

TENTATIVE TRACT MAP NO. 19148
FOR CONDOMINIUM AND SINGLE FAMILY HOME PURPOSES

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 1 AND 2, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 110, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER MINERALS WHETHER SIMILAR OR DISSIMILAR TO THOSE HEREIN SPECIFIED AND INCLUDING ALL FISSONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM SAID LAND LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM STANDARD OIL COMPANY OF CALIFORNIA RECORDED JUNE 2, 1961, IN BOOK 5742, PAGE 979, OF OFFICIAL RECORDS, SAID DEED FURTHER PROVIDES NOTHING HEREIN SHALL BE DEEMED TO RESERVE ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID LAND LYING WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID LAND.

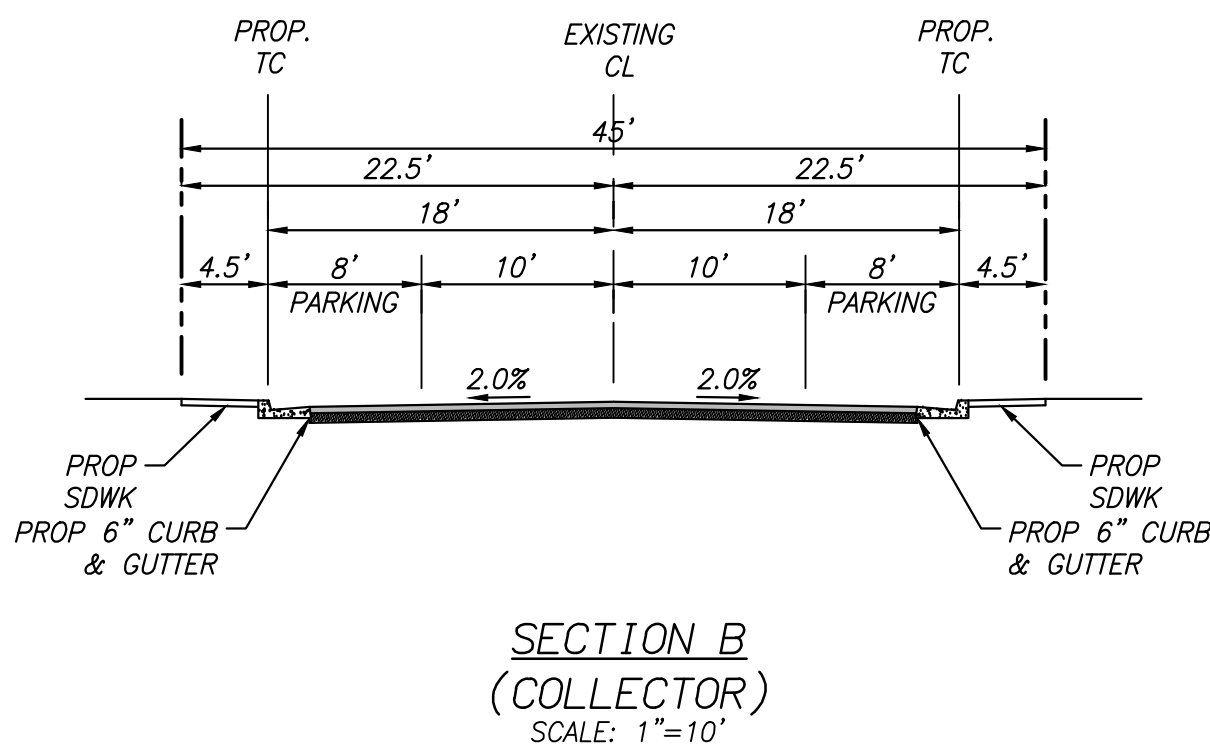
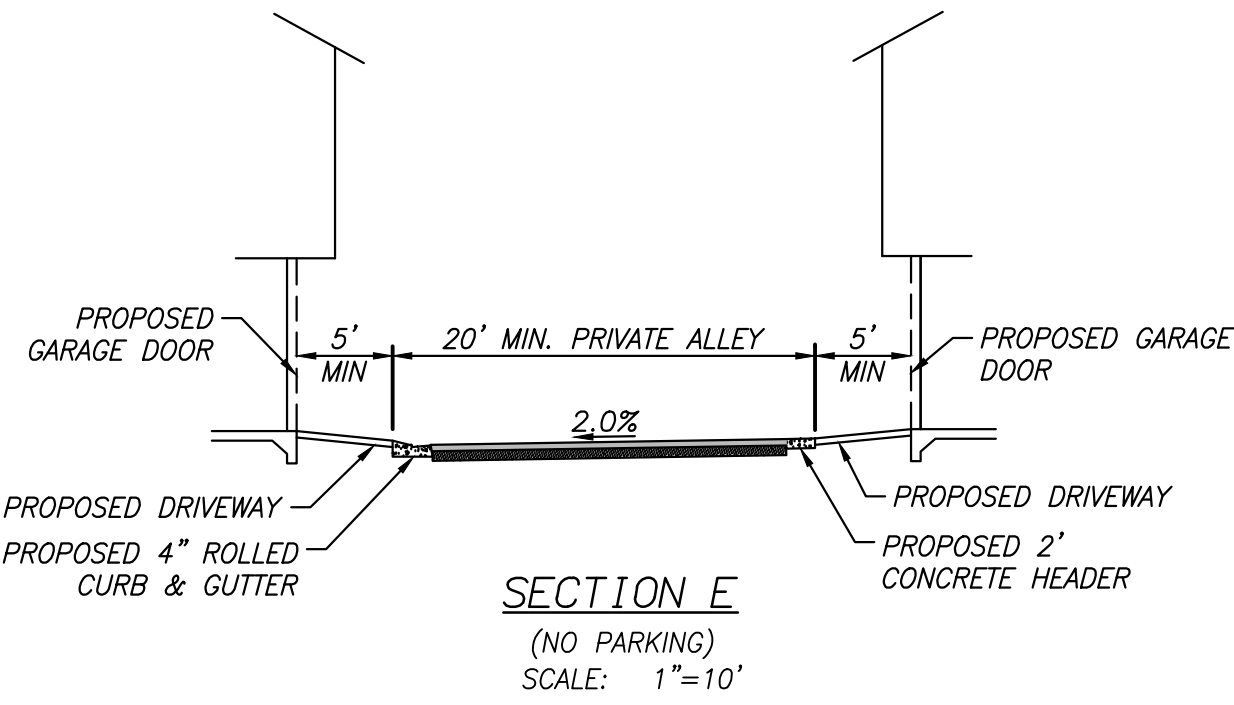
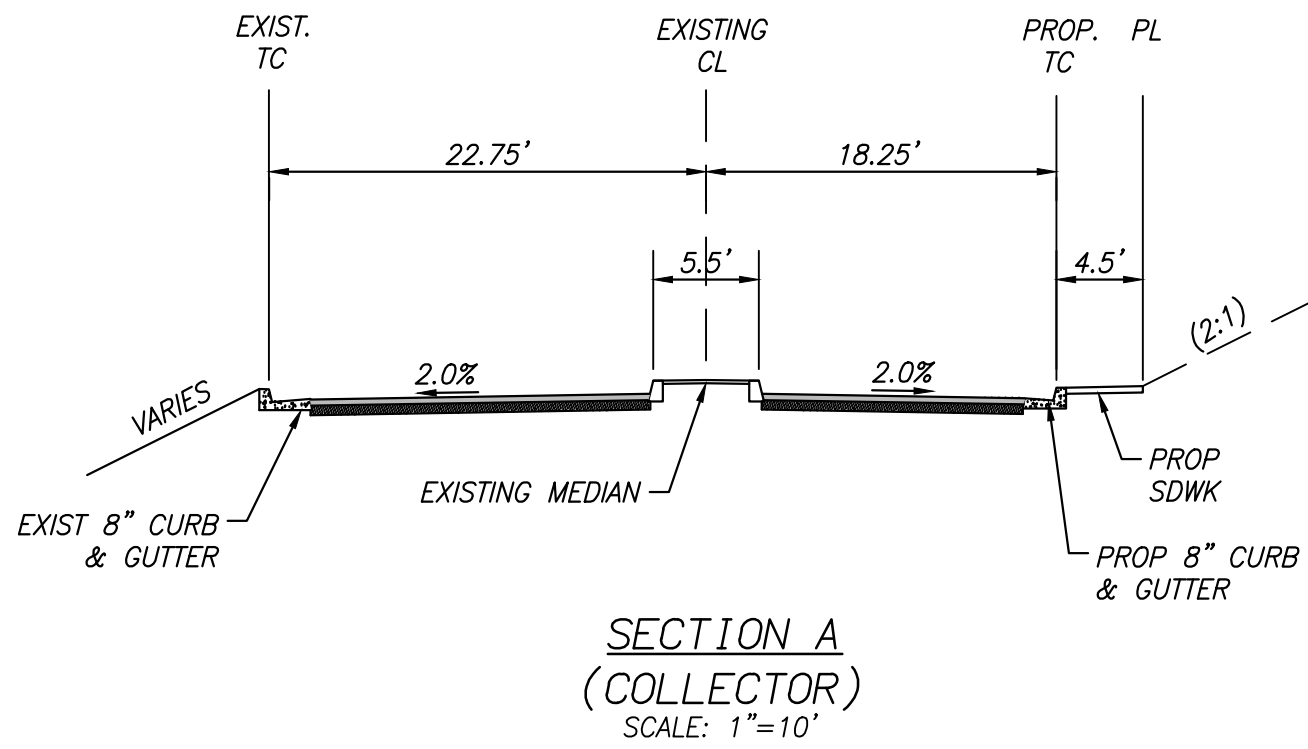
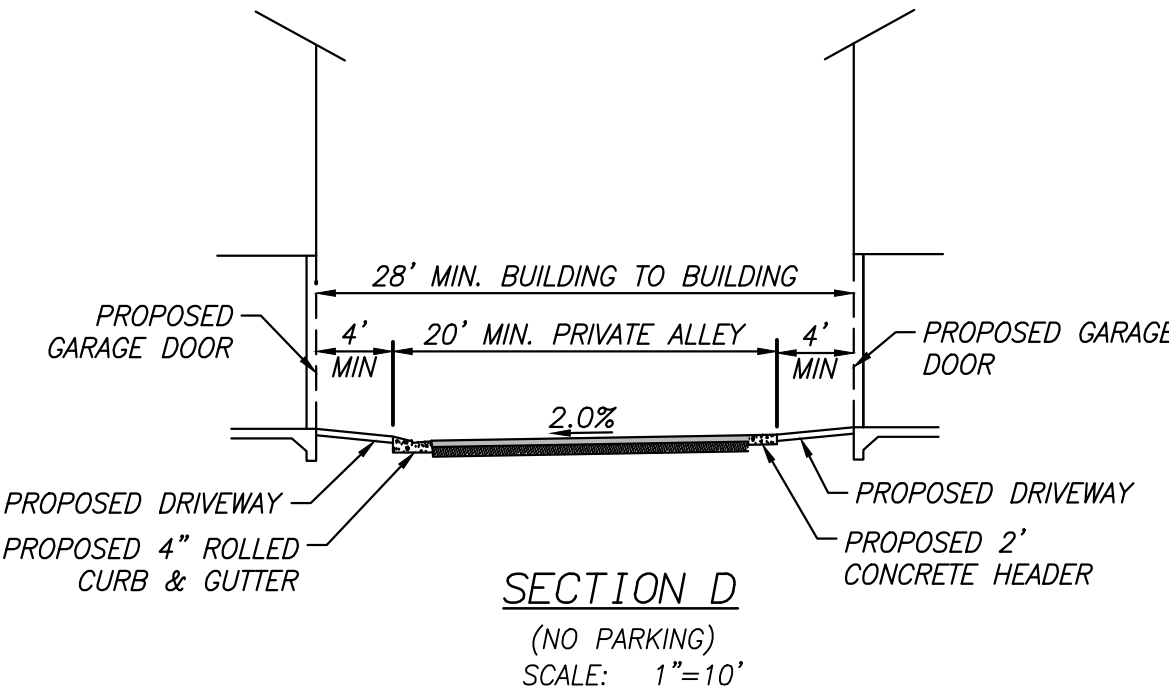
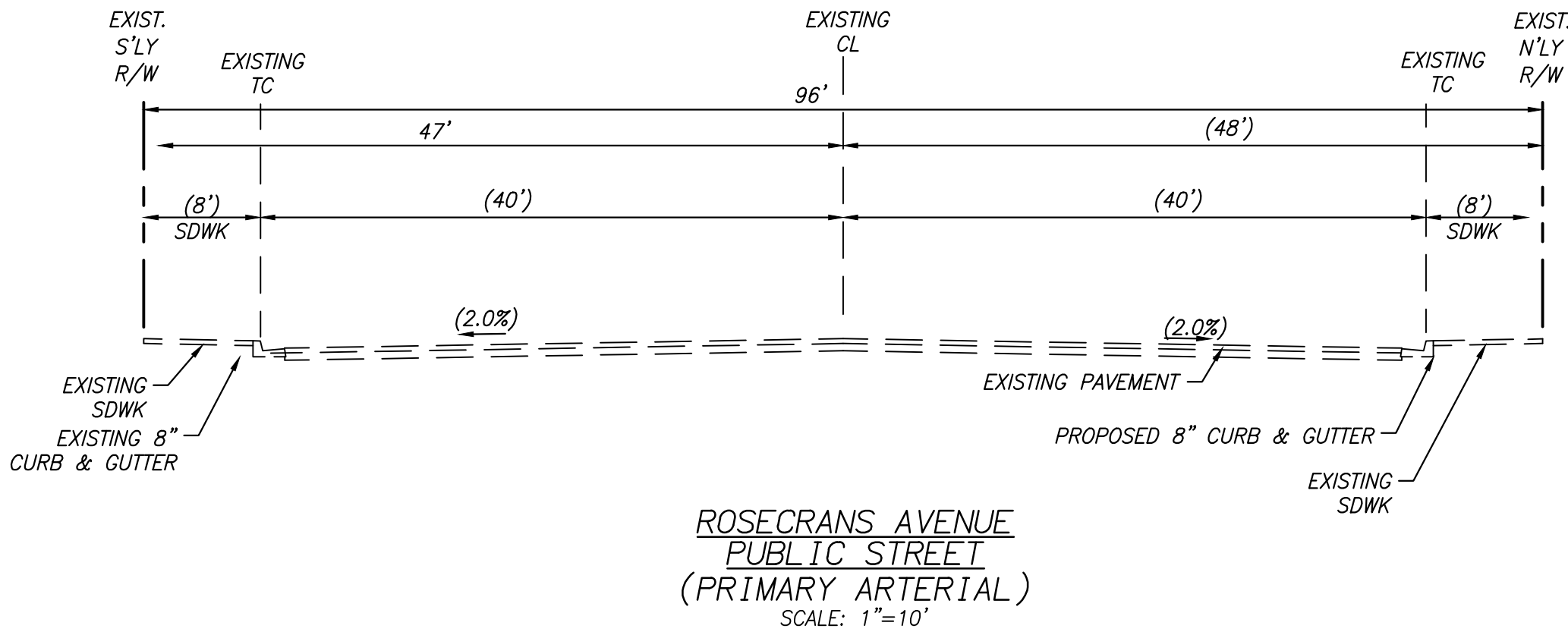
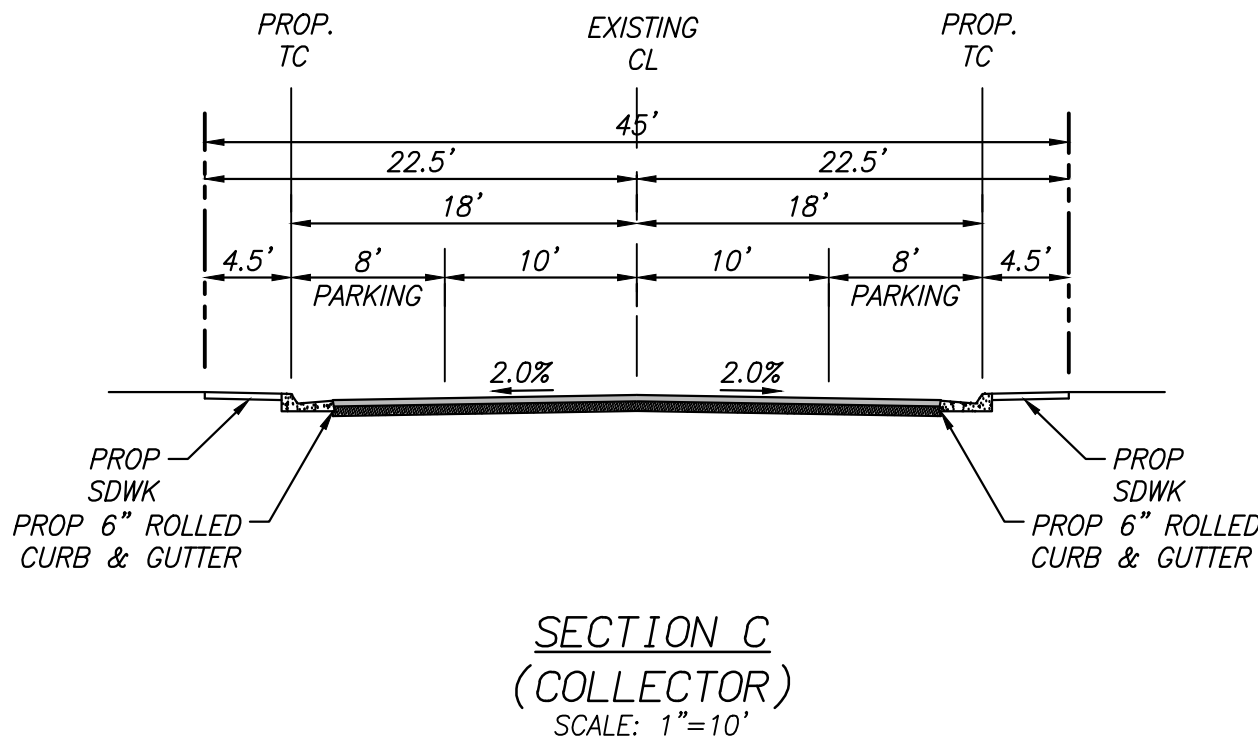
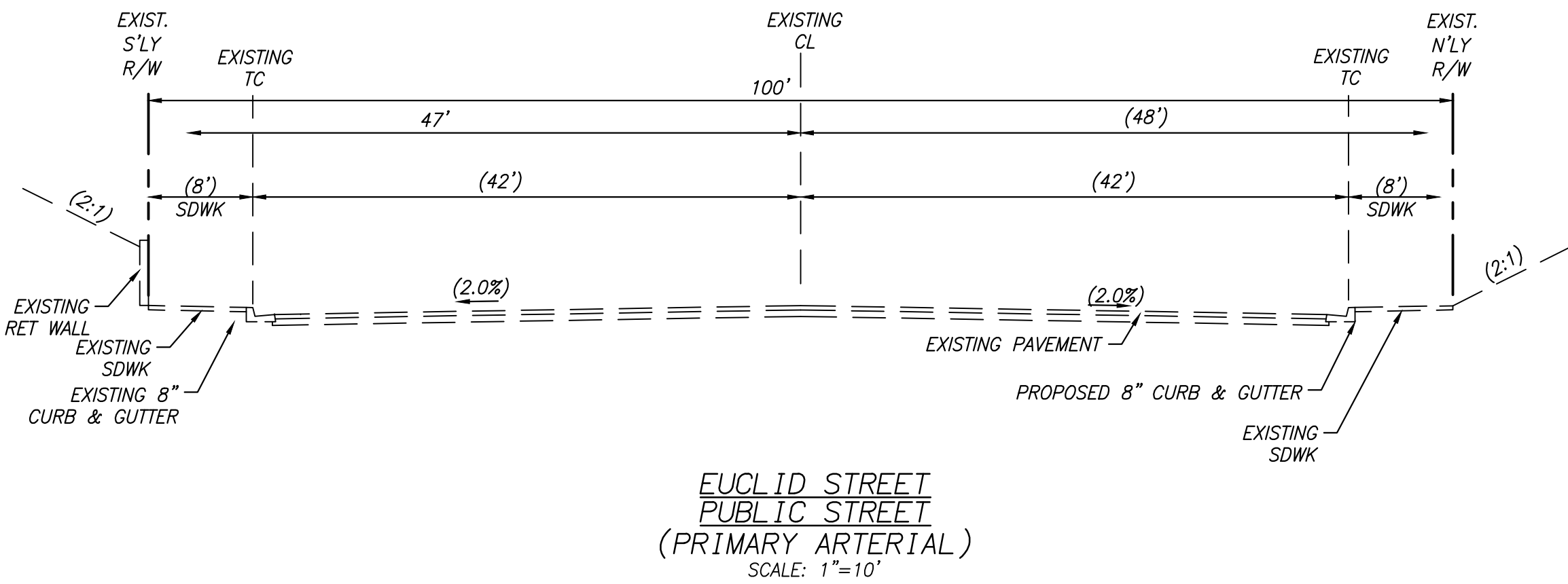
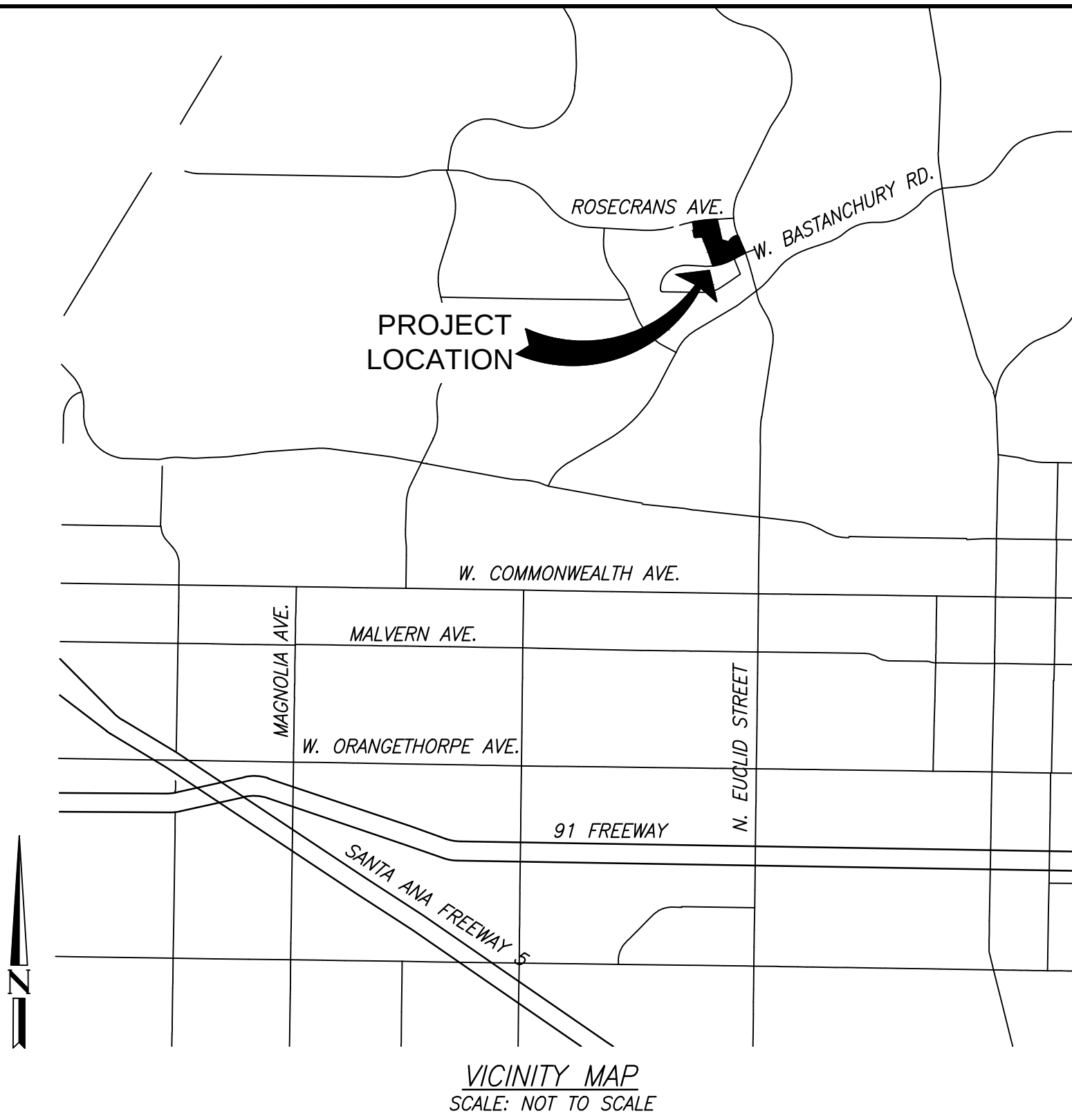
PARCEL B:

PARCELS 2 AND 4, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 88 PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER MINERALS WHETHER SIMILAR OR DISSIMILAR TO THOSE HEREIN SPECIFIED AND INCLUDING ALL FISSONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM SAID LAND LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM STANDARD OIL COMPANY OF CALIFORNIA, RECORDED JUNE 2, 1961 IN BOOK 5742, PAGE 979 OF OFFICIAL RECORDS, SAID DEED FURTHER PROVIDES NOTHING HEREIN SHALL BE DEEMED TO RESERVE ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID LAND LYING WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID LAND.

PARCEL B1:

EASEMENTS, APPURTENANT TO PARCEL B ABOVE, FOR PARKING OF PASSENGER VEHICLES; FOR PEDESTRIAN AND VEHICULAR TRAFFIC; FOR INGRESS, EGRESS AND REGRESS OF SAID PERSONS AND VEHICLES TO AND FROM STREETS; FOR INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND PUBLIC UTILITIES SERVICES AND INCIDENTS THERETO; FOR THE MOVEMENT OF PEDESTRIAN AND PASSENGER VEHICLES BETWEEN ESTABLISHMENTS AND OCCUPANTS OF THE SHOPPING CENTER; AND FOR INGRESS, EGRESS AND REGRESS OF DELIVERY AND SERVICE TRUCKS AND VEHICLES TO AND FROM PUBLIC STREETS; ALL AS SET FORTH AND MORE PARTICULARLY DEFINED IN SECTIONS 3.1(A) (B) (C) (D) & (J) OF THE DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED DECEMBER 1, 1976, RECORDED DECEMBER 6, 1976 IN BOOK 11984, PAGE 955 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, OVER THOSE PORTIONS OF PARCEL 3, AS SHOWN ON PARCEL MAP RECORDED IN BOOK 88, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" IN THE ABOVE REFERENCED DECLARATION.



DATA TABLE

- ASSESSORS PARCEL NUMBER: ASSESSOR'S PARCEL NO. = 287-241-01, 287-241-04, 287-241-05, 287-241-06 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THOMAS BROTHERS: P. 738, E4
- FEMA FLOOD ZONE: X
- FEMA FLOOD MAP: 06059C0039J (2009)
- EXISTING ZONING DESIGNATION: G-C (GENERAL COMMERCIAL)
- PROPOSED ZONING DESIGNATION: PRD (PLANNED RESIDENTIAL DEVELOPMENT)
- NUMBER OF LOTS: 2
- EXISTING LAND USE/GENERAL PLAN DESIGNATION: COMMERCIAL
- PROPOSED LAND USE/GENERAL PLAN DESIGNATION: RESIDENTIAL
- EXISTING SPECIFIC PLAN IDENTIFICATION:
- PROPOSED SPECIFIC PLAN IDENTIFICATION:
- TOTAL GROSS AREA: 12.52 ACRES

UTILITY PROVIDERS

- GAS
SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655-4555
- WATER, SEWER, STORM DRAIN
CITY OF FULLERTON
(714) 738-6890
- PHONE
AT&T
(714) 618-9115
- CABLE/INTERNET/TELECOMMUNICATIONS
CHARTER
(714) 414-1454
- TRASH/RECYCLING
REPUBLIC SERVICES
(714) 575-3852

OWNER INFORMATION

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
CONTACT: JENNY ROCCI
PHONE: (949) 417-1396

ENGINEER

HUITT-ZOLLARS, INC.
2603 MAIN STREET, SUITE 400
IRVINE, CA 92614
CONTACT: CRAIG F. JOHNSON, P.E.
PHONE: (949) 988-5815

NO.	REVISIONS	APP'D	DATE

APPLICANT/OWNER:
SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
CONTACT: JENNY ROCCI (949) 417-1396



PREPARED BY:
HUITT-ZOLLARS Irvine
HUITT-ZOLLARS, INC.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY: SMJ
DRAWN BY: KFM
CHECKED BY: CFJ
DATE: 6/29/2021

TENTATIVE TRACT MAP NO. 19148
FULLERTON, CA

SHEET 1 OF 2
SHEETS
JOB NO. R312943.01



EXISTING EASEMENTS

- (A) WATER EASEMENT TO THE CITY OF FULLERTON (TO BE VACATED).
- (B) PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY (TO BE VACATED).
- (C) STORM DRAIN EASEMENT TO THE CITY OF FULLERTON.

PROPOSED EASEMENTS

- (1) EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES TO THE CITY OF FULLERTON.
- (2) EASEMENT FOR DOMESTIC WATERLINE ACCESS AND MAINTENANCE PURPOSES TO THE CITY OF FULLERTON.

NO.	REVISIONS	APP'D	DATE

APPLICANT/OWNER:

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
CONTACT: JENNY ROCCI (949) 417-1396

THE PINES

SUNRISE VILLAGE

PREPARED BY:

HUNT-ZOLLARS

Hunt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5615 Fax (949) 988-5820

DESIGNED BY	SMJ
DRAWN BY	KPM
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TENTATIVE TRACT MAP NO. 19148
FULLERTON, CA

SHEET	2
OF	2
SHEETS	
JOB NO.	R312943.01

