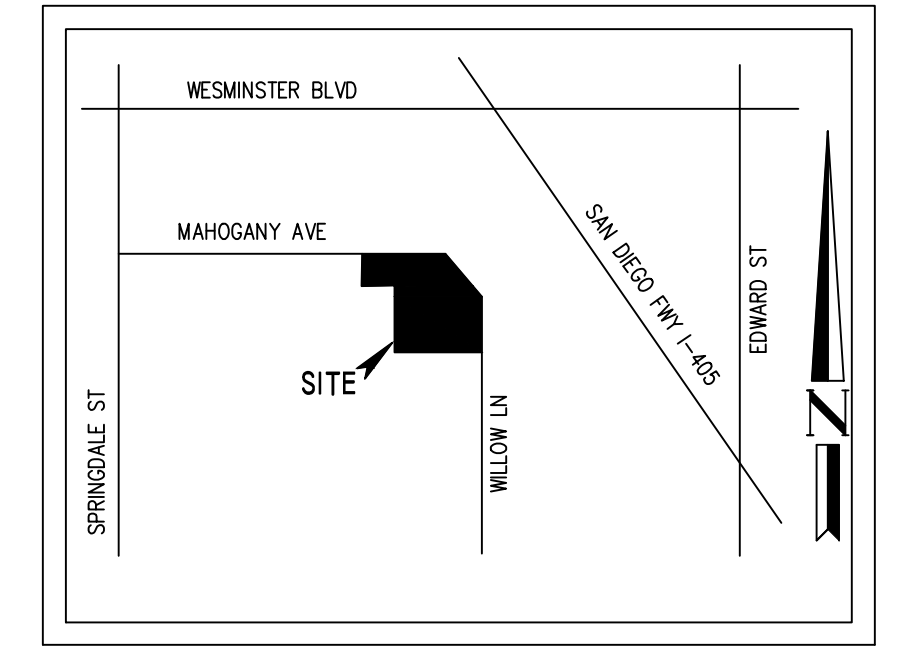
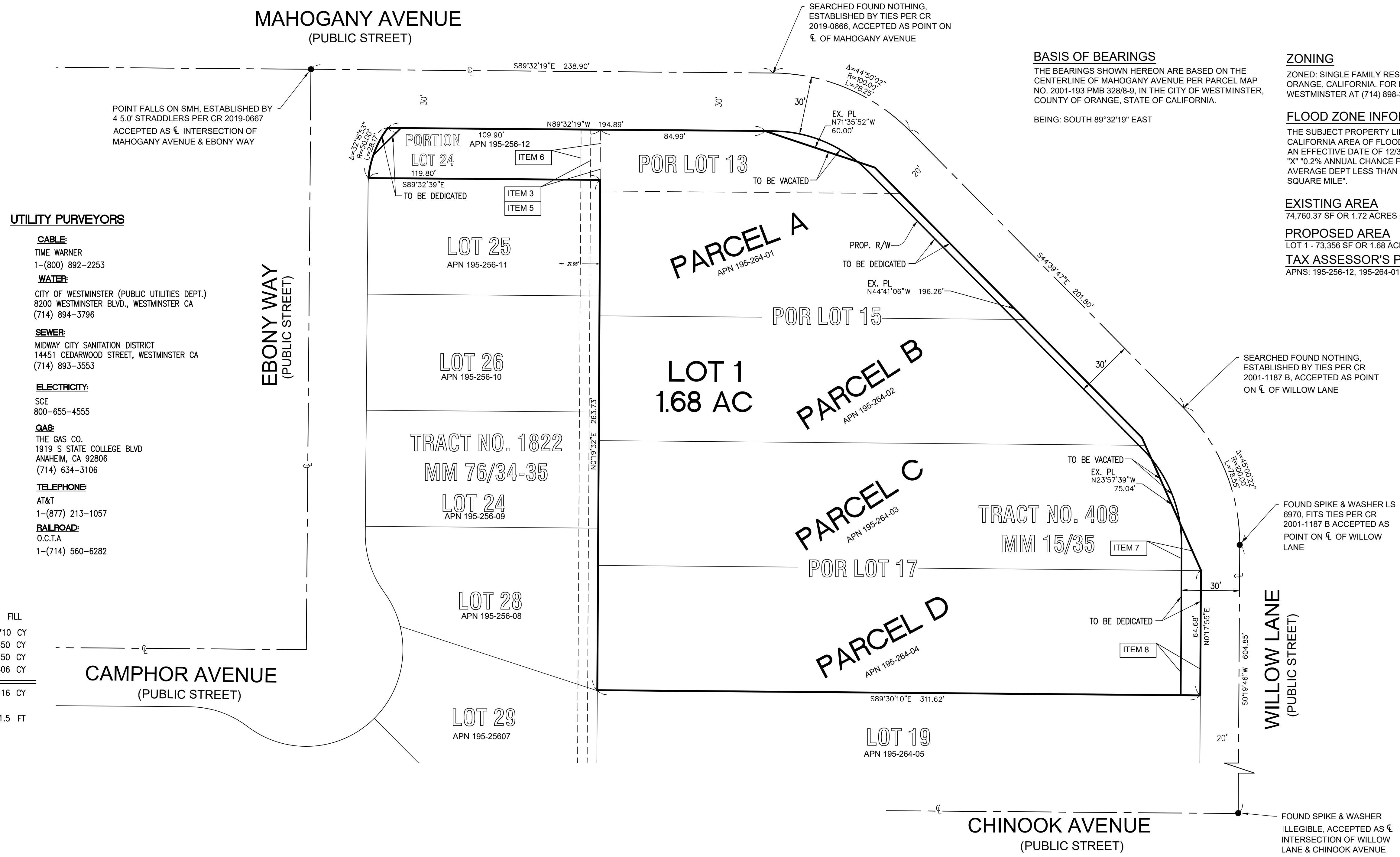


TENTATIVE TRACT NO. 19387

FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA



VICINITY MAP
 NTS



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAHOGANY AVENUE PER PARCEL MAP NO. 2001-193 PMB 328/8-9, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING: SOUTH 89°32'19" EAST

ZONING

ZONED: SINGLE FAMILY RESIDENTIAL(R1), IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, CALIFORNIA. FOR MORE INFORMATION ON THIS ZONING CONTACT THE CITY OF WESTMINSTER AT (714) 898-3311

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTMINSTER, ORANGE COUNTY, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06059C119J OF WASHINGTON AN EFFECTIVE DATE OF 12/3/2009 IN THE COUNTY OF ORANGE, CALIFORNIA. FLOOD ZONE IS "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPT LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE".

EXISTING AREA

74,760.37 SF OR 1.72 ACRES ±

PROPOSED AREA

LOT 1 - 73,356 SF OR 1.68 ACRES ±

TAX ASSESSOR'S PARCEL NO.

APNS: 195-256-12, 195-264-01, 195-264-02, 195-264-03, 195-264-04

SEWER NOTE:

PROJECT IS PROPOSED TO GRAVITY SEWER TO THE PROPOSED OFF SITE SEWER AND ON SITE PRIVATE SEWER SYSTEM.

WATER NOTE:

PROJECT IS PROPOSED TO BE SERVED BY THE CITY WATER COMPANY. PROPOSED WATER LINES ARE CURRENTLY ADJACENT TO THE EXISTING SITE. ON SITE PROPOSED WATER LINE TO BE PRIVATE.

CC&R NOTE:

PROPOSED CC&R'S WILL BE PREPARED DURING FINAL ENGINEERING FOR LONG TERM MAINTENANCE AND COMMON AREAS

ENGINEER INFORMATION

KES
 1 VENTURE STE 130
 IRVINE, CA 92618
 PHONE NO. 949-339-5331

DEVELOPERS INFORMATION

WILLOW 68 INVESTMENTS, LLC
 9535 GARDEN GROVE BLVD STE 205
 GARDEN GROVE, CA 92841
 CONTACT Mr. LOC TRAN

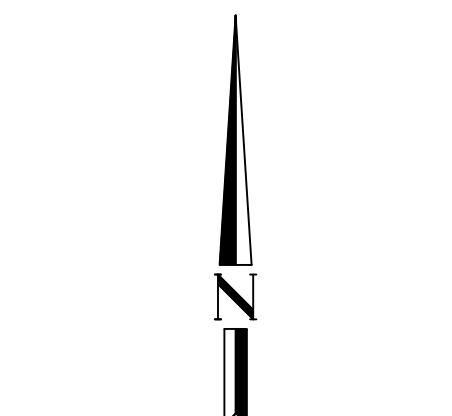
UTILITY PURVEYORS

- CABLE:**
 TIME WARNER
 1-(800) 892-2253
- WATER:**
 CITY OF WESTMINSTER (PUBLIC UTILITIES DEPT.)
 8200 WESTMINSTER BLVD., WESTMINSTER CA
 (714) 894-3796
- SEWER:**
 MIDWAY CITY SANITATION DISTRICT
 14451 CEDARWOOD STREET, WESTMINSTER CA
 (714) 893-3553
- ELECTRICITY:**
 SCE
 800-655-4555
- GAS:**
 THE GAS CO.
 1919 S STATE COLLEGE BLVD
 ANAHEIM, CA 92806
 (714) 634-3106
- TELEPHONE:**
 AT&T
 1-(877) 213-1057
- RAILROAD:**
 O.C.T.A
 1-(714) 560-6282

EARTHWORK SUMMARY

FOR PLAN CHECKING PURPOSES ONLY

	CUT	FILL
MASS EXCAVATION	850 CY	2710 CY
OVER EXCAVATION	8131 CY (+ SHRINK)	9350 CY
SHRINKAGE (15%)	---	150 CY
SPOILS	4000 CY	406 CY
NET TOTALS	12981 CY	12616 CY
* FILL	365 CY	
MAXIMUM DEPTH:	3 FT	1.5 FT
AREA OF DISTURBED SOILS:	1.68 ACRES	



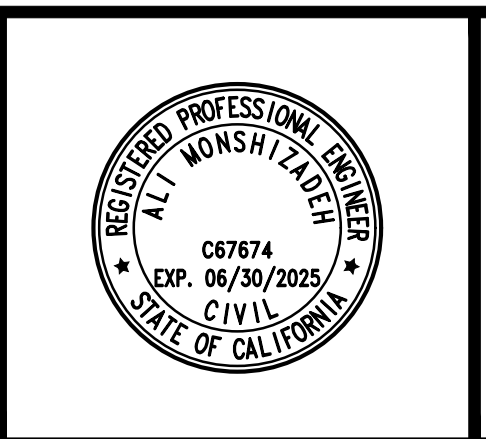
NORTH
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

APPLICANT:
 WILLOW 68 INVESTMENTS, LLC
 9535 GARDEN GROVE BLVD. STE 205
 GARDEN GROVE, CA 92841
 PHONE (949) 280-0788

PREPARED BY :
 KES
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1 VENTURE STE 130
 IRVINE, CALIFORNIA 92618
 PHONE (949) 339-5330



I hereby certify that :
 1. These plans have been prepared under my supervision;
 2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
 3. Existing ground contours and elevations were obtained by field survey performed on DECEMBER 2024.

ENGINEER _____ DATE _____
 RCE 67674 EXP. DATE 6-30-25

TENTATIVE TRACT MAP 19387 EXISTING LOTTING

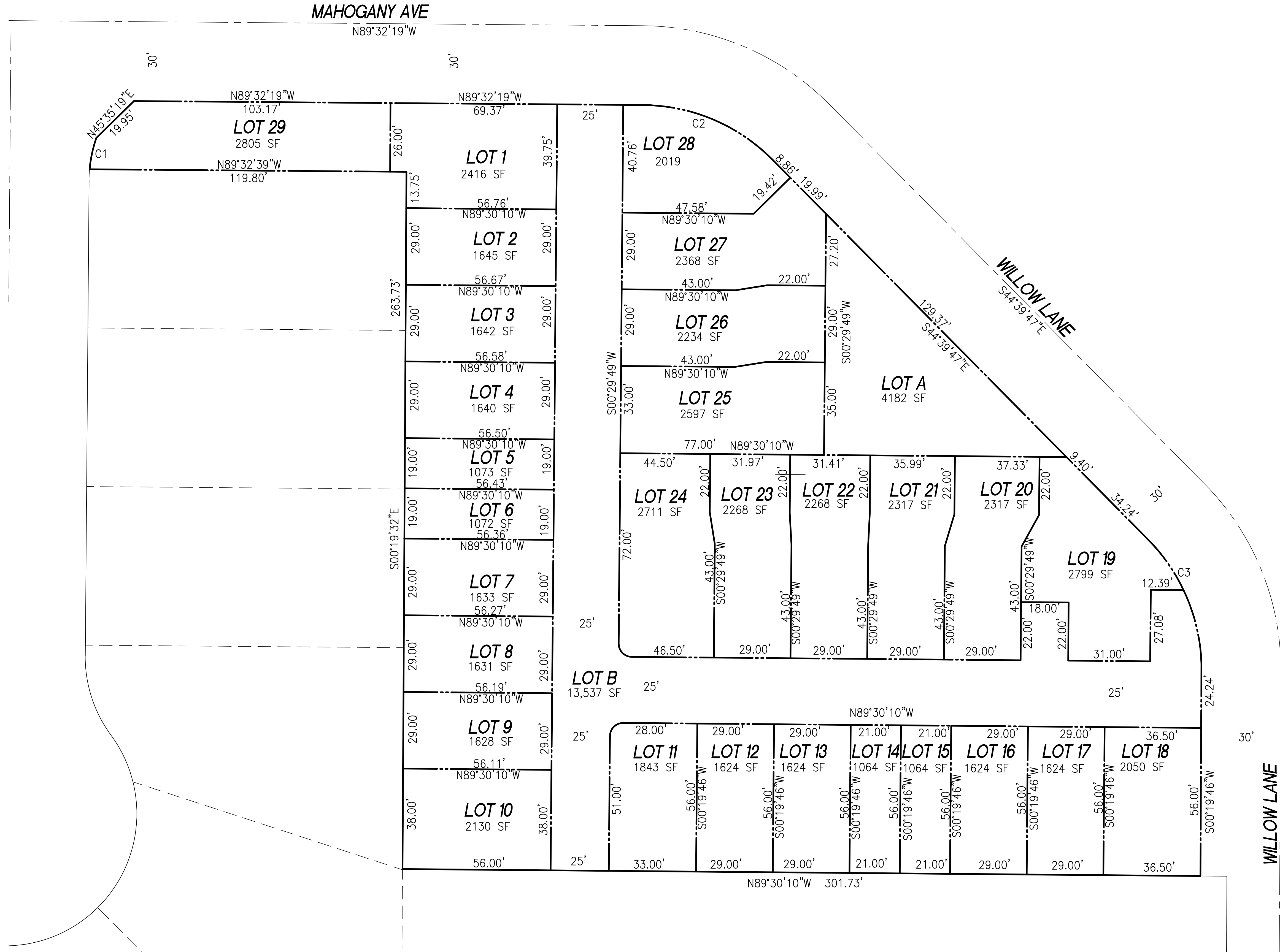
SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER

SHEET 1 OF 6

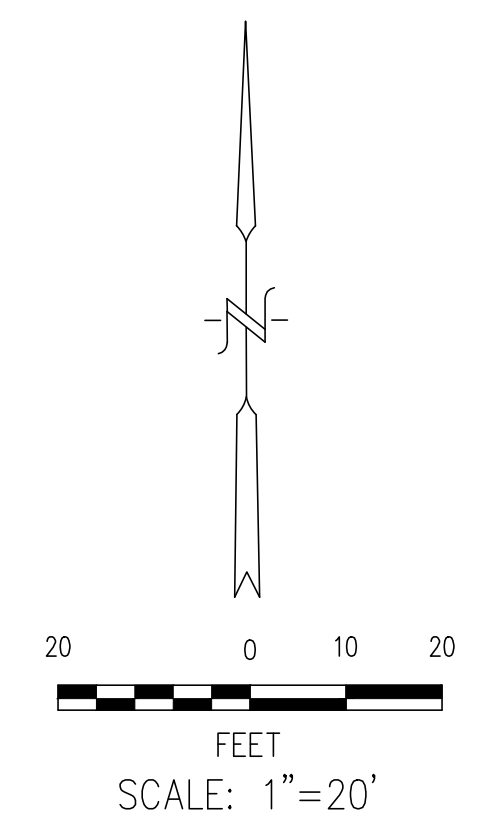
TENTATIVE TRACT NO. 19387

FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	12.16'	50.00'	13°56'17"
C2	54.72'	69.49'	45°06'52"
C3	52.59'	70.00'	43°02'44"

PROPOSED LOT PURPOSE
 LOT 1-28 - FEE SIMPLE RESIDENTIAL LOTS
 LOT 29 - CONDOMINIUM PURPOSES
 LOT A - OPEN SPACE
 LOT B - ACCESS AND PRIVATE STREET

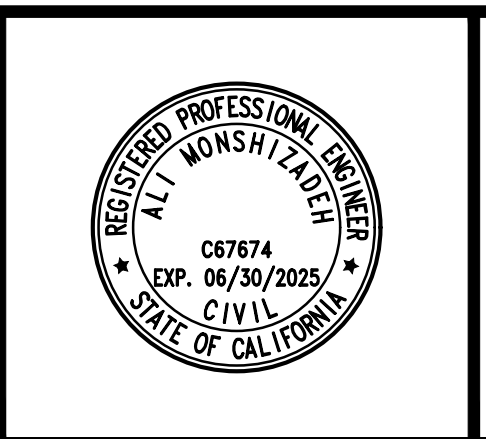


THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

APPLICANT:
WEST STREET IMVENTMENT LLC
 9535 GARDEN GROVE BLVD
 GARDEN GROVE, CA 92841
 CONTACT MR. LOC TRAN

PREPARED BY:
KES
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1 VENTURE STE 130
 IRVINE, CALIFORNIA 92618
 PHONE (949) 339-5330



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ENGINEER _____ DATE _____
 RCE 67674 EXP. DATE 6-30-25

**TENTATIVE TRACT MAP
 19387
 PROPOSED LOTTING**

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER

SHEET 2 OF 6

TENTATIVE TRACT NO. 19387

FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA

TITLE INFORMATION

PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY ORDER NO. NHC-7218602 DATED: APRIL 15, 2025 AT 7:30 AM, AMENDED: APRIL 21, 2025.

TITLE TO SAID ESTATE OR INTEREST VESTED IN

WILLOW 68 INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WESTMINSTER, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
 THAT PORTION OF LOT 24 OF TRACT NO. 1822, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 76, PAGES 34 AND 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOTS 13 AND 15 OF TRACT NO. 408, FINLEY'S HOME ACRES NO. 1, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY AND NORTHEASTERLY BY THE SOUTHERLY AND SOUTHWESTERLY LINE OF PARCEL 12, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGES 12 TO 22, INCLUSIVE, OF STATE HIGHWAY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF RELINQUISHMENT NO. 441 RECORDED JULY 3, 1968 IN BOOK 8649, PAGE 873 OF OFFICIAL RECORDS, EXCEPT THEREFROM THE SOUTH ONE-HALF OF SAID LOT 15, ALSO EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT SAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIP STOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIP STOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS EXCEPTED AND RESERVED IN DEEDS TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 22, 1955 IN BOOK 3290, PAGE 105, OCTOBER 24, 1956 IN BOOK 3687, PAGE 222 AND NOVEMBER 24, 1959 IN BOOK 4985, PAGE 578, ALL OF OFFICIAL RECORDS.
 APN: 195-256-12; 195-264-01

PARCEL B:
 THE SOUTH ONE-HALF OF LOT 15 OF TRACT NO. 408, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHEASTERLY CORNER OF THE NORTH ONE-HALF OF LOT 17 OF SAID TRACT 408; THENCE NORTH 23° 53' 17" WEST 75.00 FEET; THENCE NORTH 44° 40' 45" WEST 86.04 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID LOT 15, DISTANT ALONG SAID NORTHERLY LINE NORTH 89° 31' 58" WEST 91.65 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF LOT 15.
 APN: 195-264-02

PARCEL C:
 THE NORTH ONE-HALF OF LOT 17 OF TRACT NO. 408, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID NORTH ONE-HALF OF LOT 17; THENCE NORTH 23° 53' 17" WEST 75.00 FEET; THENCE NORTH 44° 40' 45" WEST 86.04 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID LOT 15 OF SAID TRACT NO. 408, DISTANT ALONG SAID NORTHERLY LINE NORTH 89° 31' 58" WEST 91.65 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF LOT 15.
 APN: 195-264-03

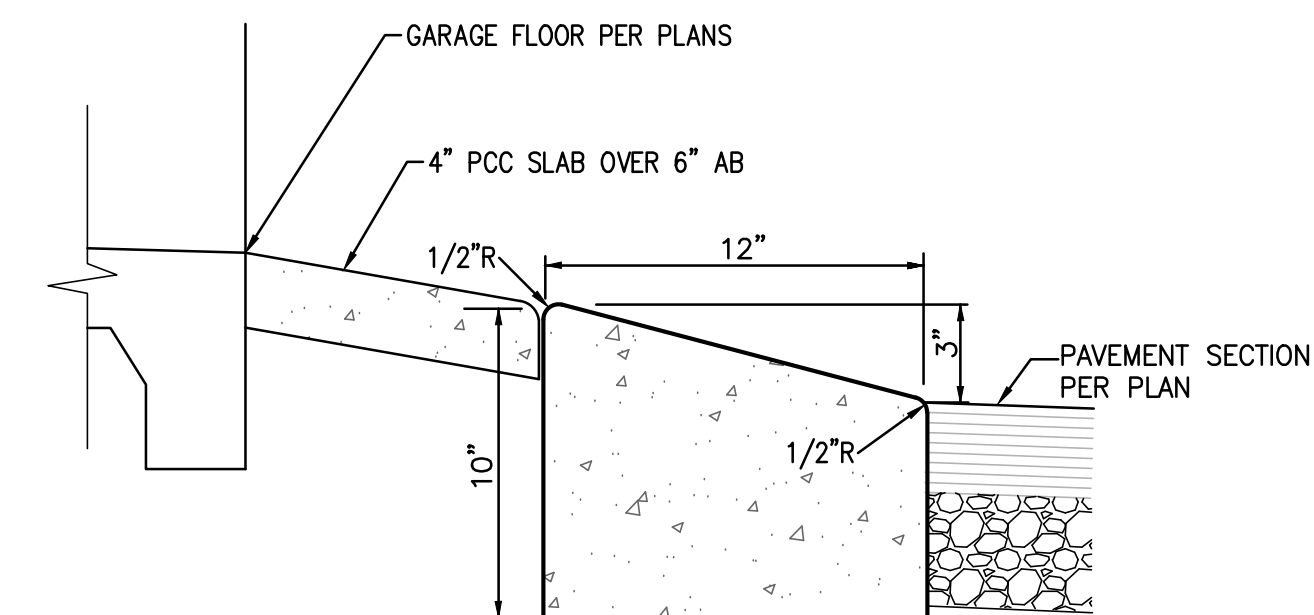
PARCEL D:
 THE SOUTH HALF OF LOT 17 OF TRACT NO. 408, IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 195-264-04

SCHEDULE B EXCEPTIONS

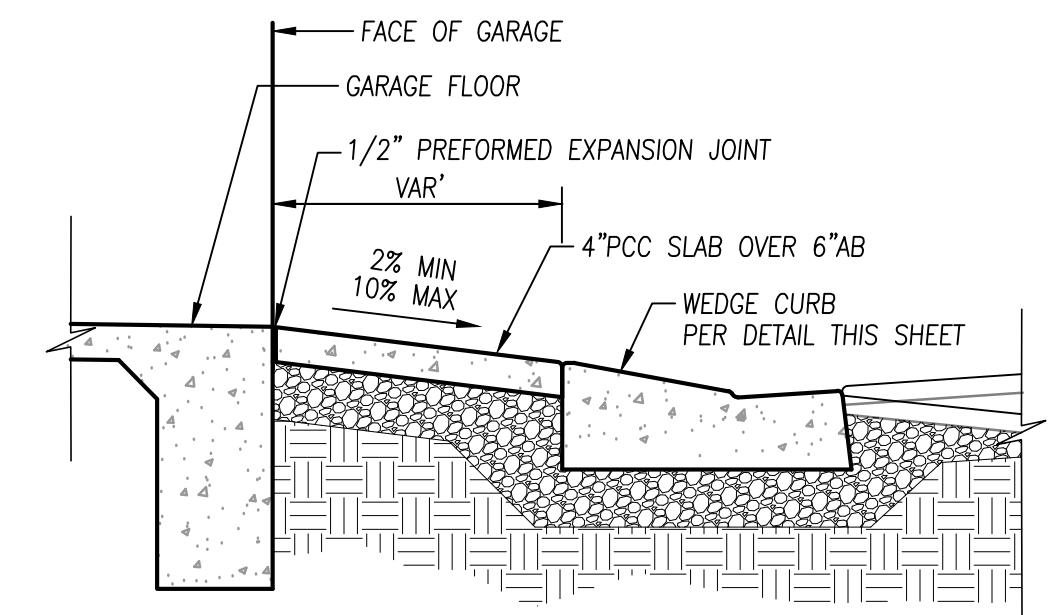
 INDICATES PLOTTABLE ITEMS

- ITEM A** PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025.
- ITEM B** THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- ITEM 1** WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- ITEM 2** THE RIGHT TO EXPLORE, DRILL THEREUNDER FOR AND PRODUCE THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, PROVIDED THAT NO OPERATIONS CARRIED ON PURSUANT TO THIS RESERVATION SHALL BE CONDUCTED FROM THE SURFACE OF THE HEREIN DESCRIBED LAND, AS RESERVED IN THE DEED FROM JOHNSTON CALHOUN AND MARY HUNTER CALHOUN, HUSBAND AND WIFE, TO W. E. CLARK AND OTHERS, RECORDED JULY 7, 1954 IN BOOK 2764, PAGE 419 OF OFFICIAL RECORDS; SAID DEED RECITES THAT IT IS EXPRESSLY UNDERSTOOD THAT ALL SUCH OPERATIONS SHALL BE CONDUCTED FROM THE SURFACE OF LANDS OTHER THAN THE LAND HEREIN DESCRIBED.
- ITEM 3** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT NO. 1822 RECORDING DATE: JULY 21, 1955 RECORDING NO: IN BOOK 76, PAGES 34 AND 35 OF MISCELLANEOUS MAPS PURPOSE: PUBLIC UTILITIES AFFECTS: THE EAST 5 FEET OF LOT 24 OF PARCEL A (PLOTTED)
- ITEM 4** COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: JULY 21, 1955 RECORDING NO: IN BOOK 3147, PAGE 68 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AFFECTS: LOT 24 OF PARCEL A
- ITEM 5** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA PURPOSE: POLE LINES AND CONDUITS RECORDING DATE: AUGUST 15, 1955 RECORDING NO: IN BOOK 3174, PAGE 347 OF OFFICIAL RECORDS AFFECTS: THE EAST 5 FEET OF SAID LOT 24 OF PARCEL A (PLOTTED)
- ITEM 6** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: AUGUST 31, 1955 RECORDING NO: IN BOOK 3195, PAGE 159 OF OFFICIAL RECORDS AFFECTS: THE EASTERLY 10 FEET OF SAID LOT 24 OF PARCEL A (PLOTTED)
- ITEM 7** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTOR: CITY OF WESTMINSTER GRANTEE: STREET AND HIGHWAY RECORDING DATE: JUNE 26, 1969 RECORDING NO: IN BOOK 9003, PAGE 113 OF OFFICIAL RECORDS AFFECTS: PORTION OF PARCEL C (PLOTTED)
- ITEM 8** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTOR: CITY OF WESTMINSTER GRANTEE: STREET AND HIGHWAY RECORDING DATE: JUNE 26, 1969 RECORDING NO: IN BOOK 9003, PAGE 118 OF OFFICIAL RECORDS AFFECTS: PORTION OF PARCEL D (PLOTTED)
- ITEM 9** THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: REDEVELOPMENT AGENCY OF THE CITY OF WESTMINSTER RECORDING DATE: OCTOBER 28, 2008 RECORDING NO: AS INSTRUMENT NO. 2008-000495491 OF OFFICIAL RECORDS
- ITEM 10** ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

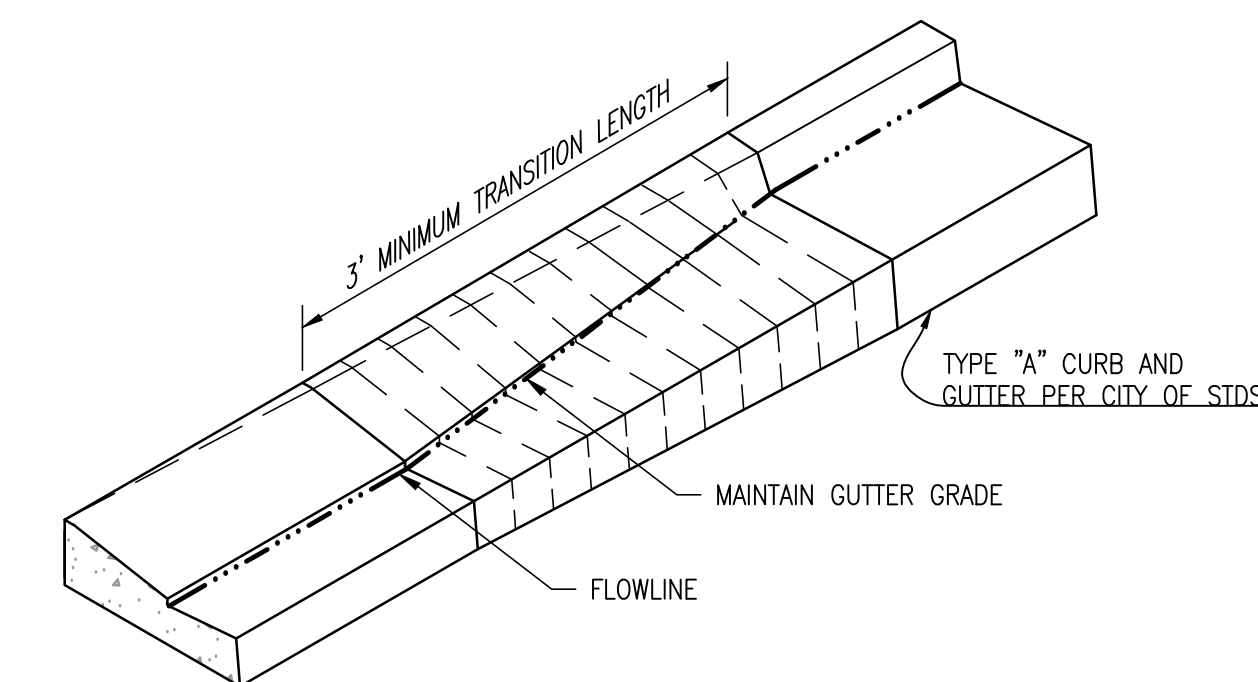
- ITEM 11** DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM 12** ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
- ITEM 13** MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- ITEM 14** PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- ITEM 15** ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.



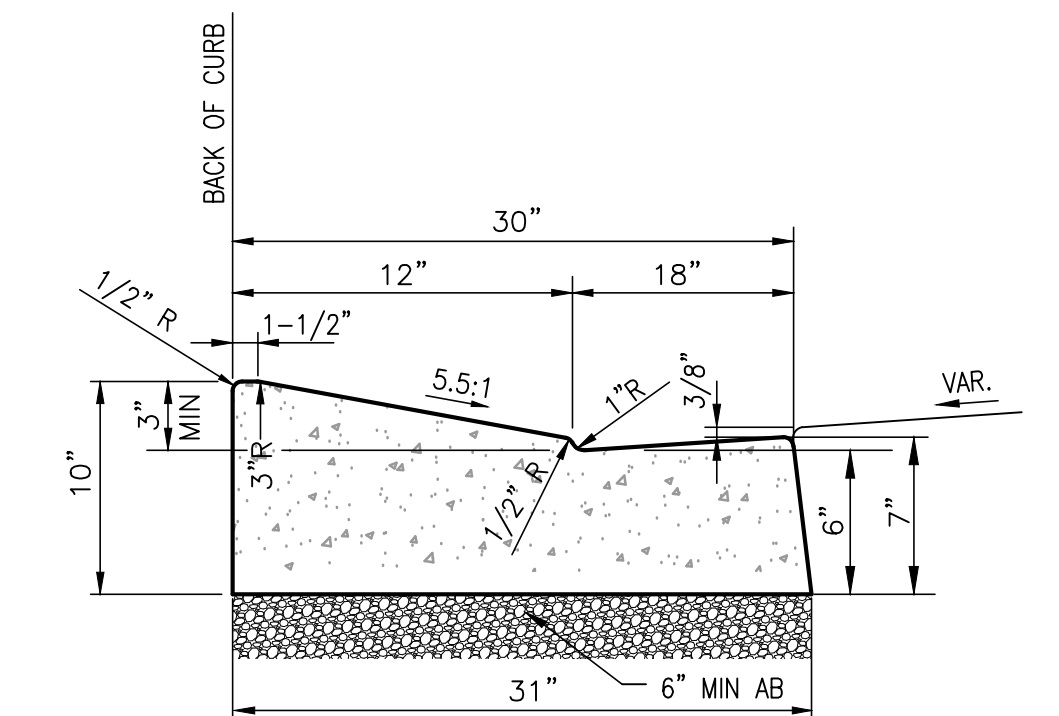
HIGH SIDE WEDGE CURB DETAIL
NTS



LOW SIDE WEDGE APRON DETAIL
NTS



CURB TRANSITION DETAIL
NTS



LOW SIDE WEDGE CURB
NTS

THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION

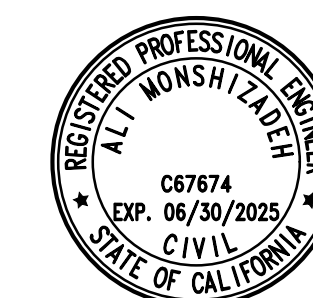
REVISIONS						
NO	DATE	INITIAL	DESCRIPTION	APP	DATE	

APPLICANT:

WILLOW 68 INVESTMENTS, LLC
 9535 GARDEN GROVE BLVD. STE 205
 GARDEN GROVE, CA 92641
 PHONE (949) 280-0788

PREPARED BY :

KES
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1 VENTURE STE 130
 IRVINE, CALIFORNIA 92618
 PHONE (949) 339-5330



I hereby certify that :

- These plans have been prepared under my supervision;
- The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
- Existing ground contours and elevations were obtained by field survey performed on DECEMBER 2024.

ENGINEER _____ DATE _____
 RCE 67674 EXP. DATE 6-30-25

TENTATIVE TRACT MAP
19387
TITLE INFORMATION AND
DETAILS

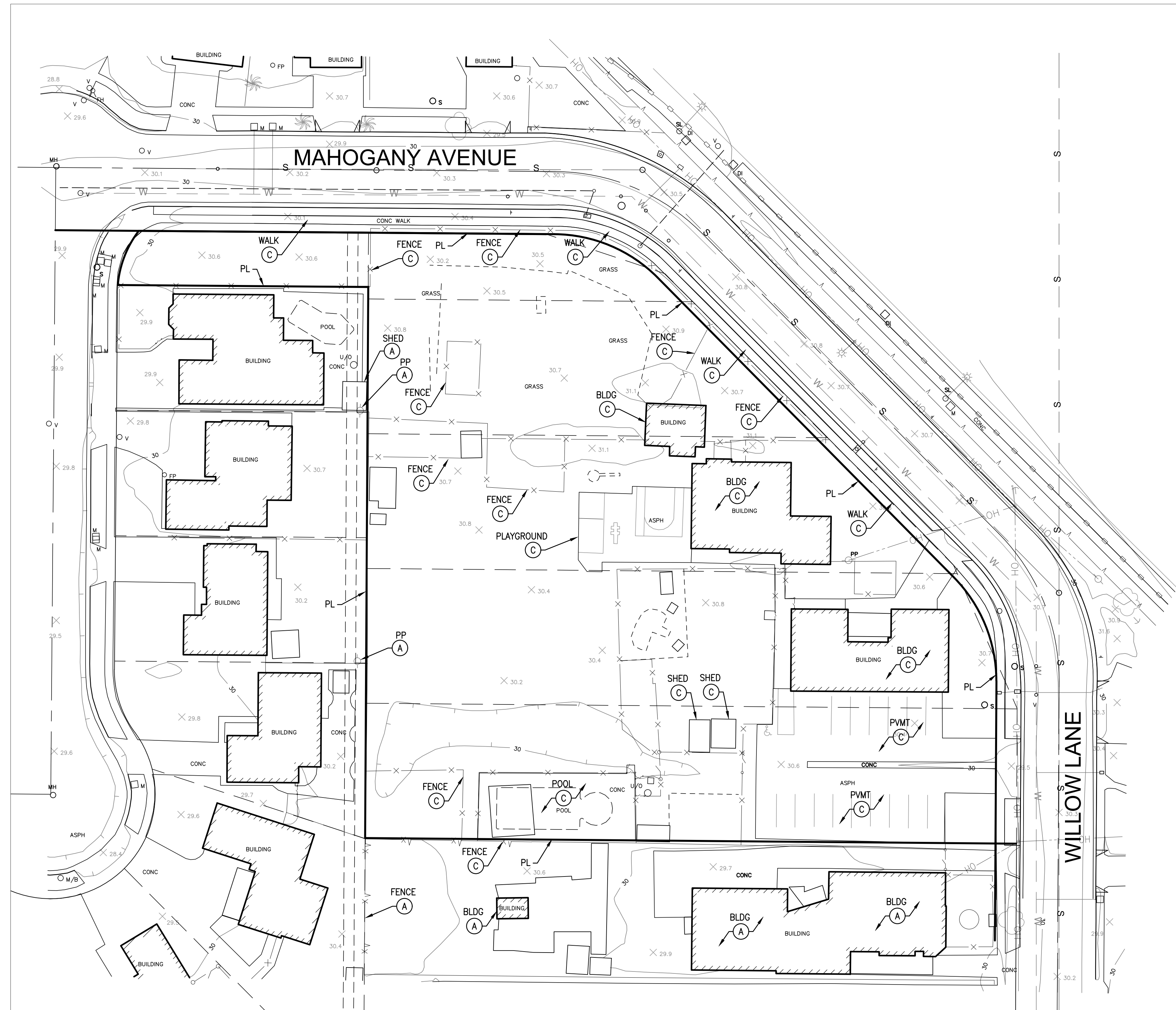
SHEET 3 OF 6

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER

TENTATIVE TRACT NO. 19387

FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA



NOTE LEGEND

- (A) EXISTING ITEM TO REMAIN
- (C) ITEM TO BE REMOVED

LEGEND

C	CENTERLINE	VT	ELECTRIC VENT
PL	PROPERTY LINE	FF	FINISHED FLOOR ELEVATION
ASPH	ASPHALT	FH	FIRE HYDRANT
BOH	BUILDING OVERHANG	LP	LIGHT POLE
CONC	CONCRETE	S	SIGN
CVT	CABLE VAULT	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SF	SQUARE FEET
EB	ELECTRIC BOX	SL	STREET LIGHT
EMH	ELECTRIC MANHOLE	SMH	SEWER MANHOLE
GP	GUARD POST	STG	STEEL GRATE
GVT	GAS VAULT	TS	TRAFFIC SIGNAL POLE
		WM	WATER METER
		WV	WATER VALVE
			FENCE

THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

APPLICANT:
WILLOW 68 INVESTMENTS, LLC
 9555 GARDEN GROVE BLVD. STE 205
 GARDEN GROVE, CA 92641
 PHONE (949) 280-0788

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 3. Existing ground contours and elevations were obtained by field survey performed on DECEMBER 2024.

ENGINEER _____ DATE _____
 RCE 67674 EXP. DATE 6-30-25

**TENTATIVE TRACT MAP
 19387
 EXISTING CONDITIONS
 AND DEMOLITION PLAN**

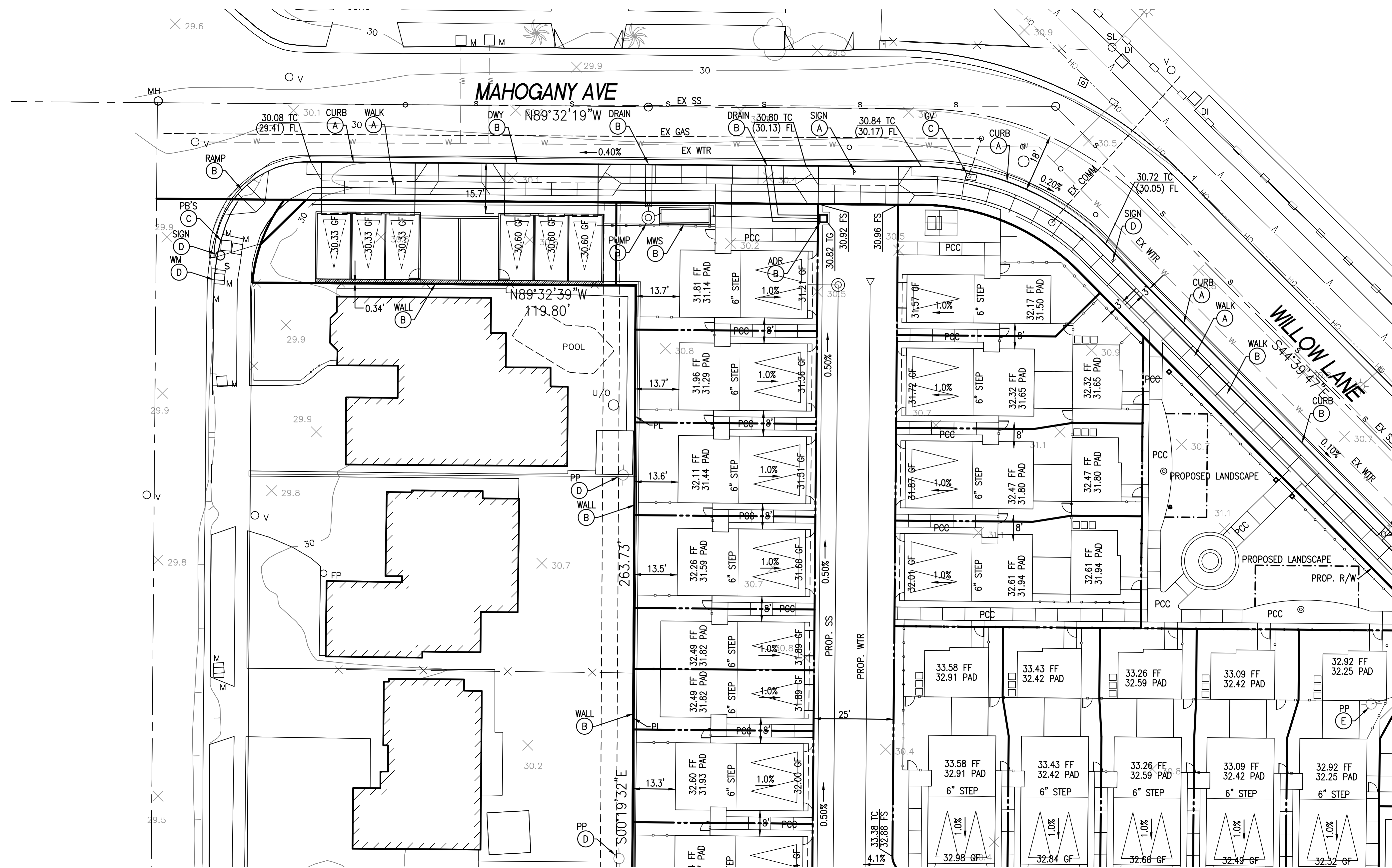
SHEET 4 OF 6

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER

TENTATIVE TRACT NO. 19387

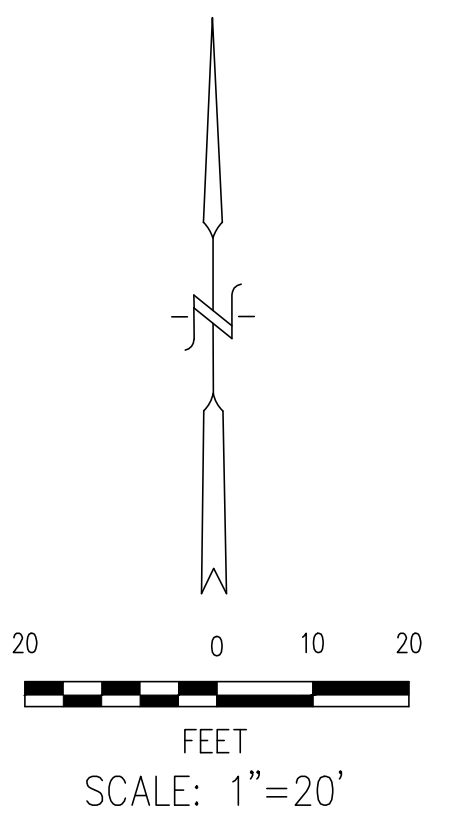
FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA



TENTATIVE MAP NOTES:

- (A) EXISTING ITEM TO BE REMOVED.
- (B) PROPOSED IMPROVEMENT AS NOTED.
- (C) EXISTING UTILITY TO BE ADJUSTED.
- (D) EXISTING ITEM TO REMAIN.
- (E) EXISTING UTILITY TO BE ABANDONED.
- (F) REMOVE EXISTING WALL AND ADJACENT SLOPE AND DECK
 INSTALL WALL ON PROPERTY LINE.

SEE SHEET 6



THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

APPLICANT:
WILLOW 68 INVESTMENTS, LLC
 9535 GARDEN GROVE BLVD. STE 205
 GARDEN GROVE, CA 92641
 PHONE (949) 280-0788

PREPARED BY:
KES
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1 VENTURE STE 130
 IRVINE, CALIFORNIA 92618
 PHONE (949) 339-5330



I hereby certify that:
 1. These plans have been prepared under my supervision;
 2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
 3. Existing ground contours and elevations were obtained by field survey performed on DECEMBER 2024.

ENGINEER _____ DATE _____
 RCE 67674 EXP. DATE 6-30-25

**TENTATIVE TRACT MAP
 19387
 CONCEPTUAL GRADING
 AND UTILITY PLAN**

SHEET 5 OF 6

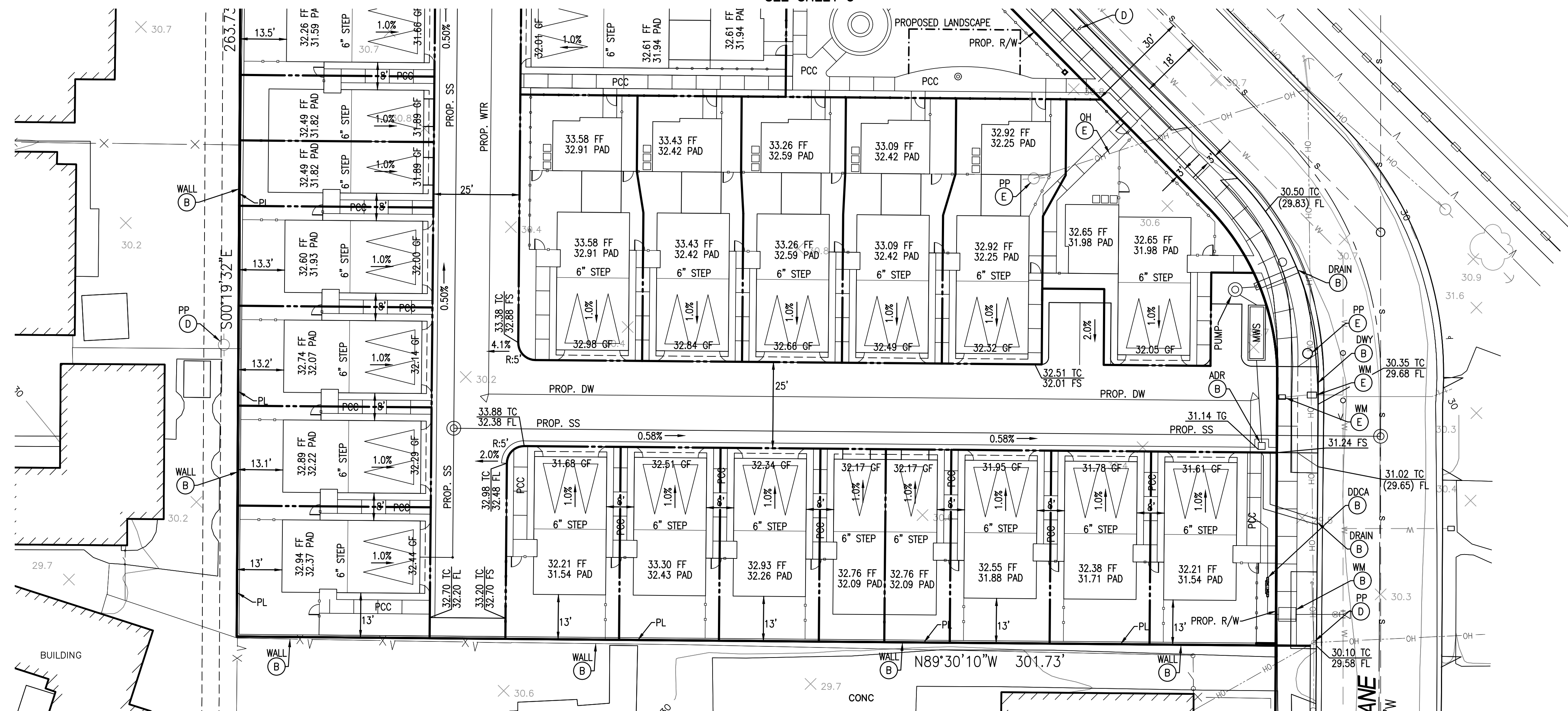
SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER

TENTATIVE TRACT NO. 19387

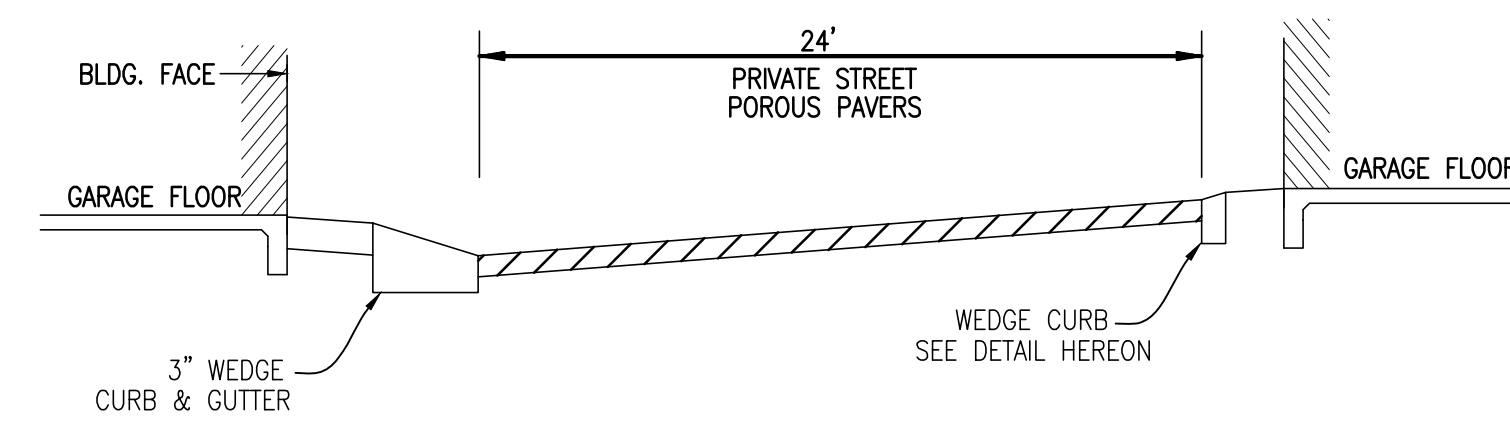
FOR CONDOMINIUM PURPOSES
 COUNTY OF ORANGE CITY OF WESTMINSTER
 STATE OF CALIFORNIA

SEE SHEET 5

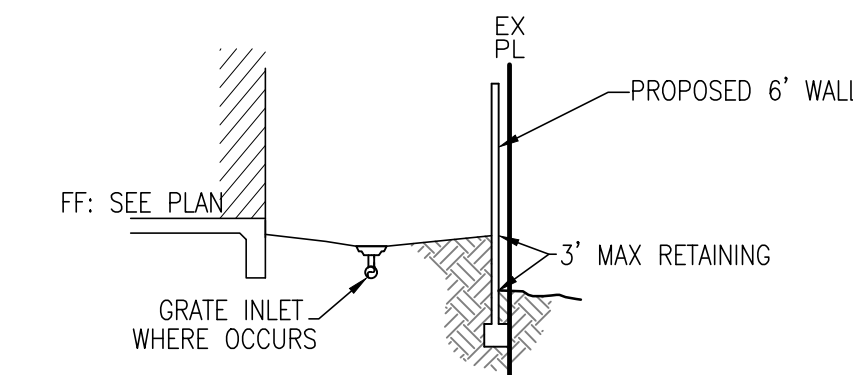


TENTATIVE MAP NOTES:

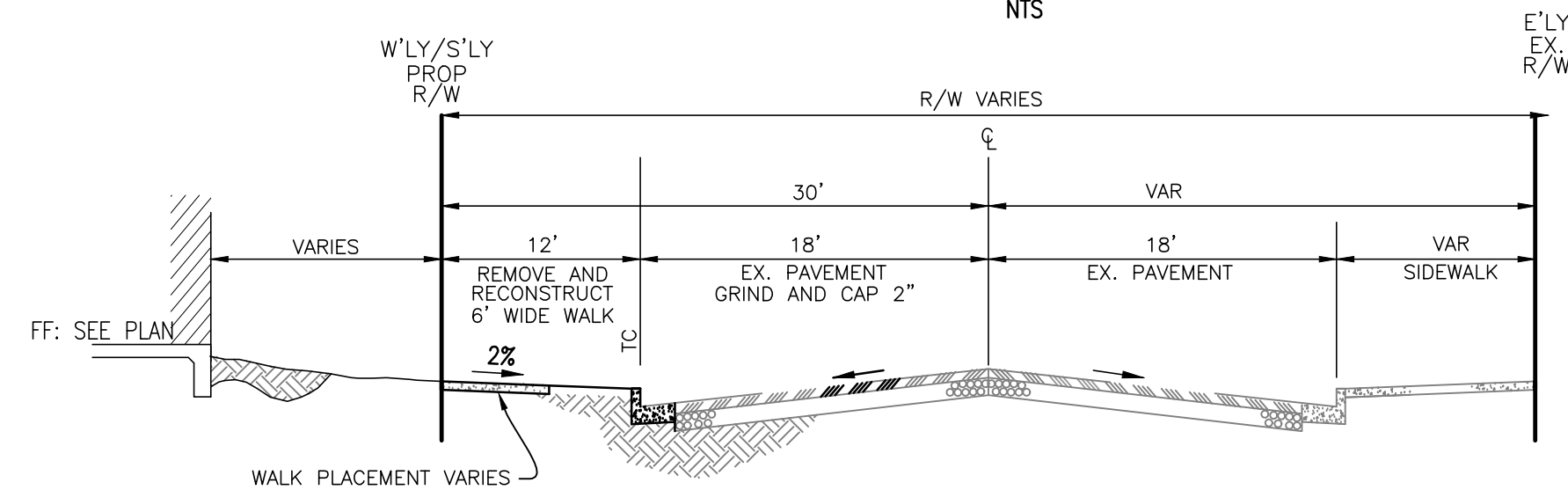
- (A) EXISTING ITEM TO BE REMOVED.
- (B) PROPOSED IMPROVEMENT AS NOTED.
- (C) EXISTING UTILITY TO BE ADJUSTED.
- (D) EXISTING ITEM TO REMAIN.
- (E) EXISTING UTILITY TO BE ABANDONED.
- (F) REMOVE EXISTING WALL AND ADJACENT SLOPE AND DECK
 INSTALL WALL ON PROPERTY LINE.



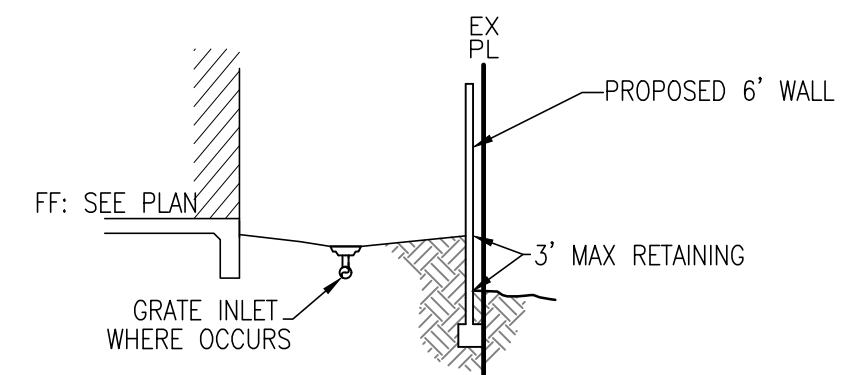
TYPICAL PRIVATE ALLEY SECTION
 N.T.S.



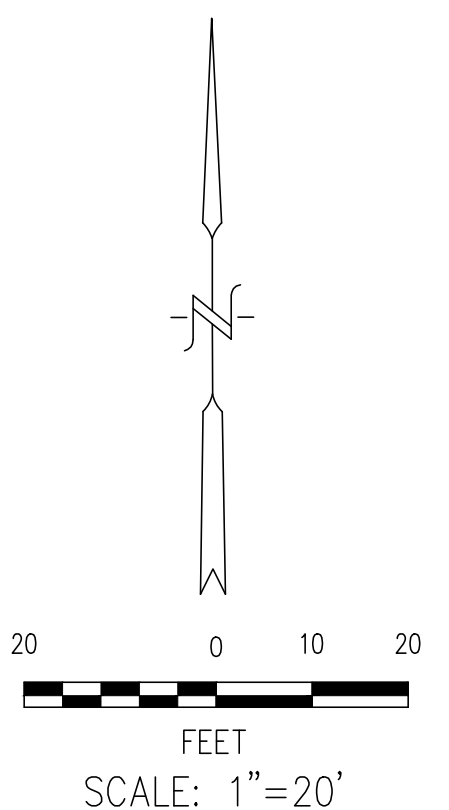
WEST PROPERTY LINE SECTION
 N.T.S.



WILLOW STREET SECTION
 N.T.S.



SOUTH PROPERTY LINE SECTION
 N.T.S.

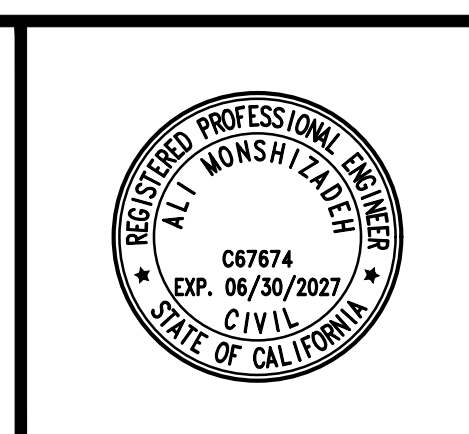


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**TENTATIVE TRACT MAP
 19387
 CONCEPTUAL GRADING
 AND UTILITY PLAN**

SHEET 6 OF 6

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF WESTMINSTER