

SHEET 3 OF 6 SHEETS
ALL OF TENTATIVE TRACT NO 12084
11 LOTS
18.544 ACRES

TRACT NO. 12084

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

JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

84-120063

ACCEPTED AND FILED
Nov. 22, 1983 AT 4:00 PM
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$ 16.00

BASIS OF BEARINGS

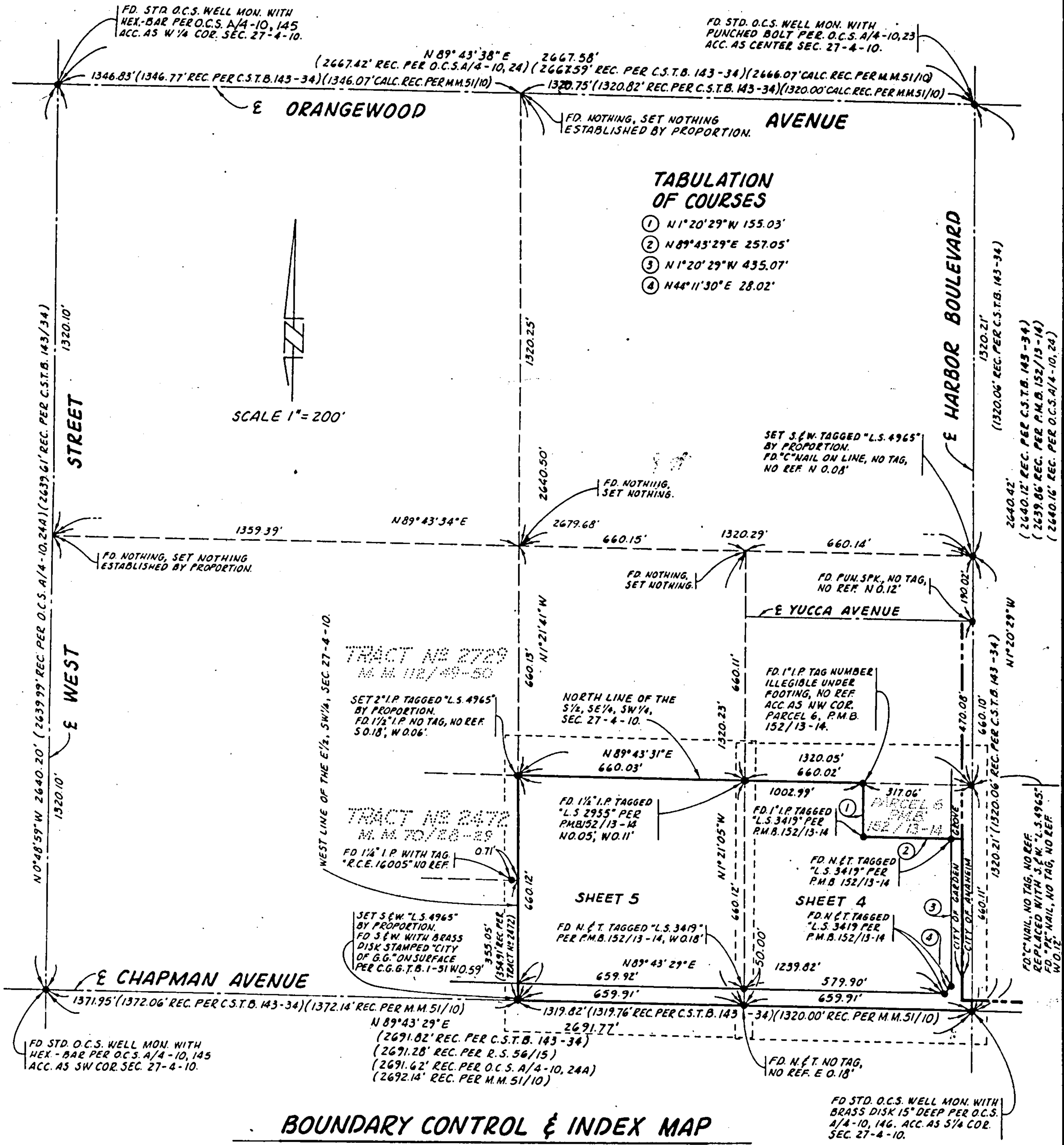
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHAPMAN AVENUE PER PHB 152/13-14, RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING N 89-43-29 E.

MONUMENT NOTES

● INDICATES FD. MONUMENTS AS SHOWN HEREON.

1" I.P. TAGGED "L.S. 4965" OR A LEAD AND TAG "L.S. 4965" IN CONCRETE OR A SPIKE AND TAG "L.S. 4965" IN ASPHALT IS TO BE SET AT ALL LOT CORNERS, LOT B.C.'S AND LOT E.C.'S.

ALL MONUMENTS SHOWN HEREON AS SET, WILL BE SET WITHIN NINETY DAYS AFTER COMPLETION OF IMPROVEMENTS.



BOUNDARY CONTROL & INDEX MAP

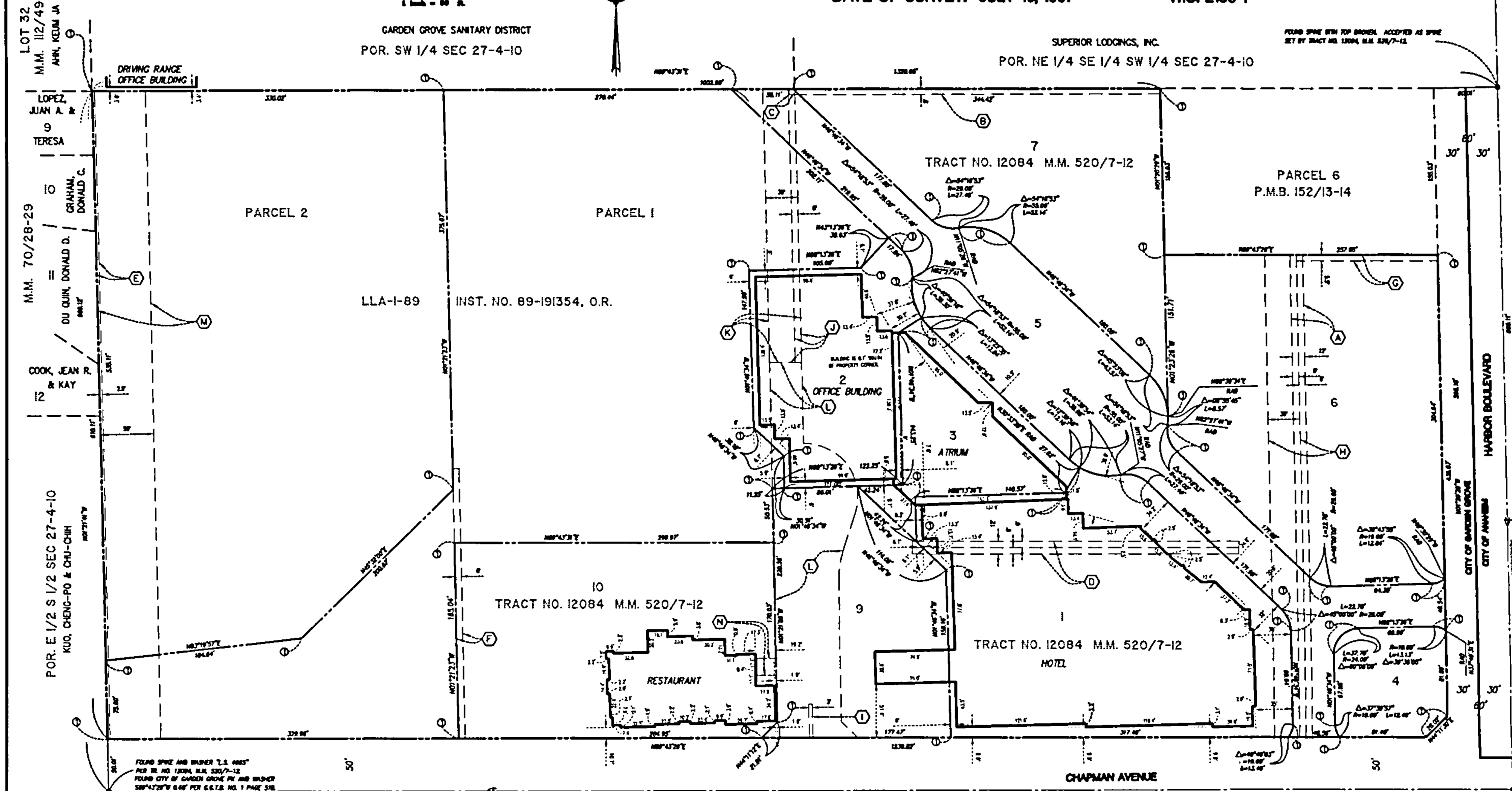
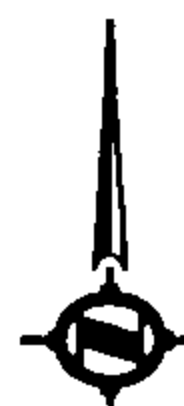
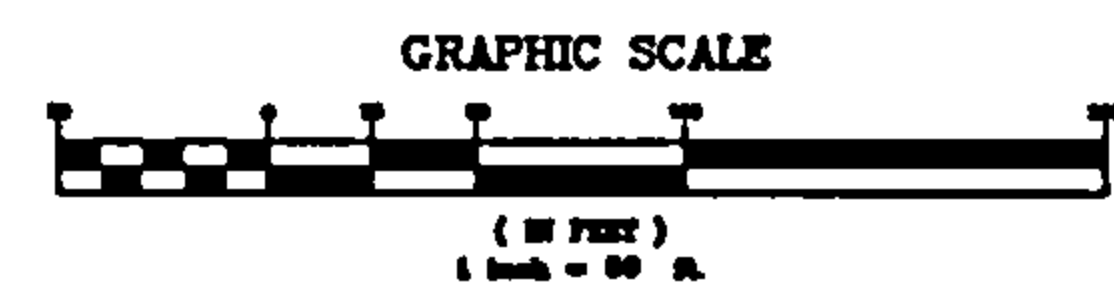
J. N. 22320

LLA-4-03

ALTA/AC.S.M. SURVEY

DATE OF SURVEY: JULY 16, 1997

W.O. 2139-1



BASIS OF BEARINGS

THE BEARINGS OF IMPROVEMENTS ALONG THE CENTERLINE OF CHAPMAN AVENUE AS SHOWN ON TRACT 12084, M.M. 520/7-12, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1 TO 5, INCLUSIVE, 8 AND 16 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 238, PAGES 7 TO 12, INCLUDING OF UNRECORDED MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAH COUNTY.
EXCEPT ALL UNDERGROUND WATER RIGHTS, WITHOUT THE RIGHT OF SURFACE ENTRY, AS INDICATED TO THE CITY OF GARDEN GROVE BY ENCROACHMENT ON THE MAP OF TRACT NO. 12084.

PARCEL 2
PARCELS 2 AND 3 AS SET FORTH IN EXHIBIT "D" AND AS SHOWN ON EXHIBIT "D" OF THAT CERTAIN APPLICATION FOR LOT LINE ADJUSTMENT (LLA-1-89) RECORDED APRIL 12, 1988, AS INSTRUMENT NO. 88-11043, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
EXCEPT ALL UNDERGROUND WATER RIGHTS, WITHOUT THE RIGHT OF SURFACE ENTRY, AS INDICATED TO THE CITY OF GARDEN GROVE BY ENCROACHMENT ON THE MAP OF TRACT NO. 12084.

TITLE REPORT

THIS SURVEY WAS BASED ON THE INFORMATION FURNISHED IN THE CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. 007302008 INT, DATED JUNE 20, 1997.

- THE FOLLOWING ITEMS ARE PER THIS REPORT:
- 1 THROUGH 33 REFER TO ENDS.
 - 34 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR ELECTRIC LINES AND APPURTENANCES PER DOCUMENT RECORDED APRIL 6, 1968, IN BOOK 3022 PAGE 288, O.A., SHOWN HEREIN AS (A).
 - 35 REFERS TO AN EASEMENT IN FAVOR OF GARDEN GROVE SANITARY DISTRICT, FOR WATER LINES AND APPURTENANCES PER DOCUMENT RECORDED SEPTEMBER 26, 1968, IN BOOK 3253 PAGE 224, O.A., SHOWN HEREIN AS (B).
 - 36 REFERS TO AN EASEMENT IN FAVOR OF GARDEN GROVE SANITARY DISTRICT, FOR WATER LINE AND APPURTENANCES PER DOCUMENT RECORDED NOVEMBER 7, 1968, IN BOOK 3273 PAGE 287, O.A., SHOWN HEREIN AS (C).
 - 37 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR ELECTRIC LINES AND APPURTENANCES PER DOCUMENT RECORDED OCTOBER 6, 1967, IN BOOK 4054 PAGE 186, O.A., SHOWN HEREIN AS (D).
 - 38 REFERS TO AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES PER DOCUMENT RECORDED APRIL 10, 1968, IN BOOK 3348 PAGE 643, O.A., SHOWN HEREIN AS (E).
 - 39 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR ELECTRIC LINES AND APPURTENANCES PER DOCUMENT RECORDED AUGUST 20, 1962, IN BOOK 6332 PAGE 184, O.A., SHOWN HEREIN AS (F).
 - 40 REFERS TO A DECLARATION AND COVENANT IN FAVOR OF THE CITY OF GARDEN GROVE, AFFECTING A PORTION OF THE NORTH 6.30 FEET OF PARCEL 8, TO THE EFFECT THAT IT SHALL NOT BE ANY TIME BE BUILT UPON, RECORDED DECEMBER 20, 1968, IN BOOK 3348, PAGE 643, O.A., SHOWN HEREIN AS (G).
 - 41 REFERS TO AN EASEMENT IN FAVOR OF GARDEN GROVE SANITARY DISTRICT, FOR SANITARY SEWERS AND ALL APPURTENANCES THERE TO PER DOCUMENT RECORDED MARCH 15, 1968, IN BOOK 3388 PAGE 644, O.A., SHOWN HEREIN AS (H).
 - 42 REFERS TO THE FACT THAT SAID LAND LIES WITHIN AN AREA SUBJECT TO REDEVELOPMENT UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW, AS DECLARED BY VARIOUS INSTRUMENTS.
 - 43 REFERS TO AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES PER DOCUMENT RECORDED MAY 25, 1958, IN BOOK 1343 PAGE 1308, O.A., SHOWN HEREIN AS (I).
 - 44 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR POLE LINES AND APPURTENANCE STRUCTURES PER DOCUMENT RECORDED APRIL 16, 1976, IN BOOK 1243 PAGE 142, O.A., SHOWN HEREIN AS (J).
 - 45 REFERS TO AN EASEMENT IN FAVOR OF THE CITY OF GARDEN GROVE, FOR WATER PIPE LINES AND APPURTENANCE STRUCTURES PER DOCUMENT RECORDED APRIL 14, 1976, IN BOOK 1243 PAGE 142, O.A., SHOWN HEREIN AS (K).
 - 46 REFERS TO EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR POLE LINES AND APPURTENANCE, AND THE CITY OF GARDEN GROVE FOR WATER LINES AND APPURTENANCES, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES, AS CONTAINED IN THAT CERTAIN DECLARATION NO. 2273 DECLARED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, RECORDED APRIL 15, 1963 AS INSTRUMENT NO. 63-23386 OF O.A., SHOWN HEREIN AS (L).
 - 47 REFERS TO THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM HARBOR BOULEVARD AND CHAPMAN AVENUE, EXCEPT AS APPROVED ACCESS OTHERWISE.
 - 48 REFERS TO AN EASEMENT IN FAVOR OF GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, FOR VEHICULAR AND PEDESTRIAN ACCESS AND FOR THE INSTALLATION OF ANY AND ALL UNDERGROUND UTILITIES PER DOCUMENT RECORDED APRIL 27, 1984, AS INSTRUMENT NO. 84-17377, O.A., SHOWN HEREIN AS (M).
 - 49 REFERS TO COVENANTS, CONDITIONS, AND RESTRICTIONS PER DOCUMENT NOTED IN ITEM 38.
 - 50 REFERS TO MATTERS IN AN UNRECORDED INSTRUMENT, AS DECLARED BY A MORTGAGEE BENEFIT RECORDED APRIL 27, 1984, AS INSTRUMENT NO. 84-17373, O.A.
 - 51 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED JANUARY 8, 1968, AS INSTRUMENT NO. 68-10443, O.A., SAID EASEMENT IS NOT PLOTTABLE FROM THE RECORDS.
 - 52 REFERS TO AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED MAY 12, 1968, AS INSTRUMENT NO. 68-10443, O.A., SHOWN HEREIN AS (N).
 - 53 REFERS TO AN UNRECORDED LEASE (SEE TITLE REPORT).
 - 54 REFERS TO COVENANTS, CONDITIONS, AND RESTRICTIONS (SEE TITLE REPORT).
 - 55 REFERS TO VARIOUS METEORICAL INSTRUMENTS, EGRESS, EGRESS, VICE, IMPROVEMENTS, ENCROACHMENTS, MAINTENANCE, PER DOCUMENT RECORDED DECEMBER 22, 1968, AS INSTRUMENT NO. 68-13443, O.A., SAID EASEMENTS ARE NOT PLOTTABLE FROM THE RECORDS.
 - 56 THROUGH 60 REFER TO VARIOUS NON-SURVEY ITEMS (SEE TITLE REPORT).

- ### LEGEND
- INDICATES PROJECT BOUNDARY.
 - INDICATES INTERIOR LOT OR PARCEL BOUNDARY.
 - INDICATES FOUND MONUMENT AS NOTED HEREIN.
 - INDICATES FOUND MONUMENT ESTABLISHED BY RECORD ANGLE AND DISTANCE.

SITE ADDRESS

100 - 300 PLAZA ALICANTE DRIVE, GARDEN GROVE, CA

PREPARED FOR:
GATWAY PROPERTIES
4590 MACARTHUR BOULEVARD SUITE 500
NEWPORT BEACH, CA 92660

PREPARED BY:
H & A
HUNSAKER & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
10000 UNIVERSITY AVENUE, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949-261-1111

NOTES

1. THIS SURVEY DOES NOT INCLUDE ANY LOCATION OF RESEARCH FOR UNDERGROUND UTILITIES OR OTHER FACILITIES, IF ANY, OTHER THAN AS SHOWN.
2. AREA: 16.74 ACRES.
3. RECORD OWNER: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, GATEWAY PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO PROCEEDINGS PENDING IN THE SUPERIOR COURT UNDER A PETITION FOR RELIEF WAS FILED ON JANUARY 26, 1995 IN U.S. DISTRICT COURT, CASE NO. SA 95-0043, AS TO AN UNRECORDED INTEREST IN LOT 1 AND ALL OF LOTS 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, AND OTHER OWNERS ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, AS TO THE REMAINDER OF SAID LAND.
4. A LEASE AGREEMENT BETWEEN GATWAY PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, HOTEL OWNERS ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, AND THE HANSON COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED FEBRUARY 11, 1988, ALLOWS PROJECT AND EGRESS OVER A PORTION OF THE SOUTHWESTERLY CORNER AND NORTHWESTERLY CORNER AREAS OF THE SURVEYED PROPERTY PROVIDED IN NOT MORE THAN 30 PARALLEL STALLS IN THE NORTHWEST CORNER AREA, AND A SIGN NEAR THE SOUTHWESTERLY ENTRY TO THE PARKING AREA. SAID AREAS ARE SHOWN IN SAID LOCKS BY EXHIBIT ONE, AND ARE NOT PLOTTABLE FROM SAID LOCKS.

SURVEYORS CERTIFICATE

IN CHICAGO TITLE INSURANCE COMPANY, GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, GATEWAY PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, HOTEL OWNERS ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, AND GATWAY PROPERTIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD METH. REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1985, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) AND IN EFFECT ON THE DATE OF THE CERTIFICATION OF AN ALTA SURVEY.

NONE OF THE WORDS "CERTIFY," "CERTIFICATE" AND "CERTIFICATION" IS ASSUMED TO BE IN ACCORDANCE WITH THE DEFINITION CONTAINED IN CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 4732.5.

ROY S. WILLIAMS, L.S. 8854 DATE
BY LOCKEE EXPRES 12/29/96

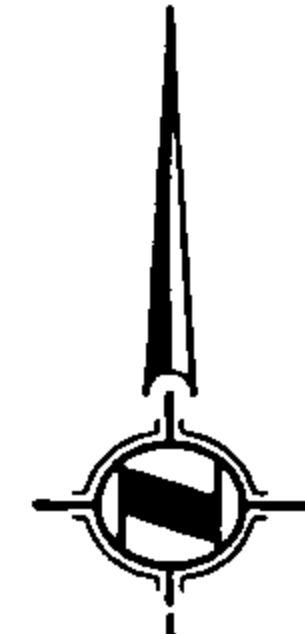
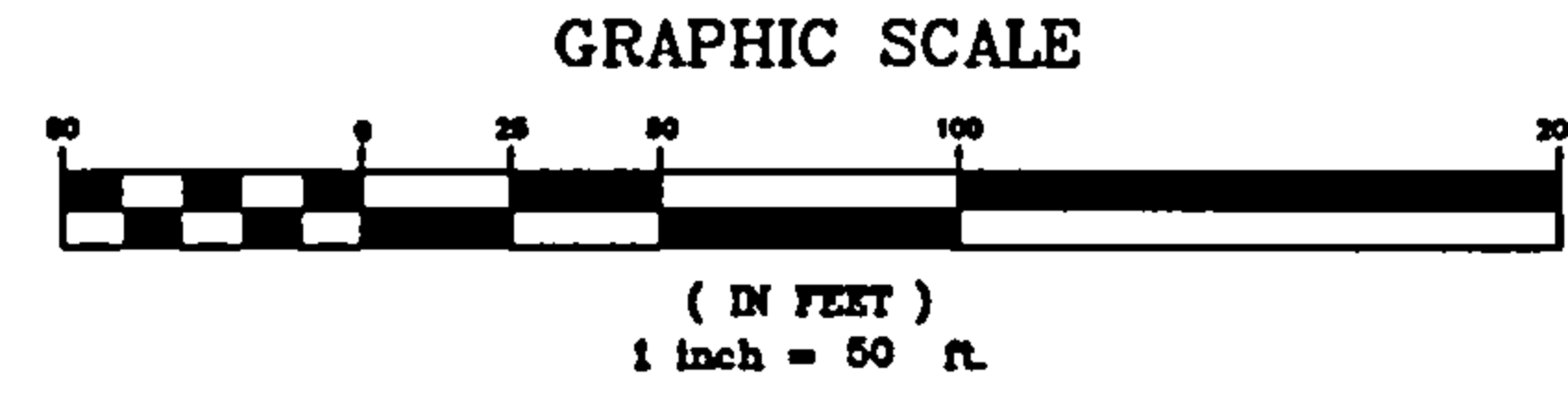


DOC #41228 BBN 110A RM 107 W.O. 2139-1

A.L.T.A./A.C.S.M. SURVEY

DATE OF SURVEY: JULY 16, 1997

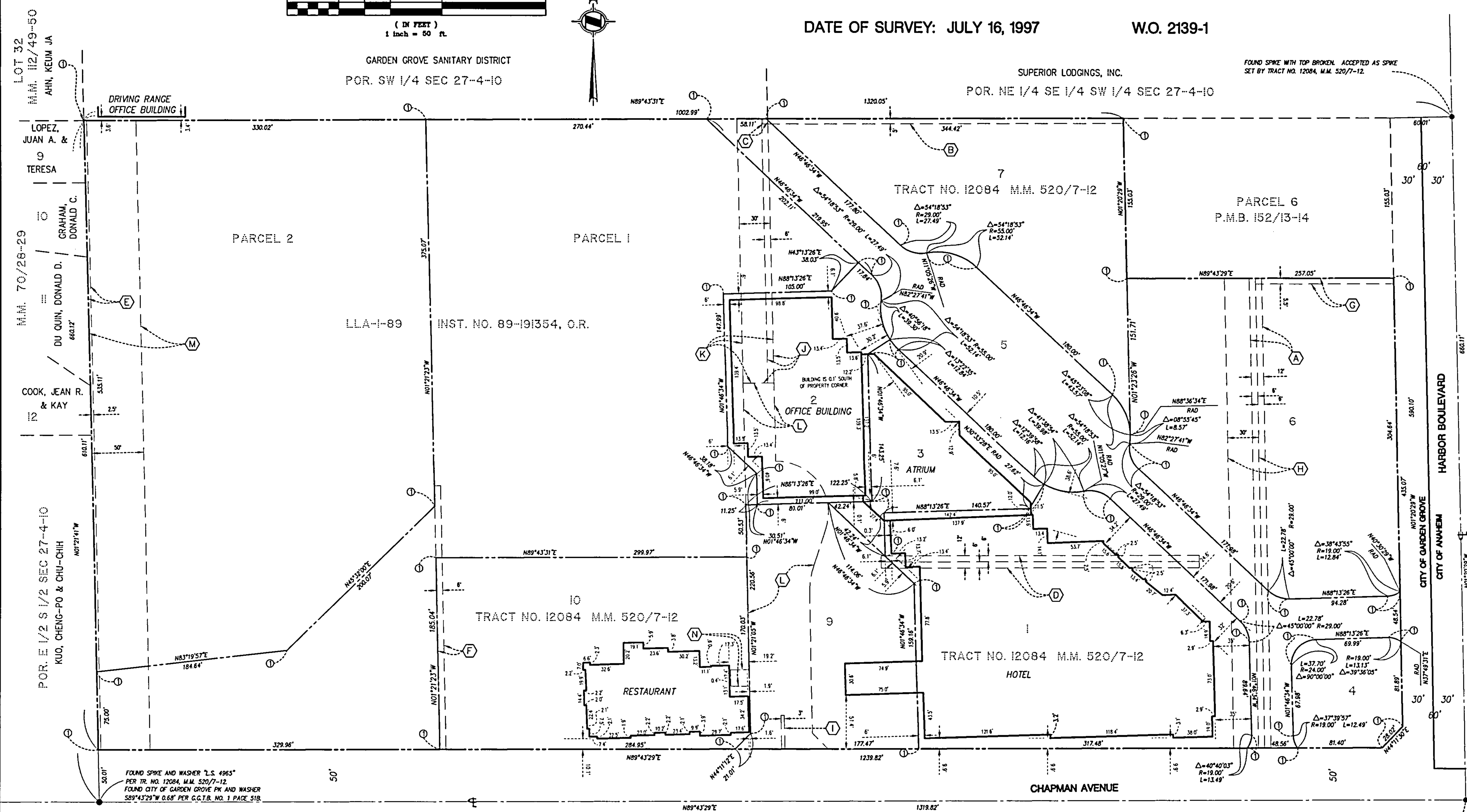
W.O. 2139-1



GARDEN GROVE SANITARY DISTRICT
POR. SW 1/4 SEC 27-4-10

SUPERIOR LODGINGS, INC.
POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10

FOUND SPIKE WITH TOP BROKEN. ACCEPTED AS SPIKE
SET BY TRACT NO. 12084, M.M. 520/7-12.



FOUND SPIKE AND WASHER "L.S. 4965"
PER TR. NO. 12084, M.M. 520/7-12.
FOUND CITY OF GARDEN GROVE PK AND WASHER
S89°43'29"W 0.68' PER C.C.T.B. NO. 1 PAGE 518.

FOUND O.C.S. WELL MONUMENT WITH
BRASS DISC PER O.C.S. T.E. NOTES, GPS 3073.

LEGEND

- INDICATES PROJECT PERIMETER BOUNDARY.
- - - INDICATES INTERIOR LOT OR PARCEL BOUNDARY.
- INDICATES FOUND MONUMENT AS NOTED HEREON.
- Ⓢ INDICATES FOUND NOTHING. ESTABLISHED BY RECORD ANGLE AND DISTANCE.