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Forward recorded originals to:

County of Orange  
OC Public Works/OC Survey  
Kevin R. Hills, County Surveyor  
300 North Flower Street  
Santa Ana, California 92703-5000

above reserved for County Recorder's use

**LOT LINE ADJUSTMENT**

**LL 2015-018**

Record Owners:

PARCELS 1 AND 2

Name: SILVER-BRONZE CORPORATION, A CALIFORNIA CORPORATION

PARCEL 3

Name: OAK GROVE, A CALIFORNIA LIMITED LIABILITY COMPANY

PARCEL 4

Name: MARK T. HEBNER AND BETH COLLINS HEBNER, TRUSTEES OF THE MARK T. HEBNER AND  
BETH COLLINS HEBNER LIVING TRUST DATED MARCH 24, 2009

(I/We are) certify that: (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application:

(I/We) have knowledge of and consent to the filing of this application:

The information submitted in connection with this application is true and correct.

SILVER-BRONZE CORPORATION, A CALIFORNIA CORPORATION

BY: [Signature]

ALAIN O'CONNOR, CHAIRMAN

OAK GROVE, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

ALAIN O'CONNOR, EXECUTIVE DIRECTOR

MARK T. HEBNER AND BETH COLLINS HEBNER, TRUSTEES OF THE MARK T. HEBNER AND BETH COLLINS HEBNER LIVING TRUST DATED MARCH 24, 2009

BY: [Signature]

MARK T. HEBNER, TRUSTEE

BY: [Signature]

BETH COLLINS HEBNER, TRUSTEE

LOT LINE ADJUSTMENT

LL 2015-018

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 )
) ss
COUNTY OF ORANGE )

ON 04/12/2016, BEFORE ME, SHANE THOMAS JOHNSON, A NOTARY PUBLIC, PERSONALLY APPEARED ALAIN O'CONNOR 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/HEY 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:

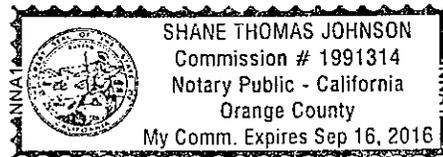
SIGNATURE [Handwritten Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

SHANE THOMAS JOHNSON
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES: 09/16/2016

MY COMMISSION NO: 1991314



LOT LINE ADJUSTMENT

LL 2015-018

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STATE OF CALIFORNIA )
) ss
COUNTY OF ORANGE )

ON 04-12-2010, BEFORE ME, SHANE THOMAS JOHNSON, A NOTARY PUBLIC, PERSONALLY APPEARED ALAN O'CONNOR 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/HEY 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.

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WITNESS MY HAND:

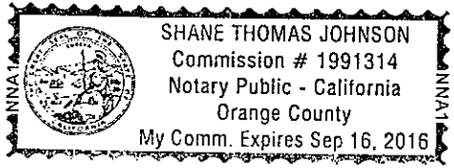
SIGNATURE [Signature]
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(NAME PRINTED)

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STATE OF CALIFORNIA )
) ss
COUNTY OF ORANGE )

ON April 8, 2016, BEFORE ME, Anne E. Page, A NOTARY PUBLIC, PERSONALLY APPEARED Mark T. Hebner 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/HEY 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.

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WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

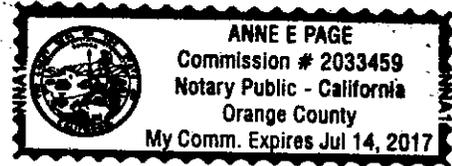
Anne E. Page
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS

IN Orange COUNTY.

MY COMMISSION EXPIRES: July 14, 2017

MY COMMISSION NO: 2033459



LOT LINE ADJUSTMENT

LL 2015-018

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STATE OF CALIFORNIA )
) ss
COUNTY OF ORANGE )

ON April 8, 2016, BEFORE ME, Anne E. Page, A NOTARY PUBLIC, PERSONALLY APPEARED Beth Collins Hebler 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/HEY 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.

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WITNESS MY HAND:

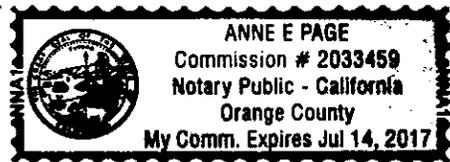
SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Anne E. Page
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES: July 14, 2017

MY COMMISSION NO: 2033459





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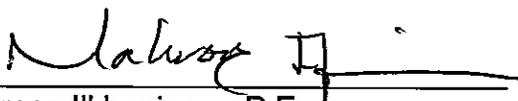
Lot Line Adjustment  
**LLA 2015 – 018**

The General Plan designates the subject property as 1B – Suburban Residential and 2A – Community Commercial. It is zoned as Coto de Caza Specific Plan, Planning Area 21 Community Center/Commercial. The Lot Line Adjustment described herein is consistent with all relevant planning policies and zoning regulations and is categorically exempt from CEQA (Class 3 and 5).

As allowed by and in conformance with the California Subdivision Map Act (Section 66412d) and the Orange County Subdivision Code and Subdivision Manual (Subarticle 16 and Chapter 7, respectively) the Lot Line Adjustment described herein is approved.



County of Orange  
OC Public Works  
Shane L. Silsby, Director

By:   
Mahrooz Ilkhanipour, P.E.  
Manager, Permitting

LOT LINE ADJUSTMENT

LL 2015-018

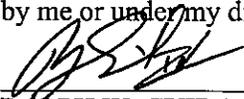
Contact Person: RALPH W. GUIDA, IV

Address: 9241 IRVINE BOULEVARD, SUITE 100

IRVINE, CA 92618

Daytime Phone: (949) 777-2000

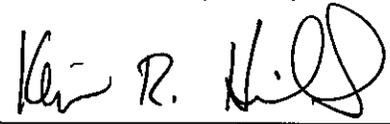
This document consisting of 18 pages was prepared by me or under my direction.

  
RALPH W. GUIDA, IV P.L.S. 7076



Examined and approved as to survey content only

Kevin R. Hills, County Surveyor

  
Kevin R. Hills, County Surveyor  
L.S. 6617



Dated this 27<sup>th</sup> day of December 2016

Date Filed February 11, 2015	Zoning Coto de Caza Specific Plan, PA 21, Community Center / Commercial	SEE EXHIBITS A, B and C attached
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**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT**  
**LL 2015-018**  
*Legal Description*

Owners	Existing Parcels - AP Numbers	Proposed Parcels - Reference Number
SILVER-BRONZE CORPORATION	Portions 804-261-12, 22, 23 & 24	Parcel 1
SILVER-BRONZE CORPORATION	Portion 804-261-22	Parcel 2
OAK GROVE 56.8% and SILVER-BRONZE CORPORATION 43.2%	Portions 804-261-12, 23 & 24	Parcel 3
MARK T. HEBNER AND BETH COLLINS HEBNER, TRUSTEES OF THE MARK T. HEBNER AND BETH COLLINS HEBNER LIVING TRUST DATED MARCH 24, 2009	804-201-06, Portion 804-261-22	Parcel 4

Sheet 1 of 1 sheet

A PROJECT IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, CONSISTING OF A LOT LINE ADJUSTMENT OF PARCELS 1 AND 2 AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT LL 2007-020, RECORDED MARCH 6, 2008, AS INSTRUMENT NO. 2008000103827, OF OFFICIAL RECORDS, AND LOT 1 OF TRACT NO. 14211, AS SHOWN ON A MAP FILED IN BOOK 686, PAGES 38 THROUGH 44, OF MISCELLANEOUS MAPS, AND LOT 50 OF TRACT NO. 9507, AS SHOWN ON A MAP FILED IN BOOK 432, PAGES 21 THROUGH 38, OF MISCELLANEOUS MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED, THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCELS HEREIN.



PREPARED BY ME OR UNDER MY DIRECTION:

  
 RALPH W. GUIDA, IV L.S. 7076      4-27-16  
 DATE





# EXHIBIT "B"

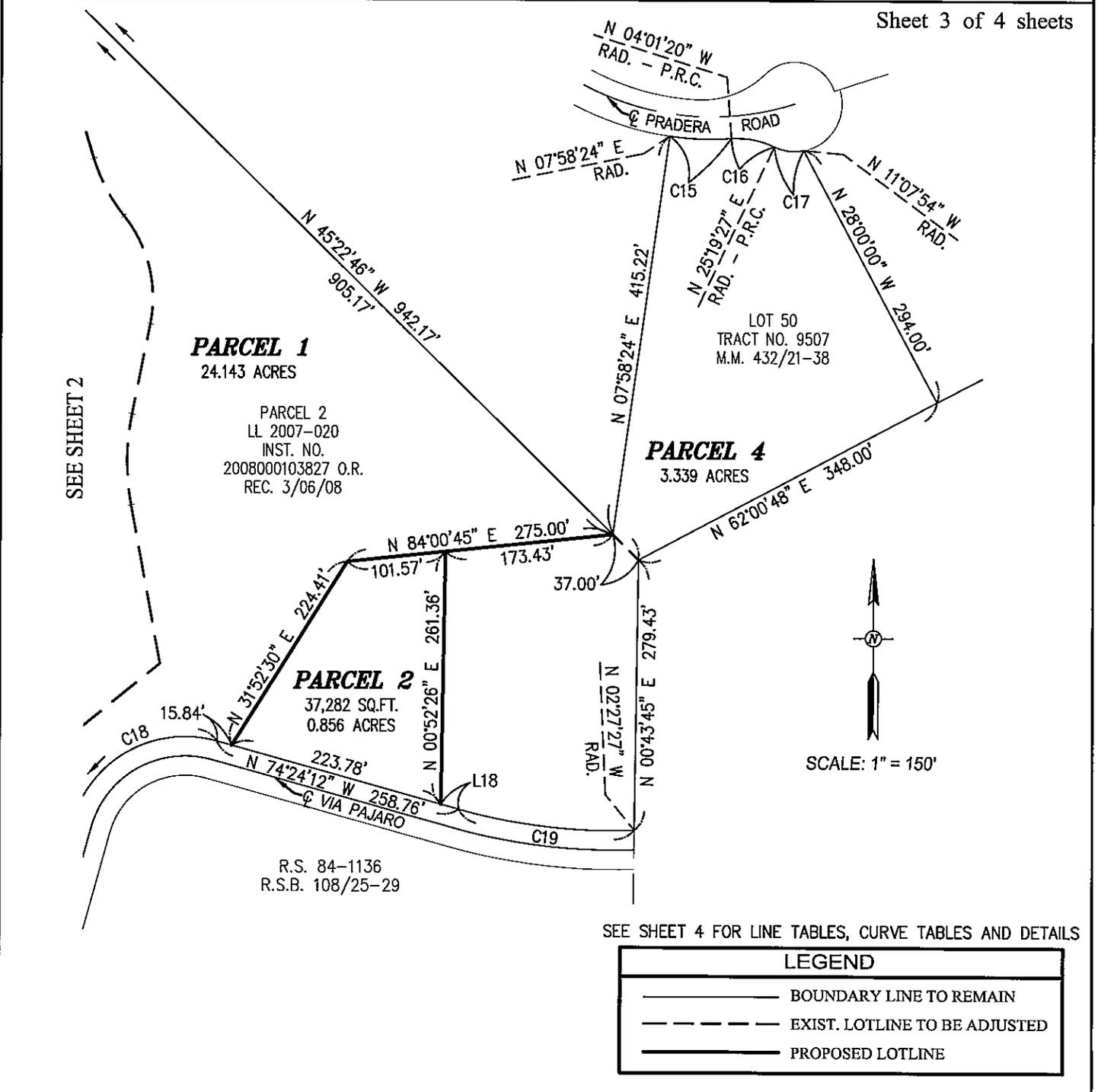
## LOT LINE ADJUSTMENT

### LL 2015-018

MAP

Owners	Existing Parcels - AP Numbers	Proposed Parcels - Reference Number
SILVER-BRONZE CORPORATION	Portions 804-261-12, 22, 23 & 24	Parcel 1
SILVER-BRONZE CORPORATION	Portion 804-261-22	Parcel 2
OAK GROVE 56.8% and SILVER-BRONZE CORPORATION 43.2%	Portions 804-261-12, 23 & 24	Parcel 3
MARK T. HEBNER AND BETH COLLINS HEBNER, TRUSTEES OF THE MARK T. HEBNER AND BETH COLLINS HEBNER LIVING TRUST DATED MARCH 24, 2009	804-201-06, Portion 804-261-22	Parcel 4

Sheet 3 of 4 sheets



SEE SHEET 4 FOR LINE TABLES, CURVE TABLES AND DETAILS

# EXHIBIT "B"

## LOT LINE ADJUSTMENT

### LL 2015-018

MAP

Owners	Existing Parcels - AP Numbers	Proposed Parcels - Reference Number
SILVER-BRONZE CORPORATION	Portions 804-261-12, 22, 23 & 24	Parcel 1
SILVER-BRONZE CORPORATION	Portion 804-261-22	Parcel 2
OAK GROVE 56.8% and SILVER-BRONZE CORPORATION 43.2%	Portions 804-261-12, 23 & 24	Parcel 3
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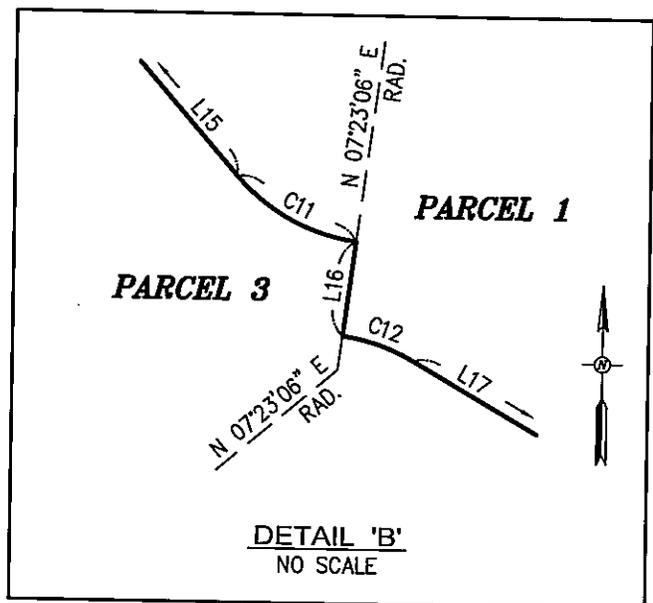
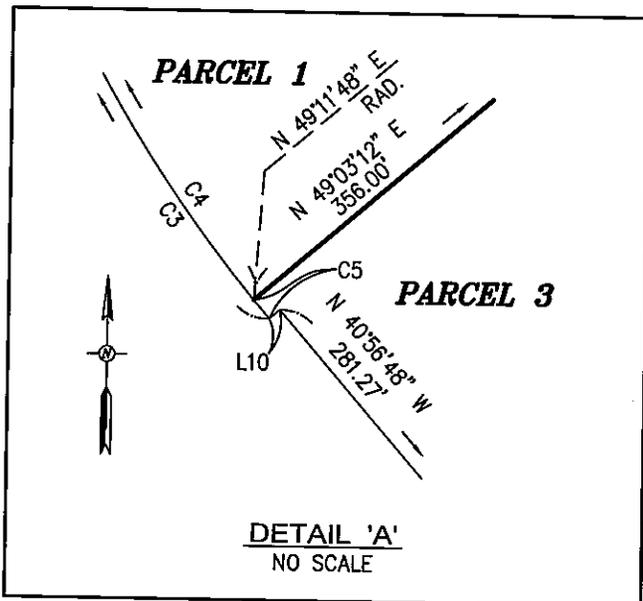
Sheet 4 of 4 sheets

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 28°19'04" E	146.50'
L2	N 39°26'44" W	49.10'
L3	N 59°20'30" W	87.55'
L4	N 50°33'16" E	159.50'
L5	N 18°02'36" E	130.08'
L6	N 78°06'56" W	10.00'
L7	N 52°28'45" E	45.48'
L8	N 05°06'50" E	14.85'
L9	N 39°46'45" E	36.51'
L10	N 49°03'12" E	4.00'
L11	N 40°56'48" W	132.67'
L12	N 49°03'12" E	40.00'
L13	N 40°56'48" W	1.00'
L14	N 49°03'12" E	40.00'
L15	N 40°56'48" W	140.00'
L16	N 07°23'06" E	10.00'
L17	N 60°02'27" W	126.85'
L18	N 74°24'12" W	19.14'

RAD.

RAD.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	50°18'09"	70.00'	61.46'
C2	17°30'47"	634.00'	193.79'
C3	13°35'00"	920.00'	218.11'
C4	13°26'24"	920.00'	215.81'
C5	00°08'36"	920.00'	2.30'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	20.00'	31.42'
C11	41°40'06"	20.00'	14.54'
C12	22°34'27"	20.00'	7.88'
C13	02°02'48"	280.00'	10.00'
C14	10°46'16"	280.00'	52.64'
C15	11°59'44"	303.00'	63.44'
C16	29°20'47"	89.00'	45.59'
C17	36°27'21"	49.00'	31.18'
C18	90°05'48"	120.00'	188.70'
C19	18°03'15"	580.00'	182.76'



# EXHIBIT "C"

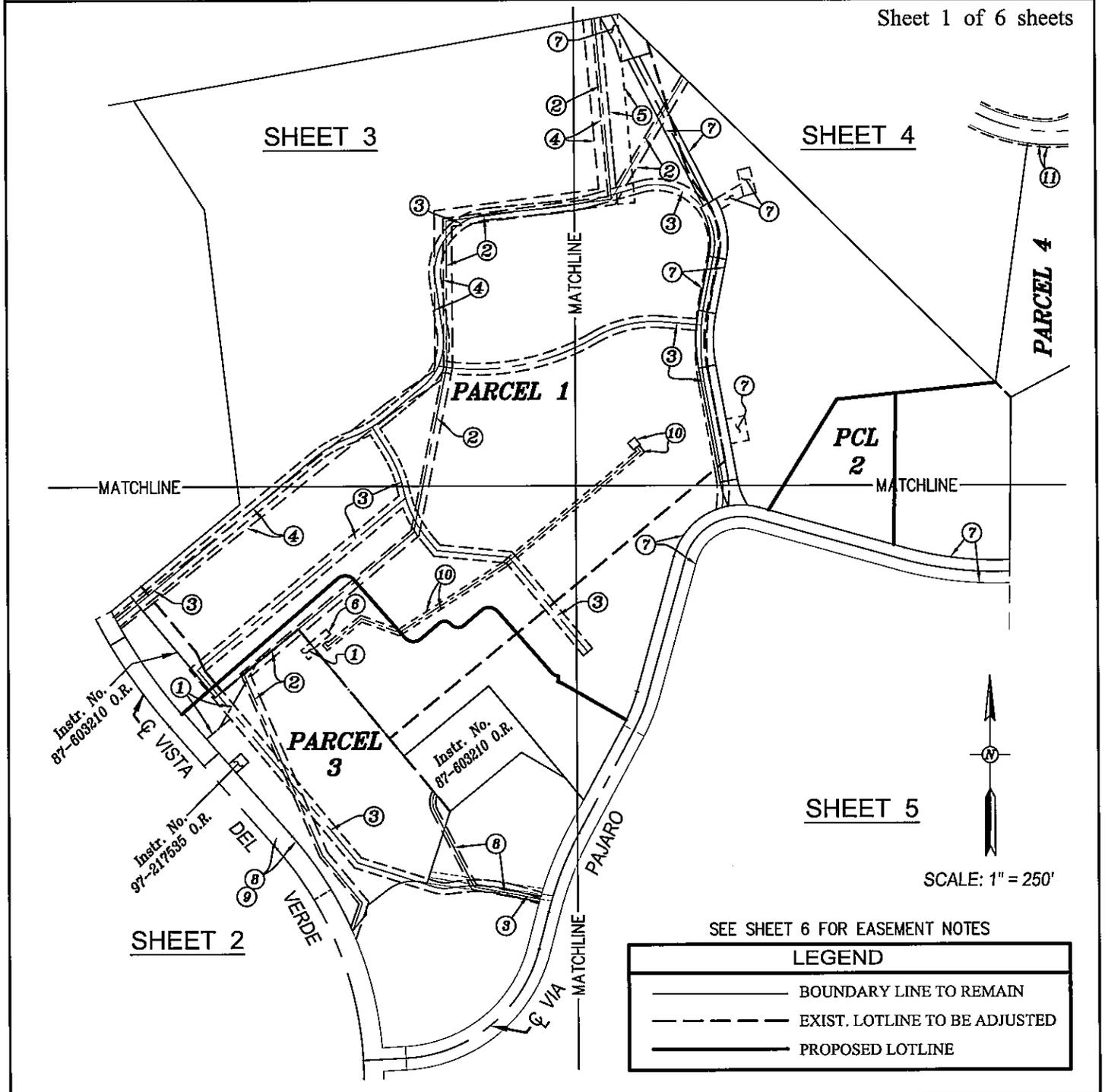
## LOT LINE ADJUSTMENT

### LL 2015-018

#### SITE PLAN

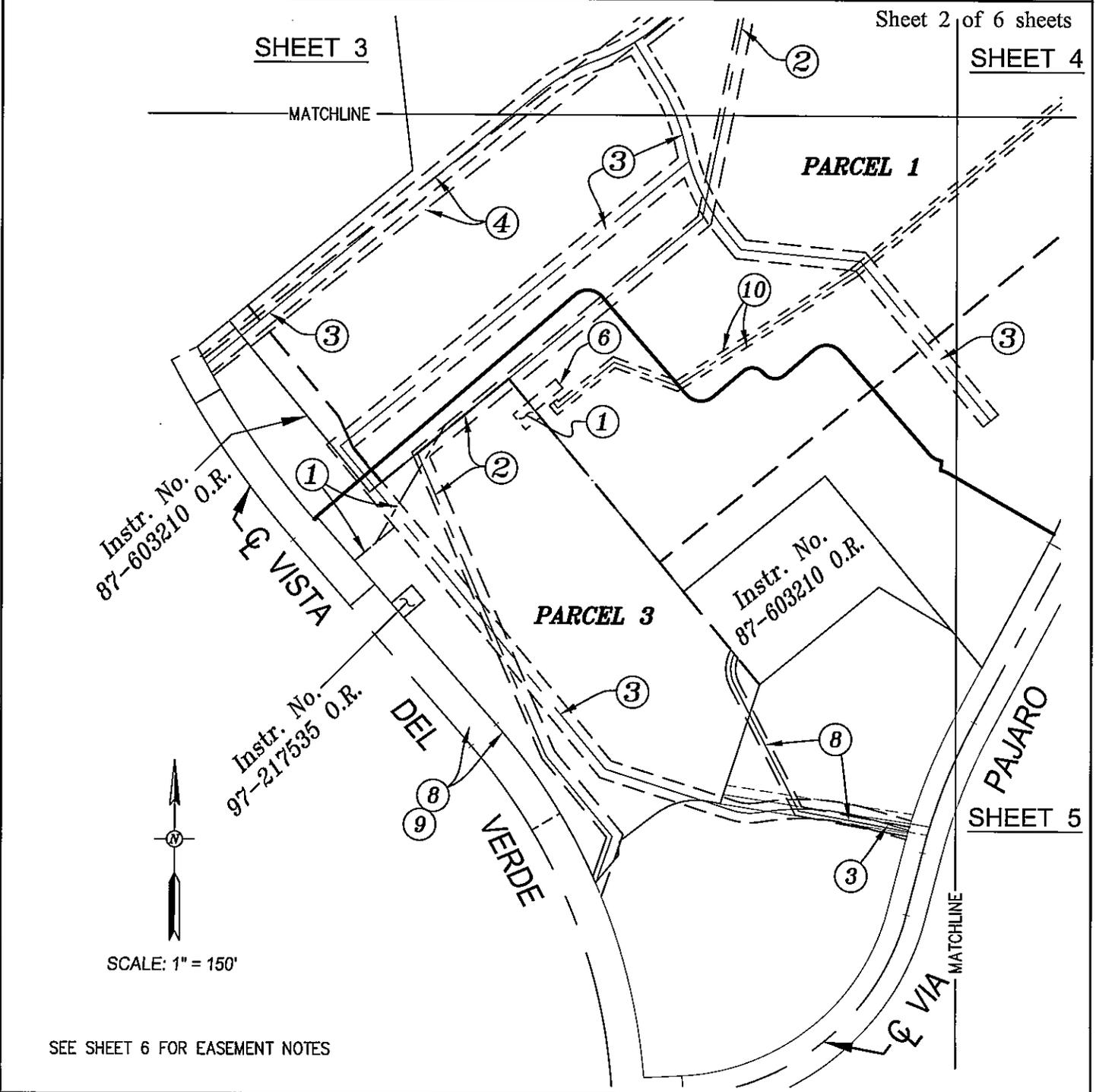
Owners	Existing Parcels - AP Numbers	Proposed Parcels - Reference Number
SILVER-BRONZE CORPORATION	Portions 804-261-12, 22, 23 & 24	Parcel 1
SILVER-BRONZE CORPORATION	Portion 804-261-22	Parcel 2
OAK GROVE 56.8% and SILVER-BRONZE CORPORATION 43.2%	Portions 804-261-12, 23 & 24	Parcel 3
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Sheet 1 of 6 sheets



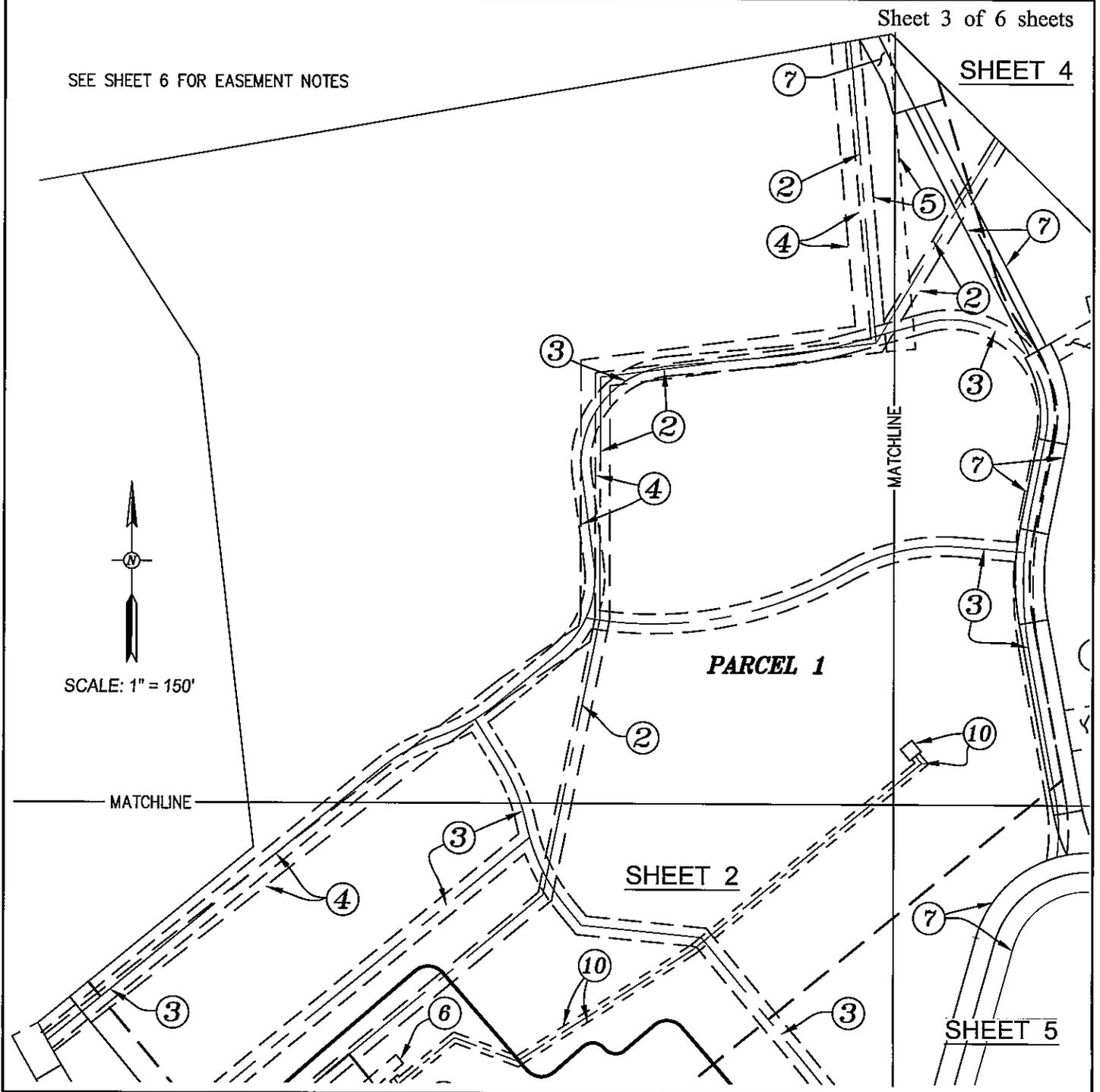
**EXHIBIT "C"**  
**LOT LINE ADJUSTMENT**  
**LL 2015-018**  
**SITE PLAN**

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**EXHIBIT "C"**  
**LOT LINE ADJUSTMENT**  
**LL 2015-018**  
**SITE PLAN**

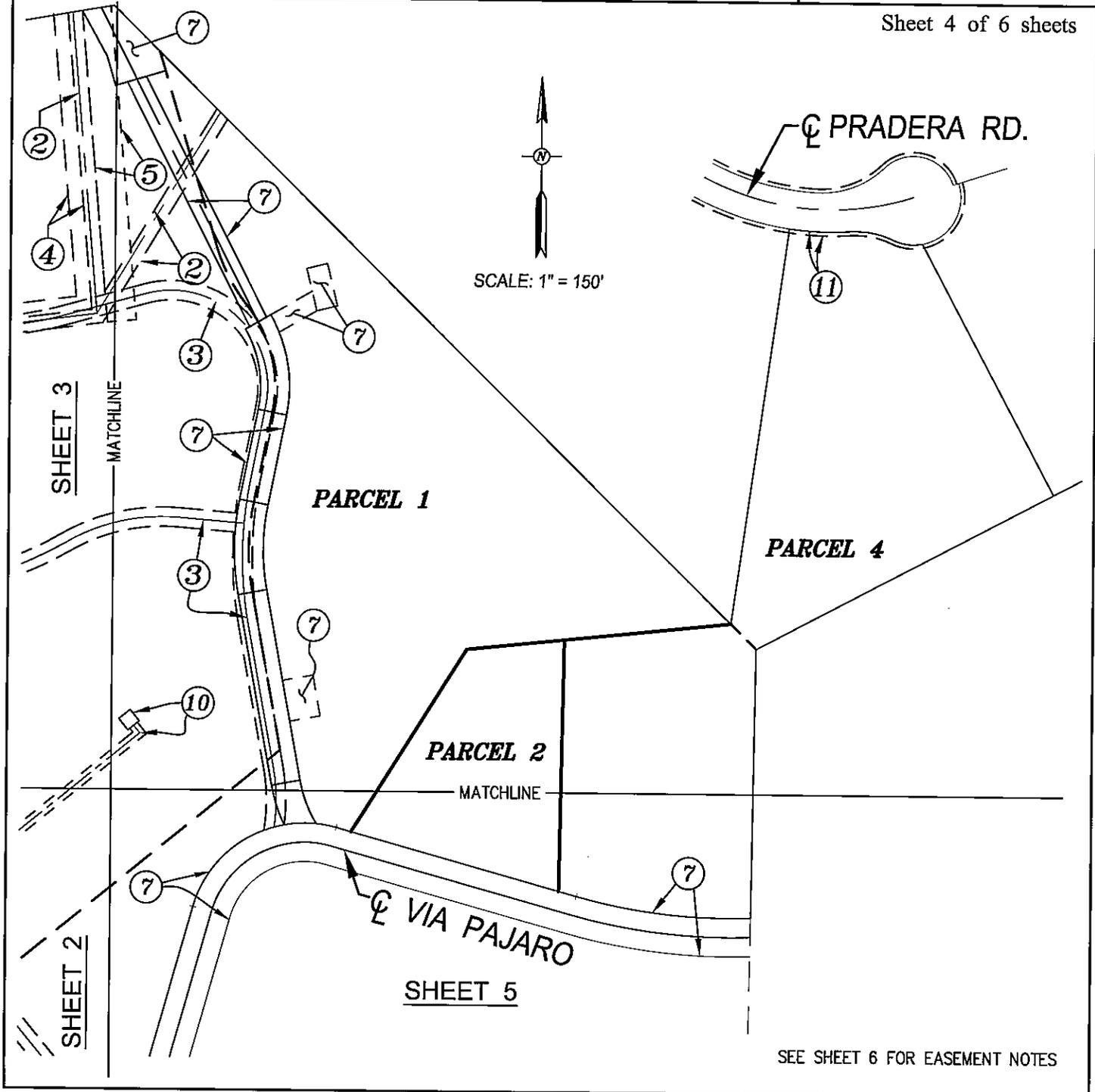
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Sheet 4 of 6 sheets



SEE SHEET 6 FOR EASEMENT NOTES

# EXHIBIT "C"

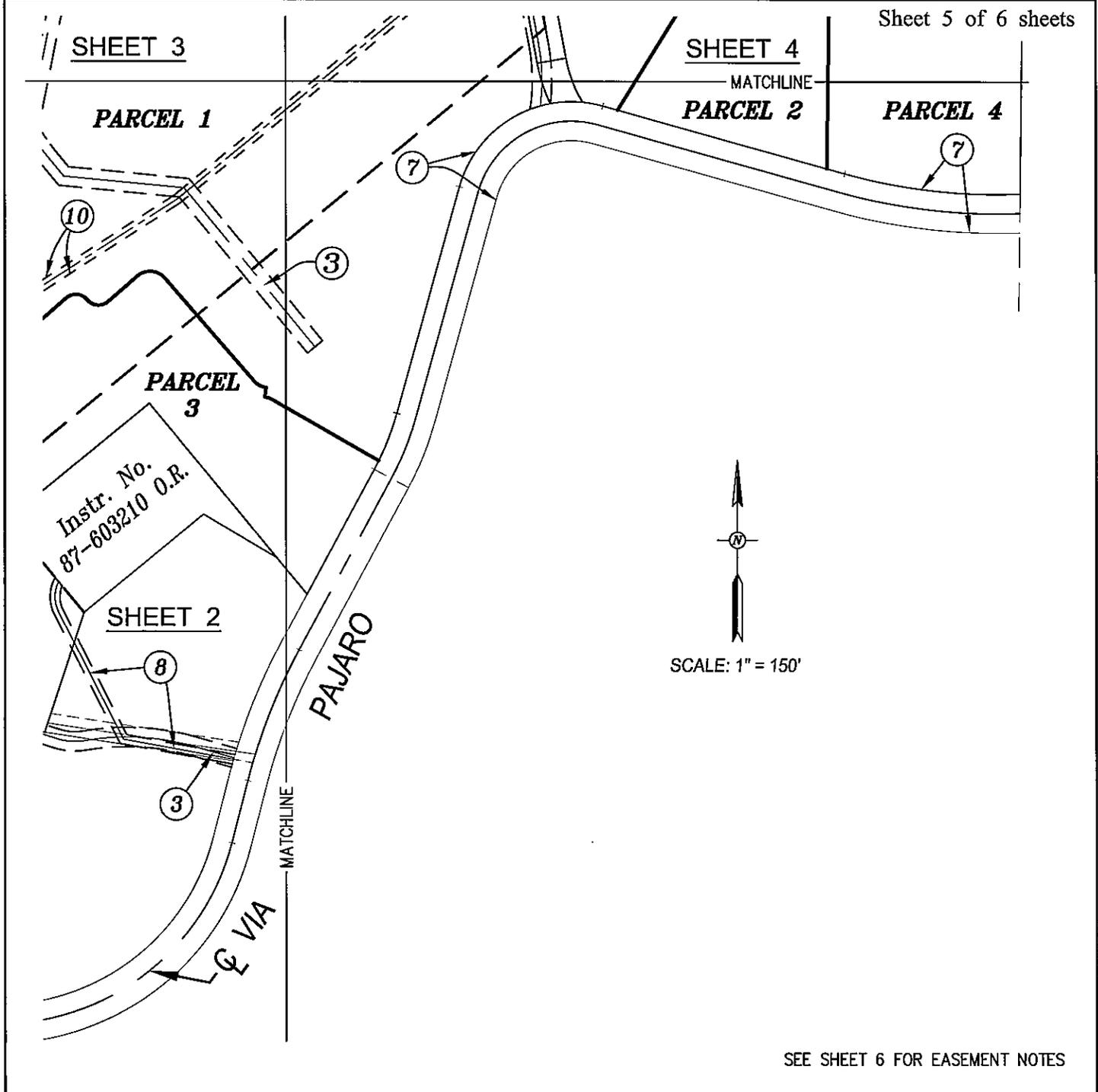
## LOT LINE ADJUSTMENT

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Sheet 5 of 6 sheets



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**LL 2015-018**  
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Sheet 6 of 6 sheets

**EASEMENT NOTES:**

- ① An Easement for Public Utility purposes, granted to Southern California Edison Company. Recorded in Book 9081, Page 434, O.R.
- ② An Easement for Pipe lines purposes, granted to The Santa Margarita Water District. Recorded in Book 12948, Page 951, O.R.
- ③ An Easement for Pipe lines purposes, granted to The Santa Margarita Water District. Recorded in Book 14299, Page 1327, O.R.
- ④ An Easement for Pipe line and Pipe lines purposes, granted to The Santa Margarita Water District. Recorded as Instrument No. 84-527714, O.R.
- ⑤ An Easement for Pipe line and Pipe lines purposes, granted to The Santa Margarita Water District. Recorded as Instrument No. 85-091966, O.R.
- ⑥ An Easement for Underground electrical supply systems and communication systems. granted to Southern California Edison Company. Recorded as Instrument No. 85-206270, O.R.
- ⑦ Proposed Easements shown on Parcel Map No. 89-108, Book 245, Page 6 of Parcel Maps, for private ingress and egress, utilities and water well purposes.
- ⑧ Easements, Covenants, Conditions and Restrictions as reserved in a Partnership Grant Deed recorded as Instrument No. 90-047925, O.R.
- ⑨ Easements, Covenants, Conditions and Restrictions as reserved in a Partnership Grant Deed recorded as Instrument No. 90-047929, O.R.
- ⑩ An Easement for Public Utility purposes, granted to Southern California Edison Company. Recorded as Instrument No. 20020101807, O.R.
- ⑪ An Easement for Private Roadway and for Sewer and Water purposes reserved per Tract no. 9507, Book 432, Pages 21 through 38, of Miscellaneous Maps.