS INSTRUMENT NO. 97-917067, OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR SIDEWALK AND LANDSCAPING PURPOSES, IN FAVOR OF THE CITY OF CLAREMONT, AS SHOWN ON PARCEL MAP NO. 23719, RECORDED IN PARCEL MAP BOOK 277, PAGES 28 & 29.
- (C) 150 FOOT WIDE NON-BUILDABLE STRIP OF LAND PER NOTE, AS SHOWN ON PARCEL MAP NO. 23719, RECORDED IN PARCEL MAP BOOK 277, PAGES 28 & 29.
- (D) A VARIABLE WIDTH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, IN COMMON WITH OTHERS, RECORDED JULY 7, 1997 AS INSTRUMENT NO. 97-1006306 OF OFFICIAL RECORDS.
- (E) A VARIABLE WIDTH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, IN COMMON WITH OTHERS, RESERVED FOR THE USE AND BENEFIT OF PARCEL 1. WE ALSO HEREBY DEDICATE TO THE CITY OF CLAREMONT A PUBLIC UTILITY EASEMENT SO DESIGNATED AND SAID ON MAP AND ALL USES INCIDENTAL THERETO.

MONUMENT NOTES:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- INDICATES FOUND MONUMENT AS NOTED
- SET 1" I.P. & TAG R.C.E. 32437 OR LEAD, TACK & TAG R.C.E. 32437 OR SPIKE & WASHER STAMPED R.C.E. 32437 TO BE SET AT ALL PROPERTY CORNERS OR IN T.C. ON P.L. PROD. UNLESS OTHERWISE NOTED.
- SEARCHED NOTHING FOUND, SET 2" I.P. TAGGED R.C.E. 32437 TO REPLACE SAME, AS SHOWN ON PARCEL MAP NO. 27023-1, M.B. 317/98-99

MONUMENT NOTES:

- 1 FOUND 1 1/2" BRASS DISC STAMPED "LS9106" DN. 2" PER C.R. BK. 356 PG. 88 ACCEPTED AS CENTERLINE INTERSECTION
- 2 FOUND MAG NAIL & WASHER, MARKED "L.S. 6957", FLUSH, PER P.W.F.B. 1537/380 AND ACCEPTED AS BEING ON THE CENTERLINE OF FOOTHILL BLVD. AND COUNTY LINE
- 3 NOTHING FOUND, NOTHING SET ESTABLISHED CENTER LINE INTERSECTION BY RECORD BEARING AND DISTANCE PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 4 FOUND CONCRETE NAIL PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 5 FOUND SPIKE & TIN PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 6 FOUND FOUR PUNCH MARKS ON S.M.H. RIM PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 7 FOUND 1" I.P. TAG MISSING, FLUSH, ACCEPTED AS THE N.W. PROPERTY CORNER PARCEL 2 PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 8 FOUND 1" I.P. WITH TAG STAMPED "RCE 8205", 0.6" DOWN, PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 9 FOUND 1" I.P. BENT WITH TAG STAMPED "RCE" 32437, PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 10 FOUND LEAD, TACK AND TAG STAMPED "RCE" 32437, AS BEING ON THE PROLONGATION OF THE WLY LINE OF PARCEL 2, PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 11 FOUND LEAD, TACK AND TAG STAMPED "RCE" 32437, ACCEPTED AS PROPERTY CORNER, PER PARCEL MAP NO. 27023-1, M.B. 317/98-99
- 12 FOUND 2" I.P. MARKED MKD RCE 8205, 0.7" DOWN, PER PARCEL MAP NO. 27023-1, M.B. 317/98-99