

SURVEYOR'S NOTES:

- 1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: PIP-WR SUNKIST LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. PROJECT ADDRESS: 1441 S. SUNKIST STREET ANAHEIM, CALIFORNIA 084-210-26
3. ASSESSOR'S PARCEL NUMBER: 084-210-26
4. PARCEL AREAS: LEGAL DESCRIPTION: 167,510 S.F. / 3.846 ACRES
5. ZONING INFORMATION: THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF ANAHEIM ZONING CODE
6. SELECTED ZONING REQUIREMENTS ARE PER CITY OF ANAHEIM MUNICIPAL CODE
7. A PORTION OF THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE 'A-SHARED' (AREAS OF 0.2% ANNUAL CHANCE FLOOD)
8. SUBJECT SITE DESCRIBED HEREON IS CURRENTLY DEVELOPED WITH A CONCRETE INDUSTRIAL BUILDING AND METAL ADDITION
9. GEOLOGICAL HAZARDS: A SUBJECT-PROLOG SPECIAL STUDIES ZONE: THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ANAHEIM SPECIAL STUDIES ZONES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 3, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 50, PAGE 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY...

MONUMENT & ESTABLISHMENT NOTES:

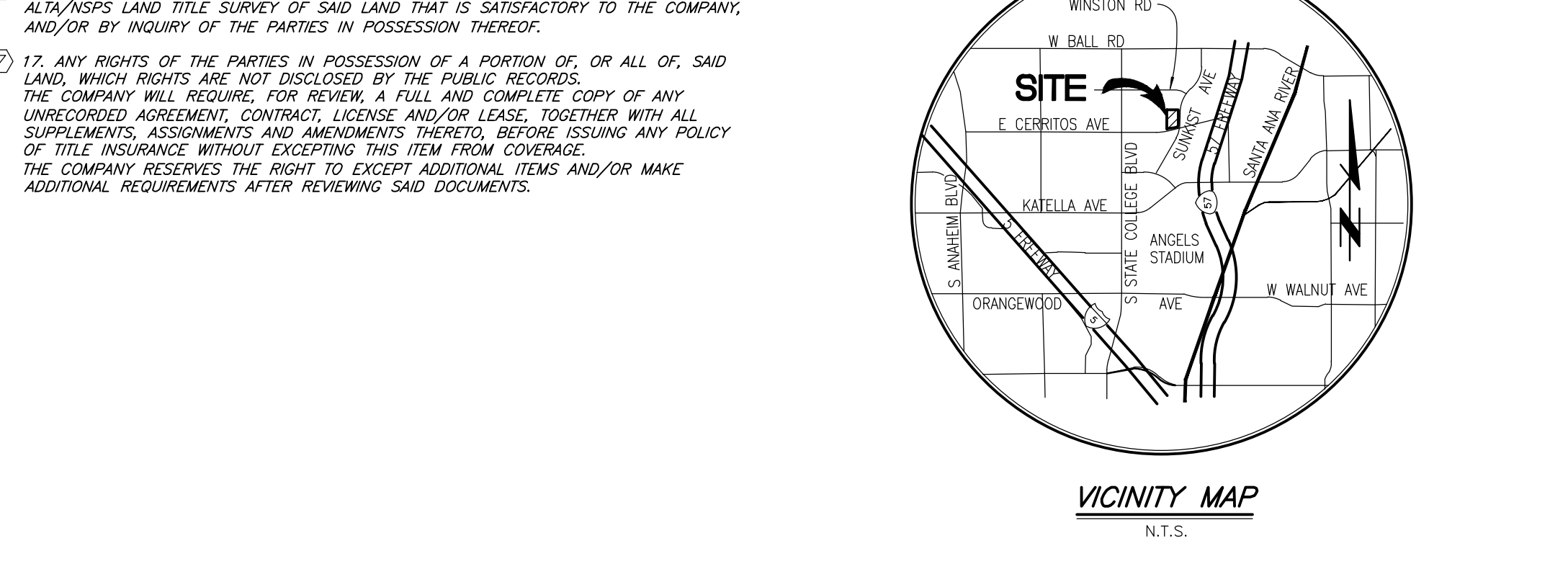
- 1. FOUND BRASS DISC IN MONUMENT WELL PER CORNER RECORD 2003-1519; ACCEPTED AS THE CENTRAL INTERSECTION OF STATE COLLEGE BOULEVARD AND BALL ROAD; DOWN 1.5'; GPS #0128.
2. S.F.M.; CENTERLINE INTERSECTION OF CERRITOS AVENUE AND STATE COLLEGE BOULEVARD; ESTABLISHED BY 4 FOUND TIES PER CORNER RECORD 2006-1549.
3. S.F.M.; CENTERLINE INTERSECTION OF STATE COLLEGE BOULEVARD AND WINSTON ROAD; ESTABLISHED BY PROPORTION ALONG THE CENTERLINE OF STATE COLLEGE BOULEVARD BETWEEN [1] AND [2] PER R3.
4. S.F.M.; CENTERLINE INTERSECTION OF WINSTON ROAD AND SIMPSON CIRCLE; ESTABLISHED BY 4 FOUND TIES PER CITY OF ANAHEIM THE RECORD #2, PAGE 58.

TITLE REPORT EXCEPTIONS:

- 1. ALL RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN TCDR TITLE COMPANY OF CALIFORNIA AMENDED PRELIMINARY TITLE REPORT NO. 00591719-021-0N1 WITH AN EFFECTIVE DATE OF MARCH 13, 2019.
2. NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP.
3. INDICATES ITEM NUMBER PER 'EXCEPTIONS' TO COVERAGE OF ABOVE PRELIMINARY TITLE REPORT.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, ARE NOT COVERED BY THIS MAP.
5. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION PURPOSE: RIGHT OF WAY FOR A LINE OF STEEL TOWERS RECORDING DATE: APRIL 29, 1939.
6. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION PURPOSE: TRANSMISSION LINES, POLE LINES AND CONDUITS RECORDING DATE: APRIL 29, 1939.
7. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION PURPOSE: STEEL TOWERS RECORDING DATE: JUNE 10, 1975.
8. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO CITY OF ANAHEIM PURPOSE: FLOOD DAMAGE RECORDING DATE: SEPTEMBER 12, 1977.

MAP & OTHER REFERENCES:

Table with 2 columns: PARCEL MAP, RECORD OF SURVEY, and P.M.B. 60/5. Lists various map and survey references used in the project.



SURVEYOR'S CERTIFICATE:

TO RAMAR LAND CORPORATION, TO JPMORGAN CHASE BANK NA, TO CHICAGO TITLE INSURANCE COMPANY, AND TO TCDR TITLE COMPANY OF CALIFORNIA: THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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...

Kenneth C. Peterson 04/18/2019
KENNETH C. PETERSON
P.L.S. NO. 7509
REG. EXP. 03/31/19
ken@thieneseng.com



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Summary table with columns: NO., DESCRIPTION, BENCHMARK, BASIS OF BEARINGS, PREPARED FOR, PREPARED BY, and ALTA/NSPS LAND TITLE SURVEY. Includes details on benchmark location, bearing basis, and project preparation information.