

SHEET 1 OF 5
NUMBER OF LOTS: 2
ACREAGE: 2.973 ACRES
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE TRACT NO. 18168

TRACT NO. 18168

IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF THE MAP FILED IN BOOK 67, PAGE 50 OF PARCEL MAPS, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO LA HABRA, AS SHOWN ON THE MAP FILED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF ELECTRIC STREET AS ACCEPTED BY CITY OFFICIALS ON BEHALF OF THE CITY OF LA HABRA BY RESOLUTION NO. 587 AND RESOLUTION NO. 542, RECORDED JUNE 24, 1952 AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,761, WITH MEMORIAL NUMBER 25651 AND AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,762, WITH MEMORIAL NUMBER 25652, AND AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,760 WITH MEMORIAL NUMBER 25650, ALL OF TORRENS.

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES

JUNE 2020

ACCEPTED AND FILED AT
THE REQUEST OF
ORANGE COAST 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 BORDERLINE.

WE HEREBY DEDICATE TO THE CITY OF LA HABRA:

1. THE PUBLIC SIDEWALK EASEMENT AS SHOWN ON SAID MAP.
2. THE EMERGENCY VEHICLE ACCESS EASEMENT AS SHOWN ON SAID MAP.
3. THE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.
4. THE 10.00' WIDE SEWER EASEMENT AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF LA HABRA:

1. ALL VEHICULAR ACCESS RIGHTS TO EUCLID STREET EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER:

BONANNI DEVELOPMENT COMPANY II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Ed Bonanni BY: Bret Bonanni
NAME: ED BONANNI NAME: BRET BONANNI
TITLE: member TITLE: MEMBER

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION DBA HOUSING CAPITAL COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 24, 2020 AS INSTRUMENT NO. 2020000522882, OFFICIAL RECORDS.

BY: Deanna L. Llanos BY: _____
NAME: Deanna L. Llanos NAME: _____
TITLE: Vice President TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1955 IN BOOK 3155, PAGE 569 OF OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES, FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1956 IN BOOK 3590, PAGE 388 OF OFFICIAL RECORDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES, FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1956 IN BOOK 3590, PAGE 389 OF OFFICIAL RECORDS.
4. FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1956 IN BOOK 3607, PAGE 520 OF OFFICIAL RECORDS.
5. FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 06, 1956 IN BOOK 3636, PAGE 110 OF OFFICIAL RECORDS.
6. THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR SEWER LINE, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 1977 IN BOOK 12244, PAGE 1038 OF OFFICIAL RECORDS.
7. ORANGE COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD PROTECTION AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 1944 AS REGISTRAR LAND TITLE CERTIFICATE NO. 9121 WITH MEMORIAL NUMBER 10928.
8. LOS ANGELES SMSA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, SUCCESSOR IN INTEREST TO CHICAGO TITLE INSURANCE COMPANY HOLDER OF AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES FOR INSTALLATION AND MAINTENANCE OF UTILITY WIRES, CABLES, CONDUITS AND PIPES, RECORDED JUNE 14, 1982 AS INSTRUMENT NO. 82-201990 AND LAST AMENDMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-370884, BOTH OF OFFICIAL RECORDS.
9. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1983 AS INSTRUMENT NO. 83-403652 OF OFFICIAL RECORDS.
10. FRONTIER CALIFORNIA, INC., SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR UNDERGROUND CONDUITS AND APPURTENANCES FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1983 AS INSTRUMENT NO. 83-403890 OF OFFICIAL RECORDS.
11. ORNELAS INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN APPURTENANT, PERPETUAL EASEMENT FOR A PARCEL AND ACCESS & UTILITIES, INGRESS, EGRESS, USE, MAINTENANCE, SERVICE AND UTILIZE IN CONNECTION WITH, AS RESERVED IN THE GRANT DEED RECORDED SEPTEMBER 24, 2020 AS INSTRUMENT NO. 2020000522878 OF OFFICIAL RECORDS.

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

1. WARD FRANCIS & MINNIE B. FRANCIS, HUSBAND AND WIFE, HOLDERS OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, RECORDED JULY 01, 1955 IN BOOK 3125, PAGE 220 OF OFFICIAL RECORDS.

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 BONANNI DEVELOPMENT, INC. IN JUNE 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.

Jeffrey A. Walden
JEFFREY A. WALDEN
P.L.S. 7914
EXPIRATION DATE: 12-31-21

03-02-2021
DATE



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, IF REQUIRED, 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.

DATED THIS _____ DAY OF _____, 20____

CHRISTOPHER LEE JOHANSEN
R.C.E. 52407
CITY ENGINEER, CITY OF LA HABRA

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 _____, 20____

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

BY: Lily M. N. Sandberg, DEPUTY COUNTY SURVEYOR
P.L.S. 8402



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF LA HABRA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LA HABRA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, 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 LA HABRA, SUBJECT TO IMPROVEMENTS;

1. THE PUBLIC SIDEWALK EASEMENT AS DEDICATED.
2. THE EMERGENCY VEHICLE ACCESS EASEMENT AS DEDICATED.
3. THE PUBLIC UTILITY EASEMENT AS DEDICATED.
4. THE 10.00' WIDE SEWER EASEMENT AS DEDICATED.
5. THE VEHICULAR ACCESS RIGHTS TO EUCLID STREET AS RELEASED AND RELINQUISHED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PUBLIC STREET, ELECTRIC STREET, WITHIN THE BOUNDARY OF THIS MAP WHICH WAS ACQUIRED BY THE CITY OF LA HABRA PER RESOLUTION NO. 587 AND RESOLUTION NO. 542, RECORDED JUNE 24, 1952 AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,761, WITH MEMORIAL NUMBER 25651 AND AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,762 WITH MEMORIAL NUMBER 25652, AND AS REGISTRAR LAND TITLE CERTIFICATE NO. 13,760 WITH MEMORIAL NUMBER 25650, ALL OF TORRENS, NOT 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.

Laurie Swindell, CMC BY: _____
CITY CLERK OF THE CITY OF LA HABRA

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 _____, 20____

Shari L. Freidenrich BY: _____
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

SHEET 2 OF 5
NUMBER OF LOTS: 2
ACREAGE: 2.973 ACRES
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE TRACT NO. 18168

TRACT NO. 18168

IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
JUNE 2020

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)

ON March 4, 2021 BEFORE ME, Jeanice A. McFall - Notary Public
PERSONALLY APPEARED Ed Bonanni and

Bret Bonanni, 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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE Jeanice A. McFall

IS IN Orange COUNTY.

MY COMMISSION EXPIRES Nov. 8, 2021

Jeanice A. McFall
(NAME PRINTED)

MY COMMISSION NUMBER 2217638.

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 _____)

ON _____ BEFORE ME, _____
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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE _____

IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

MY COMMISSION NUMBER _____.

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)

ON March 5, 2021 BEFORE ME, Aja Soavedra - Notary Public
PERSONALLY APPEARED Danna L. Llanos

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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE Aja Soavedra

IS IN Orange COUNTY.

MY COMMISSION EXPIRES Jan. 7, 2024

Aja Soavedra
(NAME PRINTED)

MY COMMISSION NUMBER 2318056.

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 _____)

ON _____ BEFORE ME, _____
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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE _____

IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

MY COMMISSION NUMBER _____.

SHEET 3 OF 5
 NUMBER OF LOTS: 2
 ACREAGE: 2.973 ACRES
 DATE OF SURVEY: JUNE 2020
 ALL OF TENTATIVE TRACT NO. 18168

TRACT NO. 18168

IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT

FOR CONDOMINIUM PURPOSES

GENERAL NOTES:

SEE SHEET 4 FOR BASIS OF BEARINGS, DATUM STATEMENT AND BOUNDARY & LOT DETAILS.

JEFFREY A. WALDEN, P.L.S. 7914

WALDEN & ASSOCIATES

JUNE 2020

LOT 2 IS A NOT A PART OF CONDOMINIUM UNITS.

SURVEY NOTES:

- (R1) INDICATES RECORD DATA PER RECORD OF SURVEY R.S.B. 99/15-16.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY NO. 2010-1159, R.S.B. 262/40.
- (R3) INDICATES RECORD DATA PER P.M.B. 67/50.
- (R4) INDICATES RECORD DATA PER TRACT NO. 11943, M.M. 529/45-46.
- (R5) INDICATES RECORD DATA PER GRANT DEED RECORDED 09/24/2020 AS INSTRUMENT NO. 202000522878 OF OFFICIAL RECORDS
- (R6) INDICATES RECORD DATA PER GRANT DEED RECORDED 09/24/2020 AS INSTRUMENT NO. 202000522877 OF OFFICIAL RECORDS
- (R7) INDICATES RECORD DATA PER TRACT NO. 1972, M.M. 138/3-4.
- M INDICATES MEASURED DISTANCE.

CALC INDICATES CALCULATED DISTANCE FROM RECORD DATA

BOUNDARY ESTABLISHMENT NOTES

THE LINES OF OCCUPATION APPEAR TO FIT THE EXTERIOR BOUNDARY LINES (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

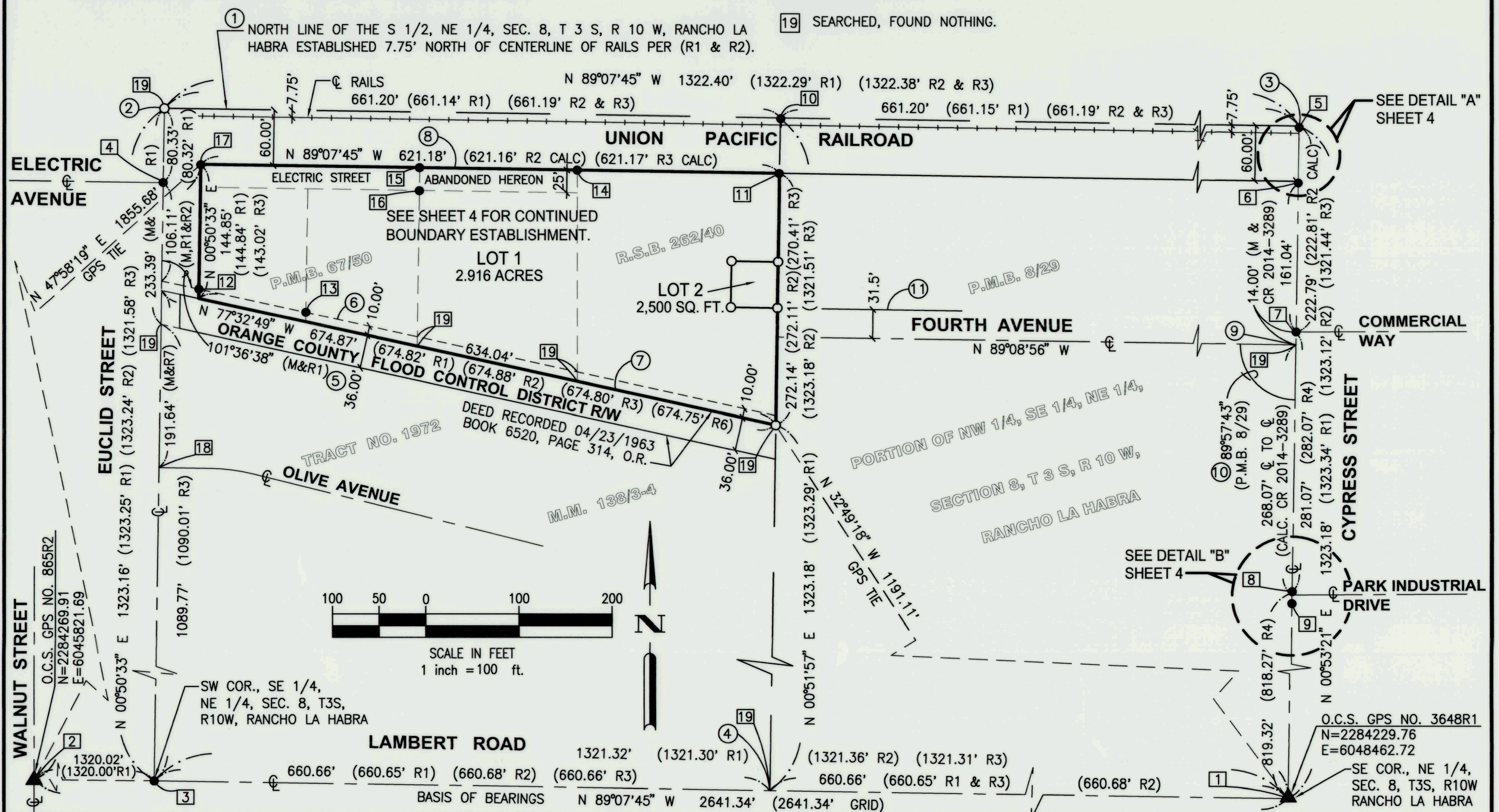
- ① ESTABLISHED AS NORTH LINE OF THE S 1/2, NE 1/4, SECTION 8, T3S, R10W, RANCHO LA HABRA BY HOLDING PARALLEL WITH AND RECORD DISTANCE 7.75' FROM CENTERLINE OF RAILROAD TRACKS PER (R1 AND R2).
- ② ESTABLISHED BY INTERSECTION. ACCEPTED AS NW CORNER OF SE 1/4, NE 1/4, SEC. 8, T3S, R10W, RANCHO LA HABRA PER (R1 & R2) AND ORANGE COUNTY ALIGNMENT NOTE BOOK A/3-10 PAGE 431-441 (SHOWN ON PAGE 10 OF 11).
- ③ ESTABLISHED BY INTERSECTION. ACCEPTED AS NE CORNER OF SE 1/4, NE 1/4, SEC. 8, T3S, R10W, RANCHO LA HABRA PER (R1 & R2) AND ORANGE COUNTY ALIGNMENT NOTE BOOK A/3-10 PAGE 431-441 (SHOWN ON PAGE 11 OF 11).
- ④ ESTABLISHED BY PRORATION BETWEEN THE CENTERLINE OF EUCLID STREET AND THE CENTERLINE OF CYPRESS STREET. ACCEPTED AS SW CORNER OF SE 1/4, SE 1/4, NE 1/4, SEC. 8, T3S, R10W, RANCHO LA HABRA.
- ⑤ ESTABLISHED BY RECORD ANGLE 101°36'38" FROM CENTERLINE EUCLID STREET PER (R1).
- ⑥ ESTABLISHED AS NORTH LINE OF O.C.F.C.D. EASEMENT OVER THE SOUTHERLY 10 FEET OF SAID LAND RECORDED JANUARY 19, 1944 AS REGISTRAR LAND TITLE CERTIFICATE NO. 9121 WITH MEMORIAL NUMBER 1028 PER (R1), BY HOLDING FOUND MONUMENTS ⑫ AND ⑬.
- ⑦ ESTABLISHED AS NORTH LINE OF O.C.F.C.D. RIGHT-OF-WAY BY HOLDING PARALLEL WITH AND RECORD DISTANCE 10.00' FROM NORTH LINE O.C.F.C.D. EASEMENT PER (R1).
- ⑧ ESTABLISHED AS THE NORTHERLY LINE OF ELECTRIC STREET (25' WIDE) BY HOLDING PARALLEL WITH AND RECORD DISTANCE 60.00' SOUTHERLY FROM THE NORTH LINE OF THE S 1/2, NE 1/4, SECTION 8, T3S, R10W, RANCHO LA HABRA PER (R1, R2 & R3).
- ⑨ ESTABLISHED POINT BY HOLDING RECORD DISTANCE 268.07' FROM CENTERLINE PARK INDUSTRIAL DRIVE PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2014-3289.
- ⑩ ESTABLISHED BY RECORD ANGLE 89°57'43" FROM CENTERLINE CYPRESS STREET PER P.M.B. 8/29.
- ⑪ ESTABLISHED AS NORTHERLY LINE OF FOURTH AVENUE (38' WIDE) BY HOLDING PARALLEL WITH AND RECORD DISTANCE 31.5' FROM THE CENTERLINE OF FOURTH AVENUE PER P.M.B. 8/29. NO MONUMENTS FOUND ALONG CENTERLINE FOURTH AVENUE. USED FOR ESTABLISHMENT OF EASEMENTS H & K).

MONUMENT NOTES:

- INDICATES 1" IRON PIPE, OR LEAD AND TACK, OR SPIKE AND WASHER, WITH TAG STAMPED "PLS 7914", TO BE SET 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

MONUMENT NOTES:

- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ① FOUND BROKEN SHAFT, NO REFERENCE. VERIFIED FITS TIES PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2020-2074 DOWN 0.10'. POINT IS LOCATED AT CENTERLINE INTERSECTION OF LAMBERT ROAD AND CYPRESS STREET PER (R2). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3648R1, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- ② FOUND MAG NAIL AND WASHER STAMPED "ON POINT LS 8133", NO REFERENCE. VERIFIED FITS REMAINING TIES PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2005-0722. ADDITIONAL TIES FIT UNFILED COUNTY OF ORANGE CORNER RECORD PREPARED BY ANTHONY D. SMITH, ON POINT LAND SURVEYING, INCORPORATED. FLUSH. POINT IS LOCATED AT CENTERLINE INTERSECTION OF LAMBERT ROAD AND WALNUT STREET. SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3865R2, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED BELOW.
- ③ FOUND HEX BOLT IN WELL MONUMENT, PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2020-2073. ACCEPTED AS CENTERLINE INTERSECTION OF LAMBERT ROAD AND EUCLID STREET. DOWN 1.65'.
- ④ FOUND SPIKE AND TIN PER (R1 & R2). ACCEPTED AS CENTERLINE INTERSECTION OF EUCLID STREET AND ELECTRIC AVENUE. DOWN 0.15'.
- ⑤ FOUND GEAR SPIKE AND WASHER STAMPED "LS 4182", S 00°53'21" W 1.60' FROM NE CORNER OF SE 1/4, NE 1/4, SECTION 8, T3S, R10W, RANCHO LA HABRA PER (R2). FLUSH. HELD FOR LINE.
- ⑥ FOUND SPIKE AND WASHER STAMPED "LS 5411" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2018-2768, S 00°53'21" W 1.75' FROM S'LY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY R/W. FLUSH. ON LINE.
- ⑦ FOUND SPIKE AND WASHER STAMPED "LS 5411" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2018-2767. FLUSH. ON LINE.
- ⑧ POINT FALLS ON MANHOLE HAS 1.00' STRADDLERS ON CENTERLINE PER PARCEL MAP NO. 85-458, P.M.B. 218/7-8. FOUND SPIKE AND WASHER STRADDLER STAMPED "LS 5411" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2006-0812 ON CENTERLINE N 00°53'21" E 1.00'. HELD FOR LINE. COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2014-3289 APPEARS TO HAVE ACCEPTED AS CENTERLINE INTERSECTION.
- ⑨ FOUND SPIKE AND WASHER STAMPED "LS 5411" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2006-0812. ACCEPTED AS NW BOUNDARY CORNER (R4). FLUSH. ON LINE.
- ⑩ FOUND 1" IRON PIPE WITH PLUG, ILLEGIBLE. NO REFERENCE. ACCEPTED AS NW CORNER OF NE 1/4, SE 1/4, NE 1/4, SEC. 8, T3S, R10W, RANCHO LA HABRA. DOWN 0.10'. FITS PRORATION.
- ⑪ FOUND 1/2" RE-BAR, NO REFERENCE. DOWN 0.10'. ACCEPTED AS INTERSECTION OF S'LY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY R/W AND THE E'LY LINE OF THE NW 1/4, SE 1/4, NE 1/4, OF SEC. 8, T3S, R10W, RANCHO LA HABRA.
- ⑫ FOUND 2" ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR", IN LIEU OF 1-1/2" IRON PIPE WITH O.C.S. TAG PER (R1). DOWN 0.70'.
- ⑬ FOUND 3/4" IRON PIPE, NO TAG. NO REFERENCE. DOWN 1.40'. ACCEPTED AS POINT ON E'LY LINE OF PARCEL 1, P.M.B. 67/50 AND N'LY LINE OF O.C.F.C.D. EASEMENT AS SHOWN ON (R2).
- ⑭ FOUND 1-1/2" IRON PIPE WITH TAG STAMPED "LS 5748" PER (R2). DOWN 0.30'.
- ⑮ FOUND 1-1/2" IRON PIPE WITH TAG STAMPED "RCE 12437" PER (R1), S 61°48'04" W 0.23' (0.27' SE'LY R1). DOWN 0.10'.
- ⑯ FOUND 1" IRON PIPE, NO TAG. ACCEPTED AS 1" IRON PIPE WITH TAG "RCE 21950" PER (R1). DOWN 0.10'.
- ⑰ FOUND 1-1/2" IRON PIPE WITH TAG STAMPED "RCE 12437" PER (R3). S 04°01'16" E 0.32' (1.30' N'LY R3). DOWN 0.40'.
- ⑱ POINT FALLS ON MANHOLE. FITS TIES PER CITY OF LA HABRA TIE DATED 11-29-1977 BY CANAS & PARTY.
- ⑲ SEARCHED, FOUND NOTHING.



SHEET 4 OF 5
 NUMBER OF LOTS: 2
 ACREAGE: 2.973 ACRES
 DATE OF SURVEY: JUNE 2020
 ALL OF TENTATIVE TRACT NO. 18168

TRACT NO. 18168

IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

BOUNDARY AND LOT DETAIL

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
 JUNE 2020

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3648R1 AND STATION GPS NO. 3865R1 BEING NORTH 89°07'45" 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).

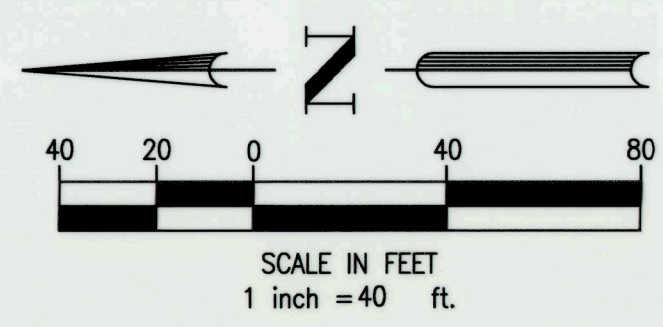
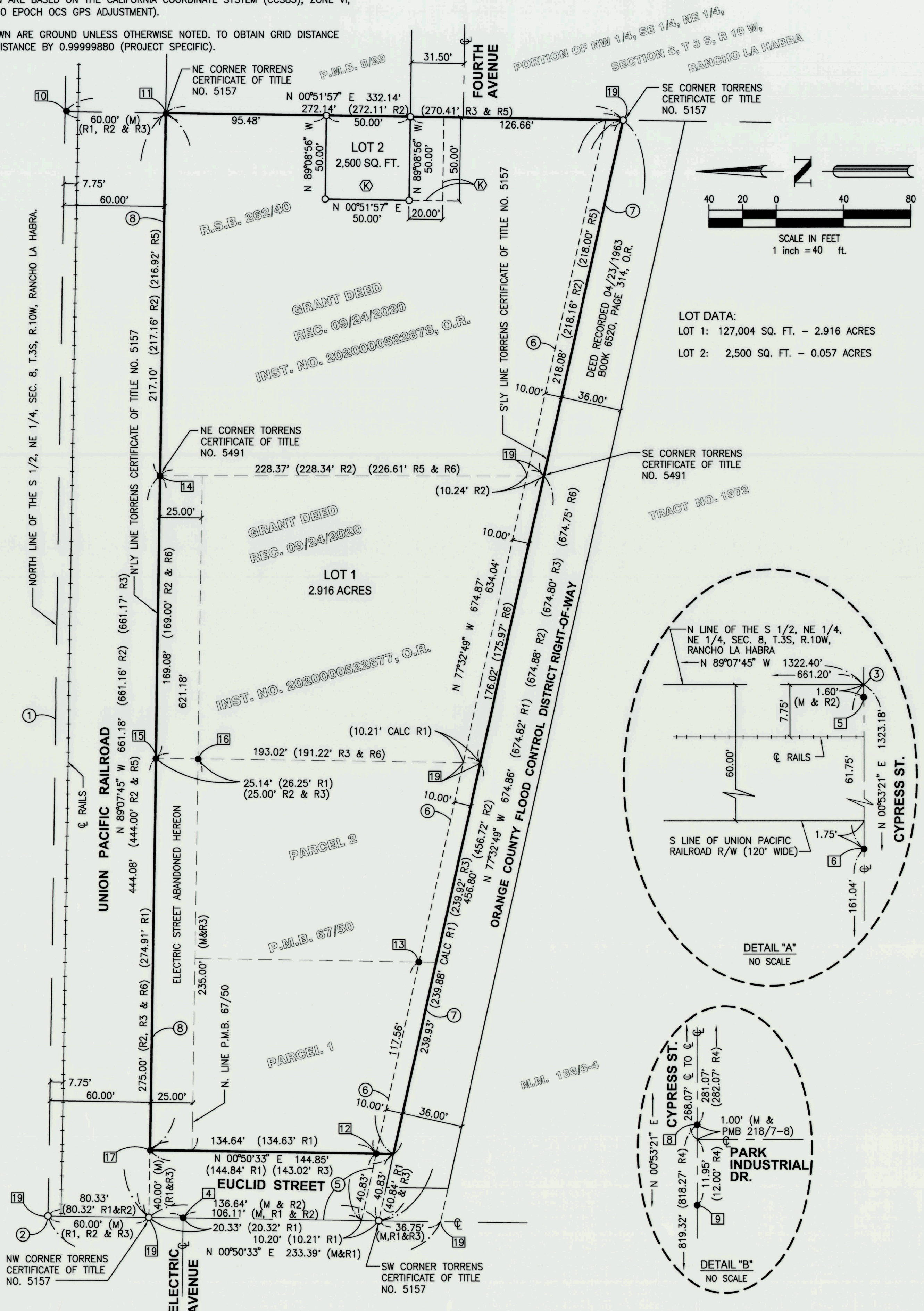
ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99999880 (PROJECT SPECIFIC).

GENERAL NOTES:

SEE SHEET 3 FOR SURVEY NOTES, BOUNDARY ESTABLISHMENT NOTES, AND MONUMENT NOTES.

SEE SHEET 5 FOR EASEMENT NOTE (K).

LOT 2 IS A NOT A PART OF CONDOMINIUM UNITS.



LOT DATA:
 LOT 1: 127,004 SQ. FT. - 2.916 ACRES
 LOT 2: 2,500 SQ. FT. - 0.057 ACRES

SHEET 5 OF 5
 NUMBER OF LOTS: 2
 ACREAGE: 2.973 ACRES
 DATE OF SURVEY: JUNE 2020
 ALL OF TENTATIVE TRACT NO. 18168

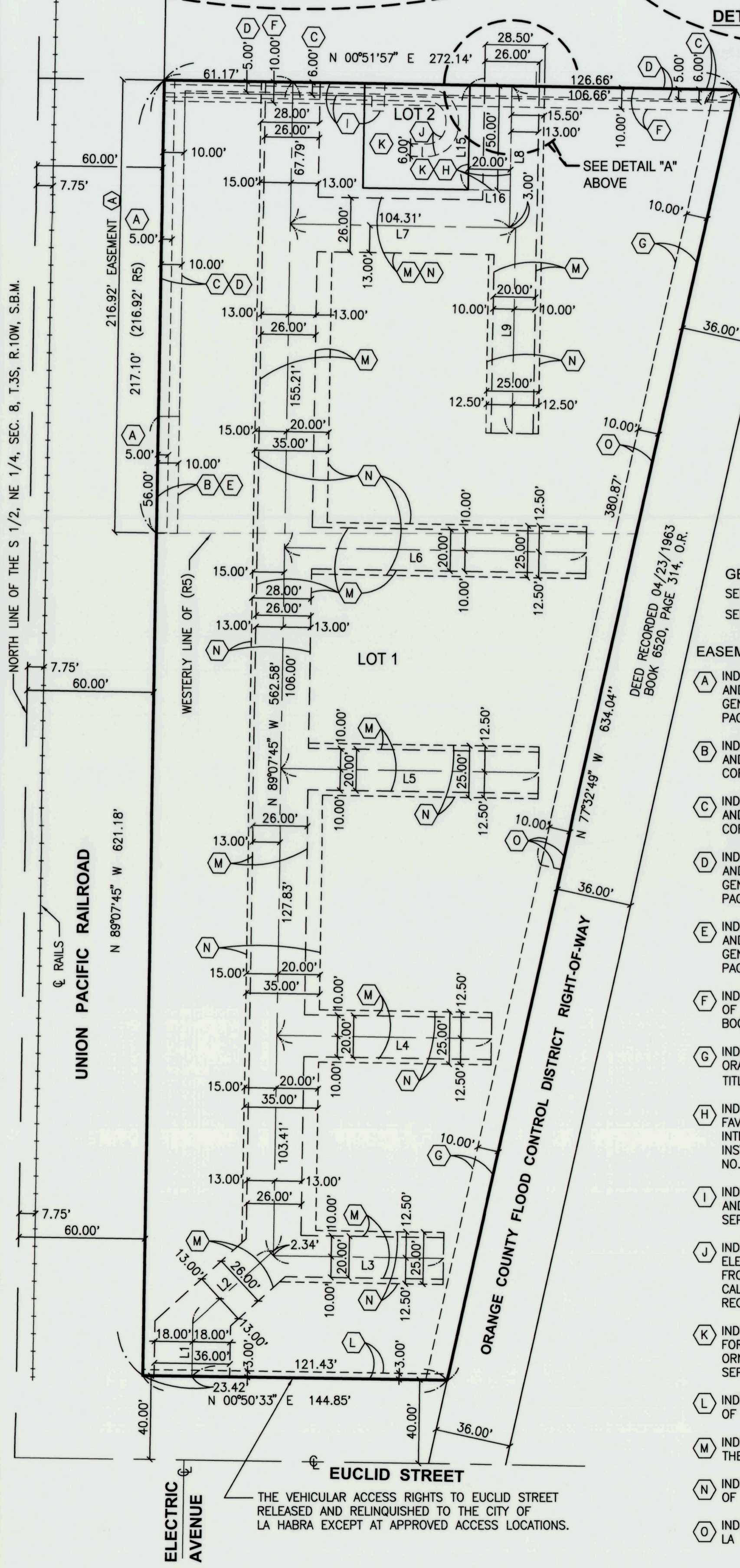
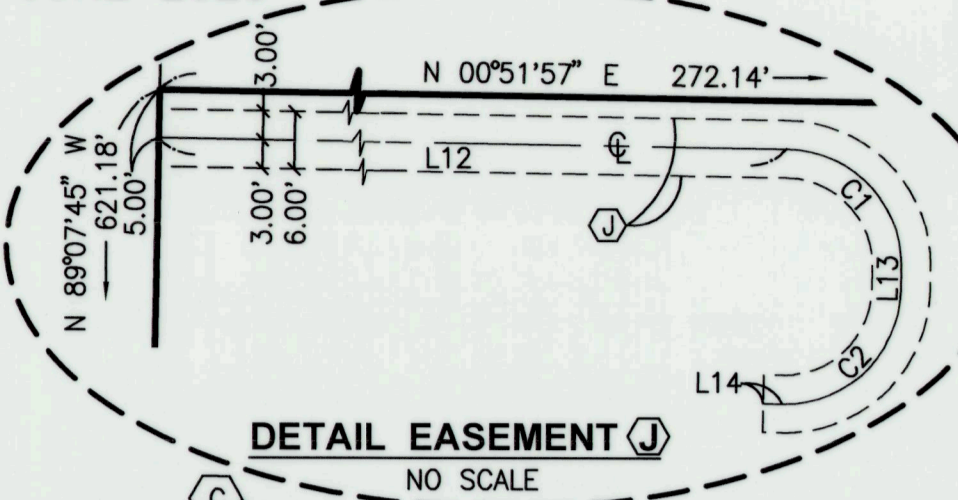
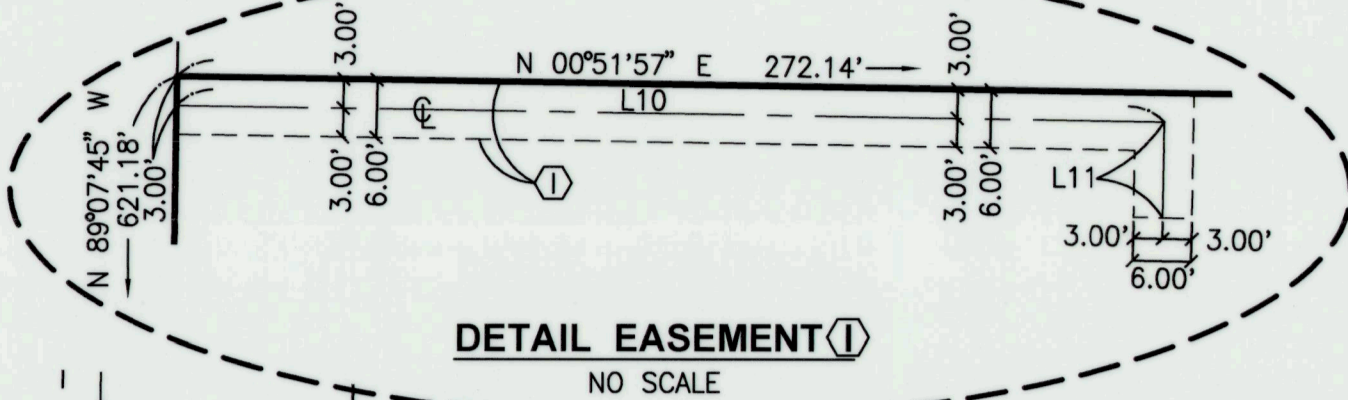
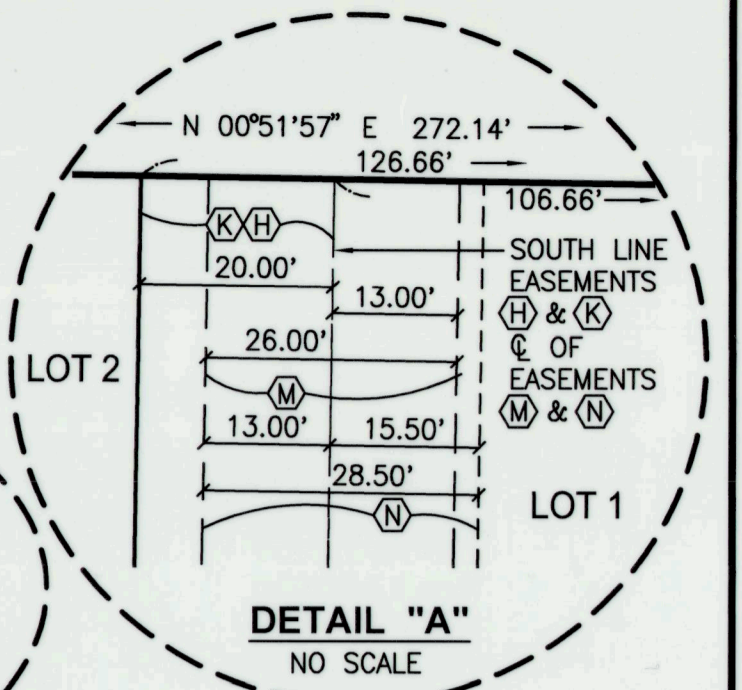
TRACT NO. 18168

IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

EASEMENT DETAILS

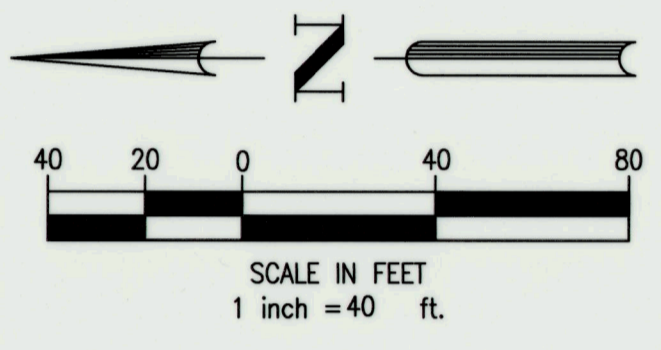
FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
 JUNE 2020



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 89°07'45" W | 25.49' |
| L2 | N 42°18'53" W | 51.77' |
| L3 | N 00°52'15" E | 81.00' |
| L4 | N 00°52'15" E | 102.17' |
| L5 | N 00°52'15" E | 122.67' |
| L6 | N 00°52'15" E | 143.50' |
| L7 | N 00°52'15" E | 107.31' |
| L8 | N 89°07'45" W | 67.80' |
| L9 | N 89°07'45" W | 98.67' |
| L10 | N 00°51'57" E | 102.00' |
| L11 | N 89°07'38" W | 10.00' |
| L12 | N 00°51'57" E | 125.33' |
| L13 | N 89°07'45" W | 2.50' |
| L14 | N 00°51'57" E | 2.00' |
| L15 | N 89°08'56" W | 50.00' |
| L16 | N 00°51'57" E | 20.00' |

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 90°00'18" | 12.00' | 18.85' |
| C2 | 89°59'42" | 12.00' | 18.85' |



GENERAL NOTES:
 SEE SHEET 3 FOR SURVEY NOTES, BOUNDARY ESTABLISHMENT NOTES, AND MONUMENT NOTES.
 SEE SHEET 4 FOR BASIS OF BEARINGS, DATUM STATEMENT, AND BOUNDARY & LOT DETAILS.

- EASEMENT NOTES**
- (A) INDICATES AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF FRONTIER CALIFORNIA INC., SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JULY 28, 1955 IN BOOK 3155, PAGE 569 OF OFFICIAL RECORDS.
 - (B) INDICATES AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 25, 1956 IN BOOK 3590, PAGE 388 OF OFFICIAL RECORDS.
 - (C) INDICATES AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 25, 1956 IN BOOK 3590, PAGE 389 OF OFFICIAL RECORDS.
 - (D) INDICATES AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF FRONTIER CALIFORNIA INC., SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED AUGUST 10, 1956 IN BOOK 3607, PAGE 520 OF OFFICIAL RECORDS.
 - (E) INDICATES AN EASEMENT FOR POLE LINES FOR ELECTRICAL SUPPLY FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF FRONTIER CALIFORNIA INC., SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED SEPTEMBER 06, 1956 IN BOOK 3636, PAGE 110 OF OFFICIAL RECORDS.
 - (F) INDICATES AN EASEMENT FOR SEWER LINE, APPURTENANCES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, RECORDED JUNE 15, 1977 IN BOOK 12244, PAGE 1038 OF OFFICIAL RECORDS.
 - (G) INDICATES AN EASEMENT FOR FLOOD PROTECTION AND INCIDENTAL PURPOSES, IN FAVOR OF ORANGE COUNTY FLOOD CONTROL DISTRICT, RECORDED JANUARY 19, 1944 AS REGISTRAR LAND TITLE CERTIFICATE NO. 9121 WITH MEMORIAL NUMBER 1028 AND AS SHOWN ON R.S.B. 99/15-16.
 - (H) INDICATES AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, IN FAVOR OF LOS ANGELES SMSA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, SUCCESSOR IN INTEREST TO CHICAGO TITLE INSURANCE COMPANY, RECORDED JUNE 14, 1982 AS INSTRUMENT NO. 1982-201990 AND LAST AMENDMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-370884, BOTH OF OFFICIAL RECORDS.
 - (I) INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 14, 1983 AS INSTRUMENT NO. 1983-403652 OF OFFICIAL RECORDS.
 - (J) INDICATES AN EASEMENT FOR UNDERGROUND CONDUITS AND APPURTENANCES FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF FRONTIER CALIFORNIA INC., SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED SEPTEMBER 14, 1983 AS INSTRUMENT NO. 1983-403890 OF OFFICIAL RECORDS.
 - (K) INDICATES AN EASEMENT PARCEL AND A PERPETUAL EASEMENT TO UTILIZE IN CONNECTION WITH, FOR THE RIGHT TO ACCESS, INGRESS, EGRESS, USE, MAINTAIN, SERVICE, AS RESERVED BY ORNELAS INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 09, 2020 AS INSTRUMENT NO. 2020000522878 OF OFFICIAL RECORDS.
 - (L) INDICATES AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.
 - (M) INDICATES AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.
 - (N) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.
 - (O) INDICATES A 10.00' EASEMENT FOR SEWER PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.

THE VEHICULAR ACCESS RIGHTS TO EUCLID STREET RELEASED AND RELINQUISHED TO THE CITY OF LA HABRA EXCEPT AT APPROVED ACCESS LOCATIONS.