

SURVEYOR'S NOTES:

- 1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: PSIP WR SUNKIST LLC, A DELAWARE LIMITED LIABILITY COMPANY
- 2. PROJECT ADDRESS:
- 1441 S. SUNKIST STREET ANAHEIM. CALIFORNIA

083-210-26

- 3. ASSESSOR'S PARCEL NUMBER:
- LAND DESCRIBED IN THE TITLE REPORT:
- LEGAL DESCRIPTION FEE: 167,510 S.F./ 3.846 ACRES 0 S.F./ 0.000 ACRES EXISTING STREET DEDICATION AREA: PROPOSED STREET DEDICATION AREA: 0 S.F./ 0.000 ACRES NET AREA = FEE - STREET DEDICATIONS:167,510 S.F./ 3.846 ACRES
- 5. ZONING INFORMATION: (THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF ANAHEIM ZONING CODE) GENERAL PLAN DESIGNATION: INDUSTRIAL (I-L OPEN SPACE (0-S) ZONE DESIGNATION: "I" (INDUSTRIAL)
- NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF PARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE, AS WELL AS ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS, FOR A GREATER
- DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN HEREON. 6. SELECTED ZONING REQUIREMENTS: (THE FOLLOWING REQUIREMENTS ARE PER CITY OF ANAHEIM MUNICIPAL CODE, CHAPTER
- 18.10: INDUSTRIAL ZONE) 1) BUILDING SETBACK REQUIREMENTS (SECTION 18.10.060): A. FRONT YARD SETBACK (ABUTTING ARTERIAL HIGHWAY): 50' PLOTTED HEREON. (SUNKIST AVENUE DESIGNATED AS SECONDARY ARTERIAL) THIS SETBACK AREA SHALL COMPLY WITH EITHER OF THE FOLLOWING PROVISIONS. (i) IT SHALL BE FULLY LANDSCAPED; OR (ii) IT SHALL BE LANDSCAPED IN THE PORTION OF THE AREA NOT LESS THAN
- HIGHWAY PROPERTY LINE, WITH THE REMAINDER OF THE REQUIRED SETBACK AREA USED FOR PARKING AND/OR VEHICULAR CIRCULATION. B. FRONT YARD SETBACK (ABUTTING COLLECTOR STREETS): 25 THIS SETBACK AREA SHALL COMPLY WITH EITHER OF THE FOLLOWING PROVISIONS: (i) IT SHALL BE FULLY LANDSCAPED: OR (ii) IT SHALL BE LANDSCAPED IN THE PORTION OF THE AREA NOT LESS THAN FIFTEEN (15) FEET PARALLEL WITH AND ADJACENT TO THE STREET OR

TWENTY (20) FEET PARALLEL WITH AND ADJACENT TO THE ARTERIAL

- FREEWAY, WITH THE REMAINDER OF THE REQUIRED SETBACK AREA USED FOR PARKING AND/OR VEHICULAR CIRCULATION. C. FRONT YARD SETBACK (ABUTTING LOCAL AND PRIVATE STREETS): 10', FULLY LANDSCAPED. D. INTERIOR YARD SETBACK (ABUTTING INTERIOR PROPERTY LINES): NOT REQUIRED,
- LOT CONTAINING A RESIDENTIAL UNIT. 2) HEIGHT RESTRICTIONS (SECTION 18.10.050). A. MAXIMUM BUILDING OR STRUCTURE HEIGHT: 100', EXCEPT AS MAY BE PERMITTED BY CONDITIONAL USE PERMIT.
- 3) SITE AREA (SECTION 18.10.040): A. THE SIZE AND SHAPE OF THE SITE PROPOSED FOR THE USE SHALL BE ADEQUATE TO ALLOW THE FULL DEVELOPMENT OF THE PROPOSED USE IN A MANNER CONSISTENT WITH THE STATED PURPOSE AND INTENT OF THIS ZONE. ADEQUATE PROVISION SHALL BE MADE FOR THE SAFE AND ORDERLY CIRCULATION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC BETWEEN THE PROPOSED SITE AND ALL STREETS AND HIGHWAYS, AND BETWEEN COORDINATED FACILITIES, ACCESSWAYS OR PARKING AREAS ON ADJACENT SITES. THE PROPOSED DEVELOPMENT SHALL NOT LIMIT OR ADVERSELY AFFECT THE GROWTH AND DEVELOPMENT POTENTIAL OF ADJOINING LANDS OR THE GENERAL AREA IN WHICH T IS PROPOSED TO BE LOCATED.
- A. MAXIMUM FLOOR AREA RATIO (FAR): .50 FAR PER THE ANAHEIM GENERAL PLAN. 5) PARKING AND LOADING (SECTION 18.10.070): A. PARKING AND LOADING REQUIREMENTS FOR THE INDUSTRIAL ZONE ARE SET FORTH IN CHAPTER 18.42 (SEE FOLLOWING).

- 6) PARKING SPACE REQUIREMENTS (SECTION 18.42.040, TABLE 42-A): A. GENERAL INDUSTRIAL USES: 1.55 SPACES PER 1,000 SQUARE FEET OF BUILDING GFA, WHICH MAY INCLUDE A MAXIMUM OF 10% OFFICE SPACE, PLUS, IF THE PERCENTAGE OF OFFICE SPACE EXCEEDS 10% OF THE GFA, 4 SPACES PER 1,000 SQUARE FEET OF GFA FOR THE FLOOR AREA IN EXCESS OF 10%. B. INDUSTRIAL TRAINING FACILITIES: 0.82 SPACE PER STUDENT, OR 20 SPACES PER 1,000 SQUARE FEET OF GFA FOR INSTRUCTIONAL USE, WHICHEVER RESULTS IN A
- GREATER NUMBER OF SPACES, PLUS 4 SPACES PER 1,000 SQUARE FEET OF GFA FOR OFFICE USE. C. OUTDOOR USES: 0.4 SPACE PER 1,000 SQUARE FEET OF LOT AREA DEVOTED T OUTDOOR USES, EXCLUDING PARKING AREAS AND VEHICULAR ACCESSWAYS, OR I SPACE PER 2 MAXIMUM CONTEMPLATED NUMBER OF EMPLOYEES TO BE ENGAGED IN THE OUTDOOR OPERATION. WHICHEVER RESULTS IN THE GREATER NUMBER OF SPACES. D. GENERAL REPAIR SERVICES: 5.5 SPACES PER 1.000 SQUARE FEET OF GFA FOR FIRST 100,000 SQUARE FEET, PLUS 4.5 SPACES PER 1,000 SQUARE FEET OF GFA OVER 100,000 SQUARE FEET.
- E. RESEARCH & DEVELOPMENT: 4 SPACES PER 1,000 SQUARE FEET OF GFA FOR BUILDINGS OF 3 STORIES OR LOWER; 3 SPACES PER 1,000 SQUARE FEET OF GFA FOR BUILDINGS OF MORE THAN 3 STORIES. F. GENERAL RETAIL SALES: 5.5 SPACES PER 1,000 SQUARE FEET OF GFA FOR FIRST 100,000 SQUARE FEET, PLUS 4.5 SPACES PER 1,000 SQUARE FEET OF GFA OVER *100,000 SQUARE FFFT* G. WAREHOUSING & ENCLOSED STORAGE: 1.55 SPACES PER 1.000 SQUARE FEET OF GFA, WHICH MAY INCLUDE A MAXIMUM OF 10% OFFICE SPACE, PLUS, IF TH PERCENTAGE OF OFFICE SPACE EXCEEDS 10% OF THE GFA, 4 SPACES PER 1,000 SQUARE FEET OF GFA FOR THE FLOOR AREA IN EXCESS OF 10%. H. WAREHOUSING & OUTDOOR STORAGE: 0.4 SPACES PER 1,000 SQUARE FEET OF OUTDOOR STORAGE AREA (EXCLUDING VEHICLE ACCESSWAYS), PLUS 1.55 SPACES PER 1,000 SQUARE FEET OF GFA (WHICH MAY INCLUDE A MAXIMUM OF 10% OFFICE SPACE), PLUS, IF THE PERCENTAGE OF OFFICE SPACE EXCEEDS 10% OF THE GFA, 4 SPACES PER 1,000 SQUARE FEET OF GFA FOR THE FLOOR AREA IN EXCESS OF 10%.
- I. WHOLESALING: 1.55 SPACES PER 1,000 SQUARE FEET OF BUILDING GFA. LOADING SPACE REQUIREMENTS (SECTION 18.42.100): A. EVERY COMMERCIAL SITE OF TWENTY-FIVE THOUSAND (25.000) SQUARE FEET OR
- LESS SHALL INCLUDE A LOADING AREA WITH MINIMUM DIMENSIONS OF TWELVE (12) FEET BY TWENTY (20) FEET OR AS OTHERWISE APPROVED BY THE CITY TRÁFFIC AND TRANSPORTATION MANAGER.
- B. EVERY COMMERCIAL SITE OVER TWENTY-FIVE THOUSAND (25,000) SQUARE FEET, INCLUDING THOSE LOCATED CONTIGUOUS TO A PUBLIC ALLEY, SHALL BE PROVIDED WITH AT LEAST ONE (1) OFF-STREET OR OFF-ALLEY LOADING SPACE CONFORMING TO THE APPLICABLE ENGINEERING STANDARD DETAILS C. EVERY INDUSTRIAL SITE, INCLUDING THOSE LOCATED CONTIGUOUS TO A PUBLIC ALLEY, SHALL BE PROVIDED WITH AT LEAST ONE (1) OFF-STREET OR

OFF-ALLEY LOADING SPACE CONFORMING TO THE APPLICABLE ENGINEERING

STANDARD DETAILS PERTAINING TO TRUCK DOCK STANDARDS FOR EVERY

- TWENTY-FIVE THOUSAND (25.000) SQUARE FEET OF GFA. BAYS AND DOORS: TRUCK LOADING BAYS OR OVERHEAD DOORS SHALL BE LOCATED IN A MANNER THAT WILL PRECLUDE ANY POSSIBILITY FOR TRUCKS TO BACK INTO BAYS FROM ARTERIAL HIGHWAYS, AS DESIGNATED ON THE CIRCULATION ELEMENT OF THE ANAHEIM GENERAL PLAN.
- 7. A PORTION OF THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE "X-SHADED" (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), AS INDICATED ON A FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06059C0142J, EFFECTIVE DATE: DECEMBER 3, 2009, COMMUNITY NUMBER: 060213 FOR CITY OF ANAHEIM, PANEL NUMBER: 0142, SUFFIX: "J"; AND A PORTION OF SAID PROPERTY IS SITUATED WITHIN THE FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06059CINDOB, EFFECTIVE DATE: DECEMBER 3, 2009, COMMUNITY NUMBER: 060213 FOR ANAHEIM, PANEL NUMBER 06059C0134J (PANEL NUMBER NOT PRINTED-NO SPECIAL FLOOD HAZARD AREA).
- 8. SUBJECT SITE DESCRIBED HEREON IS CURRENTLY DEVELOPED WITH A CONCRETE INDUSTRIAL BUILDING AND METAL ADDITION HAVING A TOTAL BUILDING PERIMETER FOOTPRINT AREA OF 43,520 SQ. FT.± THE SUBJECT SITE HAS THE FOLLOWING PARKING SPACE COUNT:

NUMBER OF REGULAR SPACES = 44 NUMBER OF HANDICAP SPACES = 4 TOTAL NUMBER OF PARKING SPACES = 48

THERE ARE MULTIPLE LARGE OVERHEAD POWER LINE RUNNING ALONG THE SOUTHERLY PORTION OF THE SITE.

- 9. GEOLOGICAL HAZARDS: A. ALQUIST-PRIOLO SPECIAL STUDIES ZONES: HE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ALQUIST PRIOLO SPECIAL STUDIES ZONES BECAUSE NO SPECIAL STUDIES ZONES OFFICIAL MAP FOR ANAHEIM QUADRANGLE HAS
- BEEN PUBLISHED AS OF THIS DATE. SUBJECT PROPERTY IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION OR FOR EARTHQUAKE-INDUCED LANDSLIDES AS SHOWN ON SEISMIC

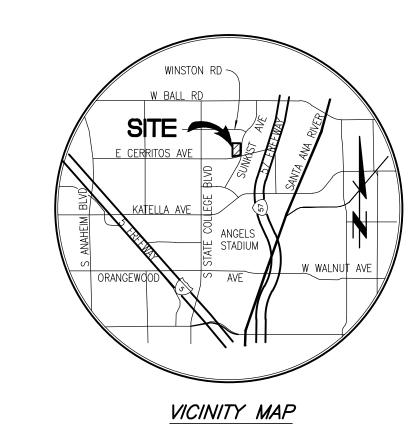
HAZARD ZONES OFFICIAL MAP FOR ANAHEIM QUADRANGLE, REVISED OFFICIAL MAP

- THIENES ENGINEERING, INC. HAS PERFORMED NO INDEPENDENT TITLE INVESTIGATION NOR OTHERWISE SEARCHED FOR EASEMENTS OF RECORD. ENCUMBRANCES. RESTRICTIVE COVENANTS, OWNERSHIP, TITLED EVIDENCE OR ANY OTHER SIMILAR INFORMATION THAT MAY BE DISCLOSED BY AN ACCURATE AND CURRENT "ABSTRACT OF TITLE" OR "TITLE POLICY." EASEMENTS ARE SHOWN HEREON BASED ON INFORMATION DISCLOSED BY A TITLE REPORT, LISTED HEREON, WHICH HAS BEEN DRAFTED, AND IN SOME CASES
- UPDATED AND/OR REVISED, BY A TITLE INSURANCE COMPANY, ALSO LISTED HEREON, AND SUPPLIED TO THE UNDERSIGNED THEREBY. . SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS
- P. THIS SURVEY DOES NOT INCLUDE LOCATIONS OF OR ENCROACHMENTS BY SUB-SURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS, WALLS OR OTHER IMPROVEMENTS SHOWN I. SUBSTRUCTURE UTILITIES ARE SHOWN HEREON BASED SOLELY ON INFORMATION DISCLOSED O UNDERSIGNED BY LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED TO UNDERSIGNED BY PRIVATE UTILITY COMPANIES. ALTHOUGH SAL SUBSTRUCTURE UTILITIES SHOWN HEREON ARE BELIEVED TO BE REASONABLY ACCURATE.
- PHYSICAL FIELD VERIFICATION OF THE CHARACTER AND LOCATIONS OF SAID SUBSTRUCTUR UTILITIES IS REQUIRED. THIENES ENGINEERING, INC. MAKES NO GUARANTEE, WARRANTY OF OTHER REPRESENTATION, EITHER EXPRESSLY OR IMPLIED, AS TO THE ACCURACY AND/OR HOROUGHNESS OF SUCH INFORMATION. THEREFORE, ALL GENERALIZED STATEMENTS SHOWN UTILITIES KNOWN TO THE UNDERSIGNED," AND THE LIKE, AS WELL AS REFERENCES TO LIST F UTILITIES ARE TO BE CONSTRUED AS BEING STRICTLY REFERENCES TO ONLY THOSE UTILITIES DISCLOSED TO THE UNDERSIGNED BY SAID LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED BY SAID PRIVATE UTILITY COMPANIES, AND EXCLUDES ALL UTILITIES AND UTILITY—RELATED INFORMATION, IF ANY, WHICH HAS NOT BEEN DISCLOSED TO THE UNDERSIGNED.
- 14. AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A SIGNATURE TOGETHER WITH THE RELEASE/REVISION DATE(S) SHOWN, ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON ANY PARTIES REQUIRING INFORMATION WHICH CANNOT BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED AS UNOFFICIAL VERSIONS.
- 15. PHOTOGRAMMETRIC MAPPING PROCEDURES MAY HAVE BEEN UTILIZED AS THE BASIS FOR THE LOCATION OF CERTAIN FEATURES SHOWN HEREON (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE MAP ACCURACY STANDARD SUPPLIED BY THE PHOTOGRAMMETRIST INDICATES THAT NINETY (90) PERCENT OF ALL PLANIMETRIC FEATURES WHICH ARE WELL-DEFINED ON THE PHOTOGRAPHS ARE PLOTTED SO THAT THEIR POSITION ON THE FINISHED MAPS SHALL BE ACCURATE TO WITHIN 0.5 FEET OF THEIR TRUE COORDINATE POSITION. WHICH COULD B DETERMINED BY TEST SURVEYS. NONE OF THE FEATURES TESTED SHOULD BE MISPLACED BY MORE THAN 1.0 FEET IN SUCH A TEST SURVEY. IF CONTOURS ARE SHOWN HEREON AND IF SAID CONTOURS WERE PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES THEN NINETY (90) PERCENT OF THE ELEVATIONS DETERMINED FROM THE SOLID-LINE CONTOURS SHALL HAVE ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE—HALF (1/2) CONTOUR INTERVAL OR BETTER. THE REMAINING TEN (10) PERCENT OF SUCH LEVATIONS SHALL BE NOT IN ERROR BY MORE THAN ONE CONTOUR INTERVAL. IN DENSELY WOODED AREAS WHERE HEAVY BRUSH OR TREE COVER OBSCURES THE GROUND, THE CONTOURS ARE SHOWN AS DASHED LINES AND THEY ARE PLOTTED AS ACCURATEL) AS POSSIBLE UNDER THOSE CONDITIONS. NINETY (90) PERCENT OF ALL SPOT FLEVATIONS PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES SHALL HAVE AN ACCURACY OF AT LEAST ONE-FORTH (1/4) THE CONTOUR INTERVAL. THE REMAINING TEN (10) PERCENT SHALL BE NOT IN ERROR BY MORE THAN ONE—HALF (1/2) THE CONTOUR INTERVAL.
- 16. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OVER AND ABOVE SITE IMPROVEMENTS DELINEATED HEREON.
- 17. TREES WITHIN THE SOUTHERN CALIFORNIA EDISON EASEMENTS ARE LIMITED TO 30 FEET IN HEIGHT. THE 75 FEET WIDE STRIP OF LAND ADJOINING AND NORTHERLY OF EXCEPTION 8 HAS A HEIGHT LIMITATION OF 50 FEET.

TITLE REPORT EXCEPTIONS:

- THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN TICOR TITLE COMPANY OF CALIFORNIA AMENDED PRELIMINARY TITLE REPORT NO. 00591719-021-DN1 WITH AN EFFECTIVE DATE OF MARCH 13, 2019.
- NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP.
- (NO) INDICATES ITEM NUMBER PER "EXCEPTIONS" TO COVERAGE OF ABOVE PRELIMINARY TITLE
- $\langle 1-3
 angle$ TAXES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY. 4 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE
- PUBLIC RECORDS. (NOT PLOTTABLE) \langle 5 angle 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, AS GRANTED`IN A DOCUMENT:
- PURPOSE: RIGHT OF WAY FOR A LINE OF STEEL TOWERS RECORDING DATE: APRIL 29, 1939 RECORDING NO: IN BOOK 995, PAGE(S) 88, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (SAID EASEMENT PLOTTED HEREON)
- \langle δ angle δ . Easement(s) for the purpose(s) shown below and rights incidental thereto, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
- PURPOSE: ELECTRIC LINES RECORDING DATE: AUGUST 30, 1951 RECORDING NO: IN BOOK 2224, PAGE(S) 314, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (SAID EASEMENT PLOTTED HEREON)
- \langle 7 angle 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: TRANSMISSION LINES, POLE LINES AND CONDUITS RECORDING DATE: AUGUST 03, 1960 RECORDING NO: IN BOOK 5357, PAGE(S) 496, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN
- \langle 8 angle 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF ORANGE
- RECORDING NO: IN BOOK 9688, PAGE(S) 459, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN
- $\overline{\langle g
 angle}$ 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF ANAHEIM PURPOSE: STORM DRAIN
- RECORDING NO: IN BOOK 11425, PAGE(S) 1993, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (SAID EASEMENT PLOTTED HEREON)
- AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF ANAHEIM PURPOSE: POLE LINES AND CONDUITS RECORDING DATE: SEPTEMBER 12, 1977 RECORDING NO: IN BOOK 12372, PAGE(S) 1423, OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (SAID EASEMENT PLOTTED HEREON)

- $\langle 11
 angle$ 11. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, DATED: FEBRUARY 23, 2018, LAST REVISED APRIL 3, 2018 PREPARED BY: THIENES ENGINEERING, INC. MATTERS SHOWN: NONE
- 2 12. RIGHTS OF ORTRONICS, INC., A CALIFORNIA CORPORATION, AS TENANT ONLY, WITHOUT ANY OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL TO PURCHASE, IN POSSESSION OF SAID LAND BY REASON OF AN UNRECORDED LEASE. (NOT PLOTTABLE)
- $\langle \overline{13}
 angle$ 13. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD. THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.
- $\ket{4}$ 14. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- (15) 15. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE
- \$\langle 16 \) 16. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- (17) 17. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



SURVEYOR'S CERTIFICATE:

TO RAMAR LAND CORPORATION: TO JPMORGAN CHASE BANK NA: TO CHICAGO TITLE INSURANCE COMPANY; AND TO TICOR TITLE COMPANY OF CALIFORNIA. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1). 7(C), 8, 9, 11, 13, 14, 15, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 12, 2019.

REG. EXP. 12/31/19 ken@thienesena.com NO. 7509

DATE OF ORIGINAL ISSUANCE:

FEBRUARY 23, 2018

SHEET INDEX:

BOUNDARY ESTABLISHMENT & EASEMENTS

SHEET 1: SURVEYOR'S NOTES, CERTIFICATE, TITLE REPORT,

SHEET 2: DETAIL MAP SHEET Last Update: 4/18/19 0:\3600-3699\3638\3638b\3638bALTA1.dwg

1441 SOUTH SUNKIST STREET

ALTA/NSPS LAND TITLE SURVEY

ANAHEIM CHECKED BY: DHH DRAWN BY: KCP SCALE: 1" = 60'DATE: APRIL, 2019 J.N. 3638b | SHEET 1 OF 2

CURB. AT THE WESTERLY ECR OF THE NORTHWEST CORNER OF THE BEING NORTH 89°02'22" WEST PER RECORDS ON FILE IN THE OFFICE OF THE INTEŔSECTION OF STATE COLLEGE BOULEVARD AND CERRITOS AVENUE. ORANGE COUNTY SURVEYOR. COORDINATES SHOWN ARE BASED ON CALIFORNIA 7290 COLLEGE PARKWAY, SUITE 400 COORDINATE SYSTEM, ZONE VI, NAD 83 2007.00 EPOCH OCS GPS ADJUSTMENT FORT MYERS, FL 33907-5650 ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. PHONE: (239) 275-2300 REPRESENTED HEREON BY THE CENTERLINE OF WINSTON ROAD BEING ELEVATION = 161.41' (NAVD '88 DATUM)NORTH 89°08'35" WEST.

LA MIRADA, CALIFORNIA 90638

Thienes Engineering, Inc. 14349 FIRESTONE BOULEVARD PH.(714)521-4811 FAX(714)521-4173

DIAL TOLL FREE 1-800-422-4133

AT LEAST TWO DAYS

INDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

CALIFORNIA