

# ALTA/ACSM LAND TITLE SURVEY

12601 & 12641 INDUSTRY STREET  
GARDEN GROVE, CA

LAMPSON (80' WIDE PUBLICLY DEDICATED RIGHT OF WAY) AVENUE

### LINE AND CURVE DATA:

- ①  $\Delta = 33^{\circ}33'26''$   
 $R = 100.00'$   
 $L = 58.57'$
- ②  $\Delta = 233^{\circ}07'20''$   
 $R = 50.00'$   
 $L = 203.44'$
- ③  $S20^{\circ}23'13''E$  50.00'
- ④  $\Delta = 19^{\circ}33'54''$   
 $R = 93.00'$   
 $L = 31.76'$
- ⑤  $S00^{\circ}49'19''E$  3.49'
- ⑥  $S89^{\circ}20'00''W$  26.00'
- ⑦  $S00^{\circ}49'19''E$  55.06'

- ### LEGEND:
- AC - ASPHALTIC CONCRETE
  - APN - ASSESSORS PARCEL NUMBER
  - BFD - BACK FLOW DEVICE
  - BK - BOOK
  - BLDG - BUILDING
  - BW - BLOCK WALL
  - CB - CATCH BASIN
  - CC - CONCRETE CURTAIN
  - CHKD. - CHECKED
  - C.L. - CENTER LINE
  - CLF - CHAIN LINK FENCE
  - CONC. - CONCRETE
  - CPB - COMMUNICATIONS PULLBOX
  - CR - CONCRETE RAMP
  - S - CONCRETE STAIRS
  - DI - DRAIN INLET
  - E - EAST
  - EC - ELECTRIC CABINET
  - EMH - ELECTRIC MANHOLE
  - EPB - ELECTRIC PULLBOX
  - ET - ELECTRIC TRANSFORMER
  - EV - ELECTRIC VAULT
  - FD - FOUND
  - FH - FIRE HYDRANT
  - FSC - FIRE SERVICE CONNECTION
  - FSV - FIRE SERVICE VALVE
  - FT - FOOT
  - OM - GAS METER
  - GP - GUARD POST
  - GS - GAS SERVICE
  - I.P. - IRON PIPE
  - IMH - INTERCEPTOR MANHOLE
  - L - LENGTH
  - L.S. - LICENSED SURVEYOR
  - MB - MAILBOX
  - MON. - MONUMENT
  - MS - MONUMENT SIGN
  - N - NORTH
  - NE - NORTHEAST
  - NO. - NUMBER
  - NW - NORTHWEST
  - OH - OVERHANG
  - OHL - OVERHEAD LIGHT
  - O.R. - OFFICIAL RECORDS
  - PA - PLANTER AREA
  - PB - PULLBOX
  - PG. - PAGE
  - P.L. - PROPERTY LINE
  - P.M. - PARCEL MAPS
  - PS - PARKING STALL
  - PT - PROPANE TANK
  - R - RADIUS
  - R.C.E. - REGISTERED CIVIL ENGINEER
  - REF. - REFERENCE
  - S - SOUTH
  - SCO - SEWER CLEAN OUT
  - SDMH - STORM DRAIN MANHOLE
  - SE - SOUTHEAST
  - S.F. - SQUARE FEET
  - SL - STREET LIGHT
  - SLPB - STREET LIGHT PULLBOX
  - SQ. - SQUARE
  - SW - SOUTHWEST
  - TR - TRASH ENCLOSURE
  - T.R. - TITLE REPORT
  - (TYP) - TYPICAL
  - UMH - UTILITY MANHOLE
  - UV - UTILITY VALVE
  - UVLT - UTILITY VAULT
  - W - WEST
  - W/ - WROUGHT IRON FENCE
  - WM - WATER METER
  - WV - WATER VALVE
  - WW - WING WALL
  - Ø - CENTER LINE
  - CONC. - CONCRETE

### STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- Ⓐ - BUILDING NORTH FACE LIES OVER SCHEDULE B ITEM 10.

### LAND AREA:

221,011 SQUARE FEET  
5.07 ACRES

### BASIS OF BEARINGS:

THE BEARING OF  $N00^{\circ}49'19''W$  ALONG THE CENTERLINE OF INDUSTRY STREET PER PARCEL MAP FILED IN BOOK 58, PAGES 2 AND 3 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### FLOOD NOTE:

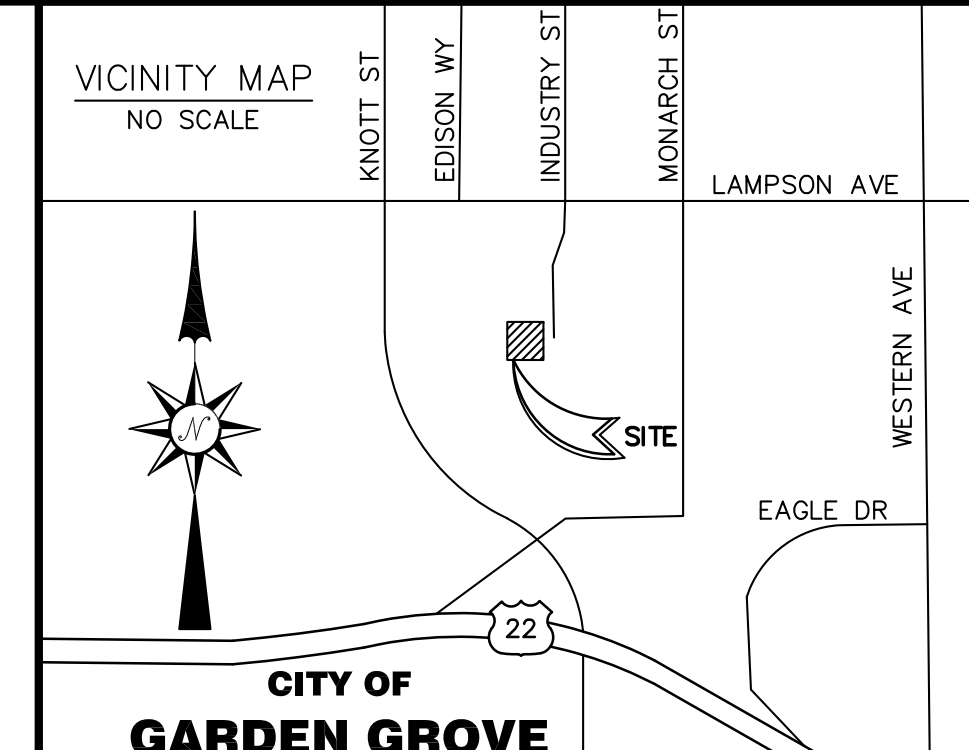
ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059 D0119 J EFFECTIVE DECEMBER 3, 2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

### NOTES:

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR 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."
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO VISIBLE EVIDENCE OF WETLAND AREAS ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN  $\pm 0.1'$  OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



### LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 58, PAGES 2 AND 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

APN: 215-011-16

### ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY COMMITMENT NO.: NCS-616965-785-LA2  
777 SOUTH FIGUEROA STREET, SUITE 400 DATED: JUNE 20, 2013  
LOS ANGELES, CA 90017

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS HAD HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- ③ AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND DRAINAGE RECORDED, SEPTEMBER 30, 1963 IN BOOK 6736, PAGE 445 OF OFFICIAL RECORDS, AND SHOWN ON THE MAP OF PARCEL MAP RECORDED JANUARY 22, 1974 AND ON FILE IN BOOK 58, PAGES 2 AND 3 OF PARCEL MAPS, AND QUILAILED FEBRUARY 14, 1967 IN BOOK 8176, PAGE 397 AND FEBRUARY 14, 1967 IN BOOK 8176, PAGE 399 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (SEE NOTES IN T.R. REGARDING QUILCLAIMS)
- ④ AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1974 IN BOOK 11083, PAGE 1036 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑤ AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 1290 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑥ AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1974 IN BOOK 11091, PAGE 1584 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑦ AN EASEMENT FOR DRAINAGE SWALE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 1990 AS INSTRUMENT NO. 90-586412 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑧ AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1991 AS INSTRUMENT NO. 91-007068 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑨ AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 1993 AS INSTRUMENT NO. 93-084849 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑩ AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1994 AS INSTRUMENT NO. 94-0744704 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑪ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 18, 1997 AS INSTRUMENT NO. 19970650513 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑫ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 14, 1999 AS INSTRUMENT NO. 19990274515 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑬ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RELEASE OF CONSTRUCTION COVENANTS, RECORDED SEPTEMBER 10, 2007 AS INSTRUMENT NO. 2007-0553738 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

### SITE RESTRICTIONS:

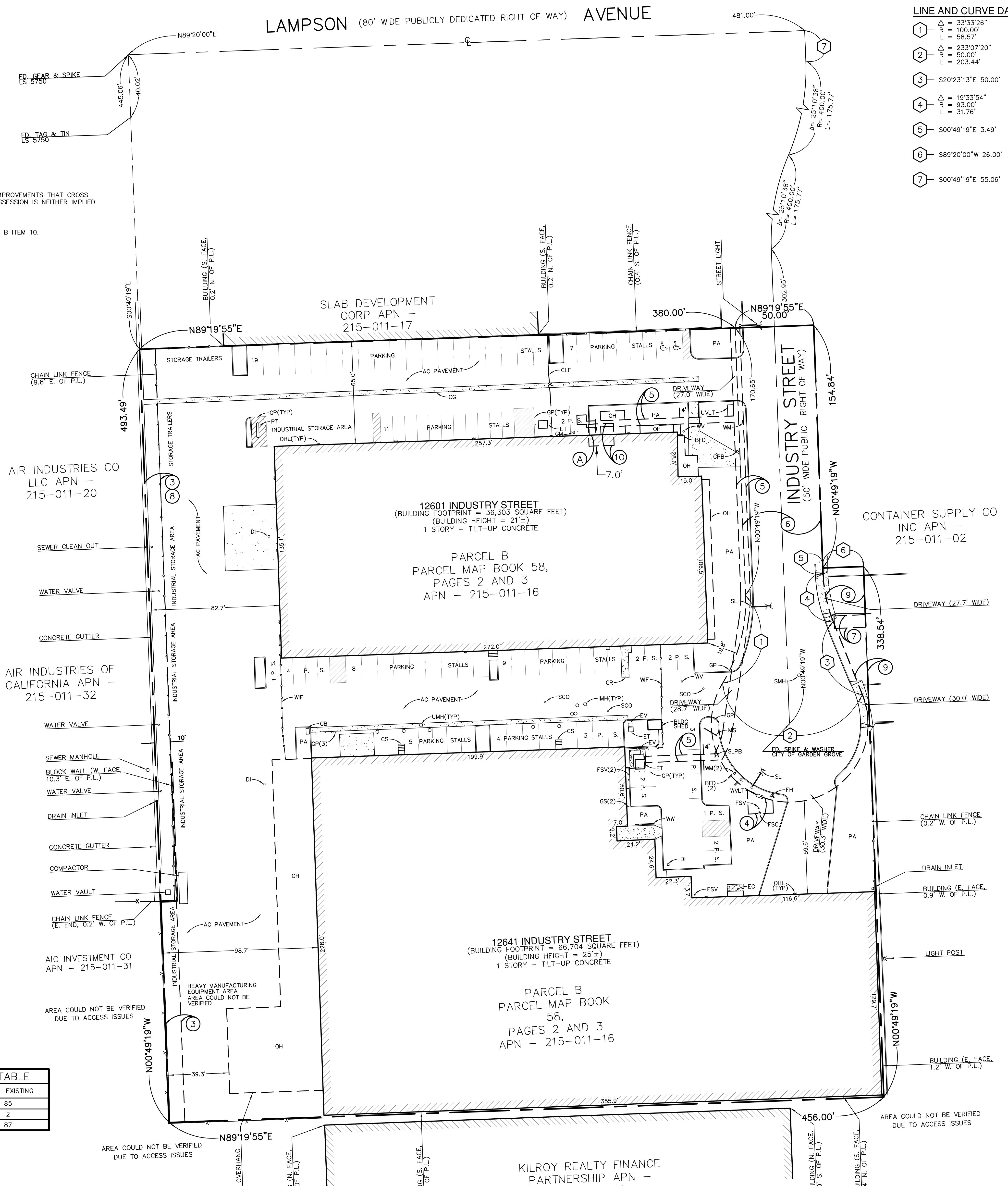
- SETBACKS:
- FRONT - NONE
  - STREET SIDE - NONE
  - SIDE - NONE
  - REAR - NONE
  - HEIGHT - 35 FEET
- ZONE - M-P (INDUSTRIAL PARK)
- FLOOR AREA RATIO - N/A  
PARKING REQUIREMENT - 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.
- THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.
- ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF GARDEN GROVE (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:
- PHONE NUMBER - (714) 741-5312.
- ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

### SURVEYOR'S CERTIFICATE:

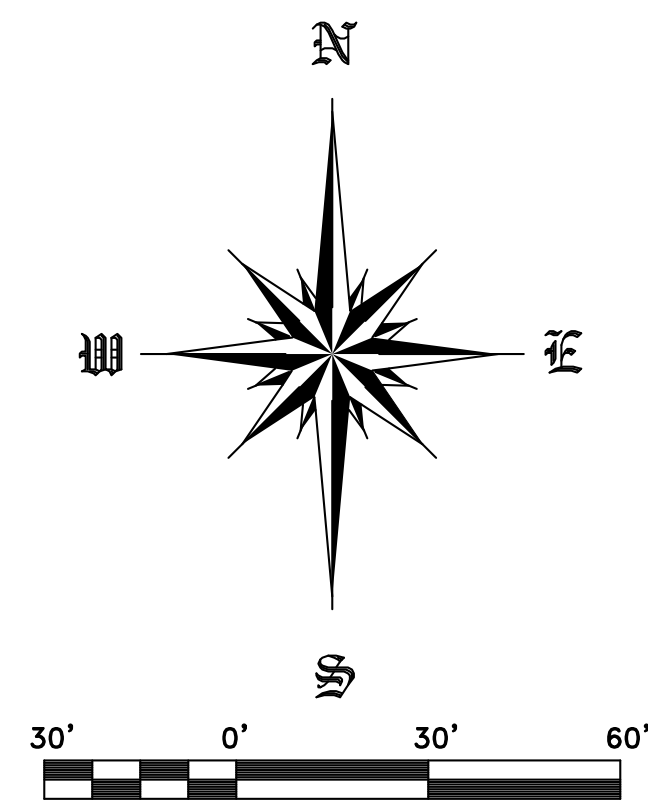
TO: LIBERTY PROPERTY LIMITED PARTNERSHIP, LIBERTY PROPERTY TRUST, FIRST AMERICAN TITLE INSURANCE COMPANY, LAND SERVICES USA, INC., THE PLANNING & ZONING RESOURCE CORP., CABOT III-CA1W02-W03, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/1/12.

JEFFERY L. MAYES  
EXP: 12/31/2014  
L.S. NO. 6379



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	85
HANDICAP	2
TOTAL	87



SCALE: 1" = 30'

REVISIONS

JRN CIVIL ENGINEERS

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1

232 AVENIDA FABRICANTE, STE. 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685 FAX (949) 248-4687

12601 & 12641 INDUSTRY STREET  
GARDEN GROVE, CA  
LAND SERVICES USA, INC.

SCALE: 1" = 30'  
DATE: 7/24/13  
DRAWN BY: TVE  
CHKD. BY: JRN  
FILE NO. 12938

