

TENTATIVE PARCEL MAP NO. 2024-131

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

A.P. NO.: 018-431-39
AREA: 2.01 ACRES GROSS - 2.00 ACRES NET
MAY 2024

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 2022-131, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS SHOWN ON THE MAP FILED IN BOOK 413, PAGES 29 THROUGH 32 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE
COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBERS:
018-431-39

ADDRESS:
2060 W. LAMBERT ROAD AND 777 S. BEACH BOULEVARD

EASEMENTS:

- (A) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 IN BOOK 5761, PAGE 856 OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT IN FAVOR OF FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, FOR FACILITIES OF ELECTRICAL SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1961 IN BOOK 5837, PAGE 511 OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1967 IN BOOK 8299, PAGE 860, OF OFFICIAL RECORDS.
- (D) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 459, OF OFFICIAL RECORDS.
- (E) INDICATES AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF LEASE HOLDER PER DOCUMENT RECORDED MAY 13, 1977 IN BOOK 12194, PAGE 911 AND AMENDED OR MODIFIED DOCUMENT RECORDED FEBRUARY 24, 1982 AS INSTRUMENT NO. 82-063739, BOTH OF OFFICIAL RECORDS.
- (F) INDICATES A 2.00' EASEMENT FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES DEDICATED TO THE CITY OF LA HABRA ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.
- (G) INDICATES A RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2, THEIR SUCCESSORS AND ASSIGNS, AS RESERVED ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

ZONE:
COMMERCIAL (C-2)

SITE DATA:

PARCEL 1
BUILDING AREA: ±950 SQ. FT.
F.A.R.: 0.3
PARKING:
REQUIRED: 8 SPACES
PROVIDED: 12 REGULAR, 1 HANDICAPPED SPACES

PARCEL 2
BUILDING AREA: ±10,000 SQ. FT.
F.A.R.: .18
PARKING:
REQUIRED: 13 SPACES
PROVIDED: 34 REGULAR, 2 HANDICAPPED SPACES

NOTES:
EASEMENTS BETWEEN PARCEL 1 AND PARCEL 2 FOR SHARED ACCESS, INGRESS/EGRESS, PARKING, LOT DRAINAGE, EMERGENCY VEHICLE ACCESS, PRIVATE UTILITIES, AND LANDSCAPING WITH COST SHARING AND MAINTENANCE RESPONSIBILITIES TO BE ADDRESSED UNDER AND SUBJECT TO A SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THE PARCEL MAP.

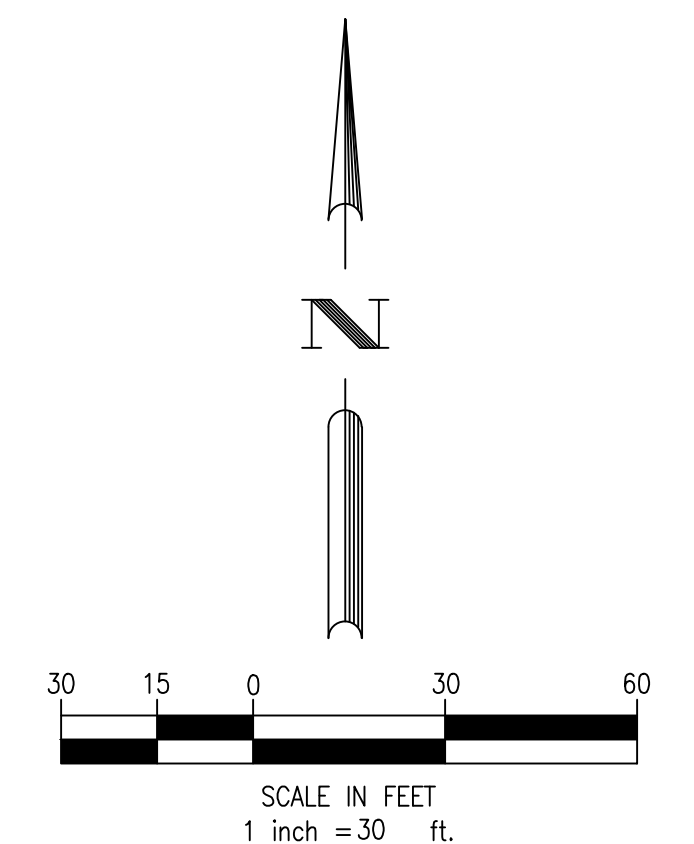
STATEMENT OF PURPOSE:
THE REQUEST FOR A TENTATIVE PARCEL MAP IS FOR SUBDIVISION OF A SINGLE PARCEL INTO TWO PARCELS TO ALLOW THE SEPARATION PARCELS FOR LEASE, UTILITIES AND TAX PURPOSES, WITH THE OPTION FOR POSSIBLE FUTURE SALE.

OWNER/SUBDIVIDER:
IMPERIAL RETAIL INVESTMENTS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
4340 VON KARMEN AVE., SUITE 200
NEWPORT BEACH, CA 92660
MW SHENOUDA, MANAGER
562-431-8734

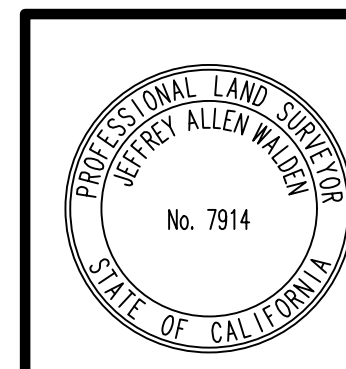
LAND SURVEYOR:
WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
JEFFREY A. WALDEN, P.L.S. 7914
949-660-0110

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF LAMBERT ROAD BEING NORTH 88°53'38" WEST AS SHOWN ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

LINE	BEARING	DISTANCE
L1	N 44° 10' 45" W	28.14'
L2	N 44° 10' 45" W	29.34'
L3	N 00° 33' 15" E	25.00'



REV. 05/27/2025



WALDEN & ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 949-660-0418
JEFFREY A. WALDEN PLS 7914 DATE 05/24/2024

TENTATIVE
PARCEL MAP NO. 2024-131
2060 W. LAMBERT RD. & 777 S. BEACH BLVD.
LA HABRA, CALIFORNIA

JOB NUMBER 2134-987-051
DATE: 09/24/24
DRAWN: B.J.W.
CHECKED: J.W.
SHEET 1 OF 1

