

SHEET 1 OF 4 SHEETS  
2 NUMBERED PARCELS  
3.344 ACRES GROSS/NET  
ALL OF TENTATIVE PARCEL  
MAP NO. 2016 - 164  
DATE OF SURVEY: MAY 9, 2016 & MARCH 7, 2017

# PARCEL MAP NO. 2016-164

ACCEPTED AND FILED AT THE  
REQUEST OF

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

FIRST AMERICAN TITLE COMPANY

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 106,  
PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
ORANGE COUNTY, STATE OF CALIFORNIA.

DATE \_\_\_\_\_

TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_

INSTRUMENT NO \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

W. WAYNE WHATLEY, LS 8645 ATLAS GEOSPATIAL  
DATE OF SURVEY: MAY 9, 2016 & MARCH 7, 2017

HUGH NGUYEN  
COUNTY CLERK-RECORDER

BY \_\_\_\_\_  
DEPUTY

### OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:

- 1 ALL VEHICULAR INGRESS AND EGRESS ACCESS RIGHTS TO LAMPSON AVENUE AND INDUSTRY STREET EXCEPT AT APPROVED LOCATIONS.
- 2 ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS TO SURFACE ENTRY.

CRPF II INDUSTRY, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
*Pat Daniels*  
PAT DANIELS, CEO

### BENEFICIARY:

SUNWEST BANK, A CALIFORNIA BANKING CORPORATION, UNDER DEED OF TRUST, RECORDED JULY 20, 2016 AS INSTRUMENT NO. 201600330378 OF OFFICIAL RECORDS.

BY: *Francesca A.S. Branger*  
FRANCESCA A.S. BRANGER  
VICE PRESIDENT

### NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS  
ON August 16, 2017 BEFORE ME, Susan P. Allen A NOTARY PUBLIC  
(INSERT NAME OF NOTARY PUBLIC)  
PERSONALLY APPEARED Patrick Daniels

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: Susan P. Allen  
NOTARY PUBLIC IN AND FOR SAID STATE  
Susan P. Allen  
(NAMED PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN  
Orange COUNTY.

MY COMMISSION EXPIRES: March 22, 2021  
MY COMMISSION NO.: 2149165

### NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS  
ON August 16, 2017 BEFORE ME, Susan P. Allen A NOTARY PUBLIC  
(INSERT NAME OF NOTARY PUBLIC)  
PERSONALLY APPEARED Francesca A.S. Branger

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: Susan P. Allen  
NOTARY PUBLIC IN AND FOR SAID STATE  
Susan P. Allen  
(NAMED PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN  
Orange COUNTY.

MY COMMISSION EXPIRES: March 22, 2021  
MY COMMISSION NO.: 2149165

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CRPF II INDUSTRY, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY IN MAY, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS PRIOR TO RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

*W. Wayne Whatley* 8-14-2017  
W. WAYNE WHATLEY, NO. 8645 DATE  
EXP. DATE: 12/31/17



### COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BY: KEVIN R. HILLS, COUNTY SURVEYOR LS 6617

### CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

DANIEL J. CANDELARIA  
CITY ENGINEER OF THE CITY OF GARDEN GROVE  
R.C.E. 52125 REGISTRATION EXPIRES 12/31/2018



### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) S.S.

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

### CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) S.S.  
CITY OF GARDEN GROVE )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AND THAT THEREUPON SAID COUNCIL DID, BY AS ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

- 1 ALL VEHICULAR INGRESS AND EGRESS ACCESS RIGHTS TO LAMPSON AVENUE AND INDUSTRY STREET EXCEPT AT APPROVED LOCATIONS, AS RELEASED AND RELINQUISHED.
- 2 ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS TO SURFACE ENTRY, AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

KATHLEEN BAILOR  
CITY CLERK OF THE CITY OF GARDEN GROVE

### SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 86436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED; AS THEIR INTEREST CANNOT RIPEN INTO FEE.

SOUTHERN CALIFORNIA EDISON, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES AS PER DOCUMENT RECORDED MAY 11, 1979 IN BOOK 13142, PAGE 272 OF OFFICIAL RECORDS.