

Equestrian Center Exceeds 25 Acre Lease Boundaries

Historical land purchase and Center leases

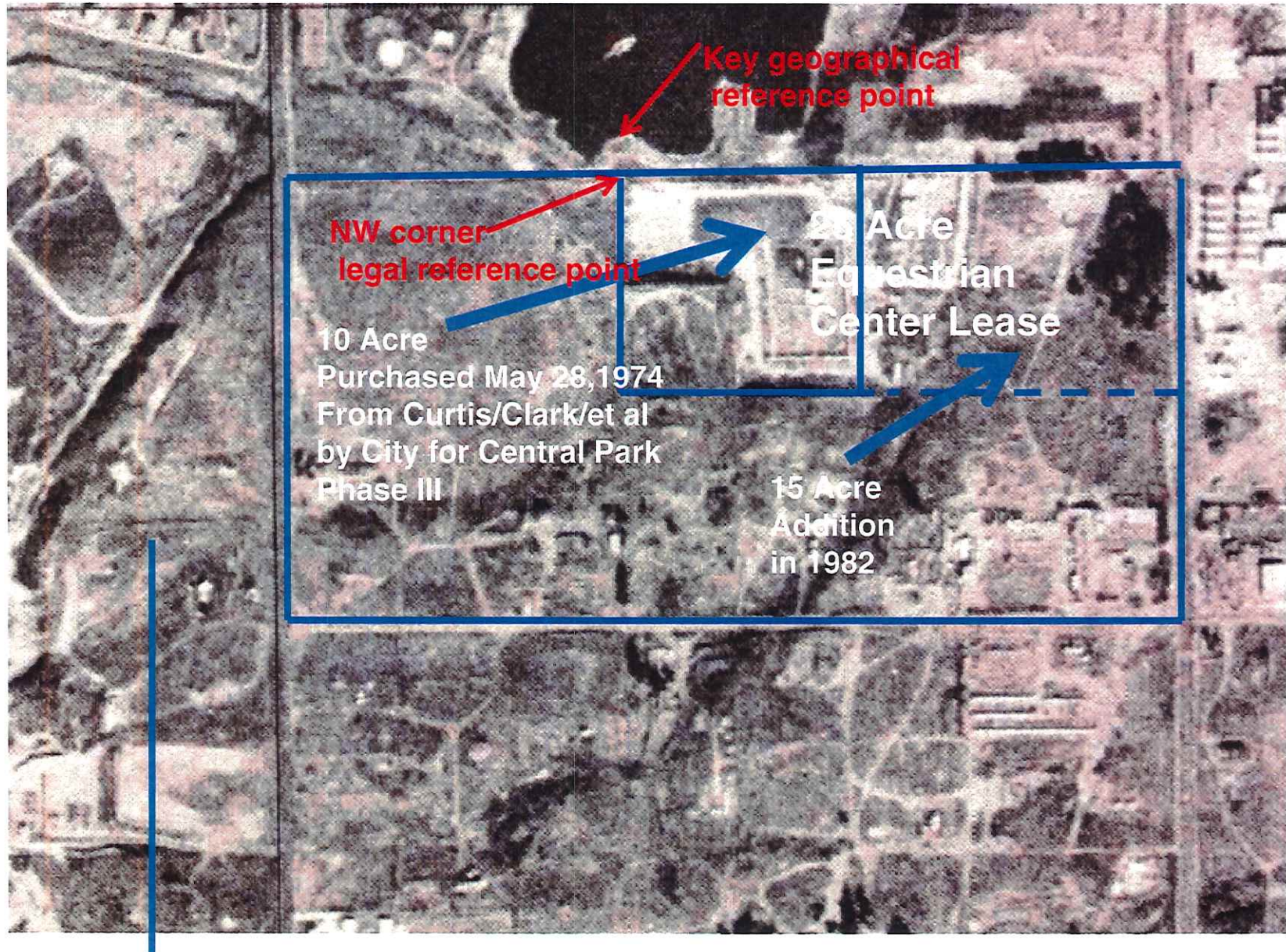
Aerial photographs from 1974, 1994, 2008 and present (Google)

Recent drawings (Planning and Public Works Departments)

**The boundaries of the Equestrian Center are
clearly understood in 25 acre lease**

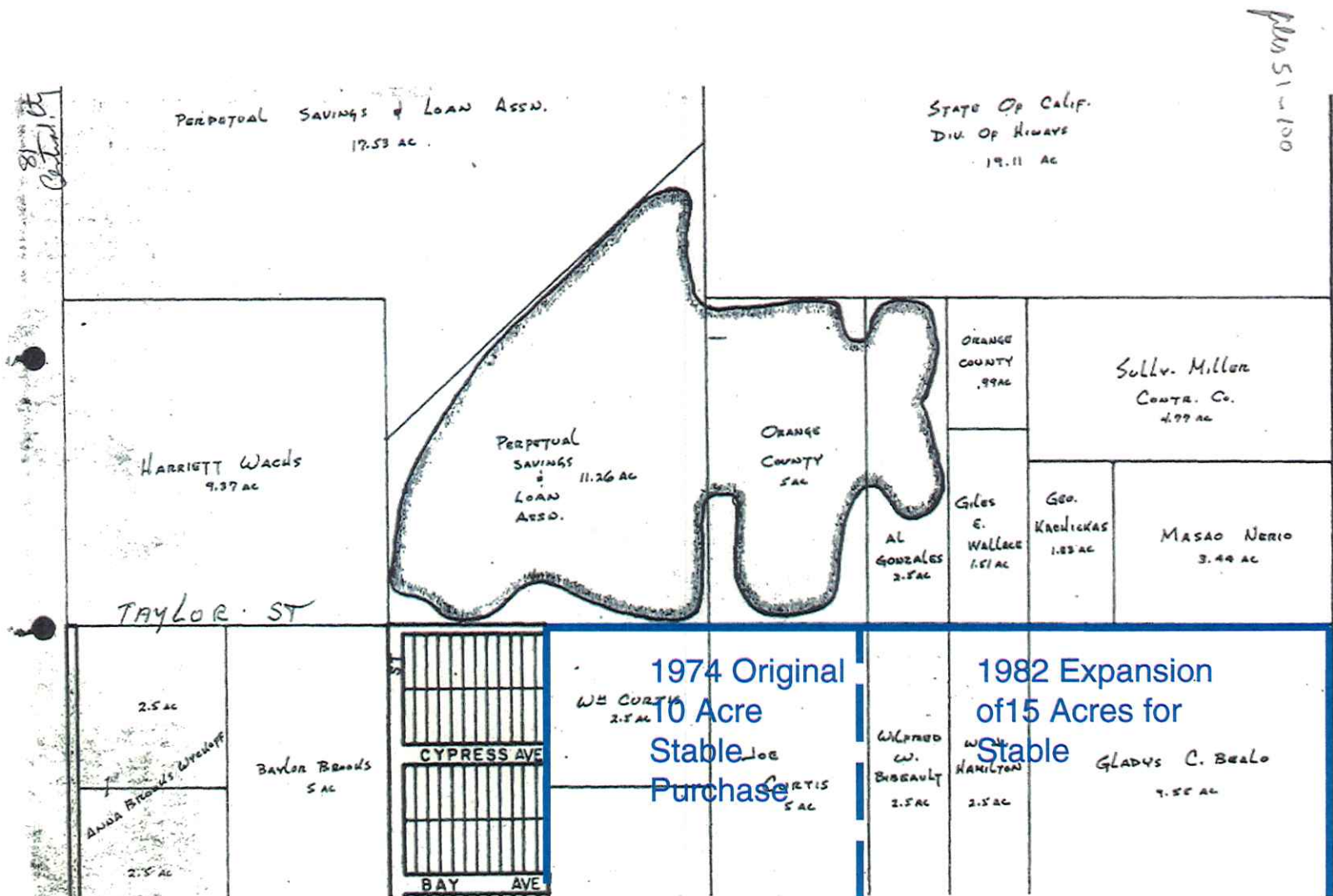
Curtis Stables (?) Was 10 Acres in Size

USGS Print 1977, Aerial 1974



Property Owners Prior to Park Land Purchases

USPLS Descriptions for 25 Acre Boundaries



8/2/1999 City Council Meeting for FMEIR 99-1 Approval

There have been “negotiations” regarding the Equestrian Center boundaries

- During 2002 modification of 1982 lease, Equestrian center proposed to give up land on western property boundary to add to proposed [Midden Area/Urban Forest/Trailhead] area in exchange for property along Golden West in AC Marion property [Semi-active recreation area]. Staff said that negotiations would continue but a Charter Section 612 vote may be necessary.
- On June 18, 2009 madelinepickens.com wrote “Due to the sudden population growth at her stables, Behrens is looking to expand her facility [25 acres] to allow for more pasture land for the rescue horses. She is currently in negotiations with the City of Huntington Beach regarding an adjacent vacant lot that the city owns.” Confirmed by redbucketrescue.org in May 11, 2011 article.
- On June 22, 2011 the Orange County Register wrote “While the horses need to leave the stalls, Mary is letting Red Bucket move them to a plot of bare land she leases next to the Equestrian Center. It’s up to Susan [Peirce], though, to find fencing and shelter.”

No Records of Lease Expansion in City Clerks Council Records (1-10-2012)

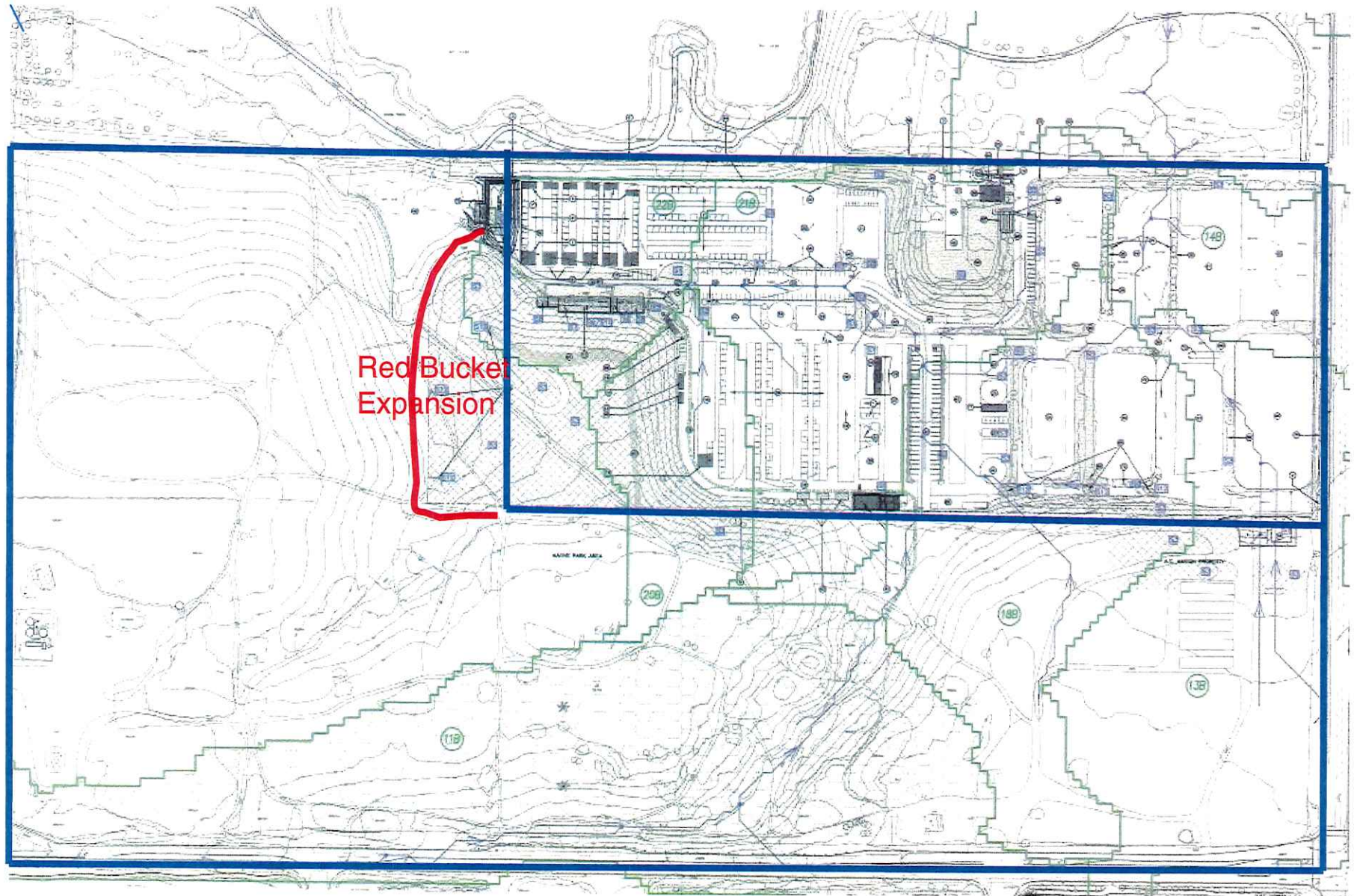
Records of Lease Expansion in Communities Services Lease Files (1-dd-2012)?

There has not been a City Council vote to change 25 acre lease for Equestrian Center

But boundaries have clearly changed in two (2) maps the City created and uses for planning

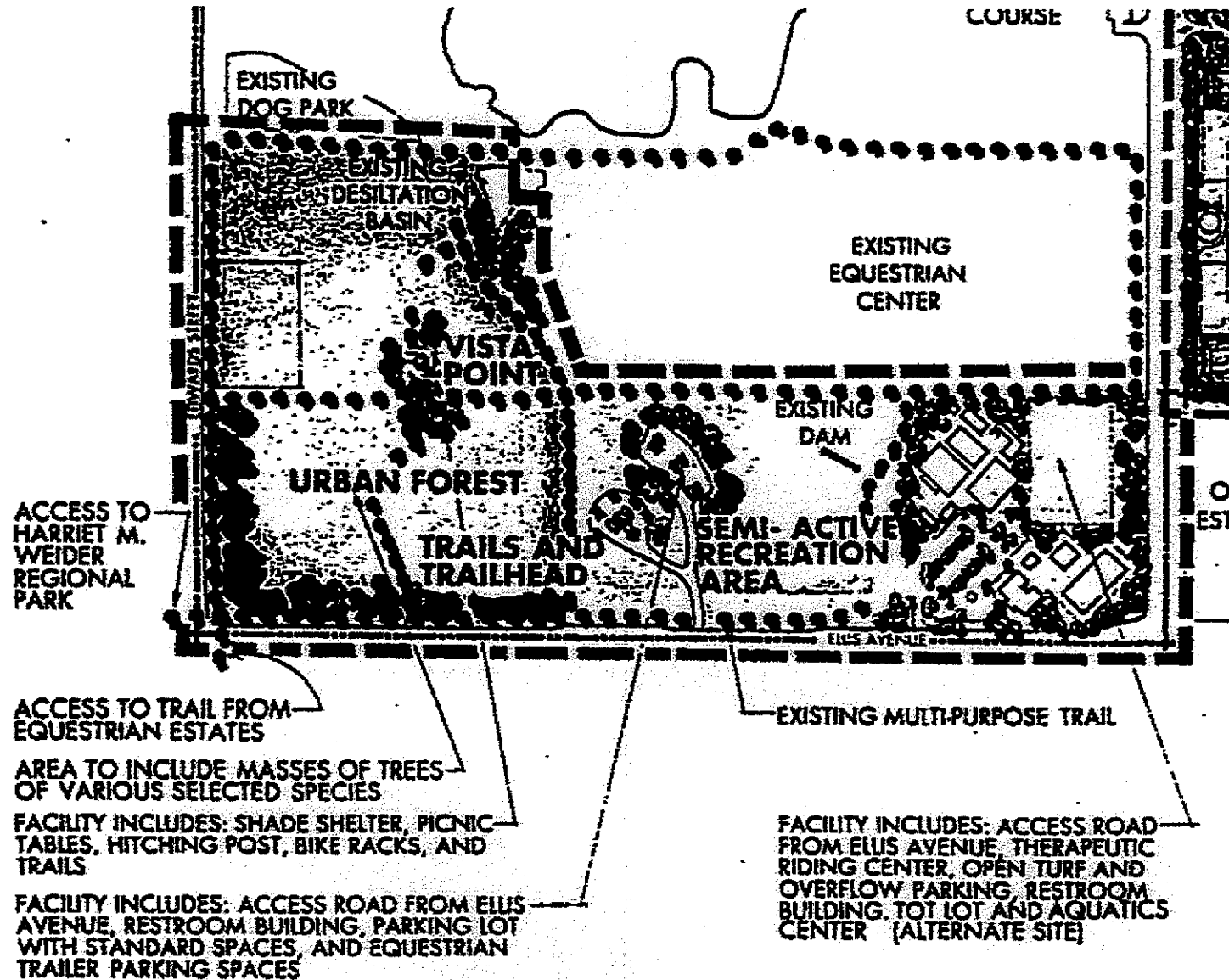
Current “25 Acre Equestrian Center”

Equestrian Center 4.4 Acre Pasture Improvements for Red Bucket Organization



"Notional Ideas" Plan Doesn't Match Text in FMEIR 99-1

8/2/1999 City Council Meeting

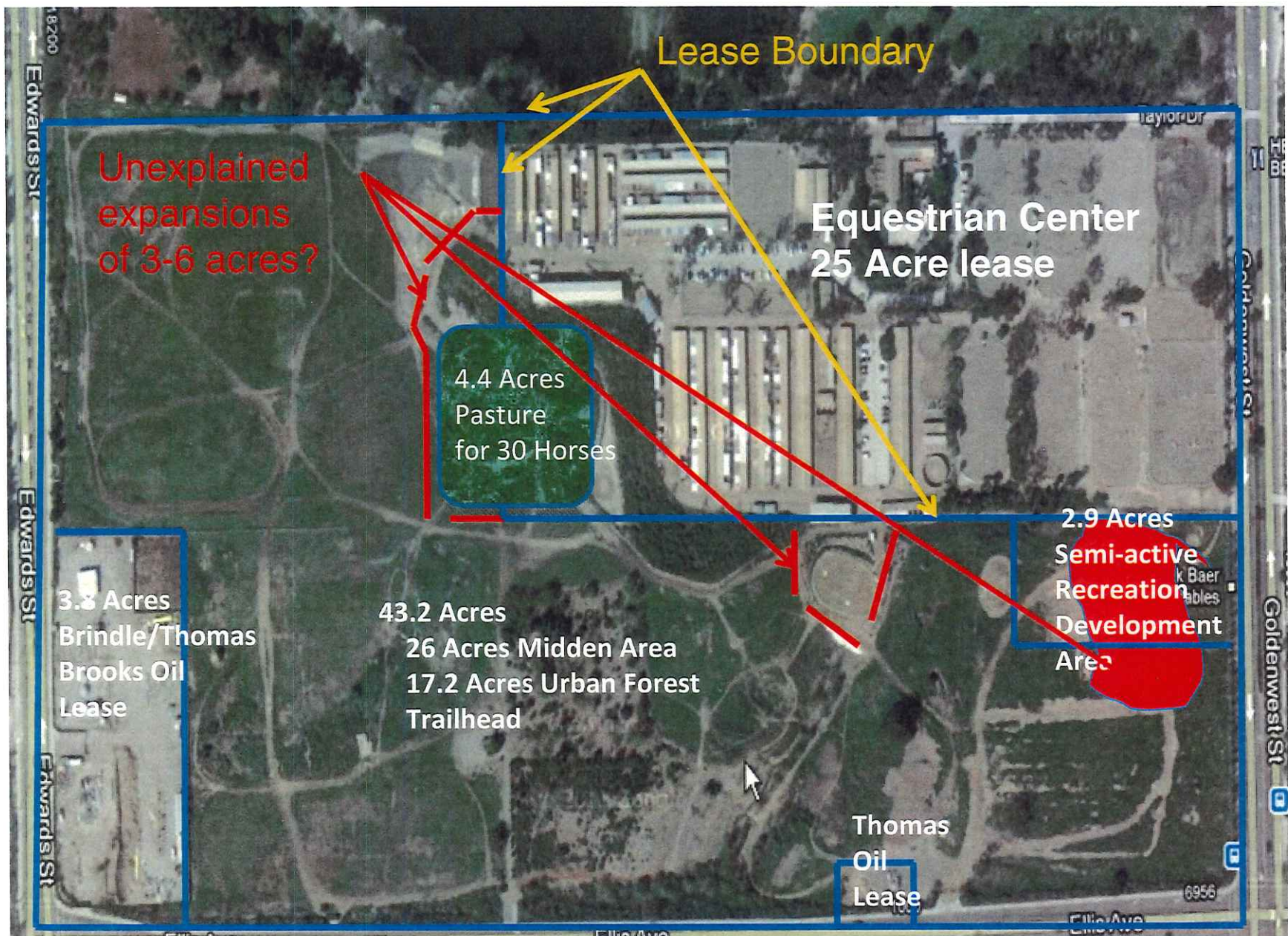


Result of City Mitigation Efforts in FMEIR 99-1

Aerial Photo 3/1/2008



Equestrian Center Exceeds 25 Acre Lease Area



Why Have the Equestrian Center Boundaries Changed?

Questionable Equestrian Center Lease Area Map

**Master Plan fig. 1.0-4 in FMEIR 99-1 (created
1997-1998) not corrected in 1999**

Map Inaccuracies May Cause Problems

Internal

- Incorrect development decision baseline

 - Approval of projects with erroneous boundaries

 - Confusion and errors in City documents

 - “Loss” of City property due to bookkeeping errors

 - Trampling of private and public property rights

- Lack of accountability to City Organization

 - Incorrect/falsified documents

 - Failure to inspect, monitor and enforce rules and regulations

 - Broken contracts/leases for which compensation is due City

 - Documents that do not pass the “giggle factor”

External

- Lawsuits with settlements unfavorable to City

- “Direction to City” from county, state and federal agencies

- Unfavorable publicity

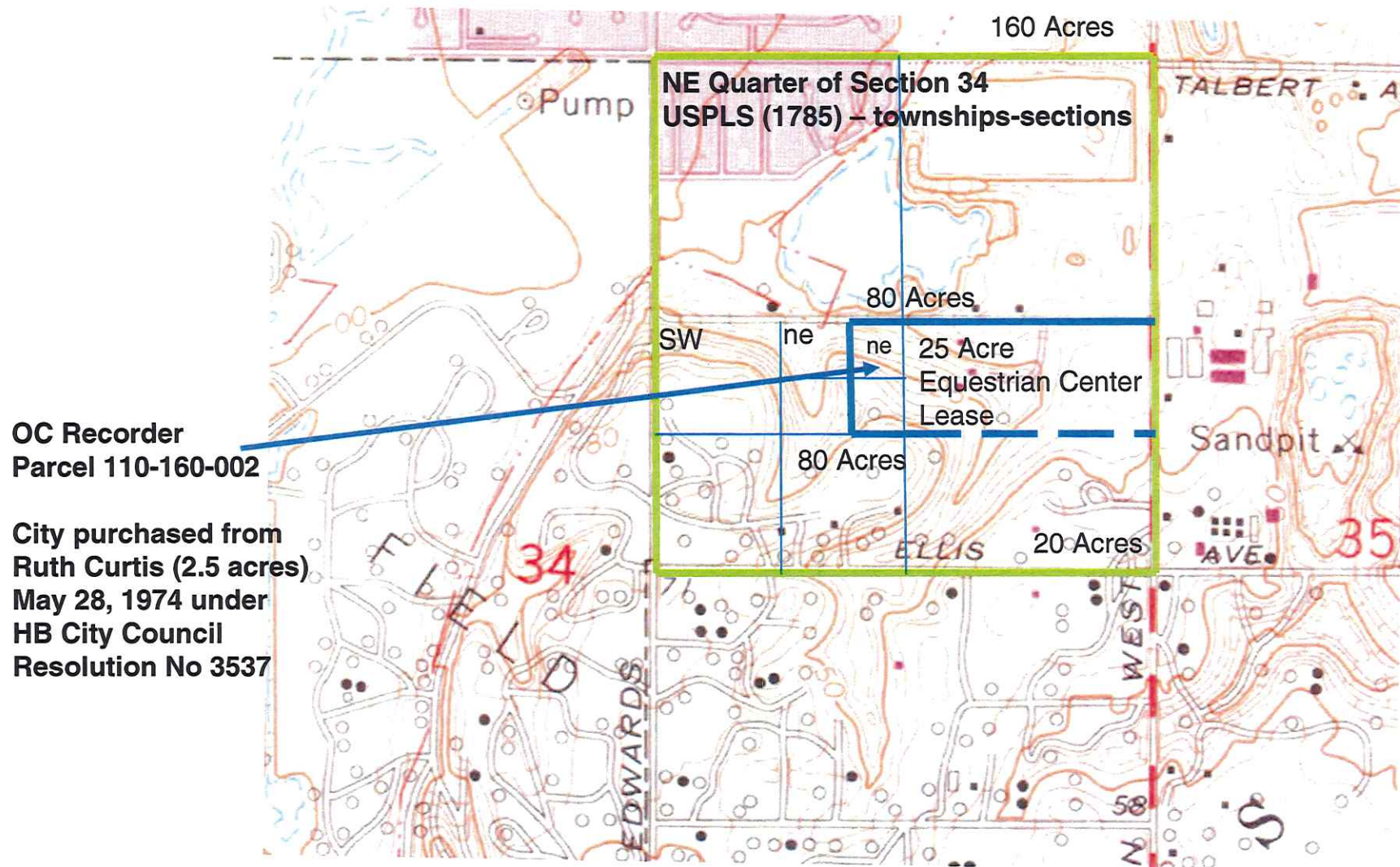
- Loss of public faith and support for City plans and goals

Data Appendix

Historical Property Rights
Aerial Photographs of Usage
Equestrian Center Lease Agreements

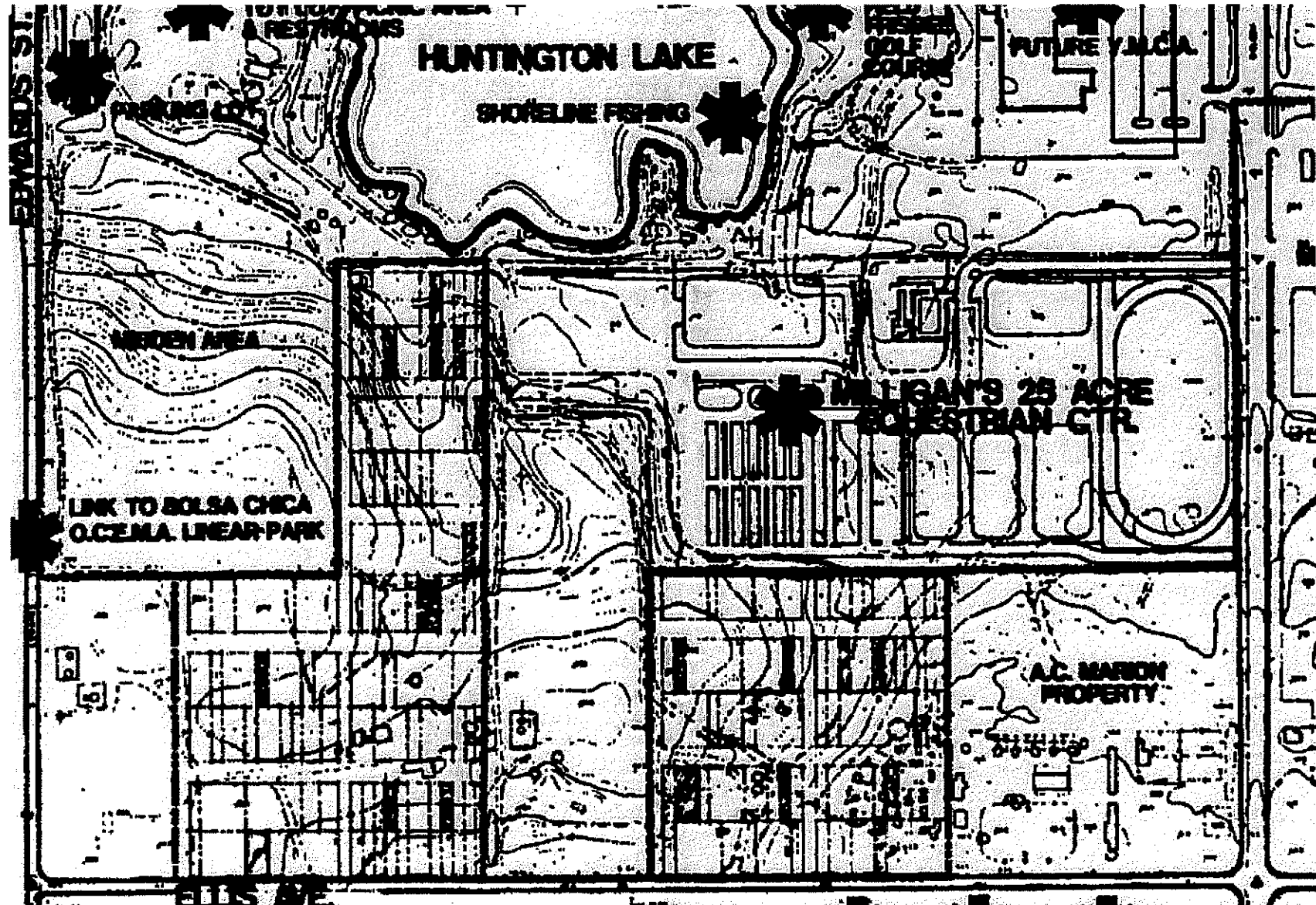
USGS Print 1975 Topographical 1965

Equestrian Center in South ½ (80 Acres) of NE Quarter of Section 34 (USPLS)



Ed Milligan Developed 25 Acre Equestrian Center for City

"Trails Implementation Plan", City Council Meeting 3/6/1978; October 1982



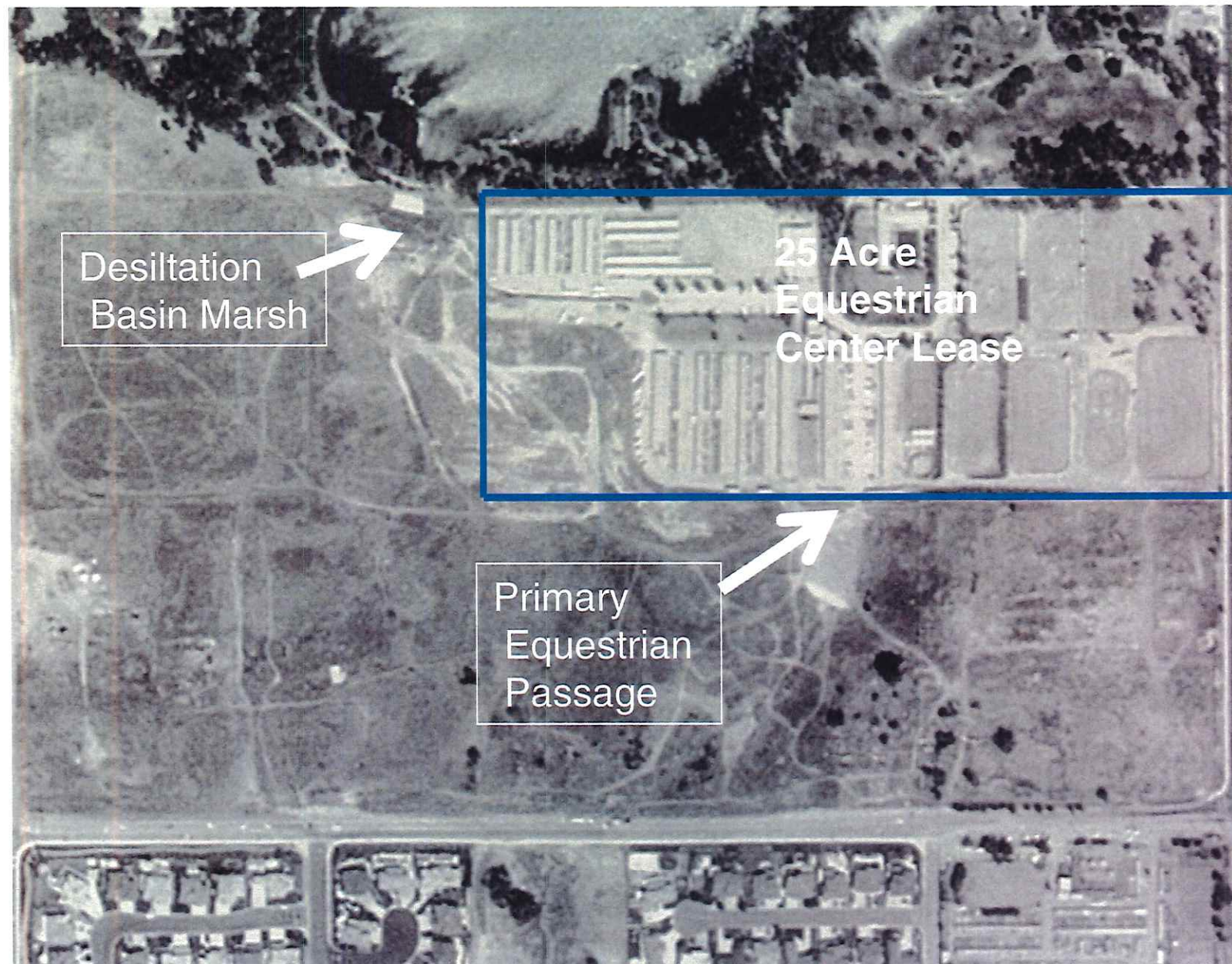
Lease Mod in 1986 Specified Boundary of Holding Pond

3/1/2008 Aerial Photo



25 Acre Equestrian Center User Boundary

6/1/1994 Aerial Photo



Rear of Stable - Pictures from July 1999



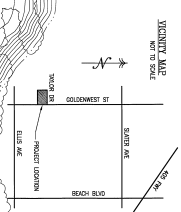
Pictures in July 1999 of the rear of the stables show the public could approach the western edge of the rear-most pipe corrals to see the horses.

The boundary fence ran southward from the rear-most pipe corral.



Red Bucket Pasture Area Addition for 30 Horses





- KEY NOTES**
1. EXISTING WETLANDS ACCESS: SHAP
 2. EXISTING (1) 12'x24' PRE-COMING STALLS TO REMAIN
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PROJECT DATA

PROJECT: SITE IMPROVEMENTS-PROPOSED OPEN SPACE/PASTURE
 HUNTINGTON CENTRAL PARK EQUESTRIAN CENTER
 18387 GOLDEN WEST STREET HB 92648

PLANS PREPARED BY:
 THOMAS M. METTIER
 CONSULTING & DESIGN SERVICES
 P.O. BOX 7282
 HUNTINGTON BEACH, CA 92615
 PHONE: (714) 840-5605
 EMAIL: tm7designs@msn.com

DATE: 12/28/06
 02/22/07
 03/11/08
 04/22/08
 06/22/08

REVISIONS: 18V
 12/28/06
 02/22/07
 03/11/08
 04/22/08
 06/22/08

SCALE: 1" = 50'-0"

DATE: 12/28/06
 02/22/07
 03/11/08
 04/22/08
 06/22/08

REVISIONS: 18V
 12/28/06
 02/22/07
 03/11/08
 04/22/08
 06/22/08



4.52 AC

20.45 AC

Goldenwest St.



24.934
ACRES

Exhibit A

THAT REAL PROPERTY LOCATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 11 WEST AS SHOWN ON THE MAP FILED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, LOCATED IN RECORDS, OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 34, SOUTH $00^{\circ}16'33''$ WEST, 1315.36 FEET;

THENCE AT RIGHT ANGLES TO SAID EAST LINE NORTH $89^{\circ}43'27''$ WEST, 55.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH $89^{\circ}43'27''$ WEST, 911.89 FEET;

THENCE SOUTH $75^{\circ}43'15''$ WEST, 147.08 FEET;

THENCE NORTH $89^{\circ}43'27''$ WEST 554.49 FEET;

THENCE SOUTH $01^{\circ}46'40''$ WEST, 123.23 FEET;

THENCE NORTH $62^{\circ}52'49''$ WEST, 18.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 215.00 FEET, A RADIAL LINE TO SAID POINT OF CURVATURE BEARS NORTH $25^{\circ}38'22''$ WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}39'05''$, AN ARC LENGTH OF 96.26 FEET, A RADIAL LINE TO SAID END OF CURVATURE BEARS NORTH $51^{\circ}17'27''$ WEST;

THENCE SOUTH $21^{\circ}25'21''$ WEST, 105.11 FEET;

THENCE SOUTH $00^{\circ}16'33''$ WEST, 356.28 FEET;

THENCE SOUTH $89^{\circ}43'27''$ EAST, 1087.13 FEET;

CONTINUED ON SHEET 2 OF 2

Equestrian Center Lease Area Legal Description
18381 Goldenwest St, Huntington Beach, CA

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

1 OF 2



Exhibit A
(CONTINUED)

THENCE NORTH 76°47'47" EAST, 43.24 FEET;

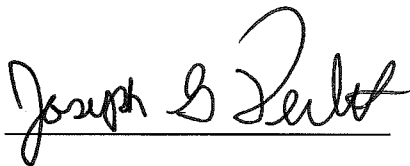
THENCE SOUTH 89°43'27" EAST, 587.19 FEET TO A LINE PARALLEL TO
AND 79.50 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 34;

THENCE NORTHERLY ALONG SAID PARALLEL LINE NORTH 00°16'33" EAST,
628.76 FEET;

THENCE AT RIGHT ANGLES SOUTH 89°43'27" EAST, 24.50 FEET, TO A LINE
PARALLEL TO AND 55.00 FEET WESTERLY OF THE EAST LINE OF SAID
SECTION 34;

THENCE NORTHERLY ALONG SAID LAST SAID PARALLEL LINE NORTH
00°16'33" EAST, 27.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAININIG 24.983 ACRES MORE OR LESS.



JOSEPH G. DERLETH
PLS 7340 EXPIRES 12/31/13



Equestrian Center Lease Area Legal Description
18381 Goldenwest St, Huntington Beach, CA

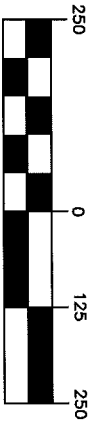
2 OF 2

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

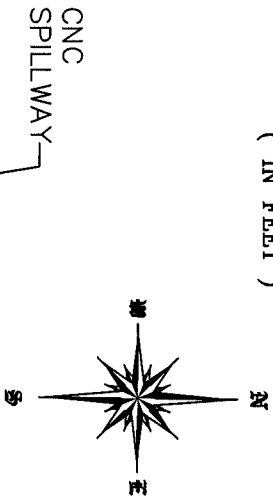


GRAPHIC SCALE

1 inch = 250 ft.



(IN FEET)



POINT OF COMMENCEMENT CENTERLINE INTER
GOLDENWEST ST AND TALBERT AVE, OCS
GPS 5073, FD 2.5" PUNCHED OCS BRASS
DISK STAMPED "7-92", DOWN 1.1' IN
STANDARD WELL MONUMENT, ACCEPTED AS
THE NORTHEAST CORNER SEC 34, T5S, R11W.

OCS GPS 5073
N 2203211.545
E 6027490.465
1991.35 EPOCH

TRUE POINT
OF BEGINNING

TALBERT AVE

1315.36'
S00°16'33"W, 2641.82'
GOLDENWEST ST

Exhibit B

EQUESTRIAN CENTER LEASE AREA 24.983 ACRES

DELTA = 25°39'05"
RAD = 215.00', L = 96.26'

DISTANCES SHOWN HEREON ARE
GROUND DISTANCES TO
CONVERT TO GRID DISTANCES
MULTIPLE THE DEPICTED
DISTANCE BY .99997743

LINE TABLE:

L1 = S75°43'15"W, 147.08'
L2 = S01°46'40"W, 123.23'
L3 = N62°52'49"W, 18.52'
L4 = N25°38'22"W, RAD
L5 = N51°17'27"W, RAD
L6 = S21°25'21"W, 105.11'
L7 = N76°47'47"E, 43.24'
L8 = S89°43'27"E, 24.50'
L9 = N00°16'33"E, 27.00'
L10 = N89°43'27"W, 55.00'

S89°43'27"E, 1087.13'

S89°43'27"E, 587.19'

EXISTING
CURB &
GUTTER
49' W/O
CL

OCS GPS 5059
N 2200569.821
E 6027477.751
1991.35 EPOCH

CENTERLINE INTER GOLDENWEST ST AND
ELLIS AVE, OCS GPS 5059, FD 3" CITY OF
HUNTINGTON BEACH BRASS DISK IN
CONCRETE, NO STAMPING, DOWN 0.6' IN
STANDARD WELL MONUMENT, ACCEPTED AS
THE EAST QUARTER, SEC 34, T5S, R11W.

ELLIS AVE

Equestrian Center Lease Area Plat
18381 Goldenwest St, Huntington Beach, CA

CITY OF HUNTINGTON BEACH

DEPARTMENT OF PUBLIC WORKS

1 OF 1

