

LEGAL DESCRIPTION:

BEING A PORTION OF THE LAND ALLOTTED TO F.W. KOLL IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA.

OWNER/APPLICANT:

THE REALTY ASSOCIATES FUND VII, L.P.
A DELAWARE LIMITED PARTNERSHIP
1301 DOVE ST., SUITE 860
NEWPORT BEACH, CA 92660
SCOTT AMLING

LAND SURVEYOR:

WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
JEFFREY A. WALDEN, PLS 7914
949-660-0110

GENERAL NOTES:

- PROJECT ADDRESS: 1720, 1740, 1760 & 1800 EAST WILSHIRE AVENUE
- ASSESSORS PARCEL NUMBER: 402-072-02
- REDEVELOPMENT PROJECT AREA: SOUTH MAIN
- GENERAL PLAN USE: IND 0.45
- ZONING DISTRICT: M1 (LIGHT INDUSTRIAL)
- PARKING REQUIREMENTS: 1 SPACE PER 1000 SQ. FT. OF WAREHOUSE, DISTRIBUTION AND WHOLESALE USES.
- FLOOD ZONE: "X" PER F.I.R.M. NO. 0602320277H DATED 02/18/04.
- BUILDING SETBACKS:
FRONT: 5'
SIDE: 0'
REAR: 0'
- BUILDING HEIGHT RESTRICTION: 35'
- 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.

PROPOSED PARCEL 1 -- 1720 E. WILSHIRE AVENUE

PROPOSED LOT SIZE: 1.2 ACRES GROSS
PROPOSED LAND USE: LIGHT INDUSTRIAL

FLOOR AREA:
FIRST FLOOR: 14,216 SQ. FT.
MEZZANINE: 3,840 SQ. FT.
TOTAL: 18,056 SQ. FT.

OCCUPANCY TYPE: B-2
CONSTRUCTION TYPE: VN SPRINKLERED
BUILDING TYPE: CONCRETE TILT-UP
BUILDING HEIGHT: 28.4'
PARKING REQUIRED: 18 REGULAR 1 HANDICAPPED
PARKING PROVIDED: 56 REGULAR 3 HANDICAPPED

PROPOSED PARCEL 2 -- 1740 & 1760 E. WILSHIRE AVENUE

PROPOSED LOT SIZE: 2.0 ACRES GROSS
PROPOSED LAND USE: LIGHT INDUSTRIAL

FLOOR AREA:
FIRST FLOOR: 28,016 SQ. FT.
MEZZANINE: 9,265 SQ. FT.
TOTAL: 37,281 SQ. FT.

OCCUPANCY TYPE: B-2
CONSTRUCTION TYPE: VN SPRINKLERED
BUILDING TYPE: CONCRETE TILT-UP
BUILDING HEIGHT: 28.4'
PARKING REQUIRED: 37 REGULAR 2 HANDICAPPED
PARKING PROVIDED: 97 REGULAR 4 HANDICAPPED

PROPOSED PARCEL 3 -- 1800 E. WILSHIRE AVENUE

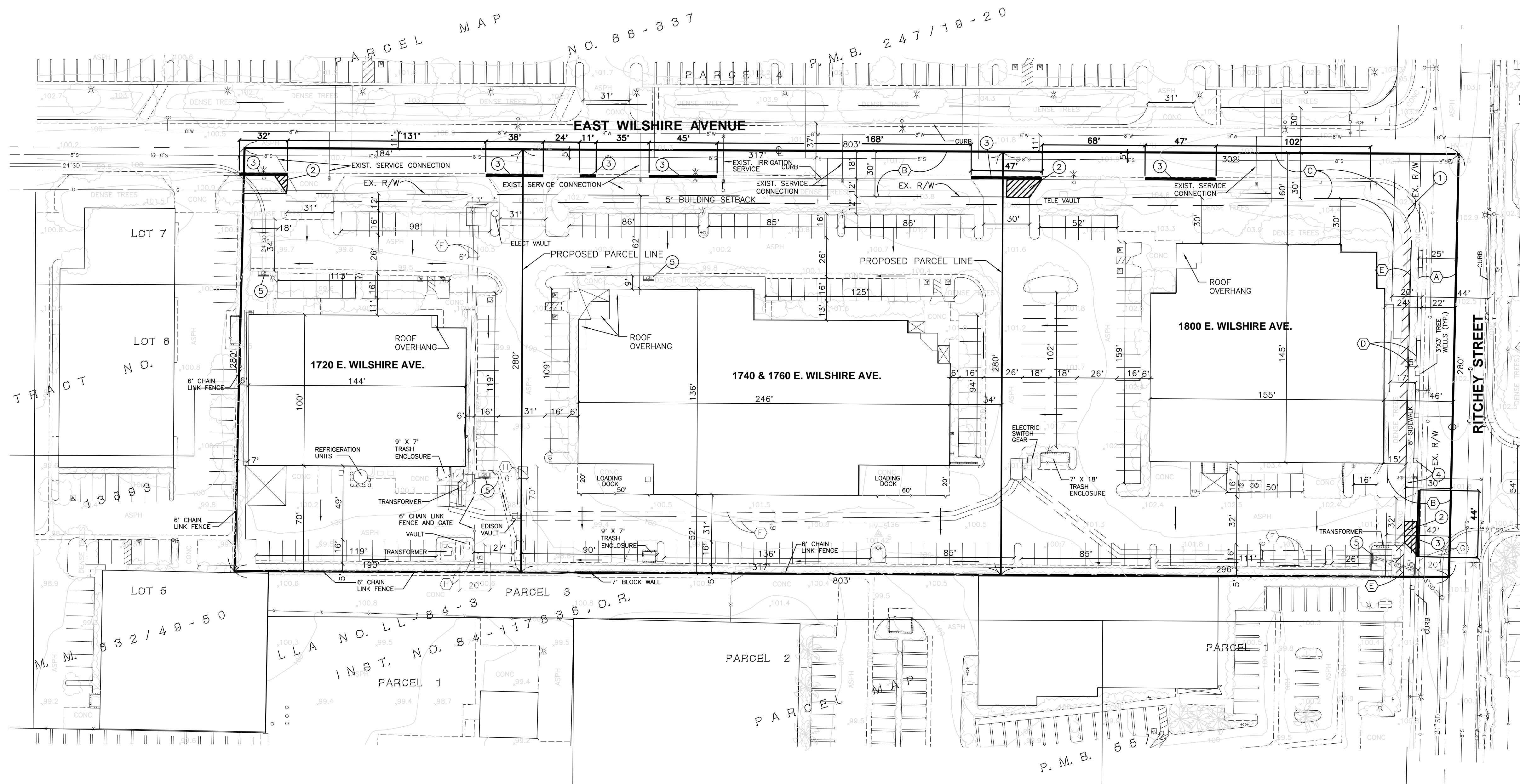
PROPOSED LOT SIZE: 2.0 ACRES GROSS
PROPOSED LAND USE: LIGHT INDUSTRIAL

FLOOR AREA:
FIRST FLOOR: 21,480 SQ. FT.
MEZZANINE: 5,282 SQ. FT.
TOTAL: 26,762 SQ. FT.

OCCUPANCY TYPE: B-2
CONSTRUCTION TYPE: VN SPRINKLERED
BUILDING TYPE: CONCRETE TILT-UP
BUILDING HEIGHT: 27.5'
PARKING REQUIRED: 27 REGULAR 2 HANDICAPPED
PARKING PROVIDED: 81 REGULAR 2 HANDICAPPED

CONSTRUCTION NOTES:

- REMOVAL AND RECONSTRUCTION OF WHEELCHAIR RAMP, CURB & GUTTER INCLUDING 2" ASPHALT CONCRETE PAVEMENT, PER THE CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS.
- REMOVE AND REPLACE DRIVEWAY APPROACH PANELS FROM JOINT-TO-JOINT PER CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS. (LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION, AS DEEMED NECESSARY BY THE PUBLIC WORKS INSPECTOR.)
- REMOVE AND REPLACE CURB AND GUTTER FROM JOINT-TO-JOINT PER CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS. (LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION, AS DEEMED NECESSARY BY THE PUBLIC WORKS INSPECTOR.)
- INSTALLATION OF A 24" BOX TREE IN EMPTY TREE WELL.
- INSTALL BIOCLEAN CURB INLET BASKET PER MANUFACTURER RECOMMENDATION (OR APPROVED EQUAL).



EASEMENT NOTES:

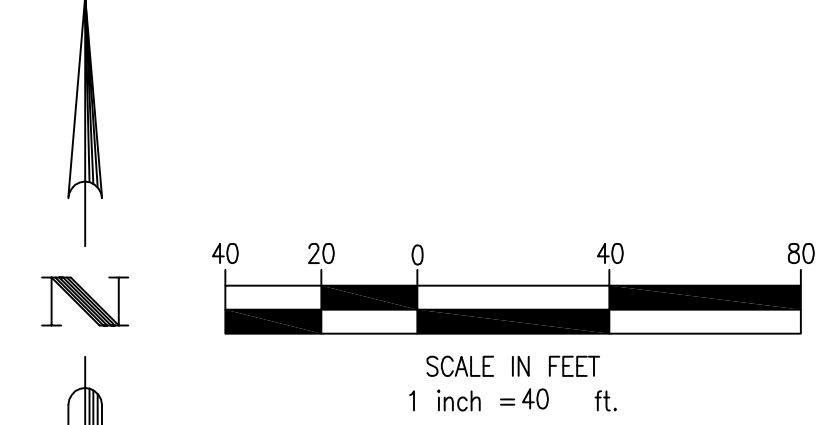
- (A) INDICATES AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL PURPOSES RECORDED APRIL 15, 1903 IN BOOK 88, PAGE 278 OF DEEDS.
- (B) INDICATES AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AND THE RIGHT TO DEDICATED TO THE PUBLIC AN EASEMENT FOR STREET PURPOSES AS RESERVED BY SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 8, 1959 IN BOOK 4871, PAGE 244 AND AMENDED BY DOCUMENT RECORDED OCTOBER 2, 1959 IN BOOK 4911, PAGE 58, BOTH OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERE TO IN FAVOR OF THE CITY OF SANTA ANA RECORDED JANUARY 11, 1960 IN BOOK 5049, PAGE 27, OF OFFICIAL RECORDS.
- (D) INDICATES AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERE TO IN FAVOR OF THE CITY OF SANTA ANA, RECORDED JANUARY 11, 1960 IN BOOK 5049, PAGE 32 OF OFFICIAL RECORDS.
- (E) VEHICULAR ACCESS RIGHTS IN AND TO RITCHEY STREET HAVE BEEN RELEASED AND RELINQUISHED TO THE CITY OF SANTA ANA, RECORDED JANUARY 11, 1960, IN BOOK 5049, PAGE 32, OF OFFICIAL RECORDS. ACCESS ALLOWED AT LOCATIONS APPROVED BY THE CITY OF SANTA ANA.
- (F) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA RECORDED SEPTEMBER 13, 1988 AS INSTRUMENT NO. 88-458882 OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 17, 1990 AS INSTRUMENT NO. 90-2661 OF OFFICIAL RECORDS.
- (H) INDICATES AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 7, 1990 AS INSTRUMENT NO. 90-120899 OF OFFICIAL RECORDS.

BEST MANAGEMENT PRACTICES NOTES:

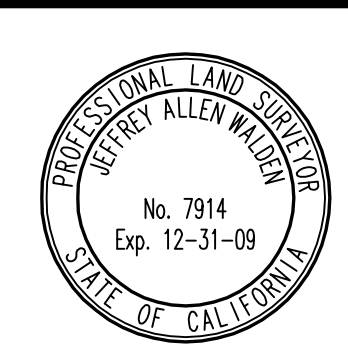
- PROJECT TO INCORPORATE "SOURCE CONTROL" BEST MANAGEMENT PRACTICES (BMP). REFERENCE THE ORANGE COUNTY DRAINAGE AREA MANAGEMENT PLAN (DAMP) AND THE CITY OF SANTA ANA LOCAL IMPLEMENTATION PLAN (LIP).
- PROJECT TO INCORPORATE BMP TREATMENT CONTROL DEVICES IN THE FORM OF CATCH BASIN INSERTS PER THE ORANGE COUNTY DRAINAGE AREA MANAGEMENT PLAN (DAMP) AND THE CITY OF SANTA ANA LOCAL IMPLEMENTATION PLAN (LIP). THE BMP'S SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WATER QUALITY MANAGEMENT PLAN (WQMP).

LEGEND:

- [Symbol] CATCH BASIN
- [Symbol] MANHOLE
- [Symbol] FIRE HYDRANT
- [Symbol] WATER METER
- [Symbol] POST INDICATOR VALVE
- [Symbol] STAND PIPE
- [Symbol] STREET LIGHT
- [Symbol] LIGHT POST
- [Symbol] SIGN
- [Symbol] BOLLARD
- [Symbol] CHAIN LINK FENCE
- [Symbol] BLOCK WALL
- [Symbol] DIRECTIONAL FLOW
- [Symbol] WATER LINE
- [Symbol] STORM DRAIN
- [Symbol] SEWER LINE
- [Symbol] GAS LINE
- [Symbol] PROJECT BOUNDARY



NUMBER	DESCRIPTION	DATE	INITIAL
	ADDRESSED CITY PUBLIC WORKS COMMENTS	09/10/2009	BJW
	ADDRESSED CITY COMMENTS DATED JUNE 17, 2009	07/30/2009	BJW
	REVISIONS		



WALDEN & ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0418
JEFFREY A. WALDEN PLS 7914 DATE

SITE PLAN
1720, 1750, 1780 AND 1800
EAST WILSHIRE AVENUE
CITY OF SANTA ANA, CALIFORNIA

JOB NUMBER
1657-788-001
DATE: 04/30/09
DRAWN: B.J.W.
CHECKED: J.W.
SHEET
1
OF
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