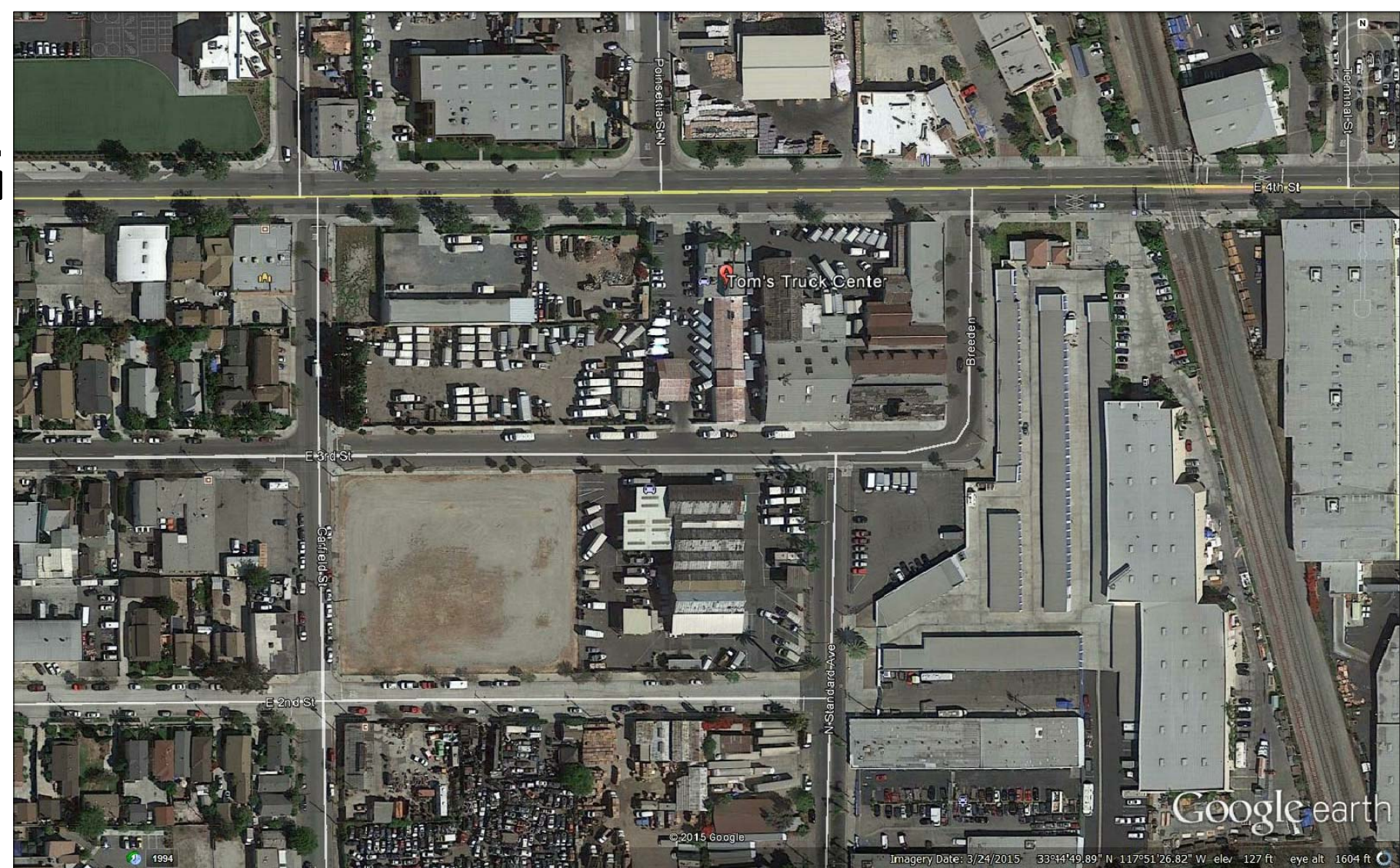
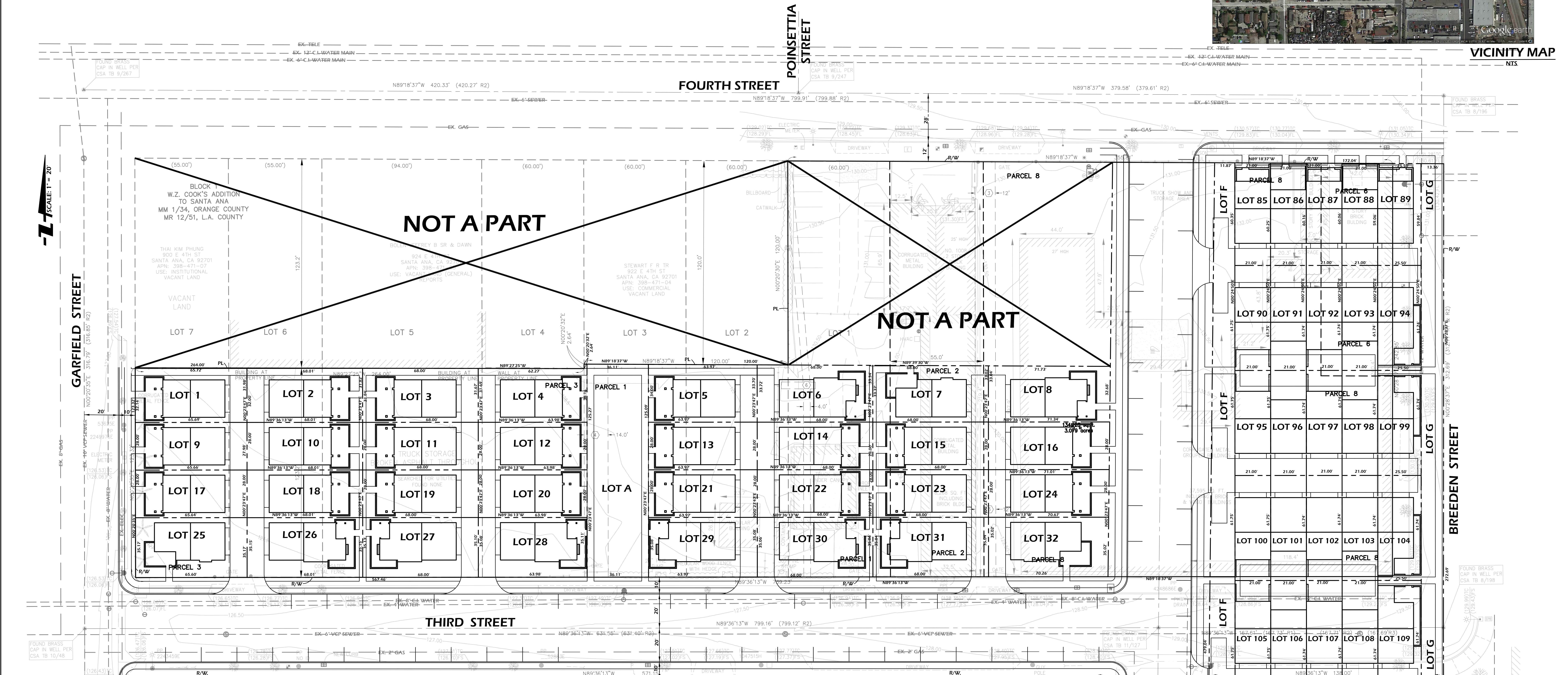


TENTATIVE TRACT MAP NO. 18032
OF
A PORTION OF BLOCK 1 AND BLOCK 2 OF W.Z. COOK'S
ADDITION TO SANTA ANA, M.M. 1/34, IN THE CITY OF
SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
NTS



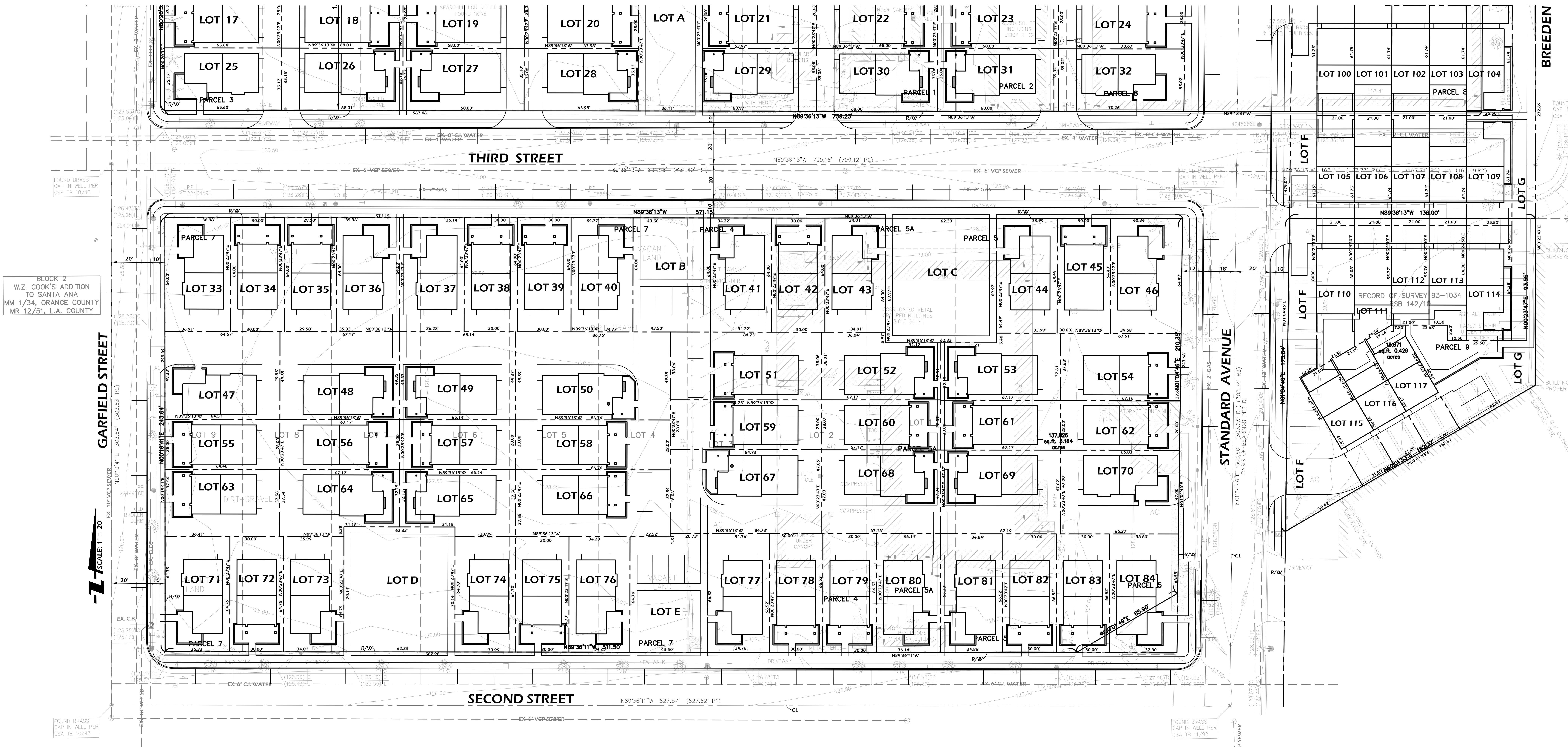
PRELIMINARY REPORT:
FIRST AMERICAN TITLE COMPANY
NATIONAL COMMERCIAL SERVICES
18500 VON KARMAN AVE, SUITE 600
IRVINE, CA 92612
ORDER NUMBER: NCS-743925-SA1
DATED AS OF JULY 16, 2015 AT 7:30 A.M.

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:
PARCEL 1:
LOTS 1, 2 AND 3 IN BLOCK 1 OF W.Z. COOK'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY AND IN BOOK 12, PAGE 51 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.
EXCEPT THEREFROM THE NORTH 120 FEET OF LOTS 2 AND 3.
PARCEL 2:
THAT PORTION OF THE LAND ALLOTTED TO DOMINGA VEJAR IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE CALIFORNIA, RECORDED IN BOOK 8 OF JUDGEMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST 55.00 FEET OF THE FOLLOWING:
COMMENCING AT A POINT ON THE SOUTH LINE OF FOURTH STREET AT THE NORTHEAST CORNER OF BLOCK ONE (1) OF W.Z. COOK'S ADDITION TO SANTA ANA, AS PER MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 253.70 FEET; THENCE SOUTH 125.00 FEET; THENCE EAST 42.00 FEET TO THE WEST LINE OF BREEDEN STREET; THENCE SOUTH 118.80 FEET TO THE NORTHWEST CORNER OF BREEDEN AND THIRD STREETS; THENCE WEST ALONG THE NORTH LINE OF THIRD STREET, 295.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK ONE (1); THENCE NORTH 244.70 FEET TO THE BEGINNING.
PARCEL 3:
THE SOUTH ONE-HALF OF LOTS 4, 5, 6 AND 7 IN BLOCK 1 OF W.Z. COOK'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 51 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.
EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, OIL AND GAS RIGHTS THEREIN, TOGETHER WITH THE RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SUBSTANCES, AS RESERVED IN THE DEED FROM LOS ANGELES & SALT LAKE RAILROAD COMPANY TO UNION PACIFIC RAILROAD COMPANY, RECORDED JANUARY 21, 1944, IN BOOK 1230, PAGE 301 OF OFFICIAL RECORDS.
PARCEL 4:
LOTS 2 AND 3, IN BLOCK 2 OF W.Z. COOK'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 51 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ALSO SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 5:
COMMENCING AT THE SOUTHWEST CORNER OF THIRD AND EVERGREEN STREETS, AND RUNNING THENCE WEST 130.7 FEET TO THE NORTHEAST CORNER OF BLOCK 2 OF COOK'S ADDITION AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND ALSO SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 6:
THAT PORTION OF THE LAND DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE CALIFORNIA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B", PAGE 410 OF JUDGEMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF FOURTH STREET, DISTANT 295.70 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 1 OF W.Z. COOK'S ADDITION TO SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID POINT BEING THE NORTHEAST CORNER OF THE LAND CONVEYED TO JENNIE SPURGEON BY DEED RECORDED IN BOOK 108, PAGE 318 OF DEEDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID SPURGEON LAND, 125.00 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF FOURTH STREET, 42.00 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF THE SPURGEON LAND, 125.00 FEET TO A POINT ON SAID SOUTH LINE OF FOURTH STREET; THENCE EAST ALONG SAID SOUTH LINE 42.00 FEET TO THE POINT OF BEGINNING.
PARCEL 7:
LOTS 4 THROUGH 9 IN BLOCK 2 OF W.Z. COOK'S ADDITION TO SANTA ANA, AS PER MAP RECORDED IN BOOK 12, PAGE 51 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY AND AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.
EXCEPT FROM LOTS 4, 5 AND 6 ALL COAL, OIL AND OTHER MINERALS OR UNDER SAID LAND BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE REMOVAL OF SAID SUBSTANCES, AS RESERVED IN THE DEED FROM LOS ANGELES & SALT LAKE RAILROAD COMPANY TO UNION PACIFIC RAILROAD COMPANY, RECORDED JANUARY 21, 1944, IN BOOK 1230, PAGE 301 OF OFFICIAL RECORDS.
PARCEL 8:
COMMENCING AT A POINT ON THE SOUTH LINE OF FOURTH STREET AT THE NORTHEAST CORNER OF BLOCK 1 OF W.Z. COOK'S ADDITION TO SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 253.7 FEET; THENCE SOUTH 125 FEET; THENCE EAST 42 FEET TO THE WEST LINE OF BREEDEN STREET; THENCE SOUTH 118.8 FEET TO THE NORTHWEST CORNER OF BREEDEN AND THIRD STREETS; THENCE WEST ALONG THE NORTH LINE OF THIRD STREET 295.1 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1 AND THENCE NORTH 244.7 FEET TO THE POINT OF BEGINNING.
EXCEPT THE WEST 55 FEET.
PARCEL 9:
COMMENCING AT THE SOUTHEAST CORNER OF THIRD AND EVERGREEN STREETS AND RUNNING THENCE EAST 138 FEET; THENCE SOUTH 93.55 FEET; THENCE SOUTH 59' 38" WEST 140.8 FEET TO THE EAST LINE OF EVERGREEN STREET; AND THENCE NORTH 175.1 FEET TO BEGINNING, AS SHOWN ON A MAP FILED IN BOOK 142 PAGE 10 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.
ASSESSOR'S PARCEL NUMBERS:
398-471-03 (AFFECTS PARCEL 1 AND 2)
398-471-08 (AFFECTS PARCEL 3)
398-472-03 (AFFECTS PARCEL 4)
398-472-01 (AFFECTS PARCEL 5 AND 5A)
398-471-01 (AFFECTS PARCEL 6)
398-472-04 (AFFECTS LOTS 4, 5, 6 OF PARCEL 7)
398-472-05 (AFFECTS LOT 7 OF PARCEL 7)
398-472-06 (AFFECTS LOTS 8, 9 OF PARCEL 7)
398-471-02 (AFFECTS PARCEL 8)
398-461-03 (AFFECTS PARCEL 9)
TITLE REPORT EASEMENTS:
(3) AN EASEMENT FOR PRIVATE ROADWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 2, 1925 IN BOOK 612 OF DEEDS, PAGE 354, IN FAVOR OF: RAITS SANITARY DAIRY, A CORPORATION
(4) AN EASEMENT FOR INGRESS AND EGRESS AND REGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 29, 1946 AS BOOK 1401, PAGE 260 OF OFFICIAL RECORDS. IN FAVOR OF: ALBERT D. ROBERTSON AND GRACE ALICE ROBERTSON
(5) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 13, 1953 AS BOOK 2555, PAGE 615 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PLOTTED HEREON

SURVEYOR'S NOTES:
AN ACCURATE ACCOUNT OF STRIPED PARKING SPACES ON THE SURVEYED SITE IS NOT POSSIBLE DUE TO THE DENSITY OF TRUCK AND EQUIPMENT STORAGE
EXTREME CARE WAS TAKEN IN LOOKING FOR ON-SITE UTILITIES, BUT THERE MAY BE ADDITIONAL UTILITIES COVERED BY PAIRED TRUCKS AND EQUIPMENT
BUILDING DIMENSIONS AND AREAS SHOWN FOR CORRUGATED BUILDINGS ARE APPROXIMATE AS THEIR SURFACES ARE IRREGULAR AND MISSHAPEN IN SOME CASES
SITE ADDRESSES ARE PER REFERENCED TITLE REPORT
BUILDING ADDRESS SHOWN IS POSTED ON BUILDING
AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK MOVEMENT OR THE SITE BEING USED AS A SOLID WASTE DUMP.
R1 INDICATES RECORD PER RSB 124/18
R2 INDICATES RECORD PER RSB 124/18
R3 INDICATES RECORD PER RSB 142/10
GROSS LAND AREA:
BLOCK ENCLOSED BY GARFIELD, BREEDEN, FOURTH AND THIRD
134.123 SQ.FT. = 3.079 ACRES
BLOCK ENCLOSED BY GARFIELD, STANDARD, THIRD AND SECOND
138.746 SQ.FT. = 3.185 ACRES
PARKING LOT SOUTH OF THIRD AND EAST OF STANDARD
18,671 SQ.FT. = 0.429 ACRES
AN ACCURATE ACCOUNT OF STRIPED PARKING SPACES ON THE SURVEYED SITE IS NOT POSSIBLE DUE TO THE DENSITY OF TRUCK AND EQUIPMENT STORAGE
NOTE:
STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC). A LETTER REQUESTING THE REMOVAL OF EXISTING STREET TREES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF SANTA ANA PRIOR TO SITE PLAN APPROVAL
FLOOD INFORMATION:
THE SURVEYED SITE IS LOCATED WITHIN FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE THE 0.25% ANNUAL CHANCE FLOODPLAIN" PER INSURANCE RATE MAP (FIRM) NO. 06059C02761, DATED DECEMBER 3, 2009.
ZONING:
CURRENT ZONING INFORMATION - SOURCE: CITY OF SANTA ANA
ZONING - UNP - URBAN NEIGHBORHOOD 2
BUILDING HEIGHT: 3 STORIES MAXIMUM
SETBACKS FRONT: 10 FEET
SIDE STREET: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 15 FEET
ALLEY REAR YARD: 3 FEET
PARKING REQUIREMENTS: 1 SPACE FOR EACH 300 SQ FT
NOTE:
CONSTRUCTION/INSTALLATION/REPAIR OF ALL THE IMPROVEMENTS REQUIRED FOR THIS PROJECT WILL BE CONSTRUCTED AT THE SOLE EXPENSE OF THE APPLICANT AS OUTLINED IN THE MITIGATION MEASURES FROM E.I.R., WATER STUDY AND THE D.F. NO. 2016-06. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE.
NOTE:
THIS PROJECT WILL PROCESS AND RECORD CC&RS FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUY NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.
NOTE:
INSTALL 24-INCH BOX STREET TREES EVERY 35 FEET PER CITY STANDARDS AND APPROVED PLAN, AS NEEDED PER THE CITY STANDARDS AND THE APPROVED STREET IMPROVEMENT PLANS. PLEASE CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3304 FOR TREE SPECIES.
NOTE:
THE ENTIRE WIDTH OF ALL PROPOSED PRIVATE DRIVES WITHIN SITE TO BE DEDICATED TO THE CITY OF SANTA ANA AS A NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS WITHIN SAID TRACT.
DATE OF SURVEY:
AUGUST 18, 2015
SITE ADDRESS:
909 GRAND AVENUE
SANTA ANA, CA
RECORD OWNERS:
GEORGE P. HEIDLER, JR. AND SHIRLEE L. HEIDLER, TRUSTEES OF THE HEIDLER FAMILY TRUST DATED APRIL 25, 1995, AS TO PARCELS 1, 2, 3, 4, 5, 6, 7, 8
AND REINDER INC., A CALIFORNIA CORPORATION, AS TO PARCELS 4 AND GEORGE P. HEIDLER, JR. AND SHIRLEE L. HEIDLER, TRUSTEES OF THE HEIDLER FAMILY TRUST DATED APRIL 25, 1995, AS TO PARCELS 5
SUBDIVIDER:
K.C. HEIDLER (AUTHORIZED REPRESENTATIVE)
TOM'S TRUCK CENTER
909 GRAND AVENUE
SANTA ANA, CA 92701
WE HEREBY AUTHORIZE THE SUBMISSION OF THIS TENTATIVE MAP TO SUBDIVIDE THE LAND FOR THE PROJECT AS SHOWN ON SAID MAP.

SEE SHEET 1

SEE SHEET 1



LOT NO.	S.F.	LOT NO.	S.F.	LOT NO.	S.F.	LOT NO.	S.F.	LOT NO.	S.F.	LOT NO.	S.F.
1	2106 ±	21	1791 ±	41	2190 ±	61	1881 ±	101	1296 ±	A	4520 ±
2	2170 ±	22	1904 ±	42	1920 ±	62	1876 ±	102	1296 ±	B	2784 ±
3	2159 ±	23	1904 ±	43	2177 ±	63	2421 ±	103	1297 ±	C	4361 ±
4	2027 ±	24	1983 ±	44	2192 ±	64	2353 ±	104	1575 ±	D	4372 ±
5	2165 ±	25	1904 ±	45	1935 ±	65	2278 ±	105	1297 ±	E	2853 ±
6	2280 ±	26	2308 ±	46	2577 ±	66	3258 ±	106	1264 ±	F	7611 ±
7	2252 ±	27	2388 ±	47	3184 ±	67	3987 ±	107	1262 ±	G	7433 ±
8	2351 ±	28	2245 ±	48	3315 ±	68	3159 ±	108	1260 ±		
9	1834 ±	29	2244 ±	49	3215 ±	69	3159 ±	109	1527 ±		
10	1904 ±	30	2384 ±	50	4284 ±	70	3128 ±	110	1297 ±		
11	1904 ±	31	2383 ±	51	3225 ±	71	2355 ±	111	1297 ±		
12	1792 ±	32	2468 ±	52	2367 ±	72	1942 ±	112	1297 ±		
13	1791 ±	33	2364 ±	53	2355 ±	73	2202 ±	113	1296 ±		
14	1904 ±	34	1920 ±	54	2536 ±	74	2199 ±	114	1642 ±		
15	1904 ±	35	1888 ±	55	1806 ±	75	1941 ±	115	1297 ±		
16	1993 ±	36	2263 ±	56	1881 ±	76	2215 ±	116	1297 ±		
17	1838 ±	37	2313 ±	57	1824 ±	77	2312 ±	117	1475 ±		
18	1904 ±	38	1920 ±	58	2429 ±	78	1996 ±				
19	1904 ±	39	1920 ±	59	2373 ±	79	1996 ±				
20	1792 ±	40	2225 ±	60	1885 ±	80	2401 ±				