

SHEET 1 OF 5 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2020-174
2 NUMBERED PARCELS
1 LETTERED PARCEL
TOTAL ACREAGE: 7.622 ACRES GROSS
7.030 ACRES NET
DATE OF SURVEY: FEBRUARY, 2021

PARCEL MAP NO. 2020-174

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

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS ALAMITOS, AS PER MAP FILED IN BOOK 51, PAGE 10, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF LOT 10 OF BERRYFIELD, AS PER MAP FILED IN BOOK 4, PAGE 97, OF MISCELLANEOUS MAPS.

PBLA SURVEYING, INC. FEBRUARY 2021
PETER E. WEILBACHER, PLS 8403

ACCEPTED AND FILED AT THE
REQUEST OF:
CHICAGO TITLE INSURANCE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE PUBLIC IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: CHAPMAN AVENUE (PARCEL A).

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, A BLANKET EASEMENT OVER ALL AREAS OUTSIDE OF THE EXTERIOR WALLS OF ALL BUILDINGS LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR INSPECTION ACCESS FOR WATER QUALITY MONITORING PURPOSES AND REPORTING.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, A 20.00 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, A BLANKET EASEMENT OVER THE DRIVE AISLES LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR ACCESS TO ANY PUBLIC UTILITIES LOCATED ON PARCELS 1 AND 2.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO CHAPMAN AVENUE EXCEPT AT APPROVED LOCATIONS.

SVAP II CHAPMAN, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: STERLING VALUE ADD INVESTMENTS II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: SVAP II GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: BOB DAKE
TITLE: VICE PRESIDENT

BENEFICIARY STATEMENT:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AS BENEFICIARY UNDER A CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED DECEMBER 30, 2021 AS DOCUMENT NO. 2021000775852, OF OFFICIAL RECORDS.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: Brian Park
NAME: BRIAN PARK
TITLE: VICE PRESIDENT

LENDER'S NAME AND ADDRESS

WESTERN ALLIANCE BANK
601 WEST 5TH STREET, SUITE 100
LOS ANGELES, CALIFORNIA 90017
ATTN: REAL ESTATE DEPARTMENT

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA)
CITY OF GARDEN GROVE) SS
COUNTY OF ORANGE)

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 _____ 202____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, THE REAL PROPERTY DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: CHAPMAN AVENUE (PARCEL A).

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

1. THE BLANKET EASEMENT OVER PARCELS 1 AND 2 OVER ALL AREAS OUTSIDE OF THE EXTERIOR WALLS OF ALL BUILDINGS LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR INSPECTION ACCESS FOR WATER QUALITY MONITORING PURPOSES AND REPORTING, AS DEDICATED.
2. THE BLANKET EASEMENT OVER PARCELS 1 AND 2 OVER THE DRIVE AISLES LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR ACCESS TO ANY PUBLIC UTILITIES LOCATED ON PARCELS 1 AND 2, AS DEDICATED.
3. THE 20.00 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.
4. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY AS DEDICATED.
5. THE VEHICLE ACCESS RIGHTS TO CHAPMAN AVENUE AS RELEASED AND RELINQUISHED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, ALL EASEMENTS FOR PUBLIC STREET AND HIGHWAY PURPOSES WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF GARDEN GROVE PER DOCUMENTS RECORDED DECEMBER 5, 1969 IN BOOK 9155, PAGE 940, AND SEPTEMBER 30, 1985 AS INSTRUMENT NO. 85-372723, BOTH OF OFFICIAL RECORDS; THE EASEMENT FOR STORM DRAIN PURPOSES WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF GARDEN GROVE PER DOCUMENTS RECORDED SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1114, AND SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1117, OF OFFICIAL RECORDS, BOTH OF OFFICIAL RECORDS; AND THE EASEMENT FOR WATER PIPELINE PURPOSES, WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF GARDEN GROVE PER DOCUMENTS RECORDED MAY 14, 1970 IN BOOK 9289, PAGE 413, OF OFFICIAL RECORDS, ALL RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA, NOT SHOWN ON THIS MAP.

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

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

DATED THIS _____ DAY OF _____, 202____.

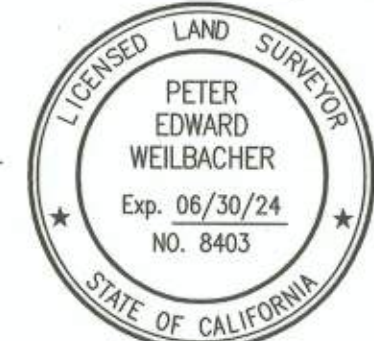
TERESA POMEROY, CMC
CITY CLERK OF THE CITY OF GARDEN GROVE

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 ORDINANCE AT THE REQUEST OF SVAP II CHAPMAN, LLC IN FEBRUARY, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS; 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.

Peter E. Weilbacher
PETER E. WEILBACHER, P.L.S. 8403
EXPIRATION DATE: 06/30/24

2-26-24
DATE



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, IF REQUIRED, 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.

DATED THIS 4th DAY OF March, 2024

Daniel J. Candelaria
DANIEL J. CANDELAIA
CITY ENGINEER OF GARDEN GROVE
R.C.E. NO. 52125
EXPIRATION DATE: 12/31/24



COUNTY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 202____.

KEVIN R. HILLS, COUNTY SURVEYOR.
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 202____.

SHARI FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

SEE SHEET 2 OF 5 FOR SIGNATURE OMISSIONS.
AND NOTARY ACKNOWLEDGEMENTS

PARCEL MAP NO. 2020-174

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
PBLA SURVEYING, INC. FEBRUARY 2021
PETER E. WEILBACHER, PLS 8403

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

ALFRED ROBINSON, HOLDER OF AN EASEMENT FOR THE PURPOSE OF ROADS, RAILROADS AND DITCHES, PER DOCUMENT RECORDED DECEMBER 23, 1881 IN BOOK 85, PAGE 169, OF DEEDS OF LOS ANGELES COUNTY.

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, PER DOCUMENT RECORDED MAY 7, 1956 IN BOOK 3500, PAGE 577, AND RE-RECORDED JUNE 14, 1956 IN BOOK 3545, PAGE 390, AND DECEMBER 21, 1956 IN BOOK 3750, PAGE 133, ALL OF OFFICIAL RECORDS.

INTEREST IN THE ABOVE DOCUMENT FOR STREETS AND HIGHWAYS WAS CONVEYED TO THE CITY OF GARDEN GROVE BY INCORPORATION ON JUNE 18, 1956.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, PER DOCUMENT RECORDED DECEMBER 5, 1969 IN BOOK 9155, PAGE 940, OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR WATER PIPELINE PURPOSES, PER DOCUMENT RECORDED MAY 14, 1970 IN BOOK 9289, PAGE 413, OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1114, OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1117, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, PER DOCUMENT RECORDED SEPTEMBER 13, 1985 AS INSTRUMENT NO. 85-349183, OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 30, 1985 AS INSTRUMENT NO. 85-372723, OF OFFICIAL RECORDS.

GARDEN GROVE'S PAVILLION PLAZA, A CALIFORNIA LIMITED PARTNERSHIP, M.X.A. ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, AND PACIFIC SOUTHWEST REALTY CORPORATION, A CALIFORNIA CORPORATION, HOLDERS OF AN EASEMENT FOR INGRESS, EGRESS, ACCESS AND PARKING, PER DOCUMENT RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-219288, OF OFFICIAL RECORDS.

12151 BROOKHURST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND SOUTHLAND INTEGRATED SERVICES, INC., A CALIFORNIA CORPORATION, SUCCESSORS IN INTEREST TO SAID EASEMENT AMENDED BY A DEED RECORDED OCTOBER 9, 2020 AS INSTRUMENT NO. 202000562953 OF OFFICIAL RECORDS.

THE SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UNDERGROUND PIPELINES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 9, 2021 AS INSTRUMENT NO. 2021000499028, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, PER DOCUMENT RECORDED SEPTEMBER 13, 2021 AS INSTRUMENT NO. 2021000569416, OF OFFICIAL RECORDS.

THE PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES RECORDED OCTOBER 28, 2021 AS INSTRUMENT NO. 2021000657548, OF OFFICIAL RECORDS.

CHEVRON USA, INC, HOLDER OF AN EASEMENT TO DRILL INTO AND THROUGH SAID LAND BY MEANS OF A WELL OR WELLS DRILLED FROM THE SURFACE OF LANDS OTHER THAN SAID LAND PER DOCUMENT RECORDED MAY 11, 1987 AS INSTRUMENT NO. 87-262048, OF OFFICIAL RECORDS.

STANDARD OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT TO DRILL INTO AND THROUGH SAID LAND BY MEANS OF A WELL OR WELLS DRILLED FROM THE SURFACE OF LAND OTHER THAN SAID LAND PER DOCUMENTS RECORDED SEPTEMBER 19, 1969 IN BOOK 9084, PAGE 598 AND IN SEPTEMBER 26, 1969 IN BOOK 9091, PAGE 512, BOTH OF OFFICIAL RECORDS.

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.

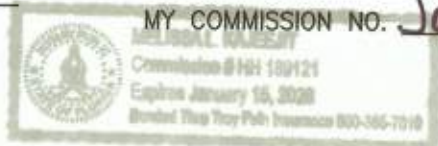
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1st DAY OF March, 2021 BY BOB DAKE, AS VICE PRESIDENT OF SWAP II GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF STERLING VALUE ADD INVESTMENTS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SWAP II CHAPMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES, AND SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION.

SIGNATURE Melissa L. Hajejit

PRINTED NAME Melissa L. Hajejit

MY PRINCIPAL PLACE OF BUSINESS IS IN Palm Beach COUNTY
MY COMMISSION EXPIRES 4th 19121
MY COMMISSION NO. January 15, 2026



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)
) SS
COUNTY OF Los Angeles)

ON February 28, 2021, BEFORE ME, Rebeca Chan
A NOTARY PUBLIC, PERSONALLY APPEARED Brian Park
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/THEY 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:
Rebeca Chan

SIGNATURE Rebeca Chan

PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES 6/11/2027
MY COMMISSION NO. 2449868



MONUMENT AND ESTABLISHMENT NOTES:

- INDICATES FOUND MONUMENTS AS NOTED.
- ▲ INDICATES FOUND O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ① FD. HEX SPIKE IN O.C.S. MONUMENT WELL, DN. 1.7', ACCEPTED AS THE C/L INT. OF CHAPMAN AVE. AND BROOKHURST ST. PER R3 AND R9. (O.C.S. GPS NO. 3013)
NORTHING: 2234826.17, EASTING: 6042503.55
- ② FD. DAMAGED 2" IRON PIPE, NO TAG, DN. 2.5', PIPE IS LEANING, 0.69' N'LY OF THE C/L OF CHAPMAN AVE., NOT HELD, C/L INT. ESTAB. BY 2 FD. "CITY OF GARDEN GROVE SURVEY" TIES PER R8. SEE DETAIL "A" HEREON FOR TIES, SET MONUMENT AS NOTED.
- ③ FD. HEX BOLT W/PUNCH-MARK IN O.C.S. MONUMENT WELL, DN. 1.0', ACCEPTED AS A POINT ON THE C/L OF CHAPMAN AVE. PER R3 AND R10. (O.C.S. GPS NO. 3008)
NORTHING: 2234847.76, EASTING: 6039864.84
- ④ NOTHING FD., THE C/L INT. OF CHAPMAN AVE. AND GILBERT ST. ESTAB. ON A C/L PROD. OF 5.00' W'LY ALONG THE C/L ON CHAPMAN AVE. FROM MONUMENT NO. 3 PER R3 AND R10. SEE DETAIL "B" HEREON.
- ⑤ FD. P.K. NAIL W/"CITY OF GARDEN GROVE SURVEY" TAG, FLUSH IN ASPH., ACCEPTED AS THE C/L INT. OF GILBERT ST. AND BIXBY AVE. (WEST) PER R7.
- ⑥ NOTHING FD., ESTAB. BY INT. OF THE S'LY PROLONGATION OF THE GILBERT ST. C/L WITH THE W'LY PROLOGATION OF THE BIXBY AVE. (EAST) C/L, NOTHING SET.
- ⑦ FD. GIN SPIKE AND WASHER "L.S. 5411" FLUSH IN ASPH, ACCEPTED AS THE C/L INT. OF BIXBY AVE. (EAST) AND BROOKHURST ST. PER R11.
- ⑧ NOTHING FD., C/L INT. OF BROOKHURST ST. AND THE PACIFIC ELECTRIC RAILWAY R/W ESTAB. BY HOLDING 1460.72' S'LY ALONG THE BROOKHURST ST. C/L, FROM THE C/L INT. OF CHAMPAN AVE. AND BROOKHURST ST. PER R1 AND R4.
- ⑨ NOTHING FD., ESTAB. BY HOLDING 1460.72' S'LY ALONG THE BROOKHURST ST. C/L FROM THE C/L INT. OF CHAMPAN AVE. AND BROOKHURST ST. PER R1 AND R4 AND HOLDING 136.30' N'LY, ALONG THE BROOKHURST ST. C/L, FROM THE C/L INT. OF BROOKHURST ST. AND THE PACIFIC ELECTRIC RAILWAY R/W PER R1.
- ⑩ FD. 3" BRASS CAP STAMPED "RCE 19442" FLUSH IN ASPH., NO REF., HELD AND ACCEPTED AS THE C/L INT. OF BIXBY AVE. (EAST) AND PEACOCK CT.
- ⑪ FD. GIN SPIKE AND WASHER "L.S. 4725" FLUSH IN CONC, NO REF., MONUMENT IS S44°15'21"E 0.06' FROM POSITION.
- ⑫ NOTHING FD., CORNER ESTAB. BY HOLDING 449.10' W'LY ALONG THE C/L OF CHAPMAN AVE. PER D3, SET MONUMENT AS NOTED.
- ⑬ NOTHING FD., CORNER ESTAB. BY INT., SET MONUMENT, UNLESS OTHERWISE NOTED.
- ⑭ NW CORNER OF NE 1/4 OF NE 1/4 OF SEC. 31, NOTHING FD., ESTAB. BY PRORATION PER R3, NOTHING SET.
- INDICATES SET 2" I.P. W/TAG "PLS 8403", OR SPIKE & WASHER "PLS 8403", OR LEAD TACK & TAG "PLS 8403", TO BE SET, FLUSH, AT ALL PARCEL MAP BOUNDARY CORNERS, OR AS OTHERWISE NOTED.
- INDICATES SET 1" I.P. W/TAG "PLS 8403", OR SPIKE & WASHER "PLS 8403", OR LEAD TACK & TAG "PLS 8403", TO BE SET, FLUSH, AT ALL PARCEL CORNERS, OR AS OTHERWISE NOTED.

FOR RECORD AND DEED REFERENCES

SEE SHEET 3.

FOR PLOTTED EASEMENTS

SEE SHEETS 4 AND 5.

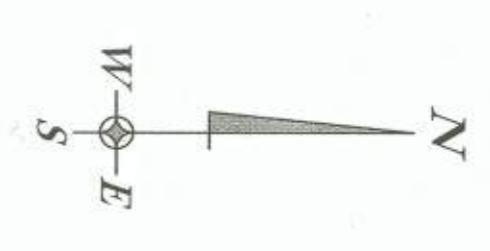
EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR THE PURPOSE OF UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATIONS SYSTEMS, PER DOCUMENT RECORDED SEPTEMBER 13, 1985 AS INSTRUMENT NO. 85-349183, OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR THE PURPOSE OF UNDERGROUND PIPELINES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 9, 2021 AS INSTRUMENT NO. 2021000499028, OF OFFICIAL RECORDS. [PLOTTED HEREON]
- ③ AN EASEMENT IN FAVOR OF ALFRED ROBINSON FOR THE PURPOSE OF ROADS, RAILROADS AND DITCHES, PER DOCUMENT RECORDED DECEMBER 23, 1881 IN BOOK 85, PAGE 169, OF DEEDS OF LOS ANGELES COUNTY. (SAID EASEMENT LIES WITHIN THE RIGHT-OF-WAY) [PLOTTED HEREON]
- ④ AN EASEMENT FOR INGRESS, EGRESS, ACCESS AND PARKING, PER DOCUMENT RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-219288, OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE) (DETAIL "D", SHEET 4)
- SWAP II CHAPMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNEE OF SAID EASEMENT PER DOCUMENT RECORDED MAY 3, 2017 AS INSTRUMENT 2017000179553, OFFICIAL RECORDS.
- 12151 BROOKHURST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SWAP II CHAPMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SOUTHLAND INTEGRATED SERVICES, INC., A CALIFORNIA CORPORATION, SUCCESSORS IN INTEREST TO SAID EASEMENT AMENDED BY A DEED RECORDED OCTOBER 9, 2020 AS INSTRUMENT NO. 202000562953 OF OFFICIAL RECORDS.
- ⑤ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR THE PURPOSE OF UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, PER DOCUMENT RECORDED SEPTEMBER 13, 2021 AS INSTRUMENT NO. 2021000569416, OF OFFICIAL RECORDS. [PLOTTED HEREON]
- ⑥ AN EASEMENT IN FAVOR OF THE PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, FOR UNDERGROUND COMMUNICATION FACILITIES, PER DOCUMENT RECORDED OCTOBER 28, 2021 AS INSTRUMENT NO. 2021000657548, OF OFFICIAL RECORDS.
[NOT PLOTTABLE FROM RECORD; THE ABOVE DESCRIBED EASEMENT SHALL BE LOCATED ON STRIPS OF LAND FOUR (4.00) FEET IN WIDTH AROUND THE EXISTING FACILITIES]
- ⑦ AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET AND HIGHWAY PURPOSES, PER DOCUMENT RECORDED MAY 7, 1956 IN BOOK 3500, PAGE 577, AND RE-RECORDED JUNE 14, 1956 IN BOOK 3545, PAGE 390, AND DECEMBER 21, 1956 IN BOOK 3750, PAGE 133, ALL OF OFFICIAL RECORDS.
- INTEREST IN THE ABOVE DOCUMENT FOR STREETS AND HIGHWAYS WAS CONVEYED TO THE CITY OF GARDEN GROVE BY INCORPORATION ON JUNE 18, 1956.
- ① A BLANKET EASEMENT OVER PARCELS 1 AND 2 OVER ALL AREAS OUTSIDE OF THE EXTERIOR WALLS OF ALL BUILDINGS LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR INSPECTION ACCESS FOR WATER QUALITY MONITORING PURPOSES AND REPORTING, DEDICATED HEREON TO THE CITY OF GARDEN GROVE.
- ② A 20.00 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF GARDEN GROVE.
- ③ A BLANKET EASEMENT OVER PARCELS 1 AND 2 OVER THE DRIVE AISLES LOCATED ON PARCELS 1 AND 2 AS THE SAME MAY EXIST FROM TIME TO TIME, AS NECESSARY FOR ACCESS TO ANY PUBLIC UTILITIES LOCATED ON PARCELS 1 AND 2, DEDICATED HEREON TO THE CITY OF GARDEN GROVE.

SHEET 3 OF 5 SHEETS
 ALL OF TENTATIVE PARCEL MAP NO. 2020-174
 2 NUMBERED PARCELS
 1 LETTERED PARCEL
 TOTAL ACREAGE: 7.622 ACRES GROSS
 DATE OF SURVEY: FEBRUARY, 2021
 SCALE: 1" = 200'

PARCEL MAP NO. 2020-174

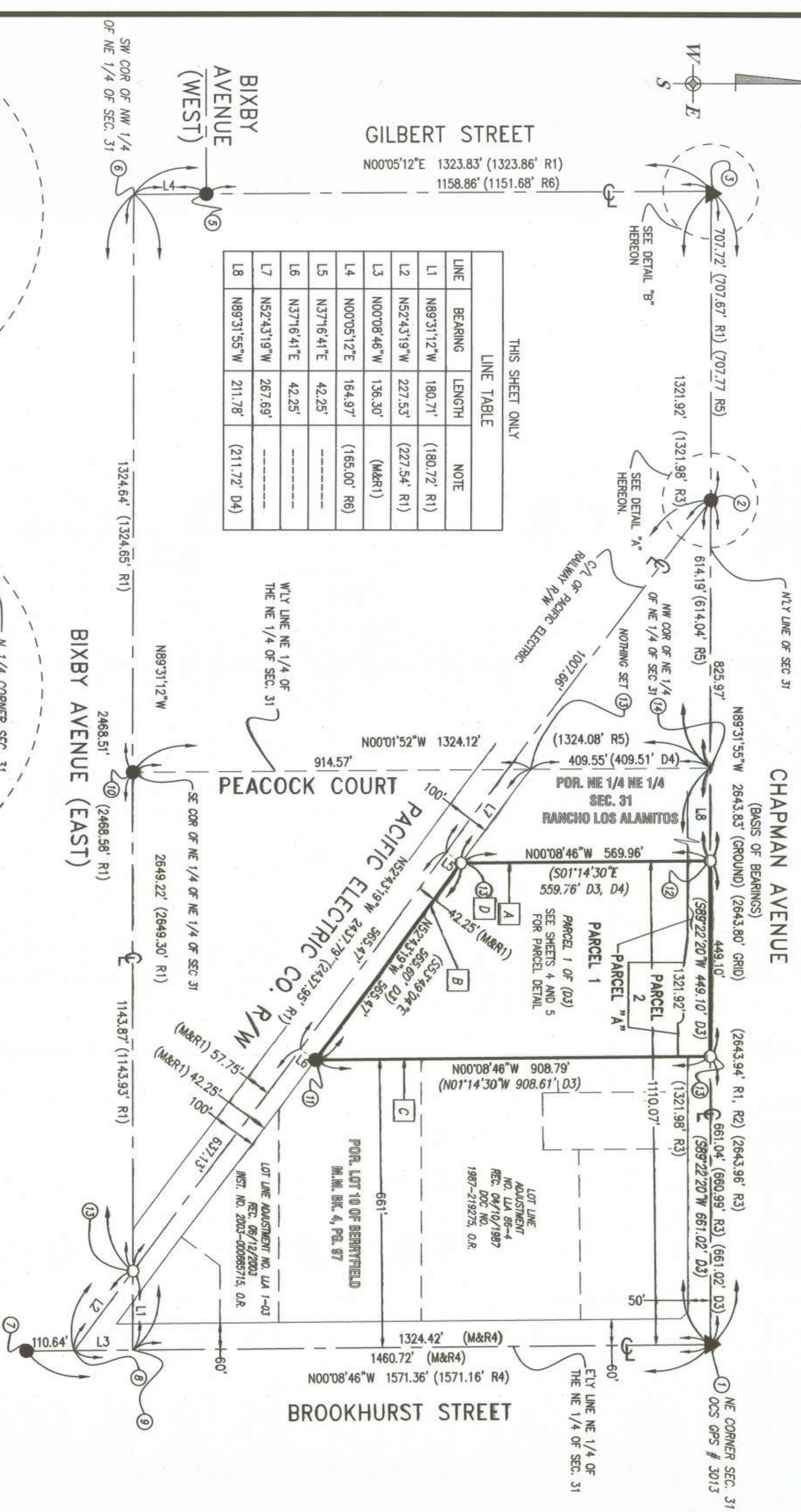
IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 PBLA SURVEYING, INC.
 PETER E. WEILBACHER, PLS 8403
 FEBRUARY 2021
 BOUNDARY ESTABLISHMENT & GPS CONTROL SCHEME MAP



GILBERT STREET
 N00°05'12"E 1323.83' (1323.86' R1)
 1158.86' (1151.68' R6)

THIS SHEET ONLY

LINE	BEARING	LENGTH	NOTE
L1	N89°31'12"W	180.71'	(180.72' R1)
L2	N52°43'19"W	227.53'	(227.54' R1)
L3	N00°08'46"W	136.30'	(M&R1)
L4	N00°05'12"E	164.97'	(165.00' R6)
L5	N57°16'41"E	42.25'	-----
L6	N57°16'41"E	42.25'	-----
L7	N52°43'19"W	267.69'	-----
L8	N89°31'55"W	211.78'	(211.72' D4)



DETAIL "A"
 NOT TO SCALE

DETAIL "B"
 NOT TO SCALE

FOR EASEMENT NOTES, AND MONUMENT & ESTABLISHMENT NOTES
 SEE SHEET 2
FOR PLOTTED EASEMENTS
 SEE SHEETS 4 AND 5

DEED REFERENCES
 (01) AN EASEMENT DEED TO THE COUNTY OF ORANGE, REC. 06/14/1956 IN BOOK 3545, PAGE 390, O.R.
 (02) A STREET DEED, TO THE CITY OF GARDEN GROVE REC. 09/30/1995 AS INST. NO. 85-372723, O.R.
 (03) A VESTING DEED, REC. 05/03/2017 AS INST. NO. 2017000179592, O.R.
 (04) A GRANT DEED, REC. 03/30/2009 AS INST. NO. 2009000148592, O.R.

RECORD REFERENCES
 (R1) RECORD OF SURVEY, R.S.B. 53/31.
 (R2) RECORD OF SURVEY, R.S.B. 47/39.
 (R3) PARCEL MAP NO. 86-290, P.M.B. 216/48-50.
 (R4) C.T.S.B. 108/7.
 (R5) TRACT NO. 3076, M.M. 104/1-3.
 (R6) TRACT NO. 1684, M.M. 56/18-19.
 (R7) CITY OF GARDEN GROVE THE BOOK 3, PG. 123.
 (R8) CITY OF GARDEN GROVE THE BOOK 1, PG. 44.
 (R9) CORNER RECORD NO. 2015-1162.
 (R10) CORNER RECORD NO. 2008-1753.
 (R11) CORNER RECORD NO. 2008-0412.

SURVEYOR'S BOUNDARY NOTE:
 THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

NOTE: THE COURSE CALL OF THE WEST LINE OF (D3) CALLS FOR A DISTANCE OF 559.76 FEET, WHICH CREATES A MIS-CLOSURE OF 9.94 FEET. AFTER CHECKING THE LEGAL DESCRIPTION OF (D4), WE WERE ABLE TO DETERMINE THE SAME VALUE FOR OF 559.76 FEET WAS USED FOR THE EASTERLY LINE OF THE PROPERTY. UPON THE DETERMINATION OF THE CENTERLINE OF THE PACIFIC ELECTRIC RAILROAD RIGHT-OF-WAY AND APPLICATION OF CALCULATING THE (D3 AND D4) LEGAL DESCRIPTION ONTO THE MAP, WE HAVE CONCLUDED THAT THE COURSE CALL DISTANCE OF 559.76 FEET IS IN ERROR. (SEE ESTABLISHMENT NOTE D HEREON)

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3008 AND STATION NO. 3013, BEING NORTH 89°31'55" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

NOTE: THE BEARING OF NORTH 89°31'55" WEST WAS DERIVED FROM A GPS SURVEY ADJUSTMENT PERFORMED ON FEBRUARY 2021, WHICH DIFFERS FROM THE CALCULATED BEARING OF NORTH 89°31'52" WEST, PER OCS SURVEY RECORDS.

DATUM STATEMENT:
 COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 11, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.99998554, (MEAN VALUE)

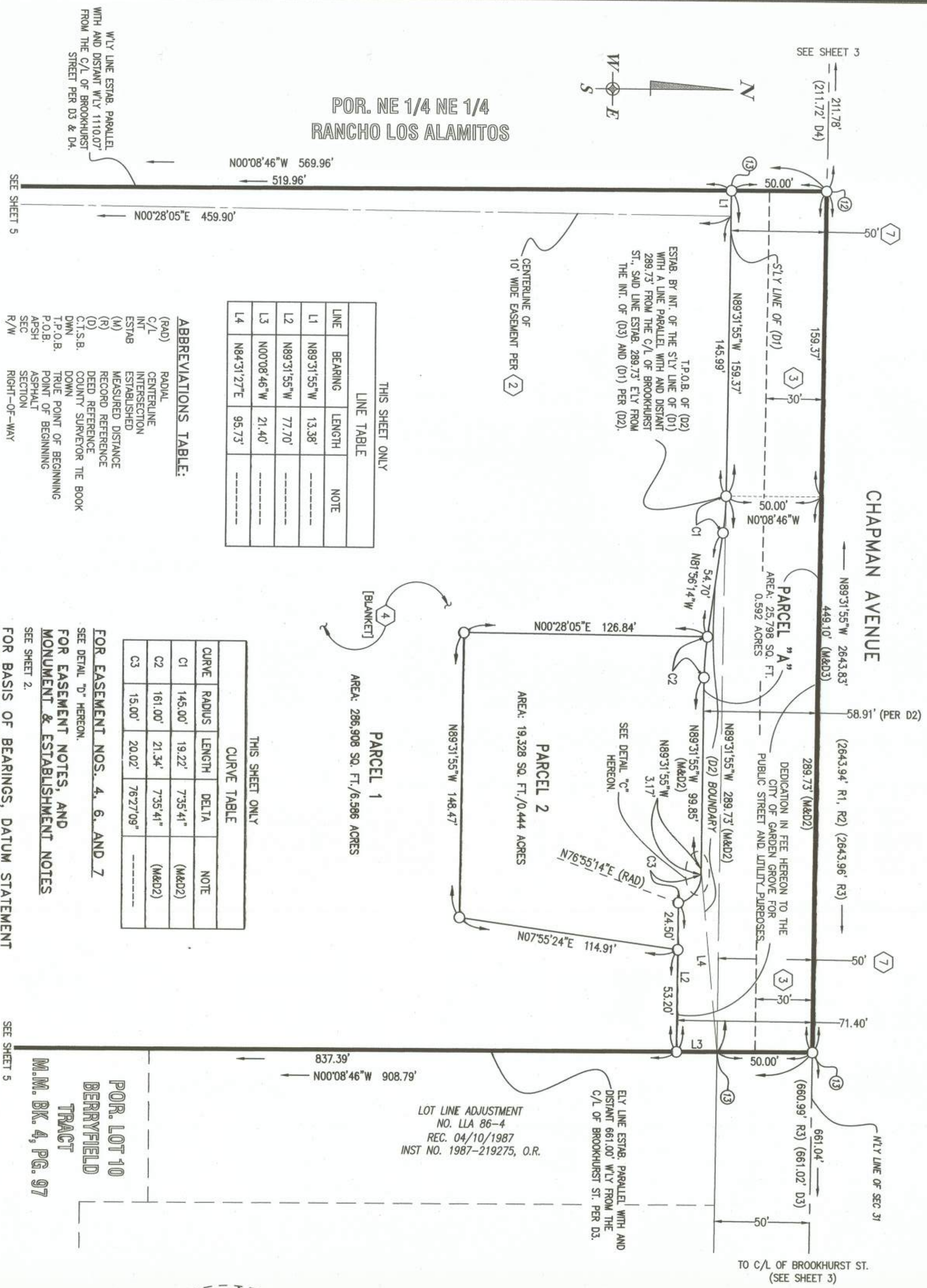
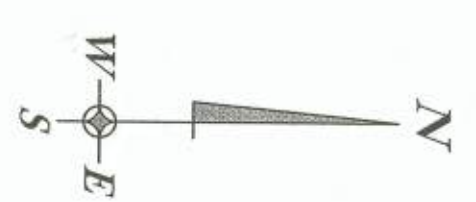
ESTABLISHMENT NOTES:
 [A] W/LY LINE ESTAB. PARALLEL WITH AND DISTANT W/LY 1110.07' FROM THE C/L OF BROOKHURST STREET PER D3 & D4.
 [B] NELY LINE OF PACIFIC ELECTRIC CO. R/W AND LOS ANGELES INTER-URBAN RAILWAY CO. PER D3, ESTAB. PARALLEL WITH AND DISTANT 42.25' NELY FROM THE C/L PER R1.
 [C] E/LY LINE ESTAB. PARALLEL WITH AND DISTANT 661.00' W/LY FROM THE C/L OF BROOKHURST ST. PER D3.
 [D] SOUTHWEST CORNER ESTABLISHED BY THE INTERSECTION OF [A] WITH [B] PER (D3).
 NOTE: IN REVIEWING THE (D3) COURSE CALL THENCE SOUTH 01°14'30" EAST 559.76 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 31 TO THE NORTHEAST LINE OF THE 100.00 FOOT RIGHT-OF-WAY LINE OF THE LOS ANGELES INTER-URBAN RAILWAY COMPANY, THE NELY LINE OF THE RAILROAD RIGHT-OF-WAY WAS UTILIZED AS THE HOLD INSTEAD OF THE DISTANCE CALL OF 559.76 FEET.

ABBREVIATIONS TABLE:

(RAD)	RADIAL
C/L	CENTERLINE
INT	INTERSECTION
ESTAB	ESTABLISHED
(M)	MEASURED DISTANCE
(R)	RECORD REFERENCE
(D)	DEED REFERENCE
(C), S.B.	COUNTY SURVEYOR THE BOOK
DWN	DOWN
T.P.O.B.	TRUE POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
ASPH	ASPHALT
SEC	SECTION
R/W	RIGHT-OF-WAY

PARCEL MAP NO. 2020-174

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 PBLA SURVEYING, INC.
 PETER E. WEILBACHER, PLS 8403
 FEBRUARY 2021



THIS SHEET ONLY

LINE	BEARING	LENGTH	NOTE
L1	N89°31'55"W	13.38'	
L2	N89°31'55"W	77.70'	
L3	N00°08'46"W	21.40'	
L4	N84°31'27"E	95.73'	

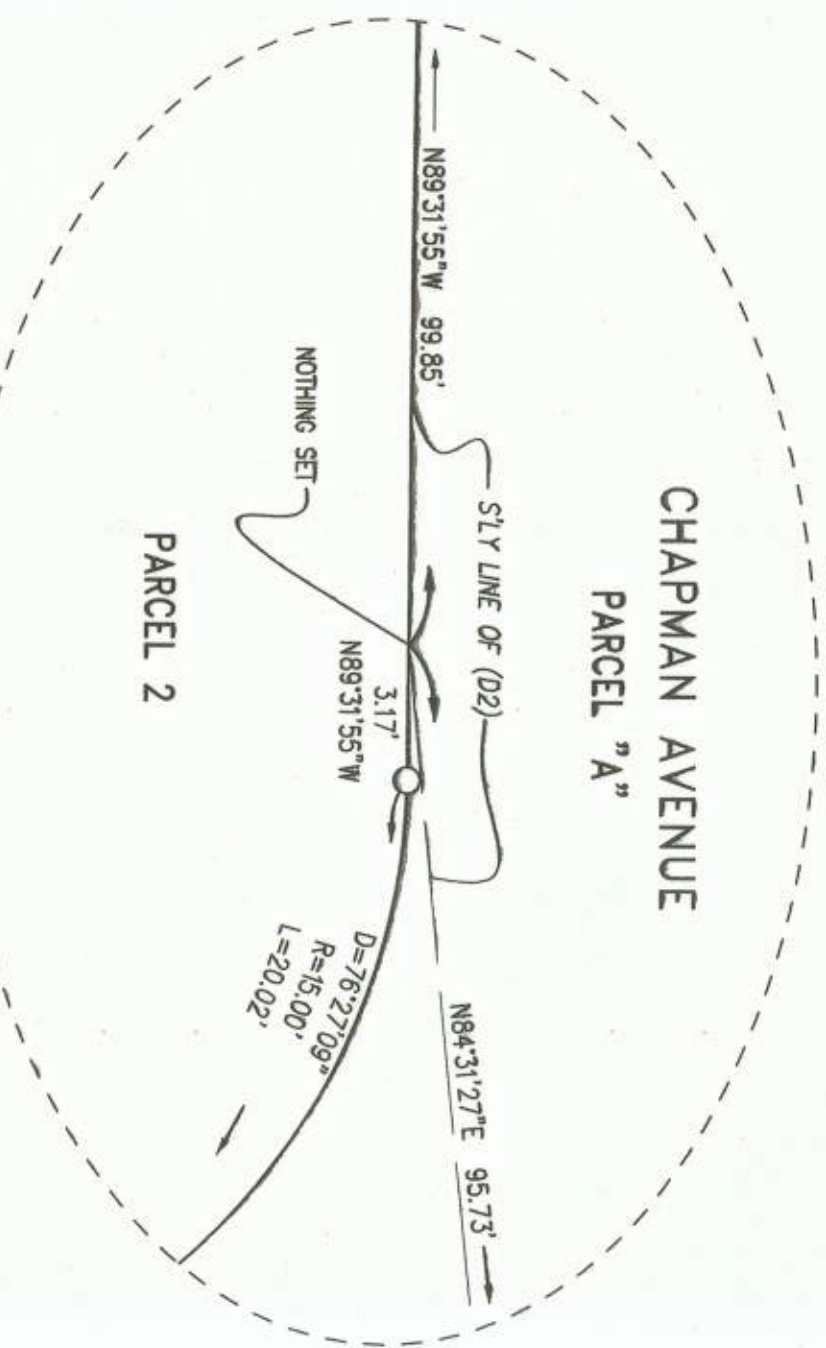
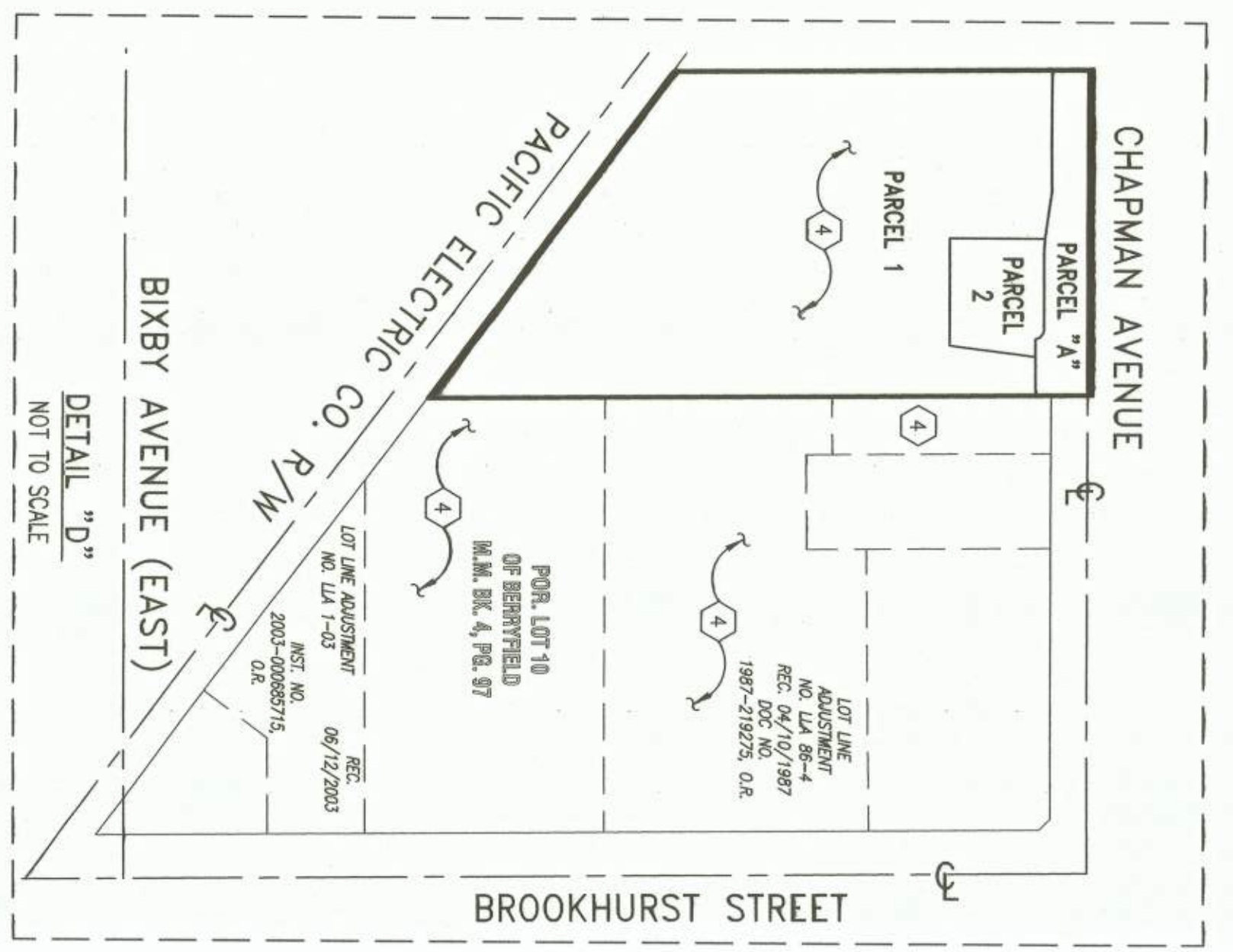
ABBREVIATIONS TABLE:

(RAD) RADIAL
 C/L CENTERLINE
 INT INTERSECTION
 ESTAB ESTABLISHED
 (M) MEASURED DISTANCE
 (R) RECORD REFERENCE
 (D) DEED REFERENCE
 C.T.S.B. COUNTY SURVEYOR THE BOOK
 DWN DOWN
 T.P.O.B. TRUE POINT OF BEGINNING
 P.O.B. POINT OF BEGINNING
 APSH ASPHALT
 SEC SECTION
 R/W RIGHT-OF-WAY

THIS SHEET ONLY

CURVE	RADIUS	LENGTH	DELTA	NOTE
C1	145.00'	19.22'	7°35'41"	(M&D2)
C2	161.00'	21.34'	7°35'41"	(M&D2)
C3	15.00'	20.02'	76°27'09"	

FOR EASEMENT NOS. 4, 6, AND 7
 SEE DETAIL "D" HERON.
 FOR EASEMENT NOTES, AND
 MONUMENT & ESTABLISHMENT NOTES
 SEE SHEET 2.
 FOR BASIS OF BEARINGS, DATUM STATEMENTS
 DEED REFERENCES & RECORD REFERENCES
 SEE SHEET 3.



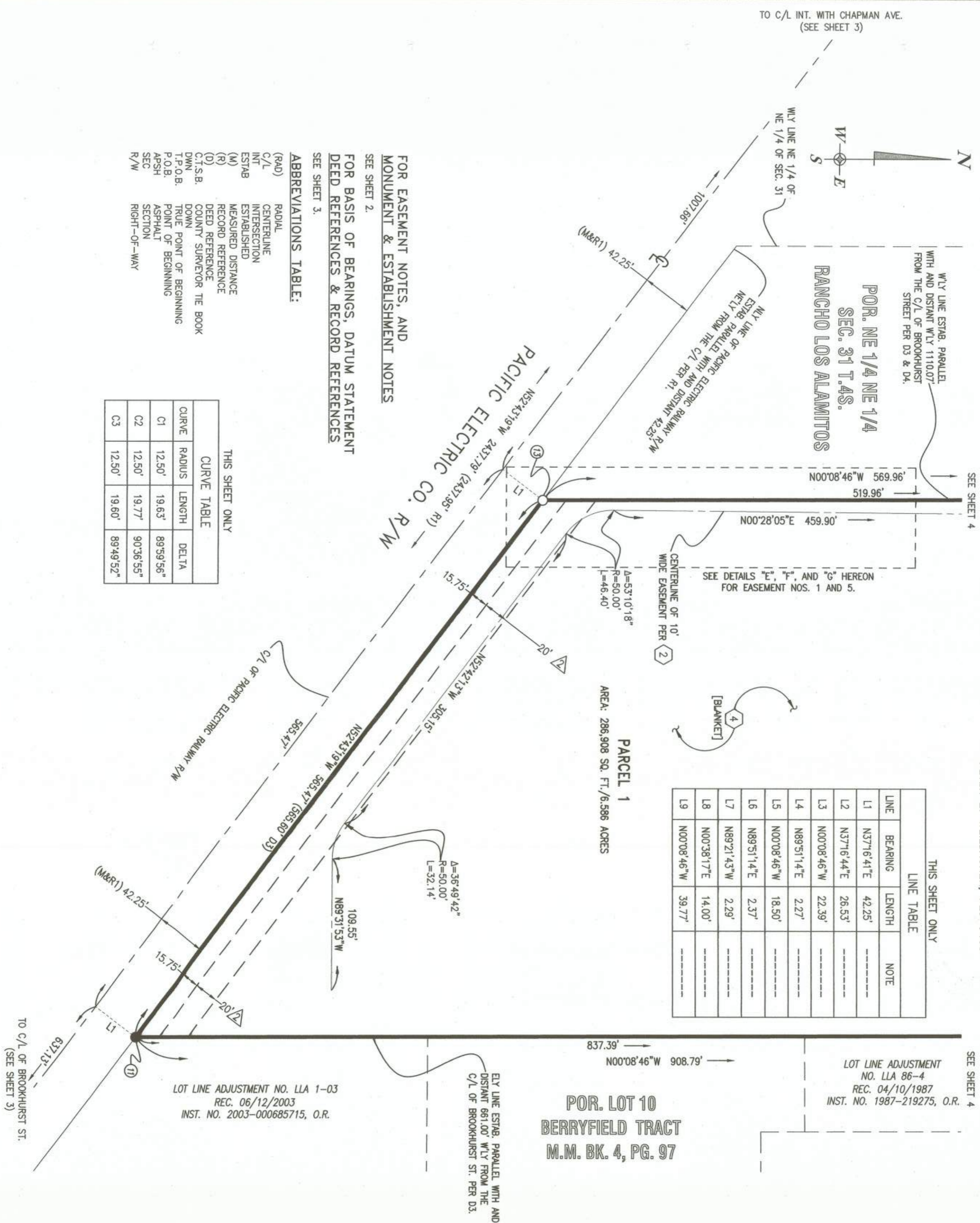
DETAIL "C"
 NOT TO SCALE

DETAIL "D"
 NOT TO SCALE

SHEET 5 OF 5 SHEETS
 ALL OF TENTATIVE PARCEL MAP NO. 2020-174
 2 NUMBERED PARCELS
 1 LETTERED PARCEL
 TOTAL ACREAGE: 7.822 ACRES GROSS
 7.030 ACRES NET
 DATE OF SURVEY: FEBRUARY, 2021
 SCALE: 1" = 60'

PARCEL MAP NO. 2020-174

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 PBLA SURVEYING, INC.
 PETER E. WEILBACHER, PLS 8403
 FEBRUARY 2021



THIS SHEET ONLY

LINE	BEARING	LENGTH	NOTE
L1	N37°16'41"E	42.25'	---
L2	N37°16'44"E	26.53'	---
L3	N00°08'46"W	22.39'	---
L4	N89°51'14"E	2.27'	---
L5	N00°08'46"W	18.50'	---
L6	N89°51'14"E	2.37'	---
L7	N89°21'43"W	2.29'	---
L8	N00°38'17"E	14.00'	---
L9	N00°08'46"W	39.77'	---

THIS SHEET ONLY

CURVE	RADIUS	LENGTH	DELTA
C1	12.50'	19.63'	89°59'56"
C2	12.50'	19.77'	90°36'55"
C3	12.50'	19.60'	89°49'52"

FOR EASEMENT NOTES, AND MONUMENT & ESTABLISHMENT NOTES
 SEE SHEET 2
 FOR BASIS OF BEARINGS, DATUM STATEMENT DEED REFERENCES & RECORD REFERENCES
 SEE SHEET 3.
 ABBREVIATIONS TABLE:
 (RAD) RADIAL
 C/L CENTERLINE
 INT INTERSECTION
 ESTAB ESTABLISHED
 (M) MEASURED DISTANCE
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 (D) DEED REFERENCE
 C.I.S.B. COUNTY SURVEYOR THE BOOK
 D.M.N. DOWN POINT OF BEGINNING
 T.P.O.B. TRUE POINT OF BEGINNING
 P.O.B. POINT OF BEGINNING
 APSSH ASPHALT
 SEC SECTION
 R/W RIGHT-OF-WAY

POR. LOT 10
 BERRYFIELD TRACT
 M.M. BK. 4, PG. 97

