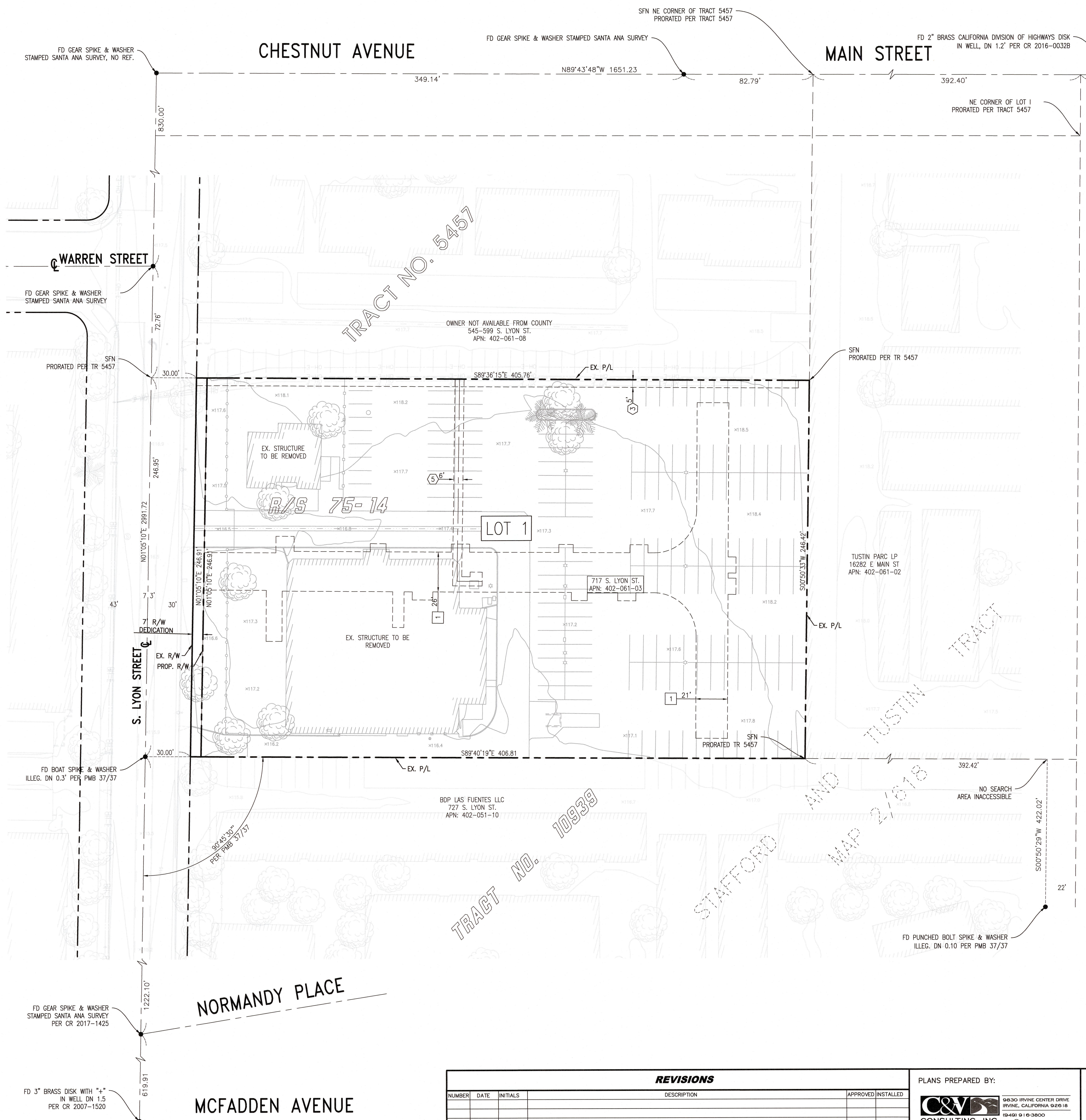


EXHIBIT 1

VESTING TENTATIVE TRACT MAP NO. 19195
LOT 1 FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE
STATE OF CALIFORNIA



TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: NHSC-6629630 (29) DATED JUNE 24, 2021.

- ① DENOTES PLOTTED ITEM.
- ③ AN EASEMENT FOR ELECTRIC LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 23, 1993 AS BOOK 6728, PAGE 662 OF OFFICIAL RECORDS.
- ⑤ AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9812, PAGE 266 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "SACY" AND "OEOC".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI, NORTH AMERICAN DATUM OF 1983, 2017.50 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.9999789205 WAS USED FOR THIS PROJECT AT NORTHING 2216299.472, EASTING 6077135.441. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

OC PUBLIC WORKS BENCHMARK NO. SA-257-70
ELEV: 116.849' (NAVD88)
DESCRIBED AS: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-257-70", SET IN THE TOP OF A 6" IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF LYON STREET, 0.4 MILES SOUTHERLY OF THE CENTERLINE OF FIRST STREET, 42 FT. EASTERLY OF THE CENTERLINE OF LYON STREET AND 7.6 FT. SOUTHERLY OF A FIRE HYDRANT. MONUMENT IS SET 0.1 FT. LOWER THAN THE GROUND.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06059C0276J, NOT PRINTED, EFFECTIVE DECEMBER 3, 2009.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "1" OF THE STAFFORD AND TUSTIN TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 618 AND 619 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT "1" OF THE "STAFFORD AND TUSTIN TRACT" AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 618 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING 862.54 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT "1", BEING ALSO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY BY DEED RECORDED JANUARY 28, 1918 IN BOOK 317, PAGE 340 OF DEEDS; RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, 398.43 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ALSO IN THE EAST LINE OF LANDS CONVEYED TO J. J. VAN WYK BY DEED RECORDED APRIL 28, 1916 IN BOOK 273, PAGE 137 OF DEEDS; RUNNING THENCE SOUTH ALONG SAID EAST LINE, 246.275 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE WEST 398.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE NORTH 247.085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

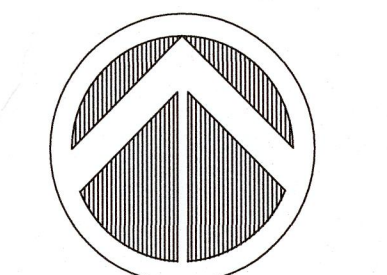
EXCEPTING THEREFROM, THAT PORTION OF SAID LOT "1" AS DESCRIBED IN DEED TO THE CITY OF SANTA ANA, RECORDED SEPTEMBER 28, 1971 IN BOOK 9822, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PROPOSED EASEMENT

- 1 EMERGENCY VEHICLE, TRASH COLLECTION, AND PUBLIC UTILITY EASEMENT

ABBREVIATIONS:

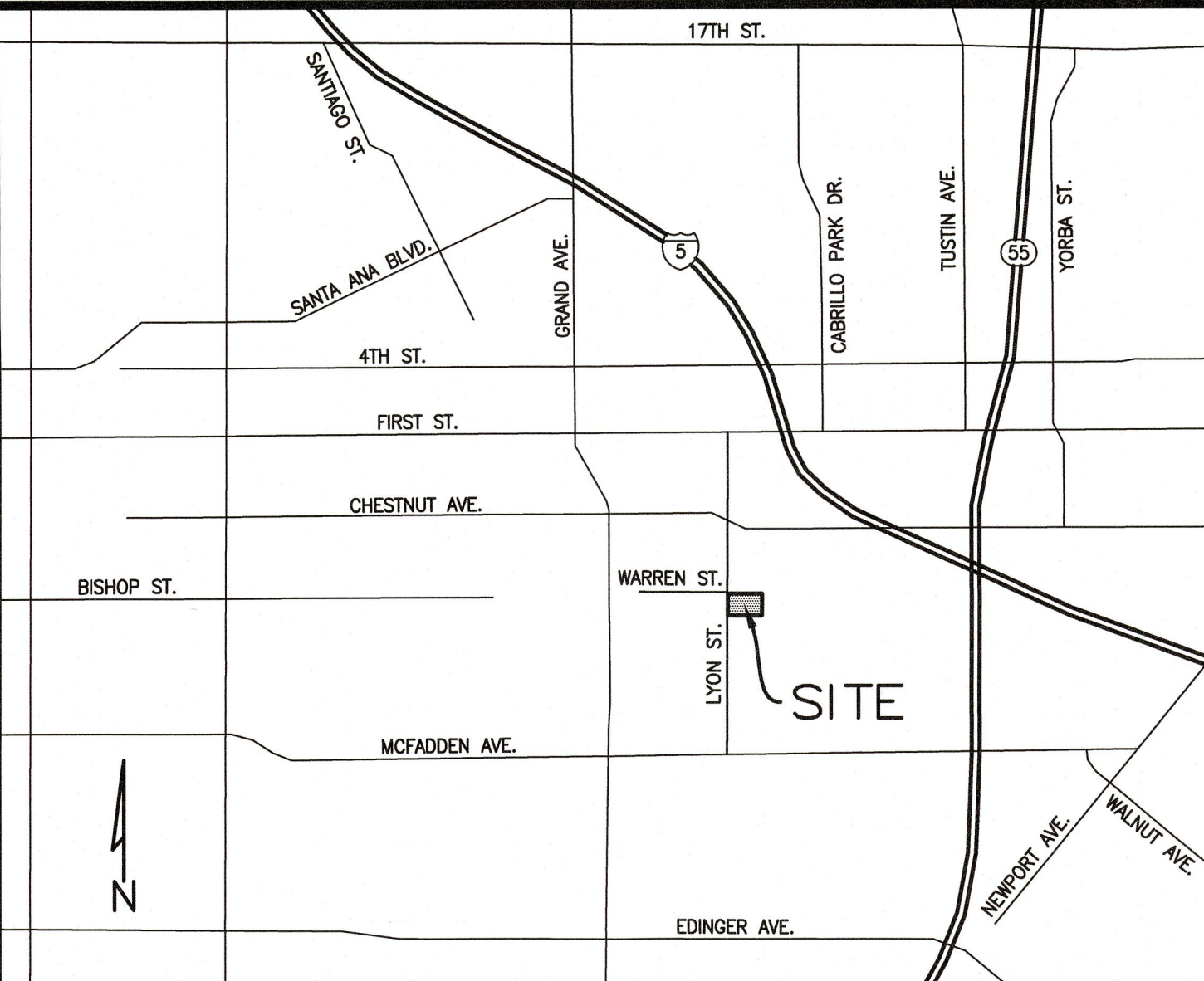
AC	ASPHALTIC CONCRETE	N/LY	NORTHERLY
CL	CENTER LINE	NAP	NOT A PART
CB	CATCH BASIN	NTS	NOT TO SCALE
CF	CURB FACE	PCP	PORTLAND CEMENT CONCRETE
C&G	CURB & GUTTER	PL	PROPERTY LINE
CLF	CHAINLINK FENCE	PP	POWER POLE
DW	DOMESTIC WATER	PROP	PROPOSED
EA	EACH	R	RADIUS
E'LY	EASTERLY	RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT	R/W	RIGHT OF WAY
EX	EXISTING	S	SOUTH
FF	FINISHED FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISHED GRADE	SF	SQUARE FEET
FL	FLOW LINE	S'LY	SOUTHERLY
FW	FIRE WATER	SS	SANITARY SEWER
FS	FINISHED SURFACE	S/W	SEWAGE
GFF	GARAGE FINISHED FLOOR	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
IN	INVERT	TW	TOP OF WALL
MH	MANHOLE	TYP	TYPICAL
MIN	MINIMUM	W'LY	WESTERLY
MISC	MISCELLANEOUS	WM	WATER METER



SCALE: 1" = 30'

REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

PLANS PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
T: 949.916.8000
F: 949.916.8005
WWW.CVC-INC.NET



VICINITY MAP
N.T.S.

VESTED OWNER:
ORANGE COUNTY ELECTRICAL JOINT APPRENTICESHIP TRUST, STEPHEN BROWN, TRUSTEE, SUBJECT TO EXCEPTION NO. 6.

ADDRESS:
717 SOUTH LYON STREET
SANTA ANA, CA 92705

DEVELOPER/SUBDIVIDER:
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626

LAND AREA:
GROSS: 2.30 AC (100,231 SF)
NET: 2.26 AC (98,482 SF)

ARCHITECT:
KITGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
(949) 851-2133

ASSESSOR PARCEL NO.:
402-061-03

PROPOSED NO. OF LOTS:
1 LOT FOR CONDOMINIUM PURPOSES

UTILITY PURVEYORS & SERVICES:

WATER: CITY OF SANTA ANA WATER DEPARTMENT
PH. (714) 647-3341

SEWER: CITY OF SANTA ANA PUBLIC WORKS
PH. (714) 647-5690

ELECTRIC: SOUTHERN CALIFORNIA EDISON
PH. (800) 655-4555

GAS: THE SOUTHERN CALIFORNIA GAS COMPANY
PH. (800) 427-2200

TELEPHONE: AT&T
PH. (800) 255-5288

CABLE TV: TIME WARNER CABLE
PH. (800) 961-9941

SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT
PH. (714) 558-5501

FIRE PROTECTION: ORANGE COUNTY FIRE DEPARTMENT
PH. (714) 573-6100

SHEET INDEX:
SHEET 1 - TENTATIVE TRACT MAP TITLE SHEET
SHEET 2 - PRELIMINARY SITE PLAN
SHEET 3 - PRELIMINARY GRADING & UTILITY

CIVIL ENGINEER:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T: 949.916.8000
F: 949.916.8005
CVC-INC.NET

PREPARED UNDER THE SUPERVISION OF:

DANE P. MCDOUGALL, P.E. 80705
DMCDOUGALL@CVC-INC.NET



SITE PLAN REVIEW COMPLETED:
READY FOR DISCRETIONARY ACTION

Community Dev Police
Building Division Public Works Agency
Fire Planning Division
Housing OTHER
Police (Vice)

VESTING TENTATIVE TRACT MAP NO. 19195
TITLE SHEET
717 SOUTH LYON STREET
PUBLIC WORKS AGENCY
CITY OF SANTA ANA