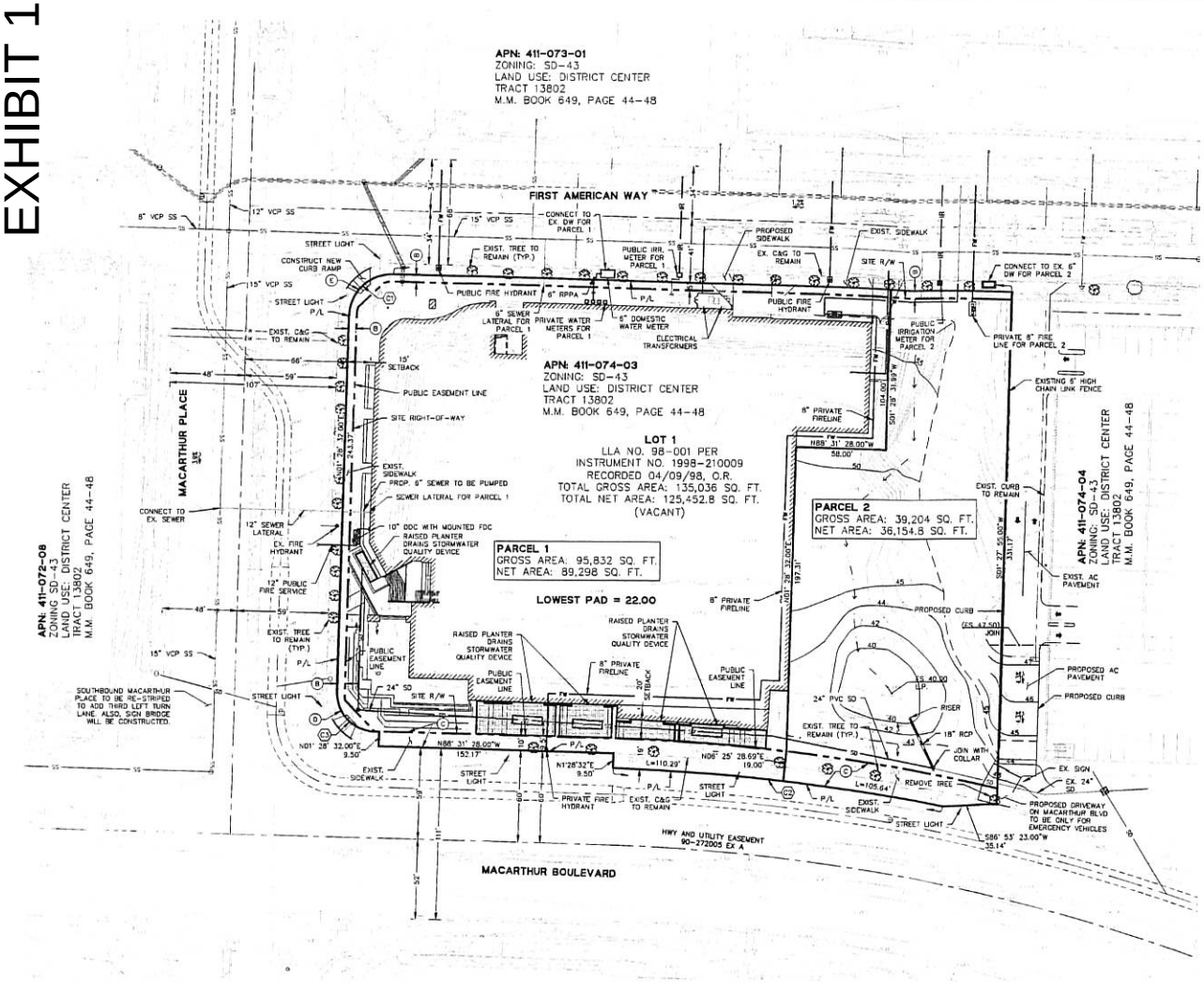
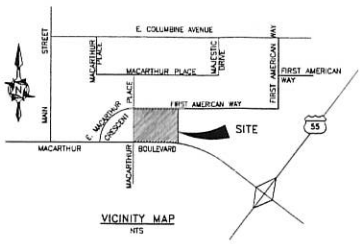
EXHIBIT 1





VICINITY MAP
NTS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOT 1 AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENTS LL NO. 98-001, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED APRIL 9, 1998 AS INSTRUMENT NO. 19980210009 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

PARCEL B:
A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR INGRESS, EGRESS AND ACCESS, AS SET FORTH IN THAT CERTAIN DECLARATION AND GRANT OF EASEMENTS RECORDED APRIL 9, 1998 AS INSTRUMENT NO. 19980210011 AND IN THAT CERTAIN AMENDED AND RESTATED DECLARATION AND GRANT OF EASEMENTS RECORDED APRIL 15, 1998 AS INSTRUMENT NO. 19980222444, AND IN THAT CERTAIN AMENDED AND FULLY RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 11, 2004 AS INSTRUMENT NO. 20040010056213, ALL OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL A HEREIN ABOVE DESCRIBED.

PARCEL C:
AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF A STORM DRAIN AND RELATED IMPROVEMENTS, AS SET FORTH IN THAT CERTAIN STORM DRAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 18, 2005 AS INSTRUMENT NO. 20050009291720 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EASEMENTS

EASEMENTS SHOWN HEREON ARE LISTED AS EXCEPTIONS TO COVERAGE IN THE FOLLOWING CHICAGO TITLE COMPANY PRELIMINARY REPORT:
FILE NO.: 0005015-994-839
DATED: JULY 5, 2017

- ◯ — INDICATES EASEMENT PLOTTED HEREON.
- (A) — EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, OCTOBER 30, 1989 AS INSTRUMENT NO. 89-551676, O.R. (NOT LOCATABLE FROM RECORD)
- (B) — EASEMENT FOR PUBLIC UTILITY GRANTED TO PACIFIC BELL, MAY 22, 1990 AS INSTRUMENT NO. 1990-272225, O.R.
- (C) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210002, O.R.
- (D) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210003, O.R.
- (E) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210004, O.R.

LEGEND

- SD — STORM DRAIN PIPE
- FW — FIRE WATER LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- PROPERTY LINE (P/L)
- SITE RIGHT-OF-WAY (R/W)
- SETBACK
- CENTERLINE
- FUTURE DEVELOPMENT LINE
- EASEMENT
- STREET STRIPPING
- IR — IRRIGATION
- PROPOSED BUILDING
- EXISTING BUILDING
- 40 — TOPO. LINE ELEVATION
- EXISTING STREET CURB
- SITE STREET CURB
- 1.5% — STREET GRADE
- EXISTING TREES
- EXISTING STREET LIGHTS
- PROPOSED STREET (SEE NOTE 1)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED PUBLIC IRRIGATION METER
- PROPOSED FIRE SERVICE FDC

NOTES:

1. ADD NEW STREET LIGHTS EVERY 125' AND/OR AS DIRECTED BY THE STREET IMPROVEMENT PLANS. STREET LIGHTS TO BE INSTALLED AND/OR REPLACED PER THE NEWEST CITY STANDARDS.

OWNER/ DEVELOPER/ SUBDIVIDER

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF ALL OF THE PROPERTY PROPOSED FOR SUBDIVISION ON THIS MAP AND THAT I ACKNOWLEDGE THE SUBMISSION OF THIS TENTATIVE PARCEL MAP AND I AM REQUESTING THE CITY TO PROCESS THE SAME.

LEGADO AT THE MET LLC
121 S. BEVERLY DRIVE
BEVERLY HILLS, CALIFORNIA 90212
PHONE: (310)432-0800

KI Y. RYU-VICE PRESIDENT PROJECT MANAGEMENT — DATE

ENGINEER

THIS MAP WAS PREPARED UNDER THE DIRECT SUPERVISION OF BRUCE W. KIRBY A REGISTERED CIVIL ENGINEER

BRUCE W. KIRBY
RCE 42383 — DATE

FLOOD PLAIN DESIGNATION

THIS SITE IS IN FLOOD ZONE "X" PER FEMA MAP NO. 06059C0277J, REVISED DECEMBER 3, 2009

PROJECT SUMMARY

APN: 411-074-03	3.1 ACRES/135,036 S.F.
PARCEL 1	2.18 ACRES/95,832 S.F.
PARCEL 2	0.92 ACRES/39,204 S.F.

STATEMENT OF IMPROVEMENTS

IMPROVEMENTS AND PUBLIC UTILITIES PROPOSED ARE TO BE CONSTRUCTED AND INSTALLED PER THE MASTER OFF-SITE IMPROVEMENT OF MACARTHUR PLACE AND ANY MITIGATION MEASURES REQUIRED FROM THE STUDIES PERFORMED FOR THIS PROJECT.

15" SEWER MAIN	~555 L.F.
12" SEWER MAIN	~245 L.F.
SEWER LATERALS	3 UNITS
8" SEWER LATERALS	~60 L.F.
12" SEWER LATERAL	~97 L.F.
6" WATER MAINS	~124 L.F.
WATER SERVICES	2 UNITS
CURB AND GUTTER	~1,157 L.F.
SIDEWALK	~1,157 L.F.
CURB RETURNS	2 UNITS
PAVEMENT AREA	~10,534 S.F.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

BKF 100 YEARS
ENGINEERS . SURVEYORS . PLANNERS
4675 MACARTHUR COURT
SUITE 400 (BACK)
NEWPORT BEACH, CA 92660
(949) 336-8400
www.bkf.com

THE MET
TENTATIVE PARCEL MAP NO. 2017-157

CITY OF SANTA ANA — COUNTY OF ORANGE — STATE OF CALIFORNIA

No.	Revisions

Date 9/26/2018
Scale XXX
Design XXX
Drawn XXX
Checked XXX
ADD No. 20172161

Drawing Number:

1 OF 1