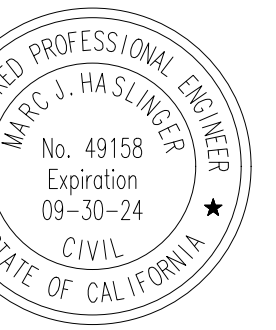


STAMP

PROJECT NAME:  
**GREAT SCOTT  
 TREE CARE  
 SOUTH  
 ORANGE  
 COUNTY**  
 20751 LINEAR LANE  
 LAKE FOREST, CA 92630

**HUITZOLLARS**  
 2803 Main Street, Suite 400  
 Irvine, California 92614-4250  
 949.989.5815



SHEET TITLE  
**GRADING PLAN  
 INDEX SHEET**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND MODEL DATA, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, RELETED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED BY ENGINEERS WHO HAVE BEEN LICENSED AND ARE SUBJECT TO THE REGULATORY AND ETHICAL REQUIREMENTS OF THE PROFESSION. THE ARCHITECTS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. THE CLIENT ACCEPTS THE DESIGN AND ASSUMES ALL LIABILITY THEREFOR. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWING IN ANY WAY.

PROJECT NO.: R308444.04  
 LAST ISSUE DATE: 05-03-2024  
 BY: SG CHKD: MJH

FILE:

SHEET  
**C1.0**









**CONSTRUCTION NOTES**

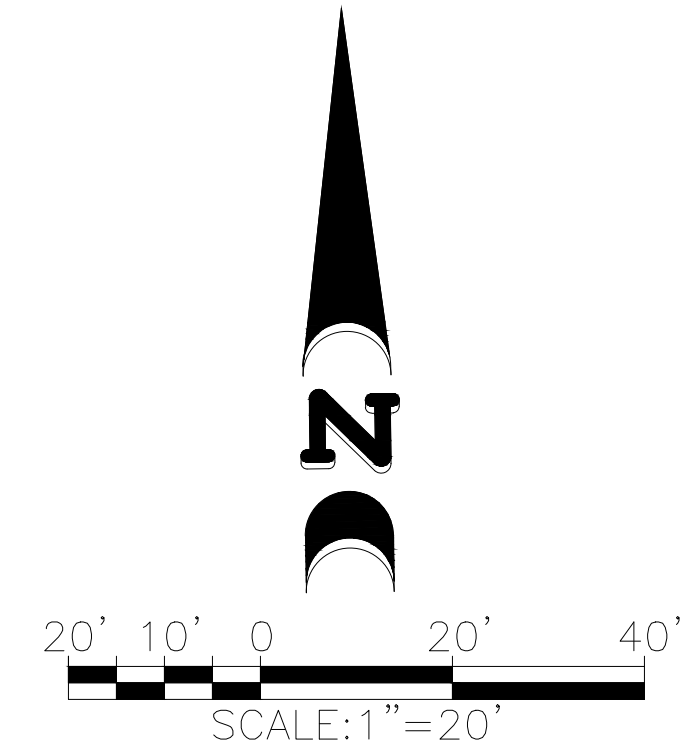
- 1 BENDER BOARD
- 2 6" CURB
- 3 PCC SWALE
- 4 P.C.C. SIDEWALK
- 5 POLYMER EMULSION SURFACED PARKING/CIRCULATION PAVT
- 6 P.C.C. RIBBON GUTTER
- 7 18" RCP
- 9 STORM DRAIN MANHOLE
- 10 PCC PAVEMENT
- 11 AC PAVEMENT

**LEGEND**

	PARCEL LINE
	DISTURBANCE LINE
	STREET CENTERLINE
	EXISTING CONTOUR
	EASEMENT
	FEMA FLOOD PLAIN
	EXISTING PARCEL/LOT LINE
	RETAINING WALL
	FLOW LINE



**MATCH LINE - SEE SHEET C1.1**



STAMP

PROJECT NAME:  
**GREAT SCOTT  
 TREE CARE  
 SOUTH  
 ORANGE  
 COUNTY**  
 20751 LINEAR LANE  
 LAKE FOREST, CA 92630

**HUITZOLLARS**  
 2603 Main Street, Suite 400  
 Irvine, California 92614-4250  
 949.988.5815



SHEET TITLE

**GRADING PLAN**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN IS THE PROPERTY OF BUNDY-FINKEL ARCHITECTS AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. BUNDY-FINKEL ARCHITECTS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DESIGN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DESIGN. THE ARCHITECT DOES NOT WARRANT ANYTHING IN THIS DESIGN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DESIGN. THE ARCHITECT DOES NOT WARRANT ANYTHING IN THIS DESIGN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DESIGN. THE ARCHITECT DOES NOT WARRANT ANYTHING IN THIS DESIGN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DESIGN. THE ARCHITECT DOES NOT WARRANT ANYTHING IN THIS DESIGN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DESIGN.

PROJECT NO.: R308444.04

LAST ISSUE DATE: 05-03-2024

BY: SG CHKD: MJH





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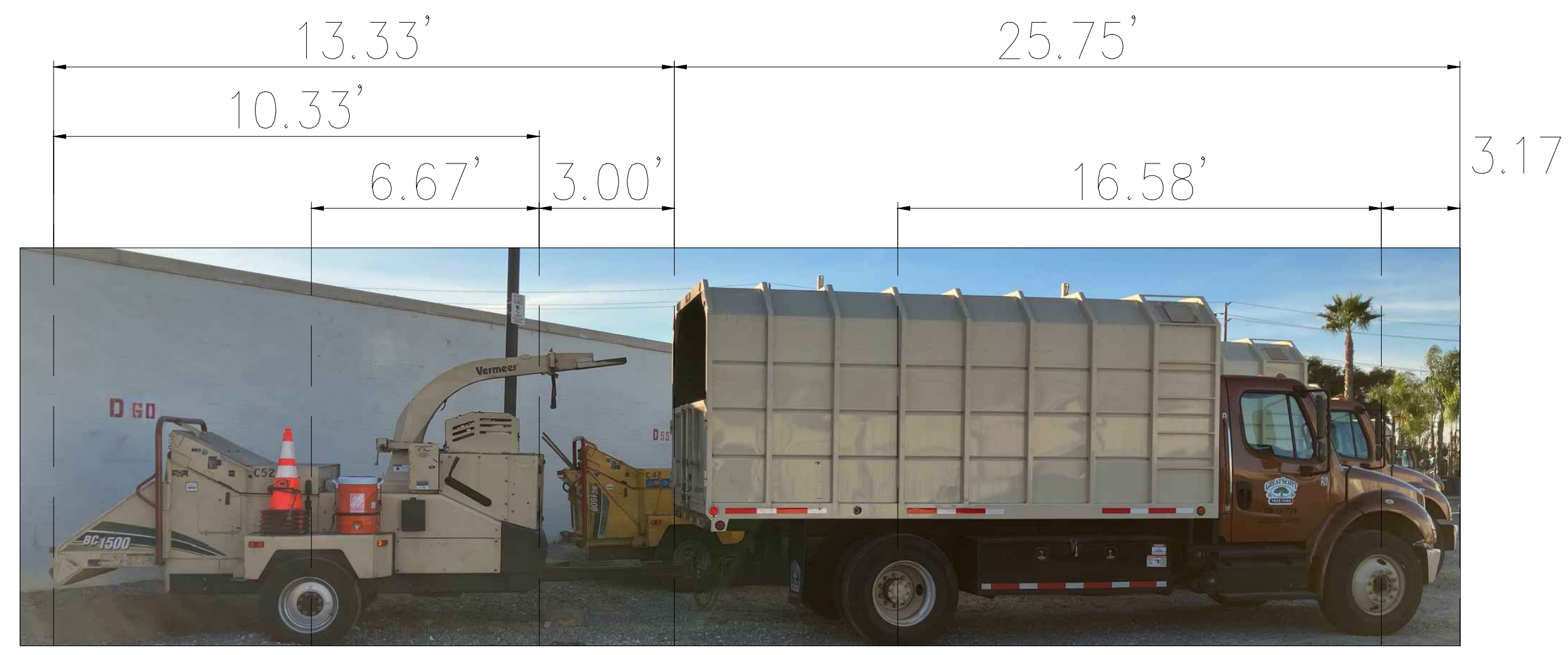
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**C1.2**



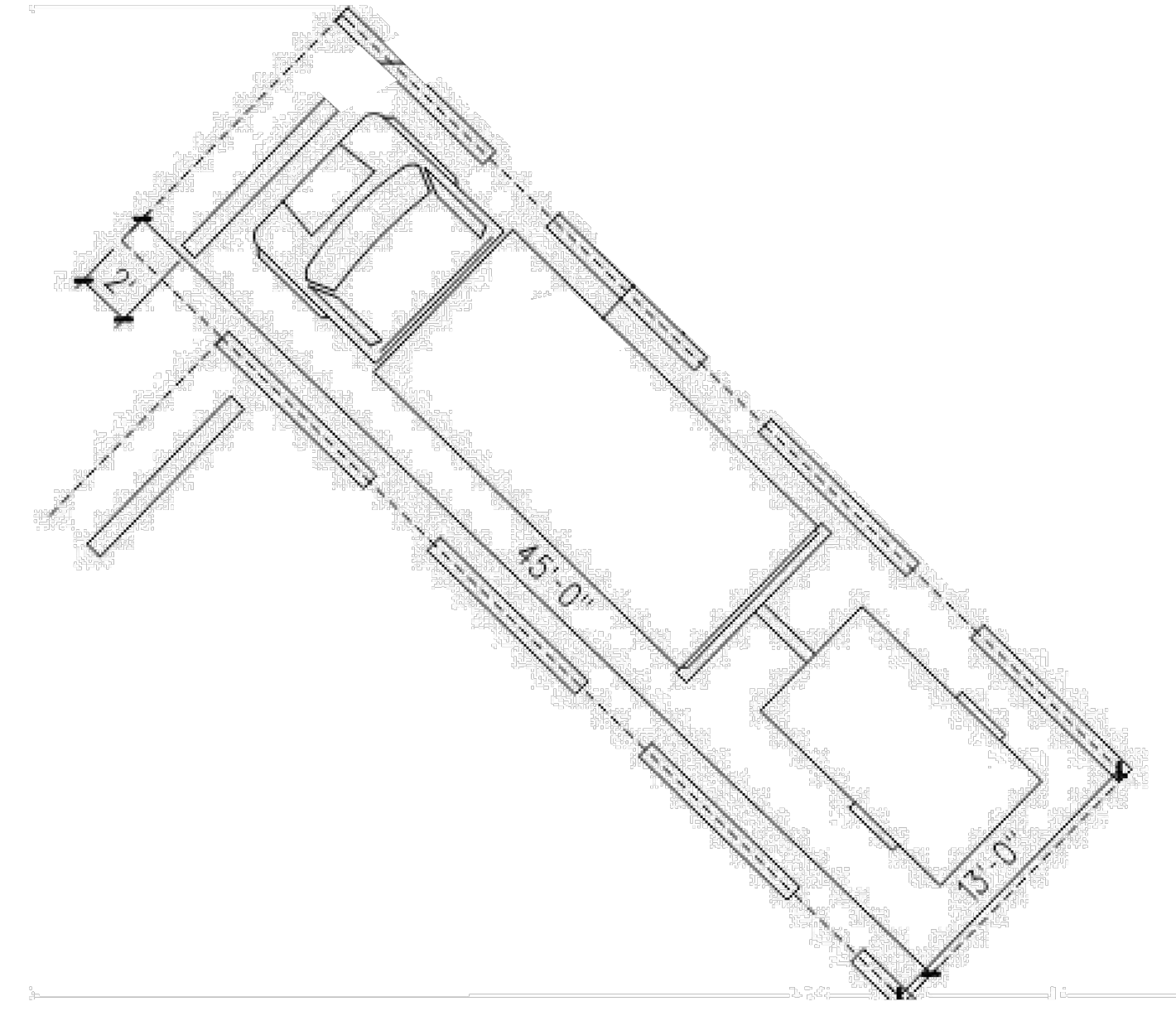
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-  TRUCK PATH
-  PASSENGER CAR PATH
-  NO PARKING RED CURB
-  FIRE LANE

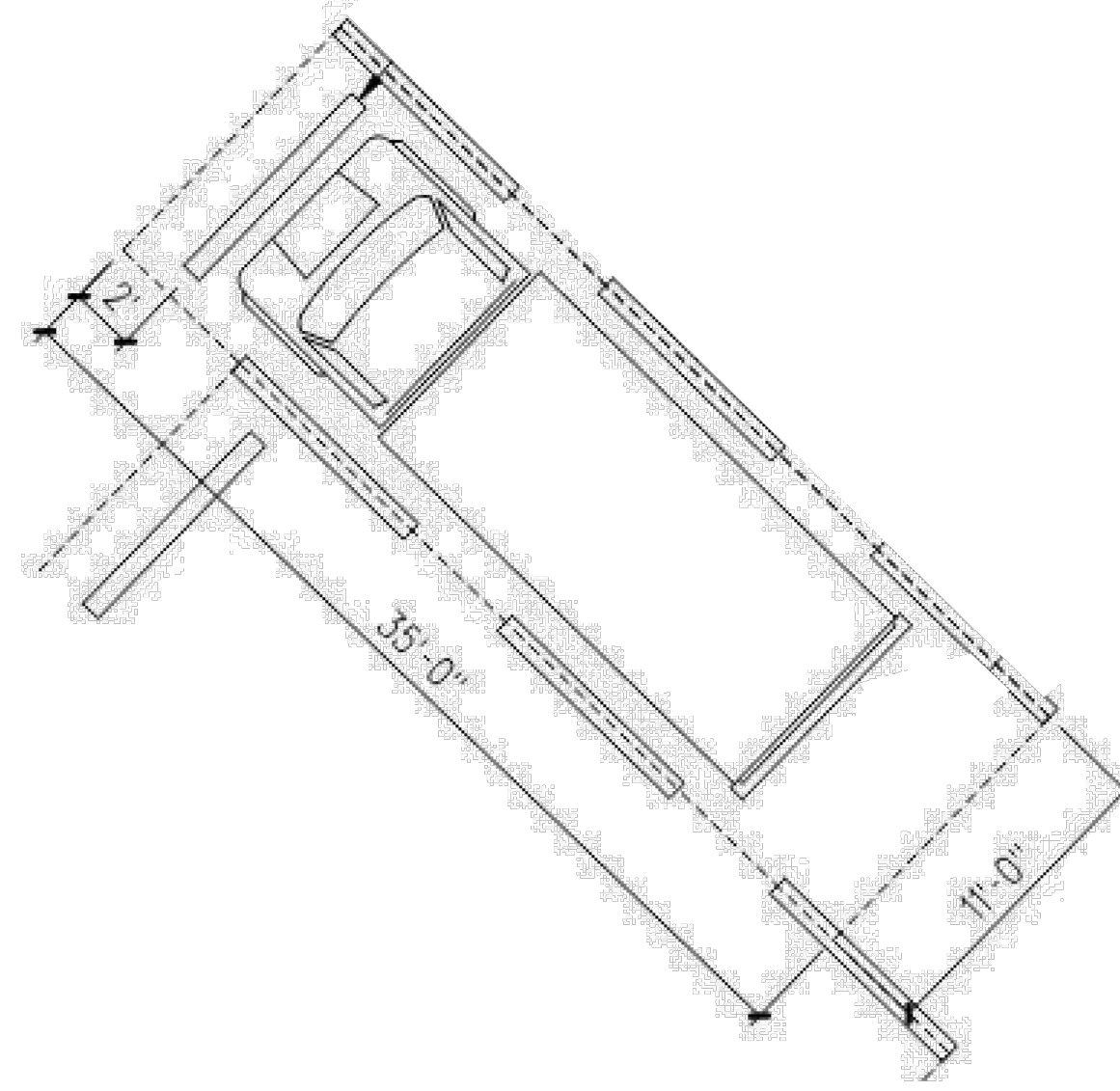


**TRUCK AND TRAILER DIMENSIONS**

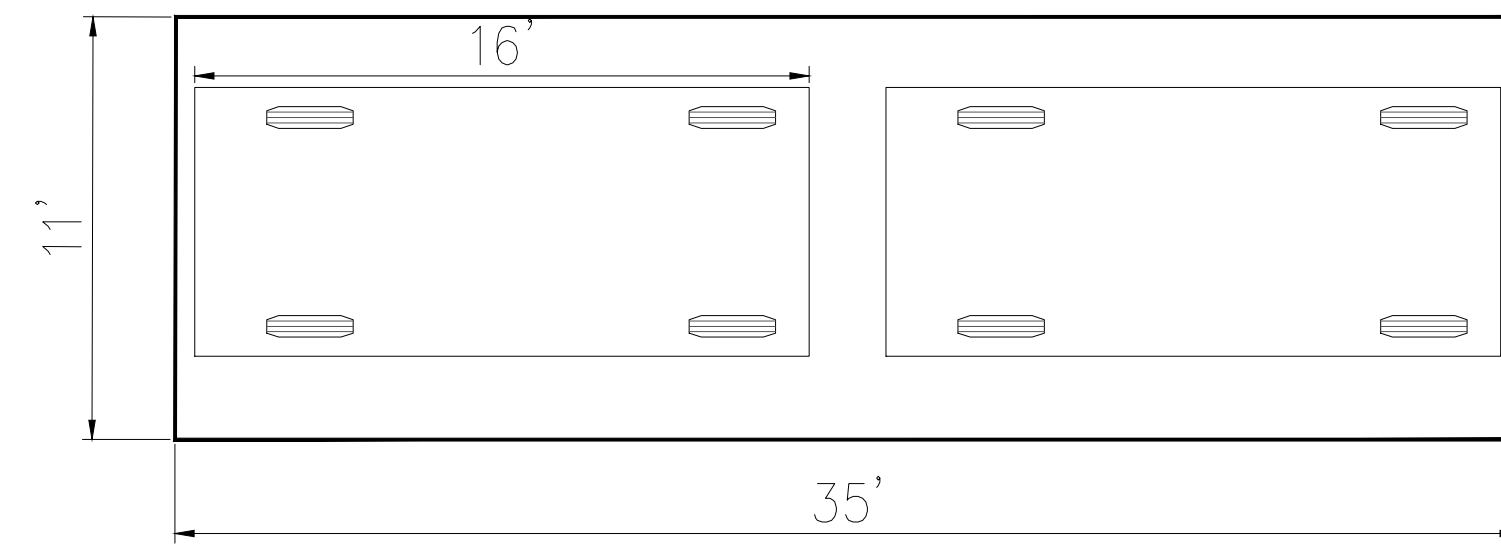
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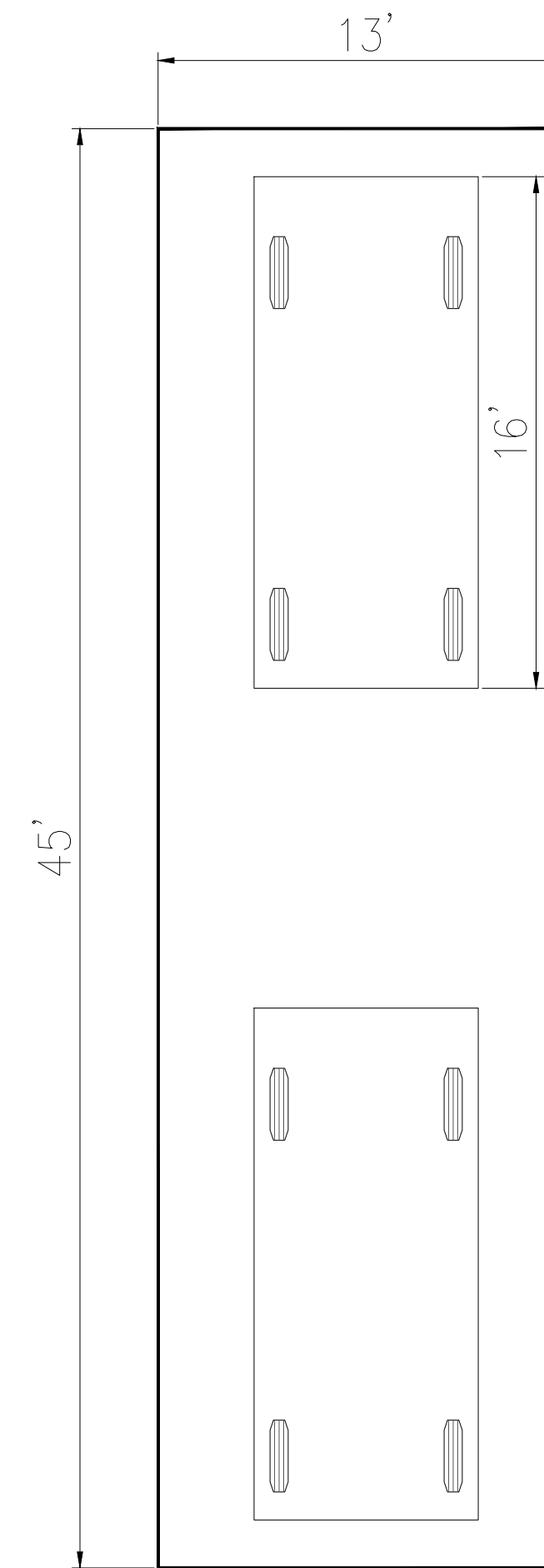
13'x45' TYP. TRUCK STALL  
N.T.S



11'x35' TYP. TRUCK STALL  
N.T.S



11'x35' TRUCK STALL WITH PASSENGER CARS  
N.T.S



13'x45' TRUCK STALL WITH PASSENGER CARS  
N.T.S



STAMP

PROJECT NAME:  
**GREAT SCOTT TREE CARE SOUTH ORANGE COUNTY**

20751 LINEAR LANE  
LAKE FOREST, CA 92630

**HUITZOLLARS**  
2803 Main Street, Suite 400  
Irvine, California 92614-4250  
949.988.5815



SHEET TITLE

**TRUCK TURN EXHIBIT**

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL SPECIFICATIONS, AND MODEL NUMBER ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, RELETED, OR OTHERWISE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT AGAINST DISCREPANCIES BETWEEN THE DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY THE CLIENT. CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWING AT ANY TIME.

PROJECT NO.: R308444.04

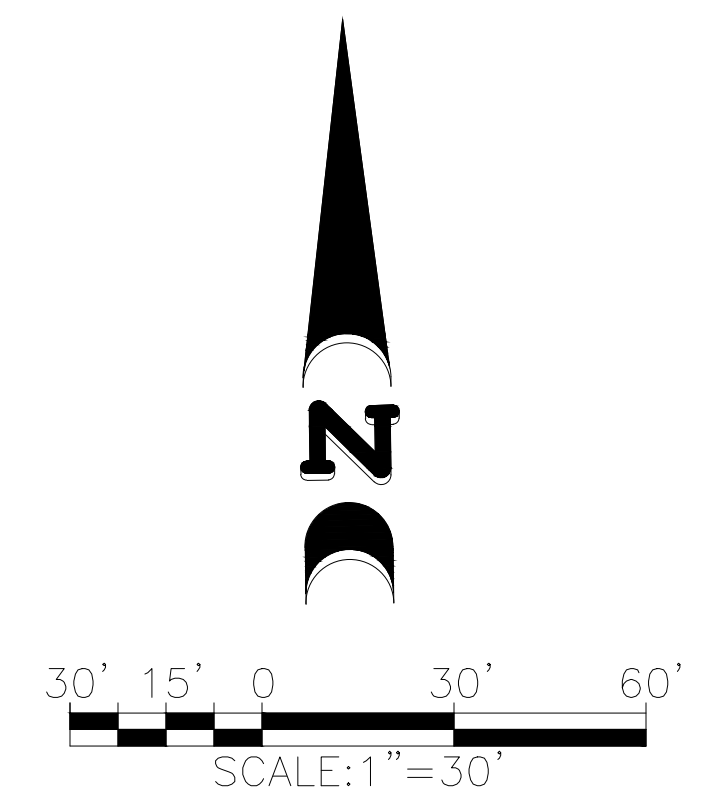
LAST ISSUE DATE: 05-03-2024

BY: SG CHKD: MJH

FILE:

SHEET

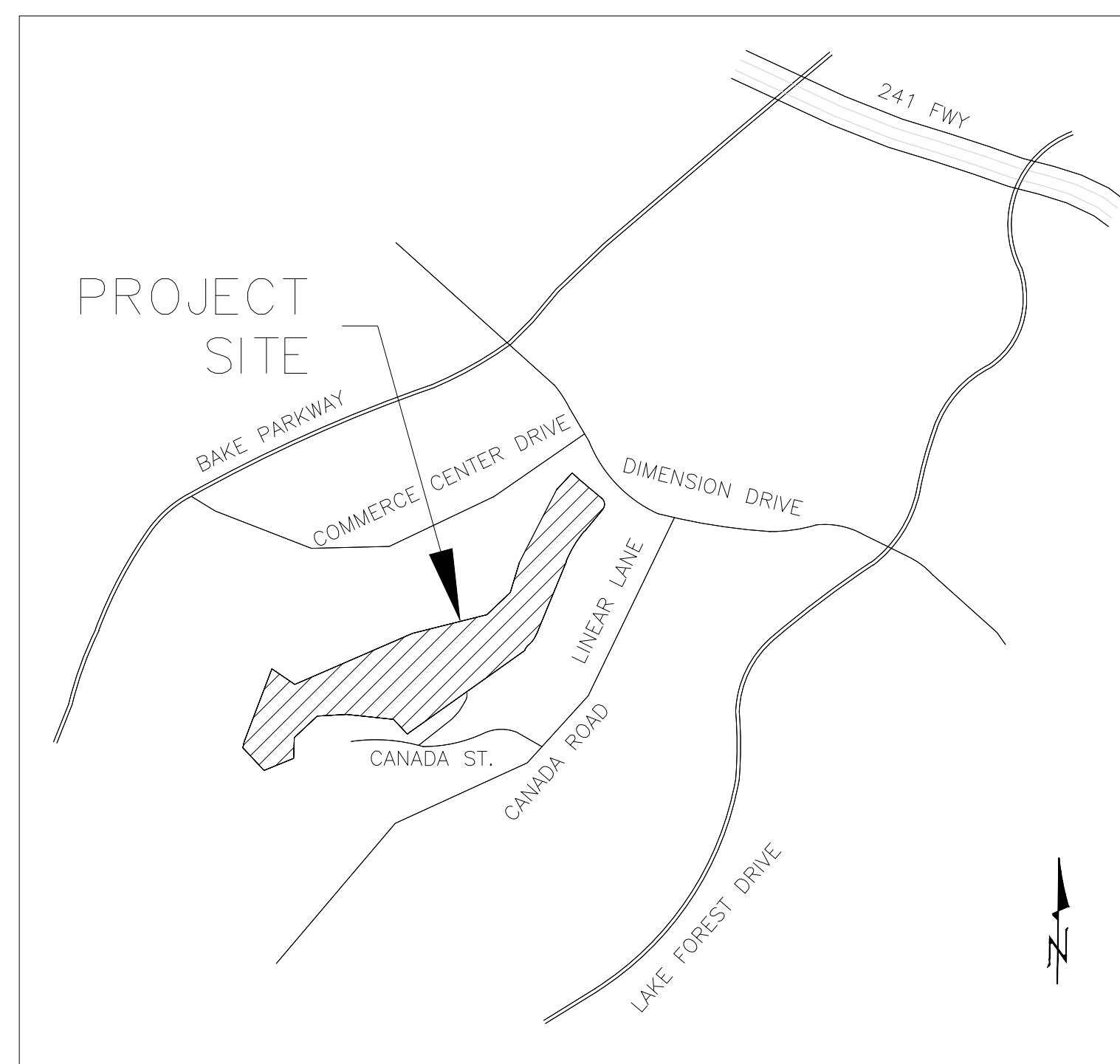
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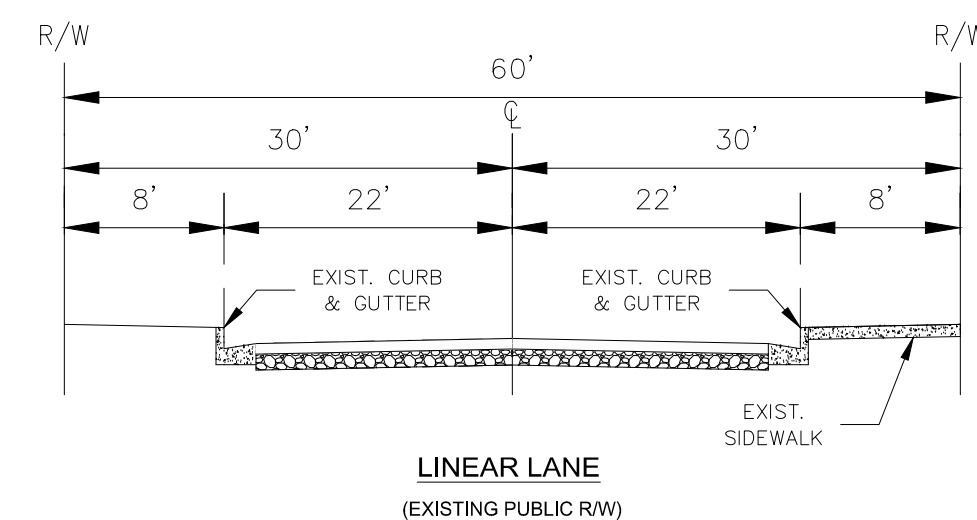


# SCENIC EASEMENT EXHIBIT

FOR  
20751 LINEAR LANE  
LAKE FOREST, CA



VICINITY MAP  
NOT TO SCALE



## LEGEND

- DISTINCTIVE BORDER
- PROPOSED LOT LINE
- DISTURBANCE LINE
- STREET CENTERLINE
- EXISTING CONTOUR
- EASEMENT
- FEMA FLOOD PLAIN
- EXISTING PARCEL/LOT LINE
- SCENIC EASEMENT

### COUNTY FACILITY:

SCENIC EASEMENT PER PM 86-133

### EASEMENT NOTES:

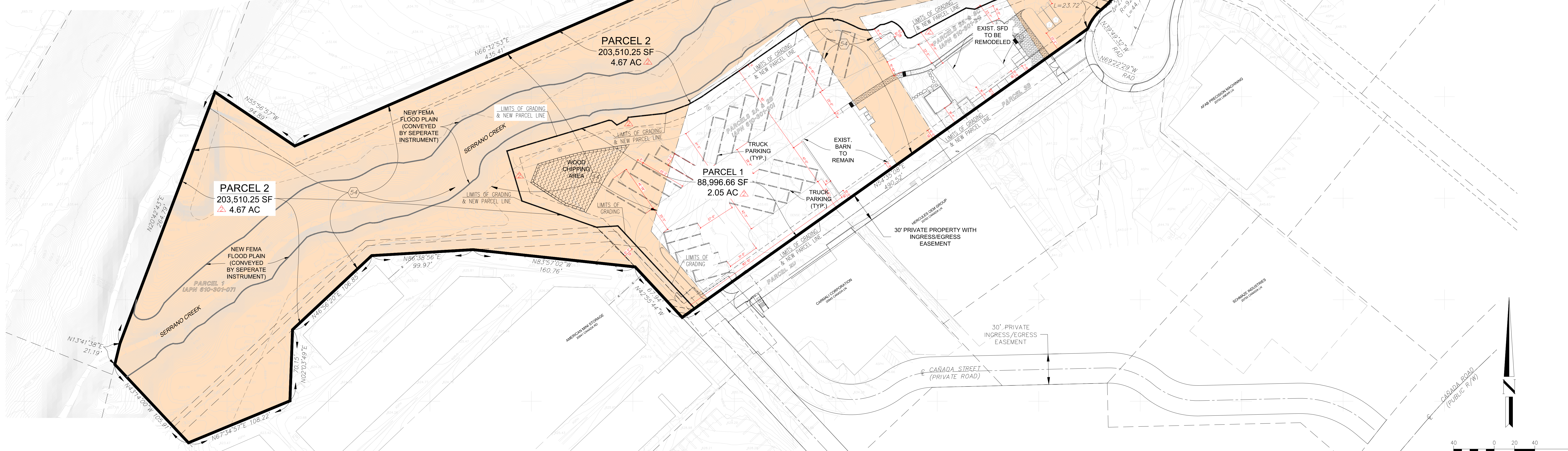
54 AN EASEMENT FOR SCENIC PRESERVATION AND OPEN SPACE DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13 (EASEMENT IS BLANKET IN NATURE OVER PARCEL 1 OF THE LEGAL DESCRIPTION).

	EXISTING PARCEL AREA	PROPOSED PARCEL AREA
PM 86-133, PCL A	241,990.44 SF 5.56 AC	PARCEL 1 CONTRACTOR'S STORAGE YARD 88,996.66 SF 2.05 AC
APN 610-301-20	35,554.14 SF 0.82 AC	PARCEL 2 REGIONAL PARK/OPEN SPACE 203,510.25 SF 4.67 AC
APN 610-301-21	14,962.33 SF 0.34 AC	
TOTAL	292,506.91 SF 6.72 AC	TOTAL 292,506.91 SF 6.72 AC

MAXIMUM DISTURBED AREA = (15% PM 86-133 PCL A) + (APN 610-301-20) + (APN 610-301-21)  
 MAXIMUM DISTURBED AREA = (15% 241,990.44) + (35,554.14) + (14,962.33)  
 MAXIMUM DISTURBED AREA = 86,814.99 SF

TOTAL DISTURBED AREA: 86,812.00 SF

△ MAX. DISTURBED AREA WITHIN SCENIC EASEMENT: 15% OF 241,990.44 SF = 36,298.50 SF  
 △ ACTUAL DISTURBED AREA WITHIN SCENIC EASEMENT: = 36,295.53 SF (15.00%)



### OWNER'S ADDRESS

GRIFFITHS RANCH, LLC  
12 POLENA, IRVINE, CA 92602  
(714) 826-1750

NO.	DATE	REVISIONS	APPROVED
1	10/27/23	ADDED DISTURBANCE AREA WITHIN SCENIC EASEMENT	
2	12/21/23	PARCEL LINE & DISTURBANCE LINE CHANGED	

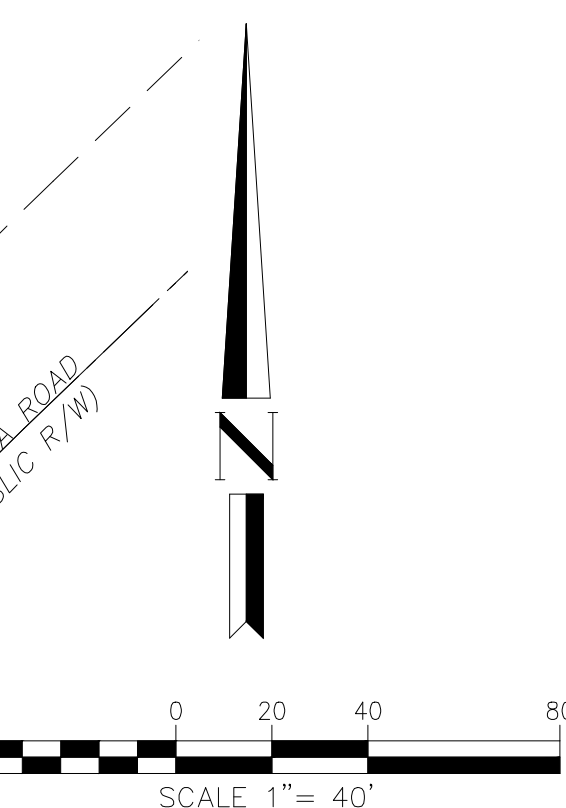
**HUITT ZOLLARS**  
2603 Main Street, Suite 400 Irvine, California 92614-4250  
949.988.5815 www.huittzollars.com  
REGISTERED UNDER THE SUPERVISION OF  
49158 09/30/2024 05/03/2024

REGISTERED PROFESSIONAL ENGINEER  
MARC J. HA SLINGER  
No. 49158  
Expiration 09-30-24  
CIVIL  
STATE OF CALIFORNIA

DESIGNED BY: M.J.H.  
DRAWN BY: S.L.G.  
CHECKED BY: M.J.H.  
DATE: 3/15/2024

GREAT SCOTT TREE CARE  
SOUTH ORANGE COUNTY  
20751 LINEAR LANE, LAKE FOREST, CA

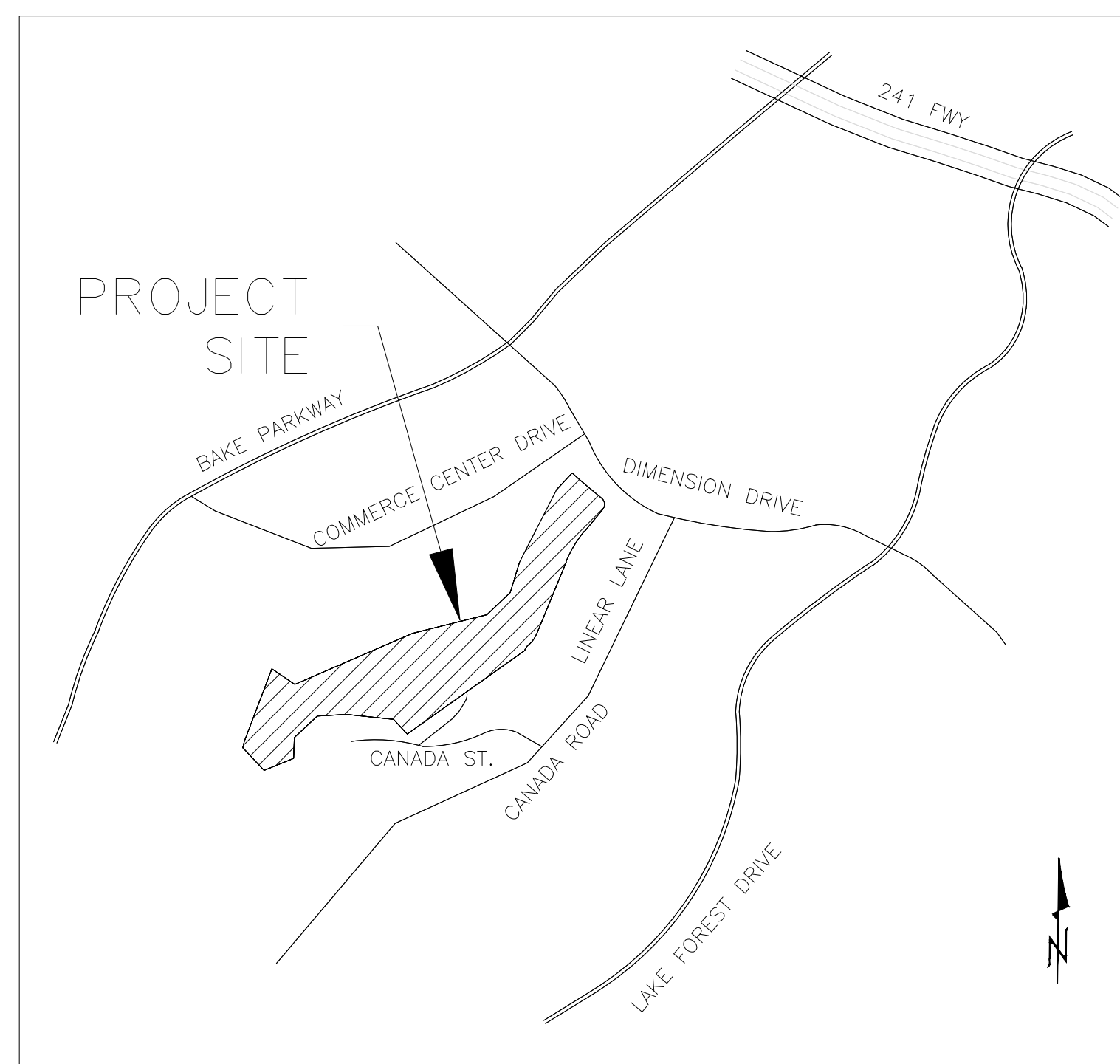
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of 1  
SHEETS  
JOB NO. R304078.02



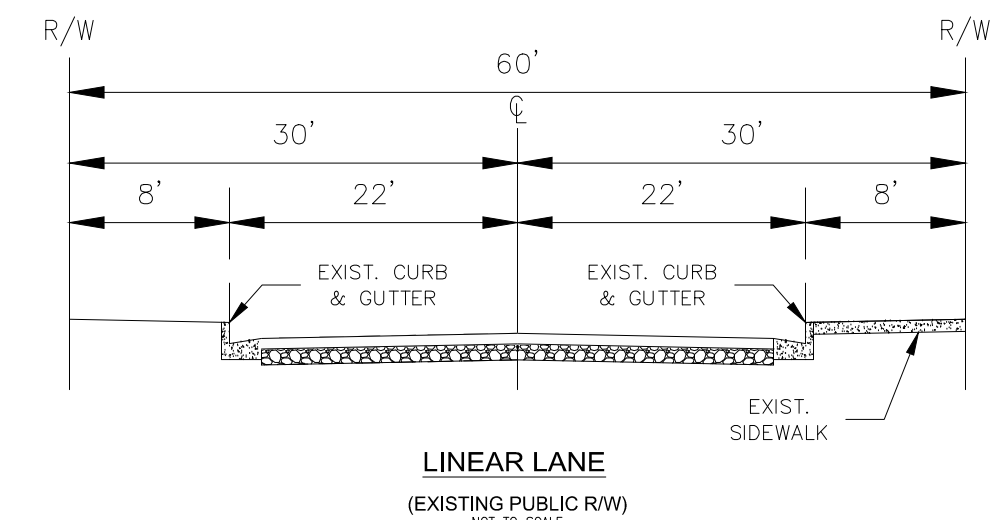


# TENTATIVE PARCEL MAP NO. 2023-169

FOR  
20751 LINEAR LANE  
LAKE FOREST, CA



VICINITY MAP  
NOT TO SCALE



## LEGEND

- DISTINCTIVE BORDER
- PROPOSED LOT LINE
- STREET CENTERLINE
- EXISTING CONTOUR
- EASEMENT
- FEMA FLOOD PLAIN
- EXISTING PARCEL/LOT LINE
- PALM TREE
- BRUSH/TREE

EXISTING PARCELS	EXISTING AREA	EXISTING GENERAL PLAN	EXISTING ZONING
PM 86-133, PCL A APN 610-301-07	241,990.44 SF 5.56 AC	OPEN SPACE	M1 LIGHT INDUSTRIAL/PD PLANNED DEVELOPMENT
APN 610-301-20	35,554.14 SF 0.82 AC	OPEN SPACE	A1 AGRICULTURE
APN 610-301-21	14,962.33 SF 0.34 AC	OPEN SPACE	A1 AGRICULTURE
TOTAL	292,506.91 SF 6.72 AC		

PROPOSED PARCELS	PROPOSED AREA	PROPOSED GENERAL PLAN	PROPOSED ZONING
PARCEL 1 CONTRACTOR'S STORAGE YARD	88,996.66 SF 2.05 AC	URBAN INDUSTRIAL - 25	UI 25 (URBAN INDUSTRIAL 25)
PARCEL 2 REGIONAL PARK/OPEN SPACE	203,510.25 SF 4.67 AC	OPEN SPACE	A1 AGRICULTURE
TOTAL	292,506.91 SF 6.72 AC		

### EXISTING ZONING:

M1 LIGHT INDUSTRIAL AND A1 AGRICULTURE

### GENERAL NOTES:

- ACCESS TO PROJECT IS VIA LINEAR LANE (PUBLIC RW) AND 30' PRIVATE INGRESS/EGRESS EASEMENTS
- UTILITY PROVIDERS:  
WATER/SEWER - IRVINE RANCH WATER DISTRICT  
POWER - SOUTHERN CALIFORNIA EDISON  
GAS - SOUTHERN CALIFORNIA GAS  
TELEPHONE - AT&T & FRONTIER COMMUNICATIONS

### BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LINEAR LANE BEING NORTH 22°19'33" EAST ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13.

### LEGAL DESCRIPTION:

SEE SHEET 4 FOR LEGAL DESCRIPTION

### FUEL MODIFICATION:

Covenants for Fuel Modification Zone, Special Maintenance Area and/or Roadside Protection Zone maintenance by the landowner in accordance with the approved fuel modification plans shall be recorded concurrently with this Final Map.

### HIGH FIRE HAZARD:

Project is located in a recommended High Fire Hazard Severity Zone/Wildland Interface area.

### EASEMENT NOTES:

SEE SHEET 4 FOR EXISTING EASEMENT NOTES

### FLOOD ZONE:

PROPOSED PARCEL 1 IS LOCATED IN FEMA FLOOD ZONE "X" WITH A 1% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON MAP NUMBER 060590316J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.  
PROPOSED PARCEL 2 IS LOCATED IN FEMA FLOOD ZONE "X" AND "AE" WITH FLOOD ELEVATIONS SHOWN ON MAP NUMBER 060590316J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

### BENCHMARK:

COUNTY OF ORANGE BENCH MARK NO. 3JJ-18-90 ELEVATION = 705.603 (NAVD 1988, 2004 ADJUSTMENT) DESCRIBED BY THE ORANGE COUNTY SURVEYORS OFFICE IN 2003 AS A FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3JJ-18-90", SET IN THE SOUTHEASTERLY CORNER OF AN 8 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF LAKE FOREST DRIVE AND DIMENSION, 47 FT. SOUTHEASTERLY OF THE CENTERLINE OF LAKE FOREST, 103 FT. SOUTHWESTERLY OF THE CENTERLINE OF DIMENSION EXTENDED TO THE SOUTH AND 8.5 FT. BEHIND CURB FACE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

### OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

SCOTT GRIFFITHS, GRIFFITHS RANCH, LLC

SUSAN GRIFFITHS, GRIFFITHS RANCH, LLC

### OWNER'S ADDRESS

GRIFFITHS RANCH, LLC  
12 POLENA, IRVINE, CA 92602  
(714) 826-1750

### PROJECT EARTHWORK

TOTAL DISTURBED AREA: 86,812.00 SF  
CUT: 7,677 CY  
FILL: 6,794 CY

NO.	DATE	REVISIONS	APPROVED

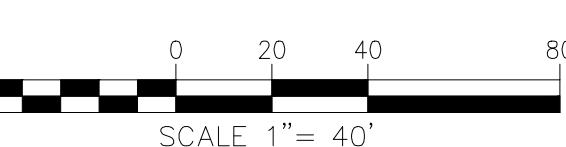
**HUIT ZOLLARS**  
2603 Main Street, Suite 400 Irvine, California 92614-4250  
949.988.5815 www.huit-zollars.com

REGISTERED PROFESSIONAL ENGINEER  
MARC J. HASLINGER  
No. 49158  
Expiration 09-30-24  
CIVIL  
STATE OF CALIFORNIA

DESIGNED BY: M.J.H.  
DRAWN BY: S.L.G.  
CHECKED BY: M.J.H.  
DATE: 03/15/2024

GREAT SCOTT TREE CARE  
SOUTH ORANGE COUNTY  
20751 LINEAR LANE, LAKE FOREST, CA

SHEET 1  
of  
4  
SHEETS  
JOB NO. 13304078.02



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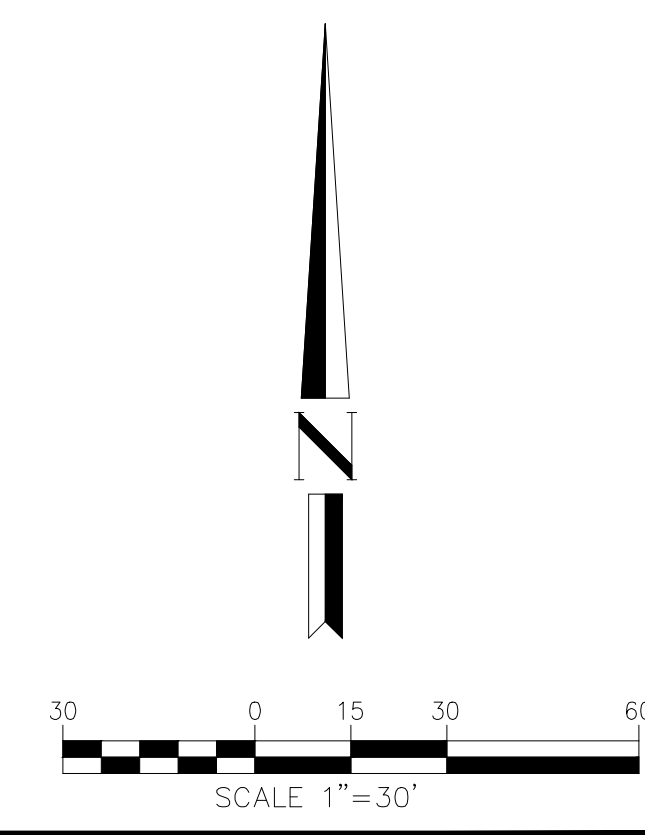
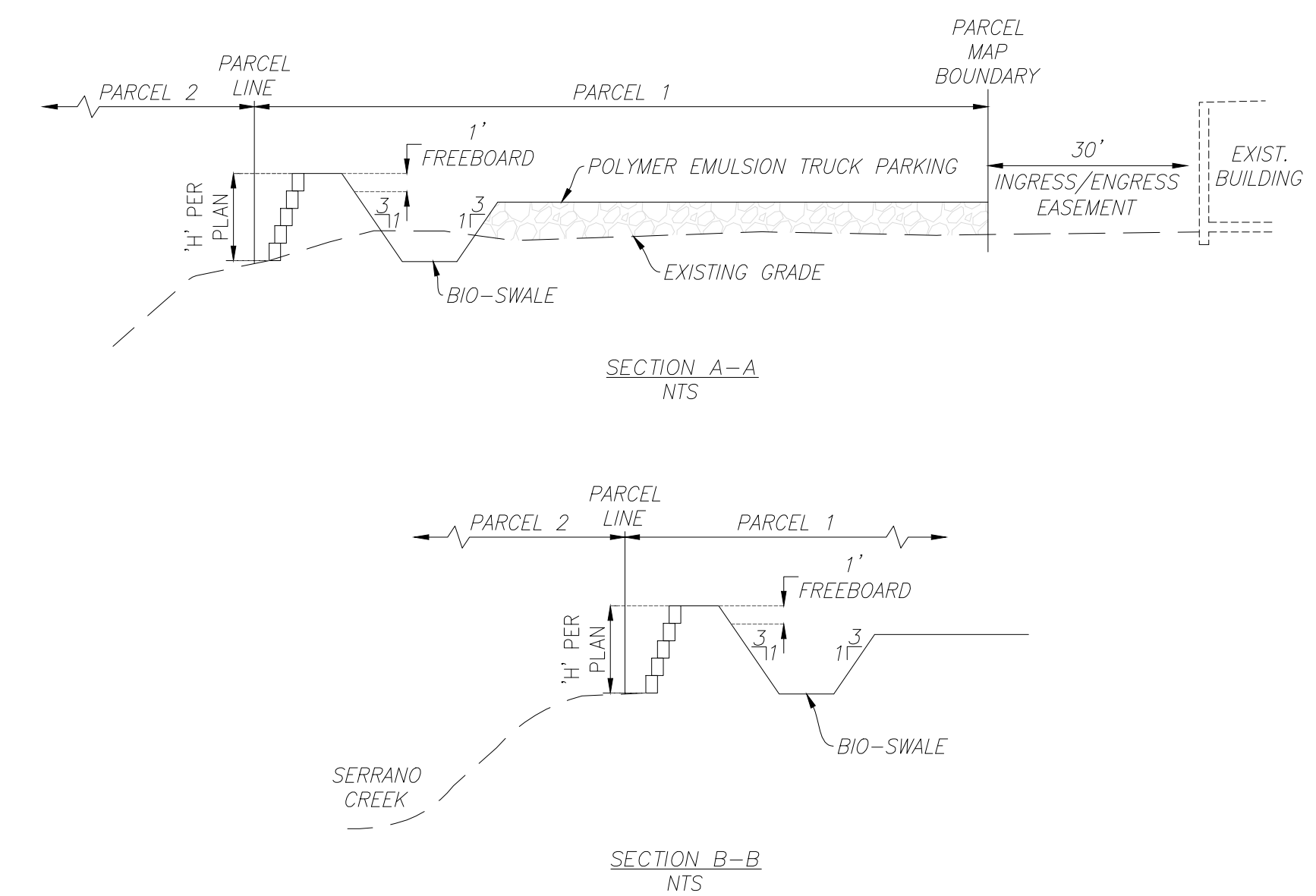


# TENTATIVE PARCEL MAP NO. 2023-169

FOR  
20751 LINEAR LANE  
LAKE FOREST, CA

## PARCEL 1 DEFENITION

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	50°05'30"	46.00'	40.22'	21.50'
C2	5°02'46"	115.30'	10.15'	5.08'
C3	41°07'05"	22.75'	16.32'	8.53'
C4	2°37'12"	178.29'	8.15'	4.08'
C5	28°47'13"	22.47'	11.29'	5.77'
C6	50°03'58"	22.35'	19.53'	10.44'
C7	27°51'57"	92.00'	44.74'	22.82'
C8	29°32'57"	46.00'	23.72'	12.13'
C9	7°03'58"	20.00'	2.47'	1.23'
L1	S70°36'02"E	---	77.85'	---
L2	S16°38'22"E	---	51.36'	---
L3	S73°21'31"W	---	50.05'	---
L4	S73°21'40"W	---	40.94'	---
L5	S72°19'59"W	---	13.50'	---
L6	S81°15'21"W	---	19.72'	---
L7	S83°48'22"W	---	36.14'	---
L8	S69°43'48"W	---	24.81'	---
L9	S59°54'00"W	---	14.56'	---
L10	S55°16'22"W	---	127.31'	---
L11	N45°05'07"W	---	3.24'	---
L12	N88°37'54"W	---	2.90'	---
L13	S61°45'05"W	---	62.20'	---
L14	N81°59'11"W	---	8.49'	---
L15	S65°49'48"W	---	18.92'	---
L16	S69°26'17"W	---	14.16'	---
L17	S65°06'27"W	---	5.24'	---
L18	S73°13'53"W	---	5.33'	---
L19	S68°40'03"W	---	29.75'	---
L20	S65°57'19"W	---	3.45'	---
L21	S55°52'26"W	---	5.32'	---
L22	S43°22'12"W	---	6.45'	---
L23	S29°49'29"W	---	5.39'	---
L24	S27°44'18"W	---	4.63'	---
L25	S25°16'20"W	---	53.21'	---
L26	S24°27'04"W	---	46.07'	---
L27	S21°46'54"W	---	59.47'	---
L34	N67°38'13"W	---	13.63'	---
L42	N22°18'31"E	---	173.90'	---
L43	N54°35'10"E	---	490.52'	---
L44	S42°56'00"E	---	67.94'	---
L45	S44°23'43"E	---	54.71'	---



NO.	DATE	REVISIONS	APPROVED

**HUITT ZOLLARS**  
 2603 Main Street, Suite 400 Irvine, California 92614-4250  
 949.988.5815 www.huittzollars.com

DESIGNED BY: M.J.H.  
 DRAWN BY: S.L.G.  
 CHECKED BY: M.J.H.  
 DATE: 03/15/2024

**GREAT SCOTT TREE CARE**  
 SOUTH ORANGE COUNTY  
 20751 LINEAR LANE, LAKE FOREST, CA

SHEET 2 of 4 SHEETS  
 JOB NO. 1304078.02

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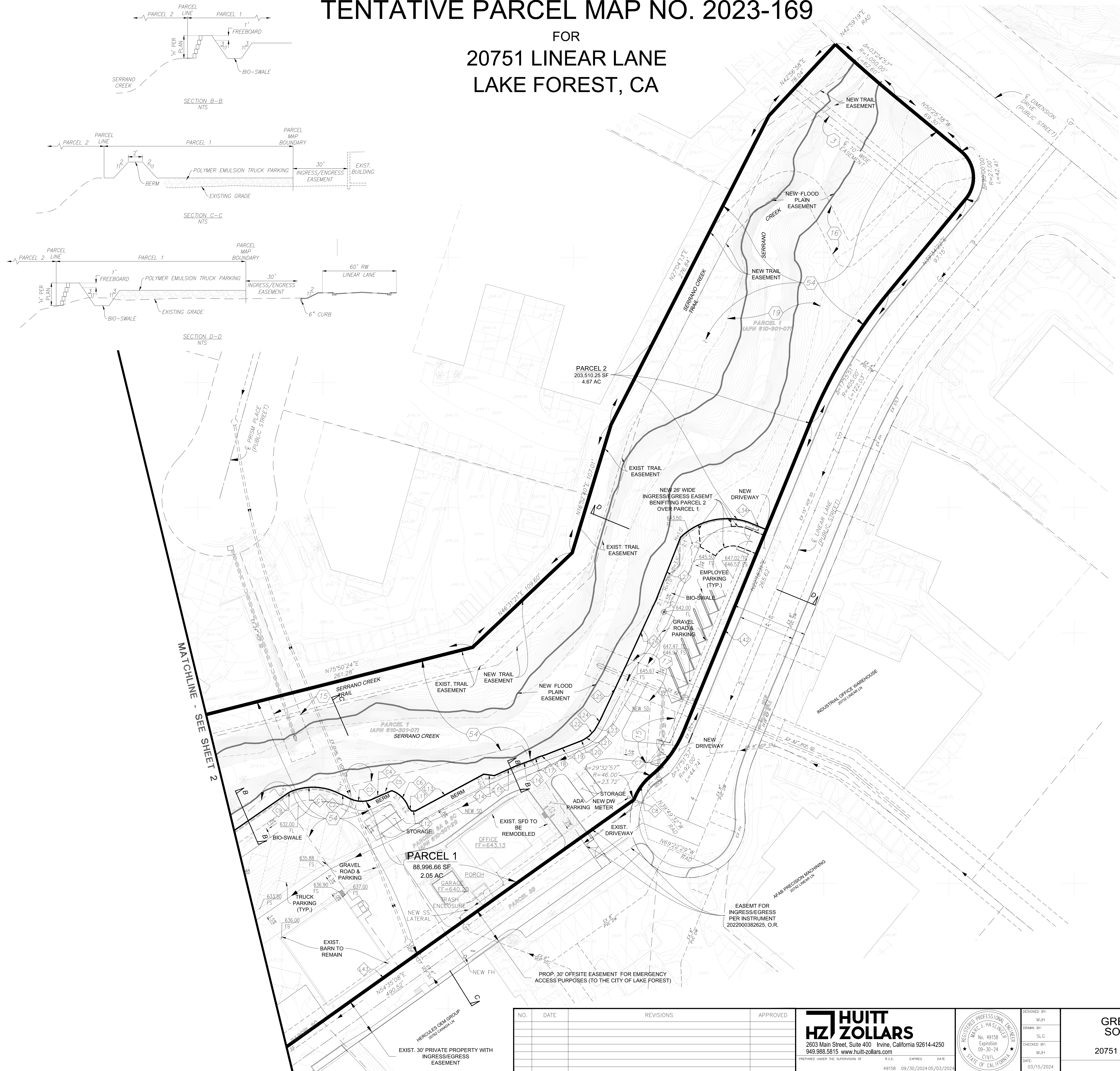


PARCEL 1 DEFINITION

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
C1	5°05'30"	46.00'	40.22'	21.50'
C2	5°02'45"	115.30'	10.15'	5.08'
C3	41°07'05"	22.75'	16.32'	8.53'
C4	2°37'12"	178.29'	8.15'	4.08'
C5	28°47'13"	22.47'	11.29'	5.77'
C6	5°03'58"	22.35'	19.53'	10.44'
C7	27°51'57"	92.00'	44.74'	22.82'
C8	29°32'57"	46.00'	23.72'	12.13'
C9	7°03'58"	20.00'	2.47'	1.23'
L1	S70°36'02"E	--	77.85'	--
L2	S16°38'22"E	--	51.36'	--
L3	S73°21'31"W	--	50.05'	--
L4	S73°21'40"W	--	40.94'	--
L5	S72°19'59"W	--	13.50'	--
L6	S81°15'21"W	--	19.72'	--
L7	S83°48'22"W	--	36.14'	--
L8	S69°43'48"W	--	24.81'	--
L9	S59°54'00"W	--	14.56'	--
L10	S55°16'22"W	--	127.31'	--
L11	N45°05'07"W	--	3.24'	--
L12	N88°37'54"W	--	2.90'	--
L13	S61°45'05"W	--	62.20'	--
L14	N81°59'11"W	--	8.49'	--
L15	S65°49'48"W	--	18.92'	--
L16	S69°26'17"W	--	14.16'	--
L17	S65°06'27"W	--	5.24'	--
L18	S73°13'53"W	--	5.33'	--
L19	S68°40'03"W	--	29.75'	--
L20	S65°57'19"W	--	3.45'	--
L21	S55°52'26"W	--	5.32'	--
L22	S43°22'12"W	--	6.45'	--
L23	S29°49'29"W	--	5.39'	--
L24	S27°44'18"W	--	4.63'	--
L25	S25°16'20"W	--	53.21'	--
L26	S24°27'04"W	--	46.07'	--
L27	S21°46'54"W	--	59.47'	--
L34	N67°38'13"W	--	13.63'	--
L42	N22°18'31"E	--	173.90'	--
L43	N54°35'10"E	--	490.52'	--
L44	S42°56'00"E	--	67.94'	--
L45	S44°23'43"E	--	54.71'	--

# TENTATIVE PARCEL MAP NO. 2023-169

## FOR 20751 LINEAR LANE LAKE FOREST, CA



NO.	DATE	REVISIONS	APPROVED

**HUITT ZOLLARS**  
 2603 Main Street, Suite 400 Irvine, California 92614-4250  
 949.986.5815 www.huittzollars.com

DESIGNED BY: M.J.H.  
 DRAWN BY: S.L.G.  
 CHECKED BY: M.J.H.  
 DATE: 03/15/2024

REGISTERED PROFESSIONAL ENGINEER  
 MAREK J. HALLINGER  
 No. 49158  
 Expiration 09-30-24  
 CIVIL  
 STATE OF CALIFORNIA

**GREAT SCOTT TREE CARE**  
 SOUTH ORANGE COUNTY  
 20751 LINEAR LANE, LAKE FOREST, CA

SHEET 3 of 4 SHEETS  
 JOB NO. R304078.02



# TENTATIVE PARCEL MAP NO. 2023-169

## FOR 20751 LINEAR LANE LAKE FOREST, CA

### LEGAL DESCRIPTION:

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

PARCEL 1:

PARCEL A OF PARCEL MAP NO. 86-133, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 225 PAGES 7 TO 13 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF OF ALL MINERALS, OIL, AND/OR ASPHALTUM OF EVERY KIND OR CHARACTER IN OR UNDER SAID PROPERTY, AND ONE-HALF OF EVERY MINERAL OR OIL RIGHT THEREIN, THEREUNTO AND THEREUNDER, AS EXCEPTED IN THE DEED FROM THE WHITING COMPANY TO BENNIE W. OSTERMAN AND CYNTHIA A. OSTERMAN, RECORDED APRIL 30, 1928, IN BOOK 153 PAGE 320 OF OFFICIAL RECORDS.

PARCEL 2:

PARCEL A:

PARCEL 1 OF LOT LINE ADJUSTMENT LL 82-30, RECORDED DECEMBER 22, 1982 AS INSTRUMENT NO. 82449842, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT(S) F OF TRACT NO. 695, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2474 PAGE 461, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 53°25'30" EAST 69.42 FEET ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LAND; THENCE NORTH 36°19'50" WEST 47.29 FEET ALONG A LINE THAT IS PARALLEL WITH AND 5.00 FEET NORTHEASTERLY FROM THE NORTHEASTERLY FACE OF AN EXISTING BARN; THENCE NORTH 53°40'10" EAST 6.60 FEET TO A POINT WHICH IS 5.00 FEET SOUTHWESTERLY AND 1.00 FOOT NORTHEASTERLY FROM THE EASTERLY CORNER OF A 4' X 8' CONCRETE BASE OF A WATER WELL; THENCE NORTH 36°19'50" WEST, 18.00 FEET TO A POINT WHICH IS 5.00 FEET NORTHWESTERLY AND 1.00 FOOT NORTHWESTERLY FROM THE NORTHERLY CORNER OF THE CONCRETE BASE; THENCE SOUTH 53°40'10" WEST, 6.60 FEET TO A POINT THAT IS 5.00 FEET NORTHEASTERLY OF SAID BARN; THENCE NORTH 36°19'50" WEST, 108.71 FEET, PARALLEL WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY FACE OF SAID BARN; THENCE SOUTH 47°43'44" WEST, 70.51 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID DEED TO RALSTON ANDERSON AND MAXINE E. ANDERSON, THENCE SOUTH 36°34'30" EAST, 167.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LAND TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ALL MINERALS, OIL, AND/OR ASPHALTUM OF EVERY KIND OR CHARACTER IN OR UNDER SAID PROPERTY, AND ONE-HALF OF EVERY MINERAL OR OIL RIGHT THEREIN, THEREUNTO AND THEREUNDER, AS RESERVED BY THE WHITING COMPANY IN DEED RECORDED IN BOOK 153 PAGE 320 OF OFFICIAL RECORDS, ALSO EXCEPTING WATER AND WATER RIGHTS AS RESERVED BY THE WHITING COMPANY, IN DEED RECORDED IN BOOK 153 PAGE 320 OF OFFICIAL RECORDS.

APN: 610-301-20

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT F OF TRACT NO. 695, IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 25 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN A STRIP OF LAND, 30.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF TRACT NO. 11397, AS SHOWN ON A MAP RECORDED IN BOOK 502 PAGES 44 THROUGH 47 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING ALSO THE NORTHWESTERLY LINE OF CANADA ROAD AS SHOWN ON SAID TRACT NO. 11397; THENCE NORTH 39°25'28" EAST 42.00 FEET ALONG SAID NORTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50°34'32" WEST 15.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY 73.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'24"; THENCE SOUTH 87°28'04" WEST 98.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 68.00 FEET; THENCE NORTHWESTERLY 49.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°43'42" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RECORD OF 68.00 FEET; THENCE NORTHWESTERLY 49.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°43'42" TO A LINE PARALLEL WITH AND NORTHERLY 15.00 FEET FROM THAT CERTAIN COURSE SHOWN AS "NORTH 87°28'04" EAST 172.53 FEET" FOR A PORTION OF THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87°28'04" WEST 172.53 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 68.00 FEET; THENCE SOUTHWESTERLY 41.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°22'46" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY 99.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8349'42" TO A LINE PARALLEL WITH AND NORTHEASTERLY 45.00 FEET FROM THAT CERTAIN COURSE SHOWN AS "NORTH 44°05'00" WEST 142.84 FEET FOR A PORTION OF THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 44°05'00" WEST 101.68 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO A LINE PARALLEL WITH AND SOUTHEASTERLY 15.00 FEET FROM THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DENVER A. NUTTER AND SADIE M. NUTTER RECORDED IN BOOK 247 PAGE 460 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER; THENCE NORTH 53°25'30" EAST 257.98 FEET ALONG SAID LAST ABOVE MENTIONED PARALLEL LINE.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES THERETO OVER THAT PORTION OF LOT F OF TRACT NO. 695, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 25 PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN A STRIP OF LAND, 30.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE OUTHASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 44°05'00" WEST 142.84 FEET" FOR A PORTION OF THE NORTHEASTERLY LINE OF LOT 1 OF TRACT NO. 11397, AS SHOWN ON A MAP RECORDED IN BOOK 502 PAGES 44 THROUGH 47 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE NORTH 45°36'44" EAST 15.00 FEET ALONG THE ORTHWESTERLY LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON LINE PARALLEL WITH AND NORTHEASTERLY 15.00 FEET FROM SAID NORTHEASTERLY LINE; THENCE NORTH 44°05'00" WEST 201.81 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND SOUTHEASTERLY 15.00 FEET FROM THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DENVER A. NUTTER AND SADIE M. NUTTER RECORDED IN BOOK 2474 PAGE 460 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE NORTH 53°25'30" EAST 288.24 FEET ALONG SAID LAST MENTIONED PARALLEL LINE, THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN SAID NORTHWESTERLY LINE.

PARCEL 3:

PARCEL A: (FEE PARCEL)

THAT PORTION OF LOT F OF TRACT NO. 695, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA.

BEGINNING AT A POINT 615.77 FEET NORTH 23°03'40" WEST AND 275.00 FEET NORTH 53°25'30" EAST FROM THE MOST WESTERLY CORNER OF LOT G OF SAID TRACT NO. 695; THENCE NORTH 53°25'30" EAST 132.00 FEET; THENCE NORTH 33°34'30" WEST 90.00 FEET; THENCE SOUTH 53°25'30" WEST 132.00 FEET; THENCE SOUTH 33°34'30" EAST 90.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ALL MINERALS, OIL, AND/OR ASPHALTUM OF EVERY KIND OR CHARACTER IN OR UNDER SAID PROPERTY, AND ONE-HALF OF EVERY MINERAL OR OIL RIGHT THEREIN, THEREUNTO AND THEREUNDER, AS RESERVED BY THE WHITING COMPANY IN DEED RECORDED APRIL 30, 1928 IN BOOK 153, PAGE 320 OF OFFICIAL RECORDS.

PARCEL B: (APPURTENANT EASEMENT PARCEL)

A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS AND EGRESS, OVER THAT PORTION OF SAID LAND, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET IN WIDTH, THE SOUTHWESTERLY AND NORTHWESTERLY LINES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF CANADA ROAD, AS CONVEYED TO THE COUNTY OF ORANGE BY DEED RECORDED SEPTEMBER 26, 1939 IN BOOK 960, PAGES 514 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID POINT BEING LOCATED 190.03 FEET NORTH 45°34'45" EAST AND 66.42 FEET SOUTH 44°05' EAST FROM THE MOST WESTERLY CORNER OF LOT G, TRACT NO. 695, AS PER MAP RECORDED IN BOOK 25, PAGE 1 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, RUNNING FROM SAID POINT OF BEGINNING NORTH 44°05' WEST 644.00 FEET; THENCE 53°25'30" EAST 438.00 FEET, AS SHOWN BY DEED RECORDED APRIL 25, 1961 IN BOOK 5700, PAGE 204 OF OFFICIAL RECORDS.

PARCEL C: (FEE PARCEL)

THE PARCELS OF LAND IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED IN DEED RECORDED MARCH 24, 1953 IN BOOK 2474, PAGE 460 OF OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT "F", TRACT NO. 695, AS SHOWN ON MAP RECORDED IN BOOK 25, PAGE 1 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY (MORE PARTICULARLY SHOWN AS "REMAINDER PARCEL" ON MAP OF SAID TRACT NO. 11397 RECORDED IN BOOK 502, PAGES 44 THROUGH 47 INCLUSIVE OF MISCELLANEOUS MAPS), DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID LAND DESCRIBED IN SAID DEED RECORDED MARCH 24, 1953 IN BOOK 2474, PAGE 460 OF OFFICIAL RECORDS; THENCE NORTH 33°34'30" WEST ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND 50.00 FEET; THENCE NORTH 74°31'39" EAST 138.68 FEET TO THE NORTHERLY CORNER OF SAID LAND; THENCE SOUTH 53°25'30" WEST ALONG THE NORTHWESTERLY LINE OF SAID LAND 132.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

### TITLE REPORT INFORMATION:

ITEM NUMBERS AND LEGAL DESCRIPTION SHOWN HEREON CORRESPOND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. 989-30082340-E-BAM, DATED JANUARY 12, 2024; AMENDED JANUARY 23, 2024, AMENDMENT NO. E

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP:

ITEM NUMBERS INDICATED WITH A HEXAGON (◻) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

A TAXES.

B INTENTIONALLY DELETED

C THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD).

D THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2 AN EASEMENT FOR ROAD, INGRESS AND EGRESS PURPOSES AS RESERVED IN THE GRANT DEED RECORDED APRIL 30, 1928, IN BOOK 153 PAGE 320, OFFICIAL RECORDS (EASEMENT NOT LOCATABLE FROM RECORD).

3 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 19, 1958, IN BOOK 4201 PAGE 456, OFFICIAL RECORDS.

DISPOSITION:  
EASEMENT TO REMAIN

4 AN EASEMENT FOR PUMPING STATION AND DISTRIBUTION SYSTEM PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED NOVEMBER 5, 1963, IN BOOK 6792, PAGE 419, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY). (NOTE: IRWO IS SUCCESSOR AGENCY)

5 EXCEPTIONS AND RESERVATIONS IN THE GRANT OF EASEMENT RECORDED NOVEMBER 5, 1963, IN BOOK 6792, PAGE 419, OFFICIAL RECORDS.

6 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 20, 1982, AS INSTRUMENT NO. 82-174560, OFFICIAL RECORDS, AND RE-RECORDED MAY 20, 1981, AS INSTRUMENT NO. 82-423781, OFFICIAL RECORDS.

DISPOSITION:  
EASEMENT TO REMAIN

7 AN EASEMENT FOR WATER AND SEWAGE PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED JUNE 24, 1982, AS INSTRUMENT NO. 82-217506, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY).

8 AN EASEMENT FOR WATER AND SEWAGE PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED JULY 7, 1982, AS INSTRUMENT NO. 82-234280, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY).

9 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES IN FAVOR OF GEORGE SALATA AND LINDA LEE SALATA RECORDED AUGUST 9, 1982, AS INSTRUMENT NO. 82-275009, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY).

10 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES IN FAVOR OF MICHAEL E. BROOKS AND DONNA V. BROOKS RECORDED SEPTEMBER 13, 1982, AS INSTRUMENT NO. 82-320345, OFFICIAL RECORDS.

DISPOSITION:  
EASEMENT TO REMAIN

11 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED OCTOBER 7, 1982, AS INSTRUMENT NO. 82-352902, OFFICIAL RECORDS.

DISPOSITION:  
EASEMENT TO REMAIN

12 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES IN FAVOR OF JAMES E. JOHNSON RECORDED NOVEMBER 24, 1982, AS INSTRUMENT NO. 82-414655, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY).

13 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES IN FAVOR OF DONALD G. HESS AND JANICE C. HESS RECORDED MARCH 9, 1983, AS INSTRUMENT NO. 83-102136, OFFICIAL RECORDS (DOES NOT AFFECT SUBJECT FEE PROPERTY).

14 AN EASEMENT FOR SEWER PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED JUNE 25, 1987, AS INSTRUMENT NO. 87-36172, OFFICIAL RECORDS. (NOTE: IRWO IS SUCCESSOR AGENCY)

DISPOSITION:  
EASEMENT TO REMAIN

15 AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13. (NOTE: EASEMENT QUITCLAIMED TO CITY OF LAKE FOREST BY INSTRUMENT NO. 200300660099, O.R.)

DISPOSITION:  
EASEMENT TO REMAIN

16 AN EASEMENT FOR RECREATION RIDING AND HIKING TRAIL PURPOSES IRREVOCABLY OFFERED TO AND NOT ACCEPTED BY THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13.

DISPOSITION:  
EASEMENT TO REMAIN

17 AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13. (NOTE: EASEMENT QUITCLAIMED TO CITY OF LAKE FOREST BY INSTRUMENT NO. 200300660099, O.R.)

DISPOSITION:  
EASEMENT TO REMAIN

18 AN EASEMENT FOR AVIATION PURPOSES DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13 (EASEMENT IS BLANKET IN NATURE).

19 AN EASEMENT FOR FLOOD PLAIN PURPOSES DEDICATED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13. (NOTE: EASEMENT QUITCLAIMED TO CITY OF LAKE FOREST BY INSTRUMENT NO. 19990685796, O.R.)

DISPOSITION:  
EASEMENT TO BE QUITCLAIMED AND REDEDICATED ON THE FINAL PARCEL MAP PER LOMR CASE NO. 17-09-1011P

20 MATTERS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR DRAINAGE ENCUMBRANCE" RECORDED MARCH 31, 1988, AS INSTRUMENT NO. 88-149591, OFFICIAL RECORDS (CONTAINS AN AGREEMENT TO ACCEPT SURFACE DRAINAGE).

21 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT RECORDED JANUARY 19, 1989, AS INSTRUMENT NO. 89-033395, OFFICIAL RECORDS AND MODIFIED BY DOCUMENT RECORDED JANUARY 19, 1989, AS INSTRUMENT NO. 89-033395, OFFICIAL RECORDS (DOCUMENT CONTAINS EASEMENTS FOR INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE PURPOSES, EASEMENTS ARE BLANKET IN NATURE).

22 AN EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE PURPOSES IN FAVOR OF DIMENSION BUSINESS PARK ASSOCIATION, RECORDED JULY 19, 1994, AS INSTRUMENT NO. 94-0448986, OFFICIAL RECORDS (EASEMENTS ARE BLANKET IN NATURE).

### TITLE REPORT INFORMATION: (CONTINUED)

23 STANDARD TITLE COMPANY NOTE.

24 ITEM IS IDENTICAL TO ITEM NO. 2 ABOVE.

25 STANDARD TITLE COMPANY NOTE.

26 THE RIGHT TO BORE AND SINK WELLS ON THIS, AND OTHER LAND, AND EASEMENTS FOR PIPE LINES, CONDUITS, DITCHES AND OTHER INCIDENTAL PURPOSES, TOGETHER WITH THE RIGHT TO BORE AND SINK WELLS IN CONNECTION WITH SAID WELLS, AS RESERVED.

27 A RIGHT OF WAY TO A WELL AND PUMPING PLANT RESERVED IN GRANT DEED RECORDED JULY 25, 1934, IN BOOK 690, PAGE 313, OFFICIAL RECORDS (RIGHT OF WAY NOT LOCATABLE FROM RECORD).

28 EASEMENTS AND RIGHTS OF WAY FOR ROAD AND PUBLIC UTILITIES, AND APPURTENANCES THERETO, AS RESERVED AND CONVEYED BY VARIOUS DEEDS OF RECORD.

29 ITEM IS IDENTICAL TO ITEM NO. 6 ABOVE.

30 ITEM IS IDENTICAL TO ITEM NO. 7 ABOVE.

31 ITEM IS IDENTICAL TO ITEM NO. 8 ABOVE.

32 ITEM IS IDENTICAL TO ITEM NO. 9 ABOVE.

33 ITEM IS IDENTICAL TO ITEM NO. 9 ABOVE.

34 ITEM IS IDENTICAL TO ITEM NO. 11 ABOVE.

35 ITEM IS IDENTICAL TO ITEM NO. 12 ABOVE.

36 ITEM IS IDENTICAL TO ITEM NO. 10 ABOVE.

37 AN EASEMENT FOR DRAINAGE AND RIDING AND HIKING TRAIL PURPOSES RESERVED IN THE GRANT DEED BY CARMA DEVELOPERS RECORDED MARCH 9, 1983, AS INSTRUMENT NO. 83-102135, OFFICIAL RECORDS (DRAINAGE EASEMENT IS NOT LOCATABLE FROM RECORD; RIDING AND HIKING TRAIL EASEMENT IS BLANKET IN NATURE).

38 STANDARD TITLE COMPANY NOTE.

39 ITEM IS IDENTICAL TO ITEM NO. 13 ABOVE.

40 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY 86-1057, R.S.B. 113/48-49.

41 STANDARD TITLE COMPANY NOTE.

42 ITEM IS IDENTICAL TO ITEM NO. 2 ABOVE.

43 ITEM IS IDENTICAL TO ITEM NO. 2 ABOVE.

44 ITEM IS IDENTICAL TO ITEM NO. 2 ABOVE.

45 THE AFFECT OF A WAIVER.

46 ITEM IS IDENTICAL TO ITEM NO. 27 ABOVE.

47 A RIGHT OF WAY TO A WELL AND PUMPING PLANT RESERVED IN GRANT DEED RECORDED JANUARY 4, 1951, IN BOOK 2124, PAGE 240, OFFICIAL RECORDS (RIGHT OF WAY NOT LOCATABLE FROM RECORD).

48 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED SEPTEMBER 26, 1951, IN BOOK 2234 PAGE 520, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).

49 ITEM IS IDENTICAL TO ITEM NO. 40 ABOVE.

50 INTENTIONALLY DELETED

51 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

52 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

53 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

54 AN EASEMENT FOR SCENIC PRESERVATION AND OPEN SPACE DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13 (EASEMENT IS BLANKET IN NATURE OVER PARCEL 1 OF THE LEGAL DESCRIPTION).

DISPOSITION:  
EASEMENT TO REMAIN

AN EASEMENT FOR FLOOD PLAIN PURPOSES DEDICATED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT ON PARCEL MAP NO. 86-133, P.M.B. 225/7-13 (SHOWN HEREON AS ITEM NO. 19).

DISPOSITION:  
EASEMENT TO BE QUITCLAIMED AND REDEDICATED ON THE FINAL PARCEL MAP PER LOMR CASE NO. 17-09-1011P

55 INTENTIONALLY DELETED

56 FINANCING STATEMENT

57 A DEED OF TRUST

58 ASSIGNMENTS OF RENTS AND LEASES

59 HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT

### NOTES

- ASSESSOR'S PARCEL NO. = 610-301-07, 610-301-20, & 610-301-21 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY).
- AERIAL PHOTOGRAPHY WAS COMPILED BY DM, DATED JUNE 26, 2023, AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
- PARCEL B OF PARCEL 3 OF THE LEGAL DESCRIPTION IS AN APPURTENANT EASEMENT THAT, AS DESCRIBED, RUNS THROUGH AN EXISTING CONDOMINIUM COMPLEX.

NO.	DATE	REVISIONS	APPROVED

**HUIT ZOLLARS**  
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PREPARED UNDER THE SUPERVISION OF  
49158 09/30/2024 05/03/2024

DESIGNED BY: M.J.H.  
DRAWN BY: S.L.G.  
CHECKED BY: M.J.H.  
DATE: 03/15/2024

**GREAT SCOTT TREE CARE**  
**SOUTH ORANGE COUNTY**  
20751 LINEAR LANE, LAKE FOREST, CA

SHEET
4
or
4
SHEETS

JOB NO.  
R304078.02