

SHEET 1 OF 3 SHEETS  
NUMBER OF LOTS: 1 NUMBERED  
GROSS AREA: 19,701 SQUARE FEET  
NET AREA: 18,445 SQUARE FEET  
DATE OF SURVEY: FEBRUARY 12, 2020  
ALL OF TENTATIVE TRACT NO. 18068

# TRACT NO. 18068

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

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, AND 35 IN BLOCK 403, MAP OF  
HUNTINGTON BEACH, MAIN STREET SECTION, AS SHOWN ON A MAP FILED IN BOOK 3, PAGE 43  
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## FOR CONDOMINIUM PURPOSES

FEBRUARY, 2020  
JONES, CAHL & ASSOCIATES  
DANIEL RUBIO P.L.S. 8239

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY \_\_\_\_\_ DEPUTY

### OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY 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:

1. AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER MAIN STREET AND ALLEY, AS SHOWN ON THIS MAP.

C3 DLG 414 MAIN STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: 414 MAIN STREET MANAGERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: [Signature]  
NAME: JERZY JP SECOUSSE  
TITLE: MANAGING DIRECTOR / MEMBER

### BENEFICIARY STATEMENT:

HB MAIN, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY  
UNDER A DEED OF TRUST RECORDED JULY 14, 2020 AS INSTRUMENT  
NO. 2020000334697 OF OFFICIAL RECORDS.

BY: [Signature]  
NAME: PETER H. ZEHNDER

### 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 CALIFORNIA )  
COUNTY OF Orange )SS

ON October 15, 2020 BEFORE ME, K.V. Anderson A  
NOTARY PUBLIC, PERSONALLY APPEARED Peter Hans Zehnder

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/HEY 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.

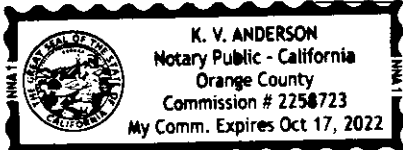
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE K.V. Anderson  
NOTARY PUBLIC IN AND FOR  
SAID STATE  
K.V. Anderson  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY

MY COMMISSION EXPIRES Oct 17, 2022



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COUNTY OF Orange )SS

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NOTARY PUBLIC, PERSONALLY APPEARED Jerzy JP Secousse

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/HEY 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.

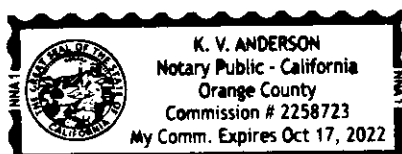
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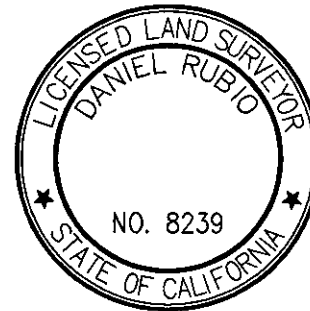
MY COMMISSION EXPIRES Oct 17, 2022



### 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 JERZY JP SECOUSSE IN FEBRUARY 2020. 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.

[Signature] 10/8/20  
DANIEL RUBIO  
L.S. NO: 8239  
EXPIRATION DATE: 12/31/2021



### 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 5<sup>th</sup> DAY OF NOVEMBER, 2020

[Signature]  
THOMAS M. HERBEL  
CITY ENGINEER, CITY OF HUNTINGTON BEACH  
RCE NO: 53300  
EXPIRATION DATE: JUNE 30, 2021



### 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 \_\_\_\_\_, 2020

KEVIN R. HILLS, COUNTY SURVEYOR  
P.L.S. 6617

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

### CITY CLERK'S CERTIFICATE:

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 \_\_\_\_\_ OF \_\_\_\_\_, 2020 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH, SUBJECT TO IMPROVEMENTS, THE DEDICATION OF THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER, MAIN STREET AND ALLEY, AS SHOWN ON THIS MAP.

AND DID ALSO APPROVE 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 \_\_\_\_\_, 2020

ROBIN ESTANISLAU,  
CITY CLERK OF THE CITY 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 NOT YET PAYABLE.

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 ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

SHARI L. FREIDENRICH  
COUNTY TREASURER - TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

### PLANNING COMMISSION CERTIFICATE:

I, URSULA LUNA-REYNOSA, 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 CITY OF HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS 19<sup>th</sup> DAY OF JANUARY, 2020

[Signature]  
URSULA LUNA-REYNOSA  
SECRETARY TO THE PLANNING COMMISSION  
CITY OF HUNTINGTON BEACH

SHEET 2 OF 3 SHEETS  
NUMBER OF LOTS: 1 NUMBERED  
GROSS AREA: 19,701 SQUARE FEET  
NET AREA: 18,445 SQUARE FEET  
DATE OF SURVEY: FEBRUARY 12, 2020  
ALL OF TENTATIVE TRACT NO. 18068

# TRACT NO. 18068

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

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, AND 35 IN BLOCK 403, MAP OF  
HUNTINGTON BEACH, MAIN STREET SECTION, AS SHOWN ON A MAP FILED IN BOOK 3, PAGE 43  
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## FOR CONDOMINIUM PURPOSES

FEBRUARY, 2020

JONES, CAHL & ASSOCIATES  
DANIEL RUBIO P.L.S. 8239

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED  
ON THE BEARING BETWEEN O.C.S.  
HORIZONTAL CONTROL STATION GPS NO.  
5019R1 AND STATION GPS NO. 5022R1,  
BEING NORTH 3°13'06" WEST PER RECORDS  
ON FILE IN THE OFFICE OF THE ORANGE  
COUNTY SURVEYOR

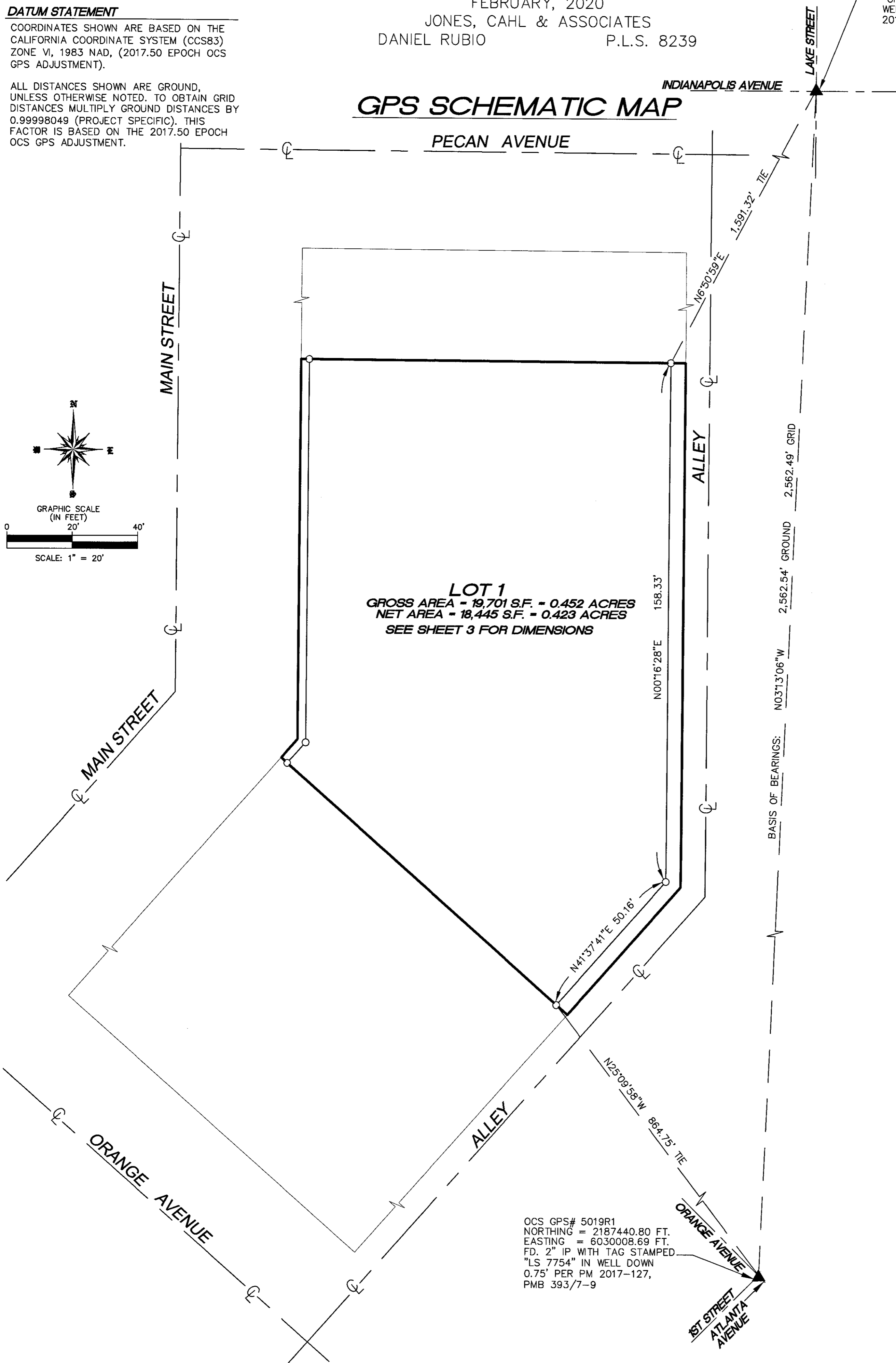
### DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE  
CALIFORNIA COORDINATE SYSTEM (CCS83)  
ZONE VI, 1983 NAD, (2017.50 EPOCH OCS  
GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND,  
UNLESS OTHERWISE NOTED. TO OBTAIN GRID  
DISTANCES MULTIPLY GROUND DISTANCES BY  
0.99998049 (PROJECT SPECIFIC). THIS  
FACTOR IS BASED ON THE 2017.50 EPOCH  
OCS GPS ADJUSTMENT.

OCS GPS# 5022R1  
NORTHING = 2189999.25 FT.  
EASTING = 6029864.83 FT.  
FD. 2" BRASS CAP STAMPED  
"CITY OF H B", DN 1.0" IN  
WELL MONUMENT PER PM  
2017-127, PMB 393/7-9

## GPS SCHEMATIC MAP



SHEET 3 OF 3 SHEETS  
NUMBER OF LOTS: 1 NUMBERED  
GROSS AREA: 19,701 SQUARE FEET  
NET AREA: 18,445 SQUARE FEET  
DATE OF SURVEY: FEBRUARY 12, 2020  
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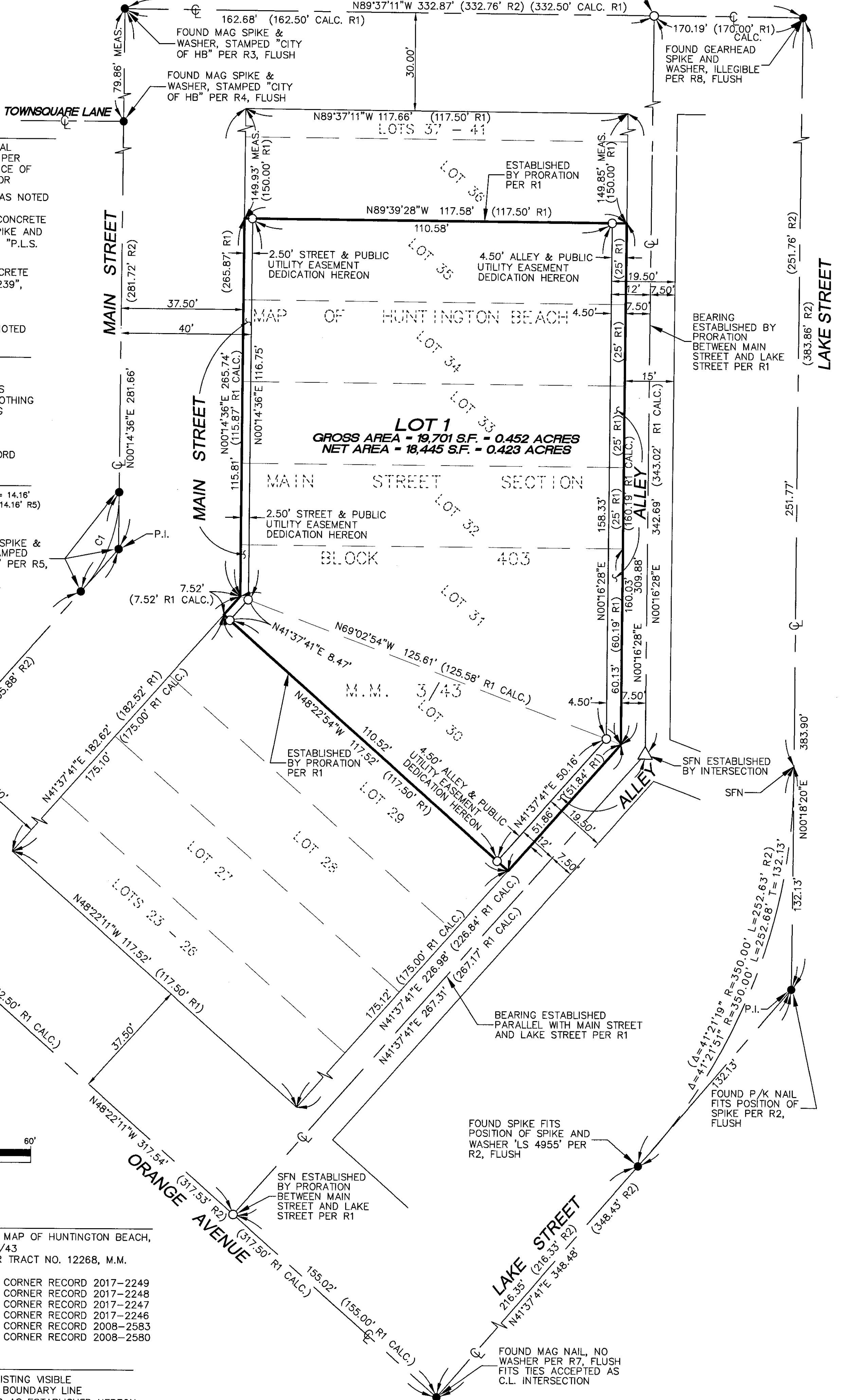
# TRACT NO. 18068

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

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, AND 35 IN BLOCK 403, MAP OF  
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DANIEL RUBIO P.L.S. 8239

SFN ESTABLISHED  
BY PRORATION  
BETWEEN MAIN  
STREET AND  
LAKE STREET  
PER R1

## PECAN AVENUE



### MONUMENT NOTES:

- ▲ INDICATES OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET L,T&T SET IN CONCRETE SIDEWALK OR SET 8" GEAR SPIKE AND WASHER IN ASPHALT STAMPED "P.L.S. 8239", FLUSH.
- △ INDICATES SET L,T&T IN CONCRETE V-GUTTER STAMPED "P.L.S. 8239", FLUSH.

( ) INDICATES RECORD DATA AS NOTED

### ABBREVIATIONS

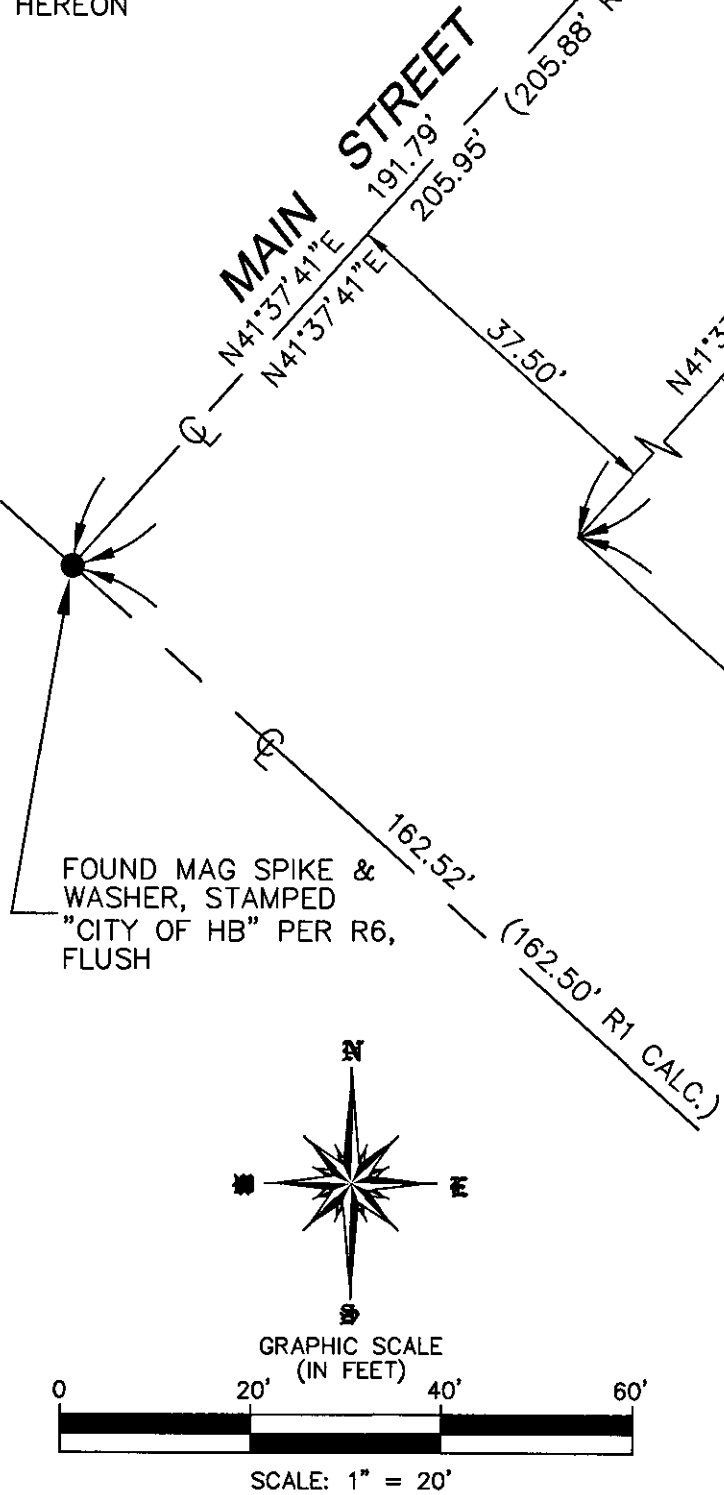
- CL - CENTERLINE
- TR - TRACT
- M.M. - MISCELLANEOUS MAPS
- SFN - SEARCHED, FOUND NOTHING
- L,T+T - LEAD, TACK AND TAG
- CALC. - CALCULATED
- ILLEG. - ILLEGIBLE
- FD. - FOUND
- M & R - MEASURED AND RECORD

### CURVE TABLE:

C1  $\Delta=41^{\circ}23'05''$   $R=37.50'$   $L=27.09'$   $T=14.16'$   
( $\Delta=41^{\circ}22'36''$   $R=37.50'$   $L=27.08'$   $T=14.16'$  R5)

### NOTE:

A DILIGENT SEARCH FOR ALL RECORD MONUMENTS IN THE AREA WAS PERFORMED TO ASSIST IN ESTABLISHING THE BOUNDARY LINES OF THIS SURVEY. ALL OF THE MONUMENTS THAT WERE FOUND ARE SHOWN HEREON



### REFERENCES

- R1- INDICATES RECORD DATA PER MAP OF HUNTINGTON BEACH, MAIN STREET SECTION M.M. 3/43
- R2- INDICATES RECORD DATA PER TRACT NO. 12268, M.M. 593/27-29
- R3- INDICATES RECORD DATA PER CORNER RECORD 2017-2249
- R4- INDICATES RECORD DATA PER CORNER RECORD 2017-2248
- R5- INDICATES RECORD DATA PER CORNER RECORD 2017-2247
- R6- INDICATES RECORD DATA PER CORNER RECORD 2017-2246
- R7- INDICATES RECORD DATA PER CORNER RECORD 2008-2583
- R8- INDICATES RECORD DATA PER CORNER RECORD 2008-2580

### 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.