



OC PUBLIC WORKS DEPARTMENT  
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS  
SANTA ANA REGIONAL CENTER (SARC)  
ALTA/NSPS/TOPOGRAPHIC SURVEY



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 SURVEYORS' ACT; THIS 23 DAY OF JULY, 2024.

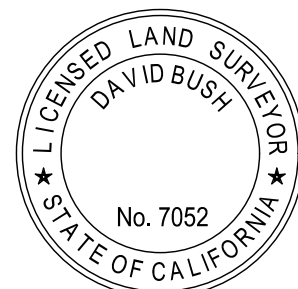
MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S CERTIFICATE:

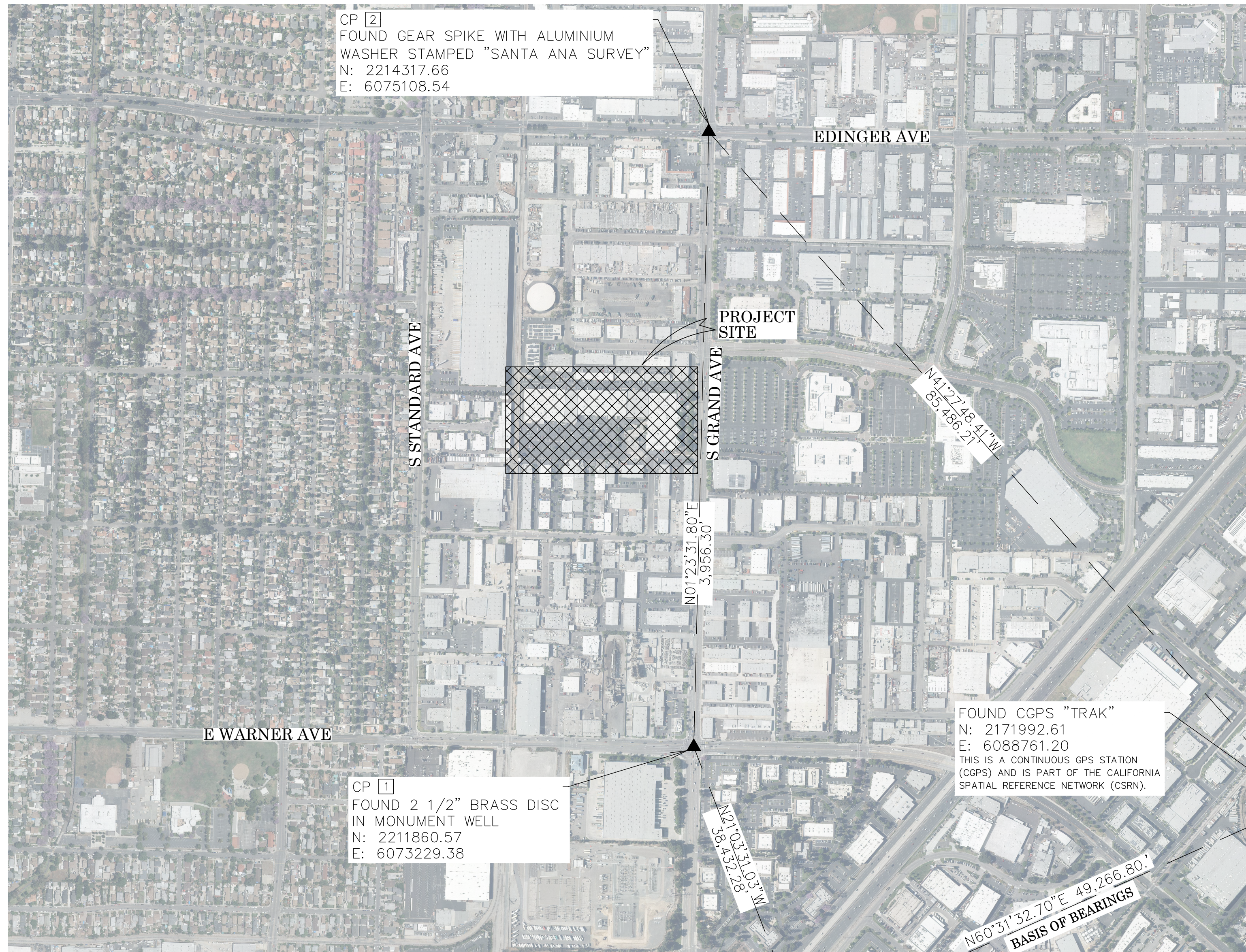
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT; THIS 23 DAY OF JULY, 2024.

DAVID BUSH, PLS. SENIOR LAND SURVEYOR



U.S. Survey  
Foot

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



FOUND CGPS "SBCC"  
N: 2147751.75  
E: 6131654.74  
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN).

FOUND CGPS "TRAK"  
N: 2171992.61  
E: 6088761.20  
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN).

CP 1  
FOUND 2 1/2" BRASS DISC  
IN MONUMENT WELL  
N: 2211860.57  
E: 6073229.38

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (SBCC) AND (TRAK) BEING NORTH 60°31'32.70" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRN) 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 (2017.50) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00002100.

THIS COMBINATION FACTOR WAS HELD AT MONUMENT NUMBER 7  
N: 2210204.73', E: 6074958.62', ELEVATION= 73.28'

ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

BENCHMARK: CALIFORNIA SPATIAL REFERENCE SYSTEM CONTINUOUS GLOBAL POSITIONING STATION (CGPS) "SBCC", SCGN\_CS1999

ELEV. (ORTHOMETRIC HEIGHT)= 123.852M (406.34')

CERTIFICATION

TO: COUNTY OF ORANGE, CEO REAL ESTATE, AND FIDELITY NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 1-9, 13-14, AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/25/2024.

DATE OF PLAT OR MAP: 07/18/2024

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SHEET INDEX

| SHEET NO.  | DESCRIPTION             |
|------------|-------------------------|
| SHEET 1    | TITLE SHEET             |
| SHEET 2    | NOTES                   |
| SHEETS 3   | BOUNDARY/EASEMENT SHEET |
| SHEETS 4-7 | ALTA/TOPOGRAPHIC MAP    |

ALTA/NSPS MAPPING PROJECT

|           |  |  |                                                                                             |  |                      |  |                                       |
|-----------|--|--|---------------------------------------------------------------------------------------------|--|----------------------|--|---------------------------------------|
|           |  |  | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |  |                      |  |                                       |
|           |  |  | SANTA ANA REGIONAL CENTER<br>ALTA/NSPS/TOPOGRAPHIC SURVEY                                   |  |                      |  |                                       |
|           |  |  | TITLE SHEET                                                                                 |  |                      |  |                                       |
|           |  |  | PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE                                       |  |                      |  |                                       |
|           |  |  | DATE OF SURVEY: MAY 2024                                                                    |  | BY: D. WOOLLEY, PLS  |  | SHEET NO.<br><br>1<br><br>of<br><br>7 |
|           |  |  | MAPPING                                                                                     |  | BY: J. PEDRETTI      |  |                                       |
|           |  |  | OFFICE CHECK                                                                                |  | BY: M. KUBISTY, PLS  |  |                                       |
|           |  |  | FIELD CHECK                                                                                 |  | BY: M. KUBISTY, PLS  |  |                                       |
|           |  |  | SCALE: N.T.S.                                                                               |  | W.O. #EC33001        |  |                                       |
|           |  |  | FILE: SARC_TOPO_2024.DWG                                                                    |  | FILE # 2327PW-RE0004 |  |                                       |
| REVISIONS |  |  |                                                                                             |  |                      |  |                                       |
|           |  |  |                                                                                             |  |                      |  |                                       |
|           |  |  |                                                                                             |  |                      |  |                                       |

MONUMENT NOTES

- 1

FOUND 2 1/2" BRASS DISC, PER (R9), NO STAMPING, DOWN 1.0' IN MONUMENT WELL, ACCEPTED AS A POINT ALONG THE CENTERLINE OF GRAND AVE
- 2

FOUND GEAR SPIKE WITH ALUMINIUM WASHER STAMPED "SANTA ANA SURVEY", PER (R7), FLUSH IN ASPHALT, ACCEPTED AS THE CENTERLINE INTERSECTION OF EDINGER AVE AND GRAND AVE
- 3

FOUND PUNCHED HEX BAR, PER (R6), DOWN 0.95' IN MONUMENT WELL, ACCEPTED AS THE COMMON CORNER OF SECTION 17, 18, 19, 20, T5S, R9W, AND AS AN ANGLE POINT IN THE CENTERLINE OF GRAND AVE
- 4

FOUND LEAD, TACK AND 3/4" TAG, STAMPED "PLS 5975", IN LIEU OF 2" IRON PIPE AND TAG STAMPED "LS 2760", PER (R11), FLUSH IN CONCRETE SIDEWALK, ACCEPTED AS A POINT ALONG THE W'LY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD
- 5

FOUND 2" IRON PIPE WITH TAG STAMPED "RCE 10770", PER (R1), DOWN 0.75' IN DIRT, ACCEPTED AS A POINT ALONG THE W'LY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD
- 6

FOUND LEAD, TACK AND 3/4" TAG, STAMPED "SANTA ANA SURVEY", PER (R5), FLUSH IN CONCRETE CROSSING, ACCEPTED AS THE CENTERLINE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD AND EDINGER AVE
- 7

FOUND 1" IRON PIPE, PER (R4), MISSING TAG, DOWN 2.00' IN DIRT, WIRED TAG STAMPED "PLS 7304" ON SIDE OF PIPE, ACCEPTED AS THE SW'LY CORNER OF PARCEL 3, PER (R4)
- 8

FOUND LEAD, TACK AND 3/4" TAG STAMPED "RCE 21687", PER (R3), DOWN 0.05' IN AC, ACCEPTED AS A POINT ALONG THE S'LY PROPERTY LINE, PER (R4)
- 9

FOUND LEAD, TACK AND 3/4" TAG STAMPED "LS 5346", PER (R2), FLUSH IN CONCRETE, N01°29'17"E 0.04' FROM THE S'LY PROPERTY LINE
- 10

FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 2528", PER (R2), FLUSH IN DIRT, ACCEPTED AS A POINT ON LINE ESTABLISHMENT NOTE [6](#), S88°30'43"E 0.08' FROM THE ACCEPTED SE'LY CORNER OF PARCEL 3, PER (R4)
- 11

FOUND 1" IRON PIPE AND 3/4" TAG STAMPED "LS 3120", PER (R12), DOWN 0.55' IN CONCRETE SIDEWALK, ACCEPTED AS THE E'LY TERMINUS OF ESTABLISHMENT NOTE [9](#)
- 12

FOUND 1" IRON PIPE WITH TACK IN CONCRETE PLUG, PER (R4), MISSING BRASS SEAL, DOWN 1.50' IN DIRT, SET TAG STAMPED "PLS 7304" IN CENTER OF IRON PIPE, ACCEPTED AS A POINT ALONG THE N'LY LINE OF PARCEL 3, PER (R4), S88°34'23"E 0.29' FROM THE ACCEPTED NW'LY CORNER OF PARCEL OF PARCEL 3, PER (R4)
- 13

FOUND 1" IRON PIPE WITH CONCRETE PLUG, PER (R4), MISSING BRASS SEAL, DOWN 1.5' IN DIRT, ACCEPTED AS THE NE'LY CORNER OF PARCEL 3, PER (R4)
- 14

FOUND BOAT SPIKE WITH ALUMINIUM WASHER STAMPED "RCE 21687", PER (R3), FLUSH IN CONCRETE SIDEWALK, ACCEPTED AS A POINT ALONG THE E'LY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD

ESTABLISHMENT NOTES

- [A](#)

ESTABLISHED THE W'LY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD BY HOLDING A LINE BETWEEN MONUMENTS NOTES [4](#) AND [5](#)
- [B](#)

ESTABLISHED A POINT ON THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD BY HOLDING A 15' PERPENDICULAR OFFSET FROM ESTABLISHMENT NOTE [4](#) AT MONUMENT NOTE [A](#)
- [C](#)

ESTABLISHED THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE [B](#) AND MONUMENT NOTE [6](#)
- [D](#)

ESTABLISHED THE E'LY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD AND THE W'LY LINE OF PARCEL 3, PER (R4), BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 20', PER (R13), E'LY FROM ESTABLISHMENT NOTE [C](#)
- [E](#)

ESTABLISHED THE CENTERLINE OF GRAND AVE BY HOLDING A LINE BETWEEN MONUMENT NOTES [1](#) AND [3](#)
- [F](#)

ESTABLISHED THE W'LY RIGHT OF WAY OF GRAND AVE AND THE E'LY LINE OF PARCEL 3, PER (R4), BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 50', PER (R4), W'LY FROM ESTABLISHMENT NOTE [E](#)
- [G](#)

ESTABLISHED THE N'LY LINE OF PARCEL 3, PER (R4), BY HOLDING A LINE BETWEEN MONUMENT NOTES [12](#) AND [13](#)
- [H](#)

ESTABLISHED THE S'LY LINE OF PARCEL 3, PER (R4), BY HOLDING A LINE BETWEEN MONUMENT NOTE [7](#) AND [11](#)

EASEMENT NOTES

PER TITLE REPORT ORDER NO. 987-30114647-MAM EFFECTIVE DATE MARCH 5, 2024 PREPARED BY FIDELITY NATIONAL TITLE COMPANY 4210 RIVERWALK PARKWAY, SUITE 100, RIVERSIDE, CA 92505

- 1

WATER RIGHTS, CLAIMS OR TITLE TO WATER. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 2

RECORD OF SURVEYS RELATING TO SUBJECT PROPERTY, BOOK 73, PAGE 26, AND BOOK 80, PAGE 2
- 3

EASEMENT GRANTED FOR CONSTRUCTING AND MAINTAINING OF UNDERGROUND DRAINAGE PIPES AND CONDUITS, RECORDED JULY 14, 1966, DESCRIBED PER DOCUMENT NO. 8221 IN BOOK 7990, PAGE 23, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 4

EASEMENT GRANTED TO THE CITY OF SANTA ANA FOR STREET PURPOSES, RECORDED FEBRUARY 27, 1967, DESCRIBED PER DOCUMENT NO. 13554 IN BOOK 8185, PAGE 392, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 5

EASEMENT GRANTED FOR VEHICULAR ACCESS RIGHTS, RECORDED JUNE 27, 1967, DESCRIBED PER DOCUMENT NO. 18539 IN BOOK 8293, PAGE 730, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 6

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS, RECORDED OCTOBER 31, 1967, DESCRIBED PER DOCUMENT NO. 21728 IN BOOK 8421, PAGE 399, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 7

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND LINES AND CONDUITS, RECORDED JULY 15, 1968, DESCRIBED PER DOCUMENT NO. 9575 IN BOOK 8658, PAGE 885, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 8

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS, RECORDED APRIL 7, 1976, DESCRIBED PER DOCUMENT NO. 7812 IN BOOK 11697, PAGE 1662, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS, RECORDED JUNE 24, 1982, DESCRIBED PER DOCUMENT NO. 82-217146, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10

EASEMENT GRANTED TO COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA, RECORDED JULY 8, 1982, DESCRIBED PER DOCUMENT NO. 82-235811, OFFICIAL RECORDS, AND RECORDED OCTOBER 20, 2004, DESCRIBED PER DOCUMENT NO. 2004000948360, OFFICIAL RECORDS, AND RECORDED DECEMBER 20, 2007, DESCRIBED PER DOCUMENT NO. 2007000744244, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 11

NOT APPLICABLE TO MAP.
- 12

NOT APPLICABLE TO MAP.
- 13

NOT APPLICABLE TO MAP.
- 14

IRREVOCABLE OFFER TO DEDICATE AN EASEMENT GRANTED TO THE CITY OF SANTA ANA FOR PUBLIC RIGHT-OF-WAY, RECORDED APRIL 13, 2009, DESCRIBED PER DOCUMENT NO. 2009000179742, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 15

NOT APPLICABLE TO MAP.
- 16

NOT APPLICABLE TO MAP.
- 17

NOT APPLICABLE TO MAP.

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

LEGAL DESCRIPTION

THIS PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. 987-30114647-MAM

SITE ADDRESS: 1928 S GRAND AVE, SANTA ANA, CA 92705

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF SANTA ANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON A MAP FILED IN BOOK 6, PAGE 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL WATER AND WATER RIGHTS IN OR UNDER SAID LAND, AS RESERVED IN A DEED RECORDED MARCH 23, 1912 IN BOOK 210, PAGE 176 OF DEEDS OF ORANGE COUNTY, CALIFORNIA.

APN: 403-131-02

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN "ZONE X" BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN; 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.

INSURANCE PROGRAM (NFIP) & FLOOD INSURANCE RATE MAP INFORMATION LOCATED AT ORANGE COUNTY, CALIFORNIA AND UNINCORPORATED AREAS, CITY OF TUSTIN; PANEL 06059C 0276J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

FLOOD AREA LINEWORK WAS DERIVED FROM FEMA GIS WEBSITE: [HTTPS://MSC.FEMA.GOV/](https://msc.fema.gov/)

ZONING AND SETBACK REQUIREMENTS

(PER CITY OF SANTA ANA PLANNING AND BUILDING AGENCY)  
20 CIVIC CENTER PLAZA, SANTA ANA, CA 92702

THE PROPERTY IS WITHIN THE "LIGHT INDUSTRIAL (M1)" ZONE OF THE CITY OF SANTA ANA. SETBACK REQUIREMENTS OF SAID ZONE IS DEFINED IN CITY OF SANTA ANA GENERAL PLAN, ADOPTED MAY 26, 2022

ORDINANCE NO. NS-455, NS-1301, NS-2275, VERSION JANUARY 24, 2024

ALL SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE. FOR THE PURPOSE OF THIS ORDINANCE, A STREET SIDE PROPERTY LINE IS THAT LINE CREATED BY THE ULTIMATE RIGHT-OF-WAY LINE OF THE FRONTAGE STREET.

DEVELOPMENT STANDARDS:

- MINIMUM LOT SIZE – 12,000 SQ. FT.
- FRONT YARD SETBACK – 20 FT.
- REAR YARD SETBACK – NOT STATED IN CITY ORDINANCES.
- SIDE YARD SETBACK, EACH – NOT STATED IN CITY ORDINANCES.
- SITE COVERAGE, MAXIMUM – NOT STATED IN CITY ORDINANCES.

CITY OF SANTA ANA CITY, LAND USE PLAN (HYPERLINK)

CITY OF SANTA ANA CITY, CODE OF ORDINANCES (HYPERLINK)

PARKING SPACES

REGULAR SPACES: 855  
ADA SPACES: 38

REFERENCES

- (R1) = TRACT MAP NO. 5286, M.M. 188/22-23  
(R2) = PARCEL MAP NO. 85-395, P.M.B. 209/39-40  
(R3) = PARCEL MAP NO. 87-414, P.M.B. 236/41-42  
(R4) = PARCEL MAP, P.M.B. 6/35  
(R5) = CORNER RECORD, C.R. 1997-0204  
(R6) = CORNER RECORD, C.R 2005-0447  
(R7) = CORNER RECORD, C.R 2006-0032  
(R8) = CORNER RECORD, C.R 2006-0253  
(R9) = CORNER RECORD, C.R 2002-1523B  
(R10) = TRACT MAP NO. 6629, M.M. 246/45-46  
(R11) = RECORD OF SURVEY, R.S.B 85/26  
(R12) = TRACT MAP NO. 5247, M.M. 188/28  
(R13) = RECORD OF SURVEY, R.S.B. 66/33  
(R14) = PARCEL MAP, P.M.B. 53/11  
(R15) = PARCEL MAP NO. 81-884, P.M.B. 164/47  
(R16) = PARCEL MAP NO. 81-895, P.M.B. 172/39  
(R17) = PARCEL MAP NO. 85-226, P.M.B. 203/25-30  
(R20) = 73/26 O.R. OF ORANGE COUNTY  
(R21) = 80/2 O.R. OF ORANGE COUNTY  
(R22) = 7990/23 O.R. OF ORANGE COUNTY  
(R23) = 8185/392 O.R. OF ORANGE COUNTY  
(R24) = 8293/730 O.R. OF ORANGE COUNTY  
(R25) = 8421/399 O.R. OF ORANGE COUNTY  
(R26) = 8658/885 O.R. OF ORANGE COUNTY  
(R27) = 11697/1662 O.R. OF ORANGE COUNTY  
(R28) = 82-217146 O.R. OF ORANGE COUNTY  
(R29) = 82-235811 O.R. OF ORANGE COUNTY  
(R30) = 2004000948360 O.R. OF ORANGE COUNTY  
(R31) = 2007000744244 O.R. OF ORANGE COUNTY  
(R32) = 2005000136639 O.R. OF ORANGE COUNTY  
(R33) = 2005000136640 O.R. OF ORANGE COUNTY  
(R34) = 2005000136641 O.R. OF ORANGE COUNTY  
(R35) = 2005000136642 O.R. OF ORANGE COUNTY  
(R36) = 2009000179742 O.R. OF ORANGE COUNTY

TOPOGRAPHIC LEGEND

| SYMBOL                    | SYMBOL                    | LINE PATTERN KEY         | AREA PATTERN KEY |
|---------------------------|---------------------------|--------------------------|------------------|
| Backflow Preventer Device | Meter Undefined           | Block Wall               | Concrete         |
| Control Box Electrical    | Meter Water               | Brick Wall               | Dirt             |
| Control Box Irrigation    | Monitor Well              | Building Outline         | Grass            |
| Control Box Traffic       | Pilaster                  | Bush Row Outline         |                  |
| Control Box Undefined     | Post                      | Centerline               |                  |
| Control Point             | Pull Box Cable TV         | Concrete Wall            |                  |
| Curb Drain/Weep Hole      | Pull Box Electrical       | Edge of Concrete         |                  |
| Fire Hydrant              | Pull Box Traffic          | Edge of Asphalt Pavement |                  |
| Gate, Double              | Pull Box Undefined        | Exposed Pipe             |                  |
| Gate, Roller              | Sewer Cleanout            | Fence Chainlink          |                  |
| Gate, Single              | Sign Post                 | Fence Wrought Iron       |                  |
| Grate Inlet               | Tree                      | Flowline                 |                  |
| Guy Wire Anchor           | Utility Pole w/ 1 Light   | Hand Rail                |                  |
| Light Pole, Double        | Utility Pole, Underground | Overhead Utility Wire    |                  |
| Light Pole, Single        | Valve Irrigation          | Property Line            |                  |
| Mailbox                   | Valve Water               | Retaining Wall           |                  |
| Manhole Sewer             | Valve Undefined           | Right of Way             |                  |
| Manhole Storm Drain       | Vault Cable TV            | Roof Overhang            |                  |
| Manhole Telephone         | Vault Electrical          | Striping                 |                  |
| Manhole Water             | Vault Undefined           |                          |                  |

| ABBREVIATION |                  |  |
|--------------|------------------|--|
| AC           | Asphalt Concrete |  |
| CL           | Centerline       |  |
| CNC          | Concrete         |  |
| CP           | Control Point    |  |
| DWY          | Driveway         |  |
| EL           | Elevation        |  |
| FS           | Finished Surface |  |
| FD           | Found            |  |
| INV          | Invert           |  |

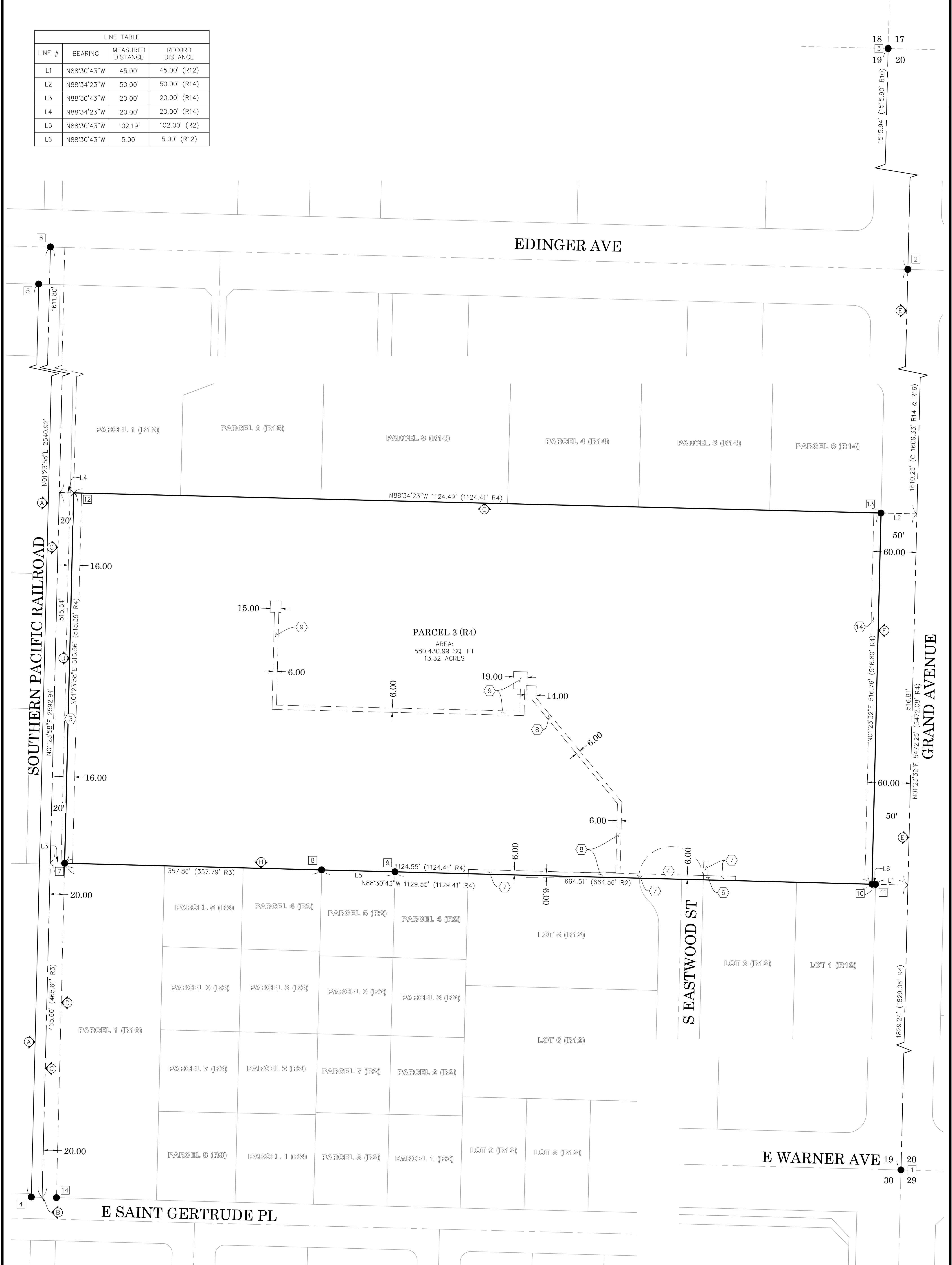


LEGEND

R RECORD MAP

|                                                           |      |      |                                                                                             |  |                      |                         |
|-----------------------------------------------------------|------|------|---------------------------------------------------------------------------------------------|--|----------------------|-------------------------|
|                                                           |      |      | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |  |                      |                         |
| SANTA ANA REGIONAL CENTER<br>ALTA/NSPS/TOPOGRAPHIC SURVEY |      |      |                                                                                             |  |                      |                         |
| NOTES                                                     |      |      |                                                                                             |  |                      |                         |
| PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE     |      |      |                                                                                             |  |                      |                         |
| MARK                                                      | DATE | ITEM | DATE OF SURVEY:MAY 2024                                                                     |  | BY:D. WOOLLEY, PLS   | SHEET NO.<br><br>2 of 7 |
|                                                           |      |      | MAPPING                                                                                     |  | BY:J. PEDRETTI       |                         |
|                                                           |      |      | OFFICE CHECK                                                                                |  | BY:M. KUBISTY, PLS   |                         |
|                                                           |      |      | FIELD CHECK                                                                                 |  | BY:M. KUBISTY, PLS   |                         |
|                                                           |      |      | SCALE:N/A                                                                                   |  | W.O. #EC33001        |                         |
|                                                           |      |      | FILE:SARC_BNDY_2024.DWG                                                                     |  | FILE # 2327PW-RE0004 |                         |
| REVISIONS                                                 |      |      |                                                                                             |  |                      |                         |

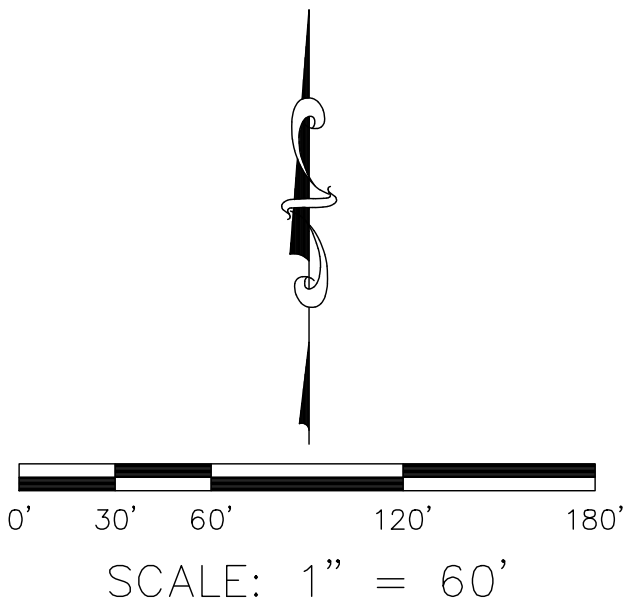
| LINE TABLE |             |                   |                 |
|------------|-------------|-------------------|-----------------|
| LINE #     | BEARING     | MEASURED DISTANCE | RECORD DISTANCE |
| L1         | N88°30'43"W | 45.00'            | 45.00' (R12)    |
| L2         | N88°34'23"W | 50.00'            | 50.00' (R14)    |
| L3         | N88°30'43"W | 20.00'            | 20.00' (R14)    |
| L4         | N88°34'23"W | 20.00'            | 20.00' (R14)    |
| L5         | N88°30'43"W | 102.19'           | 102.00' (R2)    |
| L6         | N88°30'43"W | 5.00'             | 5.00' (R12)     |



U.S. Survey Foot

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

- LEGEND**
- FOUND MONUMENT AS NOTED
  - C CALC FROM RECORD MAP
  - R RECORD MAP



|                                                                                             |                     |                      |  |
|---------------------------------------------------------------------------------------------|---------------------|----------------------|--|
| COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |                     |                      |  |
| SANTA ANA REGIONAL CENTER<br>ALTA/NSPS/TOPOGRAPHIC SURVEY                                   |                     |                      |  |
| BOUNDARY MAP                                                                                |                     |                      |  |
| PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE                                       |                     |                      |  |
| DATE OF SURVEY: MAY 2024                                                                    | BY: D. WOOLLEY, PLS | SHEET NO.            |  |
| MAPPING                                                                                     | BY: J. PEDRETTI     | 3                    |  |
| OFFICE CHECK                                                                                | BY: M. KUBISTY, PLS | of                   |  |
| FIELD CHECK                                                                                 | BY: M. KUBISTY, PLS | 7                    |  |
| SCALE: 1" = 60'                                                                             | W.O. #EC33001       | FILE #2327PW-RED0004 |  |
| FILE: SARC_BNDY_2024.DWG                                                                    |                     |                      |  |

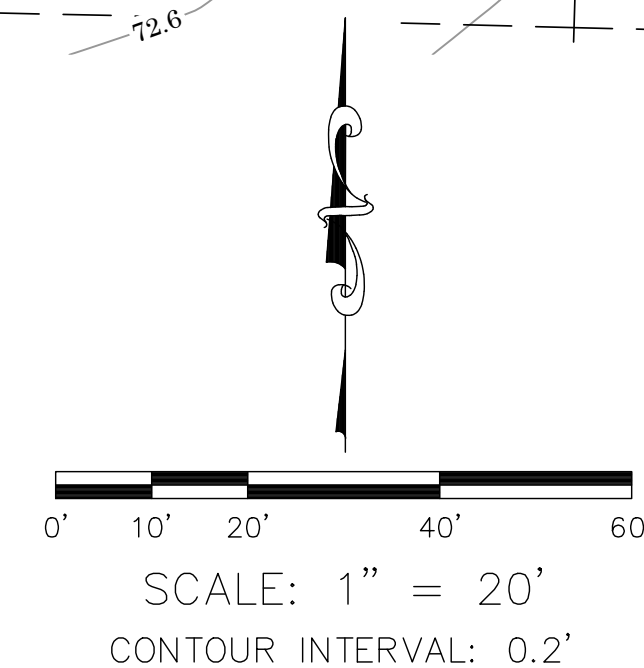
| MARK      | DATE | ITEM |
|-----------|------|------|
| REVISIONS |      |      |



**U.S. Survey Foot**  
OC Public Works  
OC Survey/Field Services  
Boundary Analysis & Mapping

OWNER: CENTURION PARTNERS SANTA ANA, LLC  
GRANT DEED RECORDED 02/23/2005 AS  
INSTRUMENT NO. 2005000136638, O.R.  
PARCEL 3, P.M.B. 6/35  
1928 S GRAND AVE  
SANTA ANA, CA. 92705  
APN: 403-131-02  
TOTAL BUILDING FOOTPRINT = ±211,832 FT<sup>2</sup>  
BUILDING HEIGHT = ±18 FT  
SINGLE STORY CONCRETE TILT-UP

SEE SHEET 6



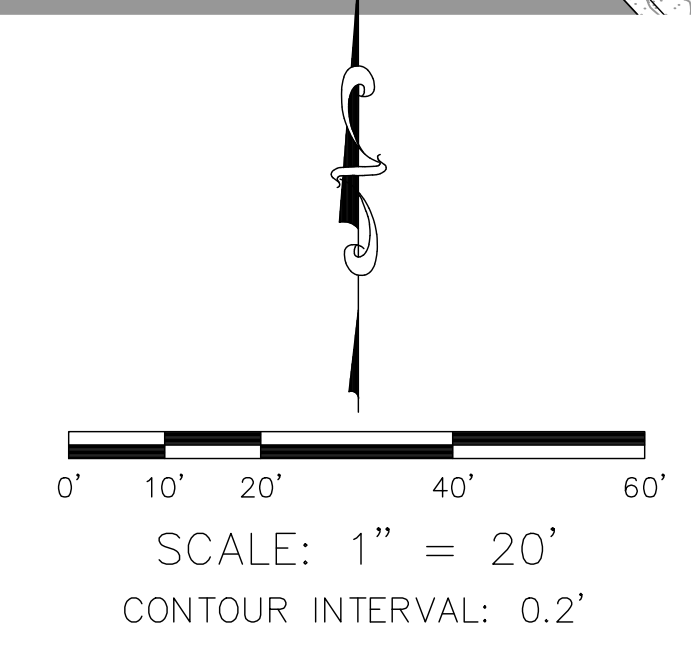
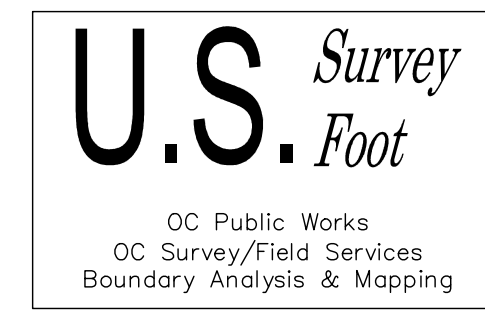
|                                                                                                        |      |      |                                                                                             |  |  |
|--------------------------------------------------------------------------------------------------------|------|------|---------------------------------------------------------------------------------------------|--|--|
|                                                                                                        |      |      | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |  |  |
|                                                                                                        |      |      | <b>SANTA ANA REGIONAL CENTER<br/>         ALTA/NSPS/TOPOGRAPHIC SURVEY</b>                  |  |  |
|                                                                                                        |      |      | ALTA/TOPOGRAPHIC MAP                                                                        |  |  |
|                                                                                                        |      |      | PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE                                       |  |  |
|                                                                                                        |      |      | DATE OF SURVEY: MAY 2024<br>MAPING<br>OFFICE CHECK<br>FIELD CHECK                           |  |  |
| MARK                                                                                                   | DATE | ITEM | B.Y:D. WOOLLEY, PLS<br>B.Y:J. PEDRETTI<br>B.Y:M. KUBISTY, PLS<br>B.Y:M. KUBISTY, PLS        |  |  |
| REVISIONS<br>SCALE: 1" = 20'      W.O. # EC33001      FILE # 2327PW-RE0004<br>FILE: SARC_TOPO_2024.DWG |      |      | SHEET NO. 4 of 7                                                                            |  |  |

SEE SHEET 5



SEE SHEET 4

SEE SHEET 7



|                                                           |      |                                                                                             |                                  |                         |
|-----------------------------------------------------------|------|---------------------------------------------------------------------------------------------|----------------------------------|-------------------------|
|                                                           |      | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |                                  |                         |
| SANTA ANA REGIONAL CENTER<br>ALTA/NSPS/TOPOGRAPHIC SURVEY |      |                                                                                             |                                  |                         |
| ALTA/TOPOGRAPHIC MAP                                      |      |                                                                                             |                                  |                         |
| PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE     |      |                                                                                             |                                  |                         |
| DATE OF SURVEY: MAY 2024                                  |      | BY: D. WOOLLEY, PLS                                                                         |                                  | SHEET NO.<br><br>5 of 7 |
| MAPPING                                                   |      | BY: J. PEDRETTI                                                                             |                                  |                         |
| OFFICE CHECK                                              |      | BY: M. KUBISTY, PLS                                                                         |                                  |                         |
| FIELD CHECK                                               |      | BY: M. KUBISTY, PLS                                                                         |                                  |                         |
| MARK                                                      | DATE | ITEM                                                                                        | SCALE: 1" = 20'   W.O. # EC33001 | FILE # 2327PW-RE0004    |
| REVISIONS                                                 |      |                                                                                             | FILE: SARC_TOPO_2024.DWG         |                         |

SEE SHEET 4

SEE SHEET 7

SOUTHERN PACIFIC RAILROAD

CHAINLINK FENCE  
2.43' E'LY OF PL

CHAINLINK FENCE  
2.52' E'LY OF PL  
BLOCK WALL  
2.17' E'LY OF PL

BLOCK WALL  
2.52' E'LY OF PL

CHAINLINK FENCE  
2.28' E'LY OF PL

CHAINLINK FENCE  
2.11' E'LY OF PL

BLOCK WALL  
ON PL

CHAINLINK FENCE  
ON BLOCK WALL  
1.00' N'LY OF PL

CHAINLINK FENCE  
ON BLOCK WALL  
0.93' N'LY OF PL

CHAINLINK FENCE  
ON BLOCK WALL  
ON PL

STEEL CONTAINER  
1.89' S'LY OF PL

CHAINLINK FENCE  
ON BLOCK WALL  
ON PL

STEEL CONTAINER  
4.38' S'LY OF PL

BUILDING ROOF OVERHANG  
3.69' S'LY OF PL

BLOCK WALL  
±1.24' S'LY OF PL

CHAINLINK FENCE  
ON BLOCK WALL  
ON PL

CHAINLINK FENCE  
ON PL

GUY WIRE ANCHOR  
1.91' S'LY OF PL

UTILITY POLE  
1.01' S'LY OF PL

STEEL CONTAINER  
3.15' S'LY OF PL

1305 E SAINT GERTRUDE PL.  
APN: 014-331-12  
MAY PAUL RPR

1307 E SAINT GERTRUDE PL.  
APN: 014-331-28  
1307 ST GERTRUDE LLC.

1311 E SAINT GERTRUDE PL.  
APN: 014-331-27  
ASHTON CHRIS

1321 E SAINT GERTRUDE PL.  
APN: 014-331-18  
KLARER FRANZ JOSEF JR.

1323 E SAINT GERTRUDE PL.  
APN: 014-331-23  
CENDOYA M CRISTINA

U.S. Survey  
Foot

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

0' 10' 20' 40' 60'

SCALE: 1" = 20'

CONTOUR INTERVAL: 0.2'

COUNTY OF ORANGE  
OC PUBLIC WORKS  
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

SANTA ANA REGIONAL CENTER  
ALTA/NSPS/TOPOGRAPHIC SURVEY

ALTA/TOPOGRAPHIC MAP

PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE

DATE OF SURVEY: MAY 2024

MAPPING BY: J. PEDRETTI

OFFICE CHECK BY: M. KUBISTY, PLS

FIELD CHECK BY: M. KUBISTY, PLS

SCALE: 1" = 20' W.O. #EC33001

FILE: #2327PW-RE0004

SHEET NO.

6

of

7

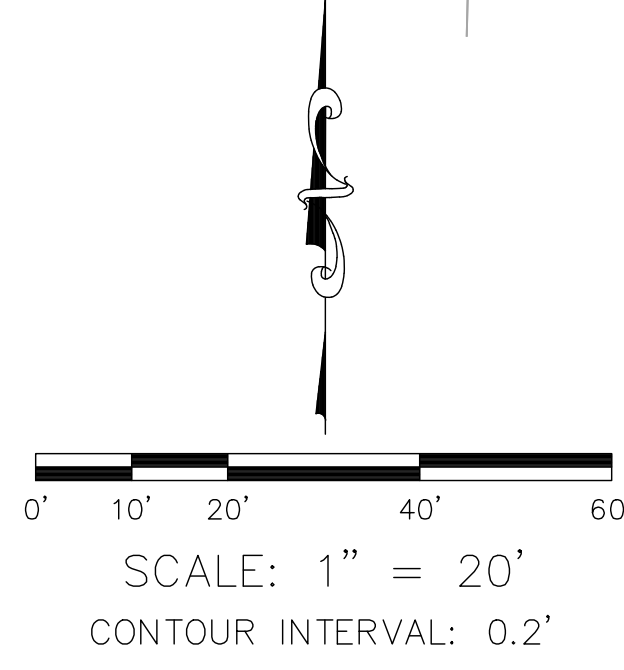
MARK DATE ITEM REVISIONS

SEE SHEET 5

SEE SHEET 6



**U.S. Survey**  
Foot  
OC Public Works  
OC Survey/Field Services  
Boundary Analysis & Mapping



|      |      |                                                                                             |                          |                |                      |                         |  |
|------|------|---------------------------------------------------------------------------------------------|--------------------------|----------------|----------------------|-------------------------|--|
|      |      | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING |                          |                |                      |                         |  |
|      |      | SANTA ANA REGIONAL CENTER<br>ALTA/NSPS/TOPOGRAPHIC SURVEY                                   |                          |                |                      |                         |  |
|      |      | ALTA/TOPOGRAPHIC MAP                                                                        |                          |                |                      |                         |  |
|      |      | PROJECT LIMITS: SANTA ANA REGIONAL CENTER MAIN OFFICE                                       |                          |                |                      |                         |  |
| MARK | DATE | ITEM                                                                                        | DATE OF SURVEY: MAY 2024 |                | BY: D. WOOLLEY, PLS  | SHEET NO.<br><br>7 of 7 |  |
|      |      |                                                                                             | MAPPING                  |                | BY: J. PEDRETTI      |                         |  |
|      |      |                                                                                             | OFFICE CHECK             |                | BY: M. KUBISTY, PLS  |                         |  |
|      |      |                                                                                             | FIELD CHECK              |                | BY: M. KUBISTY, PLS  |                         |  |
|      |      | REVISIONS                                                                                   | SCALE: 1" = 20'          | W.O. # EC33001 | FILE # 2327PW-RE0004 |                         |  |
|      |      |                                                                                             | FILE: SARC_TOPO_2024.DWG |                |                      |                         |  |