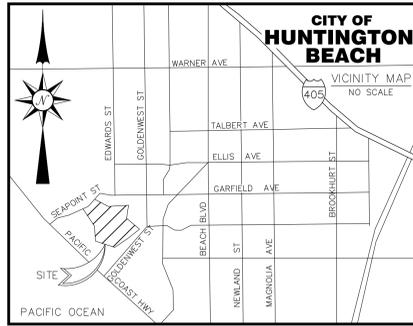


TENTATIVE PARCEL MAP NO. 2020-145

THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY.

IN THE CITY OF HUNTINGTON BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A PORTION OF PARCEL A, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 96-1, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 96-95322 OF OFFICIAL RECORDS OF SAID COUNTY.



DATE OF SURVEY:

DECEMBER 2019

SITE ADDRESS:

6501 PALM AVENUE
HUNTINGTON BEACH, CA 92648

SITE AREA:

6,214,887 SQUARE FEET
142.68 ACRES

PROPOSED PARCEL AREA:

PARCEL A-5,975,776 SQ. FT./137,185 AC. GROSS
PARCEL B-239,221 SQ. FT./5,492 AC. GROSS

SUBDIVIDER / OWNER

GOLF REALTY FUND, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 33% INTEREST;
SEACLIFF-GARDENA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33% INTEREST;
ROMA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 10% INTEREST AND
RETAIL REALTY FUND, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 21% INTEREST

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND COMPRISING OF THIS TENTATIVE MAP AND HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

GOLF REALTY FUND, A CALIFORNIA LIMITED PARTNERSHIP
MANAGING OWNER

BY: _____ DATE _____
ROBERT O HILL, EXECUTIVE DIRECTOR

SEACLIFF-GARDENA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
RONALD BEARD, MANAGING MEMBER

ROMA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
RONALD BEARD, MANAGING MEMBER

RETAIL REALTY FUND, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____
ROBERT O HILL, EXECUTIVE DIRECTOR

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 96-1, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 96-95322 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED AS PARCEL 1 OF LOT LINE ADJUSTMENT L100-05 WHICH RECORDED OCTOBER 10, 2000 AS INSTRUMENT NO. 00-541256 OF OFFICIAL RECORDS IN THE COUNTY OF ORANGE.

APN(S): AFFECTING PARCEL A1: 023-181-37, 023-181-65, 023-181-66, 023-181-67, 023-181-68, 023-181-69, 023-181-70, 023-181-71, 023-181-72, 023-181-73, 023-221-37, 023-221-38, 110-232-01, 110-232-03, 110-232-06, 159-421-11, 159-421-12, 159-421-13

FLOOD_ZONE_NOTE

NATIONAL FLOOD INSURANCE PROGRAM
THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER F.I.R.M. MAP COMMUNITY PANEL NO. 06090242K EFFECTIVE MARCH 21, 2019.

GENERAL PLAN AND ZONING

GENERAL PLAN DESIGNATION: OS-R RECREATION

ZONING: OS-PR PARKS AND RECREATION SUBDISTRICT

EXISTING LAND USE: GOLF COURSE

PROPOSED LAND USE: THIS TENTATIVE PARCEL MAP IS FOR FINANCE AND RECONVEYANCE PURPOSES

UTILITY SERVICE AGENCIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON
(800) 409-2365
WWW.SCE.COM

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-3200
WWW.SOCALGAS.COM

WATER/TRASH/SEWER: CITY OF HUNTINGTON BEACH
(714) 536-5919
WWW.HUNTINGTONBEACHCA.GOV

CABLE/TELEPHONE/
INTERNET: AT&T
(800) 794-0574
WWW.ATT.COM

FRONTIER COMMUNICATIONS
(855) 316-2050
WWW.FRONTIER.COM

SPECTRUM
(888) 892-2253
WWW.SPECTRUM.COM

BASIS OF BEARINGS

THE BEARING OF N 48°30'13" W ALONG THE CENTERLINE OF PALM AVENUE PER TRACT NO. 15785 RECORDED IN BOOK 816 PAGE 14 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTES:

SEE SHEET 2 FOR PARCEL 2 BOUNDARY MAP, LINE TABLE AND CURVE TABLE.

SEE SHEET 3 FOR PARCEL 1 BOUNDARY MAP.

SEE SHEET 4 FOR DETAIL "B" AND DETAIL "C".

SEE SHEET 5 FOR EXISTING EASEMENTS.

SEE SHEET 6 FOR EXISTING EASEMENTS DESCRIPTION AND PARCEL A2 THROUGH PARCEL A7 DETAIL.

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION;
LAND STRATEGIES, LLC

02/25/2021

ROY L. ROBERSON, RCE 44160



TENTATIVE PARCEL MAP NO. 2020-145

THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY.

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA

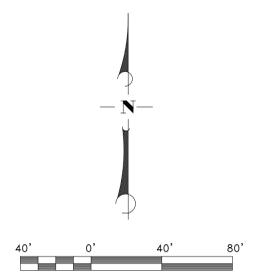
ROY ROBERSON R.C.E. 44160 JANUARY 2020

BOUNDARY MAP

DETAIL "A":



- LEGEND:**
- BF - BUILDING FOOTPRINT
 - BFD - BACKFLOW DEVICE
 - BH - BUILDING HEIGHT
 - CB - CATCH BASIN
 - CTV - CABLE TELEVISION BOX
 - E - EAST
 - EP - ELECTRIC BOX
 - EM - ELECTRIC METER
 - EPB - ELECTRIC PULLBOX
 - FD - FOUND
 - FH - FIRE HYDRANT
 - GM - GAS METER
 - GP - GUARD POST
 - FP - FLAG POLE
 - FSC - FIRE SERVICE CONNECTION
 - LP - LIGHT POST
 - MH - MANHOLE
 - MS - MONUMENT SIGN
 - N - NORTH
 - NE - NORTHEAST
 - NW - NORTHWEST
 - OH - OVERHANG
 - PL - PROPERTY LINE
 - SCO - SEWER CLEANOUT
 - SMW - SEWER MANHOLE
 - TPB - TELEPHONE PULLBOX
 - TW - TREE
 - W - WEST
 - WF - WROUGHT IRON FENCE
 - WM - WATER METER
 - WV - WATER VALVE
 - WVW - WATER VAULT
 - CL - CENTERLINE



NOTES:

- SEE SHEET 1 FOR MAP INFORMATION.
- SEE SHEET 2 FOR PARCEL 2 BOUNDARY MAP, LINE TABLE AND CURVE TABLE.
- SEE SHEET 4 FOR DETAIL "B" AND DETAIL "C".
- SEE SHEET 5 FOR EXISTING EASEMENTS.
- SEE SHEET 6 FOR EXISTING EASEMENTS DESCRIPTION AND PARCEL A2 THROUGH PARCEL A7 DETAIL.

TENTATIVE PARCEL MAP NO. 2020-145

THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY.

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

ROY ROBERSON R.C.E. 44160 JANUARY 2020

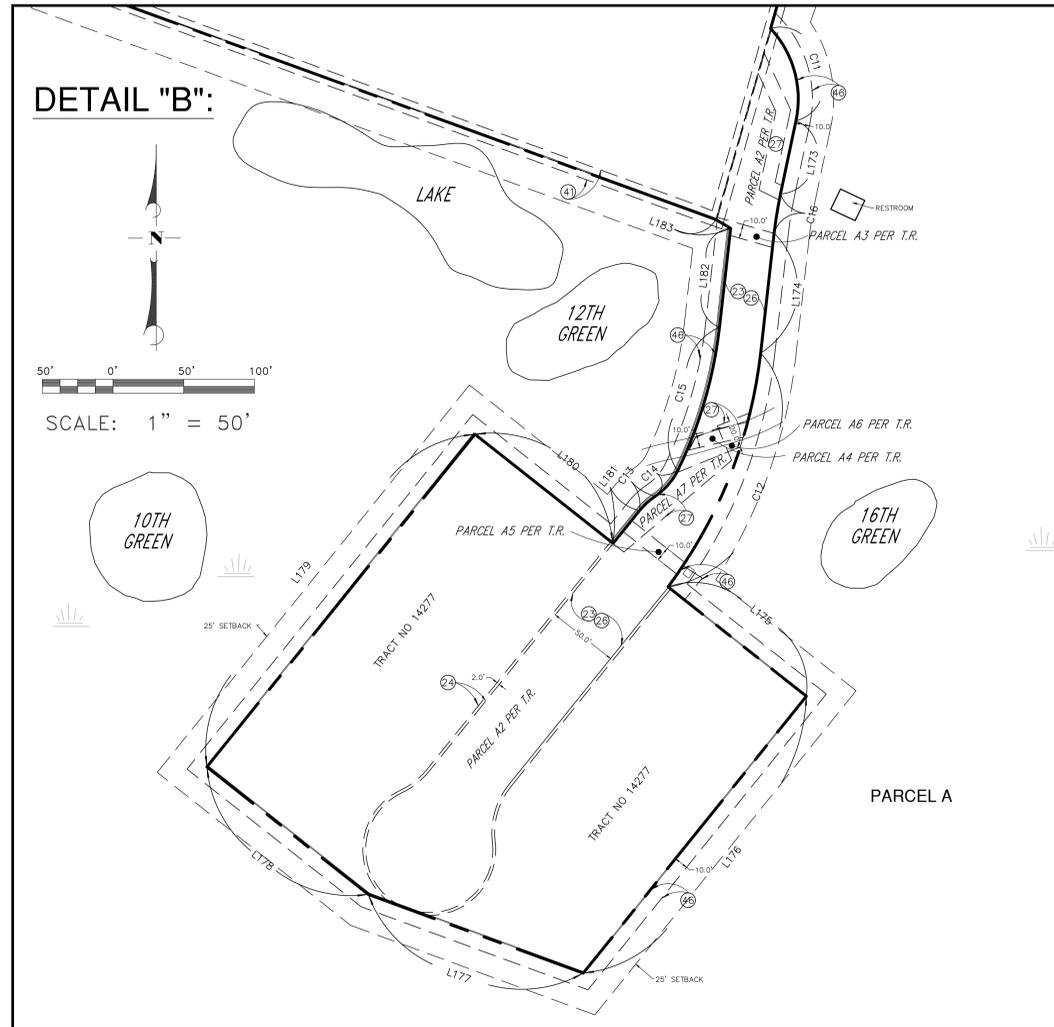
BOUNDARY MAP

LINE TABLE
DETAIL "B"

LINE	BEARING	LENGTH
L1	N22°52'47"E	87.13'
L2	S71°00'00"E	100.95'
L3	S19°00'00"W	23.92'
L4	S19°00'00"W	14.92'
L5	S71°00'00"E	108.00'
L6	S19°00'00"W	22.03'

CURVE TABLE
DETAIL "B"

CURVE	DELTA	RADIUS	LENGTH
C1	5°49'33"	850.00'	86.43'
C2	22°20'21"	84.00'	21.05'
C3	88°33'03"	24.00'	36.88'
C4	97°57'17"	24.00'	41.03'
C5	5°33'19"	850.00'	82.41'



TENTATIVE PARCEL MAP NO. 2020-145

THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY.

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA

ROY ROBERSON R.C.E. 44160 JANUARY 2020

EXISTING EASEMENT MAP



TENTATIVE PARCEL MAP NO. 2020-145

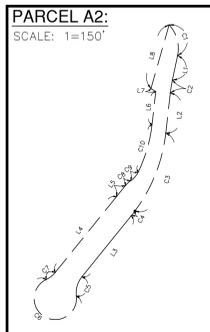
THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY.

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA

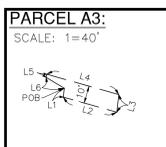
ROY ROBERSON R.C.E. 44160 JANUARY 2020

EXISTING EASEMENT MAP

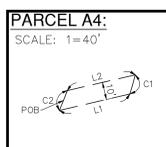
LINE	BEARING	LENGTH
L1	N11°42'03"E	53.50'
L2	N06°21'58"E	86.26'
L3	N38°38'33"E	167.90'
L4	S38°38'33"W	208.41'
L5	S38°35'39"W	30.00'
L6	S06°21'58"W	71.26'
L7	S58°46'42"E	12.06'
L8	S15°48'58"W	141.91'



CURVE	DELTA	RADIUS	LENGTH
C1	54°11'00"	75.00'	70.93'
C2	5°30'05"	595.00'	28.33'
C3	90°07'12"	345.00'	161.36'
C4	2°06'50"	345.00'	12.73'
C5	45°34'23"	55.00'	43.75'
C6	25°24'54"	45.00'	197.46'
C7	85°30'31"	55.00'	24.61'
C8	17°11'44"	50.00'	15.01'
C9	30°00'16"	48.00'	25.14'
C10	119°25'09"	314.00'	106.42'

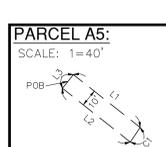


LINE	BEARING	LENGTH
L1	S06°21'58"W	5.07'
L2	S74°01'46"E	31.45'
L3	N06°21'58"E	10.14'
L4	S74°01'46"E	42.24'
L5	S15°48'58"W	1.83'
L6	S58°46'42"E	12.06'



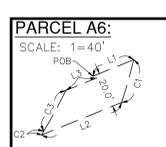
LINE	BEARING	LENGTH
L1	N76°49'41"E	41.04'
L2	N76°49'41"E	39.52'

CURVE	DELTA	RADIUS	LENGTH
C1	1°53'42"	345.00'	11.41'
C2	2°13'44"	314.00'	12.22'



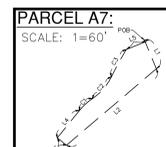
LINE	BEARING	LENGTH
L1	S51°21'27"E	48.34'
L2	S51°21'27"E	49.19'
L3	N38°38'33"E	10.00'

CURVE	DELTA	RADIUS	LENGTH
C1	1°40'00"	345.00'	10.04'



LINE	BEARING	LENGTH
L1	N67°44'19"E	24.92'
L2	S67°44'19"W	48.90'
L3	N67°44'19"E	18.88'

CURVE	DELTA	RADIUS	LENGTH
C1	4°12'49"	345.00'	25.37'
C2	32°48'08"	48.00'	2.35'
C3	4°49'37"	314.00'	26.45'



LINE	BEARING	LENGTH
L1	S22°15'41"E	26.57'
L2	S49°20'06"W	100.45'
L3	N51°21'27"W	10.00'
L4	N38°38'33"E	30.00'
L5	S67°44'19"E	18.88'

CURVE	DELTA	RADIUS	LENGTH
C1	1°11'44"	50.00'	15.01'
C2	30°00'16"	48.00'	25.14'
C3	4°49'37"	314.00'	26.45'

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-580102-SAI
18500 VON KARMAN AVE, SUITE 600 TITLE OFFICER: DEVON BOYLES
IRVINE, CA 92612
(949)673-5700 DATED: JUNE 27, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 7 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 8 THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: PUBLIC UTILITY. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 9 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 09, 1970 IN BOOK 9427, PAGE 320 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10 AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 02, 1970 IN BOOK 9449, PAGE 784 OF OFFICIAL RECORDS. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11 AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 13, 1967 IN BOOK 8465, PAGE 193 OF OFFICIAL RECORDS AND RECORDED AUGUST 13, 1971 IN BOOK 9760, PAGE 844, OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1. SAID ITEM DOES NOT LIST A REFERENCE FRAME FOR THE COORDINATES STATED THEREIN THEREFORE IT CANNOT BE PLOTTED HEREON.
- 12 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 10, 1968 IN BOOK 8654, PAGE 893 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.
- 13 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 26, 1970 IN BOOK 9298, PAGE 952 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 14 AN EASEMENT FOR UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 30, 1973 IN BOOK 10824, PAGE 848 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1. SAID ITEM DOES NOT LIST A REFERENCE FRAME FOR THE COORDINATES STATED THEREIN THEREFORE IT CANNOT BE PLOTTED HEREON.
- 15 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CONSENT PURSUANT TO SECTION 813 OF THE CALIFORNIA CIVIL CODE" RECORDED OCTOBER 11, 1974 IN BOOK 11262, PAGE 1632 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 16 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 22, 1984 AS INSTRUMENT NO. 84-211986 OF OFFICIAL RECORDS BY AND BETWEEN SEACLIFF ESTATES, A CALIFORNIA GENERAL PARTNERSHIP AND HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION THIS ITEM AFFECTS PARCEL B THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 17 AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-243039 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 18 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LANDSCAPING AND DRAINAGE FACILITIES MAINTENANCE AGREEMENT" RECORDED OCTOBER 05, 1989 AS INSTRUMENT NO. 89-537763 OF OFFICIAL RECORDS, BY AND BETWEEN HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION AND SEACLIFF ON THE GREENS COMMUNITY ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, THE ESTATE SERIES OF SEACLIFF HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION AND PENINSULA I PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP. THIS ITEM AFFECTS PARCEL A1 AND IS APPROXIMATELY PLOTTED HEREON.

- 19 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JUNE 09, 1992 AS INSTRUMENT NO. 92-386865 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.
- 20 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1992 AS INSTRUMENT NO. 92-866514 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 21 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1992 AS INSTRUMENT NO. 92-866515 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 22 THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: ACCESS FOR MAINTENANCE, SERVICING, CLEANING, REPAIRING AND REPLACING THE WATER SYSTEM. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 23 THE FOLLOWING RECITALS CONTAINED ON THE MAP OF TRACT 14277 THAT LOTS B AND C ARE PRIVATE STREETS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 24 AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1993 AS INSTRUMENT NO. 93-343822 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 25 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 1993 AS INSTRUMENT NO. 93-381968 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM OF EASEMENT" RECORDED SEPTEMBER 16, 1996 AS INSTRUMENT NO. 96-471749 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
- 26 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1993 AS INSTRUMENT NO. 93-417274 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 27 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM HUNTINGTON BEACH COMPANY, AS GRANTOR TO PENINSULA I PARTNERS, AS RECORDED OCTOBER 29, 1993 AS INSTRUMENT NO. 93-742541 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 28 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF TRACT NO. 14243, RECORDED IN BOOK 700, PAGES 34 AND 35 OF MISCELLANEOUS MAPS. THIS ITEM AFFECTS PALM AVENUE AND IS DEPICTED HEREON.
- 29 THE DEDICATION TO THE CITY OF HUNTINGTON BEACH OF THE DOMESTIC WATER SYSTEM AND APPURTENANCES, AND THE SANITARY SEWER SYSTEM AND APPURTENANCES, AS SHOWN ON THE IMPROVEMENT PLANS FOR SAID TRACT, AS SHOWN ON THE MAP OF SAID TRACT NO. 14243. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 30 THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: PUBLIC UTILITY. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 31 THE FOLLOWING RECITALS CONTAINED ON SAID TRACT NO. 14243 WHICH STATES LOTS A AND B ARE FOR OPEN SPACE PURPOSES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

- 32 AN EASEMENT FOR PIPELINES, APPURTENANCES THEREOF, FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES AND DEVICES FOR CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINES, AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND TO ADD TO AND REMOVE UNDERGROUND WIRES, CONDUCTORS, CABLES AND CONDUITS, AND APPURTENANCES THEREOF, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 08, 1993 AS INSTRUMENT NO. 93-853821 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 33 AN EASEMENT FOR PIPELINES, APPURTENANCES THEREOF, FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES AND DEVICES FOR CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINES, AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND TO ADD TO AND REMOVE UNDERGROUND WIRES, CONDUCTORS, CABLES AND CONDUITS, AND APPURTENANCES THEREOF, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 08, 1993 AS INSTRUMENT NO. 93-853822 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 34 AN EASEMENT FOR WATER DRAINAGE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1993 AS INSTRUMENT NO. 93-863218 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS PLOTTED HEREON.
- 35 THE DEDICATION TO THE CITY OF HUNTINGTON BEACH OF THE SANITARY SEWER SYSTEM AND APPURTENANCES AND THE DOMESTIC WATER SYSTEM AND APPURTENANCES, BOTH AS SHOWN ON THE IMPROVEMENT PLANS FOR SAID TRACT NO. 14244. THIS ITEM AFFECTS PARCEL C BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 36 A DOCUMENT ENTITLED "LOT LINE ADJUSTMENT NO. 94-2" RECORDED NOVEMBER 18, 1994 AS INSTRUMENT NO. 94-670162 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCEL A1 BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 37 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JUNE 06, 1995 AS INSTRUMENT NO. 95-238021 OF OFFICIAL RECORDS. THIS ITEM AFFECTS A PORTION OF PARCEL B AND IS PLOTTED HEREON.
- 38 AN EASEMENT FOR UNDERGROUND CONDUITS, MANHOLES, PEDESTALS, CABLES, WIRES AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JUNE 07, 1995 AS INSTRUMENT NO. 95-240748 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 39 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 02, 1995 AS INSTRUMENT NO. 95-487511 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 40 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 96-95321, AND RE-RECORDED MARCH 27, 1996 AS INSTRUMENT NO. 96-143219 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 41 AN EASEMENT FOR INSTALLING, CONSTRUCTING, REPLACING, REPAIRING, MAINTAINING WALLS, FENCES ON THE PERIPHERY OF TRACTS 13527 AND 13821 FOR PEDESTRIAN, VEHICULAR INGRESS, EGRESS FOR THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE OF UTILITY LINES; FOR AN ELECTRICAL POWER TRANSFORMER, FOR INGRESS, EGRESS, FOR INSTALLATION, REPAIR, REPLACEMENT, REMOVAL OF A SANITARY SEWER LIFT STATION AND INCIDENTAL PURPOSES, RECORDED MARCH 07, 1996 AS INSTRUMENT NO. 96-112422 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 42 AN EASEMENT FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 96-94990 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 43 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE HUNTINGTON BEACH COMPANY AND SEACLIFF PARTNERS, AS GRANTOR, TO NATIONAL GOLF OPERATING PARTNERSHIP, L.P., AS GRANTEE, RECORDED MAY 09, 1996 AS INSTRUMENT NO. 96-234834 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 44 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" EXECUTED BY AND BETWEEN PLC AND NATIONAL GOLF OPERATING PARTNERSHIP, L.P., RECORDED MAY 09, 1996 AS INSTRUMENT NO. 96-234835, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 45 A MEMORANDUM OF AGREEMENT BETWEEN REAL PROPERTY OWNERS BY O HILL PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, TO EVIDENCE THE EXISTENCE OF THE AGREEMENT BETWEEN REAL PROPERTY OWNERS, FOR THE TERM AND UPON THE TERMS AND CONDITIONS AS THEREIN PROVIDED, RECORDED MAY 13, 2002 AS INSTRUMENT NO. 02-397177, AND RE-RECORDED JANUARY 10, 2003 AS INSTRUMENT NO. 03-36399, BOTH OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 46 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1994 AS INSTRUMENT NO. 94-0061992 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT AND IS PLOTTED HEREON.
- 47 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 09, 1996, BY AND BETWEEN NATIONAL GOLF OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND AMERICAN GOLF CORPORATION, A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A DOCUMENT RECORDED MAY 13, 2002 AS INSTRUMENT NO. 02-399617, OFFICIAL RECORDS, RE-RECORDED DECEMBER 11, 2002 AS INSTRUMENT NO. 02-1122359, OFFICIAL RECORDS AND RE-RECORDED DECEMBER 26, 2002 AS INSTRUMENT NO. 02-1187971 OF OFFICIAL RECORDS.
- 48 A DOCUMENT RECORDED MAY 13, 2005 AS INSTRUMENT NO. 2005000369932 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED MAY 13, 2005 AS INSTRUMENT NO. 2005000369929 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 49 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED OCTOBER 12, 2010 AS INSTRUMENT NO. 2010000513730 OF OFFICIAL RECORDS BY AND BETWEEN CHRISTOPHER AND SUSAN HABERL, A MARRIED COUPLE AND GOLF REALTY FUND, A CALIFORNIA LIMITED PARTNERSHIP. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 50 THE TERMS AND PROVISIONS ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

NOTES:

- SEE SHEET 1 FOR MAP INFORMATION.
- SEE SHEET 2 FOR PARCEL 2 BOUNDARY MAP, LINE TABLE AND CURVE TABLE.
- SEE SHEET 3 FOR PARCEL 1 BOUNDARY MAP.
- SEE SHEET 4 FOR DETAIL "B" AND DETAIL "C".
- SEE SHEET 5 FOR EXISTING EASEMENTS.