



12/02/2025

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 114-150-36)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINAFOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 114-481-32)

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 24 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 5591 PAGE 500, E.T. SEQ. OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 32' 40" EAST ALONG SAID NORTHERLY LINE OF FRACTIONAL SECTION 24 A DISTANCE OF 360.17 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AND DESIGNATED AS "PARCEL TWO" IN THAT CERTAIN ROAD EASEMENT TO THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 13, 1967 IN BOOK 8418 PAGE 439 OF SAID OFFICIAL RECORDS; SAID SOUTHWESTERLY CORNER BEING ALSO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 57° 33' 35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 37' 14" AN ARC DISTANCE OF 176.10 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE 80.37 FEET TO A POINT IN A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL", SAID LAST MENTIONED CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,717.59 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43° 40' 03" EAST; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 1° 10' 00" AN ARC DISTANCE OF 96.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 45° 09' 57" WEST 181.36 FEET TO THE POINT OF BEGINNING.

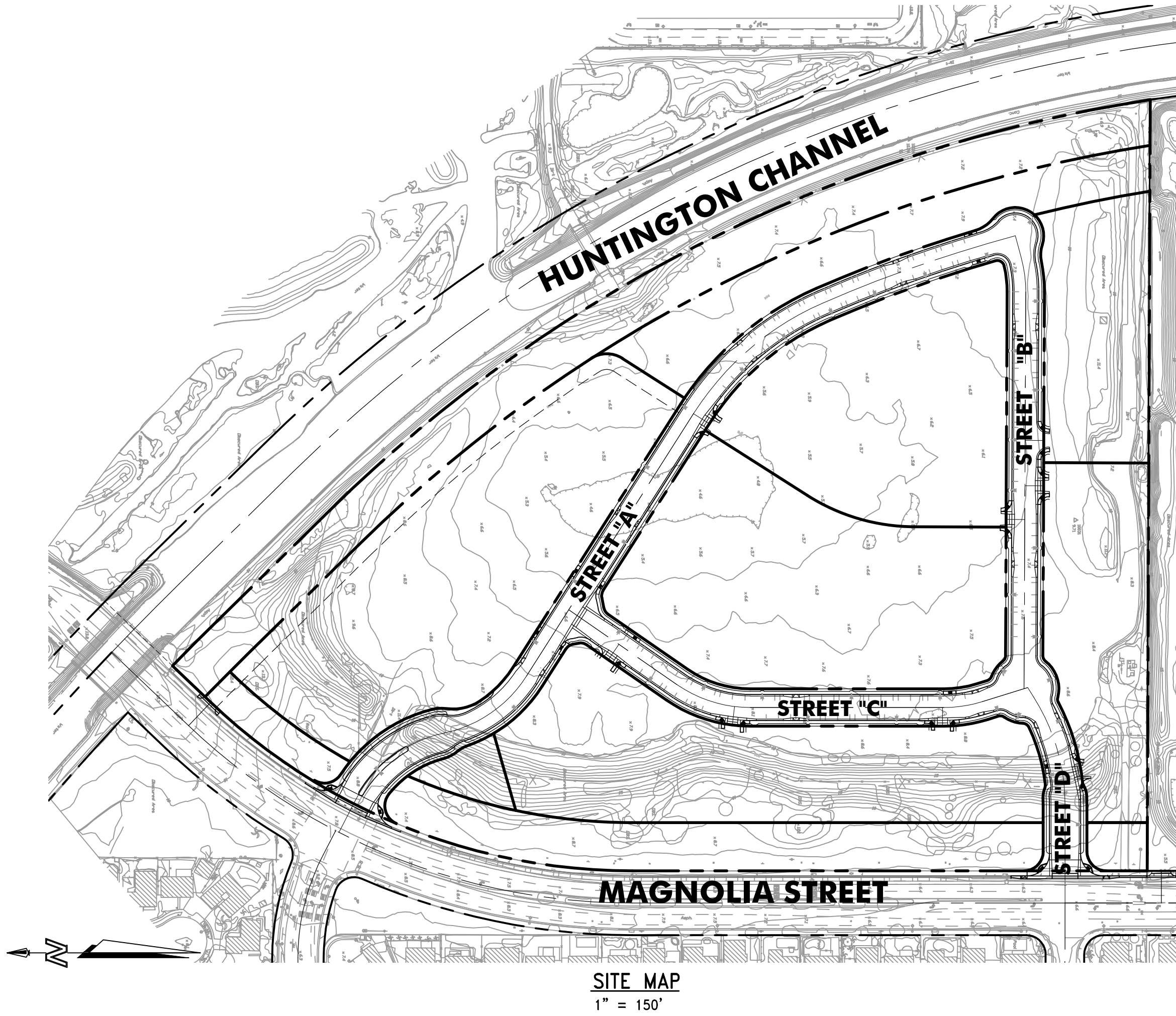
EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

NOTES:

- EXISTING LAND USE: INDUSTRIAL
- PROPOSED LAND USE: RESIDENTIAL, COMMERCIAL
- ADJACENT LAND USE  
NORTH: ASCON LANDFILL  
SOUTH: COASTAL CONSERVATION  
EAST: RESIDENTIAL  
WEST: COASTAL CONSERVATION
- SANITARY SEWER PROVIDED BY: CITY OF HUNTINGTON BEACH
- DOMESTIC WATER PROVIDED BY: CITY OF HUNTINGTON BEACH
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- PROJECT SITE IS LOCATED WITHIN THE HUNTINGTON BEACH SCHOOL DISTRICT.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECDORATION OF THE FINAL MAP. ALL ONSITE STORM DRAIN PIPES ARE PRIVATE AND MAINTAINED BY THE HOA UP TO THE TRACT BOUNDARY.
- ALL PROPOSED WATER WILL BE PUBLIC AND MAINTAINED BY THE CITY OF HUNTINGTON BEACH.
- ALL PROPOSED ONSITE SEWERS WILL BE PRIVATE AND MAINTAINED BY HOA.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP(S).
- TTM IS LOCATED WITHIN ZONE 'X'.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE TENTATIVE TRACT MAP ARE PROVIDED BY BUILDER.
- ALL CONNECTIONS TO PUBLIC ROADWAYS WILL REQUIRE AN ENCROACHMENT PERMIT.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA "MAGNOLIA STREET". ALL ONSITE STREETS ARE PRIVATE.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITIES AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECDORATION.
- THE CITY OF HUNTINGTON BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS/EASEMENTS.
- EACH INDIVIDUAL LOT WILL PROVIDE EV CHARGING STATIONS IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS.
- EACH INDIVIDUAL LOT WILL PROVIDE SHORT-TERM AND LONG-TERM IN ACCORDANCE WITH CGBC 5.106.4

# TENTATIVE TRACT MAP NO. 19331

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



APPLICANT

SHOPOFF REALTY INVESTMENTS, LP

18565 JAMBOREE, SUITE 200  
IRVINE, CA 92612  
TEL: (949) 769-6713

CONTACT: BLAIR RUFFNER

CIVIL ENGINEER

FUSCOE ENGINEERING

15535 SAND CANYON, AVE, SUITE 100  
IRVINE, CA 92606  
TEL: (949) 474-1960  
FAX: (949) 474-5315

CONTACT: DEBRA SCHALES, RCE #: 43101

SITE ADDRESS

21845 MAGNOLIA ST, HUNTINGTON BEACH, CA 92646.

APN's

114-152-09; 114-481-32

EARTHWORK QUANTITIES

	CUT	FILL
RAW	28,920 CY	162,345 CY
OVER-EX (ENTIRE SITE)	210,530 CY	210,530 CY
TOTAL:	239,450 CY	372,875 CY

NET IMPORT: 133,425 CY

GRADING QUANTITIES SHOWN ABOVE ARE RAW VALUES AND DO NOT INCLUDE SHRINKAGE, SUBSIDENCE, OR OVER-EXCAVATION. EXISTING TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED ON 05/06/2024.

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" BASED ON THE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 06059C0263J - MAP REVISED DECEMBER 3, 2009 - AND REVISED BY LETTER OF MEASUREMENT REVISION DECEMBER 15, 2009 AS PER THE CITY OF HUNTINGTON BEACH WEBSITE (NO. - 065034-0263-J). ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

DESIGNATION: 1G-150-74; ELEVATION:13.553 FT (NAVD88)

DESCRIPTION: DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-150-74", SET IN THE TOP OF A CONCRETE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND A FLOOD CONTROL CHANNEL, 45 FT. NORTHEASTERLY OF MAGNOLIA AVENUE AND 0.2 MILES NORTHEASTERLY ALONG MAGNOLIA AVENUE FROM ITS INTERSECTION WITH PACIFIC COAST HIGHWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MAGNOLIA STREET BEING NORTH 00°17'10" WEST AS SHOWN ON RECORD OF SURVEY 2005-1075 FILED IN BOOK 232 PAGES 1-10, OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY, CALIFORNIA

PROJECT DESCRIPTION

THE APPROVAL OF THIS TTM WILL NOT RESULT IN THE DEVELOPMENT OF THE SITE AS DESCRIBED IN THE PROJECT DESCRIPTION BELOW.

THE PROJECT WILL SUBMIT SEVERAL PHASED TENTATIVE TRACT MAPS.

THE 1ST TENTATIVE TRACT MAP (TTM) NO. 19331 HAS TWO TRACT MAPS PROCESSING SIMULTANEOUSLY. ONE IS THE A-MAP, FOR FINANCE AND CONVEYANCE PURPOSES, AND THE SECOND ONE IS THE FINAL TRACT MAP (B-MAP) FOR INFRASTRUCTURE, INCLUDING DEMOLITION, MASS GRADING, RETAINING WALL, ONSITE AND OFF-SITE IMPROVEMENTS, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES AND SEWER AND HYDROLOGY REPORTS.

THE A-MAP WILL SUBDIVIDE THE SITE IN 4 NUMBERED LOTS AND THE FINAL TRACT MAP (B-MAP) WILL SUBDIVIDE THE SITE INTO 7 LETTERED LOTS, AND 6 NUMBERED LOTS.

SLF-HB MAGNOLIA, LLC, ALSO KNOWN AS SHOPOFF, INTENDS TO DEVELOP A 29-ACRE SITE INTO A MIXED-USE PROJECT. THE MIXED-USE PROJECT WILL INCLUDE APPROX. 12.13 ACRES OF FAMILY RESIDENCES, APPROX. 1.54 ACRES OF AFFORDABLE HOUSING, 4.32 ACRES OF COMMERCIAL VISITOR CENTER INCLUDING THE VSC TRAIL, 3.95 ACRES OF SEVERAL PARKS, COASTAL CONSERVATION AND SETBACK OF 2.84 ACRES AND 4.22 ACRES OF PRIVATE STREETS.

A CUP WILL BE REQUIRED FOR THE RETAINING WALL ALONG THE NORTHERN PROPERTY LINE, WHERE THE PROPOSED MAXIMUM HEIGHT IS 10.2 FEET AND MORE THAN 2 FEET OF FILL IS NECESSARY.

A CDP WILL BE REQUIRED FOR THE IMPORT OF SOILS, FOR IMPORTING 133,425 CY OF SOIL ONTO THE SITE

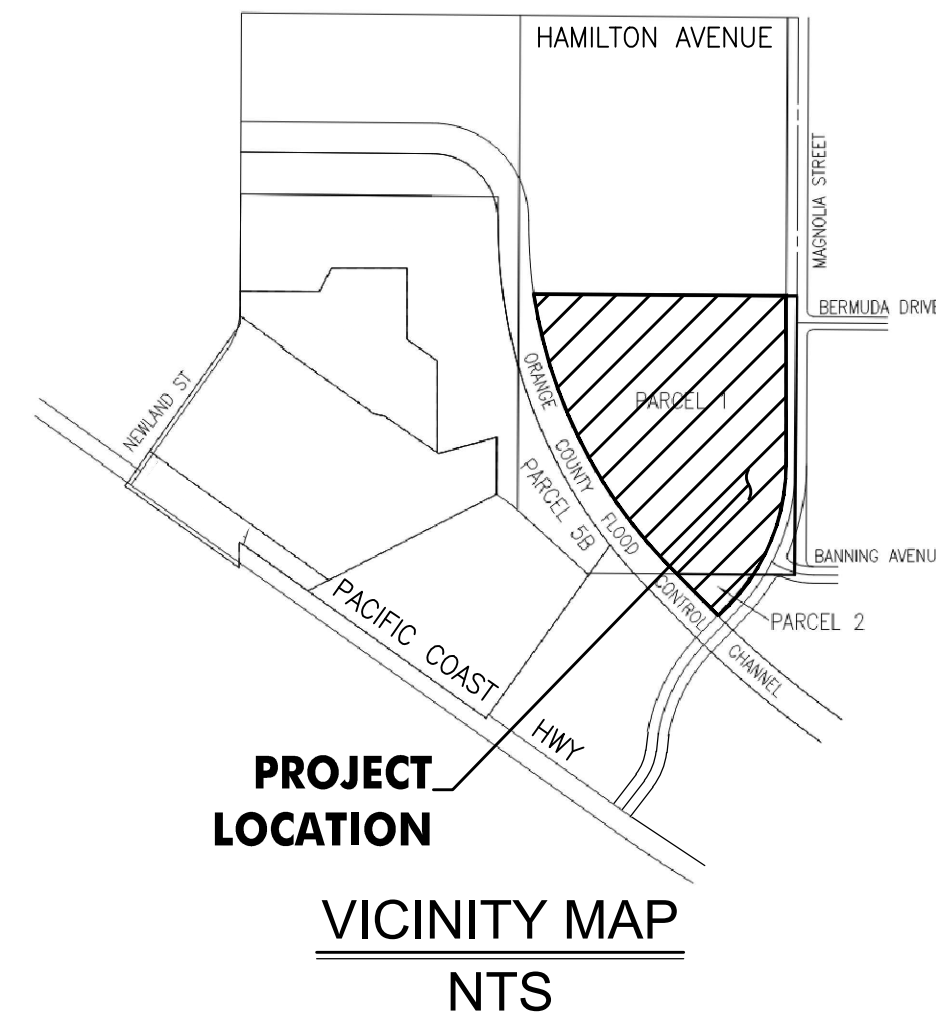
PER APPENDIX B, SECTION 3.3: COASTAL HAZARDS - ADAPTATION MEASURES AND PROJECT MODIFICATIONS OF THE APPROVED EIR, PAD ELEVATIONS MUST EXCEED 11.3 FEET. THE PROPOSED PAD ELEVATIONS COMPLY WITH THIS REQUIREMENT.

THE FUTURE 2ND TENTATIVE TRACT MAP WILL BE FOR RESIDENTIAL AND ALL OPEN SPACE (PARKS) LOTS 1, 2, 3, A, B, C, D, E, F AND G. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 3RD TENTATIVE TRACT MAP WILL BE FOR AFFORDABLE HOUSING LOT 5. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 4TH TENTATIVE TRACT MAP WILL BE FOR LODGE SITE, LOT 6. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 5TH TENTATIVE TRACT MAP WILL BE FOR RESIDENTIAL LOT 4. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.



LEGEND AND ABBREVIATIONS:

AC	ACRES	---	EXISTING SIGN
AVE	AVENUE	⊗	EXISTING STREET LIGHT
BFE	BASE FLOOD ELEVATION	⊗	EXISTING STREET LIGHT PULLBOX
BW	BACK OF WALK	⊗	EXISTING TREE/BRUSH
CB	CATCH BASIN	⊗	EXISTING POWER POLE
D	DIAMETER	---	EXISTING ELECTRICAL LINE
DR	DRIVE	---	EXISTING FIRE HYDRANT
DW	DOMESTIC WATER	---	EXISTING NATURAL GAS
E-OH	ELECTRIC OVERHEAD	---	EXISTING STORM DRAIN
ESMT	EASEMENT	---	EXISTING SEWER MAIN
EX	EXISTING	---	EXISTING WATER
FG	FINISHED GRADE	---	CENTER LINE
FL	FLOW LINE	---	EXISTING PROPERTY LINE & RIGHT-OF-WAY
FS	FINISHED SURFACE	---	PROPERTY LINE & RIGHT-OF-WAY
GB	GRADE BREAK	---	EASEMENT
HP	HIGH POINT	---	LOT LINE PER TTM 19330
INV	INVERT	---	PROPOSED STORM DRAIN CATCH BASIN
LP	LOW POINT	---	PROPOSED STORM DRAIN
MWS	MODULAR WETLAND SYSTEM	---	RIDGE
OH	OVERHEAD	---	PROPOSED WATER LINE
PROP	PROPOSED	---	PROPOSED WATER VALVE
PVMT	PAVEMENT	---	PROPOSED SEWER LINE
R	RIDGE	---	PROPOSED STORM DRAIN CATCH BASIN
RCP	REINFORCED CONCRETE PIPE	---	HBFD FIRE TRUCK TURN
RES	RESIDENTIAL	---	RADIUS (PER CITY SPEC #401)
S	SLOPE	---	PUMP
SD	STORM DRAIN	---	SLOPE
SLE	SEA LEVEL ELEVATION	---	PROPOSED RETAINING WALL
SLRE	SEA LEVEL RISE ELEVATION	---	
SS	SANITARY SEWER	---	
TC	TOP OF CURB	---	
TG	TOP OF GRADE	---	
TW	TOP OF WALL	---	
TYP	TYPICAL	---	
VCP	VITRIFIED CLAY PIPE	---	
Δ	DELTA	---	

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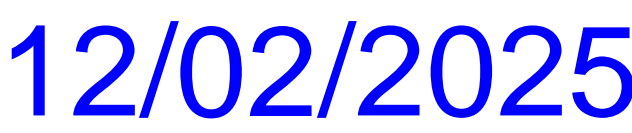

PREPARED BY:



DATE: 12/02/2025

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$$\frac{A}{2}$$

$$\frac{D}{2}$$

$$\frac{E}{2}$$

$$\frac{F}{2}$$

$$\frac{G}{2}$$

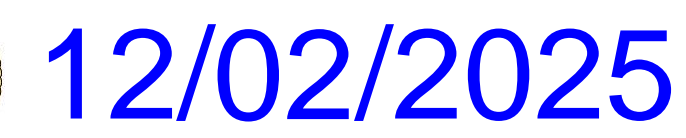





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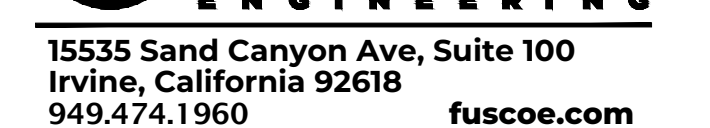
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LEGEND

---	EXISTING CENTER LINE
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE
---	PROPERTY LINE & RIGHT-OF-WAY
---	EASEMENT
---	LOT LINE PER TTM 19330

LOT SUMMARY:

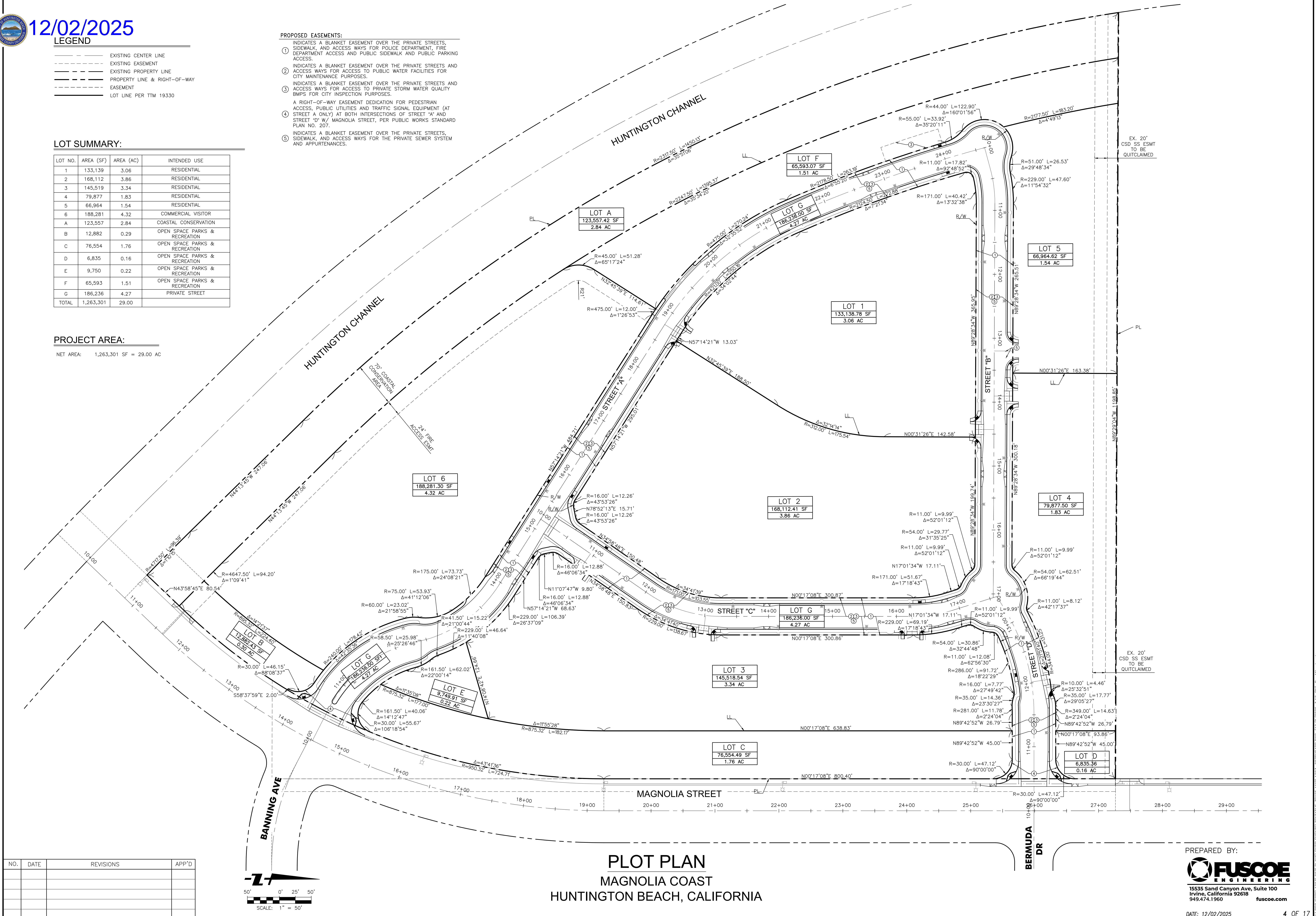
LOT NO.	AREA (SF)	AREA (AC)	INTENDED USE
1	133,139	3.06	RESIDENTIAL
2	168,112	3.86	RESIDENTIAL
3	145,519	3.34	RESIDENTIAL
4	79,877	1.83	RESIDENTIAL
5	66,964	1.54	RESIDENTIAL
6	188,281	4.32	COMMERCIAL VISITOR
A	123,557	2.84	COASTAL CONSERVATION
B	12,882	0.29	OPEN SPACE PARKS & RECREATION
C	76,554	1.76	OPEN SPACE PARKS & RECREATION
D	6,835	0.16	OPEN SPACE PARKS & RECREATION
E	9,750	0.22	OPEN SPACE PARKS & RECREATION
F	65,593	1.51	OPEN SPACE PARKS & RECREATION
G	186,236	4.27	PRIVATE STREET
TOTAL	1,263,301	29.00	

PROJECT AREA:

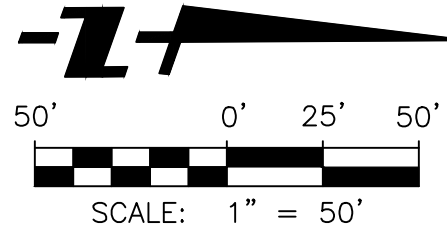
NET AREA: 1,263,301 SF = 29.00 AC

PROPOSED EASEMENTS:

- INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS, SIDEWALK, AND ACCESS WAYS FOR POLICE DEPARTMENT, FIRE DEPARTMENT ACCESS AND PUBLIC SIDEWALK AND PUBLIC PARKING ACCESS.
- INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO PUBLIC WATER FACILITIES FOR CITY MAINTENANCE PURPOSES.
- INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO PRIVATE STORM WATER QUALITY BMPs FOR CITY INSPECTION PURPOSES.
- A RIGHT-OF-WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" W/ MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.
- INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS, SIDEWALK, AND ACCESS WAYS FOR THE PRIVATE SEWER SYSTEM AND APPURTENANCES.



NO.	DATE	REVISIONS	APP'D



PLOT PLAN  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:



DATE: 12/02/2025

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NO.	DATE	REVISIONS	APP'D



**LEGEND**

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- SLOPE

**ABBREVIATIONS**

AC	ACRE
AVE	AVENUE
BW	BACK OF WALK
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
TC	TOP OF CURB
TYP	TYPICAL

**CONCEPTUAL GRADING PLAN**  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

SEA LEVEL RISE ELEVATION = 7.0'  
MIN. REQ'D GROUND ELEVATION = 11.3'

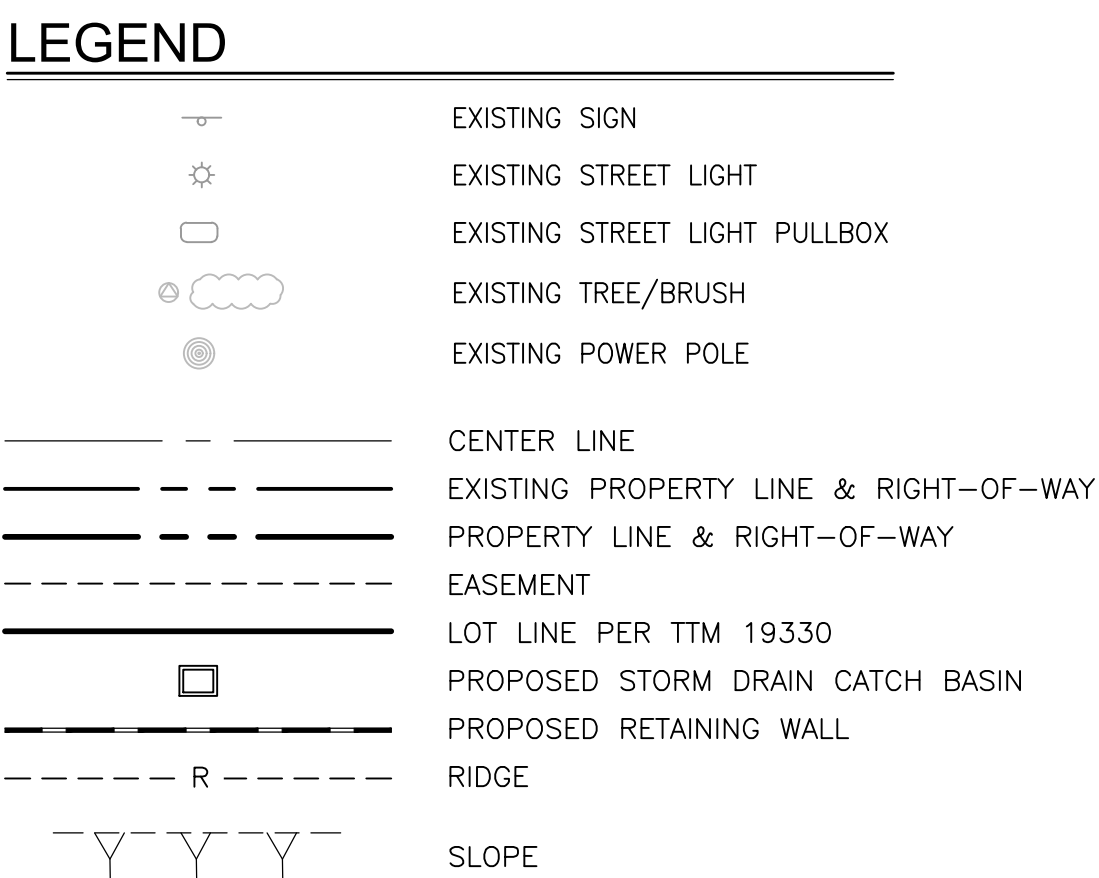
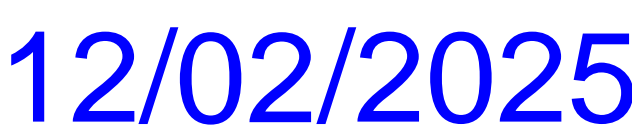
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AC	ACRE
BW	BACK OF WALK
E-OH	ELECTRIC OVERHEAD
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
R	RADIUS
RES	RESIDENTIAL
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE

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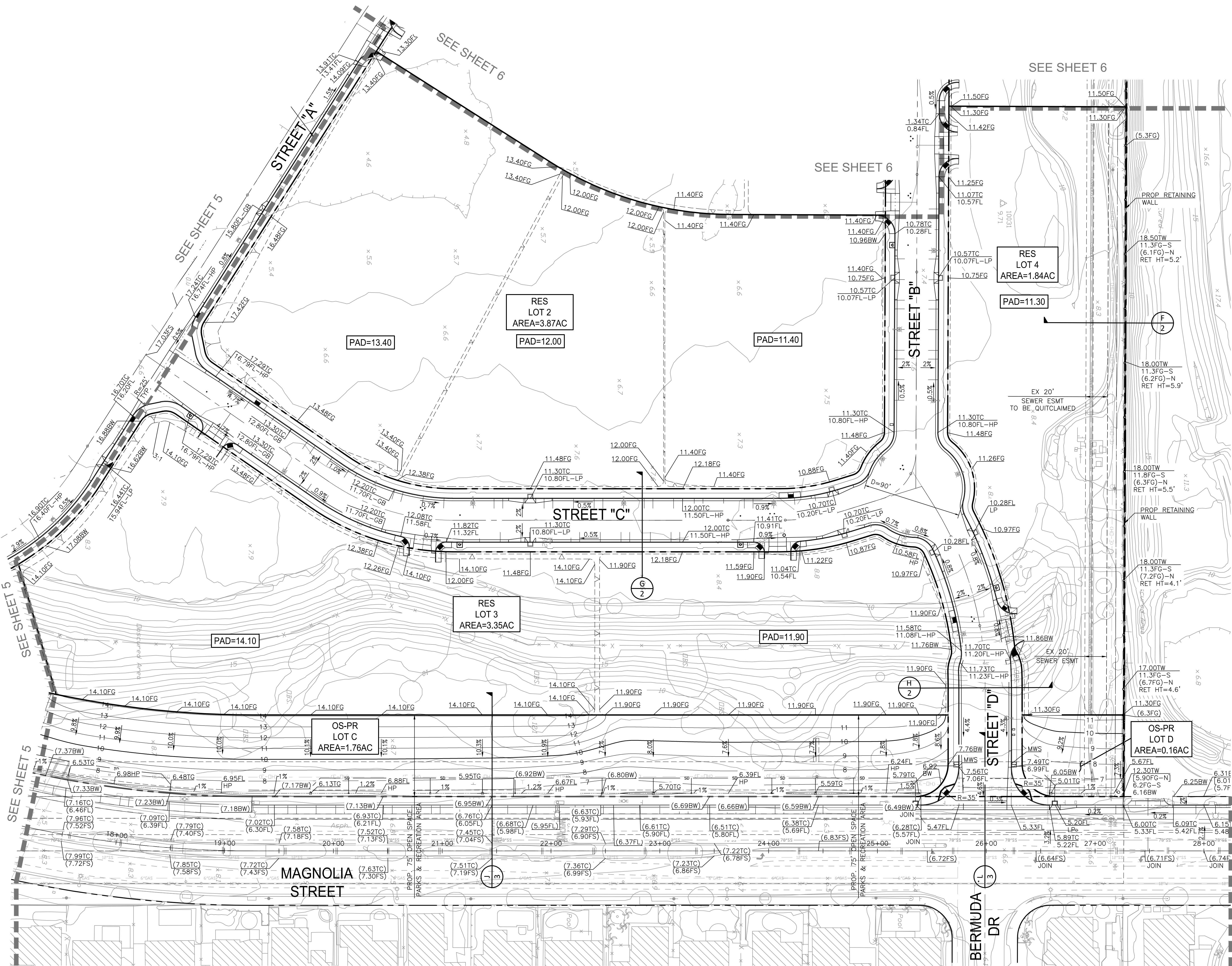
# CONCEPTUAL GRADING PLAN

MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA





12/02/2025



**LEGEND**

	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	CENTER LINE
	EXISTING PROPERTY LINE & RIGHT-OF-WAY
	PROPERTY LINE & RIGHT-OF-WAY
	EASEMENT
	LOT LINE PER TTM 19330
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED RETAINING WALL
	SLOPE

**ABBREVIATIONS**

AC	ACRE
BW	BACK OF WALK
D	DIAMETER
DR	DRIVE
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
R	RADIUS
RES	RESIDENTIAL
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE

SEA LEVEL RISE ELEVATION = 7.0'  
MIN. REQ'D GROUND ELEVATION = 11.3'

NO.	DATE	REVISIONS	APP'D



**CONCEPTUAL GRADING PLAN**  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:



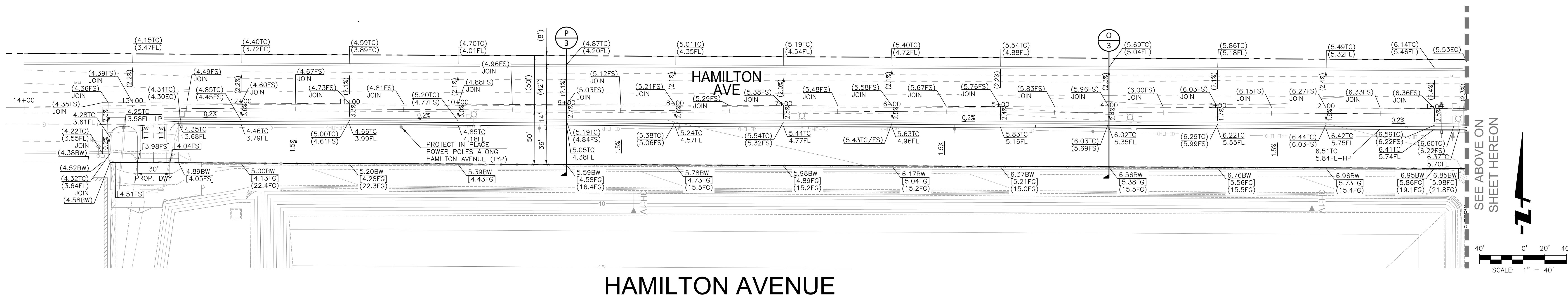
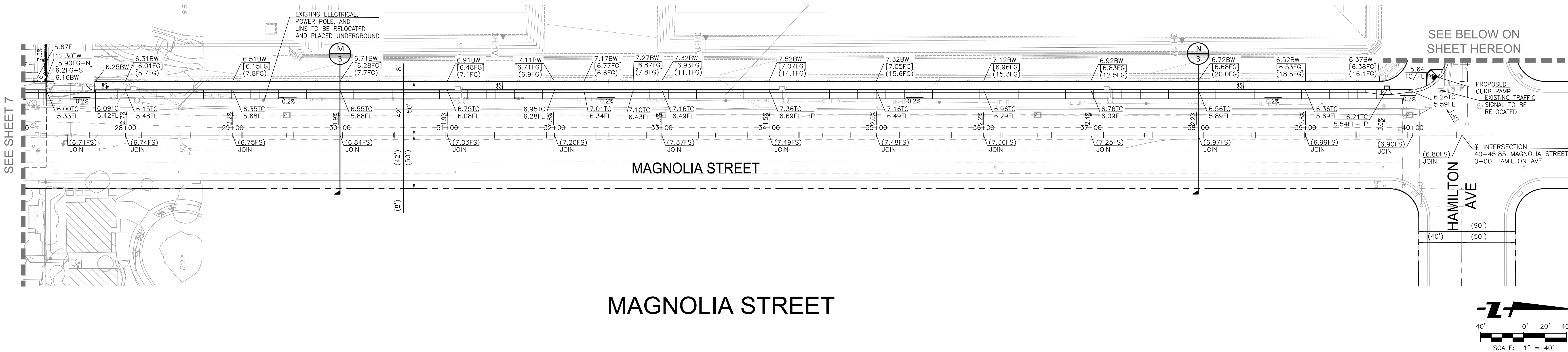
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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
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- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- SLOPE

ABBREVIATIONS

- AC ACRE
- BW BACK OF WALK
- D DIAMETER
- DR DRIVE
- ESMT EASEMENT
- EX EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- MWS MODULAR WETLAND SYSTEM
- R RADIUS
- RES RESIDENTIAL
- TC TOP OF CURB
- VCP VITRIFIED CLAY PIPE

NO.	DATE	REVISIONS	APP'D

CONCEPTUAL GRADING PLAN

MAGNOLIA COAST

HUNTINGTON BEACH, CALIFORNIA

SEA LEVEL RISE ELEVATION = 7.0'  
MIN. REQ'D GROUND ELEVATION = 11.3'

PREPARED BY:



DATE: 12/02/2025

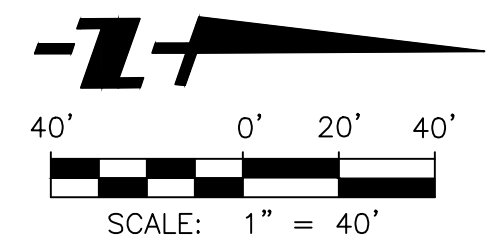
8 OF 17





12/02/2025

NO.	DATE	REVISIONS	APP'D



**LEGEND**

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- HBFD FIRE TRUCK TURN RADIUS (PER CITY SPEC #401)
- PUMP

**ABBREVIATIONS**

- AVE AVENUE
- CB CATCH BASIN
- INV INVERT
- MWS MODULAR WETLAND SYSTEM
- PROP PROPOSED
- RCP REINFORCED CONCRETE PIPE
- S SLOPE
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB
- TG TOP OF GRADE

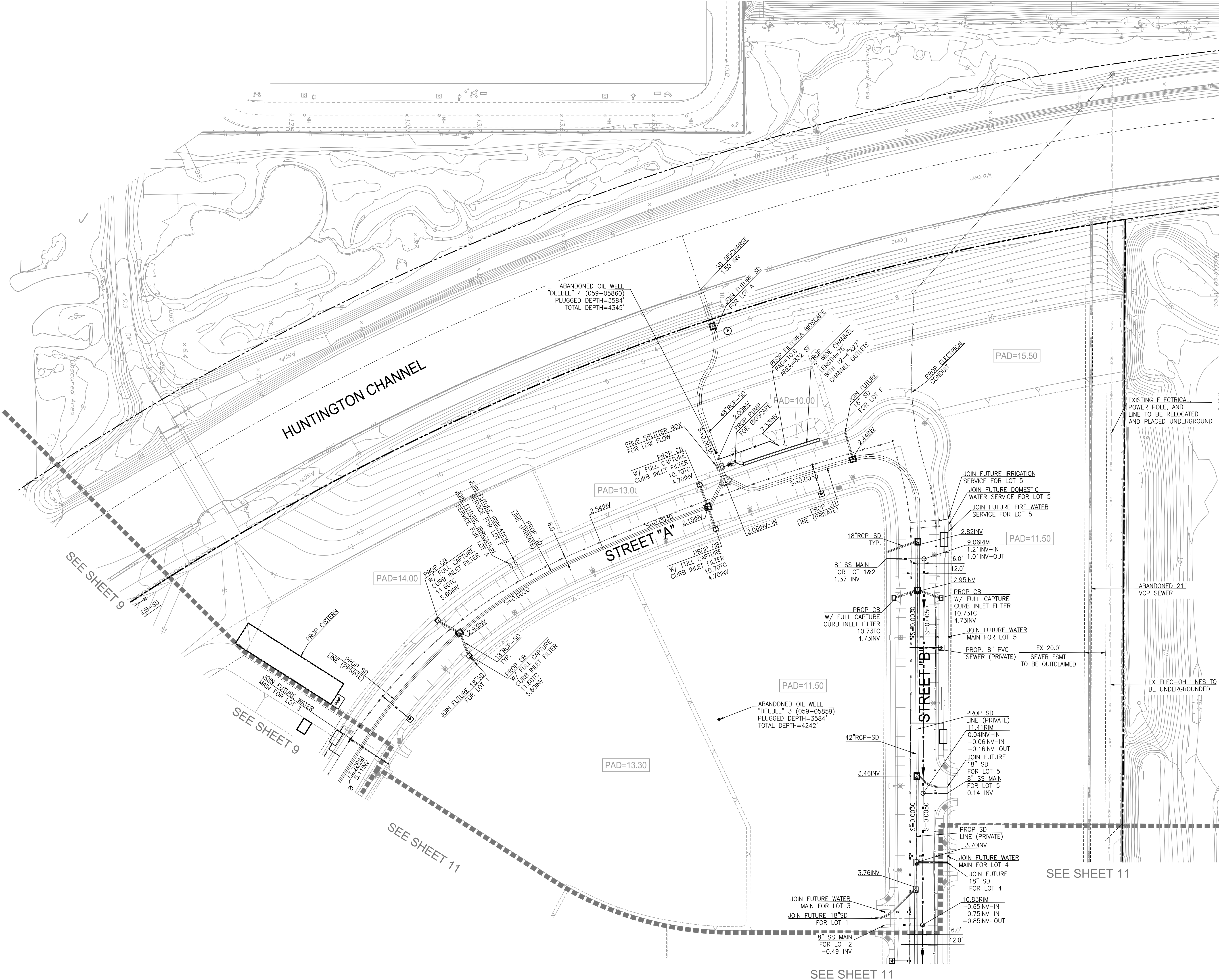
**CONCEPTUAL UTILITY PLAN**  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:  
**FUSCOE ENGINEERING**  
15535 Sand Canyon Ave, Suite 100  
Irvine, California 92618  
949.474.1960  
fuscoe.com





12/02/2025



**LEGEND**

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
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- PROPOSED STORM DRAIN CATCH BASIN
- HBFD FIRE TRUCK TURN RADIUS (PER CITY SPEC #401)

**ABBREVIATIONS**

CB	CATCH BASIN
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRADE

NO.	DATE	REVISIONS	APP'D



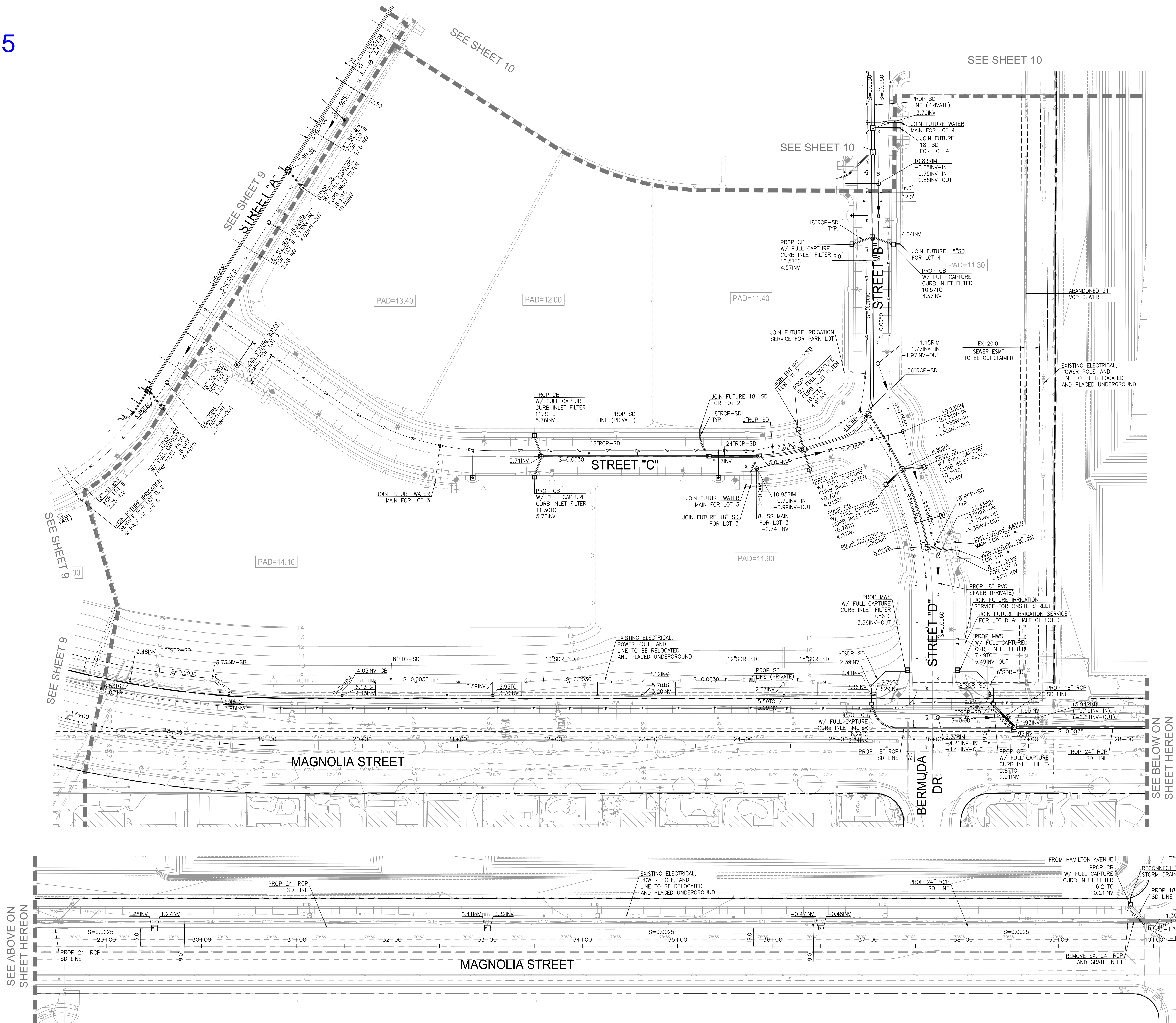
CONCEPTUAL UTILITY PLAN  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

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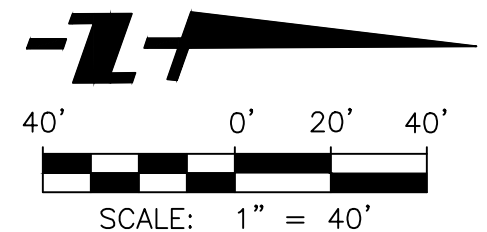
12/02/2025



LEGEND	
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	CENTER LINE
	EXISTING PROPERTY LINE & RIGHT-OF-WAY
	PROPERTY LINE & RIGHT-OF-WAY
	EASEMENT
	LOT LINE PER TTM 19330
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN CATCH BASIN
	HBFD FIRE TRUCK TURN
	RADIUS (PER CITY SPEC #401)

ABBREVIATIONS	
AVE	AVENUE
CB	CATCH BASIN
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRADE

NO.	DATE	REVISIONS	APP'D



CONCEPTUAL UTILITY PLAN  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:  
**FUSCOE**  
ENGINEERING  
15535 Sand Canyon Ave, Suite 100  
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12/02/2025

LEGEND

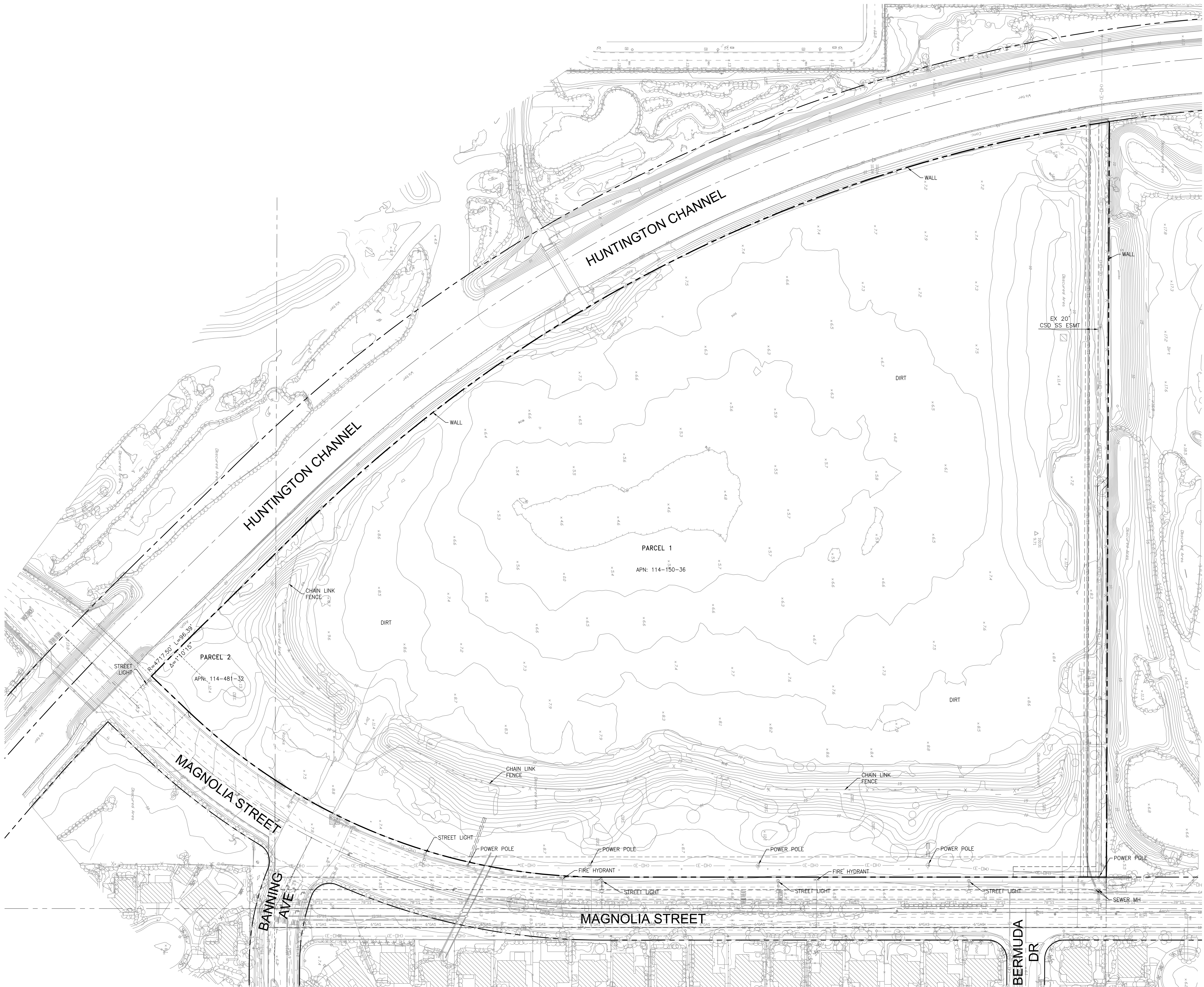
PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED CENTERLINE	---
EXISTING ELECTRICAL LINE	---
EXISTING FIRE HYDRANT	---
EXISTING NATURAL GAS	---
EXISTING STORM DRAIN	---
EXISTING SEWER MAIN	---
EXISTING WATER	---

ABBREVIATIONS:

ESMT EASEMENT

SYMBOLS:

	ELECTRIC MANHOLE
	ELECTRIC RISER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	POST
	POST INDICATOR VALVE
	POWER POLE
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL
	VEGETATION/TREES
	WATER VALVE



EXISTING SITE PLAN  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:

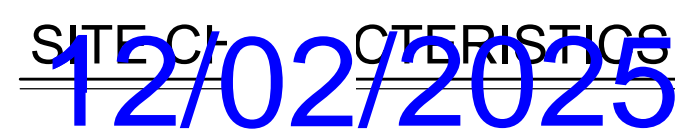


DATE: 12/02/2025

12 OF 17

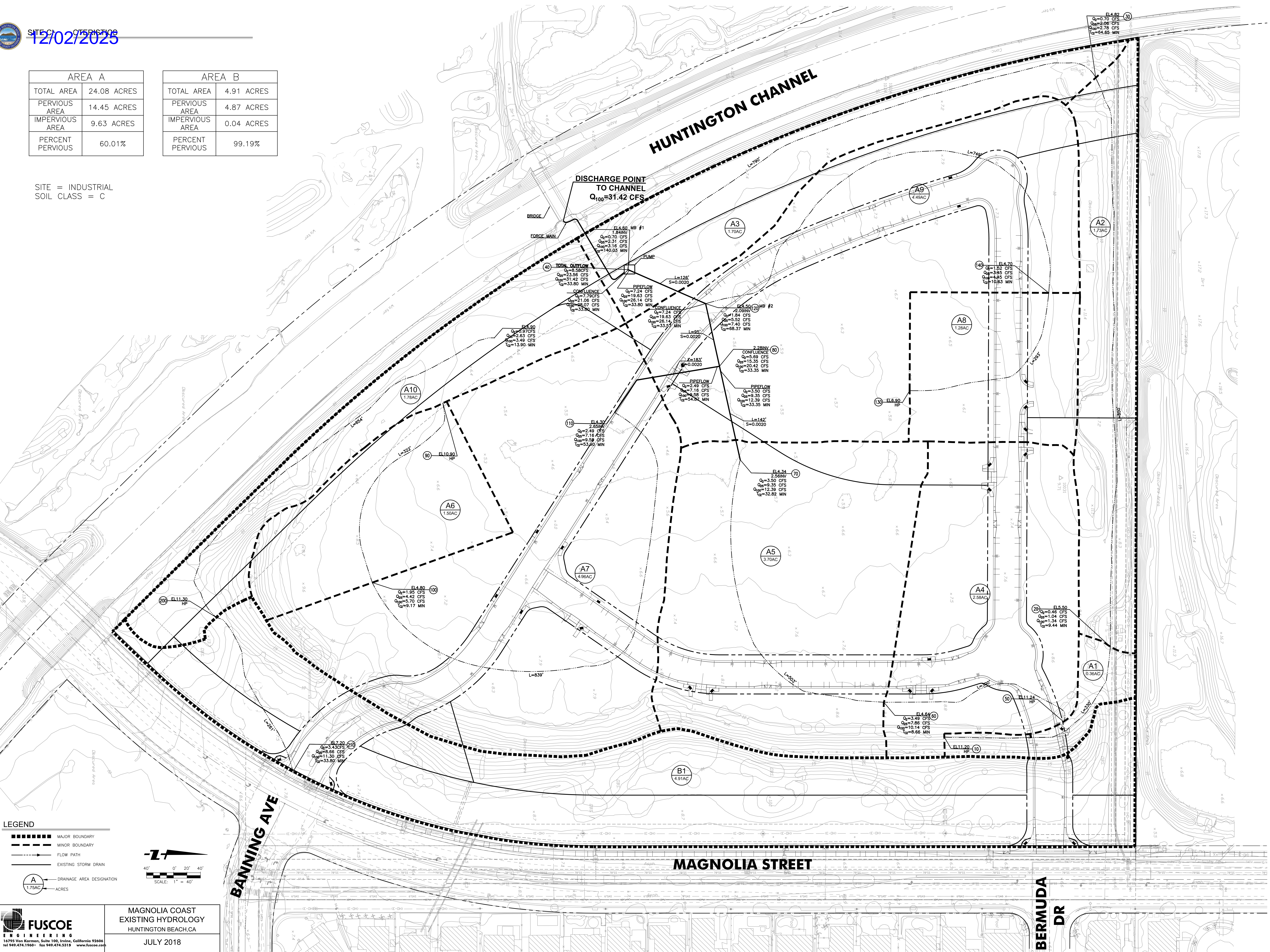
NO.	DATE	REVISIONS	APP'D





AREA B	
TOTAL AREA	4.91 ACRES
PERVIOUS AREA	4.87 ACRES
IMPERVIOUS AREA	0.04 ACRES
PERCENT PERVIOUS	99.19%


SITE = INDUSTRIAL  
SOIL CLASS = C

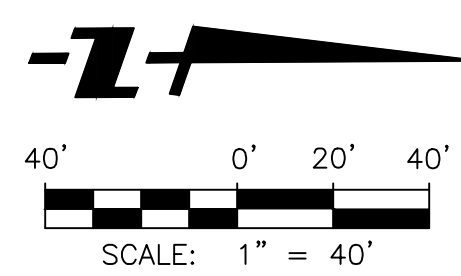


**LEGEND**

■■■■■■■■■■	MAJOR BOUNDARY
— — — — —	MINOR BOUNDARY
— · · · · · →	FLOW PATH
—————	EXISTING STORM DRAIN

	← DRAINAGE AREA DESIGNATION
	← ACRES



MAGNOLIA COAST  
EXISTING HYDROLOGY  
HUNTINGTON BEACH, CA

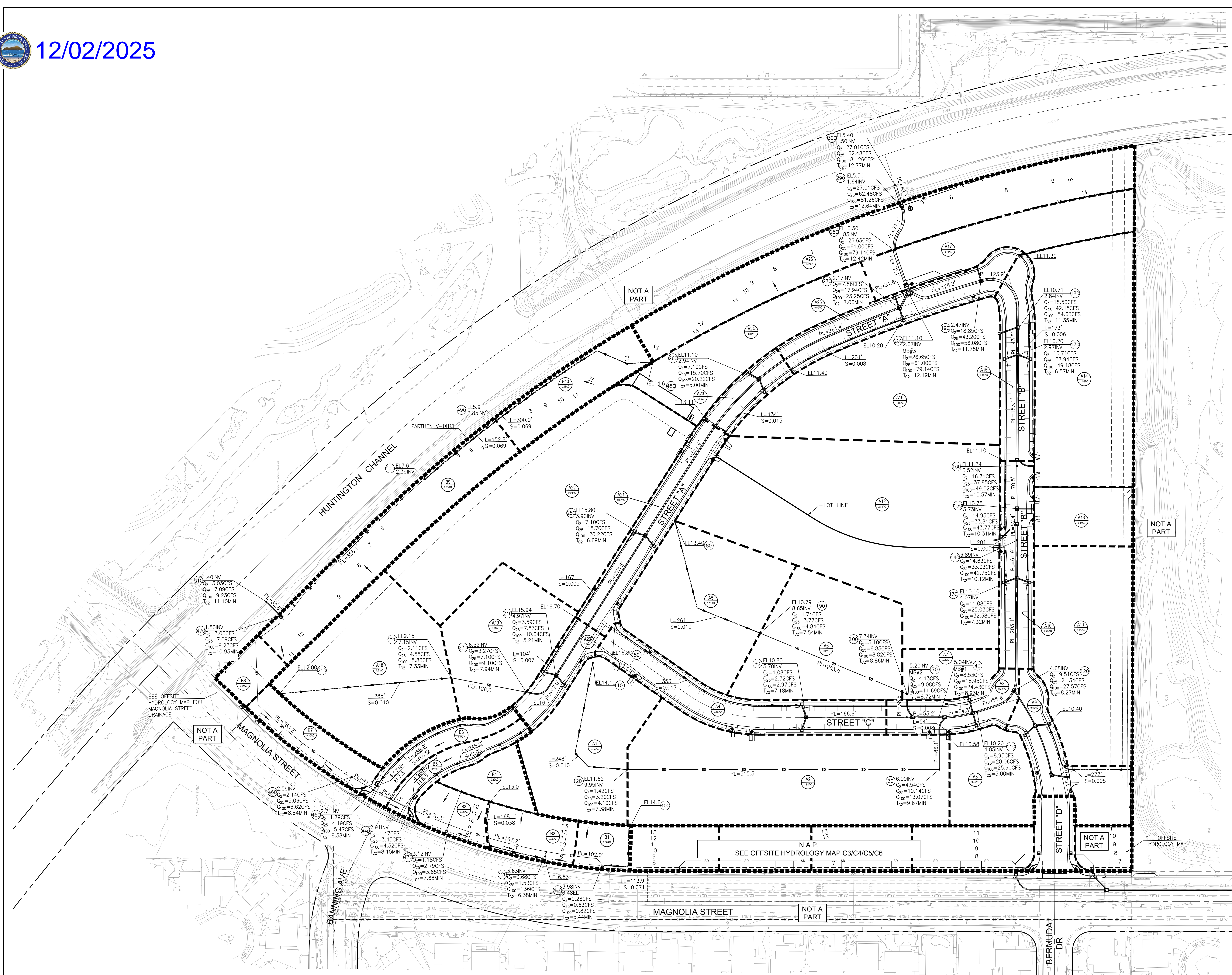
JULY 2018

**BERMUDA**  
**DR**





12/02/2025



**LEGEND**

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED STORM DRAIN
- PROPOSED AREA DRAIN PIPE
- MAJOR DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- FLOW AT TIME OF CONCENTRATION

**A**  
X.XXAC

DRAINAGE AREA DESIGNATION

DRAINAGE AREA ACREAGE

**S**  
P

SPLITTER BOX FOR LOW FLOW

PUMP

**SITE AREA DETAILS**

DRAINAGE AREA "A" TOTAL AREA = 24.4 AC  
DRAINAGE AREA "B" TOTAL AREA = 3.1 AC  
SOIL CLASS "C"

**ABBREVIATIONS**

AC	ACRES
AES	ADVANCED ENGINEERING SOFTWARE
Ar	TOTAL AREA
AVE	AVENUE
CFS	CUBIC FEET PER SECOND
DR	DRIVE
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
INV	INVERT
MIN	MINUTE
PL	PIPE LENGTH
PROP	PROPOSED
Q <sub>25</sub>	25-YEAR FLOW
Q <sub>50</sub>	50-YEAR FLOW
Q <sub>100</sub>	100-YEAR FLOW
T <sub>c</sub>	TIME OF CONCENTRATION

NO.	DATE	REVISIONS	APP'D

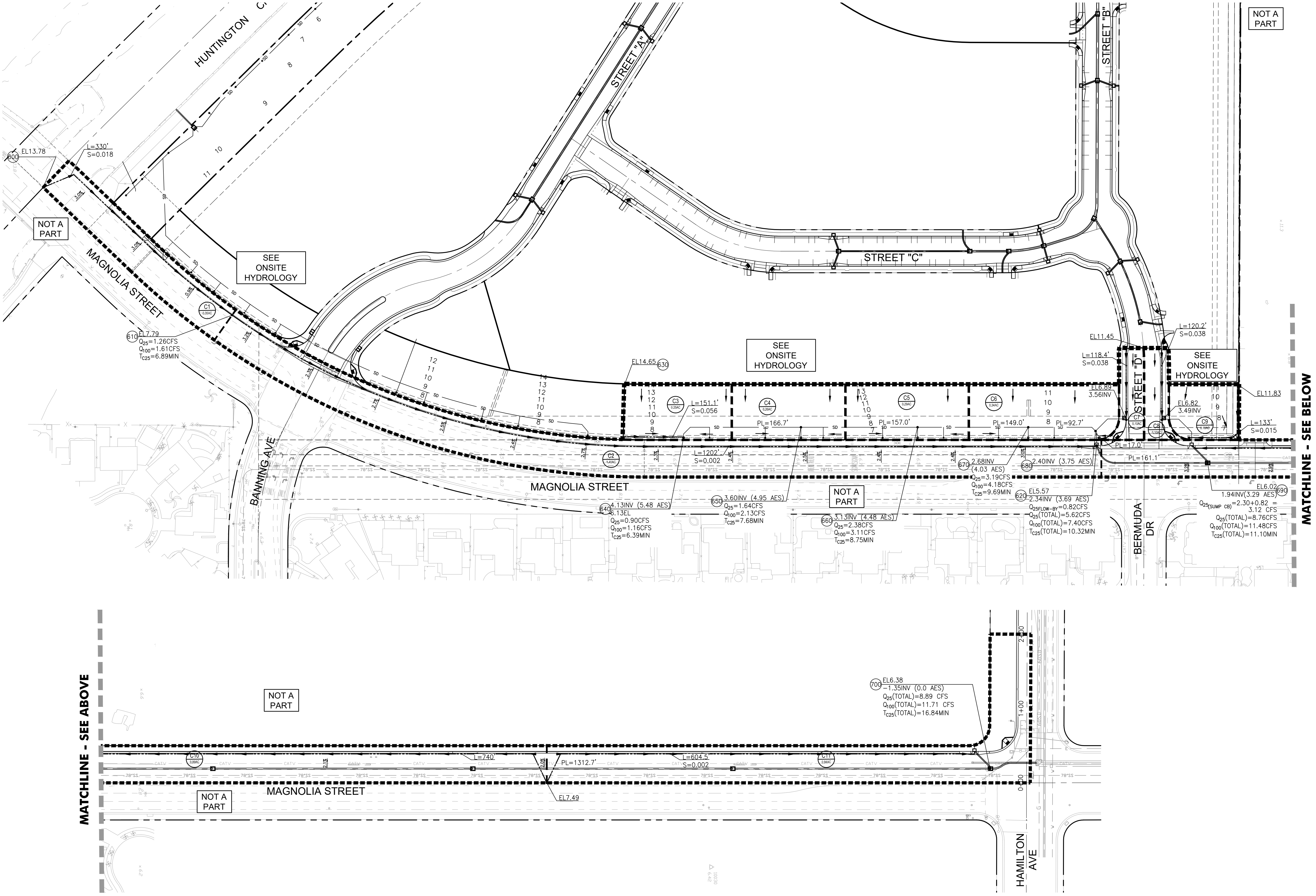
**PROPOSED ONSITE HYDROLOGY MAP**  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:  
**FUSCOE**  
ENGINEERING  
15535 Sand Canyon Ave, Suite 100  
Irvine, California 92618  
949.474.1960  
fuscoe.com





12/02/2025



SITE AREA DETAILS

DRAINAGE AREA "C" TOTAL AREA = 3.68 AC  
SOIL CLASS "C"

ABBREVIATIONS

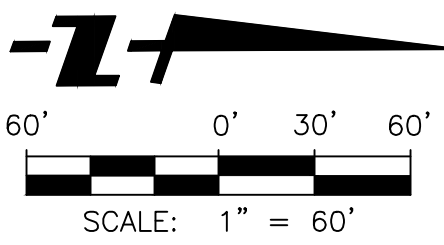
AC	ACRES
AES	ADVANCED ENGINEERING SOFTWARE
A <sub>T</sub>	TOTAL AREA
AVE	AVENUE
CFS	CUBIC FEET PER SECOND
DR	DRIVE
EL	ELEVATION
EX	EXISTING
INV	INVERT
MIN	MINUTE
PL	PIPE LENGTH
PROP	PROPOSED
Q <sub>25</sub>	25-YEAR FLOW
Q <sub>100</sub>	100-YEAR FLOW

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED STORM DRAIN
- MAJOR DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- FLOW AT TIME OF CONCENTRATION
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA ACREAGE

NO.	DATE	REVISIONS	APP'D

PROPOSED OFFSITE HYDROLOGY MAP  
MAGNOLIA COAST  
HUNTINGTON BEACH, CALIFORNIA



PREPARED BY:



DATE: 12/02/2025

15 OF 17





12/02/2025

MATCHLINE A-A

# BOUNDARY SURVEY

MATCHLINE B-B

MATCHLINE A-A

MATCHLINE B-B

## BASIS OF BEARINGS AND COORDINATES:

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE VI (2007.00 EPOCH DATE) FROM THE ORANGE COUNTY SURVEYOR'S HORIZONTAL GPS CONTROL SYSTEM. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING THE COMBINATION FACTOR ON FID POINT 10002, AND HOLDING THE PUBLISHED COORDINATES THIS POINT. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999739912.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

## BENCH MARK STATEMENT:

ORANGE COUNTY BENCH MARK NUMBER: 1G-150-74  
ELEV.: 13.53' (NAVD 88)

DESCRIPTION: DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-150-74", SET IN THE TOP OF A CONCRETE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND A FLOOD CONTROL CHANNEL, 45 FT. NORTHEASTERLY OF MAGNOLIA AVENUE AND 0.2 MILES NORTHEASTERLY ALONG MAGNOLIA AVENUE FROM ITS INTERSECTION WITH PACIFIC COAST HIGHWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

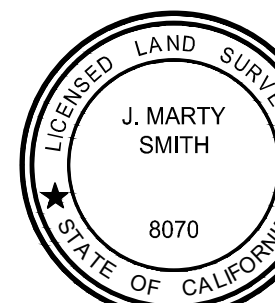
## MONUMENT AND ESTABLISHMENT NOTES:

- [10003] FD. GEAR SPIKE AND WASHER STAMPED L.S. 5411; PER R8,R24,R25, (FLUSH), ACCEPTED AS CENTERLINE E.C. OF MAGNOLIA ST.
- [10004] FD. 2" I.P. WITH NAIL & BRASS TAG STAMPED L.S. 5411, CONCRETE PLUG, IN OCS WELL DOWN 10", PER R8,R21,R22,R23 AND OCS GPS DATA SHEET 5006R1, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & BANNING AVE.
- [10005] FD. 2" I.P. WITH NAIL & BRASS TAG STAMPED RCE 12589, CONCRETE PLUG, IN OCS WELL DOWN 8", PER R1,R2,R4,R5,R6,R7,R8,R9,R10,R16 & R17, AT THE APPARENT P.I. OF BANNING AVE. ACCEPTED AS THE COMMON CORNER, SECTIONS 18 A 19, T6S, R10W; AND SECTIONS 13 & 24 T6S, R11W.
- [10008] FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R10,R18 & R19, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & BERMUDA DR.
- [10009] FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R1,R3,R4,R5,R6,R8,R10, R12 & R19, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 3, PER SAID R4.
- [10010] FD. 2" I.P. WITH NAIL & BRASS TAG STAMPING ILLEGIBLE, CONCRETE PLUG, IN OCS WELL DOWN 24", PER R1,R2,R3,R4,R5,R6,R7,R8,R9,R10,R12,R13,R13 & R14, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & HAMILTON AVE. ALSO ACCEPTED AS COMMON ¼ CORNER OF SECTION 13, T6S, R11W AND SECTION 18, T6S, R10W.
- [10033] FD. 2" IRON PIPE WITH 2X2 WOOD PLUG & MAG NAIL, DOWN 31", PER R1,R8,R12,R19 & R20. MONUMENT IS 0.03' EASTERLY OF SECTION LINE HOLDING FOUND POINTS 10010 & 10005; AND COMPUTES TO BE S18°06'07"E 0.10' OF THE MAGNOLIA ST. CENTERLINE END OF CURVE, THE CURVE BEING COMPUTED TO FIT THE SECTION LINE, & FOUND MONUMENT 10003.
- [10034] FD. GEAR SPIKE SHANK, DOWN 1", ACCEPTED AS REMAINS OF GEAR SPIKE & WASHER STAMPED L.S. 5411 PER R8,R12,R24 & R25, ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.03' NE'LY OF THE NORTHEASTERLY R/W OF OCFCO CHANNEL, D01.
- [10035] FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R8,R12,R28 & R29, ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.08' NE'LY OF THE SOUTHWESTERLY R/W OF OCFCO CHANNEL, D01.
- [10036] FD. BOAT SPIKE & WASHER STAMPED ORANGE COUNTY SURVEYOR PLS 4215 DOWN 1", PER R8,R12,R28 & R29, ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.06' NE'LY OF THE OFFSET C/L OF OCFCO CHANNEL, D01.
- [10037] FD. 3" IRON PIPE WITH BRASS DISK PUNCHED & STAMPED OCFCO R/W, DOWN 7", PER R1,R6,R8 & R11, ACCEPTED AS END OF CURVE OF NORTHEASTERLY R/W OF OCFCO CHANNEL, D01.
- [10038] FD. 2" IRON PIPE, CONCRETE PLUG, NAIL AND BRASS TAG STAMPED L.S. 5346, DOWN 14", PER R1,R4,R5,R6,R8 & R11, ACCEPTED AS INTERSECTION OF NORTHEASTERLY R/W LINE OF OCFCO CHANNEL, D01; AND COMMON LINE OF SECTIONS 13 & 24, T6S, R11W, N11W, N51/14.
- [10039] FD. 3" IRON PIPE WITH 1 1/2" BRASS DISK, PUNCHED AND STAMPED OCFCO R/W, PER R1,R4,R5,R6,R8 & R11, DOWN 16", MONUMENT IS ON NORTHEASTERLY R/W LINE OF OCFCO CHANNEL, D01; AND 0.16' NORTHWEST OF THE B.C.
- [10040] FD. 3/4" IRON PIPE, CONCRETE PLUG, NAIL AND BRASS TAG STAMPED RE 11854, DOWN 17", PER R1,R4,R5,R6,R8 & R11, FOUND IRON PIPE IS 0.27' EASTERLY OF THE NORTHEASTERLY R/W LINE OF OCFCO CHANNEL, D01, ACCEPTED AS POINT ON SOUTHERLY LINE OF PARCEL 3, R1.
- [10041] FD. 2 1/2" IRON PIPE WITH 1 1/2" BRASS DISK, PUNCHED AND STAMPED OCFCO R/W, DOWN 15", PER R1,R4,R5,R6,R8 & R11, ACCEPTED AS PRC OF THE EASTERLY R/W LINE OF OCFCO CHANNEL, D01.
- [10003] FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L SCRIBE + IS 4.90' NORTHERLY OF E.C. OF P/L.
- [10102] FD. SCRIBE + ON CONCRETE WALK (NO REF.). POINT IS 0.11' SOUTHERLY OF P/L EC.
- [10103] FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L CURVE. SCRIBE + IS 0.13' NORTHEASTERLY OF INTERSECTION OF P/L AND SOUTHERLY LINE OF FRACTIONAL SECTION 13.
- [10104] FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L SCRIBE + IS 4.90' NORTHERLY OF EC OF P/L.
- [10201] FD. LEAD, BRASS NAIL & TAG STAMPED L.S. 5411 ON CONCRETE WALK (NO REF.). POINT IS ON A 7.76' OFFSET, 0.11' SOUTHERLY FROM P/L EC.

## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

J. MARTY SMITH, L.S. 8070  
EMAIL: jmartysmith@fuseco.com  
DATE: 11/11/2024



## LAND SURVEY

of: MAGNOLIA TANK FARM  
21845 MAGNOLIA STREET,  
HUNTINGTON BEACH, CA

for: SLF-HB MAGNOLIA, LLC  
18565 JAMBOREE ROAD, SUITE 200  
IRVINE, CA 92612

DATE: 10/13/2021

FN: 1293-00780Y-SHT

JN: 1293-007-00

DRAWN BY: DCA

CHECKED BY: KRT

SHEET 16 of 17

## RECORD REFERENCES:

- R1 PM NO. 86-442, PMB 226 / 19-21  
R2 RSB 6 / 6  
R3 RSB 7 / 34  
R4 RSB 54 / 5  
R5 RSB 60 / 2  
R6 RSB 91 / 35  
R7 RS NO. 99-1050, RSB 178 / 40  
R8 RS NO. 2021-1161, RSB 355 / 01-35  
R9 TR. NO. 3903, MM 165 / 48-50  
R10 TR. NO. 3898, MM 188 / 24-25  
R11 OCFCO FIELD NOTES D01+H231-246  
R12 HBCEB HB-53A  
R13 CR2010-0905  
R14 CR2010-2432  
R15 CR2010-0904  
R16 CR2010-2438  
R17 CR2010-0903  
R18 CR2010-2437  
R19 CR2010-0902  
R20 CR2010-2436  
R21 CR2002-1868  
R22 CR2010-0901  
R23 CR2011-1507  
R24 CR2010-0900  
R25 CR2010-2439  
R26 CR2010-0899  
R27 CR2010-2441  
R28 CR2010-0899  
R29 CR2010-2433
- MAGNOLIA & HAMILTON  
MAGNOLIA & ¼ SEC. PL PROD  
MAGNOLIA & BERMUDA  
MAGNOLIA BC  
MAGNOLIA & BANNING  
MAGNOLIA EC  
MAGNOLIA & NE R/W CH  
MAGNOLIA & C/L CH & SW R/W

## ABBREVIATIONS:

- C/L CENTERLINE  
B.C. BEGINNING OF CURVE  
E.C. END OF CURVE  
E.S.T. ESTABLISHED  
E.L.Y. EASTERLY  
F.D. FOUND  
NO REF. NO REFERENCE  
N.L.Y. NORTHERLY  
N.E.L.Y. NORTHEASTERLY  
N.W.L.Y. NORTHWESTERLY  
O.R. OFFICIAL RECORDS  
OCFCO ORANGE COUNTY FLOOD CONTROL DISTRICT  
OCS ORANGE COUNTY SURVEYOR  
P.L. PARCEL LINE  
P.I. POINT OF INTERCEPT  
P.O.C. POINT ON CURVE  
P.R.C. POINT OF REVERSE CURVE  
R/W RIGHT OF WAY  
S.L.Y. SOUTHERLY  
S.E.L.Y. SOUTHEASTERLY  
S.W.L.Y. SOUTHWESTERLY  
W.L.Y. WESTERLY

## LINE LEGEND:

- SUBJECT PROPERTY LINES  
CENTERLINES  
EASEMENT LINES  
RIGHT OF WAY LINES  
SECTION LINES  
RELINQUISHED ACCESS RIGHTS

## TITLE REPORT

(ORDER No.: 05A-5304651 (MWHP))

APN: 114-152-09

INS. No. 2003-000931976, O.R.  
REC.: 08/04/ 2003  
PTR. PCL. 1

APN: 114-481-32  
PTR. PCL. 2

## LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 114-152-09)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINABOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 114-481-32)

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 24 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 5591 PAGE 500ET SEQ. OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 88° 37' 40" EAST ALONG SAID NORTHERLY LINE OF FRACTIONAL SECTION 24 A DISTANCE OF 360.17 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AND DESIGNATED AS "PARCEL TWO" IN THAT CERTAIN ROAD EASEMENT TO THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 13, 1967 IN BOOK 8418 PAGE 439 OF SAID OFFICIAL RECORDS; SAID SOUTHWESTERLY CORNER BEING ALSO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 57° 33' 35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 37' 14" AN ARC DISTANCE OF 176.10 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE 80.37 FEET TO A POINT IN A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL", SAID LAST MENTIONED CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4,717.50 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43° 40' 03" EAST; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 1° 10' 00" AN ARC DISTANCE OF 96.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 45° 09' 57" WEST 181.36 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

## AERIAL PHOTO AND TOPOGRAPHIC SURVEY NOTE:

AERIAL TOPOGRAPHIC MAPPING AND ORTHOPHOTOGRAPH WERE FLOWN ON MAY 6, 2024 AND IS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO AN APPROPRIATE OR ACCEPTABLE ACCURACY RELATIVE TO THE BOUNDARY. TOPOGRAPHIC MAPPING WAS PRODUCED TO 40-SCALE, 1 FT CONTOUR ACCURACY.

## ASSESSOR PARCEL NUMBER:

PCL 1: 114-152-09, PCL 2: 114-481-32

## TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER FIRST AMERICAN TITLE COMPANY ORDER NO. 05A-5304651 (MWHP), DATED OCTOBER 23, 2024, AS PREPARED BY FIRST AMERICAN TITLE COMPANY, IRVINE, CA (TITLE OFFICER: HEATHER PANKEY, TELEPHONE: 951-256-5830). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

NO.	DATE	REVISION

ORIGINAL ISSUE DATE:



15535 Sand Canyon Ave, Suite 100  
Irvine, California 92618  
949.474.1960  
fuscoe.com

## LAND SURVEY

of: MAGNOLIA TANK FARM  
21845 MAGNOLIA STREET,  
HUNTINGTON BEACH, CA

for: SLF-HB MAGNOLIA, LLC  
18565 JAMBOREE ROAD, SUITE 200  
IRVINE, CA 92612

DATE: 10/13/2021

FN: 1293-00780Y-SHT

JN: 1293-007-00

DRAWN BY: DCA

CHECKED BY: KRT

SHEET 16 of 17



VICINITY MAP  
NOT TO SCALE





12/02/2025

BOUNDARY SURVEY

TITLE EXCEPTIONS:

ITEMS SHOWN AS (1) HAVE BEEN PLOTTED ON THE SURVEY.

1. - 3. TAX ITEMS

- 4

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165 OF DEEDS.  
  
IN FAVOR OF: CHARLES H. JUDD  
AFFECTS: THE EASTERLY 15 FEET OF PARCEL 1
- 5

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586 OF OFFICIAL RECORDS.  
  
IN FAVOR OF: ORANGE COUNTY  
AFFECTS: THE EASTERLY 30 FEET OF PARCEL 1
- 6

AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE-RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.  
  
IN FAVOR OF: THE CITY OF HUNTINGTON BEACH  
AFFECTS: PARCEL 1
- 7

AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 192 OF OFFICIAL RECORDS.  
  
IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 11  
AFFECTS: THE SOUTH 20 FEET OF THE NORTH 36.5 FEET OF PARCEL 1
- 8

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195 OF OFFICIAL RECORDS.  
  
IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA  
AFFECTS: PARCEL 1
- 9

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198 OF OFFICIAL RECORDS.  
  
IN FAVOR OF: PACIFIC COAST GASOLINE COMPANY  
AFFECTS: PARCEL 1
10.

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND COVENANT AGREEMENT" RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099 OF OFFICIAL RECORDS.  
  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
11.

EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS GRANTOR, TO PACIFIC TERMINALS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 11

AS AMENDED BY PARTIAL QUITCLAIM EXECUTED BY SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823 OF OFFICIAL RECORDS.
- 12

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "FOP FACILITY EASEMENT AGREEMENT" RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
13.

ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 3-5 HEREIN DESCRIBED.
14.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
15.

THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY WALDEN & ASSOCIATES ON JUNE 3, 2016, LAST REVISED AUGUST 26, 2016, DESIGNATED JOB NO. 1821-901-001:  
  
ENCROACHMENTS FOR FENCING ALONG THE BOUNDARY OF THE PROPERTY  
  
ENCROACHMENTS FOR POWER POLES WITH OVERHEAD LINES ALONG THE NORTH AND EASTERLY BOUNDARY LINES.
16.

A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$35,000,000.00 RECORDED DECEMBER 11, 2020 AS INSTRUMENT NO. 2020000731560 OF OFFICIAL RECORDS.  
DATED: DECEMBER 11, 2020  
TRUSTOR: SLF-HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION  
BENEFICIARY: CRESTLINE DIRECT FINANCE, L.P., A DELAWARE LIMITED PARTNERSHIP

A.

IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE:  
  
I. ORIGINAL NOTE AND DEED OF TRUST.  
II. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES.  
III. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY.

B.

IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES.


C.

IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.  
  
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE" RECORDED DECEMBER 23, 2020 AS INSTRUMENT NO. 2020000763352 OF OFFICIAL RECORDS.

17.

INTENTIONALLY DELETED

18.

THE NEW LENDER, IF ANY, FOR THIS TRANSACTION MAY BE A NON-INSTITUTIONAL LENDER. IF SO, THE COMPANY WILL REQUIRE THE DEED OF TRUST TO BE SIGNED BEFORE A FIRST AMERICAN APPROVED NOTARY.
- | NO.                  | DATE | REVISION | <div><div>15535 Sand Canyon Ave, Suite 100<br/>Irvine, California 92618<br/>949.474.1960      <a href="http://fuscoe.com">fuscoe.com</a></div></div> |  | <div>LAND SURVEY</div> <div>OF: MAGNOLIA TANK FARM<br/>21845 MAGNOLIA STREET,<br/>HUNTINGTON BEACH, CA</div> <div>FOR: SLF-HB MAGNOLIA, LLC<br/>18565 JAMBOREE ROAD, SUITE 200<br/>IRVINE, CA 92612</div> |  | DATE: 10/13/2021    |  |
|----------------------|------|----------|---|--|---|--|---------------------|--|
|                      |      |          |   |  |   |  | FN: 1293-007BDY-SHT |  |
|                      |      |          |   |  |   |  | JN: 1293-007-00     |  |
|                      |      |          |   |  |   |  | DRAWN BY: DCA       |  |
|                      |      |          |   |  |   |  | CHECKED BY: KRT     |  |
|                      |      |          |   |  |   |  | SHEET 17 of 17      |  |
| ORIGINAL ISSUE DATE: |      |          |   |  |   |  |                     |  |
- \\Msgring\128\007\Landata\1293-007BDY-SHT.dwg | PLOT: 11/11/2024 9:24:43 AM



SHEET 1 OF 8  
TENTATIVE TRACT NO. 19331  
NUMBERED LOTS: 6  
LETTERED LOTS: 7  
GROSS AREA= 29.001 ACRES  
NET AREA= 24.725 ACRES  
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY \_\_\_\_\_  
DEPUTY



12/02/2025

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

- A BLANKET EASEMENT OVER PRIVATE STREETS, SIDEWALK, AND ACCESS WAY FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS, ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES, ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES.
- A RIGHT-OF-WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.
- AN EASEMENT OVER LOT 6 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.
- AN EASEMENT OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS SHOWN ON SAID MAP.

SLF-HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

BENEFICIARY:

MTF LSM MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 10, 2025 AS INSTRUMENT NO. 2025000021417, OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE:

I, JENNIFER VILLASENOR, SECRETARY TO THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED, AND APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JENNIFER VILLASENOR  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF HUNTINGTON BEACH

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) AND (C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

CHARLES H. JUDD, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165 OF DEEDS.

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586, OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE-RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.

STANDARD OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195, OF OFFICIAL RECORDS.

PACIFIC COAST GASOLINE COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, FIRE FOAM SYSTEM, SERVICE WATER, FUEL SYSTEM, WASTE WATER DISCHARGE AND COOLING WATER SYSTEMS, ELECTRIC SERVICES AND TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENTS, PERFORM OBLIGATIONS AND ENJOY RIGHTS, FENCE INSTALLATION AND MAINTENANCE, USE OF OTHER PLANT IMPROVEMENTS, AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099, OF OFFICIAL RECORDS.

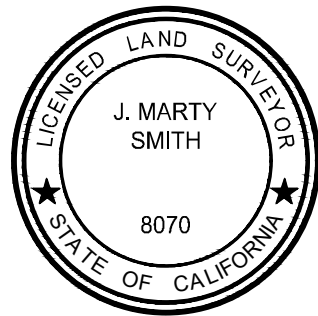
SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR FIRE WATER SYSTEM, VEHICULAR ACCESS, FUEL SYSTEM, FURTHERANCE OF FACILITIES SERVICES, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, SERVICE WATER, ELECTRIC SERVICES, ELECTRIC TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENT, PARKING, OPERATION EQUIPMENT, SIGNAGE, USE OF OTHER IMPROVEMENTS, USE OF PROPERTY, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976, SAID DOCUMENT AMENDED BY PARTIAL QUITCLAIM RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823.

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 SLF-HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN OCTOBER, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

J. MARTY SMITH  
P.L.S. 8070  
10/13/2025  
DATE

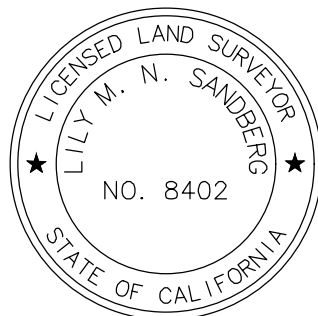


COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR  
P.L.S. 8402



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

THOMAS M. HERBEL  
R.C.E. NO. 53300  
CITY ENGINEER, CITY OF HUNTINGTON BEACH



CITY CLERK'S STATEMENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

THE BLANKET EASEMENT FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS, ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES, ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES

THE RIGHT-OF-WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.

THE EASEMENT OVER LOT 6 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.

THE EASEMENT OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS SHOWN ON SAID MAP.

AND DID ALSO APPROVE THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

LISA LANE BARNES  
CITY CLERK OF HUNTINGTON BEACH

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR  
BY: \_\_\_\_\_  
TREASURER - TAX COLLECTOR



SHEET 2 OF 8  
TENTATIVE TRACT NO. 19331  
NUMBERED LOTS: 6  
LETTERED LOTS: 7  
GROSS AREA= 29.001 ACRES  
NET AREA= 24.725 ACRES  
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024



12/02/2025

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, \_\_\_\_\_,  
A NOTARY PUBLIC, 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  
  
\_\_\_\_\_  
(PRINT NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO.: \_\_\_\_\_

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, \_\_\_\_\_,  
A NOTARY PUBLIC, 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  
  
\_\_\_\_\_  
(PRINT NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO.: \_\_\_\_\_

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, \_\_\_\_\_,  
A NOTARY PUBLIC, 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  
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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  
  
\_\_\_\_\_  
(PRINT NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO.: \_\_\_\_\_



SHEET 3 OF 8  
TENTATIVE TRACT NO. 19331  
NUMBERED LOTS: 6  
LETTERED LOTS: 7  
GROSS AREA= 29.001 ACRES  
NET AREA= 24.725 ACRES  
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



12/02/2025

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

EASEMENT NOTES:

- 1

AN EASEMENT IN FAVOR OF CHARLES H. JUDD FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165, OF DEEDS.
- 2

AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586 OF OFFICIAL RECORDS.
- 3

AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE-RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.
- 4

AN EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195 OF OFFICIAL RECORDS.
- 5

AN EASEMENT IN FAVOR OF PACIFIC COAST GASOLINE COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198 OF OFFICIAL RECORDS.
- 6

AN EASEMENT GRANTED TO PACIFIC TERMINALS LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, SERVICE WATER, ELECTRIC SERVICES, ELECTRIC TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENT, PARKING, OPERATION EQUIPMENT, SIGNAGE, USE OF OTHER IMPROVEMENTS, USE OF PROPERTY, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976, SAID DOCUMENT AMENDED BY PARTIAL QUITCLAIM RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823. (SAID QUITCLAIM PLOTTED HEREON)
- A

AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH OVER LOT 6 FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS DEDICATED HEREON.
- B

AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS DEDICATED HEREON.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, FIRE FOAM SYSTEM, SERVICE WATER, FUEL SYSTEM, WASTE WATER DISCHARGE AND COOLING WATER SYSTEMS, ELECTRIC SERVICES AND TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENTS, PERFORM OBLIGATIONS AND ENJOY RIGHTS, FENCE INSTALLATION AND MAINTENANCE, USE OF OTHER PLANT IMPROVEMENTS, AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR FIRE WATER SYSTEM, VEHICULAR ACCESS, FUEL SYSTEM, FURTHERANCE OF FACILITIES SERVICES, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)
- A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR EMERGENCY VEHICLE ACCESS OVER PRIVATE STREETS, SIDEWALK, AND ACCESS WAY FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS AS DEDICATED HEREON.
- A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACHOVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES AS DEDICATED HEREON.
- A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACHOVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES AS DEDICATED HEREON.
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207 AS DEDICATED HEREON.

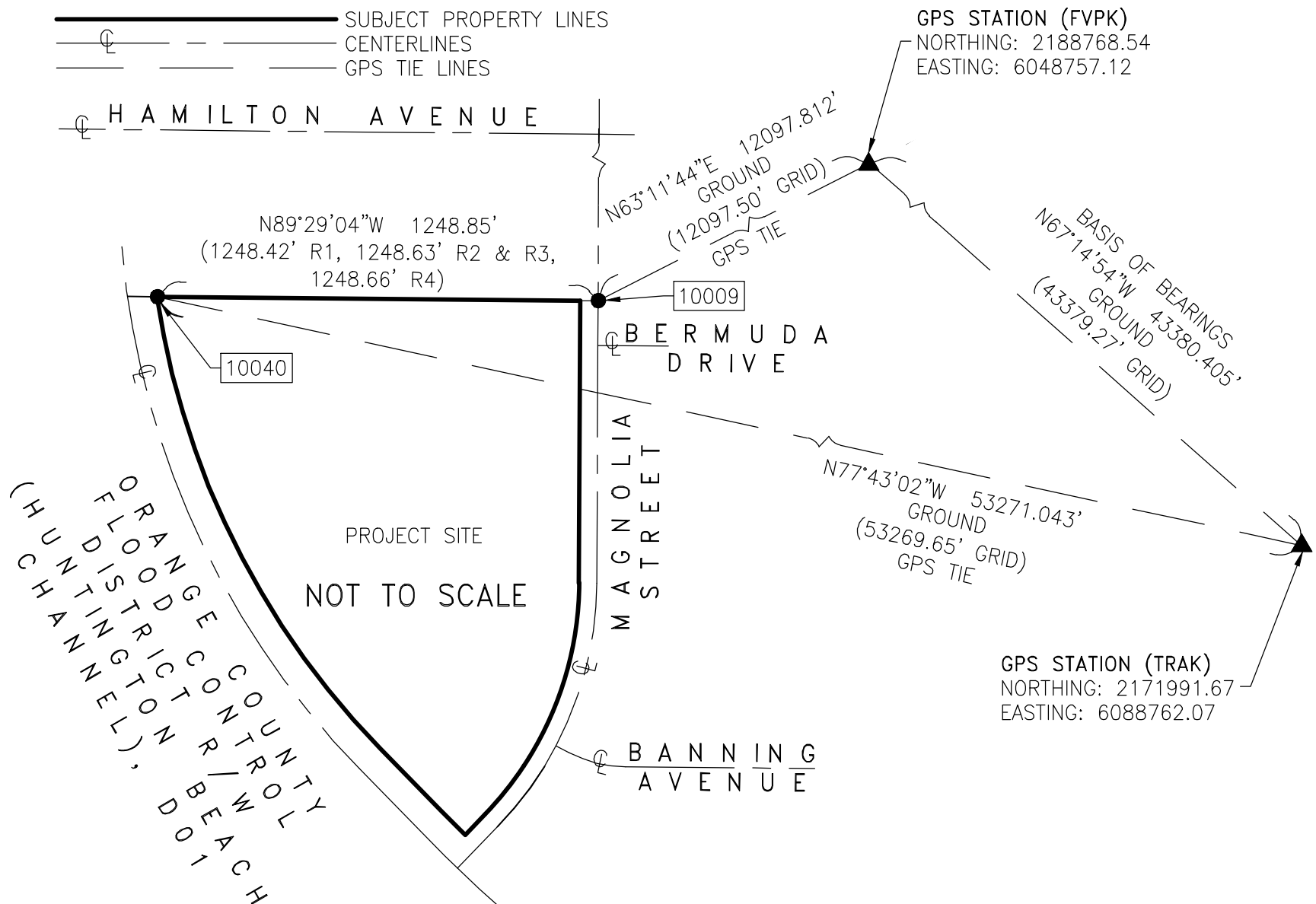
MONUMENT NOTES:

- ▲

INDICATES FOUND CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS REFERENCED IN BASIS OF BEARINGS AND CONTROL POSITIONS SHOWN HEREON.
- SET 2" I.P. TAGGED "L.S. 8070" OR 8" SPIKE & WASHER STAMPED "L.S. 8070" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE, OR LEAD & TACK TAGGED "L.S. 8070" IN CONCRETE AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.
- SET 1" I.P. TAGGED "L.S. 8070" OR 8" SPIKE & WASHER STAMPED "L.S. 8070" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR LEAD & TACK TAGGED "L.S. 8070" IN CONCRETE WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.
- SET SPIKE & WASHER STAMPED "L.S. 8070" AT ALL STREET CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- SET LEAD & TACK TAGGED "L.S. 8070" IN SIDEWALK AT A 1.00' OFFSET ALONG THE PROLONGATION OF ALL SIDE LOT LINES WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET IN THE PUBLIC RIGHT-OF-WAY (EXCEPTING LOT LINE EXTENSIONS) SHALL HAVE A CORNER RECORD FILED WITH THE ORANGE COUNTY SURVEYOR'S OFFICE TO PERPETUATE THE POSITION OF THE SUBJECT POINT OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- ALL MONUMENTS SET PER TRACT NO. 19422 AS FILED IN MAP BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ ARE THE SAME HEREON UNLESS NOTED OTHERWISE.

LINE LEGEND:

- SUBJECT PROPERTY LINES
- CENTERLINES
- GPS TIE LINES



MONUMENT NOTES (CONTINUED):

- FOUND MONUMENT AS NOTED.
- 10003

FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411" PER R6, R14, AND R15, FLUSH, ACCEPTED AS THE CENTERLINE E.C. OF MAGNOLIA STREET.
- 10004

FOUND 2" IRON PIPE IN O.C.S. WELL MONUMENT WITH CONCRETE PLUG AND TAG STAMPED "LS 5411", PER R15, ACCEPTED AS THE CENTERLINE INTERSECTION OF MAGNOLIA STREET AND BANNING AVENUE.
- 10005

FOUND 2" IRON PIPE WITH SPIKE AND WASHER STAMPED "RCE 12589", IN CITY WELL MONUMENT PER R1, R6, AND R15, DOWN 8", ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 13-T6S-R11W PER R1 AND R6.
- 10008

FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R11 AND R15, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA STREET AND BERMUDA DRIVE.
- 10009

FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R10 AND R15, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA STREET & THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE.
- 10010

FOUND 2" IRON PIPE WITH NAIL AND TAG, ILLEGIBLE, CONCRETE PLUG, IN CITY WELL MONUMENT PER R6, R9, AND R15, DOWN 2.0', ACCEPTED AS THE CENTERLINE INTERSECTION OF MAGNOLIA STREET & HAMILTON AVENUE.
- 10033

FOUND 2" IRON PIPE WITH 2 X 2 WOOD PLUG AND MAG NAIL, PER R6, R12, R13, AND R15, DOWN 31", ACCEPTED AS POINT ON CENTERLINE OF MAGNOLIA STREET, SAID POINT IS FOUND SOUTH 00°17'08" WEST, 0.10'.
- 10034

FOUND GEAR SPIKE SHANK PER R6 AND R15, DOWN 1". ACCEPTED AS A POINT OF INTERSECTION OF MAGNOLIA AVENUE AND THE NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01.
- 10035

FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R6, R8, AND R15, FLUSH, ACCEPTED AS POINT ON THE CENTERLINE OF MAGNOLIA STREET AND 0.08' NORTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01.
- 10036

FOUND BOAT SPIKE & WASHER STAMPED "ORANGE COUNTY SURVEYOR PLS 4215" DOWN 1", PER R6. ACCEPTED AS POINT ON CENTERLINE OF MAGNOLIA STREET, 0.06' NORTHEASTERLY OF THE CENTERLINE OF O.C.F.C.D. CHANNEL D01. SAID MONUMENT WAS HELD FOR THE CENTERLINE INTERSECTION OF MAGNOLIA STREET AND O.C.F.C.D. CHANNEL D01.
- 10037

FOUND 2 1/2" IRON PIPE WITH BRASS DISK PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R1, R4, R6, R7, AND R15, DOWN 0.6', ACCEPTED AS THE E.C. OF NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01, AND A POINT ON THE SOUTHEASTERLY BOUNDARY LINE.
- 10038

FOUND 2" IRON PIPE WITH TAG STAMPED "LS 5346", PER R1, R6, AND R15, DOWN 14", ACCEPTED AS THE INTERSECTION OF NORTHEASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL D01, AND COMMON LINE OF SECTIONS 13 AND 24-T6S-R11W, PER R6 AND R15.
- 10039

FOUND 2 1/2" IRON PIPE WITH BRASS DISK PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R4, R6, R7, AND R15, DOWN 0.6', ACCEPTED AS A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01, SAID POINT IS FOUND 0.16' NORTHWEST OF THE B.C.
- 10040

FOUND 3/4" IRON PIPE WITH BRASS TACK AND TAG STAMPED "RCE 11854", PER R6 AND R15, DOWN 17", ACCEPTED AS POINT ON THE NORTHERLY BOUNDARY LINE. SAID MONUMENT IS FOUND SOUTH 89°29'04" EAST, 0.27' FROM THE NORTHEASTERLY CORNER OF THE SUBJECT BOUNDARY.
- 10041

FOUND 2 1/2" IRON PIPE WITH 1 1/2" BRASS DISK, PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R1, R6, R7, AND R15, DOWN 15", ACCEPTED AS THE P.R.C. OF THE EASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL, D01.
- 10101

FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS A POINT ON BOUNDARY LINE. SAID MONUMENT IS 5.00' NORTHERLY OF EC OF BOUNDARY LINE.
- 10102

FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS E.C. OF BOUNDARY LINE.
- 10103

FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS POINT ON BOUNDARY LINE CURVE, POINT IS AN ARC LENGTH OF 0.13' NORTHEASTERLY OF THE INTERSECTION OF THE BOUNDARY LINE AND SOUTHERLY LINE OF FRACTIONAL SECTION 13.
- 10104

FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS THE E.C. OF THE BOUNDARY LINE.
- 10201

FOUND LEAD, TACK TAG STAMPED "LS 5411" ON CONCRETE WALK, PER R15, FLUSH. POINT IS ON A 7.78' OFFSET FROM THE BOUNDARY LINE E.C.

NOTES:

SEE SHEET 4 FOR RECORD REFERENCES AND BOUNDARY ESTABLISHMENT.

ESTABLISHMENT NOTES:

- 1

EASTERLY LINE OF FRACTIONAL SECTION 13 ESTABLISHED BY HOLDING FOUND MONUMENTS 10005 AND 10010.
- 2

NORTHERLY BOUNDARY LINE ESTABLISHED BY HOLDING FOUND MONUMENTS 10009 AND 10040. NOTE, 10040 WAS HELD FOR LINE ONLY
- 3

NORTHEASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL D01 ESTABLISHED BY HOLDING RECORD RADIUS (R=2400.00') AND TANGENCY AT POINT 10037 AND PROJECTING THROUGH 10041 PER R1 AND R6.
- 4

SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS-83), ZONE VI, NORTH AMERICAN DATUM OF 1983 (NAD-83) (2007.00 EPOCH, O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999738912.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (2007.00 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "TRAK" AND "FVPK" BEING NORTH 67°14'54" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



SHEET 4 OF 8  
TENTATIVE TRACT NO. 19331  
NUMBERED LOTS: 6  
LETTERED LOTS: 7  
GROSS AREA= 29.001 ACRES  
NET AREA= 24.725 ACRES  
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



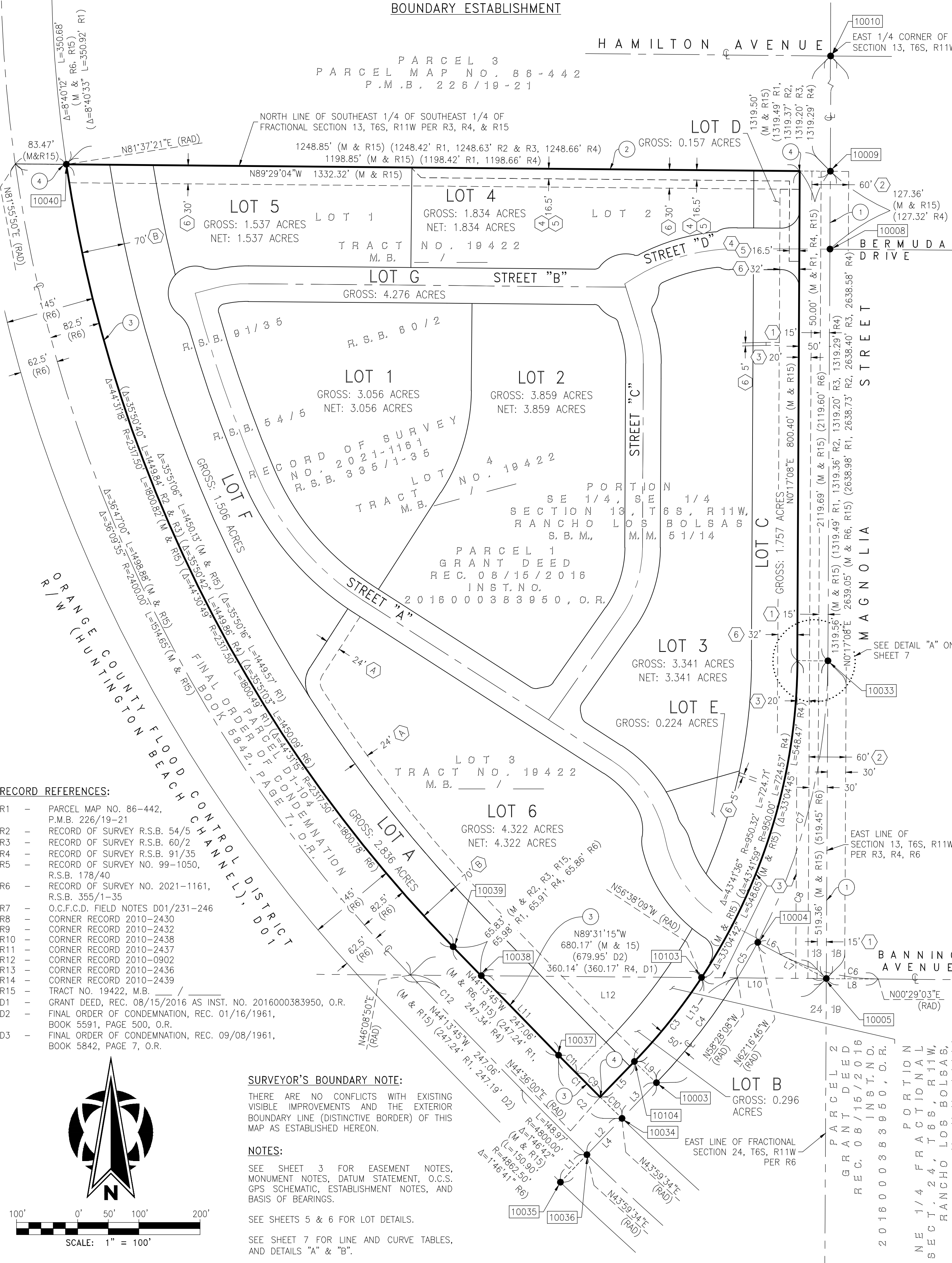
12/02/2025

J. MARTY SMITH, L.S. 8070

FUSCOE ENGINEERING, INC.

DATE OF SURVEY: OCTOBER, 2024

BOUNDARY ESTABLISHMENT



RECORD REFERENCES:

- R1 - PARCEL MAP NO. 86-442, P.M.B. 226/19-21
- R2 - RECORD OF SURVEY R.S.B. 54/5
- R3 - RECORD OF SURVEY R.S.B. 60/2
- R4 - RECORD OF SURVEY R.S.B. 91/35
- R5 - RECORD OF SURVEY NO. 99-1050, R.S.B. 178/40
- R6 - RECORD OF SURVEY NO. 2021-1161, R.S.B. 355/1-35
- R7 - O.C.F.C.D. FIELD NOTES D01/231-246
- R8 - CORNER RECORD 2010-2430
- R9 - CORNER RECORD 2010-2432
- R10 - CORNER RECORD 2010-2438
- R11 - CORNER RECORD 2010-2437
- R12 - CORNER RECORD 2010-0902
- R13 - CORNER RECORD 2010-2436
- R14 - CORNER RECORD 2010-2439
- R15 - TRACT NO. 19422, M.B. \_\_\_\_\_
- D1 - GRANT DEED, REC. 08/15/2016 AS INST. NO. 2016000383950, O.R.
- D2 - FINAL ORDER OF CONDEMNATION, REC. 01/16/1961, BOOK 5591, PAGE 500, O.R.
- D3 - FINAL ORDER OF CONDEMNATION, REC. 09/08/1961, BOOK 5842, PAGE 7, O.R.

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

SEE SHEETS 5 & 6 FOR LOT DETAILS.

SEE SHEET 7 FOR LINE AND CURVE TABLES, AND DETAILS "A" & "B".



SHEET 5 OF 8  
TENTATIVE TRACT NO. 19331  
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TRACT NO. 19331

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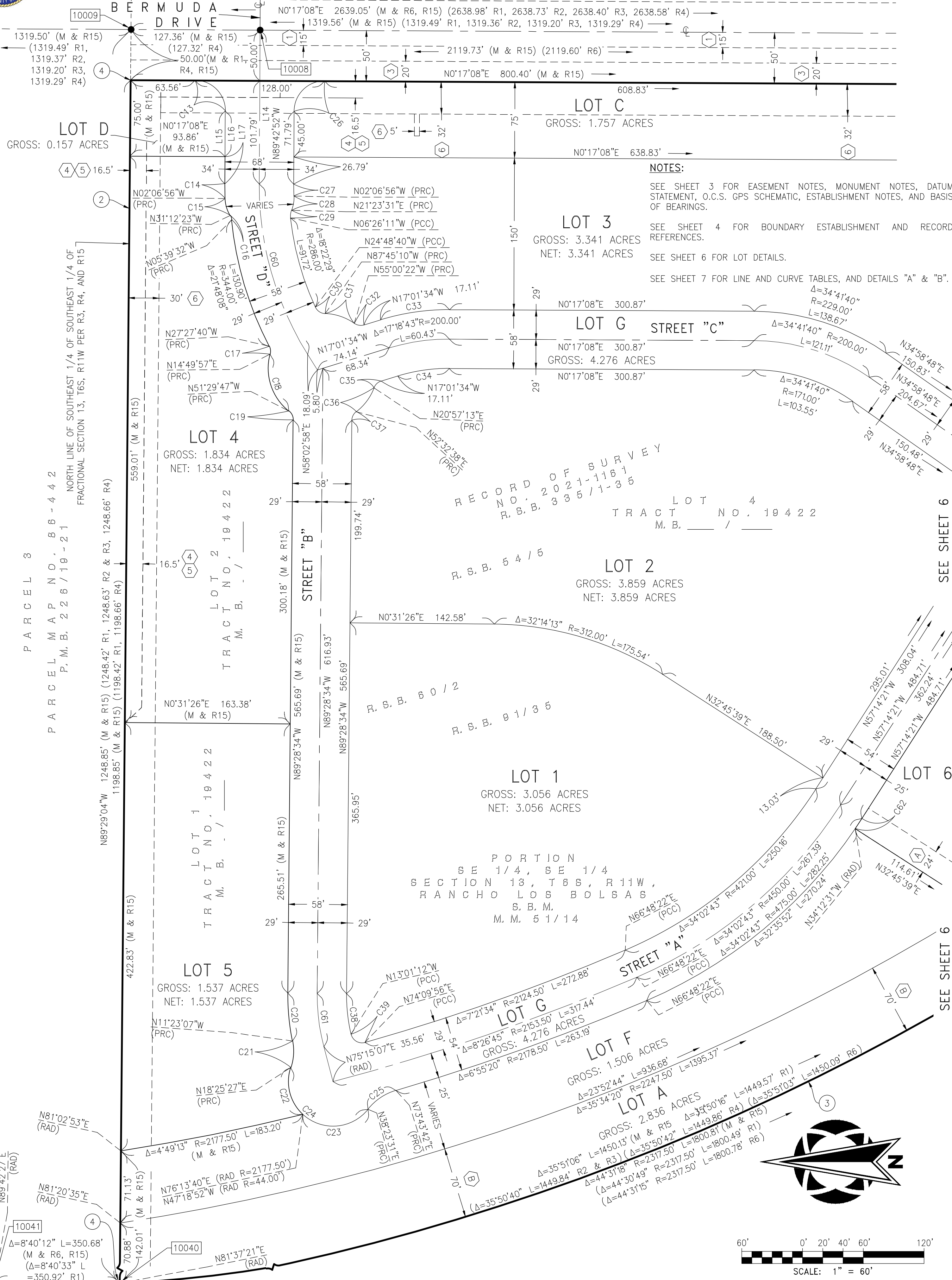


12/02/2025

MARY SMITH, L.S. 8070

FUSCOE ENGINEERING, INC.

DATE OF SURVEY: OCTOBER, 2024





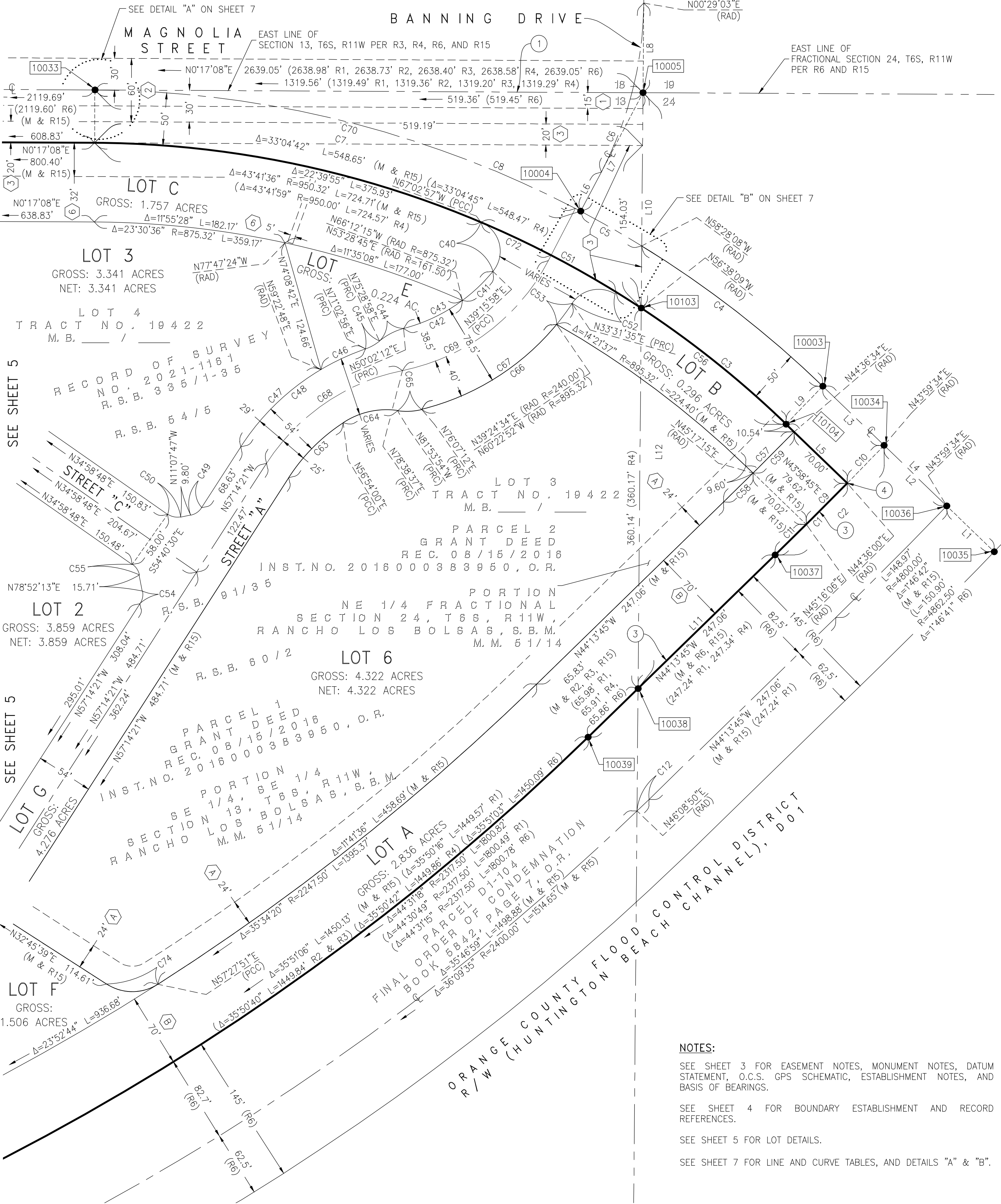
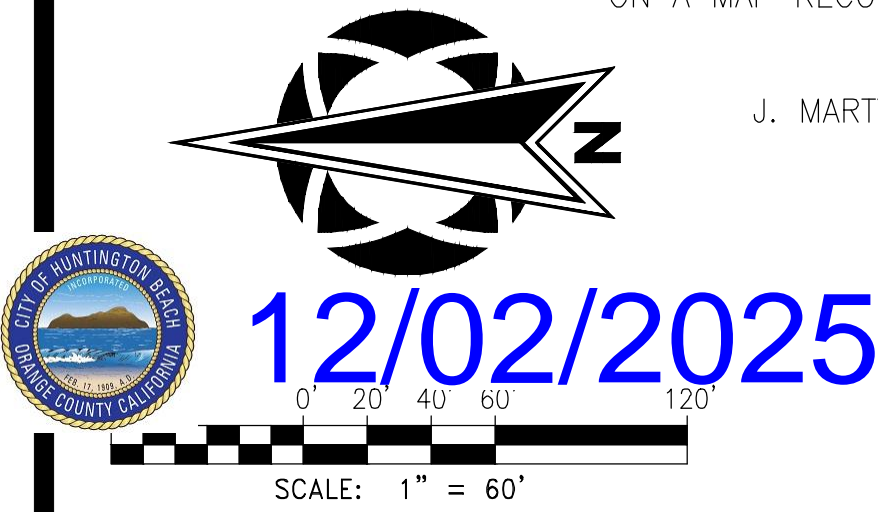
SHEET 6 OF 8  
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TRACT NO. 19331

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

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J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024



- NOTES:**
- SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.
  - SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT AND RECORD REFERENCES.
  - SEE SHEET 5 FOR LOT DETAILS.
  - SEE SHEET 7 FOR LINE AND CURVE TABLES, AND DETAILS "A" & "B".



SEE SHEET 6 FOR LOT 3 DETAIL, LINE AND CURVE TABLE.



SHEET 8 OF 8  
TENTATIVE TRACT NO. 19331  
NUMBERED LOTS: 6  
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TRACT NO. 19331

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

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12/02/2025

L. MURPHY SMITH, L.S. 8070

FUSCOE ENGINEERING, INC.

DATE OF SURVEY: OCTOBER, 2024

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C1	01°10'15"	4717.50'	96.39'	(M & R15) (Δ=01°10'06" R=4717.50' L=96.20' R4) (Δ=01°10'00" R=4717.50' L=96.06' D1)
C2	01°46'41"	4717.50'	146.39'	(M & R15) (Δ=01°46'40" R=4717.50' L=146.38' R6)
C3	10°36'54"	950.32'	176.06'	(M & R15) (Δ=10°37'14" R=950.00' L=176.10' D1)
C4	12°26'52"	1000.32'	217.33'	(M & R15) (Δ=12°26'53" R=1000.42' L=217.35' R6)
C5	03°48'38"	1000.32'	66.53'	(M & R15) (Δ=03°48'36" R=1000.42' L=66.52' R6)
C6	27°15'55"	350.00'	166.55'	(M & R15)
C7	27°26'06"	1000.32'	478.98'	(M & R15) (Δ=27°26'13" R=1000.42' L=479.07' R6)
C8	43°41'36"	1000.32'	762.84'	(M & R15) (Δ=43°41'42" R=1000.42' L=762.94' R6)
C9	00°40'05"	4717.50'	55.01'	(M & R15)
C10	00°36'26"	4717.50'	50.00'	(M & R15)
C11	00°30'09"	4717.50'	41.39'	(M & R15)
C12	00°22'35"	2400.00'	15.77'	(M & R15)
C13	90°00'00"	30.00'	47.12'	-
C14	02°24'04"	349.00'	14.63'	(M & R15)
C15	29°05'27"	35.00'	17.77'	(M & R15)
C16	25°32'51"	10.00'	4.46'	(M & R15)
C17	42°17'37"	11.00'	8.12'	(M & R15)
C18	66°19'44"	54.00'	62.51'	(M & R15)
C19	52°01'12"	11.00'	9.99'	(M & R15)
C20	11°54'32"	229.00'	47.60'	(M & R15)
C21	29°48'34"	51.00'	26.53'	(M & R15)
C22	65°44'19"	44.00'	50.48'	(M & R15)
C23	94°17'36"	44.00'	72.41'	-
C24	160°01'56"	44.00'	122.90'	-
C25	35°20'11"	55.00'	33.92'	-
C26	90°00'00"	30.00'	47.12'	-
C27	02°24'04"	281.00'	11.78'	-
C28	23°30'27"	35.00'	14.36'	-
C29	27°49'42"	16.00'	7.77'	-
C30	62°56'30"	11.00'	12.08'	-
C31	32°44'48"	54.00'	30.86'	-
C32	52°01'12"	11.00'	9.99'	-
C33	17°18'44"	229.00'	69.19'	-
C34	17°18'44"	171.00'	51.67'	-
C35	52°01'12"	11.00'	9.99'	-
C36	31°35'25"	54.00'	29.77'	-
C37	52°01'12"	11.00'	9.99'	-
C38	13°32'38"	171.00'	40.42'	-
C39	92°48'52"	11.00'	17.82'	-
C40	106°18'55"	30.00'	55.67'	-
C41	14°12'47"	161.50'	40.06'	-
C42	22°00'14"	161.50'	62.02'	-
C43	36°13'01"	161.50'	102.08'	-
C44	25°26'46"	58.50'	25.98'	-
C45	21°00'44"	41.50'	15.22'	-
C46	11°40'08"	229.00'	46.64'	-
C47	26°37'09"	229.00'	106.39'	-
C48	38°17'17"	229.00'	153.03'	-
C49	46°06'34"	16.00'	12.88'	-
C50	46°06'34"	16.00'	12.88'	-
C51	08°43'07"	950.32'	144.61'	-
C52	88°08'37"	30.00'	46.15'	-
C53	05°52'59"	240.00'	24.64'	-
C54	43°53'25"	16.00'	12.26'	-
C55	43°53'26"	16.00'	12.26'	-
C56	12°18'35"	950.32'	204.17'	-
C57	01°09'41"	4647.50'	94.20'	-
C58	00°29'00"	4647.50'	39.20'	-
C59	00°40'41"	4647.50'	55.01'	-
C60	32°14'10"	315.00'	177.23'	-
C61	15°16'19"	200.00'	53.31'	-

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C62	01°26'51"	475.00'	12.00'	(M & R15)
C63	24°08'21"	175.00'	73.73'	(M & R15)
C64	41°12'06"	75.00'	53.93'	(M & R15)
C65	21°58'56"	60.00'	23.02'	(M & R15)
C66	42°35'37"	240.00'	178.42'	(M & R15)
C67	36°42'38"	240.00'	153.77'	-
C68	45°52'58"	200.00'	160.16'	-
C69	51°14'55"	200.00'	178.89'	-
C70	27°06'34"	1000.32'	473.30'	-
C71	00°19'32"	1000.32'	5.69'	-
C72	04°26'39"	950.32'	73.71'	-
C73	04°16'28"	950.32'	70.90'	-
C74	65°17'48"	45.00'	51.28'	-

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N43°58'45"E	62.50'	(M & R6, R15)
L2	N43°58'45"E	82.50'	(M & R6, R15)
L3	N43°58'45"E	80.82'	(M & R15) (80.73' R6)
L4	N43°58'45"E	225.82'	(M & R15) (225.73' R6)
L5	N43°58'45"E	80.54'	(M & R15) (80.56' R4, 80.37' D1)
L6	N62°15'02"W	41.91'	(M & R15) (41.90' R5)
L7	N62°15'02"W	126.79'	(M & R15) (126.77' R5, 126.82' R6)
L8	N89°30'57"W	84.88'	(M & R15) (84.87' R5)
L9	N46°01'15"W (RAD)	50.00'	(M & R15)
L10	N89°31'15"W	204.03'	(M & R15) (203.98' R4)
L11	N44°13'45"W	181.23'	(M & R15) (181.26' R1, 181.43' R4, 181.20' R6, 181.36' D1)
L12	N89°31'15"W	564.17'	(M & R15) (564.15' R1 & R4, 563.94' R2 & R3, 564.12' R6)
L13	N89°31'15"W	58.93'	(M & R15)
L14	N89°42'52"W	151.79'	-
L15	N89°42'52"W	71.79'	-
L16	N89°42'52"W	45.00'	-
L17	N89°42'52"W	26.79'	-

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT AND RECORD REFERENCES.

SEE SHEETS 5 AND 6 FOR LOT DETAILS.

