

SHEET 1 OF 9 SHEETS
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
(FINAL UNIT OF TENTATIVE
TRACT NO. 15377)

TRACT NO. 15377

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

BEING A SUBDIVISION OF A PORTION OF PARCEL A OF THE DEED
RECORDED SEPTEMBER 19, 1993 AS INSTRUMENT NO. 19980479182
OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE COMPANY

DATE: DECEMBER 24, 2015

TIME: 1:07 PM FEE: \$ 22.00

INSTRUMENT NO. 2015000649679

BOOK 950 PAGE 19-27 M/M

HUGH NGUYEN
COUNTY CLERK - RECORDER
BY: [Signature]
DEPUTY

OWNERSHIP STATEMENT:

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: GRAHAM STREET, RIVERGATE DRIVE, COBBLESTONE LANE, JUNIPER LANE, BURROWS LANE, EUCALYPTUS LANE, AND GOLDENROD CIRCLE.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND OWNERS WITH THIS TRACT:

1. AN EASEMENT FOR MAINTENANCE AND ACCESS PURPOSES OVER LOT X
2. AN EASEMENT FOR LANDSCAPE MAINTENANCE AND ACCESS PURPOSES OVER LOTS A AND S

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN ON SAID MAP.
2. THE EASEMENT FOR WATER PURPOSES AS SHOWN ON SAID MAP.
3. THE EASEMENTS FOR STORM DRAIN PURPOSES OVER LOT N AND A PORTION OF LOTS C AND O AS SHOWN ON SAID MAP.
4. THE EASEMENT FOR SEWER LIFT STATION PURPOSES AS SHOWN ON SAID MAP.
5. THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS SHOWN ON SAID MAP.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP; OWNER.

BY: [Signature]
NAME: John VanderVelde
TITLE: Assistant Secretary

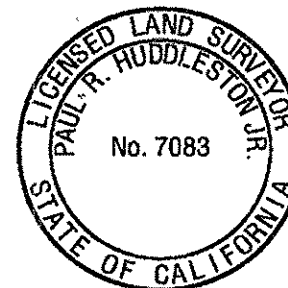
BY: [Signature]
NAME: John C. Danvers
TITLE: Assistant Secretary

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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP IN NOVEMBER 2012. 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 NINETY 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.

PAUL R. HUDDLESTON, JR., L.S. NO. 7083

DATE: 9/4/15



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 23RD DAY OF December, 2015.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE: 12/31/17

BY: [Signature]
NAME: Craig S. Wehrman
TITLE: Chief Deputy Surveyor



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE }

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 15th DAY OF DECEMBER, 2015.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER-TAX COLLECTOR

NOTARY ACKNOWLEDGEMENT:

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 Sept. 3, 2015 BEFORE ME, Beth A. Hutchinson A NOTARY PUBLIC,
PERSONALLY APPEARED John VanderVelde + John C. Danvers
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 [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Beth A. Hutchinson
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES 3-20-2018
MY COMMISSION NO. 2061654

NOTARY ACKNOWLEDGEMENT:

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 _____
NOTARY PUBLIC IN AND FOR SAID STATE
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.
MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____

CITY PLANNING COMMISSION CERTIFICATE:

I, SCOTT HESS, SECRETARY OF 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 14th DAY OF Sept., 2015.

SCOTT HESS, DIRECTOR
CITY OF HUNTINGTON BEACH CITY PLANNING COMMISSION

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 UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS 19 DAY OF NOVEMBER, 2015.

TOM HERBEL
CITY ENGINEER
CITY OF HUNTINGTON BEACH
R.C.E. 53300 EXPIRATION DATE: 06/30/2017



CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE }
CITY OF HUNTINGTON BEACH }

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 7th DAY OF Dec., 2015, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID HEREBY ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF GRAHAM STREET, RIVERGATE DRIVE, COBBLESTONE LANE, JUNIPER LANE, BURROWS LANE, EUCALYPTUS LANE, AND GOLDENROD CIRCLE.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH, SAID APPROVAL TO THE EFFECT UPON THE APPROVAL OF THE MAP BY THE COUNTY OF ORANGE.

1. THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS DEDICATED.
2. THE EASEMENT FOR WATER PURPOSES AS DEDICATED.
3. THE EASEMENTS FOR STORM DRAIN PURPOSES OVER LOT N AND A PORTION OF LOTS C, O, ~~T~~, Z AND ~~AA~~ AS DEDICATED.
4. THE EASEMENT FOR SEWER LIFT STATION PURPOSES AS DEDICATED.
5. THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS DEDICATED.

THE CITY COUNCIL APPROVED THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)&(C) OF THE SUBDIVISION MAP ACT, SAID APPROVAL TO THE EFFECT UPON THE APPROVAL OF THE MAP BY THE COUNTY OF ORANGE.

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

DATED THIS 9th DAY OF December, 2015.

JOAN L. FLYNN
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

BY: [Signature] (DEPUTY) [Signature] City Clerk

SEE SHEET 2 FOR SIGNATURE OMISSIONS

SHEET 2 OF 9 SHEETS
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
(FINAL UNIT OF TENTATIVE
TRACT NO. 15377)

TRACT NO. 15377
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA.
HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (B) INDICATES AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (C) INDICATES AN EASEMENT^{FOR} WATER PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (D) INDICATES A 15.00' EASEMENT FOR STORM DRAIN, PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH RECORDED NOVEMBER 05, 1982 AS INSTRUMENT NO. 82-390016, O.R.
- (E) INDICATES AN EASEMENT FOR SEWER LIFT STATION PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (F) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

ADDITIONAL NOTES:

AN IRREVOCABLE OFFER TO DEDICATE LOTS 'A', 'B', 'S', 'X' IN FEE TITLE TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE CITY OF HUNTINGTON BEACH, FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383686 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE LOT 'Y' IN FEE TITLE TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT, FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383685 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER LOTS 'C', 'N', 'O' AND 'T' TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE CITY OF HUNTINGTON BEACH, FOR PUBLIC ACCESS AND RECREATIONAL USE PURPOSES WAS RECORDED ON JULY 23, 2015 AS INSTRUMENT NO. 2015000383684 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER LOTS 'Z', 'AA' AND 'BB' TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION FOR CONSERVATION PURPOSES WAS RECORDED ON JULY 23, 2015 AS INSTRUMENT NO. 2015000383683 OF OFFICIAL RECORDS.

NOTES:

- LOT A IS FOR ACTIVE PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT B IS FOR SEWER LIFT STATION PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS C IS FOR PUBLIC SIDEWALK AND LANDSCAPE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS E THROUGH M ARE FOR LANDSCAPE PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
- LOT N IS FOR PEDESTRIAN ACCESS AND DRAINAGE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT O IS FOR PASEO PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT S IS FOR PASSIVE PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT T IS FOR OPEN SPACE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT X IS FOR NATURAL TREATMENT SYSTEM PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT Y IS FOR VEGETATED FLOOD PROTECTION FEATURE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT Z IS FOR WETLAND AREA PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT AA IS FOR BUFFER AREA PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT BB IS FOR OPEN SPACE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS C, N, O AND T ARE SUBJECT TO PUBLIC TRAILS AND PUBLIC ACCESS PURPOSES PER EASEMENTS DESCRIBED HEREIN.
- LOTS A, B AND S ARE SUBJECT TO PUBLIC ACCESS PURPOSES PER EASEMENTS DESCRIBED HEREIN.
- LOTS D, P, Q, R, U, V AND W AS SHOWN ON THE APPROVED TENTATIVE MAP ARE NO LONGER USED AS ACTIVE LOTS AND ARE NOT SHOWN HEREON.

[THE LANGUAGE *ACTIVE LOTS, *PASEO PARK, *PASSIVE PARK AND *ACTIVE PARK SHOWN HEREON IS SPECIFIED BY THE COASTAL COMMISSION AND CANNOT BE CHANGED.]

SIGNATURE OMISSIONS:

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

THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES AS RESERVED BY STEARNS RANCHOS COMPANY IN DEEDS RECORDED IN BOOK 30, PAGE 163, BOOK 30, PAGE 240 AND IN BOOK 85, PAGE 97 OF DEEDS. (NOT PLOTTABLE)

A OIL AND GAS LEASE EXECUTED BY BOLSA LAND COMPANY AS LESSOR AND SIGNAL OIL AND GAS COMPANY AS LESSEE, RECORDED DECEMBER 12, 1941, IN BOOK 1120, PAGE 435 OF OFFICIAL RECORDS.

UNRECORDED EASEMENTS, GRANTED TO THE CITY OF LONG BEACH AND SIGNAL OIL AND GAS COMPANY BY CONVEYANCES DATED JANUARY 2, 1957 AS DISCLOSED BY RECITALS IN THE DEED TO SECURITY FIRST NATIONAL BANK, RECORDED AUGUST 25, 1960 IN BOOK 5390, PAGE 349, OFFICIAL RECORDS. (NOT PLOTTABLE)

RIGHTS AND INTEREST RESERVED IN VARIOUS DEEDS TO BOLSA-MESA CORPORATION, BOLSA-LOS PATOS CORPORATION, BOLSA-LAGUNA CORPORATION, BOLSA-GRANDE CORPORATION AND BOLSA-PACIFIC CORPORATION, ONE OF WHICH RECORDED JUNE 25, 1964 IN BOOK 7105, PAGE 115 OF OFFICIAL RECORDS. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BOLSA-SIGNAL CONVEYANCE" RECORDED JANUARY 30, 1970 AS BOOK 9204, PAGE 1 OF OFFICIAL RECORDS.

A COMMUNITY OIL AND GAS LEASE EXECUTED BY THE STATE OF CALIFORNIA AS LESSOR AND SIGNAL OIL AND GAS COMPANY AS LESSEE, RECORDED AUGUST 17, 1973, IN BOOK 10855, PAGE 432 OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR STORM DRAIN, PIPELINE AND INCIDENTAL PURPOSES RECORDED NOVEMBER 5, 1982 AS INSTRUMENT NO. 82-390016 OF OFFICIAL RECORDS.

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN SIGNAL BOLSA CORPORATION AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 96-479183 AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO. 20000113092, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN THE METROPOLITAN WATER DISTRICT AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 96-479184 AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO. 20000113091, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR CONSERVATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383683 OF OFFICIAL RECORDS.

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC ACCESS AND RECREATIONAL USE PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383684 OF OFFICIAL RECORDS.

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO'S. 2015000383685 AND 2015000383686, BOTH OF OFFICIAL RECORDS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'32"W	4.94'
L2	N58°49'57"E	3.34'
L3	N65°00'00"E	2.34'
L4	N30°43'39"E	7.91'
L5	N26°12'21"E	10.36'
L6	N10°19'46"E	22.22'
L7	N82°01'40"W	4.90'
L8	N73°26'17"E	8.29'
L9	N88°04'02"W	4.69'
L10	N70°26'16"W	12.51'
L11	N78°18'10"W	5.31'
L12	N55°01'15"W	19.22'
L13	N40°29'25"W	26.38'
L14	N17°19'41"E	20.90'
L15	N13°36'31"E	13.29'
L16	N69°25'26"W	5.65'
L17	N21°07'00"W	2.49'
L18	N74°07'16"W	1.50'
L19	N13°15'15"W	3.08'
L20	N27°08'34"E	22.39'
L21	N07°18'44"E	12.68'
L22	N27°34'27"E	21.99'
L23	N07°43'09"E	12.15'
L24	N45°54'39"E	28.78'
L25	N60°01'18"E	60.12'
L26	N10°46'52"E	13.96'
L27	N39°22'12"E	10.87'
L28	N13°34'50"E	24.61'

LINE TABLE (CONT'D)		
LINE	BEARING	LENGTH
L29	N56°04'00"E	11.11'
L30	N12°10'39"E	28.66'
L31	N30°10'29"E	11.43'
L32	N79°15'24"E	10.98'
L33	N63°40'29"E	10.00'
L34	N57°02'22"W	5.37'
L35	N47°40'01"W	34.07'
L36	N52°58'20"W	42.42'
L37	N15°10'08"W	13.99'
L38	N05°39'07"W	33.09'
L39	N18°13'01"E	36.46'
L40	N78°37'25"E	9.00'
L41	N16°23'58"E	35.61'
L42	N27°34'27"E	29.71'
L43	N07°43'09"E	20.40'
L44	N18°17'11"E	38.07'
L45	N45°54'39"E	10.54'
L46	N15°58'48"E	8.10'
L47	N27°57'05"E	10.65'
L48	N26°04'23"E	8.91'
L49	N31°19'51"E	3.85'
L50	N10°46'52"E	10.60'
L51	N39°22'12"E	8.28'
L52	N13°34'50"E	8.63'
L53	N56°04'00"E	10.70'
L54	N36°35'53"E	13.37'
L59	N12°10'39"E	22.26'
L60	N60°01'18"E	26.99'

LINE TABLE (CONT'D)		
LINE	BEARING	LENGTH
L61	N69°31'39"E	9.72'
L62	N30°12'03"E	12.78'
L63	N50°24'58"E	11.03'
L64	N79°12'12"W	8.21'
L65	N71°39'47"W	9.95'
L66	N47°40'01"W	21.01'
L67	N57°02'22"W	10.01'
L68	N52°58'11"W	8.84'
L69	N22°48'18"E	9.96'
L70	N17°57'46"E	12.05'
L71	N11°00'25"E	10.46'
L72	N62°35'48"E	26.89'
L73	N17°46'40"E	RAD
L74	N31°27'23"E	5.71'
L75	N26°19'31"W	5.00'
L76	N65°26'31"E	24.00' RAD
L77	N65°12'38"E	24.00' RAD
L78	N26°19'31"W	24.79'
L79	N64°51'50"E	24.00' RAD
L80	N00°24'23"E	5.00'
L81	N64°31'38"E	24.00' RAD
L82	N64°27'30"E	24.00' RAD
L83	N26°19'31"W	27.75'
L84	N26°19'31"W	29.22'
L85	N64°18'25"E	24.00' RAD
L86	N64°15'51"E	24.00' RAD
L87	N20°54'23"E	47.65'
L88	N89°35'37"W	29.18'
L89	N04°26'57"E	48.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	123°54'34"	9.00'	19.46'
C2	18°04'22"	50.00'	15.77'
C3	92°05'10"	11.00'	17.68'
C4	6°55'17"	250.00'	30.20'
C5	73°48'39"	15.00'	19.32'
C6	6°38'49"	87.00'	10.09'
C7	89°24'38"	18.00'	28.09'
C8	90°37'56"	18.00'	28.47'
C9	89°12'59"	18.00'	28.03'
C10	90°51'09"	18.00'	28.54'
C11	88°55'46"	18.00'	27.94'
C12	91°11'21"	18.00'	28.65'
C13	88°27'51"	18.00'	27.79'
C14	91°46'02"	18.00'	28.83'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	18.00'	28.27'
C17	64°29'00"	15.00'	16.88'
C18	17°26'54"	54.00'	16.44'
C19	45°05'27"	12.00'	9.44'
C20	59°04'58"	47.00'	48.47'
C21	28°44'19"	78.00'	39.12'
C22	51°00'00"	10.00'	8.90'
C23	10°31'29"	20.00'	3.67'

CURVE TABLE (CONT'D)			
CURVE	DELTA	RADIUS	LENGTH
C24	9°02'33"	172.00'	27.15'
C25	59°11'28"	10.00'	10.33'
C26	19°53'39"	68.00'	23.61'
C27	13°04'35"	113.00'	25.79'
C28	175°08'08"	10.00'	30.57'
C29	108°24'03"	10.00'	18.92'
C30	19°50'11"	100.00'	34.62'
C31	15°47'37"	67.00'	18.47'
C32	22°50'08"	100.00'	39.85'
C33	83°31'44"	10.00'	14.58'
C34	83°56'55"	10.00'	14.65'
C35	88°36'33"	33.00'	51.04'
C36	28°13'09"	80.00'	39.40'
C37	69°13'26"	11.00'	13.29'
C38	116°36'51"	12.00'	24.42'
C39	70°08'16"	39.00'	47.74'
C40	46°28'18"	39.00'	31.63'
C41	89°03'17"	21.00'	32.64'
C42	61°30'01"	39.00'	41.86'
C43	69°49'55"	23.00'	28.03'
C44	15°11'03"	46.00'	12.19'
C45	101°04'47"	38.00'	67.04'
C46	22°50'06"	30.00'	11.96'

CURVE TABLE (CONT'D)			
CURVE	DELTA	RADIUS	LENGTH
C47	78°40'38"	10.00'	13.73'
C48	32°33'54"	27.00'	15.35'
C49	8°27'07"	20.00'	2.95'
C50	3°03'27"	225.00'	12.01'
C51	5°07'17"	225.00'	20.11'
C52	7°09'35"	10.00'	1.25'
C53	75°06'25"	46.00'	60.30'
C54	28°21'15"	70.00'	34.64'
C55	1°53'01"	203.00'	6.68'
C56	41°50'33"	46.00'	33.59'
C57	115°33'38"	10.00'	20.17'
C58	58°34'30"	10.00'	10.40'
C59	4°38'02"	233.00'	18.84'
C60	40°40'49"	42.50'	30.18'
C61	10°45'30"	42.50'	7.98'
C62	12°50'26"	110.00'	24.65'
C63	0°35'22"	1200.00'	12.35'
C64	0°37'56"	1200.00'	13.24'
C65	1°46'02"	600.00'	18.51'
C66	1°32'09"	600.00'	16.09'
C67	0°51'09"	1000.00'	14.88'
C68	0°47'02"	1000.00'	13.68'
C69	9°25'29"	46.00'	7.57'

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.

SHEET 3 OF 9 SHEETS

SCALE: 1" = 200'

111 NUMBERED LOTS AND

LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.

GROSS AREA: 44.988 ACRES

(FINAL UNIT OF TENTATIVE

TRACT NO. 15377)

TRACT NO. 15377

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

HUNSAKER AND ASSOCIATES IRVINE, INC.

PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

BOUNDARY AND SHEET INDEX MAP



INDICATES SHEET NUMBER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS No. 5095 AND STATION GPS No. 5079 BEING N00°10'50"E 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, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998169. (SCALE FACTOR IS PROJECT SPECIFIC).

MONUMENT NOTES:

2" I.P. TAGGED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR NAIL & TAG L.S. 7083 OR 8" S&W STAMPED L.S. 7083 TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR NAIL & TAG L.S. 7083 OR 8" S&W STAMPED L.S. 7083 TO BE SET AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ARE THE INTERSECTION OF SIDE LOT LINES WITH STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG L.S. 7083 TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED OR CONTINUED, 6.25 FEET FOR LOTS 1 THROUGH 111, INCLUSIVE, FROM THE INTERSECTION WITH STREET RIGHT OF WAY FOR ALL SIDE LOT LINES RADIAL OR PERPENDICULAR TO STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED. FOR ALL SIDE LOT LINES NON-RADIAL OR NON-PERPENDICULAR TO STREET RIGHT OF WAY, BEARING AND DISTANCE OF PRODUCTION IS AS NOTED HEREON.

8" S&W STAMPED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR 1" I.P. TAGGED L.S. 7083 TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

NO MONUMENTS WILL BE SET AT STREET LETTERED LOT CORNERS EXCEPT WHERE SAID CORNERS ARE COMMON WITH NUMBERED LOT CORNERS OR TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED OR LOCATION OF MONUMENT TO BE SET AS NOTED.

■ INDICATES NOTHING TO BE SET.

▲ INDICATES FOUND 'ORANGE COUNTY SURVEYOR' G.P.S. CONTROL STATION MONUMENT PER RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES (CONTD):

P# INDICATES BEARING AND DISTANCE OF LOT LINE PROJECTION FROM FRONT LOT CORNER TO MONUMENT, UNLESS OTHERWISE NOTED.

- 1 FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792, M.M. 220/8-11, FLUSH, OCS GPS STA. NO. 5095 N 2,208,111.407 E 6,019,589.027
- 2 FOUND WELL MONUMENT WITH 2 1/2" ALUMINUM DISK (ILLEGIBLE) DN. 1.5' AT THE STREET CENTERLINE INTERSECTION, ACCEPTED AS THE MONUMENT PER TRACT No. 8630, M.M. 382/7-10, OCS GPS STA. NO. 5079 N 2,205,926.897 E 6,019,582.147
- 3 FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.05'.
- 4 FOUND 2" IRON PIPE, WITH NAIL, NO TAG, NO REFERENCE (S30°40'28"E, 0.18') ESTABLISHED CORNER BY CITY TIES, (BOOK NUMBER 007162, SHEET 4-13) PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.65'.
- 5 FOUND CONCRETE NAIL AT CORNER, NO TAG, NO REFERENCE, FLUSH. ESTABLISHED CORNER ON THE CENTERLINE OF GRAHAM STREET AT RECORD DISTANCE PER R.S.B. 92/19-28 FROM THE CENTERLINE INTERSECTION OF SLATER AVENUE AND GRAHAM STREET.
- 6 FOUND RAILROAD SPIKE (NO PUNCH MARK) AND WASHER (NO STAMPING), NO REFERENCE (S31°59'35"E, 0.19'), FLUSH. ESTABLISHED BY INTERSECTION.
- 7 FOUND 2" IRON PIPE WITH BRASS CAP (1 3/8") STAMPED "OOFCD-R/W" AT B.C., PER R.S.B. 92/19-28, DN. 2.0'.
- 8 FOUND WELL MON. WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER RECORD SURVEY 104/16, & TRACT NO. 10853, M.M. 513/14-15, DN. 0.61'. ACCEPTED AS NW. CORNER OF S. 1/2 OF NW. 1/4 OF SECTION 28, T.5S., R.11 W.
- 9 FOUND SPIKE AND WASHER STAMPED R.C.E. 18752 PER TRACT NO. 10853, M.M. 513/14-15, FLUSH.
- 10 FOUND WELL MONUMENT WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER R.S.B. 104/16, PARCEL MAP No. 169/39-40 AND TRACT NO. 10853, M.M. 513/14-15, DN. 0.7'. ACCEPTED AS N.W. CORNER SECTION 28, T.5S., R.11 W.
- 11 FOUND RAILROAD SPIKE (NO PUNCH MARK) FITS CITY TIES (BOOK NUMBER 007168, SHEET 10-13 AND BOOK 007169, SHEET 11-13) PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.05'.
- 12 SEARCHED FOUND NOTHING.

RECORD DATA NOTES:

() INDICATES RECORD DATA AS NOTED.

[] INDICATES RECORD AND MEASURED DATA AS NOTED.

R1 INDICATES R.S.B. 92/19-28.

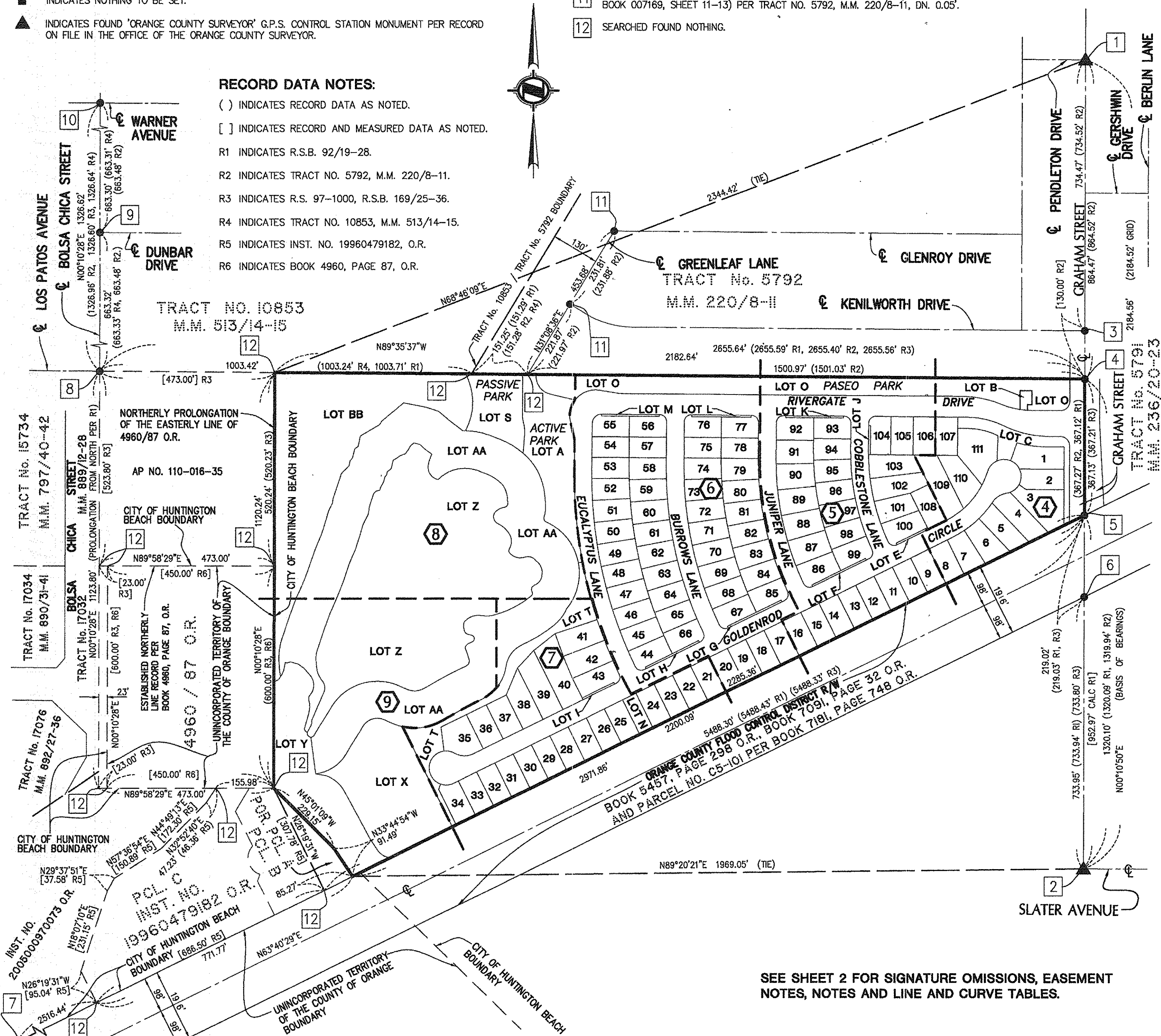
R2 INDICATES TRACT NO. 5792, M.M. 220/8-11.

R3 INDICATES R.S. 97-1000, R.S.B. 169/25-36.

R4 INDICATES TRACT NO. 10853, M.M. 513/14-15.

R5 INDICATES INST. NO. 19960479182, O.R.

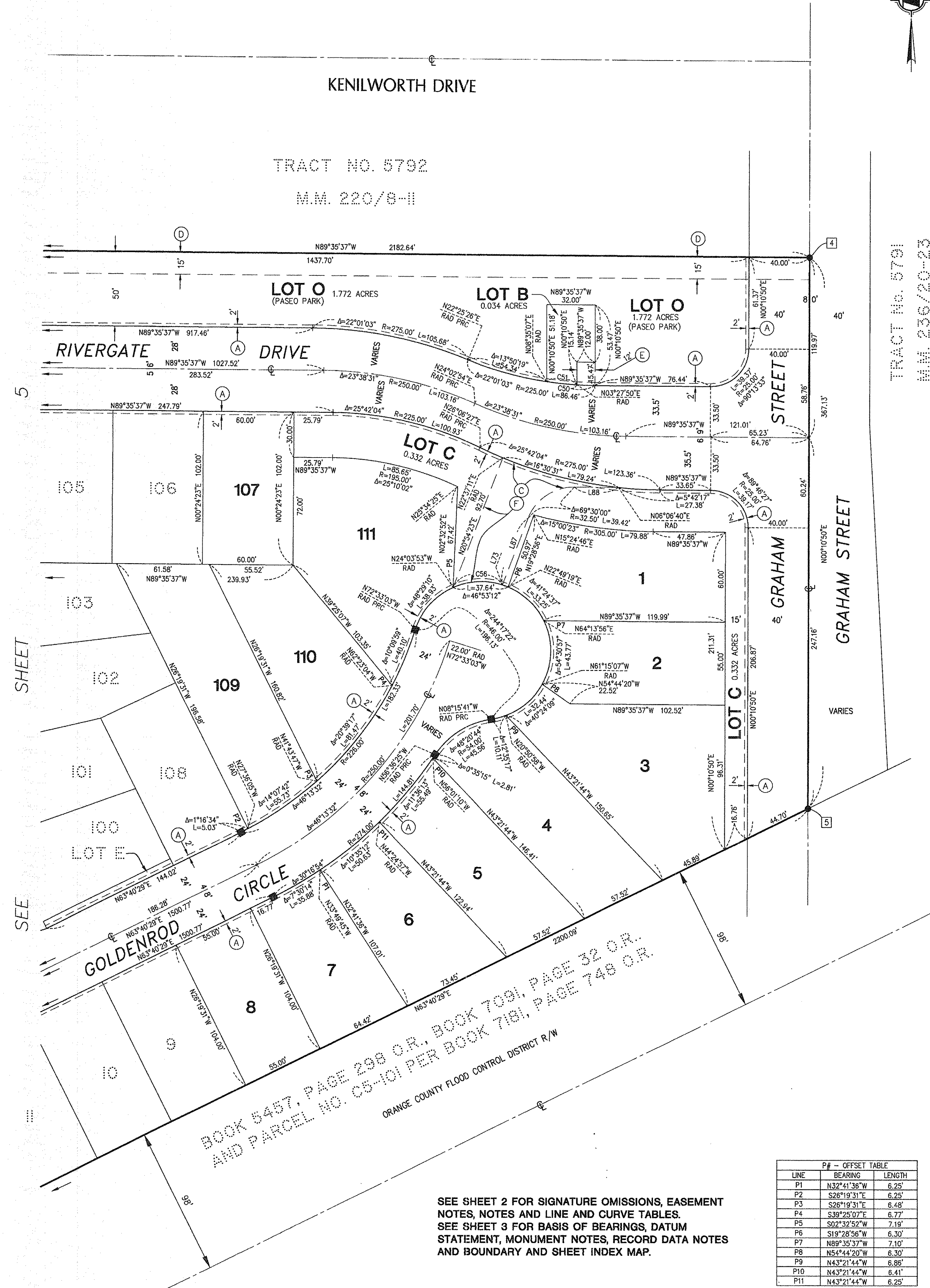
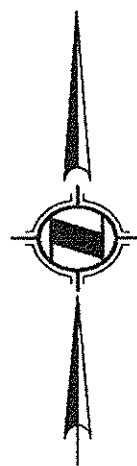
R6 INDICATES BOOK 4960, PAGE 87, O.R.



SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES AND LINE AND CURVE TABLES.

SHEET 4 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
(FINAL UNIT OF TENTATIVE
TRACT NO. 15377)

TRACT NO. 15377
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA.
HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013



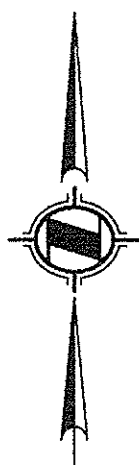
TRACT NO. 5791
M.M. 236/20-23

P# - OFFSET TABLE		
LINE	BEARING	LENGTH
P1	N32°41'36\"W	6.25'
P2	S26°19'31\"E	6.25'
P3	S26°19'31\"E	6.48'
P4	S39°25'07\"E	6.77'
P5	S02°32'52\"W	7.19'
P6	S19°28'56\"W	6.30'
P7	N89°35'37\"W	7.10'
P8	N54°44'20\"W	6.30'
P9	N43°21'44\"W	6.86'
P10	N43°21'44\"W	6.41'
P11	N43°21'44\"W	6.25'

SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT
NOTES, NOTES AND LINE AND CURVE TABLES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES, RECORD DATA NOTES
AND BOUNDARY AND SHEET INDEX MAP.

SHEET 5 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
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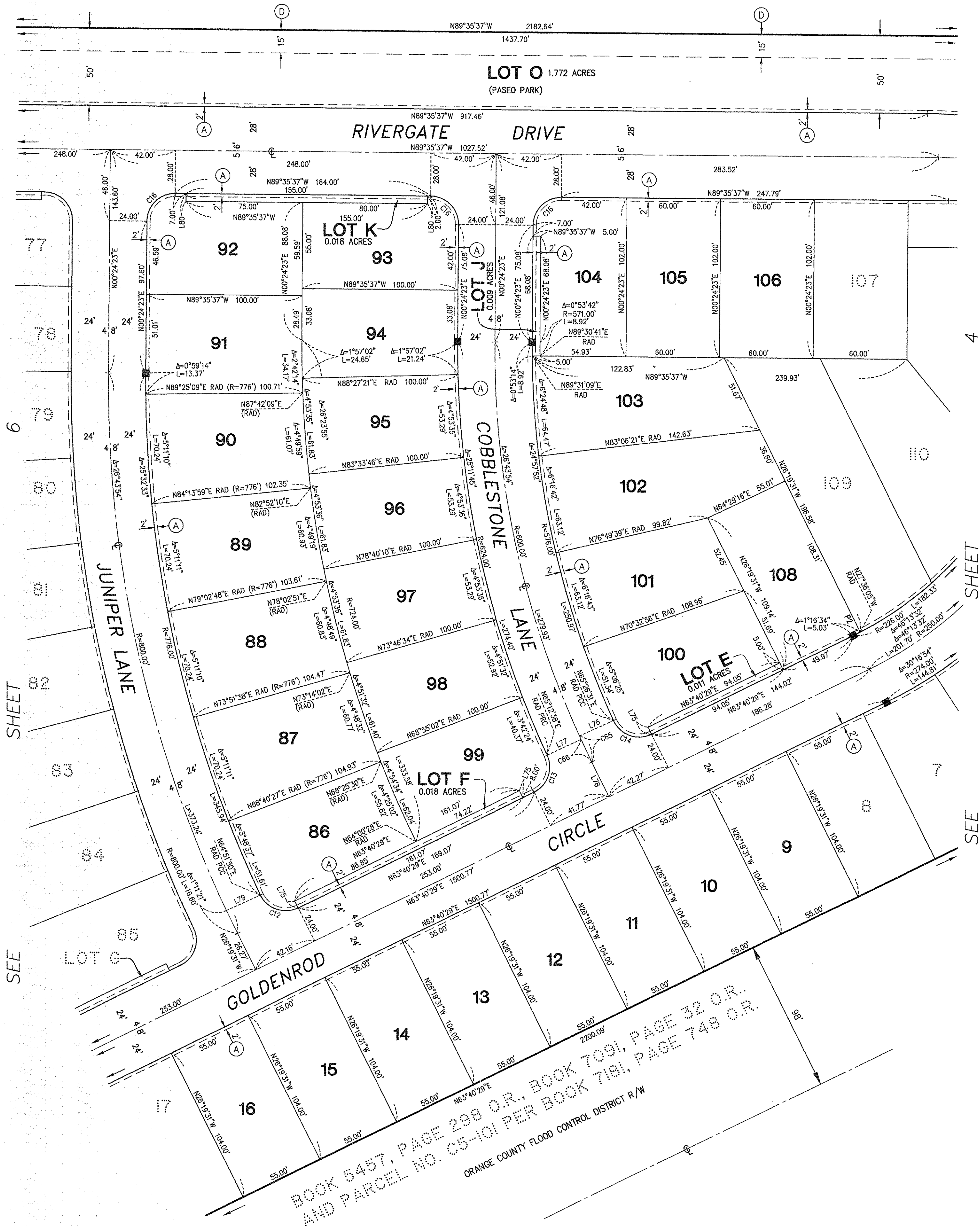
TRACT NO. 15377
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
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HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013



SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES
AND LINE AND CURVE TABLES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT
NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.

P# - OFFSET TABLE		
LINE	BEARING	LENGTH
P2	S26°19'31"E	6.25'

TRACT NO. 5792 M.M. 220/8-II



BOOK 5457, PAGE 298 O.R., BOOK 7091, PAGE 32 O.R.
AND PARCEL NO. C5-101 PER BOOK 7191, PAGE 748 O.R.
ORANGE COUNTY FLOOD CONTROL DISTRICT R/W

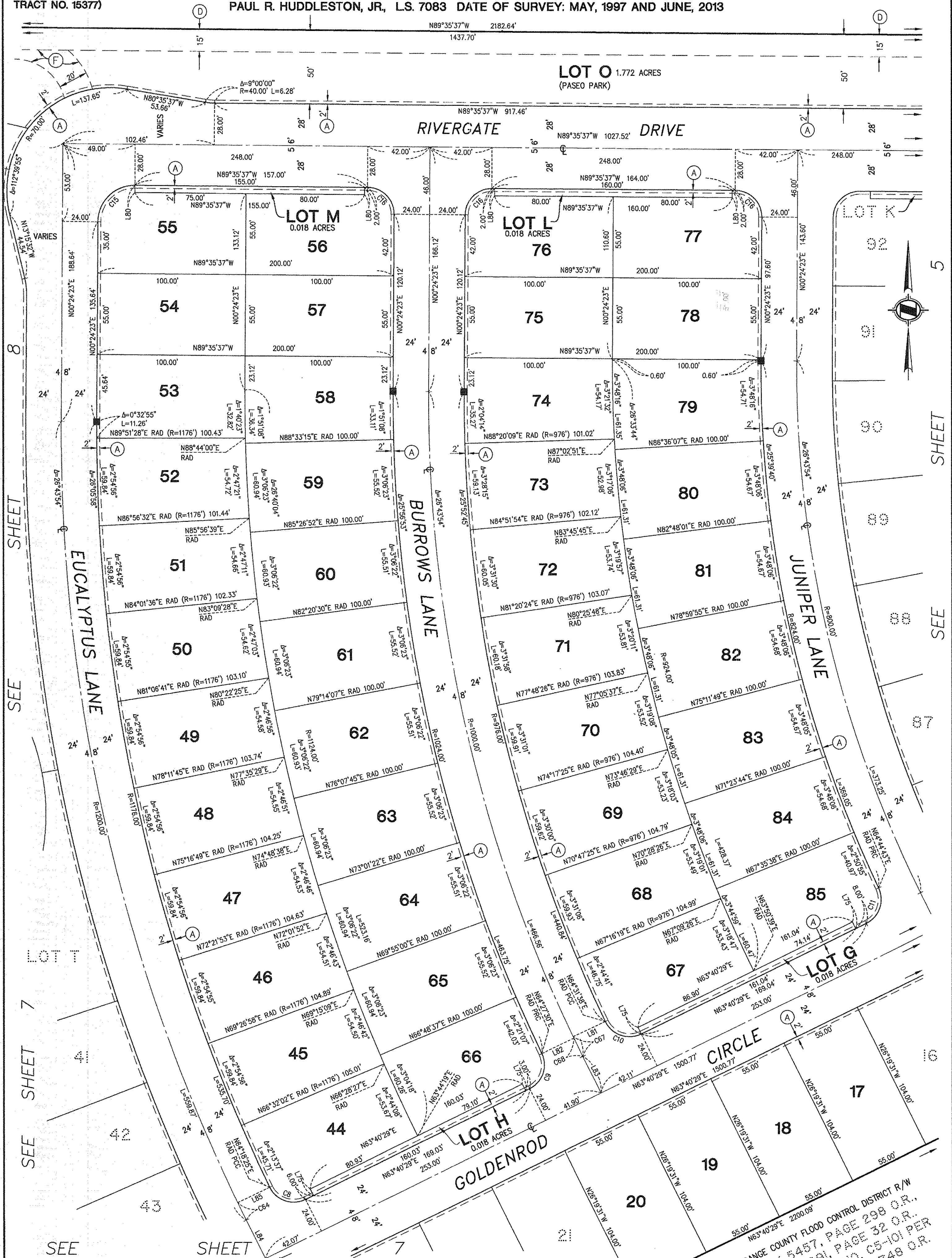
SHEET 6 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
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HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

TRACT NO. 5792
M.M. 220/8-II



SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES
AND LINE AND CURVE TABLES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT
NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.

ORANGE COUNTY FLOOD CONTROL DISTRICT R/W
BOOK 5457, PAGE 298 O.R.
BOOK 7091, PAGE 32 O.R.
AND PARCEL NO. C5-101 PER
BOOK 7181, PAGE 748 O.R.

SHEET 7 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
(FINAL UNIT OF TENTATIVE
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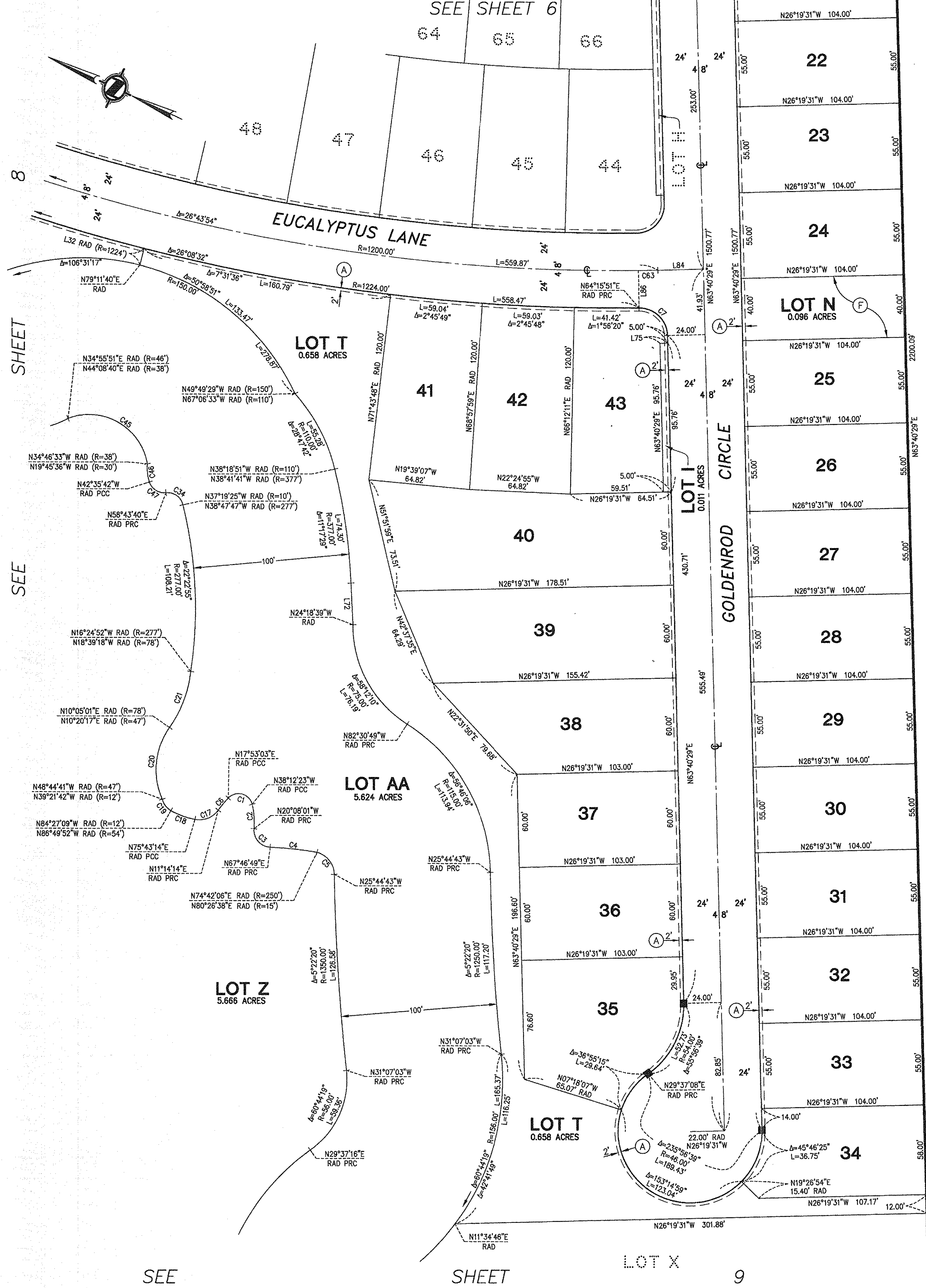
TRACT NO. 15377

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

SEE SHEET 6
20

SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES
AND LINE AND CURVE TABLES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT
NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.



ORANGE COUNTY FLOOD CONTROL DISTRICT R/W

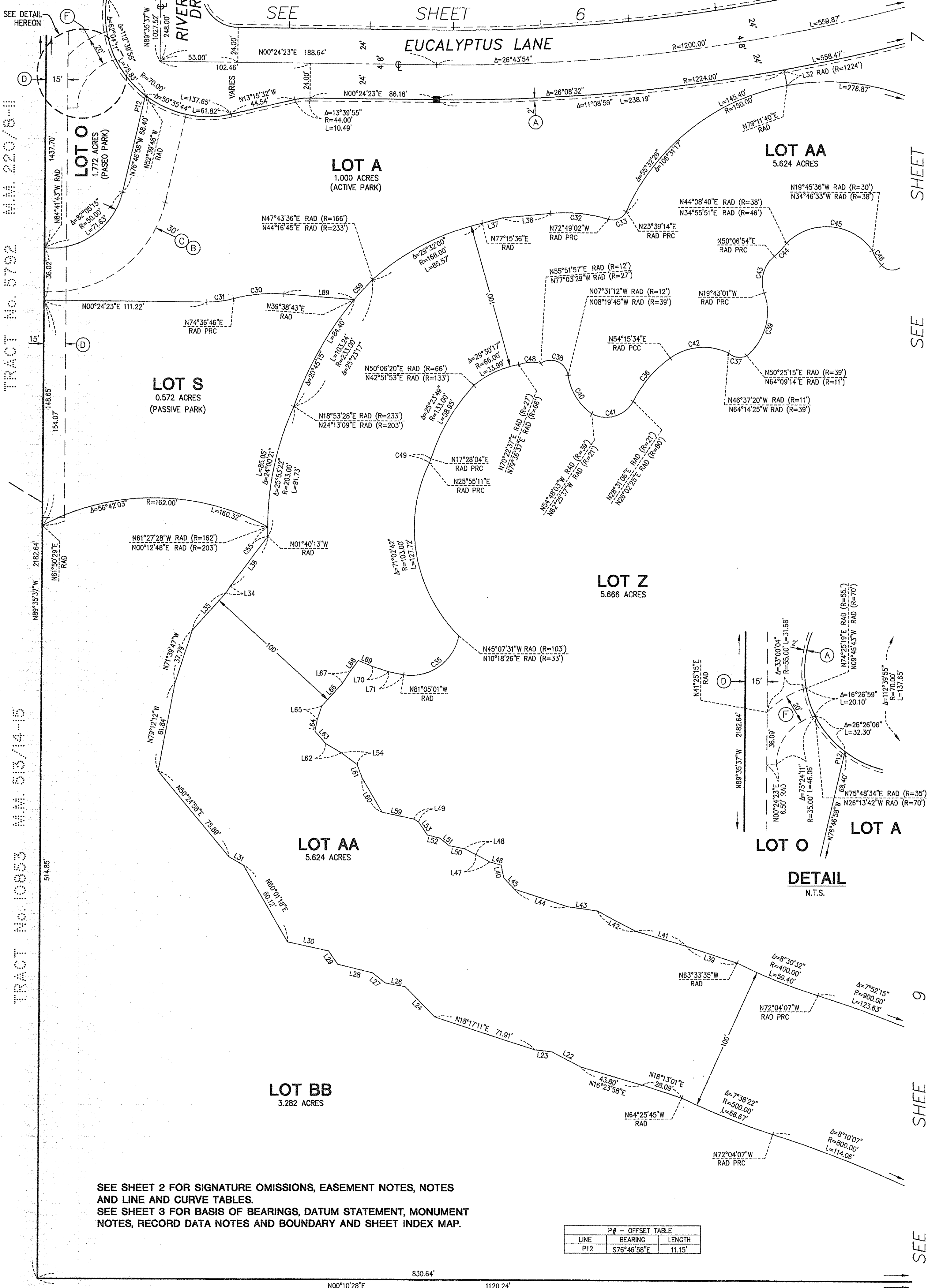
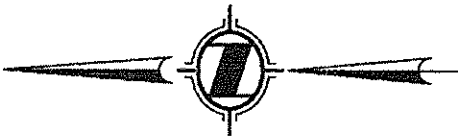
BOOK 5457, PAGE 298 O.R., BOOK 7091, PAGE 32 O.R.,
AND PARCEL NO. C5-101 PER BOOK 7181, PAGE 748 O.R.

SHEET 8 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
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LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
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HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013



SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES
AND LINE AND CURVE TABLES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT
NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.

P# - OFFSET TABLE		
LINE	BEARING	LENGTH
P12	S76°46'58"E	11.15'

SEE SHEET 6
SEE SHEET 9

SHEET 9 OF 9 SHEETS
SCALE: 1" = 40'
111 NUMBERED LOTS AND
LOTS A, B, C, E THROUGH O, INCLUSIVE,
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SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES
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SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT
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