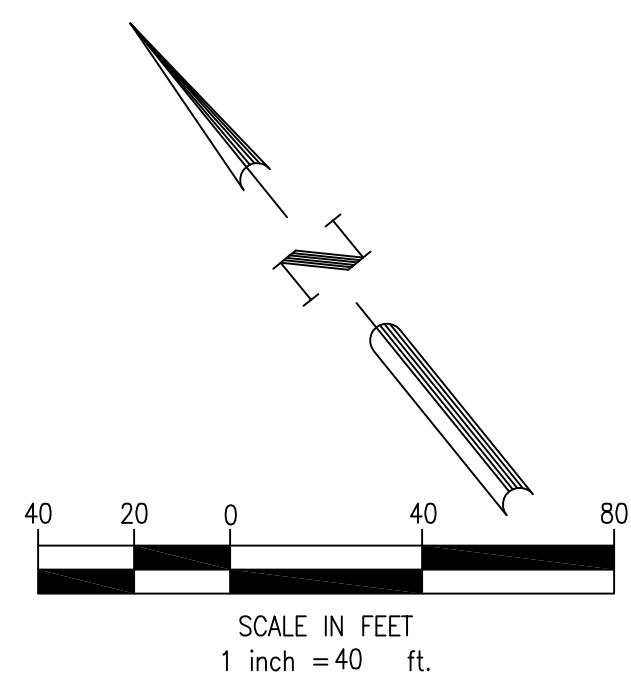


TENTATIVE PARCEL MAP NO. 2017-155 FOR CONDOMINIUM PURPOSES

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE
STATE OF CALIFORNIA

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
SEPTEMBER 2017



LEGAL DESCRIPTION:

PARCEL A:
PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT 00-001, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE DOCUMENT RECORDED OCTOBER 30, 2000 AS INSTRUMENT NO. 20000584859 OF OFFICIAL RECORDS.

PARCEL B:
A RECIPROCAL EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS CONTAINED IN A DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED APRIL 16, 1998 AS INSTRUMENT NO. 19980227000 AND AS AMENDED BY A DOCUMENT ENTITLED "AMENDMENT OF RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED AUGUST 3, 1999 AS INSTRUMENT NO. 19990565856, BOTH OF OFFICIAL RECORDS.

PARCEL C:
A RECIPROCAL EASEMENT FOR FIRELINE AND INCIDENTAL PURPOSES, AS CONTAINED IN A DOCUMENT ENTITLED "RECIPROCAL FIRELINE EASEMENT AGREEMENT" RECORDED AUGUST 3, 1999 AS INSTRUMENT NO. 19990565855 OF OFFICIAL RECORDS, SUBJECT TO ALL THE TERMS AND PROVISIONS THEREIN CONTAINED.

EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR AVIGATION RIGHTS RECORDED 03/17/64 IN BOOK 6965, PAGE 721 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

(A) INDICATES AN EASEMENT IN FAVOR OF ATCHISON, TOPEKA & SANTA FE RAILWAY COMPANY FOR RAILROAD PURPOSES, RECORDED 06/15/66 IN BOOK 7962, PAGE 57 OF OFFICIAL RECORDS.

(B) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL AND COMMUNICATION LINES RECORDED 08/08/68 IN BOOK 8685, PAGE 186 OF OFFICIAL RECORDS.

(C) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL AND COMMUNICATION LINES RECORDED 06/28/88 AS INSTRUMENT NO. 88-308121 OF OFFICIAL RECORDS.

(D) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL AND COMMUNICATION LINES RECORDED 02/08/89 AS INSTRUMENT NO. 89-068356 OF OFFICIAL RECORDS.

(E) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL AND COMMUNICATION LINES RECORDED 06/27/89 AS INSTRUMENT NO. 89-339221 OF OFFICIAL RECORDS. (APPROXIMATE LOCATION PLOTTED)

(F) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL AND COMMUNICATION LINES RECORDED 08/26/89 AS INSTRUMENT NO. 89-515316 OF OFFICIAL RECORDS. (APPROXIMATE LOCATION OF EASEMENT CENTERLINE PLOTTED)

(G) INDICATES AN EASEMENT IN FAVOR OF PARCEL 1 OF LOT LINE ADJUSTMENT 00-001, RECORDED 10/30/00 AS INSTRUMENT NO. 20000584859 OF OFFICIAL RECORDS AND PARCEL 2 OF PARCEL MAP NO. 2001-117, P.M.B. 322/49-50 (PREVIOUSLY PARCELS 2 AND 4 OF PARCEL MAP NO. 87-320, P.M.B. 229/10-14) FOR RECIPROCAL DRAINAGE PURPOSES RECORDED 04/16/96 AS INSTRUMENT NO. 19980227000 AND MODIFIED RECORDED 08/03/99 AS INSTRUMENT NO. 19990565856 BOTH OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF PARCEL 1 OF LOT LINE ADJUSTMENT 00-001, RECORDED 10/30/00 AS INSTRUMENT NO. 20000584859 OF OFFICIAL RECORDS AND PARCEL 2 OF PARCEL MAP NO. 2001-117, P.M.B. 322/49-50 (PREVIOUSLY PARCELS 2 AND 4 OF PARCEL MAP NO. 87-320, P.M.B. 229/10-14) FOR RECIPROCAL FIRELINE ACCESS PURPOSES RECORDED 08/03/99 AS INSTRUMENT NO. 19990565855 OF OFFICIAL RECORDS. (SAID EASEMENT IS NOT DEFINED IN RECORD, NOT PLOTTABLE)

OWNER:

BENCHMARK ASSET HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

LAND SURVEYOR:

WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
JEFFREY WALDEN, P.L.S. 7914
949-660-0110

APPLICANT/DEVELOPER:

WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
ATTN: KHALED ABDO
949-660-9128 (EXT. 1185)

I, KHALED ABDO, ON BEHALF OF BENCHMARK ASSET HOLDINGS, LLC, OWNER OF THIS PROPERTY, DO HEREBY CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP AND REQUEST THE CITY TO PROCESS THE SAME.

KHALED ABDO, AGENT

GENERAL NOTES:

- PROJECT ADDRESS: 1920, 1924, 1928, 1932, 1936 AND 1940 DEERE AVENUE.
- SITE AREA: 433,955 SF - 9.98 ACRES
- ASSESSOR PARCEL NUMBERS: 430-191-15, 18 & 25
- GENERAL PLAN USE: PAO 1.0
- ZONING DISTRICT: PROFESSIONAL
- FLOOD ZONE: "X" PER F.I.R.M. NO. 06059C0278J DATED 12/03/09.
- PARKING REQUIREMENTS: 3 PER 1000 SF
- BUILDING SETBACKS
FRONT: 30 FT
SIDE: 10 FT
REAR: 10 FT
- EASEMENTS FOR SHARED INGRESS/EGRESS, PRIVATE UTILITIES, CROSS LOT DRAINAGE, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION FACILITIES, LANDSCAPING AND LANDSCAPING IRRIGATION COST SHARING AND MAINTENANCE RESPONSIBILITIES FOR THESE AND OTHER INCIDENTAL PURPOSES ARE TO BE ADDRESSED UNDER SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THE PARCEL MAP.

PARCEL 1:

AREA: 218,623 SQ. FT. - 5.03 ACRES
INCLUDES CONDOMINIUM UNITS 1, 2, 3, & 4
PROPOSED LAND USE: PROFESSIONAL
PARKING PROVIDED: 281 REGULAR 9 HANDICAPPED

UNIT 1 - 1920 DEERE AVENUE

BUILDING SIZE: 12,181 SF
BUILDING TYPE: 1 STORY CONCRETE TILT-UP

UNIT 3 - 1928 DEERE AVENUE

BUILDING SIZE: 11,579 SF
BUILDING TYPE: 1 STORY CONCRETE TILT-UP

PARCEL 2:

AREA: 215,332 SQ. FT. - 4.95 ACRES
PROPOSED LAND USE: PROFESSIONAL
INCLUDES CONDOMINIUM UNITS 5 & 6
PARKING PROVIDED: 308 REGULAR 10 HANDICAPPED

UNIT 5 - 1940 DEERE AVENUE

BUILDING SIZE: 33,090 SF
BUILDING TYPE: 2 STORY CONCRETE TILT-UP

UNIT 2 - 1924 DEERE AVENUE

BUILDING SIZE: 23,428 SF
BUILDING TYPE: 2 STORY CONCRETE TILT-UP

UNIT 4 - 1932 DEERE AVENUE

BUILDING SIZE: 81,294 SF
BUILDING TYPE: 2 STORY CONCRETE TILT-UP

UNIT 6 - 1936 DEERE AVENUE

BUILDING SIZE: 81,294 SF
BUILDING TYPE: 2 STORY CONCRETE TILT-UP

TENTATIVE
PARCEL MAP NO. 2017-155
FOR CONDOMINIUM PURPOSES

1920-1940 DEERE AVENUE
SANTA ANA, CALIFORNIA

JOB NUMBER
0757-003-001
DATE: 09/14/2017
DRAWN: B.J.W.
CHECKED: D.B.
SHEET
1
OF
1

LEGEND:

- WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - PIV
 - IRRIGATION CONTROL VALVE
 - SEWER MANHOLE
 - CATCH BASIN
 - GATE DRAIN
 - QUARD POST
 - STREET LIGHT
 - PARKING LOT LIGHT
 - POWER POLE
 - GUY WIRE
 - PULL BOX
 - TELEPHONE PEDESTAL
 - TREE
 - TRASH ENCLOSURE
 - SIGN
 - SCREENWALL
 - TELEPHONE MANHOLE
 - CHAIN LINK FENCE
 - EDGE OF PAVEMENT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - HANDICAP PARKING
 - CONCRETE
- AC - ASPHALT CONCRETE
CL - CENTERLINE
E - ELECTRICAL
LS - LANDSCAPE AREA
HP - HIGH POINT
SCO - SEWER CLEANOUT
TE - TRASH ENCLOSURE

NUMBER	DATE	DESCRIPTION	APPRO	DATE
REVISIONS				



CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS