

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
AND SEND TAX STATEMENTS TO:

Surf City Cottages, LP  
Attention: John R. Saunders  
4040 MacArthur Boulevard Suite 300  
Newport Beach, CA 92660

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**WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged, the CITY OF HUNTINGTON BEACH, a California municipal corporation ("Grantor"), hereby grants to SURF CITY BEACH COTTAGES, LP, ("Grantee") the real property located in the City of Huntington Beach, County of Orange, State of California, that is described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein by reference.

The Grantor affirms that the Grantor is the owner of real property described in Exhibit "A", in fee simple interest. The Grantor has the authority to sell and convey said real property and the Grantor hereby warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

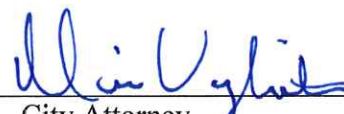
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 2020.

**GRANTOR:**

**CITY OF HUNTINGTON BEACH**, a municipal  
corporation

By: \_\_\_\_\_  
City Manager

Approved as to form:

By:  \_\_\_\_\_  
For City Attorney

## EXHIBIT A

THAT PARCEL OF LAND LOCATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 9580, FILED IN BOOK 444, PAGES 29 THROUGH 31 INCLUSIVE OF MISCELLANEOUS MAPS, IN RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF DELAWARE STREET AS DEDICATED TO THE CITY OF HUNTINGTON BEACH FOR STREET PURPOSES UPON THE MAP FOR SAID TRACT 9580, THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF SAID DELAWARE STREET TO BE VACATED, SAID PORTION TO BE VACATED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 9580 SAID NORTHWESTERLY CORNER BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 14, T.6S., R.11W. S.B.M., WITH THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN THE GRANT DEED TO FIRST AMERICAN TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED 15 DECEMBER, 1970, IN BOOK 9489, PAGE 970, OF OFFICIAL RECORDS OF SAID COUNTY, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 9580, SOUTH 00°43'14" EAST, 50.05 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89°06'11" EAST, 4.91 FEET;

THENCE SOUTH 46°50'42" EAST, 38.97 FEET TO THE NORTHERLY TERMINUS OF A LINE PARALLEL TO AND 7.00 FEET WESTERLY OF THE CENTERLINE OF DELAWARE STREET, CENTERED EQUALLY WITHIN A STRIP OF LAND 80 FEET WIDE, AS DEDICATED UPON SAID TRACT 9580;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°43'14" EAST, 577.86 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 53.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 36°40'42", AND ARC LENGTH OF 33.93 FEET, TO THE THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 47.00 FEET;

THENCE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°01'25", AN ARC LENGTH OF 4.12 FEET TO A POINT, WITH A RADIAL BEARING THROUGH SAID POINT OF NORTH 59°03'57" WEST;

LEGAL DESCRIPTION  
NORTHERLY END DELAWARE STREET AS VACATED

CITY OF HUNTINGTON BEACH  
DEPARTMENT OF PUBLIC WORKS

1 OF 2



EXHIBIT A  
(CONTINUED)

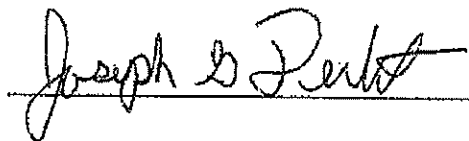
THENCE ALONG A NON-TANGENT LINE TO LAST SAID CURVE SOUTH 89°16'46" WEST, 20.19 FEET TO THE WEST LINE OF SAID TRACT 9580, SAID NON-TANGENT LINE BEING PERPENDICULAR TO THE CENTERLINE OF DELAWARE STREET;

THENCE NORTHERLY ALONG SAID WEST LINE NORTH 00°43'14" WEST, 639.92 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 20,593 SQUARE FEET (0.47 ACRES) MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, EASEMENTS AND LEASES OF RECORD, IF ANY.



JOSEPH G. DERLETH  
PLS 7340 EXPIRES 12/31/15



LEGAL DESCRIPTION  
NORTHERLY END DELAWARE STREET AS VACATED

CITY OF HUNTINGTON BEACH  
DEPARTMENT OF PUBLIC WORKS

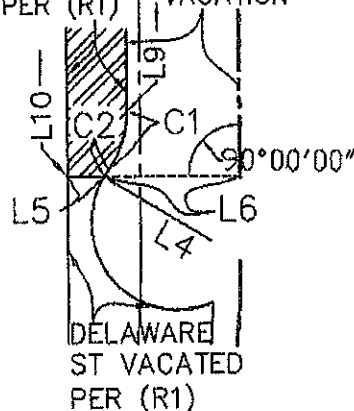
2 OF 2



-HUNTINGTON ST (N'LY)

SEE  
DETAIL 1 POINT OF COMMENCEMENT, NW'LY  
COR. TRACT 9580, 444/29-31 M.M.

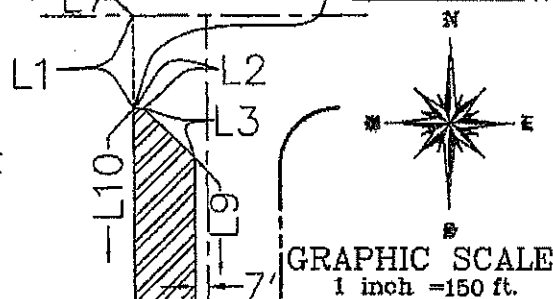
DELAWARE REMAINING  
STREET DELAWARE  
VACATED STREET AFTER  
PER (R1) VACATION



(R)= RECORD PER TRACT  
9580, 444/29-31 M.M.  
(R1) = RECORD PER DOC No.  
2015-

L1= S00°43'14"E, 50.05'  
L2= N89°06'11"E, 4.91'  
L3= S46°50'42"E, 38.97'  
L4= N59°03'57"W, RAD  
L5= S89°16'46"W, 20.19'  
L6= S89°16'46"W, 59.81'  
L7= (N89°43'00"E, 660.04' R  
L8= (N89°43'00"E, 1.50' R)  
L9= S00°43'14"E, 577.86'  
L10= N00°43'14"W, 639.92'

7 ATLANTA AVE / TRUE POINT  
OF BEGINNING



GRAPHIC SCALE  
1 inch = 150 ft.

HUNTINGTON ST (S'LY)

E'LY LINE-  
9489/970  
O.R., PER  
(R).

SEE  
DETAIL 2

W'LY LINE—  
TRACT 9580,  
444/29-31  
M.M.

DELAWARE ST.  
VACATED PER  
(R1).

CURVE TABLE:

C1= DELTA= 36°40'42", RAD= 53.00', L= 33.93'  
C2= DELTA= 05°01'25", RAD= 47.00', L= 4.12'

2. PORTION OF VACATED  
DELAWARE ST, PER  
(R1), DESCRIBED ON  
EXHIBIT "A",  
CONTAINING 20,593 SQ  
FT, (0.47 ACRES) MORE  
OR LESS

100-44160-219

7 COR. LOT 10, TRACT  
80, AS ADJUSTED BY  
A. 97-06, 13394/420  
R. 1 10 10 1

PLAT

# NORTHERLY END DELAWARE STREET AS VACATED

CITY OF HUNTINGTON BEACH  
DEPARTMENT OF PUBLIC WORKS

1 OF 1

