

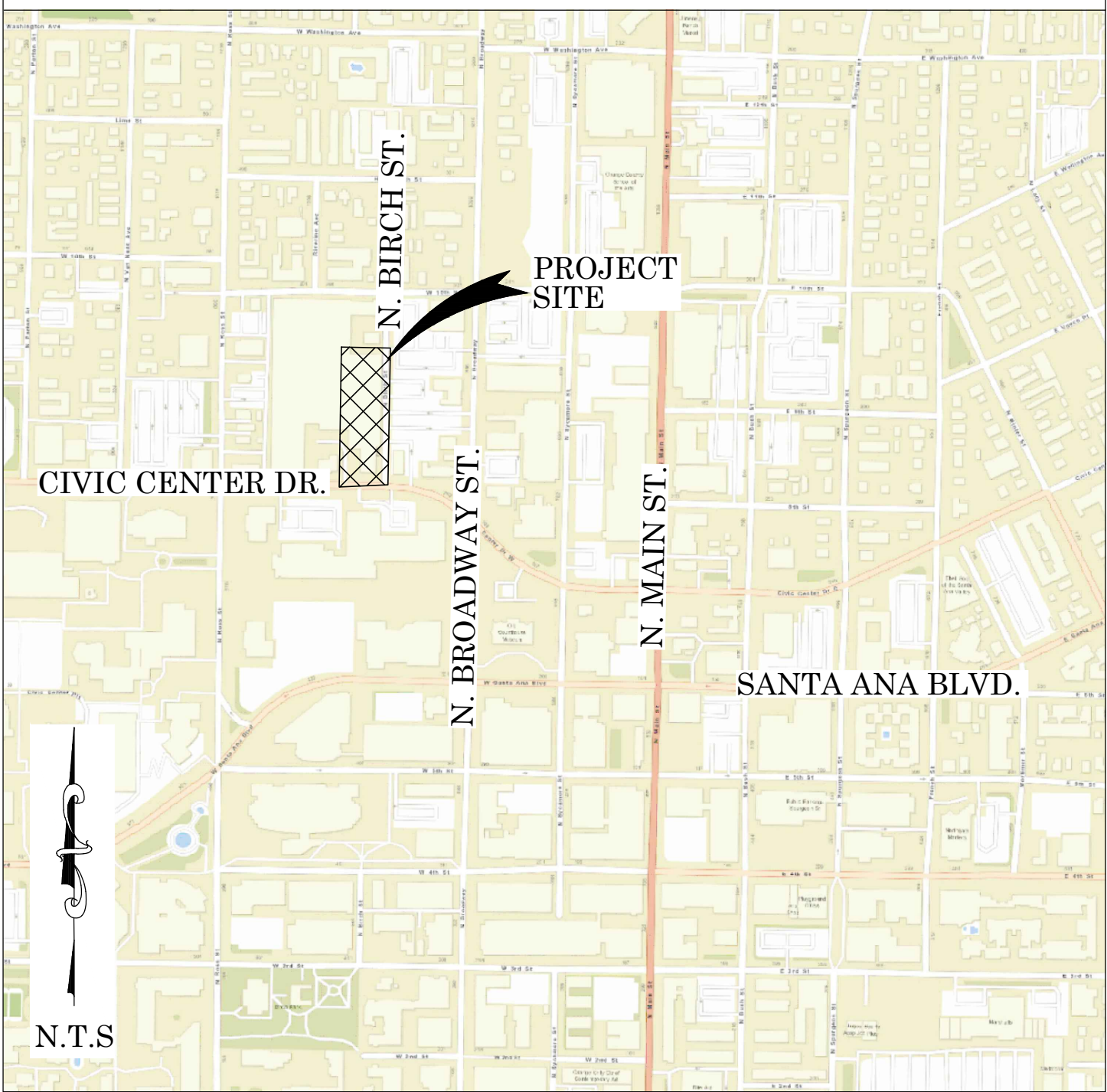


OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
ALTA/NSPS LAND TITLE SURVEY



401 CIVIC CENTER DRIVE, SANTA ANA, CA

LOCATION MAP



SENIOR LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 15TH DAY OF DECEMBER, 2020.

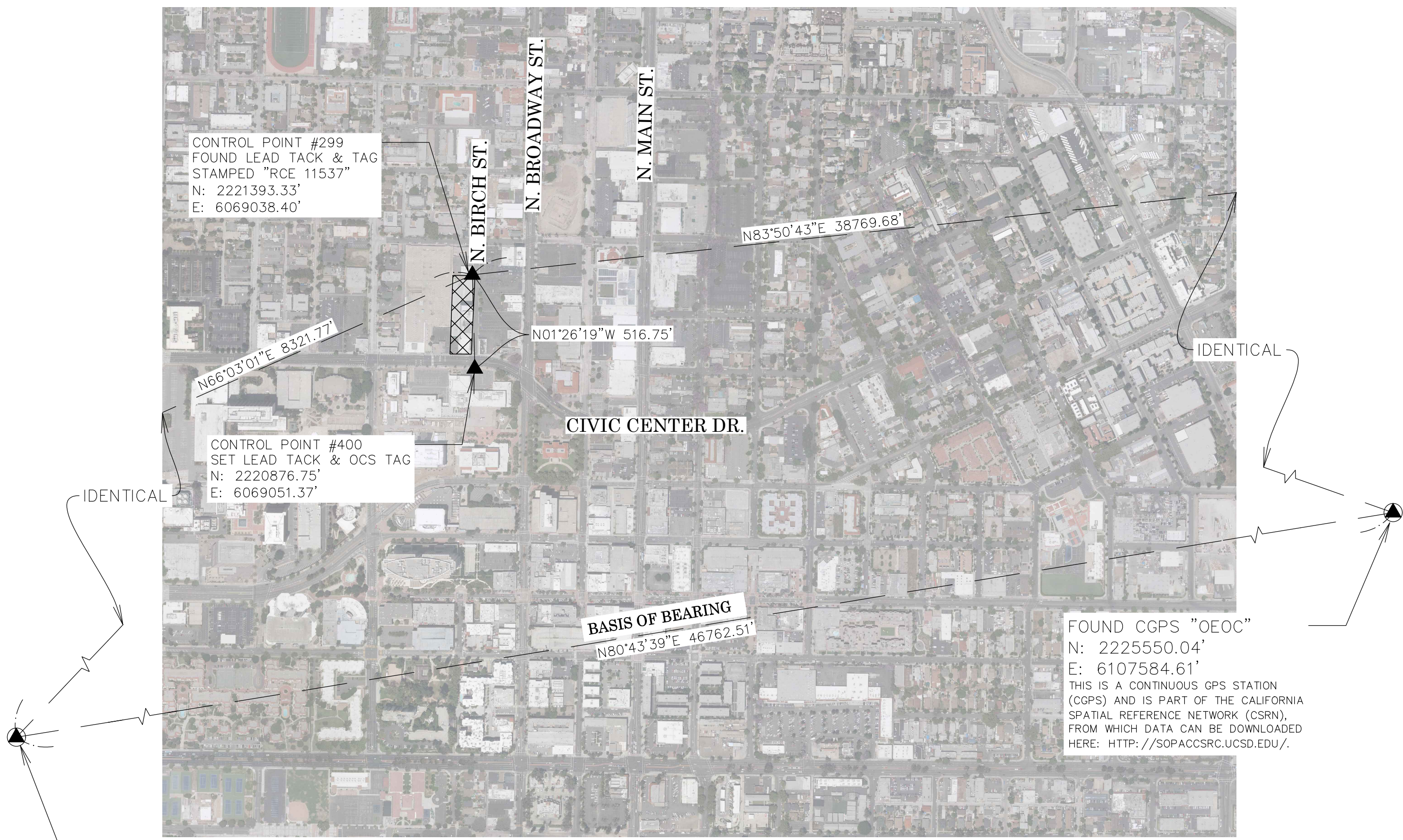
MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 15TH DAY OF DECEMBER, 2020.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2007) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (OEOC) AND (SACY) BEING NORTH 80°43'39" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2007) EPOCH ADJUSTMENT.
ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00002000.
THIS COMBINATION FACTOR WAS DERIVED BY HOLDING PT #299
N: 2221393.33', E: 606938.40', EL: 127.70'
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM. 1E-104-75 ELEV. = 126.920' YEAR LEVELED: 2010
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-104-75" SET IN THE SOUTHEAST CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND CIVIC CENTER DRIVE, 95 FT. EASTERLY OF THE CENTERLINE OF MAIN STREET AND 33 FT. NORTHERLY OF THE CENTERLINE OF CIVIC CENTER DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

CERTIFICATION

THE PLAT OR MAP OF AN ALTA/NSPS LAND SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. ABOVE:
TO: DANIEL LEUNG, CEO REAL ESTATE
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-10, 14 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/06/2020.

DATE OF PLAT OR MAP: 12/10/2020.

SHEET INDEX

SHEET	NO.	DESCRIPTION
SHEET 1	1	TITLE SHEET
SHEET 2-4	2-4	BOUNDARY MAP
SHEETS 5-8	5-8	TOPOGRAPHIC MAP

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY			
TITLE SHEET			
PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA			
DATE OF SURVEY: 11/06/2020		BY: T. LOFGREEN & CREW	
MAPPING		BY: F. DADASHI & A. VU	
OFFICE CHECK		BY: M. KUBISTY, PLS.	
FIELD CHECK		BY: T. LOFGREEN & CREW	
SCALE: 1" = 500'		W.O. #EX150F41	FILE #2021PW-RE0001_401
FILE: 401 CIVIC CENTER_TPOD_2020.DWG			
REVISIONS			SHEET NO. 1 of 9

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED GRANT DEED INST. NO. 19990441519 O.R., RECORDED 06/15/1999 AND IN THE FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT FILE NO.: NCS-1014934-SA1 DATED MAY 19, 2020.

PROPERTY ADDRESS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA

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

PARCEL 1:

LOTS 2 THROUGH 8 IN THE BLOCK "B" OF THE SANTA ANA INVESTMENT COMPANY TRACT NO. 2, HATHAWAY'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST 71&1/3 FEET OF LOTS 9 AND 10 IN BLOCK "B" OF THE SANTA ANA INVESTMENT COMPANY, TRACT NO. 2, HATHAWAY'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION OF LOT 10, CONVEYED TO THE CITY OF SANTA ANA, FOR WIDENING OF HICKY STREET BY DEED RECORDED SEPTEMBER 30, 1902 IN BOOK 80 PAGE 13 OF DEEDS.

APN: 005-181-49

FLOOD ZONE

FLOOD ZONE X - SHADED, DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) & FLOOD INSURANCE RATE MAP INFORMATION LOCATED AT ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS; CITY OF ORANGE; PANEL 01633J 06059C WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009

MONUMENT NOTES

- 1

FOUND GEAR SPIKE & WASHER STAMPED "SANTA ANA SURVEY", FLUSH IN A.C., ACCEPTED AS THE C/L INTERSECTION OF N. BROADWAY & W. 10TH STREET PER (R1).
- 2

FOUND CHISELED "X", FLUSH IN CONCRETE, ACCEPTED AS THE C/L INTERSECTION OF N. ROSS STREET & W. 10TH STREET PER (R3).
- 3

FOUND LEAD & TACK STAMPED SANTA ANA SURVEY PER (R3) IN CONCRETE MANHOLE COLLAR, ACCEPTED AS THE C/L INTERSECTION OF N. ROSS STREET & 8TH STREET PER (R3).
- 4

FOUND CHISELED "X", FLUSH IN CONCRETE, NO REFERENCE, N22°47'06"E 0.07' FROM C/L INTERSECTION OF N. BIRCH STREET & W. 10TH STREET.
- 5

FOUND CHISELED "X", FLUSH IN CONCRETE ACCEPTED AS C/L TIE PER (R5).
- 6

FOUND CHISELED "X", FLUSH IN CONCRETE ACCEPTED AS C/L TIE PER (R2).
- 7

FOUND CHISELED "X", FLUSH IN CONCRETE NOT ACCEPTED AS C/L TIE PER (R2).
- 8

FOUND 1" IRON PIPE, TACK & TAG STAMPED "LS 2326", FLUSH IN CONCRETE PER (R6), NOT ACCEPTED AS TIE, N44°33'18"E 0.11' FROM ESTABLISHED NE CORNER OF THAT CERTAIN PARCEL DESCRIBED IN BOUNDARY AGREEMENT RECORDED 06/12/1957 IN BOOK 3939, PAGE 139, AND AS SHOWN BY (R6)
- 9

FOUND LEAD & TAG STAMPED "LS 6343", ACCEPTED AS C/L TIE PER (R4).
- 10

FOUND BRASS DISK WITH CHIS "X" IN CSA WELL MONUMENT, DOWN 1.0' PER (R4), ACCEPTED AS POINT ON THE S'LY PROLONGATION OF THE C/L OF N. BIRCH STREET N01°11'46"E 0.13' (0.11' R10) FROM INTERSECTION OF N. BIRCH AND W. 10TH STREET
- 11

FOUND 1" IRON PIPE, TACK & TAG STAMPED "RE 70", DOWN 0.3' IN AC, NO REFERENCE IN LIEU OF 1" IRON PIPE PER (R6) N32°04'52"W 0.07' FROM ESTABLISHED NW CORNER OF THAT CERTAIN PARCEL DESCRIBED IN BOUNDARY AGREEMENT RECORDED 06/12/1957 IN BOOK 3939, PAGE 139, AND AS SHOWN BY (R6)
- 12

FOUND 1" IRON PIPE, TACK & TAG STAMPED "RCE 11537", DOWN 1.3' IN AC, PER (R6) N24°54'22"W 0.08' FROM ESTABLISHED SW CORNER OF THAT CERTAIN PARCEL DESCRIBED IN BOUNDARY AGREEMENT RECORDED 06/12/1957 IN BOOK 3939, PAGE 139, AND AS SHOWN BY (R6)
- 13

FOUND 1" IRON PIPE, TACK & TAG STAMPED "LS 2326", FLUSH IN CONCRETE, PER (R6) N12°42'58"W 0.06' FROM ESTABLISHED SE CORNER OF THAT CERTAIN PARCEL DESCRIBED IN BOUNDARY AGREEMENT RECORDED 06/12/1957 IN BOOK 3939, PAGE 139, AND AS SHOWN BY (R6)
- 14

FOUND LEAD & TACK STAMPED "RCE 11537" PER (R6) FLUSH IN CONCRETE S43°45'07"E 0.08' FROM ESTABLISHED SE CORNER OF LOT 1 PER (R8)
- 15

FOUND GEAR SPIKE & WASHER "LS 4131", FLUSH IN A.C., PER (R3) S10°59'41"W 0.20' FROM ESTABLISHED NE CORNER OF PARCEL 2 PER (3)
- 16

FOUND LEAD & TACK STAMPED "LS 4131" PER (R6) FLUSH IN CONCRETE N01°06'40"E 4.90' FROM ESTABLISHED SE CORNER OF PARCEL 2 PER (3)
- 17

FOUND GEAR SPIKE & WASHER "SANTA ANA SURVEY", FLUSH IN A.C. PER (R1), ACCEPTED AS A POINT ON C/L OF BROADWAY AND E. 10TH STREET
- 18

FOUND LEAD & TAG STAMPED "DT-2 ORANGE COUNTY SURVEYOR", ACCEPTED AS C/L TIE PER (R4).

ESTABLISHMENT NOTES

- A

ESTABLISHED THE CENTERLINE OF W. 10TH STREET BY HOLDING A LINE BETWEEN MONUMENTS 1 AND 2
- B

ESTABLISHED THE C/L INTERSECTION OF N. BROADWAY & 8TH STREET BY TIES PER (R4)
- C

ESTABLISHED THE CENTERLINE OF N. BROADWAY BY HOLDING A LINE BETWEEN MONUMENT 17 AND ESTABLISHMENT B
- D

ESTABLISHED THE CENTERLINE OF 8TH STREET BY HOLDING A LINE BETWEEN MONUMENT 3 AND ESTABLISHMENT B
- E

ESTABLISHED THE CENTERLINE OF N. ROSS STREET BY HOLDING A LINE BETWEEN MONUMENTS 2 AND 3
- F

ESTABLISHED AS POINT ON THE N'LY PROLONGATION OF C/L OF N. BIRCH STREET PER (R5), N01°11'46"E 0.08' FROM C/L INTERSECTION OF N. BIRCH AND W. 10TH STREET
- G

ESTABLISHED THE SOUTHERLY LINE OF LOT 10 OF (R8) BY BY HOLDING A LINE BETWEEN ESTABLISHMENTS C AND D
- H

ESTABLISHED THE C/L INTERSECTION OF N. BIRCH STREET & 8TH STREET BY INTERSECTION HOLDING ESTABLISHMENT D AND A LINE BETWEEN MONUMENT 10 AND ESTABLISHMENT C
- I

ESTABLISHED THE C/L INTERSECTION OF N. BROADWAY & W. 10TH STREET BY INTERSECTION HOLDING ESTABLISHMENT A AND A LINE BETWEEN MONUMENT 10 AND ESTABLISHMENT C
- J

ESTABLISHED THE C/L OF N. BIRCH STREET BY HOLDING A LINE BETWEEN ESTABLISHMENTS H AND I
- K

ESTABLISHED THE C/L INTERSECTION OF RIVERINE AVENUE AND W. 10TH STREET BY TIES PER (R2)
- L

ESTABLISHED BY HOLDING A RECORD DISTANCE OF 130.00' PER (R8) ALONG ESTABLISHMENT D FROM ESTABLISHMENT B
- M

ESTABLISHED BY HOLDING A RECORD DISTANCE OF 130.00' PER (R8) ALONG ESTABLISHMENT A FROM ESTABLISHMENT I
- N

E'LY FACE OF CIVIC CENTER GARAGE WALL AS LOCATED BY THIS SURVEY, ACCEPTED AS W'LY LINE OF PARCEL A OF (R13), PER BOUNDARY AGREEMENT PER (R14)
- O

ESTABLISHED THE C/L INTERSECTION OF RIVERINE AND 8TH STREET BY PROPORTION BETWEEN ESTABLISHMENT M AND MONUMENT 3 PER (R3)
- P

ESTABLISHED THE C/L OF RIVERINE AVENUE BY HOLDING A LINE BETWEEN ESTABLISHMENTS O AND K
- Q

ESTABLISHED THE N'LY R/W OF 8TH STREET HOLDING A LINE PARALLEL WITH & A RECORD DISTANCE OF 30' PER (R3) N'LY OF LINE ESTABLISHMENT D
- R

ESTABLISHED THE S'LY R/W OF W. 10TH STREET HOLDING A LINE PARALLEL WITH & A RECORD DISTANCE OF 25' PER (R6) S'LY OF LINE ESTABLISHMENT A
- S

ESTABLISHED THE W'LY R/W OF N. BIRCH STREET HOLDING A LINE PARALLEL WITH & A RECORD DISTANCE OF 20' PER (R6) W'LY OF LINE ESTABLISHMENT I
- T

ESTABLISHED THE ELY R/W OF N. BIRCH STREET HOLDING A LINE PARALLEL WITH & A RECORD DISTANCE OF 20' PER (R6) E'LY OF LINE ESTABLISHMENT D
- U

ESTABLISHED THE E'LY R/W OF RIVERINE AVENUE HOLDING A LINE PARALLEL WITH, & A RECORD DISTANCE OF 21' PER (R6) E'LY OF LINE ESTABLISHMENT B
- V

ESTABLISHED THE WESTERLY LINE OF PARCEL B OF (R13) PARALLEL WITH AND 71 1/3' WESTERLY OF ESTABLISHED S
- W

ESTABLISHED THE NORTHERLY LINE OF PARCEL B OF (R13) BY HOLDING A LINE PARALLEL WITH, & A RECORD DISTANCE OF 100.00' PER (R7) FROM ESTABLISHMENT C
- X

ESTABLISHED THE NORTHERLY LINE OF PARCEL A OF (R13) BY HOLDING A LINE PARALLEL WITH, & A RECORD DISTANCE OF 350' PER (R8) FROM ESTABLISHMENT U
- Y

ESTABLISHED THE SE'LY CORNER OF LOT 10 OF (R8) HOLDING A RECORD DISTANCE OF 15.21' PER (R3) ALONG ESTABLISHMENT S FROM ESTABLISHMENT A
- Z

ESTABLISHED THE SW'LY CORNER OF LOT 10 OF (R8) HOLDING A RECORD DISTANCE OF 15.00' PER (R3) ALONG ESTABLISHMENT D FROM ESTABLISHMENT B
- A9

ESTABLISHED BY HOLDING A RECORD DISTANCE OF 20' PER (R8) ALONG ESTABLISHMENT I FROM ESTABLISHMENT A
- A9B

ESTABLISHED BY INTERSECTION HOLDING LINE ESTABLISHMENT U AND A9
- A9C

ESTABLISHED BY INTERSECTION HOLDING LINE ESTABLISHMENT D AND X
- A9D

ESTABLISHED BY INTERSECTION HOLDING LINE ESTABLISHMENT U AND A LINE PARALLEL WITH, & A RECORD DISTANCE OF 110.00' PER (R8) FROM ESTABLISHMENT S
- A9E

ESTABLISHED BY HOLDING A LINE BETWEEN ESTABLISHMENTS I AND A1
- A9F

ESTABLISHED THE SW'LY CORNER OF LOT 1 OF (R8) HOLDING A RECORD DISTANCE OF 110.00' PER (R8) ALONG ESTABLISHMENT X FROM ESTABLISHMENT S
- A9G

ESTABLISHED BY HOLDING A LINE BETWEEN ESTABLISHMENTS M AND A1
- A9H

ESTABLISHED THE S'LY LINE OF PARCEL B OF (R13) HOLDING A LINE PARALLEL WITH & DISTANCE OF 25' N'LY OF LINE ESTABLISHMENT D

COMPLETED TABLE A:

2.

ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
3.

FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
4.

GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
5.

VERTICAL RELIEF WITH THE SOURCE OF INFORMATION, CONTOUR, INTERVAL DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- 6.(A)

IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6.(B)

IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 7.(A)

EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- 7.(B)

(1) SQUARE FOOTAGE OF: EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- 7.(C)

MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
8.

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS,BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS,SUBSTANTIAL AREAS OF REFUSE).
9.

NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
10.

AS DESIGNATED BY THE CLIENT, A DETERMINATION OF OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES
14.

AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
19.

INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS).

PARKING COUNT

GROUND FLOOR PARKING:
DISABLED PARKING: 6
STANDARD PARKING: 60
MOTORCYCLE PARKING: 4

SECOND FLOOR PARKING:
COMPACT PARKING : 11
STANDARD PARKING: 62

THIRD FLOOR PARKING:
DISABLED PARKING: 3
STANDARD PARKING: 72

TOTAL:
DISABLED PARKING: 9
MOTORCYCLE PARKING: 4
COMPACT PARKING : 11
STANDARD PARKING: 194
TOTAL PARKING COUNT:218

FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT

FILE NO: NCS-1014934-SA1 , SCHEDULE B PART II - EXCEPTIONS (SURVEY RELATED ITEMS):

- 10

AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1962 AS BOOK 5971, PAGE 188 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SANTA ANA AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 11

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BOUNDARY AGREEMENT" RECORDED DECEMBER 01, 1967 AS BOOK 8453, PAGE 858 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 12

THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE BRISTOL CORRIDOR REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 15, 1989 AS INSTRUMENT NO. 89-679269 OF OFFICIAL RECORDS. AFFECTS: DOES NOT AFFECT OUR LAND (NOT PLOTTED)
- 13

TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 14, 1999, BY AND BETWEEN 401 CAPITOL CITY TOWER CORPORATION, A CALIFORNIA CORPORATION AS LESSOR AND COUNTY OF ORANGE AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE CONVEYANCE AGREEMENT RECORDED JANUARY 14, 2000 AS INSTRUMENT NO. 2000-0028601 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 14

A DOCUMENT ENTITLED "OFFER TO CONVEY" RECORDED JANUARY 14, 2000 AS INSTRUMENT NO. 2000- 0028602 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 15

A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$6,500,000.00 RECORDED APRIL 25, 2014 AS INSTRUMENT NO. 2014-158463 OF OFFICIAL RECORDS.
DATED: APRIL 16, 2014
TRUSTOR: 401 CAPITOL CITY TOWER CORP., A CALIFORNIA CORPORATION
TRUSTEE: FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH, A CALIFORNIA CORPORATION
BENEFICIARY: FARMERS AND MERCHANTS BANK OF LONG BEACH, A CA CORP
- A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS" RECORDED APRIL 25, 2014 AS INSTRUMENT NO. 2014-158464 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST. AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 16

A FINANCING STATEMENT RECORDED APRIL 25, 2014 AS INSTRUMENT NO. 2014-158465 OF OFFICIAL RECORDS.
DEBTOR: 401 CAPITOL CITY TOWER CORP
SECURED PARTY: FARMERS AND MERCHANTS BANK OF LONG BEACH, A CA CORP.
AFFECTS: A PORTION OF SAID LAND PLOTTED HERON.
- 17

ANY STATUTORY LIEN FOR LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, AS DISCLOSED BY A NOTICE OF COMPLETION RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019-415306 OF OFFICIAL RECORDS, WHICH REFLECTS A COMPLETION DATE OF OCTOBER 17, 2019 AFFECTS: NOT PLOTTED HERON.

ZONING AND SETBACK REQUIREMENTS

(PER CITY OF SANTA ANA PLANNING DIVISION SECTIONS)

THE PROPERTY IS WITHIN THE "PROFESSIONAL (P)" ZONE OF THE CITY OF SANTA ANA. MINIMUM REQUIRED FOR BUILDING HEIGHT IN FEET FOR ZONE DISTRICT P (PER CITY OF SANTA ANA CODE OF ORDINANCES SECTION 41-314 BUILDING HEIGHT):

(A) NO STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT EXCEPT AS PROVIDED BY SECTION 41-602 FOR HEIGHT DISTRICT II.

(B) NOTWITHSTANDING THE PROVISIONS OF SECTION 41-602(D), ALL STRUCTURES SHALL NOT EXCEED THREE (3) STORIES OR THIRTY-FIVE (35) FEET WITHIN ONE HUNDRED FORTY (140) FEET OF PROPERTY USED OR ZONED FOR RESIDENTIAL PURPOSES.

(C) NOTWITHSTANDING ANY OTHER HEIGHT PROVISION OF THIS CHAPTER, ALL STRUCTURES SHALL NOT EXCEED TWO (2) STORIES OR TWENTY-FIVE (25) FEET IN HEIGHT WITHIN THE REAR FIFTY (50) PERCENT OF A LOT ABUTTING ON THE REAR PROPERTY LINE OF PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES. MINIMUM REQUIRED FOR BUILDING SETBACKS IN FEET FOR ZONE DISTRICT P (PER CITY OF SANTA ANA CODE OF ORDINANCES SECTION 41-315 BUILDING SETBACKS):

(A) FRONT:ALL STRUCTURES SHALL MAINTAIN A FIFTEEN-FOOT SETBACK FROM THE FRONT PROPERTY LINE.

(B) SIDE:
(1) ALL STRUCTURES SHALL MAINTAIN A FIFTEEN-FOOT SETBACK FROM SIDE PROPERTY LINES ABUTTING A STREET.

(2) ALL STRUCTURES SHALL ALSO MAINTAIN A FIVE-FOOT SETBACK FROM INTERIOR SIDE PROPERTY LINES.

(3) ALL STORIES ABOVE AND EXCLUSIVE OF THE SECOND STORY OR TWENTY-FIVE (25) FEET IN HEIGHT SHALL MAINTAIN AN ADDITIONAL SETBACK OF NOT LESS THAN TWO (2) FEET FOR EACH FOOT ABOVE THE SECOND STORY IF THE LOT IS ABUTTING PROPERTY USED OR ZONED FOR RESIDENTIAL PURPOSES.

(C) REAR:ALL STRUCTURES SHALL MAINTAIN A FIFTY-FOOT REAR SETBACK IF THE LOT ABUTTING ON THE REAR PROPERTY LINE IS A PARCEL USED OR ZONED FOR RESIDENTIAL PURPOSES. IN ALL OTHER CASES, ALL STRUCTURES SHALL MAINTAIN A TEN-FOOT REAR SETBACK.

FLOOR SPACE REQUIREMENTS (PER CITY OF SANTA ANA CODE OF ORDINANCES SECTION

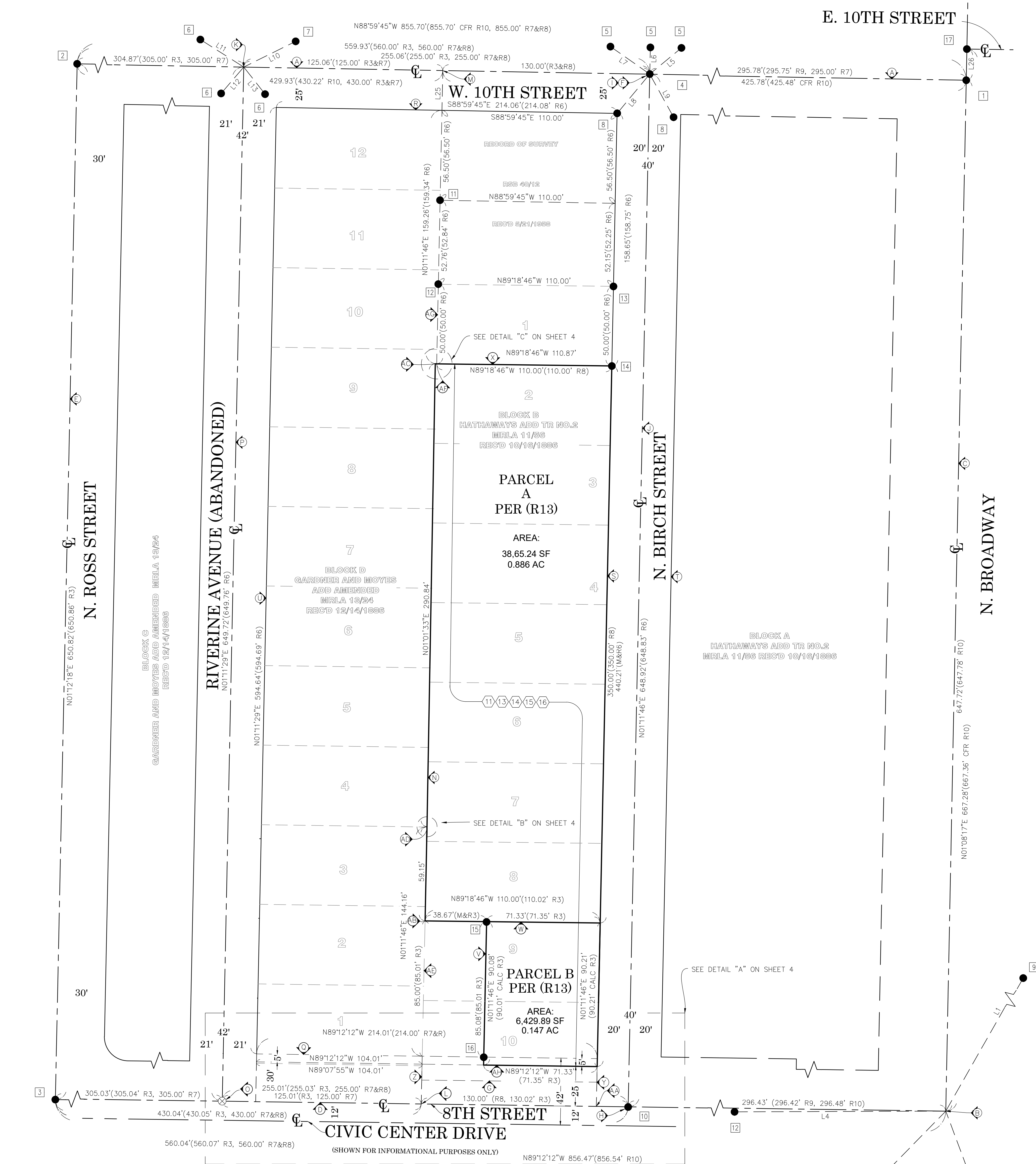
41-313 ITEM (J):
NON-FREESTANDING COMMERCIAL AND SERVICE USES WHICH DO NOT EXCEED TEN (10) PERCENT OF THE FLOOR SPACE OF THE BUILDING IN WHICH THEY ARE LOCATED AND WHICH ARE SUPPORTIVE OF, COMPATIBLE WITH, AND INTEGRATED INTO THE PROFESSIONAL AND BUSINESS USES ON THE SAME PROPERTY, EXCLUDING DRIVE-THROUGH FACILITIES, AND COMMERCIAL USES WHICH ARE OPEN AT ANY TIME BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 5:00 A.M.
FLOOR SPACE REQUIREMENTS (PER CITY OF SANTA ANA CODE OF ORDINANCES SECTION

41-313.5 ITEM (G):
NON-FREESTANDING COMMERCIAL AND SERVICE USES WHICH ARE OPEN AT ANY TIME BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 5:00 A.M., PROVIDED THAT SUCH USES ALSO MEET THE STANDARDS FOR COMMERCIAL AND SERVICE USES PERMITTED UNDER SECTION 41-313, AND FURTHER PROVIDED THAT SUCH USES HAVE LESS THAN TWENTY THOUSAND (20,000) SQUARE FEET OF FLOOR AREA.

PARKING REQUIREMENTS (PER CITY OF SANTA ANA CODE OF ORDINANCES SECTION 41-319 :
INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A RATE OF ONE (1) PLANTER FOR EACH TEN (10) PARKING SPACES. LANDSCAPE PLANTER AREAS SHALL BE PROVIDED WITH PLANT MATERIAL PER THE COMMERCIAL AREA LANDSCAPE STANDARDS. THE MINIMUM DIMENSION OF EACH LANDSCAPE PLANTER SHALL BE EIGHT AND ONE HALF (8.5) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH AND

41-320:
ONE (1) SQUARE FOOT OF LANDSCAPING AND DECORATIVE PEDESTRIAN LANDSCAPE IN A PLAZA OR AROUND THE PERIMETER OF THE PARKING STRUCTURE SHALL BE PROVIDED FOR EVERY FIFTY (50) SQUARE FEET OF PARKING STRUCTURE FOOTPRINT AREA.

A	01/21/2018	UPDATED S'LY LINE OF PARCEL B PER (R13) SEE SHEETS 3 TO 8	COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			401 CIVIC CENTER ALTANSPS LAND TITLE SURVEY		
			BOUNDARY MAP		
			PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA		
			DATE OF SURVEY:11/06/2020	BY:T. LOFGREEN & CREW	SHEET NO. 2 of 9
MAPPING	BY:F. DADASHI				
MARK	DATE	ITEM	OFFICE CHECK	BY:M. KUBISTY, PLS	
			FIELD CHECK	BY:T. LOFGREEN & CREW	
REVISIONS			SCALE:N/A	W.O. #EX15DF41	FILE #2021PW-RE0001_401
			FILE:401 CIVIC CENTER-ALTA_2020.DWG		



LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N29°38'40"E	131.75'	131.76'(R4)
L2	N44°20'56"E	128.86'	128.86'(R4)
L3	N20°26'44"W	271.85'	271.86'(R4)
L4	N89°47'57"E	132.67'	132.68'(R4)
L5	N50°27'22"E	25.84'	25.83'(R5)
L6	N01°25'12"E	16.74'	16.76'(R5)
L7	N55°02'51"W	30.11'	30.12'(R5)
L8	N39°40'34"E	32.02'	32.08'(R5)**
L9	N28°55'30"W	30.98'	31.00'(R5)
L10	N63°41'39"E	36.40'	36.48'(R2)**
L11	N57°39'03"W	32.25'	32.57'(R2)
L12	N40°34'38"E	21.84'	21.83'(R2)
L13	N38°10'26"W	21.68'	21.70'(R2)
L14	N01°11'46"E	15.21'	(M&R3)
L15	N00°47'48"E	9.79'	(M&R3)
L16	N00°47'48"E	5.00'	(M&R3)
L17	N01°12'44"E	15.00'	(M&R3)
L19	N01°11'46"E	5.00'	(M&R3)
L20	N01°11'46"E	1.00'	(M&R3)
L21	N01°11'29"E	24.13'	(M&R3)
L22	N01°11'29"E	0.87'	(M&R3)
L24	N01°11'29"E	5.00'	(M&R3)
L25	N01°12'44"E	25.00'	(M&R3)
L26	N01°08'17"E	19.57'	(M&R6)
L27	N89°18'46"W	0.86'	(19.58' R10)
L28	N01°11'46"E	5.00'	(M&R11)

NOTES
STREET R/W SHOWN IN BOLD ESTABLISHED BY SURVEY.
THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.

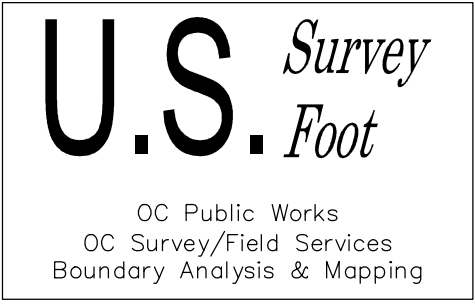
SEE SHEET 2 FOR MONUMENT AND ESTABLISHMENT NOTES,
ZONING AND SETBACK REQUIREMENTS, FLOOD ZONE, PARKING
COUNT, REFERENCES & EXCEPTION NOTES.

REFERENCES

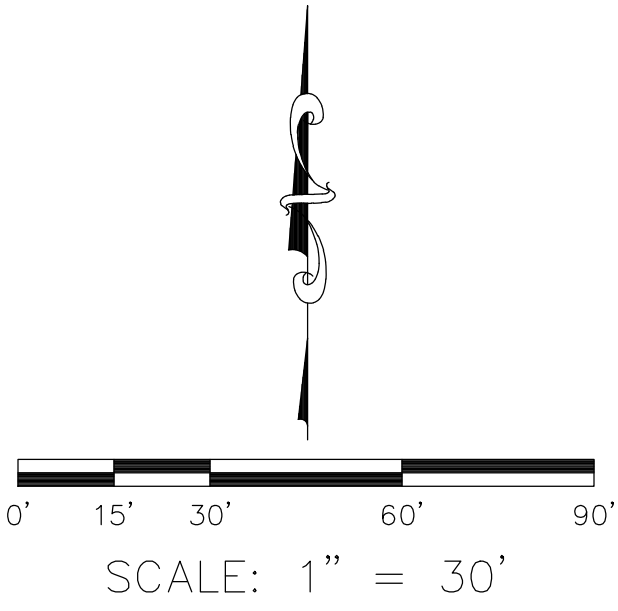
- (R1) = CORNER RECORD, C.R. 2017-1162
(R2) = CITY OF SANTA ANA CENTERLINE TIES, BOOK 11, PAGE 39
(R3) = RECORD OF SURVEY NO. 2008-1007, RSB 228/49-50
(R4) = CORNER RECORD, C.R. 2014-1491
(R5) = CITY OF SANTA ANA CENTERLINE TIES, BOOK 8, PAGE 193
(R6) = RECORD OF SURVEY, RSB 40/12
(R7) = GARDNER AND MOYE'S ADDITION TO SANTA ANA, MRLA 12/66, LA BOOK 1/107
(R8) = SANTA ANA INVESTMENT COMPANY'S TRACT NO.2, HATHAWAY'S ADDITION SANTA ANA, MRLA 11/56, LA BOOK 1/101
(R9) = RECORD OF SURVEY, RSB 43/17
(R10) = RECORD OF SURVEY, RSB 53/10
(R11) = DEED RECORDED IN BOOK 80, PAGE 13
(R12) = DEED RECORDED IN BOOK 6501, PAGE 433
(R13) = GRANT DEED INST. NO. 19990441519 O.R., RECORDED 06/15/1999
(R14) = BOUNDARY AGREEMENT RECORDED 12/01/1967 AS, BOOK 8453, PAGE 858
(R15) = BOUNDARY AGREEMENT RECORDED 06/12/1957 AS, BOOK 3939, PAGE 139

LEGEND

- ▲ FOUND GPS STATION
● FOUND MONUMENT AS NOTED
⊗ SEARCH NOT FOUND
** NOT ACCEPTED AS TIE
CFR CALC FROM RECORD

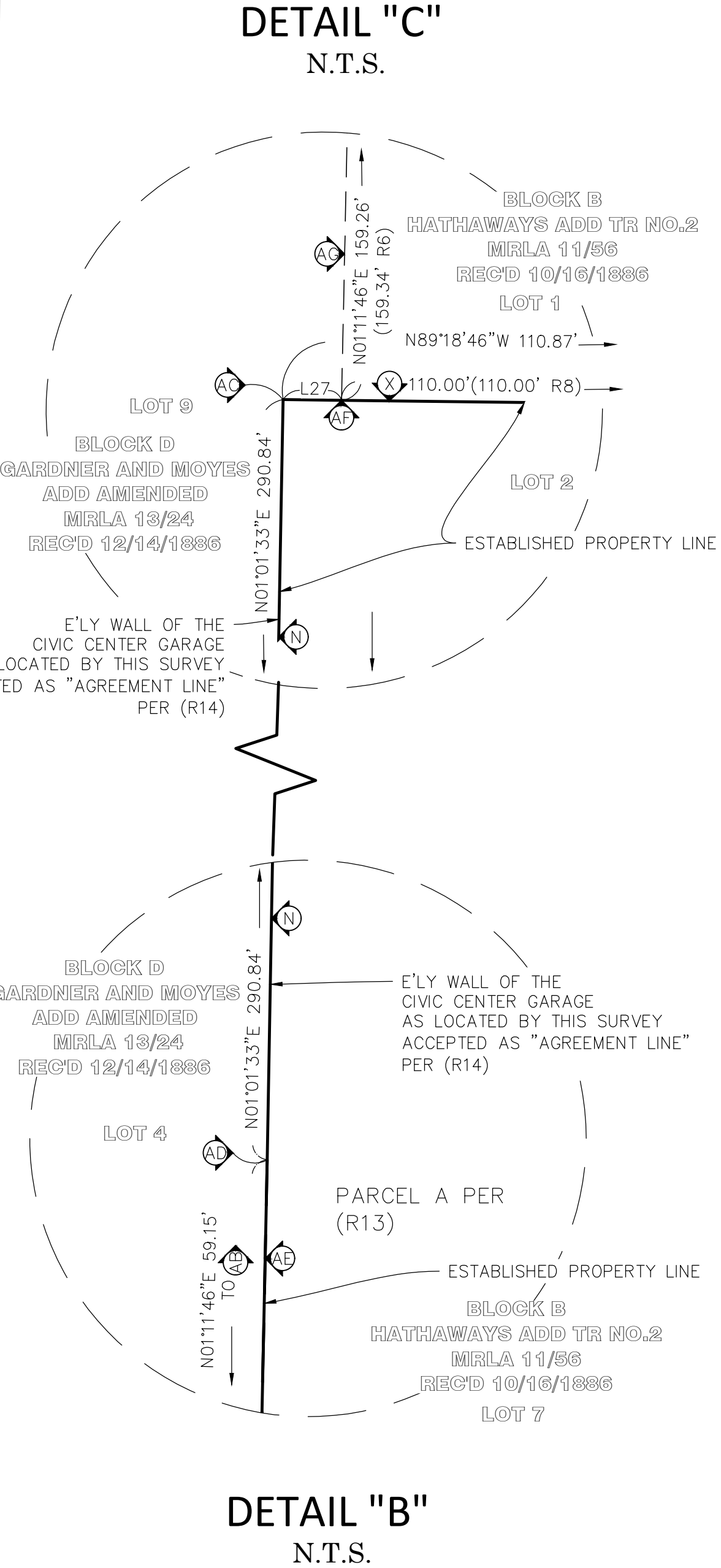
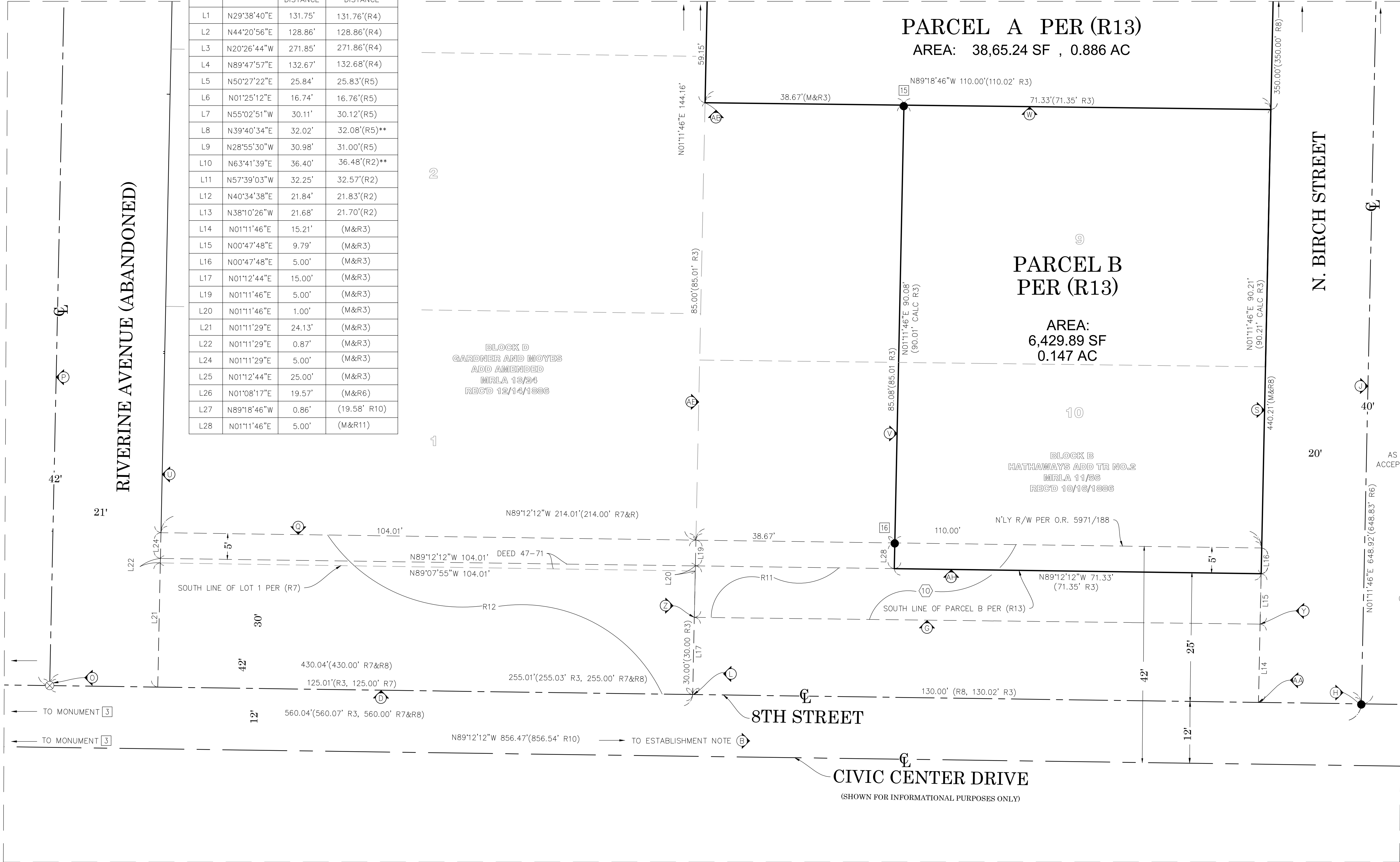


**S. BIRCH STREET
(ABANDONED)**

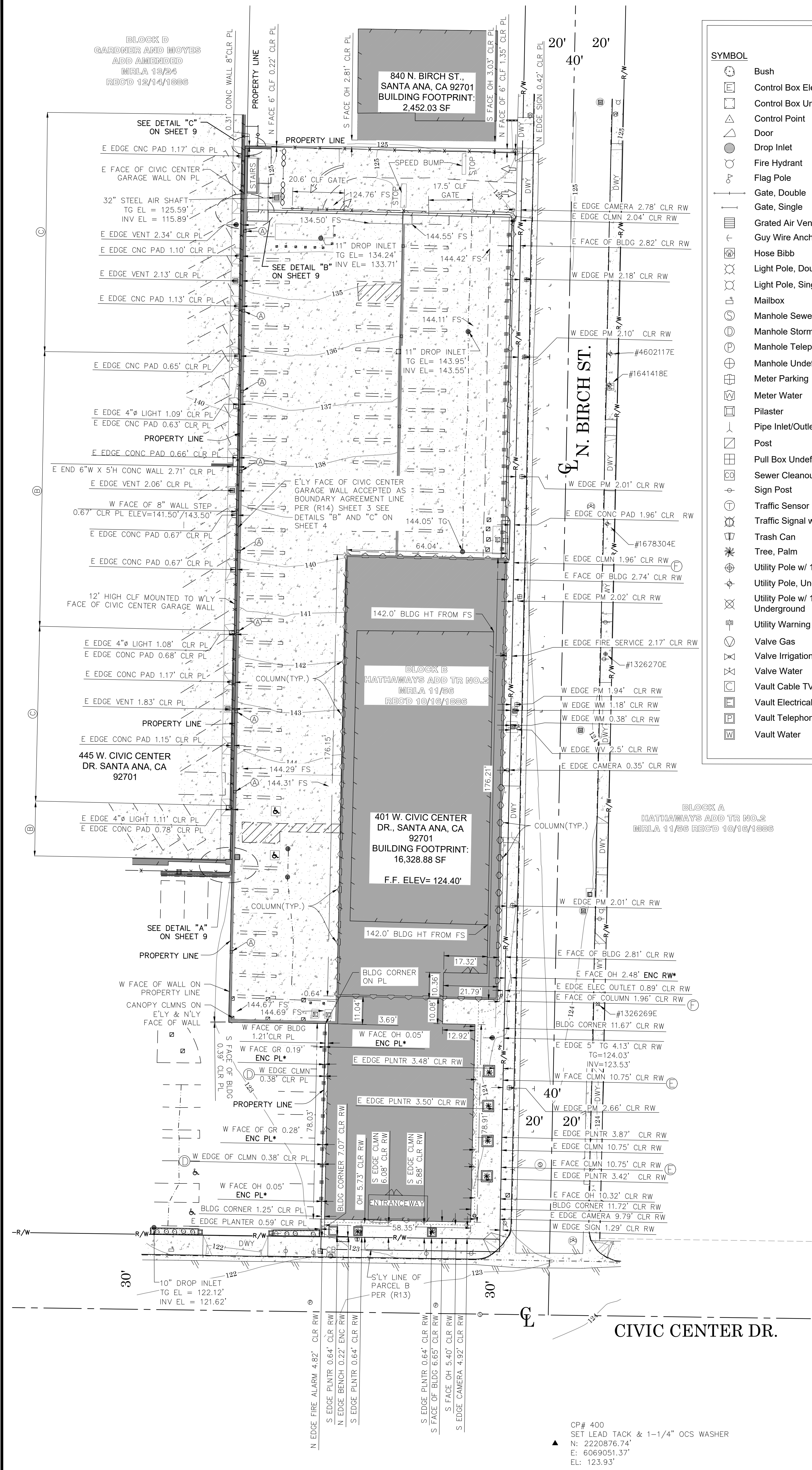


		COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
		401 CIVIC CENTER ALTANSPS LAND TITLE SURVEY			
		BOUNDARY MAP			
		PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA			
△	01/21/2018	UPDATED S'LY LINE OF PARCELS PER (R13) SEE SHEETS 3 TO 8	DATE OF SURVEY: 11/06/2020	BY: T. LOFGREEN & CREW	SHEET NO. 3 of 8
			MAPPING	BY: F. DADASHI	
			OFFICE CHECK	BY: M. KUBISTY, PLS	
MARK	DATE	ITEM	FIELD CHECK	BY: T. LOFGREEN & CREW	
REVISIONS			SCALE: 1"=30'	W.O. #EX150F41	
			FILE: 401 CIVIC CENTER-ALTA-2020.DWG		

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
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L27	N89°18'46"W	0.86'	(19.58' R10)
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COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY			
BOUNDARY MAP			
PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA			
DATE OF SURVEY: 11/06/2020		BY: T. LOFGREEN & CREW	
MAPPING		BY: F. DADASHI	
OFFICE CHECK		BY: M. KUBISTY, PLS	
FIELD CHECK		BY: T. LOFGREEN & CREW	
SCALE: N.T.S.		W.O. #EX15DF41	FILE #2021PW-RE0001_401
FILE: 401 CIVIC CENTER_ALTA_2020.DWG			
REVISIONS			
MARK	DATE	ITEM	
Δ	01/21/21	UPDATED S'LY LINE OF PARCEL B PER (R13) SEE SHEETS 3 TO 8	



LEGEND

SYMBOL	
[Symbol]	Bush
[Symbol]	Control Box Electrical
[Symbol]	Control Box Undefined
[Symbol]	Control Point
[Symbol]	Door
[Symbol]	Drop Inlet
[Symbol]	Fire Hydrant
[Symbol]	Flag Pole
[Symbol]	Gate, Double
[Symbol]	Gate, Single
[Symbol]	Grated Air Vent
[Symbol]	Guy Wire Anchor
[Symbol]	Hose Bibb
[Symbol]	Light Pole, Double
[Symbol]	Light Pole, Single
[Symbol]	Mailbox
[Symbol]	Manhole Sewer
[Symbol]	Manhole Storm Drain
[Symbol]	Manhole Telephone
[Symbol]	Manhole Undefined
[Symbol]	Meter Parking
[Symbol]	Meter Water
[Symbol]	Pilaster
[Symbol]	Pipe Inlet/Outlet
[Symbol]	Post
[Symbol]	Pull Box Undefined
[Symbol]	Sewer Cleanout
[Symbol]	Sign Post
[Symbol]	Traffic Sensor
[Symbol]	Traffic Signal w/ Light
[Symbol]	Trash Can
[Symbol]	Tree, Palm
[Symbol]	Utility Pole w/ 1 Light
[Symbol]	Utility Pole, Underground
[Symbol]	Utility Pole w/ 1 Light, Underground
[Symbol]	Utility Warning Sign
[Symbol]	Valve Gas
[Symbol]	Valve Irrigation
[Symbol]	Valve Water
[Symbol]	Vault Cable TV
[Symbol]	Vault Electrical
[Symbol]	Vault Telephone
[Symbol]	Vault Water

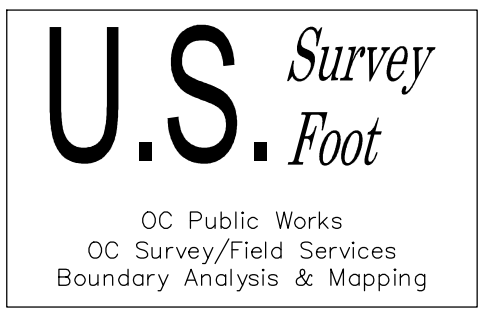
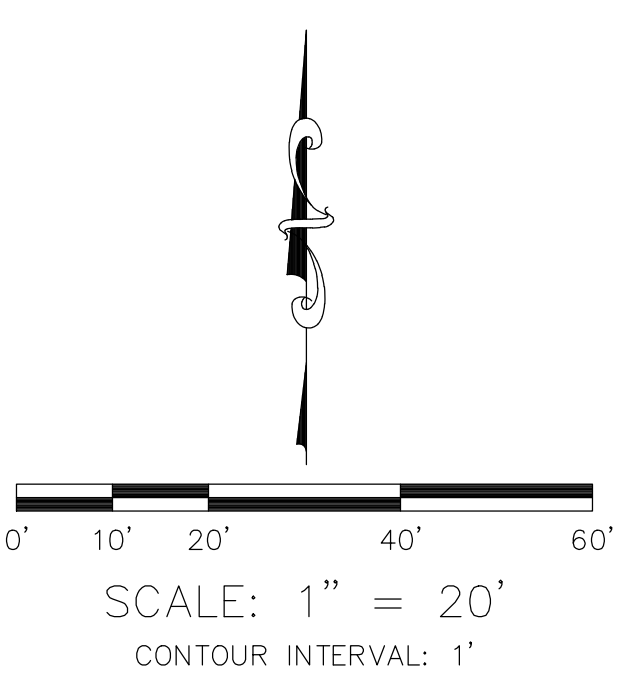
LINE PATTERN KEY	
[Pattern]	Block Wall
[Pattern]	Building Outline
[Pattern]	Centerline
[Pattern]	Concrete Wall
[Pattern]	Edge of Concrete
[Pattern]	Edge of Asphalt Pavement
[Pattern]	Exposed Pipe
[Pattern]	Fence Chain Link
[Pattern]	Fence Wrought Iron
[Pattern]	Flowline
[Pattern]	Guard Rail
[Pattern]	Planter Box
[Pattern]	Property Line
[Pattern]	Roof Overhang
[Pattern]	Striping

ABBREVIATION	
AC	Asphalt Concrete
BC	Beginning of Curve
BLDG	Building
OH	Building Overhang
CL	Centerline
CLMN	Column
CLF	Chain Link Fence
CLR	Clearance
CNC	Concrete
CP	Control Point
EL	Elevation
ELEC	Electric
FS	Finished Surface
FD	Found
GR	Guard Rail
HT	Height
INV	Invert
PL	Property Line
PLNTR	Planter
PM	Parking Meter
RW	Right of Way
TG	Top of Gate
WV	Water Valve
ENC*	Encroachment

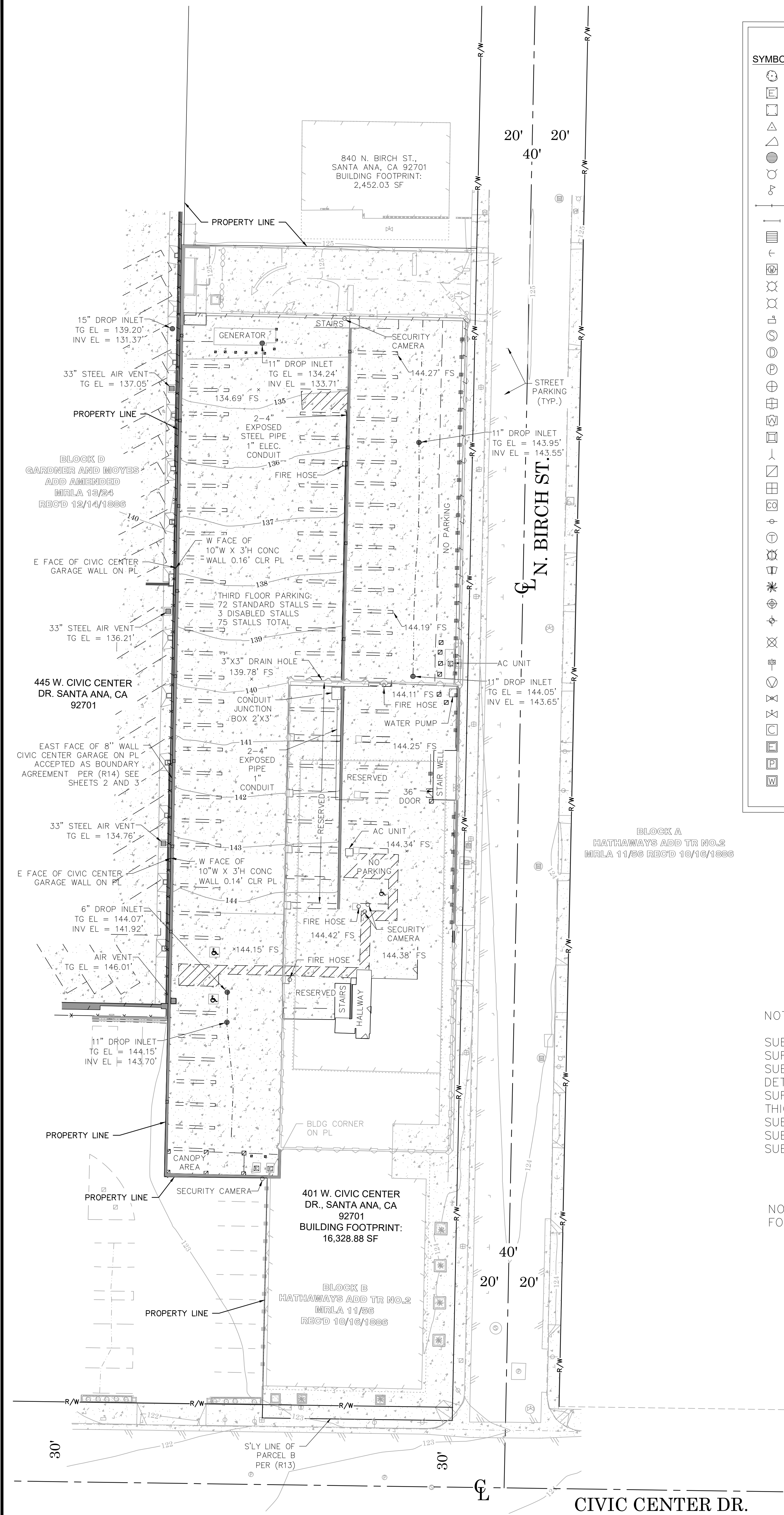
AREA PATTERN KEY	
[Pattern]	Concrete
[Pattern]	Dirt

- A 3" LIGHT ON C/L TOP OF 10"W X 3'H CONC WALL (TYP.)
- B 12'H CLF MOUNTED ON W'LY FACE OF 8"W X 3'H CONC WALL
- C 12'H CLF EMBEDDED 0.25" E'LY OF W'LY FACE OF 14"W X 3'H CONC WALL
- D ALL WESTERLY FACE OF COLUMNS ALONG THIS SECTION LIE 0.38' CLR PL
- E ALL EASTERLY FACE OF COLUMNS ALONG THIS SECTION LIE 10.75' CLR RW
- F ALL EASTERLY FACE OF COLUMNS ALONG THIS SECTION LIE 1.96' CLR RW

SURFACE LEVEL



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY				
			STREET LEVEL TOPOGRAPHY				
			PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA				
			DATE OF SURVEY: 11/06/2020		BY: T. LOFGREEN & CREW		SHEET NO.
			MAPPING		BY: A. VU		
			OFFICE CHECK		BY: M. KUBISTY, PLS		5 of 9
			FIELD CHECK		BY: T. LOFGREEN & CREW		
			SCALE: 1" = 20'		W.O. #EX150F41		
			FILE: 401 CIVIC CENTER_TOPO_2020.DWG				
			REVISIONS				



LEGEND

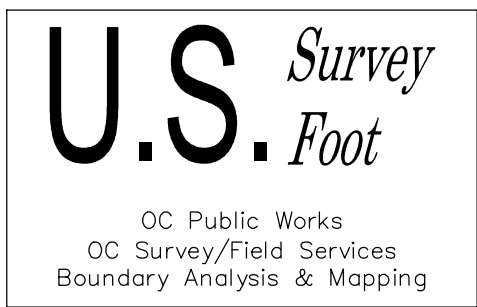
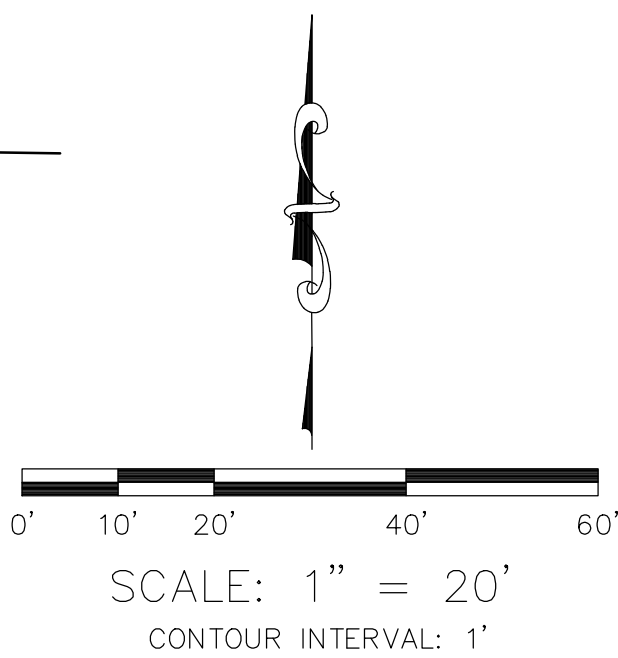
SYMBOL		LINE PATTERN KEY	
	Bush		Block Wall
	Control Box Electrical		Building Outline
	Control Box Undefined		Centerline
	Control Point		Concrete Wall
	Door		Edge of Concrete
	Drop Inlet		Edge of Asphalt Pavement
	Fire Hydrant		Exposed Pipe
	Flag Pole		Fence Chain Link
	Gate, Double		Fence Wrought Iron
	Gate, Single		Flowline
	Grated Air Vent		Guard Rail
	Guy Wire Anchor		Planter Box
	Hose Bibb		Property Line
	Light Pole, Double		Right of Way
	Light Pole, Single		Roof Overhang
	Mailbox		Striping
	Manhole Sewer		
	Manhole Storm Drain		
	Manhole Telephone		
	Manhole Undefined		
	Meter Parking		
	Meter Water		
	Pilaster		
	Pipe Inlet/Outlet		
	Post		
	Pull Box Undefined		
	Sewer Cleanout		
	Sign Post		
	Traffic Sensor		
	Traffic Signal w/ Light		
	Trash Can		
	Tree, Palm		
	Utility Pole w/ 1 Light		
	Utility Pole, Underground		
	Utility Pole w/ 1 Light, Underground		
	Utility Warning Sign		
	Valve Gas		
	Valve Irrigation		
	Valve Water		
	Vault Cable TV		
	Vault Electrical		
	Vault Telephone		
	Vault Water		

ABBREVIATION	
AC	Asphalt Concrete
BC	Beginning of Curve
BLDG	Building
OH	Building Overhang
CL	Centerline
CLMN	Column
CLF	Chain Link Fence
CLR	Clearance
CNC	Concrete
CP	Control Point
EL	Elevation
ELEC	Electric
FS	Finished Surface
FD	Found
GR	Guard Rail
HT	Height
INV	Invert
PL	Property Line
PLNTR	Planter
PM	Parking Meter
RW	Right of Way
TG	Top of Grate
WV	Water Valve
ENC*	Encroachment

AREA PATTERN KEY	
	Concrete
	Dirt

NOTE:
SUBTERRANEAN WALL LOCATIONS WERE DETERMINED BY SURVEY LOCATING THE INSIDE FACE OF WALLS AT THE SUBTERRANEAN LEVELS. WALL THICKNESS WERE DETERMINED BY ACTUAL MEASUREMENT AT THE EXPOSED SURFACE LEVEL. THE SURVEYOR HAS USED THESE THICKNESS TO DETERMINE WALL CLEARANCES AT ALL SUBTERRANEAN LEVELS, AND CANNOT VERIFY SUBTERRANEAN THICKNESS OR SUBSEQUENT SUBTERRANEAN CLEARANCES.

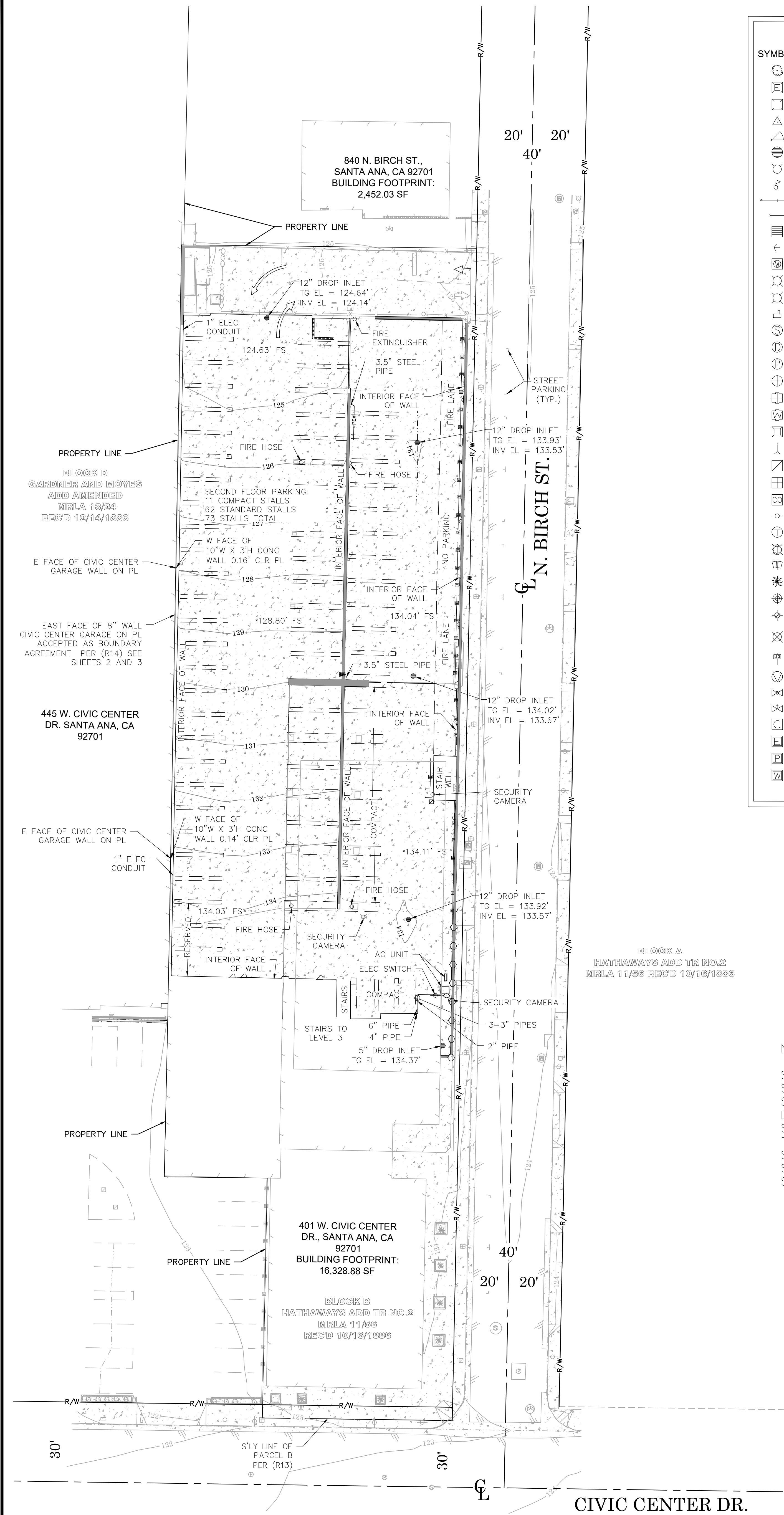
NOTE:
FOR ADDITIONAL DETAIL SEE SHEET 5 OF 9



THIRD FLOOR PARKING

AREAS SHOWN IN GRAY,
ARE SURFACE LEVEL

		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY	
		THIRD FLOOR PARKING	
PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA	DATE OF SURVEY: 11/06/2020	BY: T. LOFGREEN & CREW	SHEET NO. 6 of 9
	MAPPING	BY: A. VU	
MARK	DATE	ITEM	
		REVISIONS	
		FILE: 401 CIVIC CENTER_TOPO_2020.DWG	



LEGEND

SYMBOL

- Bush
- Control Box Electrical
- Control Box Undefined
- Control Point
- Door
- Drop Inlet
- Fire Hydrant
- Flag Pole
- Gate, Double
- Gate, Single
- Grated Air Vent
- Guy Wire Anchor
- Hose Bibb
- Light Pole, Double
- Light Pole, Single
- Mailbox
- Manhole Sewer
- Manhole Storm Drain
- Manhole Telephone
- Manhole Undefined
- Meter Parking
- Meter Water
- Pilaster
- Pipe Inlet/Outlet
- Post
- Pull Box Undefined
- Sewer Cleanout
- Sign Post
- Traffic Sensor
- Traffic Signal w/ Light
- Trash Can
- Tree, Palm
- Utility Pole w/ 1 Light
- Utility Pole, Underground
- Utility Pole w/ 1 Light, Underground
- Utility Warning Sign
- Valve Gas
- Valve Irrigation
- Valve Water
- Vault Cable TV
- Vault Electrical
- Vault Telephone
- Vault Water

LINE PATTERN KEY

- Block Wall
- Building Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Exposed Pipe
- Fence Chain Link
- Fence Wrought Iron
- Flowline
- Guard Rail
- Planter Box
- Property Line
- Right of Way
- Roof Overhang
- Striping

ABBREVIATION

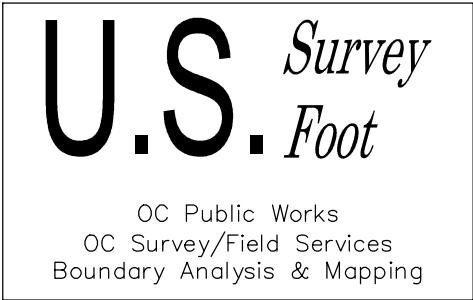
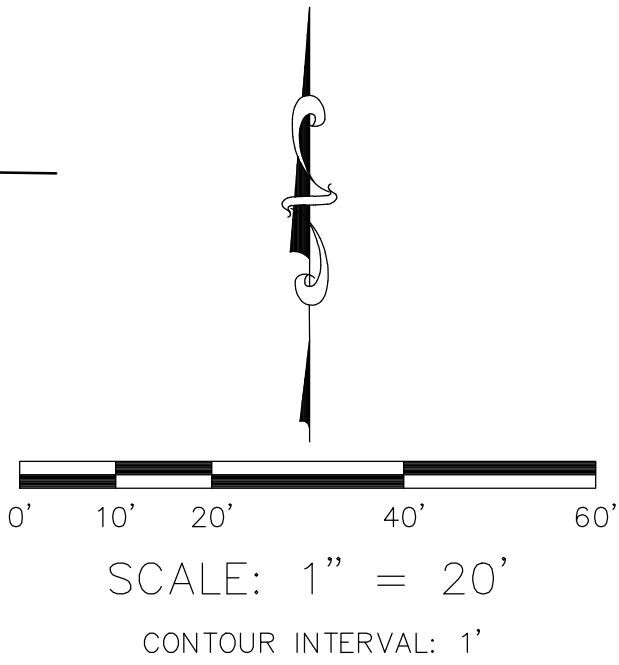
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PLNTR	Planter
PM	Parking Meter
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AREA PATTERN KEY

- Concrete
- Dirt

NOTE:
SUBTERRANEAN WALL LOCATIONS WERE DETERMINED BY SURVEY LOCATING THE INSIDE FACE OF WALLS AT THE SUBTERRANEAN LEVELS. WALL THICKNESS WERE DETERMINED BY ACTUAL MEASUREMENT AT THE EXPOSED SURFACE LEVEL. THE SURVEYOR HAS USED THESE THICKNESS TO DETERMINE WALL CLEARANCES AT ALL SUBTERRANEAN LEVELS, AND CANNOT VERIFY SUBTERRANEAN THICKNESS OR SUBSEQUENT SUBTERRANEAN CLEARANCES.

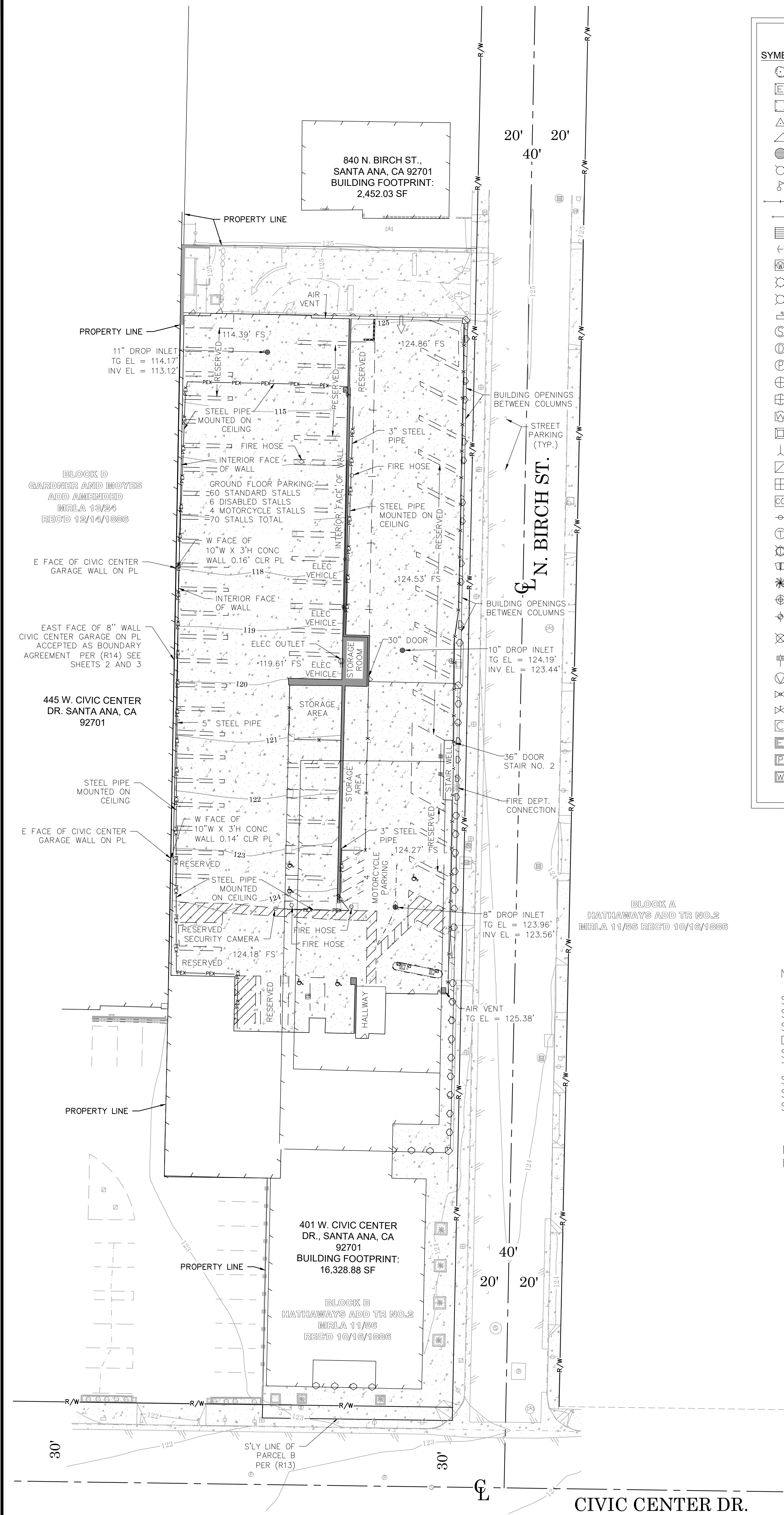
NOTE:
FOR ADDITIONAL DETAIL SEE SHEET 5 OF 9



SECOND FLOOR PARKING

AREAS SHOWN IN GRAY,
ARE SURFACE LEVEL

		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
		401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY		
		SECOND FLOOR PARKING		
		PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA		
A	01/21/2018	UPDATED S'LY LINE OF PARCELS PER (R13) SEE SHEETS 3 TO 8	SHEET NO. 7 of 9	
		DATE OF SURVEY: 11/06/2020		BY: T. LOFGREEN & CREW
		MAPPING		BY: A. VU
		OFFICE CHECK		BY: M. KUBISTY, PLS
MARK	DATE	ITEM	FIELD CHECK	BY: T. LOFGREEN & CREW
		SCALE: 1" = 20'	W.O. #EX15DF41	FILE # 2021PW-RE0001_401
		FILE: 401 CIVIC CENTER_TOPO_2020.DWG		
		REVISIONS		



LEGEND

SYMBOL

- Bush
- Control Box Electrical
- Control Box Undefined
- Control Point
- Door
- Drop Inlet
- Fire Hydrant
- Flag Pole
- Gate, Double
- Gate, Single
- Grated Air Vent
- Guy Wire Anchor
- Hose Bibb
- Light Pole, Double
- Light Pole, Single
- Mailbox
- Manhole Sewer
- Manhole Storm Drain
- Manhole Telephone
- Manhole Undefined
- Meter Parking
- Meter Water
- Pilaster
- Pipe Inlet/Outlet
- Post
- Pull Box Undefined
- Sewer Cleanout
- Sign Post
- Traffic Sensor
- Traffic Signal w/ Light
- Trash Can
- Tree, Palm
- Utility Pole w/ 1 Light
- Utility Pole, Underground
- Utility Pole w/ 1 Light, Underground
- Utility Warning Sign
- Valve Gas
- Valve Irrigation
- Valve Water
- Vault Cable TV
- Vault Electrical
- Vault Telephone
- Vault Water

LINE PATTERN KEY

- Block Wall
- Building Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Exposed Pipe
- Fence Chain Link
- Fence Wrought Iron
- Flowline
- Guard Rail
- Planter Box
- Property Line
- Right of Way
- Roof Overhang
- Striping

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AREA PATTERN KEY

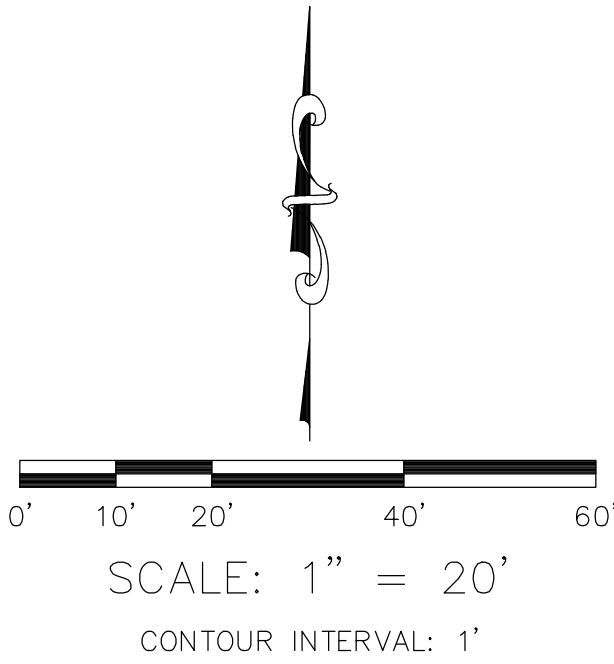
- Concrete
- Dirt

NOTE:

SUBTERRANEAN WALL LOCATIONS WERE DETERMINED BY SURVEY LOCATING THE INSIDE FACE OF WALLS AT THE SUBTERRANEAN LEVELS. WALL THICKNESS WERE DETERMINED BY ACTUAL MEASUREMENT AT THE EXPOSED SURFACE LEVEL. THE SURVEYOR HAS USED THESE THICKNESS TO DETERMINE WALL CLEARANCES AT ALL SUBTERRANEAN LEVELS, AND CANNOT VERIFY SUBTERRANEAN THICKNESS OR SUBSEQUENT SUBTERRANEAN CLEARANCES.

NOTE:

FOR ADDITIONAL DETAIL SEE SHEET 5 OF 9



U.S. Survey Foot

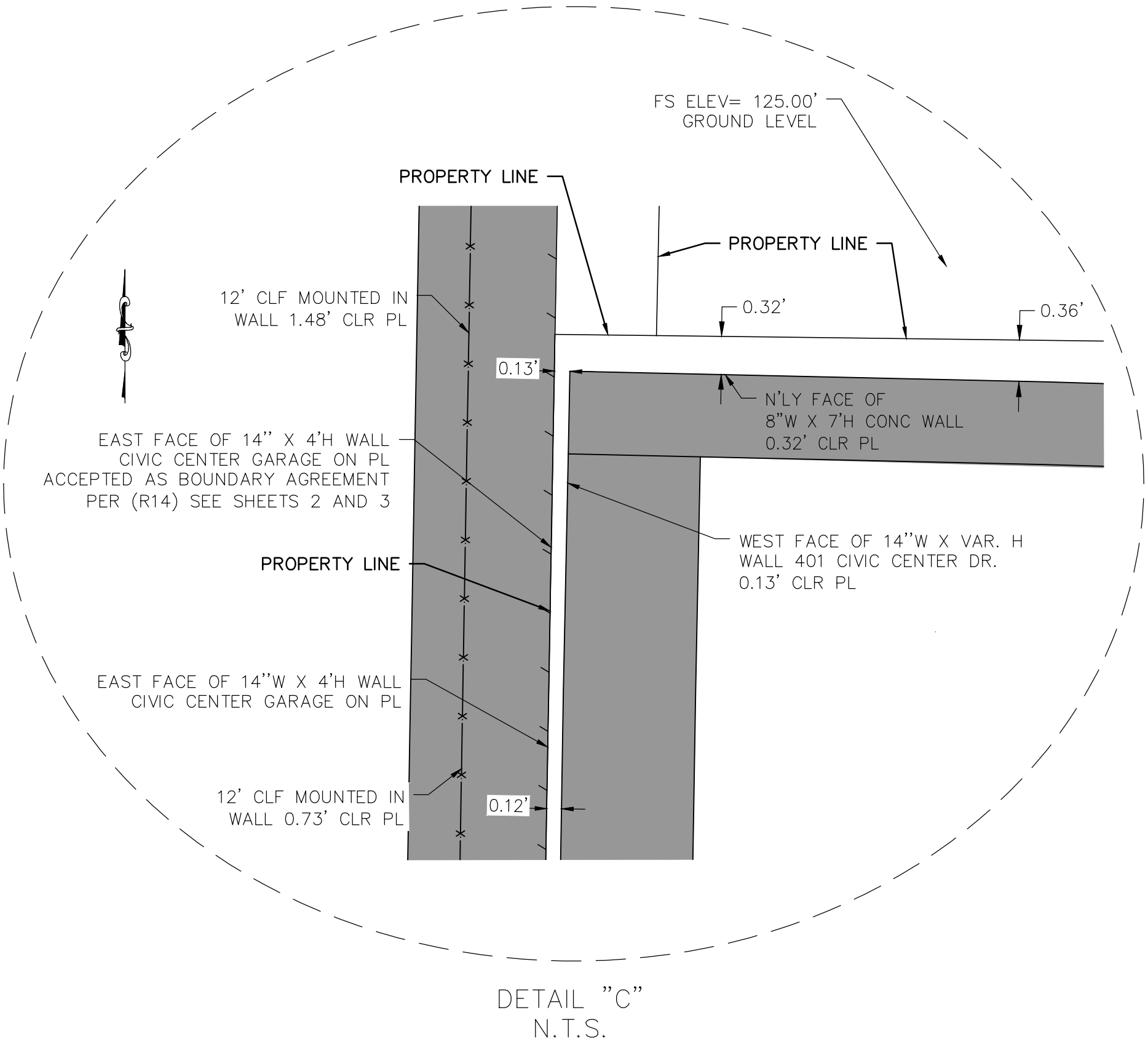
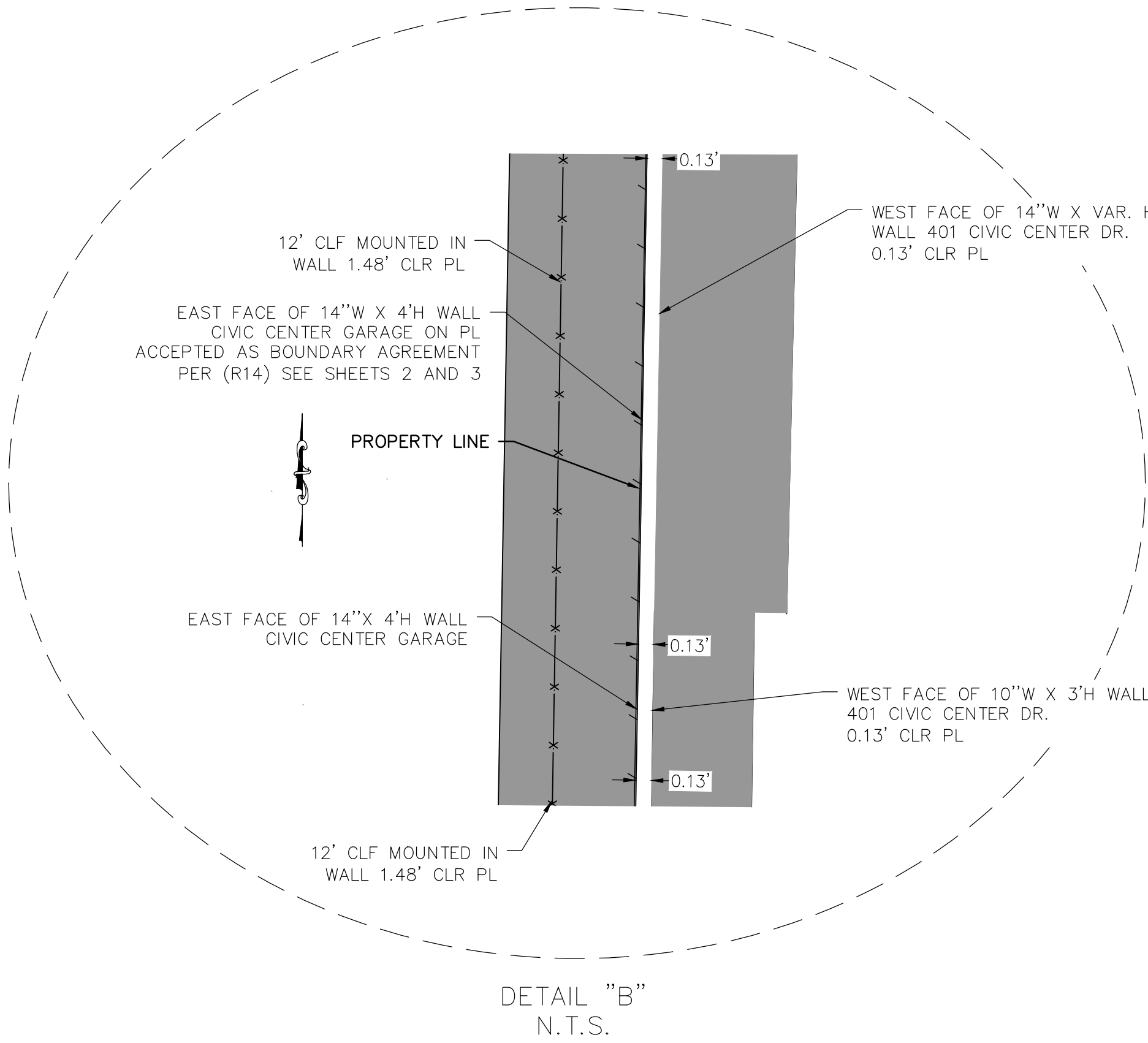
OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

GROUND FLOOR PARKING

AREAS SHOWN IN GRAY,
ARE SURFACE LEVEL

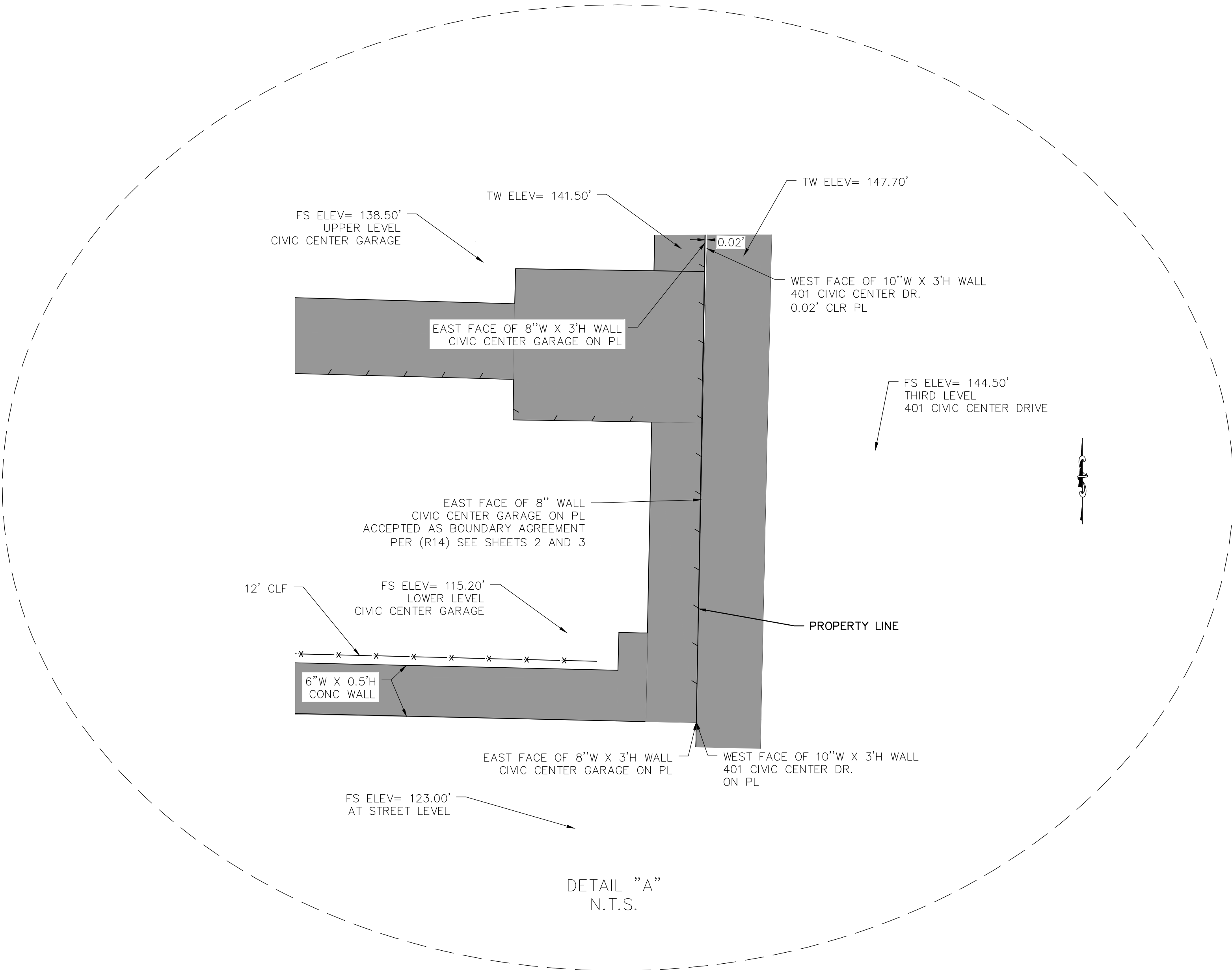
		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		401 CIVIC CENTER ALTA/NSPS LAND TITLE SURVEY	
		GROUND FLOOR PARKING	
PROJECT LIMITS: 401 CIVIC CENTER DRIVE, SANTA ANA, CA	DATE OF SURVEY: 11/06/2020	BY: T. LOFGREEN & CREW	SHEET NO.
	MAPPING	BY: A. VU	
MARK	DATE	ITEM	8 of 9
	DATE	ITEM	
		REVISIONS	9
		REVISIONS	
		FILE: 401 CIVIC CENTER_TOPO_2020.DWG	

DETAILS



NOTE:

SUBTERRANEAN WALL LOCATIONS WERE DETERMINED BY SURVEY LOCATING THE INSIDE FACE OF WALLS AT THE SUBTERRANEAN LEVELS. WALL THICKNESS WERE DETERMINED BY ACTUAL MEASUREMENT AT THE EXPOSED SURFACE LEVEL. THE SURVEYOR HAS USED THESE THICKNESS TO DETERMINE WALL CLEARANCES AT ALL SUBTERRANEAN LEVELS, AND CANNOT VERIFY SUBTERRANEAN THICKNESS OR SUBSEQUENT SUBTERRANEAN CLEARANCES.



U.S. Survey

Foot

OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

				COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		401 CIVIC CENTER ALTANSPS LAND TITLE SURVEY			
		DETAIL SHEET			
		PROJECT LIMITS: 401 CIVIC CENTER DR, SANTA ANA, CA			
		DATE OF SURVEY:11/06/2020		BY:T. LOFGREEN & CREW	
		MAPPING		BY:A.VU	
		OFFICE CHECK		BY:M. KUBISTY, PLS	
		FIELD CHECK		BY:T. LOFGREEN & CREW	
		SCALE:N.T.S.		W.O. #EX15DF41	
		FILE: 401 CIVIC CENTER_TOPO_2020.DWG		FILE #2021PW-RE0001_041	
		REVISIONS			

△	01/21/2020	UPDATED S'1 LINE OF PARCELS PER (R13) SEE SHEETS 3 TO 8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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01/21/21
B
B

UPDATED S'LY LINE OF PARCEL
B PER (R13) SEE SHEETS 3 TO