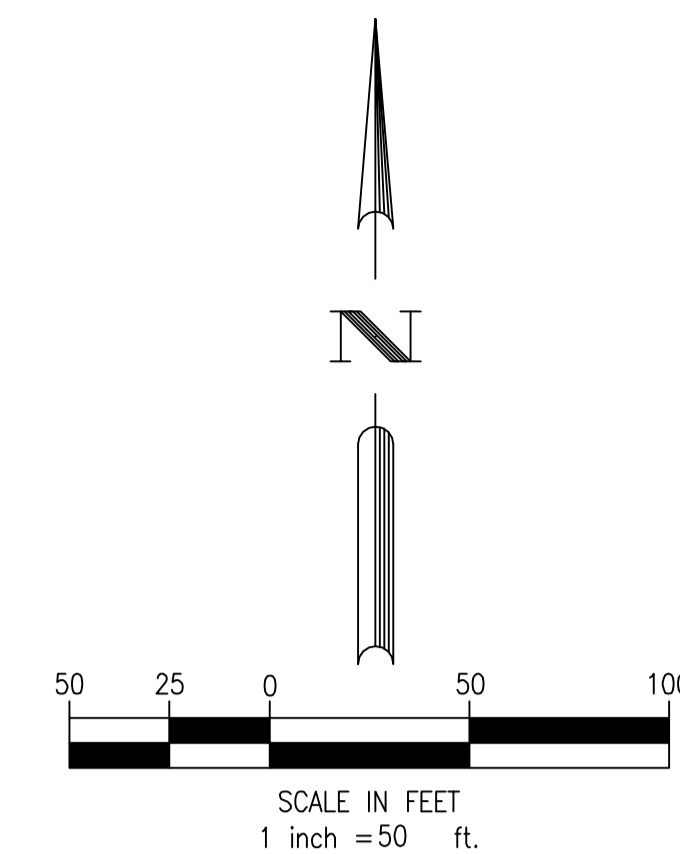


# TENTATIVE PARCEL MAP NO. 2013-100

DATE: FEBRUARY 2013

ASSESSOR'S PARCEL MAP NUMBER: 296-082-04 & 05, 296-092-03 & 04

ACREAGE: 19.702 ACRES



**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP NO. 80-1162, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 5 AND 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS OR OTHER HYDROCARBONS THAT MAY BE IN OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY THEREON TO EXTRACT SAME, AS RESERVED IN THE DEED FROM O.B. CHAFFET AND OLIVE P. CHAFFET, HUSBAND AND WIFE, TO TITLE INSURANCE AND TRUST COMPANY, RECORDED MARCH 19, 1926 IN BOOK 639, PAGE 116 OF DEEDS.

ALSO EXCEPT ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET, TO TAKE, MARKET, MINE, EXPLORE OR DRILL FOR SAME, NOT PREVIOUSLY RESERVED, AS RESERVED IN A DEED FROM STAFF DEVELOPMENT CO., A CALIFORNIA GENERAL PARTNERSHIP; OLTMANS CONSTRUCTION CO., A CALIFORNIA CORPORATION; AND T. & S. CO., A CALIFORNIA GENERAL PARTNERSHIP, EACH AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, RECORDED OCTOBER 5, 1976 IN BOOK 11913, PAGE 428, AS INSTRUMENT /FILE NO. 5401 OF OFFICIAL RECORDS.

**EASEMENT LEGEND:**

- AN EASEMENT FOR OIL PIPELINE AND INCIDENTAL PURPOSES AS RECORDED AUGUST 18, 1903 IN BOOK 92, PAGE 193 OF DEEDS (THE EXACT LOCATION IS NOT DISCLOSED BY RECORD).
- AN EASEMENT FOR OIL PIPELINE AND INCIDENTAL PURPOSES AS RECORDED FEBRUARY 5, 1904 IN BOOK 103, PAGE 148 OF DEEDS. (THE EXACT LOCATION IS NOT DISCLOSED BY RECORD).
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 10, 1963 IN BOOK 6544, PAGE 521, OFFICIAL RECORDS.
- AN EASEMENT STANDARD OIL COMPANY FOR OIL PIPELINE AND INCIDENTAL PURPOSES RECORDED OCTOBER 2, 1950 IN BOOK 2081, PAGE 237 AND RECORDED DECEMBER 22, 1950, IN BOOK 2119, PAGE 566 AND MODIFIED BY AND "ENCROACHMENT AGREEMENT" RECORDED MAY 24, 1982 AS INSTRUMENT NO. 82-177538 ALL OF OFFICIAL RECORDS.
- AN EASEMENT TO STANDARD OIL COMPANY FOR OIL PIPELINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1950 IN BOOK 2087, PAGE 271 AND JANUARY 11, 1951 IN BOOK 2127, PAGE 321 AND MODIFIED BY AN "ENCROACHMENT AGREEMENT" RECORDED MAY 24, 1982, AS INSTRUMENT NO. 82-177538 ALL OF OFFICIAL RECORDS.
- AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 29, 1974 IN BOOK 11156, PAGE 453, OFFICIAL RECORDS.
- AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 18, 1974 IN BOOK 11245, PAGE 1384, OFFICIAL RECORDS.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1974 IN BOOK 11305, PAGE 1821, OFFICIAL RECORDS.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1978 IN BOOK 12930, PAGE 242, OFFICIAL RECORDS.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED IN AUGUST 25, 1981, IN BOOK 14194, PAGE 1106, OFFICIAL RECORDS.
- AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 4, 1981 IN BOOK 14209, PAGE 1422, OFFICIAL RECORDS.
- AN EASEMENT FOR STORM DRAIN, WATER LINE AND INCIDENTAL PURPOSES AS SHOWN OR OFFERED FOR DEDICATION ON PARCEL MAP 80-1162, RECORDED IN BOOK 165, PAGES 5 AND 6 OF PARCEL MAPS.
- COVENANT AND AGREEMENT FOR MAINTENANCE OF YARDS FOR AN OVERSIZED BUILDING BY GRANT DONOVAN, OWNER OF 200 NORTH BERRY STREET, RECORDED AS INSTRUMENT NO. 89-210707 OF OFFICIAL RECORDS.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS, RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 91-112983 OFFICIAL RECORDS.

**SITE INFORMATION:**

ZONE: M-2 (GENERAL INDUSTRIAL)  
 LAND USE: WAREHOUSE  
 BUILDING REQUIREMENTS:  
 HEIGHT: MAXIMUM 60 FEET  
 YARD SET-BACKS:  
 FRONT: MINIMUM 10 FEET  
 SIDE/REAR: 50 FEET (PER RESOLUTION NO. PC 10-81 "THE PROPERTY HEREIN REFERRED TO AND DESCRIBED IS FOUND TO BE SUITABLE FOR THE REQUEST; TO WIT, TO CONSTRUCT AN ADDITION TO AN INDUSTRIAL BUILDING WHICH WILL ENCRACH INTO THE REQUIRED 50 FOOT SETBACK."  
 LOT DIMENSIONS:  
 WIDTH: MINIMUM 60 FEET  
 DEPTH: MINIMUM 100 FEET  
 PARKING:  
 REQUIRED 1 SPACE PER 1,000 SQ FT OF WAREHOUSE PLUS 1 SPACE PER 250 SQ FT OFFICE AREA  
 615 TOTAL PARKING SPACES REQUIRED  
 705 TOTAL PARKING SPACES PROVIDED (676 EXISTING STRIPED, 29 PROPOSED STRIPED)  
 SITE IMPROVEMENTS WERE CONSTRUCTED UNDER C.U.P. 88-26, AND MODIFIED UNDER CITY RESOLUTION NO. 89-7.

**FLOOD ZONE:**

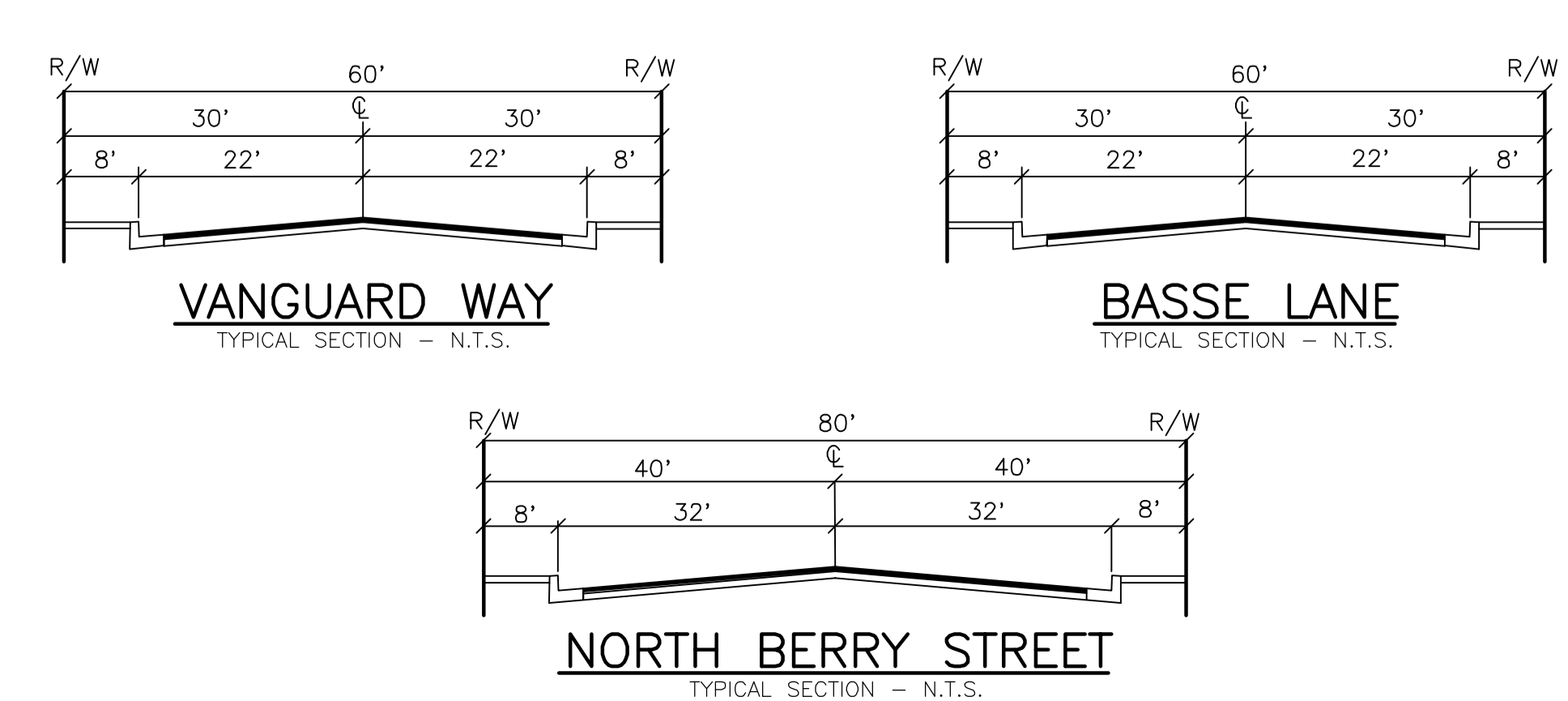
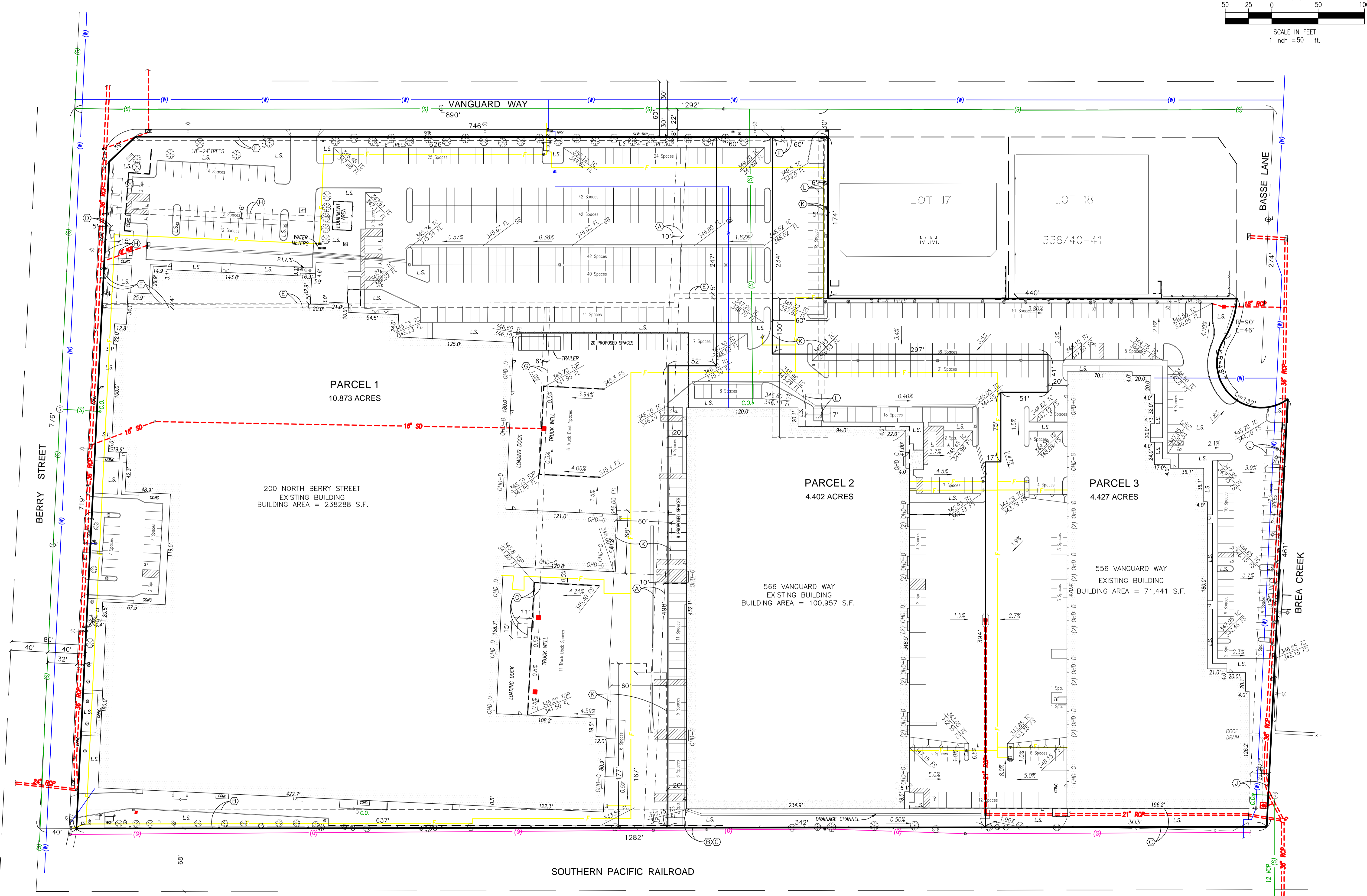
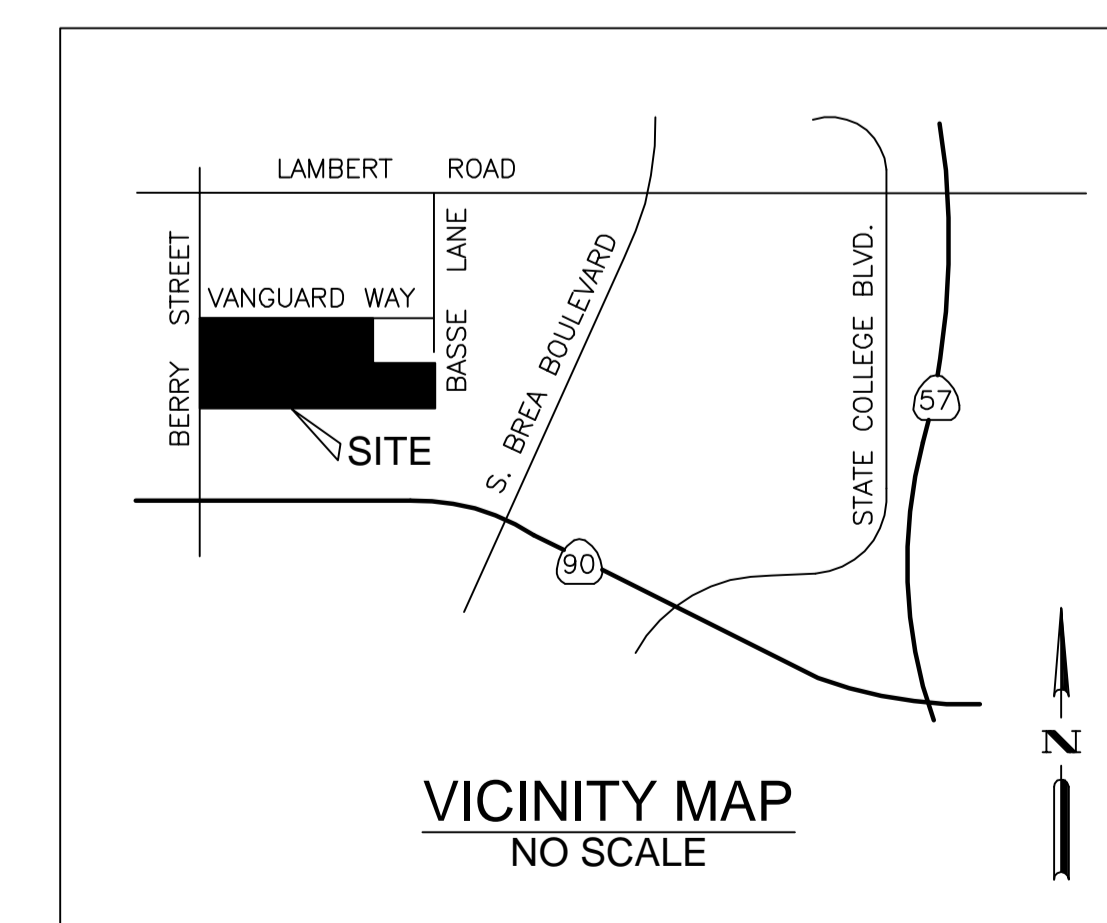
THE PROPERTY HEREON LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AND ZONE AE (THE 1% ANNUAL FLOOD-BASE FLOOD ELEVATIONS DETERMINED) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06059C 0041 J AND 06059C 0042 J, WITH AN EFFECTIVE DATE OF DECEMBER 03, 2009.

**OWNER OF RECORD AND APPLICANT:**

THE REALTY FUND X, L.P.  
 A DELAWARE LIMITED PARTNERSHIP  
 5100 BIRCH STREET, SUITE 100  
 NEWPORT BEACH, CA 92660  
 KENDRICK CARLIN  
 (949) 852-2030

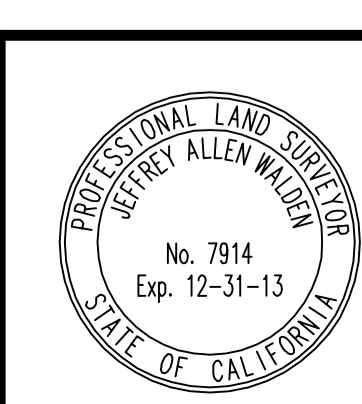
**SURVEYOR/ENGINEER:**

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



- LEGEND:**
- WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - WATER MANHOLE
  - BACK FLOW DEVICE
  - P.V.
  - FIRE DEPT. CONNECTION
  - IRRIGATION CONTROL VALVE
  - SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CATCH BASIN
  - GRATE DRAIN
  - DRAIN INLET
  - PARKING METER
  - GUARD POST
  - VAULT VENT
  - ROOF DRAIN
  - CLEAN OUT
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING STORM DRAIN LINE
  - EXISTING FIRE LINE
  - OHD-G - OVERHEAD DOOR AT GRADE
  - OHD-D - OVERHEAD DOOR AT DOCK
  - AC - ASPHALT CONCRETE
  - STREET LIGHT
  - PARKING LOT LIGHT
  - CONDUIT
  - POWER POLE
  - GLY WIRE
  - TRAFFIC PULL BOX
  - CABLE TV PULL BOX
  - PULL BOX
  - GAS VALVE
  - GAS METER
  - TELEPHONE PEDESTAL
  - TREE
  - PALM TREE
  - SIGN
  - TELEPHONE MANHOLE
  - WALL
  - CHAIN LINK FENCE
  - WOOD FENCE
  - HANDICAP PARKING

NUMBER	DESCRIPTION	DATE	INITIAL
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 P.L.S. 7914 DATE

TENTATIVE  
 PARCEL MAP NO. 2013-100  
 200 N. BERRY ST. AND  
 556 & 566 VANGUARD WAY  
 BREA, CALIFORNIA

JOB NUMBER  
 0718-788-001  
 DATE: 02/08/13  
 DRAWN: B.J.W.  
 CHECKED: J.W.  
 SHEET  
 1  
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