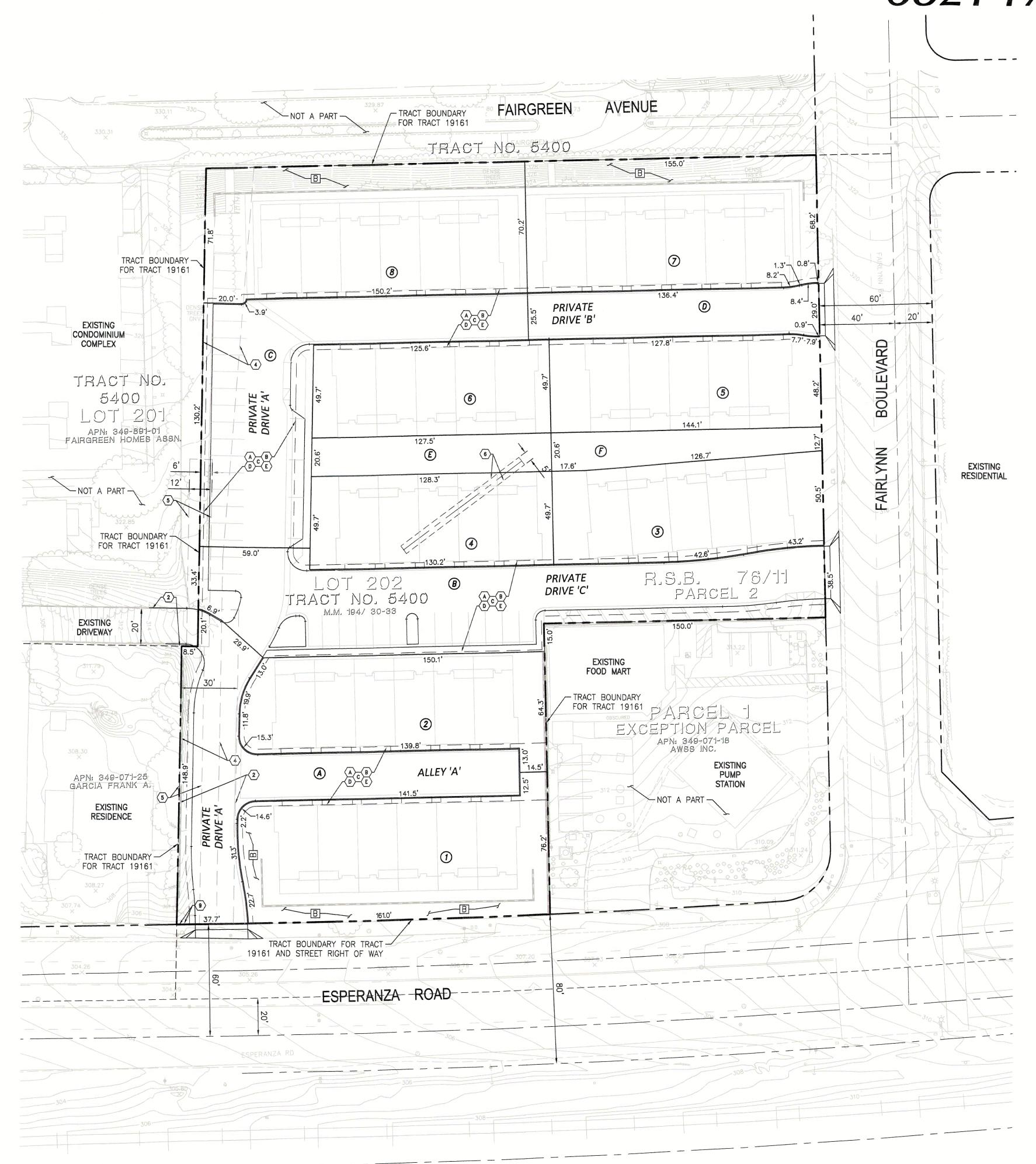
VESTING TENTATIVE TRACT MAP 19161 FOR CONDOMINIUM PURPOSES 6821 FAIRLYNN BLVD.



EXISTING EASEMENTS

- (2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT: PURPOSE: VEHICULAR ACCESS AFFECTS: AS SHOWN ON SAID MAP
- (4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SEWER PIPELINES RECORDING DATE: FEBRUARY 28, 1964 RECORDING NO: BOOK 6943, PAGE 683 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: APRIL 16, 1964 RECORDING NO: BOOK 7007, PAGE 894 OF OFFICIAL RECORDS

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERTO, AS GRANTED IN A DOCUMENT:

AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: MARCH 17, 1977 RECORDING NO: BOOK 12108, PAGE 652 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION CASE NO.: 05CC12878 PURPOSE: HIGHWAY

RECORDING DATE: APRIL 2, 2007 RECORDING NO: 2007-000209791 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

EXISTING EASEMENTS DISPOSITION

- (2) EXISTING EASEMENT TO REMAIN AS IS
- (4) EXISTING EASEMENT TO REMAIN AS IS
- (5) EXISTING EASEMENT TO REMAIN AS IS
- (6) EXISTING EASEMENT TO BE ABANDONED
- (9) EXISTING EASEMENT TO REMAIN AS I

PROPOSED EASEMENTS

- A PROPOSED EASEMENT TO YLWD FOR SEWER AND ACCESS
- (B) PROPOSED EASEMENT TO GSW FOR WATER AND ACCESS PURPOSES
- PROPOSED EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES
- PROPOSED RECIPROCAL INGRESS/EGRESS AND DRIVEWAY MANEUVERABILITY ACCESS EASEMENT FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19161
- (E) PROPOSED UTILITY EASEMENT

SLOPE DESIGNATIONS

B TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION

APPLICANT

(714)342-2502

ROI ESPERANZA LLC 4199 CAMPUS DRIVE, SUITE 200 IRVINE, CA 92612

CIVIL ENGINEER

16795 VON KARMAN AVENUE IRVINE, CA 92606 (949)474-1960

FUSCOE ENGINEERING, INC.

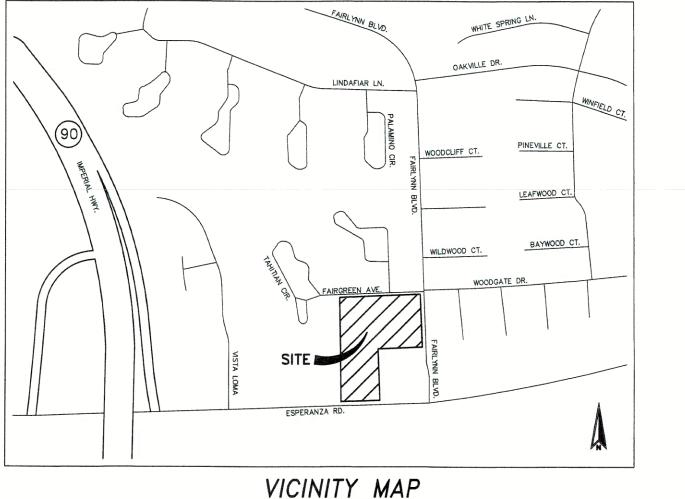
<u>ARCHITEC</u>

BASSENIAN LAGONI 2031 ORCHARD DRIVE #100 NEWPORT BEACH, CA 92660 (949)553-9100

DEVIATION REQUEST ROLLED CURB TO BE AS PROPOSED HEREON IN LIEU OF USING ORANGE COUNTY STD. PLAN 1201. SEE SHEET C-2

STATISTICAL SUMMARY:

LOT NUMBERS	AREA (SF)	AREA (AC)	PROPOSED LAND USE		
1	10,785.0	0.25	6-PLEX		
2	8,407.5	0.19	6-PLEX		
3	7,351.4	0.17	5-PLEX		
4	6,420.1	0.15	5-PLEX		
5	7,142.1	0.16	5-PLEX		
6	6,285.3	0.14	5-PLEX		
7	10,856.3	0.25	6-PLEX		
8	12,068.5	0.28	6-PLEX		
Α	9,202.4	0.21	PRIVATE ALLEY (ALLEY 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'A')		
В	13,804.8	0.32	PRIVATE DRIVE (PRIVATE DRIVE 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'C')		
С	10,711.2	0.25	PRIVATE DRIVE (PRIVATE DRIVE 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'B')		
D	3,985.0	0.09	PRIVATE DRIVE (PRIVATE DRIVE 'B')		
E	2,634.1	0.06	PRIVATE WALKWAY		
F	2,468.3	0.06	PRIVATE WALKWAY		
TOTALS	112,122.00	2.58			



GENERAL INFORMATION

- . EXISTING LAND USE: PROPOSED LAND USE: RESIDENTIAL—CONDOMINIUMS
- ADJACENT LAND USE : N - RESIDENTIAL
- W RESIDENTIAL S - PUBLIC STREET (ESPERANZA ROAD)
- E PUBLIC STREET (FAIRLYNN BLVD.)
- 4. EXISTING GENERAL PLAN USE: 1-B RESIDENTIAL
- EXISTING ZONING: C-1 COMMERCIAL WITH H OVERLAY PROPOSED ZONING: R-2
- 7. THIS TRACT LIES IN FLOOD ZONE 'X' PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO.:
- 06059C0156J EFFECTIVE DATE: 12/3/2009
- 8. GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY. 9. ELECTRIC SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON COMPANY.
- 10. TELEPHONE SERVICE WILL BE PROVIDED BY: AT&T U-VERSE, FRONTIER COMMUNICATIONS, OR SPECTRUM
- (TIME WARNER) CABLE. 11. CABLE T.V. SERVICES WILL BE PROVIDED BY: AT&T U-VERSE, FRONTIER COMMUNICATIONS. OR SPECTRUM
- 12. TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP PER APPROVED TRASH COLLECTION PLAN.
- 13. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE YORBA LINDA WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE
- CONSTRUCTION OF SEWER FACILITIES. 14. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO WATER SYSTEM SHALL BE IN
- ACCORDANCE WITH THE GOLDEN STATE WATER COMPANY'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES.
- 15. PROPOSED HIGH SPEED COMMUNICATION TECHNOLOGY, INCLUDING WIRELESS TECHNOLOGY, WILL BE AVAILABLE AT THE TIME OF DEVELOPMENT CONSTRUCTION TO ALL HOMES TO PROVIDE OPPORTUNITIES
- FOR TELECOMMUTING, ON-LINE SHOPPING AND OTHER ADVANCE COMMUNICATION ACTIVITIES.
- 16. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES AND AREA DRAINS.
- 17. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- 18. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE
- 19. TOTAL LENGTH OF PROPOSED PRIVATE DRIVES AND ALLEYS IS APPROXIMATELY 1,020 L.F.
- 20. TOTAL PROJECT ACREAGE IS 2.58 GROSS AC.
- 21. ALL SIDEWALKS, CURB RETURNS, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 22. ALL PUBLIC AND PRIVATE STREETS AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH ORANGE COUNTY PUBLIC WORKS STANDARDS. ROLLED CURB AND GUTTER AND ROLLED CURB WILL BE CONSTRUCTED AS SHOWN ON SHEET C-2. ALL SEWER FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH YORBA LINDA WATER DISTRICT STANDARDS. ALL WATER FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH GOLDEN STATE WATER DISTRICT STANDARDS.
- 23. THE PROJECT SITE LIES WITHIN THE PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT. 24. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE
- 25. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND
- CONSENT TO THE FILING OF THIS VESTING TENTATIVE TRACT MAP.
- 26. THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA IS: 349-071-17.
- 27. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE VESTING TENTATIVE TRACT MAP.
- 28. THE GRADING QUANTITIES ARE APPROXIMATELY 7,000 CY OF CUT AND 500 CY OF FILL.

LEGAL DESCRIPTION

LOT 202 OF TRACT NO. 5400, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 194, PAGES 30 TO 33, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1°22'33" WEST 124.20 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 88°37'27" WEST 150.00 FEET; THENCE SOUTH 1°22'33" EAST TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF SAID CURVE AT SAID SOUTHEAST CORNER, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET; THENCE EASTERLY AND NORTHERLY 41.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°23'51" TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN THE UNDERLYING OR THAT MAY BE PRODUCED FROM SAID PROPERTY AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH. THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM, FROM SAID PROPERTY OR OTHER PROPERTY: OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS. ASPHALTUM, AND OTHER HYDROCARBONS AND OTHER MINERALS WHETHER SIMILAR TO THOSE SPECIFIED OR NOT. OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED BY STERN REALTY COMPANY, A CORPORATION, IN THE DEED RECORDED NOVEMBER 9, 1962, IN BOOK 6317, PAGE 443 OF OFFICIAL RECORDS.

APN: 349-071-17

TENTATIVE TRACT MAP NO. 19161_ SITE PLAN_ CONCEPTUAL GRADING PLAN __ CONCEPTUAL SEWER AND WATER PLAN EXISTING AND PROPOSED CUT AND FILL PROFILES_ ____C-6 & C-7

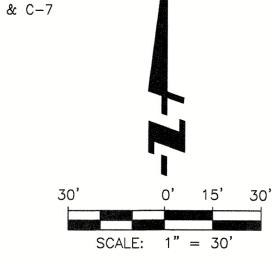
EXISTING EASEMENT

LOT LINE

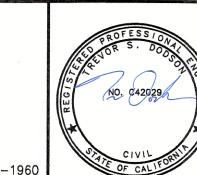
LOT NUMBER

PROPOSED EASEMENT

<u>LEGEND</u>



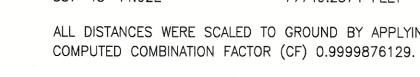
APP'D. DATE DEVELOPER: **REVISIONS** ROI Esperanza LLC ENGINEERING 4199 Campus Drive, Suite 200 16795 Von Karman, Suite 100 Irvine, CA 92612 Irvine, California 92606 tel 949.474.1960 ofax 949.474.5315 (949) 342-2502 www.fuscoe.com CONTACT PERSON:



Tentative Tract Map No. 19161

Tentative Tract Map No. 19161 Esperanza Village

CHECKED: TD SCALE: AS SHOWN JOB NO.: 774.012



N=2261350.6705 E=6071417.8093

THE CALIFORNIA SPATIAL REFERENCE CENTER.

ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NORTH

BEARINGS HEREON ARE OF THE CALIFORNIA COORDINATE

SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH. AS

2J-50-83 ELEV = 301.663 FEET (YEAR LEVELED 2006)

AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED LOCALLY ON

BENCHMARK

GRID COORDINATES:

THE COUNTY OF ORANGE BENCHMARK:

BASIS OF BEARINGS

GRID INVERSE CCCS-CNPP 77749.2574 FEET S87-48-44.02E

DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS CCCS AND CNPP AS PUBLISHED BY ALEX WONG

<u>OWNER</u>

AUTHORIZED SIGNATORY

PATEL/KING PROPERTIES, LLC

GANPAT I. PATEL - PARTNER

ENGINEER'S STATEMENT

N=2258382.6264 E=6149110.3941

ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE

THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP TREVOR DODSON, P.E. 42029

HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND

STATEMENT OF OWNERSHIP

ROI ESPERANZA LLC DOES HEREBY STATE THAT THE PROPERTY

OWNERS LISTED BELOW HAVE AUTHORIZED ROI ESPERANZA LLC TO PREPARE AND SUBMIT THIS MAP AS SHOWN WITHIN THE DISTINCTIVE

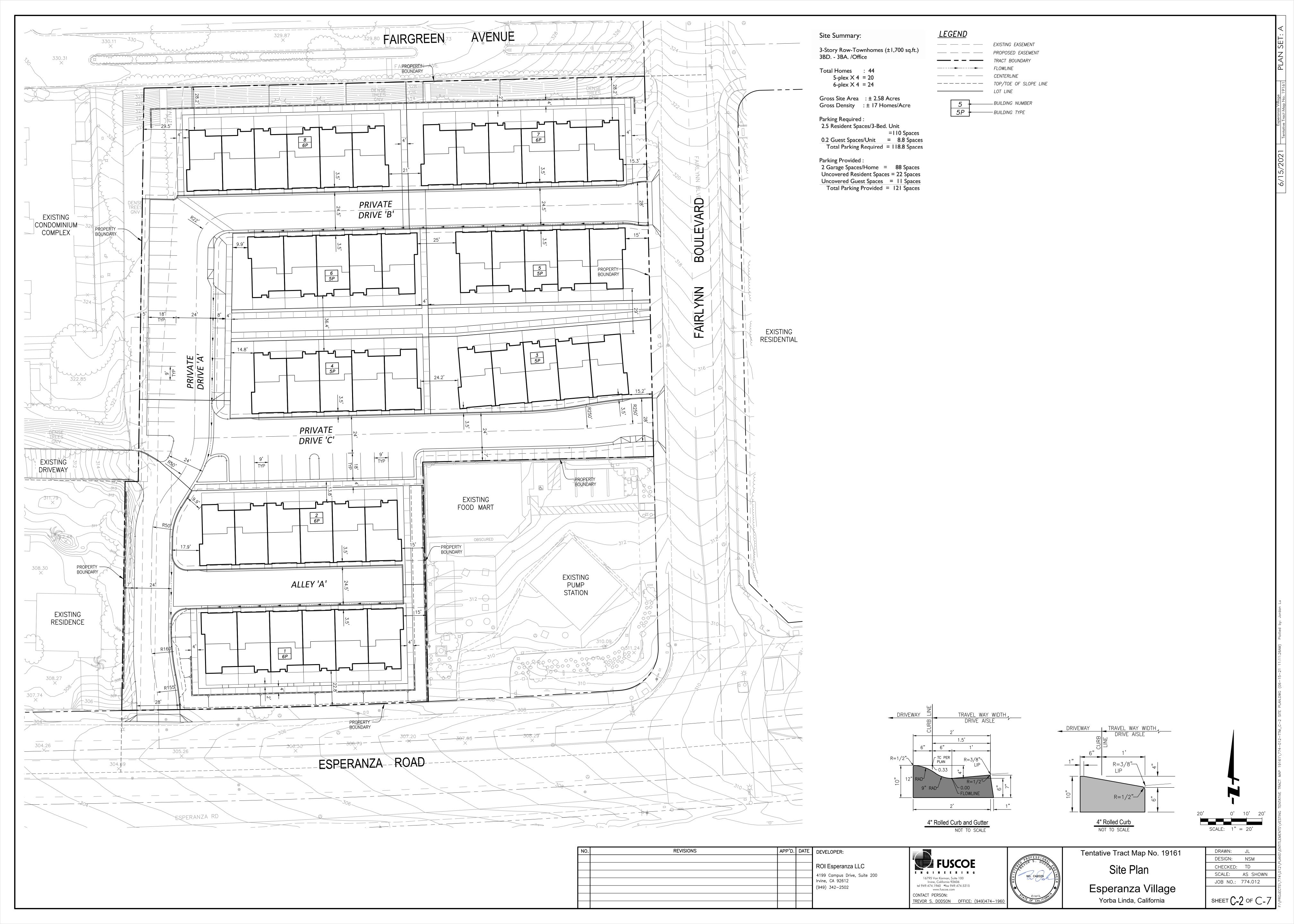
FREVOR S. DODSON OFFICE: (949)474-196

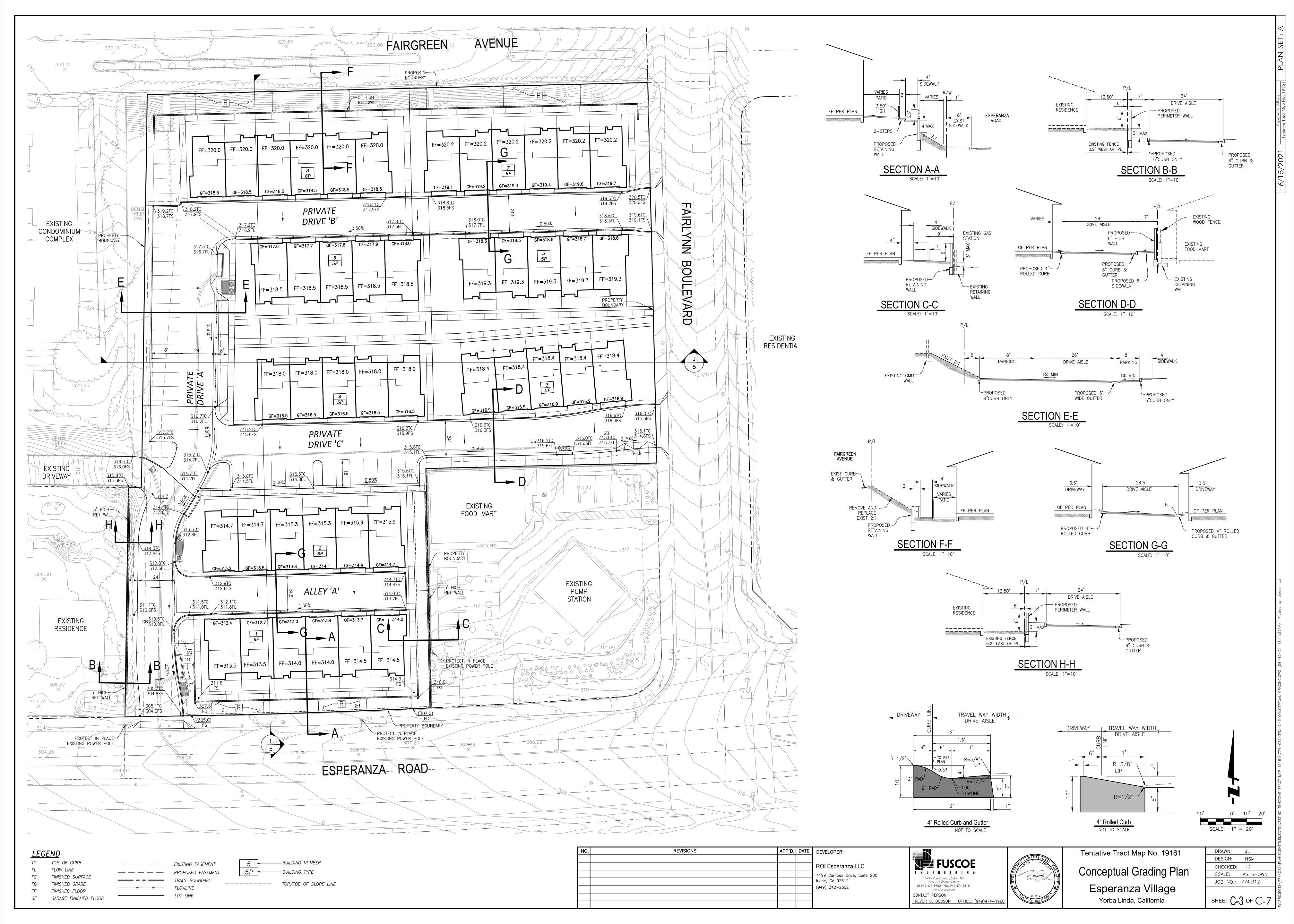
Yorba Linda, California

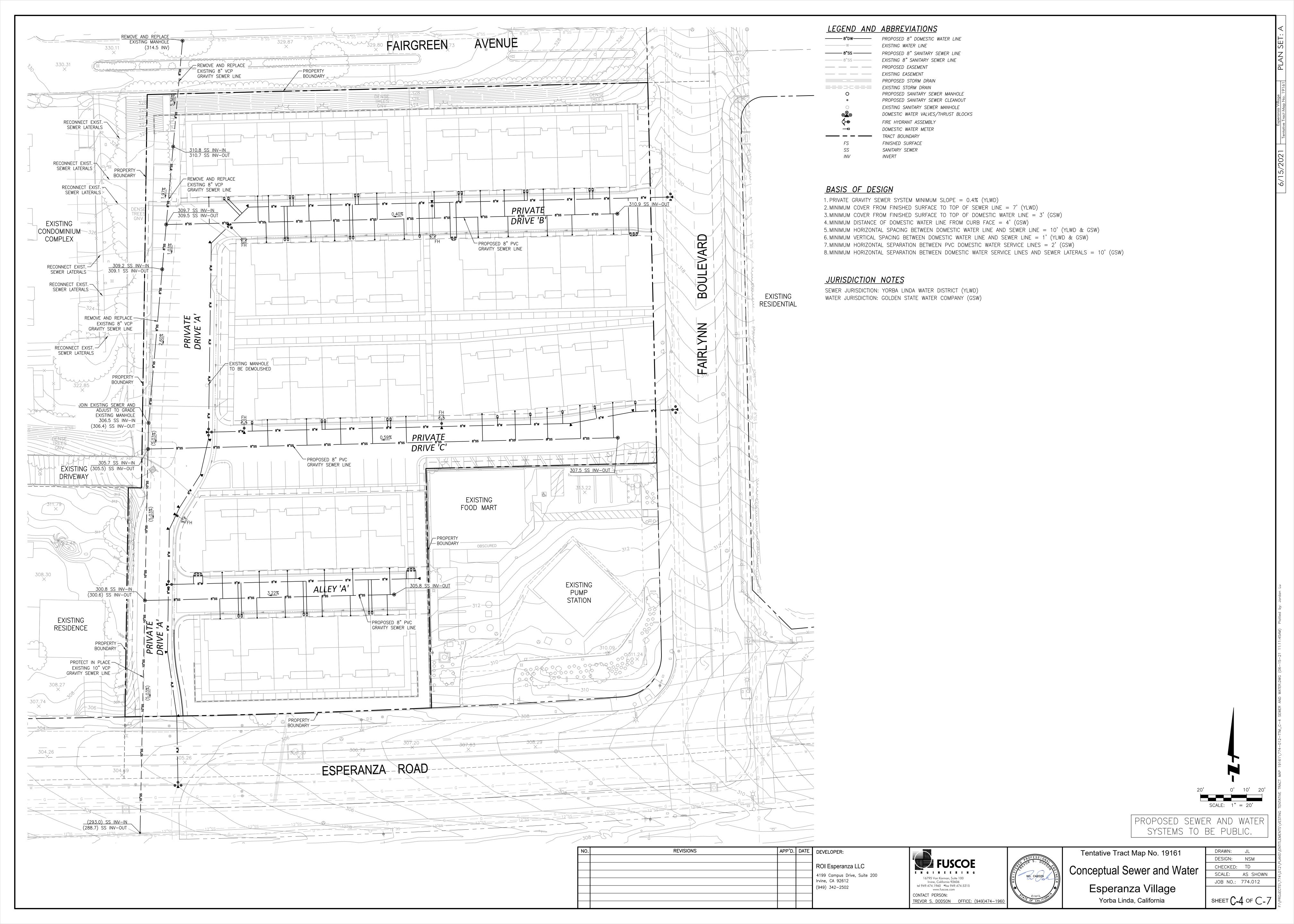
SHEET C-1 OF C-7

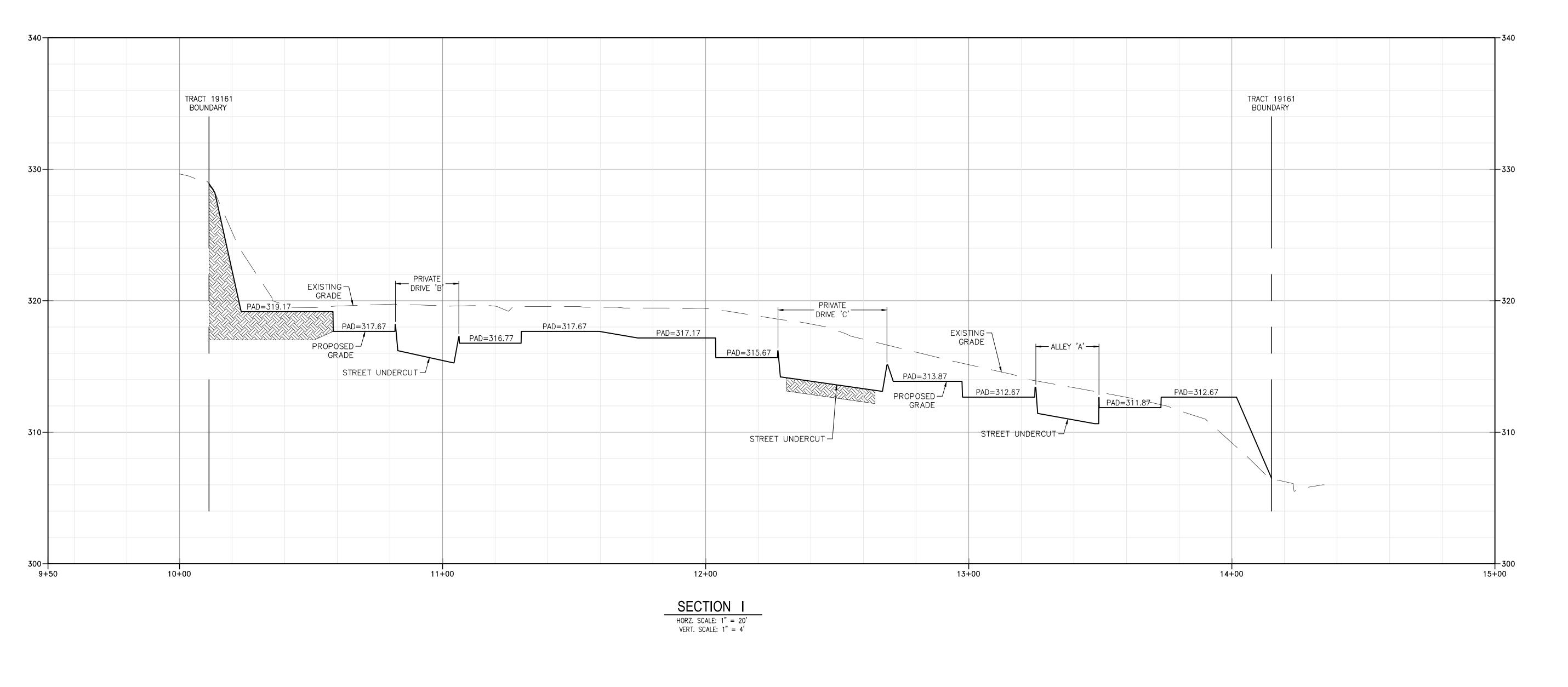
DRAWN: JL

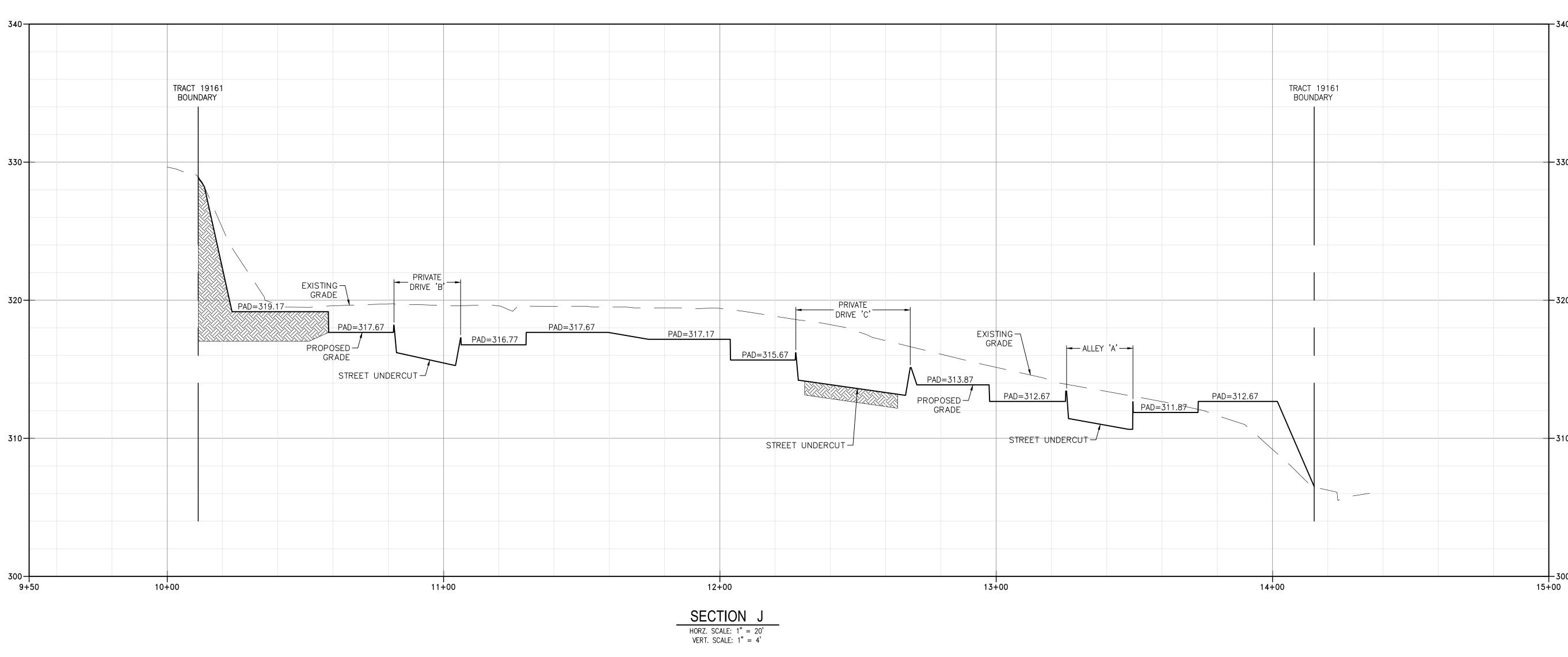
DESIGN: NSM







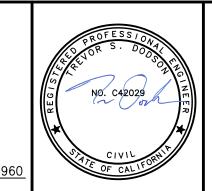




REFER TO SHEET C-3 FOR SECTION CUTS

NO.	REVISIONS		DATE	DEVELOPER:
				ROI Esperanza LLC
				4199 Campus Drive, Suite 200 Irvine, CA 92612 (949) 342-2502





Tentative Tract Map No. 19161
Existing and Proposed Cut and Fill
Profiles
Esperanza Village

Yorba Linda, California

DRAWN: JL

DESIGN: NSM

CHECKED: TD

SCALE: AS SHOWN

JOB NO.: 774.012

SHEET **C-5** OF **C-7**

ASSESSOR PARCEL NUMBER:

349-071-17

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT ORDER NO. 620650258, DATED JULY 22, 2020, AS PREPARED BY LAWYERS TITLE, REDLANDS, CA (TITLE OFFICER: BARBARA NORTHRUP, TELEPHONE: (951)248-0669. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:
ROI ESPERANZA LLC

LEGAL DESCRIPTION:

LOT 202 OF TRACT NO. 5400, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 194, PAGES 30 TO 33, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1° 22' 33" WEST 124.20 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 88° 37' 27" WEST 150.00 FEET; THENCE SOUTH 1° 22' 33" EAST TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF SAID CURVE AT SAID SOUTHEAST CORNER, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 27.00 FEET; THENCE EASTERLY AND NORTHERLY 41.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 23' 51" TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING OR THAT MAY BE PRODUCED FROM SAID PROPERTY AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH, THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM, FROM SAID PROPERTY OR OTHER PROPERTY; OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED BY STERN REALTY COMPANY, A CORPORATION, IN THE DEED RECORDED NOVEMBER 9, 1962, IN BOOK 6317, PAGE 443 OF OFFICIAL RECORDS.

APN: 349-071-17

TITLE EXCEPTIONS:

ITEMS SHOWN AS $\langle \# \rangle$ HAVE BEEN PLOTTED ON THE SURVEY.

A, B & C TAXES

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID

PURPOSE: VEHICULAR ACCESS
AFFECTS: AS SHOWN ON SAID MAP

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: FEBRUARY 27, 1964 RECORDING NO: BOOK 6941, PAGE 741 OF OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SAID INSTRUMENT ALSO PROVIDES FOR THE LEVY OF ASSESSMENTS, THE LIEN OF WHICH IS STATED TO BE SUBORDINATE TO THE LIEN OF CERTAIN MORTGAGES OR DEEDS OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: JUNE 4, 1964
RECORDING NO: BOOK 7073, PAGE 230 OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: NOVEMBER 20, 1970
RECORDING NO: BOOK 9467, PAGE 1 OF OFFICIAL RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SEWER PIPELINES RECORDING DATE: FEBRUARY 28, 1964 RECORDING NO: BOO, 6943, PAGE 683 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

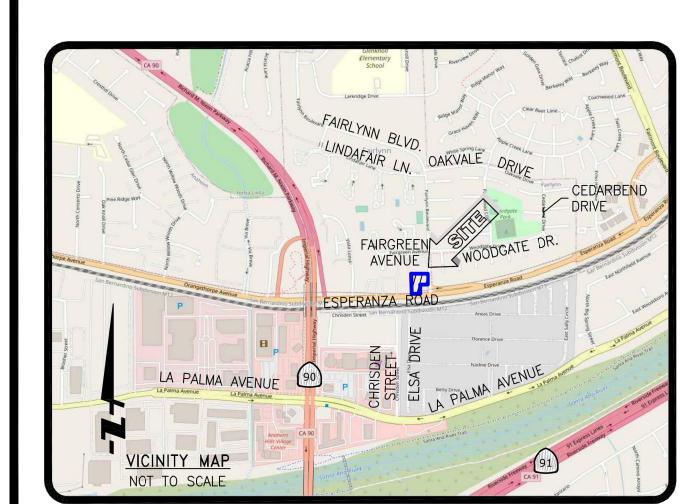
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 16, 1964
RECORDING NO: BOOK 7007, PAGE 894 OF OFFICIAL RECORDS

6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 17, 1977
RECORDING NO: BOOK 12108, PAGE 652 OF OFFICIAL RECORDS

AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN



TITLE EXCEPTIONS (CONT.):

THEREON.

7. THE EFFECT OF A DEED AS SET FORTH BELOW:

GRANTOR: GANPAT I. PATEL AND MANJU G. PATEL, TRUSTEE OF ANY SUCCESSOR TRUSTEE OF THE PATEL FAMILY TRUST DATED JULY 17, 1987, AS TO AN UNDIVIDED TWO—THIRDS INTEREST, AND KENNETH O. KING AND ARLENE KING, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED ONE—THIRD INTEREST GRANTEE: PATEL/KING PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY

DATED: DECEMBER 22, 1999
RECORDING DATE: FEBRUARY 15, 2000
RECORDING NO.: 20000083477 OF OFFICIAL RECORDS

THE COMPANY REQUIRES THAT AN AFFIDAVIT (ATTACHED) BE COMPLETED AND EXECUTED BY THE ABOVE GRANTOR AND THAT SAID AFFIDAVIT BE ACKNOWLEDGED BEFORE A NOTARY WHO IS AN EMPLOYEE OF THE TITLE OR ESCROW COMPANY AND THEN SUBMITTED TO THE TITLE OFFICER FOR REVIEW.

THE COMPANY FURTHER REQUIRES A STATEMENT OF INFORMATION FROM THE ABOVE GRANTORS IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES

8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: NOTICE OF NON-RESPONSIBILITY
LESSOR: PATEL KING PROPERTIES, LLC
LESSE: AMAL DEIB, INDIVIDUALLY AND/OR DBA YORBA LIQUOR MART
RECORDING DATE: FEBRUARY 14, 2007
RECORDING NO: 2007000098790 OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION CASE NO.: 05CC12878 PURPOSE: HIGHWAY RECORDING DATE: APRIL 2, 2007

RECORDING NO: 2007-000209791 OF OFFICIAL RECORDS

AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: NOTICE OF NON-RESPONSIBILITY LESSOR: PATEL KING PROPERTIES, LLC

LESSOR: SHAWNINE ALVI AND LYNNE MYERS, INDIVIDUALS AND/OR DBA GRUB SHAK
RECORDING DATE: OCTOBER 14, 2008
RECORDING NO: 2008000474732 OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDING DATE: AUGUST 21, 2013

RECORDING NO: 2013-000495616 OF OFFICIAL RECORDS

[SURVEYOR'S NOTE: EASEMENT PURPORTS TO COVER TELECOMMUNICATION FACILITIES INSTALLED BY BY GRANTEE PRIOR TO 11/21/2012; THE EXACT EXTENT OF SAID EASEMENT IS UNDETERMINED FROM THE RECORD DOCUMENT; TO THE EXTENT POSSIBLE THE LOCATION OF IDENTIFIABLE TELECOMMUNICATION FACILITIES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED HEREON]

FACILITIES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED HEREON]

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDING DATE: DECEMBER 10, 2013

[SURVEYOR'S NOTE: PURPORTS TO BE THE SAME DOCUMENT AS ITEM 11]
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

RECORDING NO: 2013000665443 OF OFFICIAL RECORDS

13. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

14. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

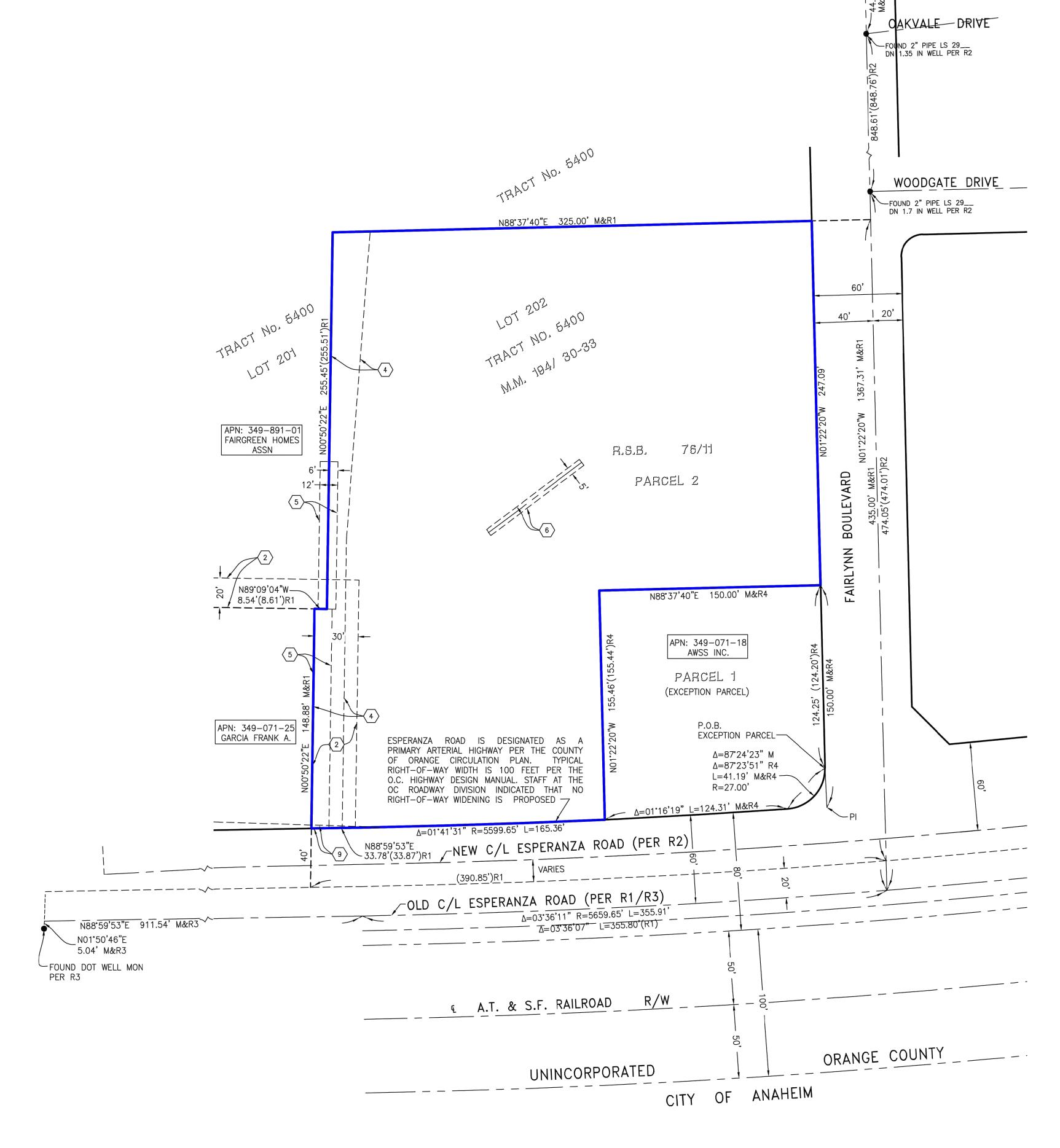
16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

17. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

18. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.



ALTA/NSPS LAND TITLE SURVEY

RECORD REFERENCES:

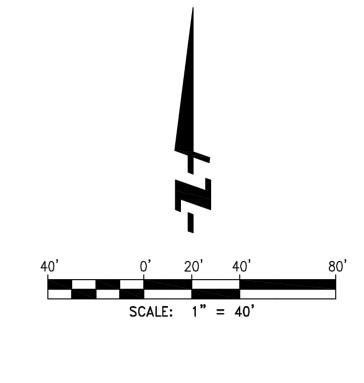
R1 TRACT 5400 MM 194/30
R2 TRACT 7413 MM 301/17

R4 RSB 76/11

R3 ORANGE COUNTY SM 72-1

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING GLOBAL POSITIONING STATIONS (CGPS), CNPP AND CCCS BEING NORTH 87°88'44" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



LINE LEGEND:

ALTA/NSPS TABLE A ITEMS:

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 6821 FAIRLYNN BOULEVARD, YORBA LINDA, CA

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06059C0156J, REVISED DATE: DECEMBER 3, 2009.

EM 4 THE GROSS LAND AREA IS: 112,121 SF / 2.574 ACRES

ITEM 9 SEE THE SURVEY PLAT FOR PARKING STRIPING AND TYPE OF PARKING SPACE. THE PARKING COUNT IS AS FOLLOWS:

REGULAR SPACES 1111 HANDICAP SPACES 3

TOTAL SPACES

RECENT MONTHS.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST

INTERSECTING STREET.

ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN

SURVEYOR'S CERTIFICATE:

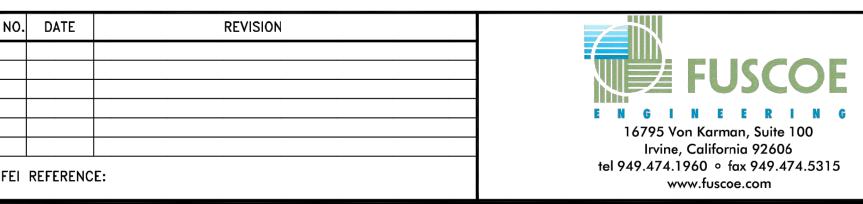
TO: RED OAK INVESTMENTS, LLC, AND LAWYERS TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 9, 13, 14 AND 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 10, 2020.



KURT R. TROXELL, L.S. 7854 EMAIL: KTROXELL@fuscoe.com





ALTA/NSPS LAND TITLE SURVEY

of: ESPERANZA VILLAGE 6821 FAIRLYNN BOULEVARD YORBA LINDA, CA 92886

for: ROI ESPERANZA LLC 4199 CAMPUS DRIVE, SUITE 200 IRVINE, CA 92612 DRAWN BY: TBS
CHECKED BY: KRT

DATE: October 21, 2020

FN: 774-012 ALT

JN: 0774-012-01

SHEET C-6 OF C-7

NO ACCESS POINT-LINE LEGEND: SUBJECT PROPERTY LINES ----EASEMENT LINES — — — — ADJACENT PROPERTY LINES ——— — SECTION LINES TOPOGRAPHIC LINE LEGEND: ---- --- FENCE - CHAIN-LINK ---- FENCE - WROUGHT IRON OR METAL ------ GUARDRAIL ------ RETAINING WALL — (E-OH)—— OVERHEAD LINES - ELECTRIC, COMMUNICATION, ETC. DRAIN CULVERT OUTLET IN WALL FOR SURFACE DRAINAGE FROM ADJOINING PROPERTY N FACE OF RWALL 0.7' S OF PL 3 STORM DRAIN OUTLETS FOR UNDERGROUND DRAINAGE FROM ADJOINING PROPERTY **SYMBOL LEGEND:** ▼ FIRE HYDRANT 0.6' S OF PL-→ GUY ANCHOR & HANDICAP PARKING SPACE LIGHT-AREA N FACE OF RWALL 0.5' S OF PL METER—ELECTRIC METER-GAS W FACE OF RWALL MANHOLE—STORM DRAIN S MANHOLE-SANITARY SEWER POLE-POWER POST **E** RISER-ELECTRIC § RISER-GAS S SANITARY SEWER CLEANOUT ⊩ SIGN STORM DRAIN CLEANOUT VALVE-BLOW OFF VALVE−GAS W VALVE−WATER SURFACE DRAINAGE DIRECTION **ABBREVIATIONS**: BUILDING AC AIR COMPRESSOR BFP BACK FLOW PREVENTOR ECAB ELECTRIC CABINET EM ELECTRIC METER GVLT GAS VAULT -W FACE OF RWALL 0.3' E OF PL PBX PULLBOX RWALL RETAINING WALL TCAB TELEPHONE CABINET ESPERANZA ROAD IS DESIGNATED AS A PRIMARY ARTERIAL HIGHWAY PER THE COUNTY OF ORANGE CIRCULATION PLAN. TYPICAL RIGHT—OF—WAY WIDTH IS 100 FEET PER THE O.C. HIGHWAY DESIGN MANUAL. STAFF AT THE OC ROADWAY DIVISION INDICATED THAT NO RIGHT—OF—WAY WIDENING IS PROPOSED. TE TRASH ENCLOSURE WM WATER METER ESPERANZA ROAD ALTA/NSPS LAND TITLE SURVEY DATE: October 21, 2020 REVISION

FEI REFERENCE:

FN: 774-012 ALT

JN: 0774-012-01

DRAWN BY: TBS

CHECKED BY: KRT

SHEET C-7 OF C-7

of: ESPERANZA VILLAGE

6821 FAIRLYNN BOULEVARD

YORBA LINDA, CA 92886

4199 CAMPUS DRIVE, SUITE 200

IRVINE, CA 92612

for: ROI ESPERANZA LLC

FUSCOE

ENGINEERING

16795 Von Karman, Suite 100

Irvine, California 92606 tel 949.474.1960 o fax 949.474.5315

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