

PUD-103-76

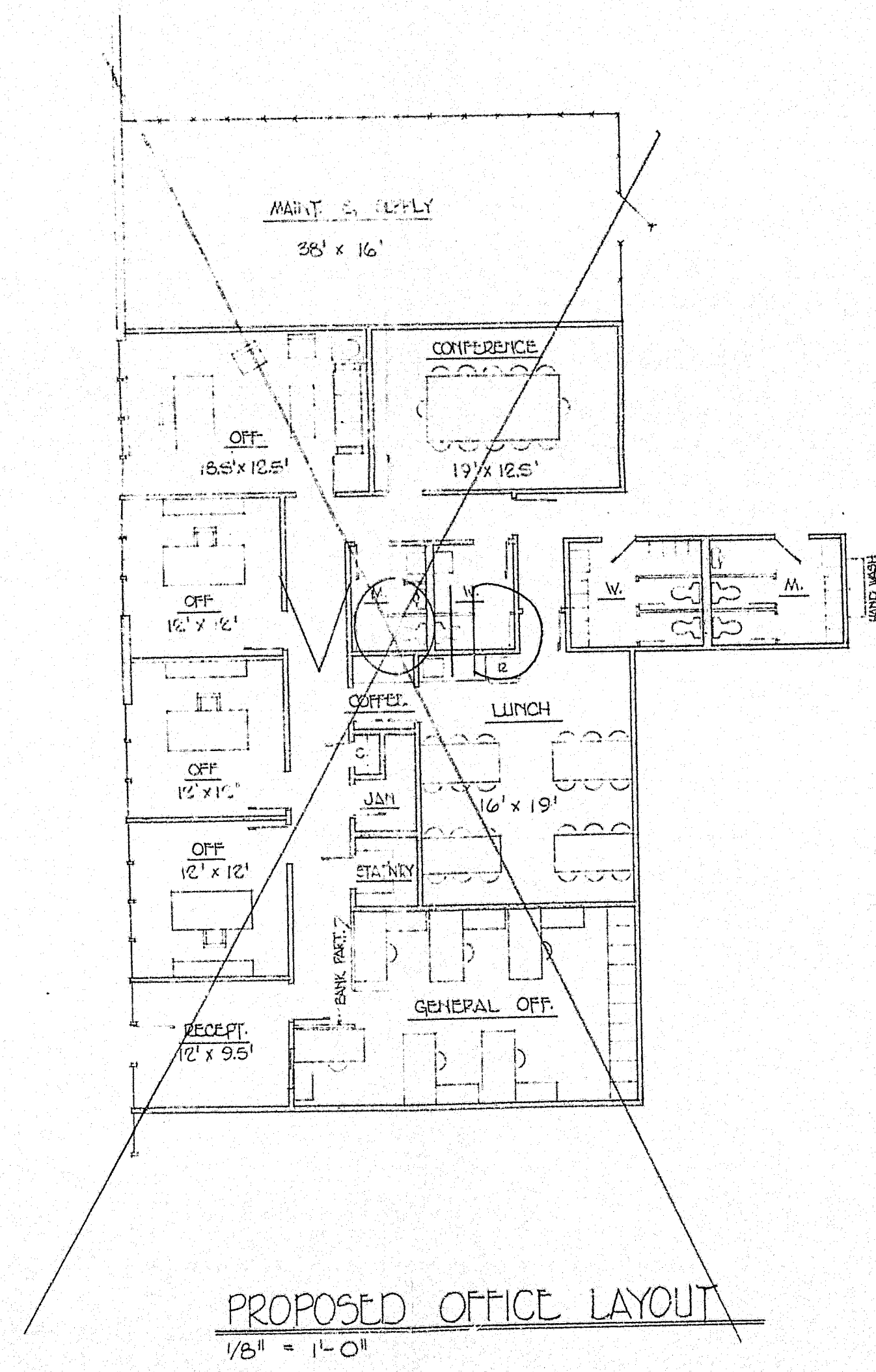
**STANVISTA** development company  
3190-D airport loop drive  
costa mesa, california 92626  
[714] 549-4187

PROPOSED BUILD-TO-SUIT FOR  
LAMINATING COMPANY OF AMERICA  
PORTION OF LOT 21, IRVINE INDUSTRIAL CMPX - GARDEN GROVE

|          |                    |              |           |
|----------|--------------------|--------------|-----------|
| checked: | date: OCT 10, 1977 | scale: SHOWN | approved: |
|----------|--------------------|--------------|-----------|

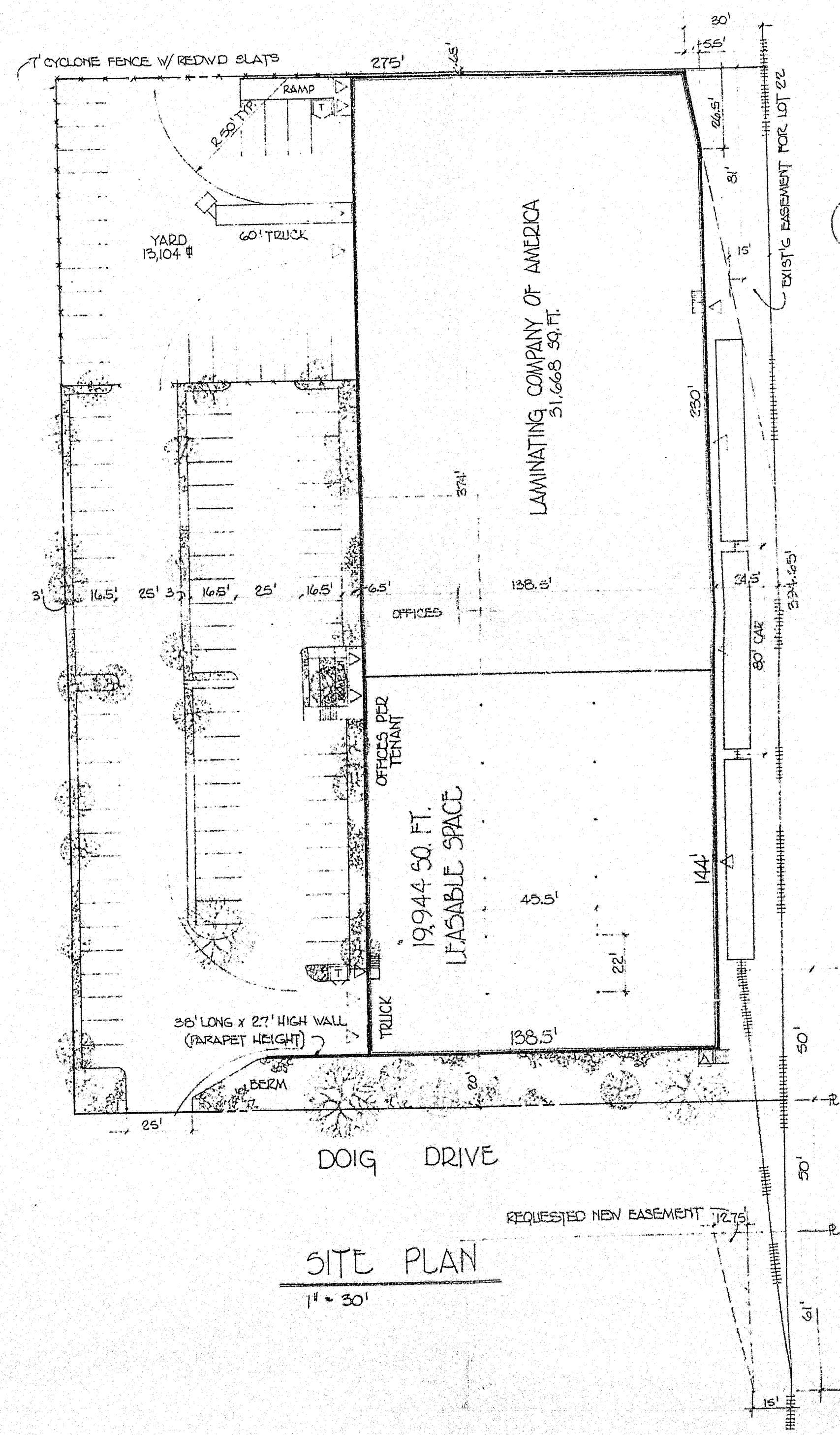
|           |     |       |     |
|-----------|-----|-------|-----|
| revisions | no: | date: | by: |
|           |     |       |     |
|           |     |       |     |
|           |     |       |     |
|           |     |       |     |

commission number  
7710

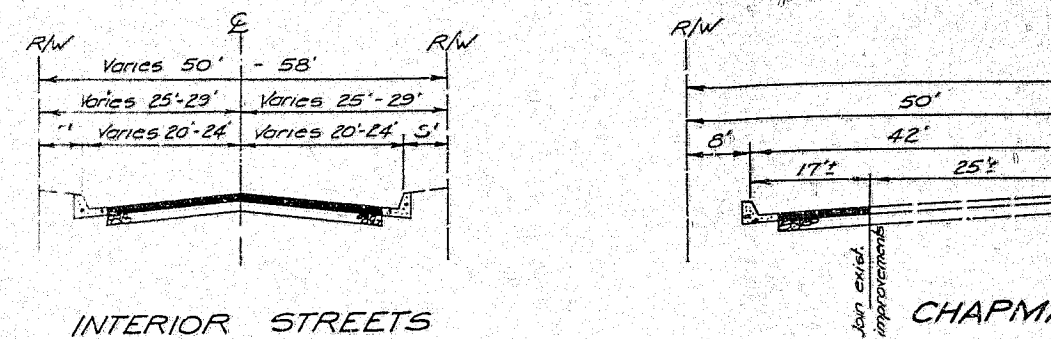


| SITE DATA                |        |                       |
|--------------------------|--------|-----------------------|
| LAND                     |        | 108,529 \$ 100.0%     |
| BUILDING (DOCK HIGH FL.) |        | 51,612 47.5           |
| YARD                     |        | 13,104 12.1           |
| LANDSCAPING              |        | 7,570 7.0             |
| PARKING & FILL           |        | 36,743 33.4           |
| INTERIOR & LODG.         | 50,972 | 80. FL.               |
| OFFICES                  | 10%    | 5,097 5.1             |
| MFG.                     | 55%    | 28,000 28.0           |
| STORAGE                  | 35%    | 17,875 17.8           |
|                          |        | 17,840 100.0% = 17.84 |
| PARKING REQUIRED         |        | 94.3                  |
| PARKING SHOWN            |        | 95.                   |

LEGAL DESCRIPTION  
LOT 21, TRAC 9398 I.I.C. GARDEN GROVE

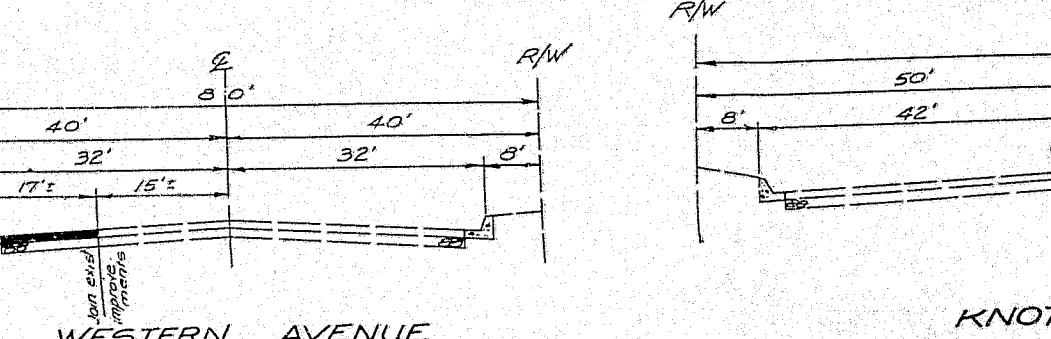






INTERIOR STREETS

CHAPMAN



WESTERN AVENUE

KNOTT

Note: Water supplier -  
Sewage disposal -

Streets to be constructed  
Grove standards.

Use of property:  
Planned community (P.C.)

Boundary Tree

SCALE 1"=100'

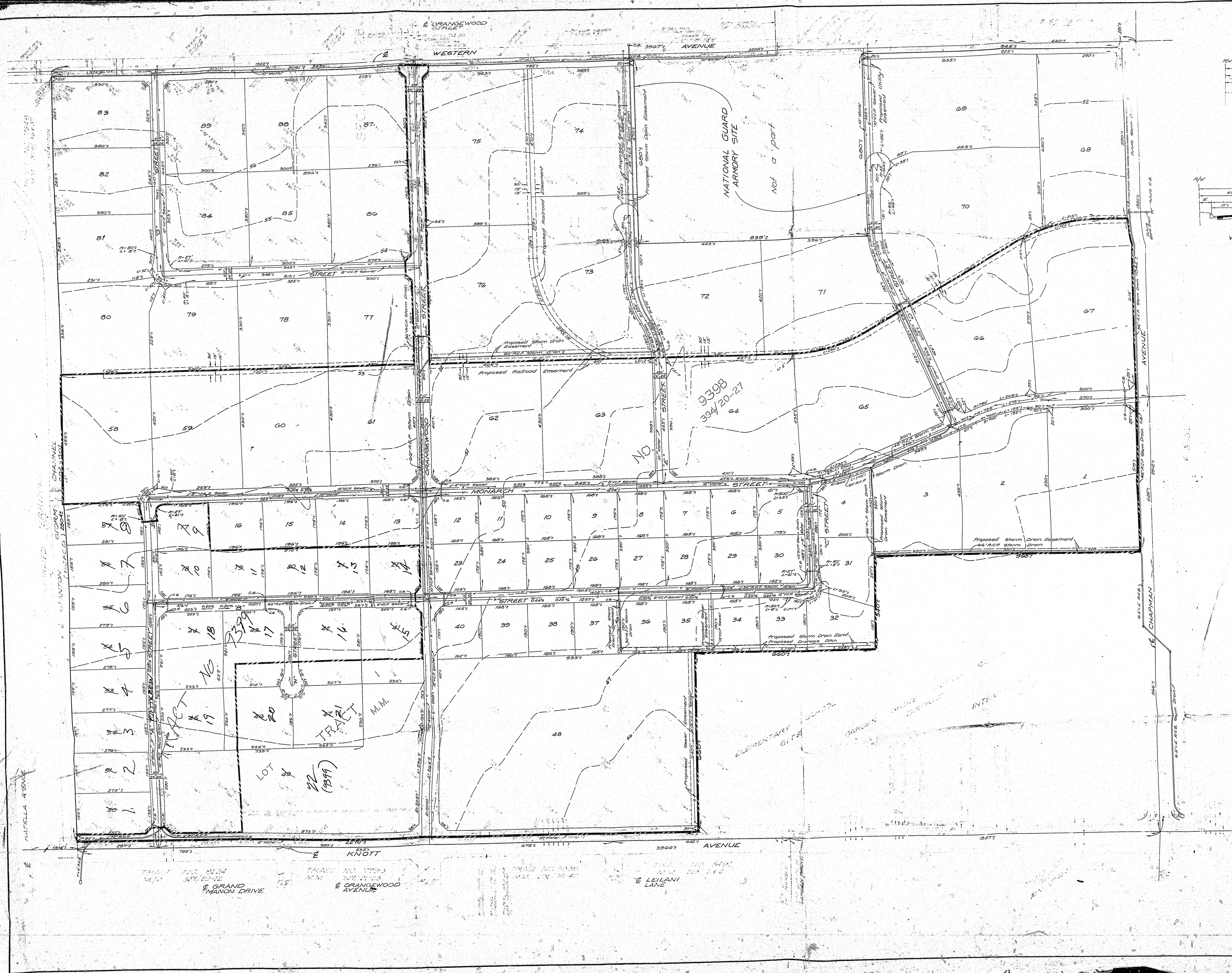
# REVISION TENTATIVE TR

IN THE CITY OF GARDEN GROVE  
Being a portion of the W 1/4 Section 22  
of Lots 5, 6, and a portion of Lots 18, 19  
Company's Subdivision as shown on  
Page 57 of Miscellaneous Record  
Recorder of Los Angeles County, Cal.  
map filed in Book 2, Page 43 of  
of the County Recorder of Orange

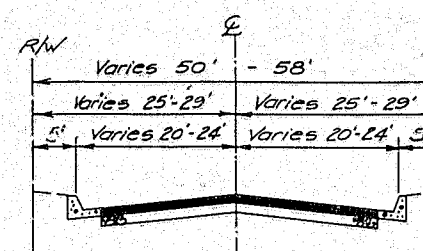
Lots 89  
July 1976  
Revised February, 1977

Prepared in the office of  
Williamson & Schmid,  
Civil Engineers  
17742 Sky Park Blvd.  
Irvine, California 92714  
Phone: (714) 543-2222

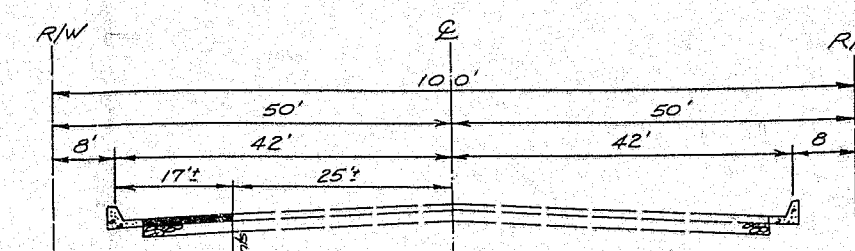
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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



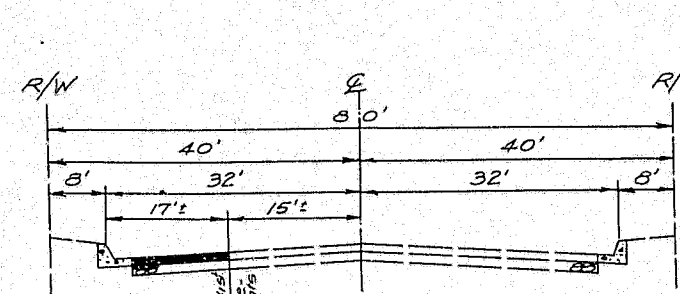




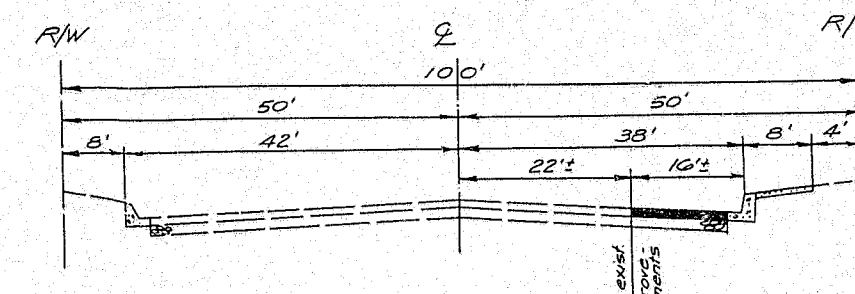
INTERIOR STREETS



CHAPMAN AVENUE



WESTERN AVENUE



KNOTT AVENUE

Note: Water supply - City of Garden Grove  
Sewage disposal - Garden Grove Sanitary District

Streets to be constructed to City of Garden Grove Standards.

Use of property:  
Planned Community (PC) - Industrial

Boundary Tract No 9398, M.M. 394/20-27

SCALE 1"=100'

## REVISED TENTATIVE TRACT NO. 9397

IN THE CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA.  
Being a portion of the 1/4 Section 28, Township 4 South, Range 11 West  
& Lots 5, 6 and a portion of Lots 11, 12, 13 and 14 of J.W. Bixby &  
Company's Subdivision 7, shown on the map recorded in Book 7  
Page 31 of Miscellaneous Record Maps in the office of the County  
Recorder of Los Angeles County, California, and as shown on the  
map filed in Book 2 Page 43 of Record of Surveys in the office  
of the County Recorder of Orange County, California.

Lots 89  
July 1976  
Revised February, 1977

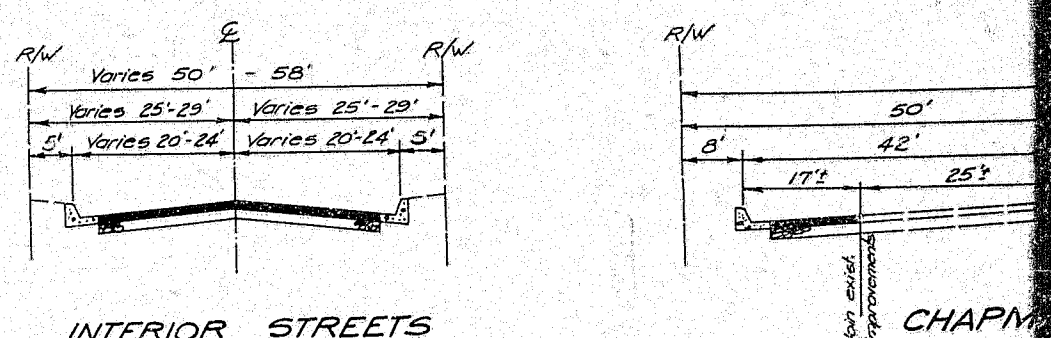
2091 Acres  
Gerald F. Oldenburg, L.S. 3446

Prepared in the office of  
Williamson & Schmid,  
Civil Engineers  
1702 5th Park Blvd.  
Irvine, California 92714  
Phone: (714) 549-2222

Prepared for:  
Irvine Industrial Complex  
4770 Campus Drive  
Irvine, California 92713  
Phone: (714) 833-1000

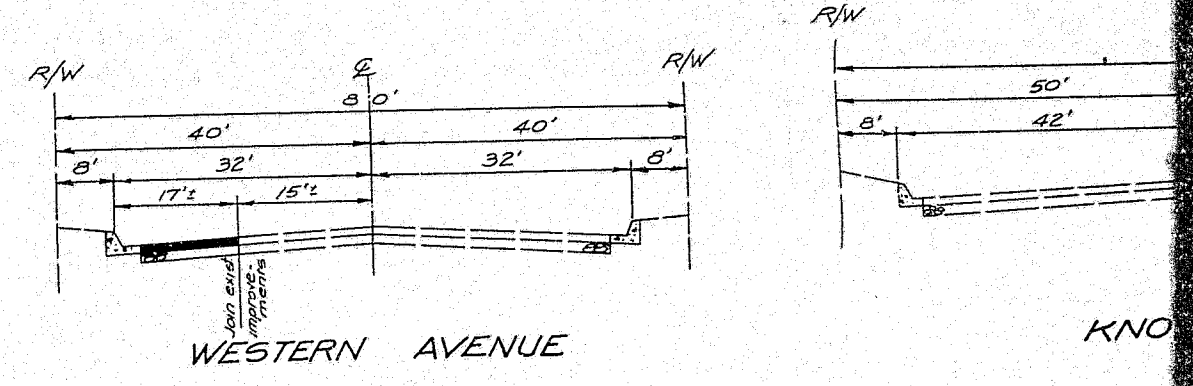
| NO. | DATE    | ADDED BOUNDARY TO LOT 89, REVISED LOTS 41-49, RENUMBERED LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | VISIONS | BY | APPD |
|-----|---------|--|---------|----|------|
| 1   | 2-15-77 |  |         |    |      |





INTERIOR STREETS

CHAPMAN



WESTERN AVENUE

Note: Water supplier -  
Sewage disposal -

Streets to be constructed  
Grass standards.

Use of property:  
Planned Community (PC)

Boundary Tra

SCALE 1"=100'

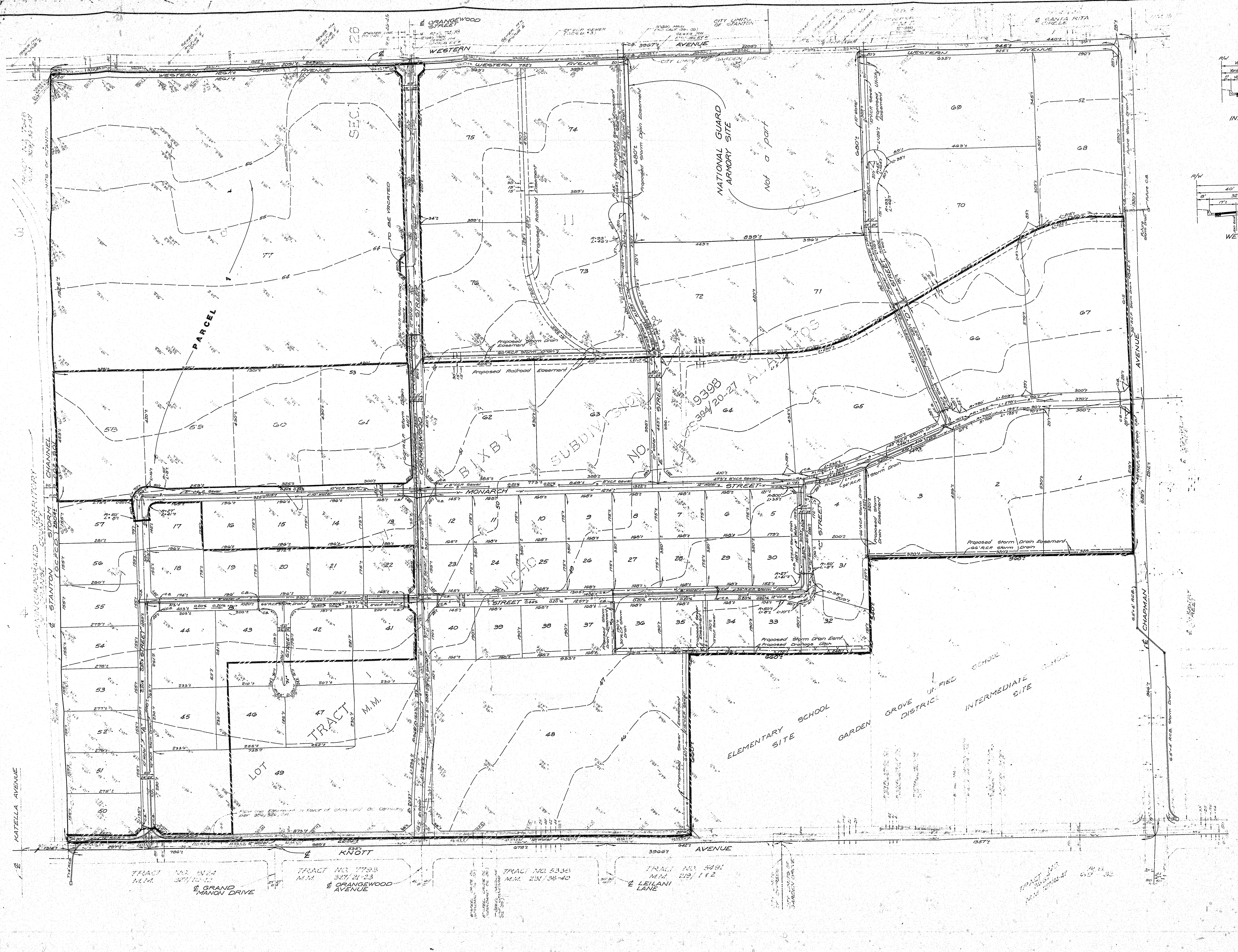
# REVIS TENTATIVE TR

IN THE CITY OF GARDEN GROVE  
Being a portion of the W 1/4 Section 2  
of Lots 5, 6 and a portion of Lots 11, 12  
Company's Subdivision as shown on  
Page 57 of Miscellaneous Record  
Recorder of Los Angeles County, 1977  
map filed in Book 2 Page 43 of  
of the County Recorder of Orange

Lots 77  
July 1976  
Revised February, 1977 & June 1977

Prepared in the office of  
Williamson & Schmidt,  
Civil Engineers  
17182 Sky Park Blvd.  
Irvine, California 92714  
Phone (714) 549-2226

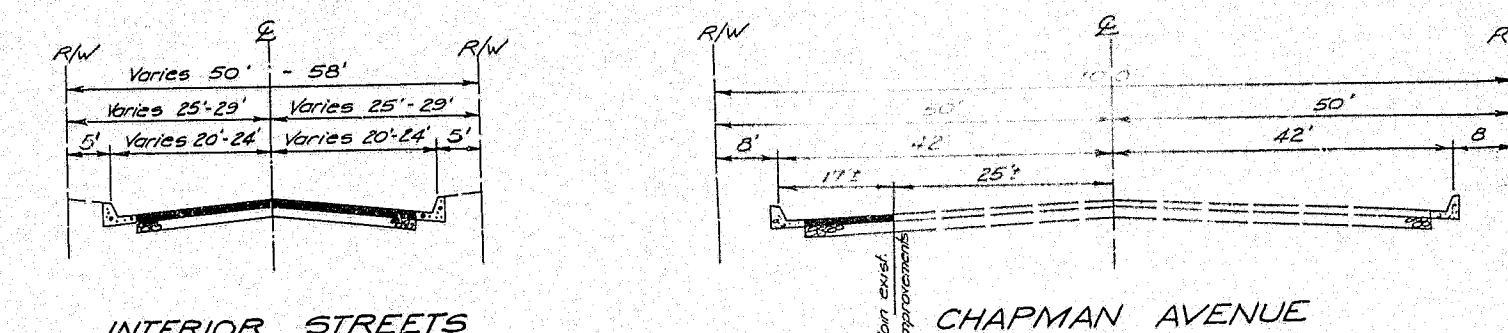
|         |  |
|---------|--|
| DATE    | DESCRIPTION                            |
| 7-19-77 | OPENED LOTS 77 AND 78 FOR CONSTRUCTION |
| 2-15-77 | ADDED PROPOSED STREETS AND DRIVEWAYS   |
| NO.     | DATE                                   |





PuD-103-76

TYPICAL STREET SECTIONS



Note: Water supply - City of Garden Grove  
Sewage disposal - Public Sewers, Garden Grove Sanitary District

Streets to be constructed to City of Garden Grove standards.

Use of property:  
Planned Community (PC) - Industrial

Boundary Tract No 9398, M.M. 394/20-27

SCALE 1"=100'

# REVISED TENTATIVE TRACT NO. 9397

IN THE CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA.  
Being a portion of the W 1/4 Section 26, Township 4 South, Range 11 West  
of L25 S, 6 and a portion of Lots 11, 12, 13 and 14 of J.W. Bixby &  
Company's Subdivision as shown on the map recorded in Book 7  
Page 57 of Miscellaneous Record Maps in the office of the County  
Recorder of Los Angeles County, California, and as shown on the  
map filed in Book 2 Page 43 of Record of Surveys in the office  
of the County Recorder of Orange County, California.

Lots 77 2091 Acres  
July 1976 Gerald F. Oldenburg, L.S. 3246  
Revised February, 1977 & June 1977

Prepared in the office of:  
Williamson & Schmidt,  
Civil Engineers  
17762 Sky Park Blvd.  
Irvine, California 92714  
Phone (714) 269-2222

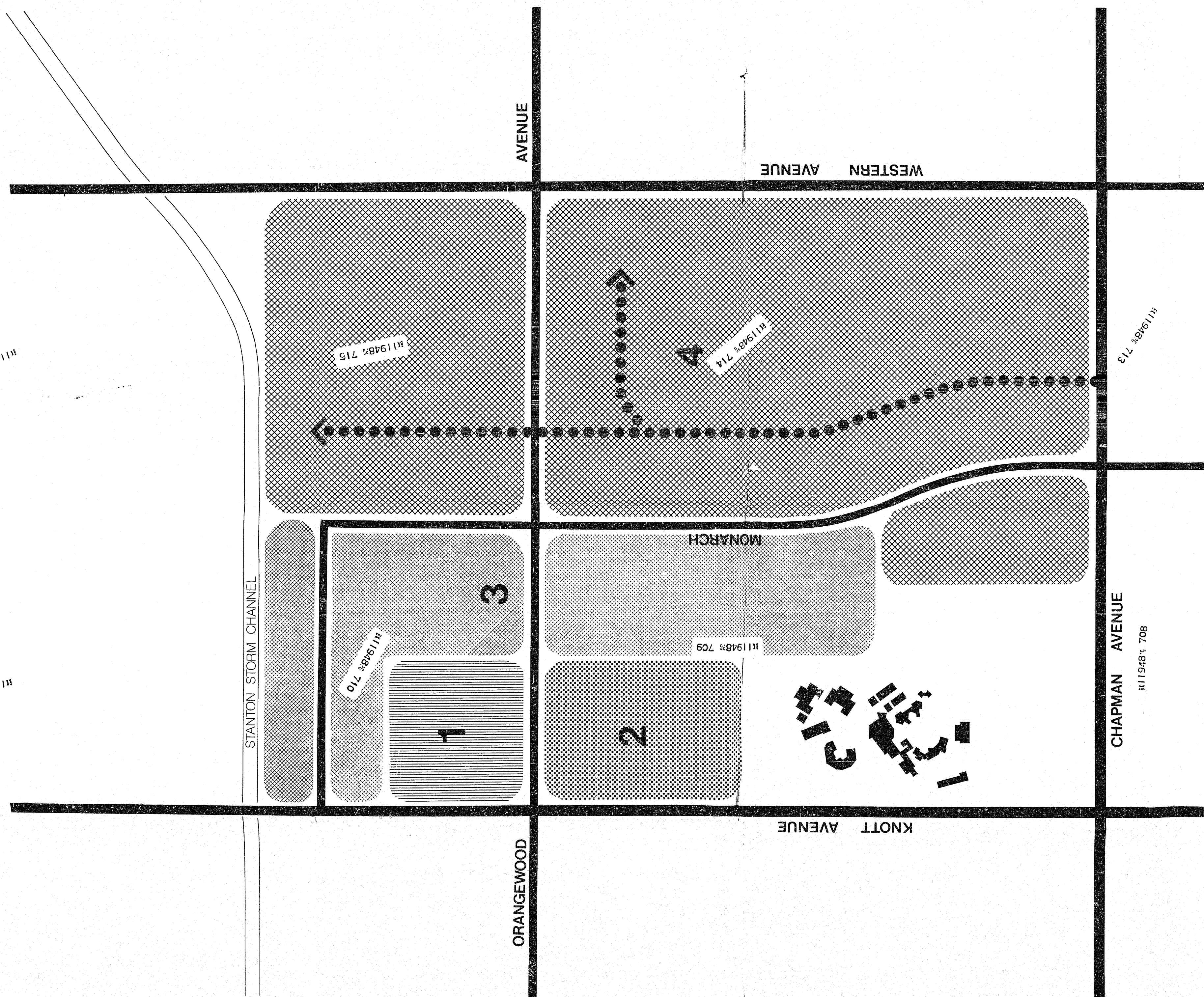
Prepared for:  
Irvine Industrial Complex  
4770 Campus Drive  
Irvine, California 92713  
Phone (714) 533-0100

| NO. | DATE    | REVISIONS  | BY  | APP'D |
|-----|---------|--|-----|-------|
| 1   | 7-26-76 | CHANGED LOTS 83 TO 84, TR 9398, EXCLUDED LOTS 75 TO 82                     | WES |       |
| 2   | 2-16-77 | ADDED BOUNDARY TO TR 9398, REVISED LOTS 41-45, REUNUMBERED LOTS 41 THRU 85 | WES |       |

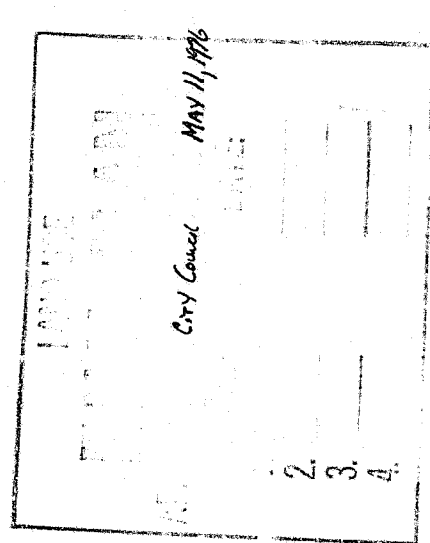


PUD-103-76

PUD 10376



- LEGEND
- INDUSTRIAL COMMERCIAL
  - MULTI-TENANT INDUSTRY
  - SPECIAL INDUSTRY
  - INDUSTRY
  - RAILROAD



# Land Use Plan

## IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976  
0 200' 400'  
North