

PARCEL 1
PARCEL MAP
BOOK 64, PAGE 85
APN: 089-080-49
PARK HYO JIN TR
PARK FAMILY TR

PARCEL 2
PARCEL MAP
BOOK 64, PAGE 85
APN: 089-080-48
ROSEN NORMAN W TR

BUILDING HEIGHT	
BUILDING 1	15±
BUILDING 2	15±
BUILDING 3	15±
BUILDING 4	17±

PARKING	
REGULAR:	0
HANDICAP:	0
TOTAL PARKING:	0

BUILDING AREA	
BUILDING 1	4,016 S.F.±
BUILDING 2	4,023 S.F.±
BUILDING 3	4,015 S.F.±
BUILDING 4	3,923 S.F.±

LAND AREA	
75,156 SQUARE FEET	1.725 ACRES

OBSERVED SIGNIFICANT OBSERVATIONS

A WEST EDGE WOOD-FRAME CANVAS OVERHANG LIES 10.2' WEST OF THE PROPERTY LINE.

FLOOD INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) SHADDED "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 0605900138J DATED 12/3/2009 AND DEPICTS AREAS SUBJECT TO 0.2 PCT ANNUAL CHANCE FLOOD HAZARD. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 2/19/2024 BY TELEPHONE OR EMAIL (www.fema.gov)

SURVEYOR'S CERTIFICATE

TO: EF HOLDINGS GG, LLC A CALIFORNIA LIMITED LIABILITY COMPANY; TRUST OF GRACE SCHUTH DTD 8/8/2020; AND COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/10/2024.

DATE OF PLAT OR MAP: 2/19/2024

SCOTT E. OHANA
"LS 40387"
ARIZONA

TITLE DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSA, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING THE CENTER LINE INTERSECTION OF NUTWOOD STREET AND STANFORD AVENUE;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER AND THE CENTER LINE OF STANFORD AVENUE, NORTH 89° 15' 50" EAST 162.03 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID CENTER LINE NORTH 89° 15' 50" EAST 271.96 FEET;
THENCE PARALLEL WITH THE CENTER LINE OF NUTWOOD AVENUE, SOUTH 00° 53' 10" EAST 330.00 FEET;
THENCE PARALLEL WITH THE CENTER LINE OF STANFORD AVENUE, SOUTH 89° 15' 50" WEST 175.17 FEET;
THENCE NORTH 00° 51' 10" WEST 151.03 FEET;
THENCE SOUTH 89° 06' 50" WEST 97.10 FEET;
THENCE NORTH 00° 49' 10" WEST 179.23 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES OVER THE SOUTHERLY 12.00 FEET OF THE FOLLOWING DESCRIBED LAND:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSA, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING THE CENTER LINE INTERSECTION OF NUTWOOD STREET AND STANFORD AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG THE CENTER LINE OF STANFORD AVENUE, NORTH 89° 15' 50" EAST 162.04 FEET;
THENCE SOUTH 00° 49' 10" EAST 179.22 FEET;
THENCE NORTH 89° 06' 50" EAST 97.10 FEET;
THENCE SOUTH 00° 51' 10" EAST 151.03 FEET;
THENCE PARALLEL WITH STANFORD AVENUE, SOUTH 89° 15' 50" WEST 258.83 FEET TO THE CENTER LINE OF NUTWOOD STREET;
THENCE ALONG SAID CENTER LINE NORTH 00° 53' 10" WEST 330.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES OVER THE FOLLOWING DESCRIBED LAND:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;
THENCE SOUTH 00° 50' 10" EAST 149.18 FEET;
THENCE NORTH 89° 13' 50" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 53' 10" WEST 8.00 FEET;
THENCE NORTH 89° 13' 50" EAST 93.43 FEET;
THENCE SOUTH 60° 01' 10" EAST 56.39 FEET;
THENCE SOUTH 00° 49' 10" EAST 9.31 FEET;
THENCE NORTH 60° 01' 10" WEST 58.96 FEET;
THENCE SOUTH 89° 13' 50" WEST 111.21 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:
AN EASEMENT FOR AN EXISTING SEWER LINE OVER A STRIP OF LAND 4.00 FEET IN WIDTH, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTER LINE OF SAID NUTWOOD STREET, DISTANT SOUTH 00° 53' 10" EAST 312.00 FEET FROM THE CENTER LINE INTERSECTION OF NUTWOOD STREET AND STANFORD AVENUE;
THENCE SOUTH 89° 35' 44" EAST TO THE EASTERLY LINE OF SAID LAND ABOVE DESCRIBED.

PARCEL 5:
AN EASEMENT FOR AN EXISTING SEWER LINE OVER A STRIP OF LAND 4.00 FEET IN WIDTH THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTER LINE OF SAID NUTWOOD STREET, DISTANT SOUTH 00° 53' 10" EAST 312.00 FEET FROM THE CENTER LINE INTERSECTION OF NUTWOOD STREET AND STANFORD AVENUE;
THENCE NORTH 87° 36' 01" EAST TO THE EASTERLY LINE OF SAID LAND ABOVE DESCRIBED.

APN: 089-080-33

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE PRELIMINARY REPORT IDENTIFIED AS COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 92023566-920-DNE-DNO, DATED JANUARY 25, 2024.

BASIS OF BEARINGS

THE BEARING N 0°53'10" W ALONGS THE CENTERLINE OF NUTWOOD STREET, AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 49, PAGE 43 OF RECORD OF SURVEYS.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Commonwealth Land Title Company, Order No. 92023566-920-DNE-DNO, with an effective date of 1/25/2024.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE. UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS INDIRECT PHYSICAL DRIVEWAY ACCESS TO STANFORD AVENUE, A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAYS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION		PHONE:
		REPORT DATE:
		REPORT #:
MINIMUM LOT AREA		
MAX FLOOR AREA RATIO		
MINIMUM LOT WIDTH		
MAX LOT COVERAGE		
MAX BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE/CORNER YARD		
REAR		

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY

UTILITY NOTE

(NOTE TO BE SHOWN IF OPTIONAL TABLE ITEM 11 IS NOT BEING CERTIFIED) THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

2021 ALTA/NSPS LAND TITLE SURVEY

10542-10572 STANFORD AVENUE
CITY OF GARDEN GROVE
COUNTY OF ORANGE, CA 92840

PARTNER PROJECT NUMBER: 24-43671.2

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-4743
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: CA	DRAWING SCALE: 1"= 30'
-	-	CHECKED BY: FM	JOB NO.: 104-24
-	-	FILENAME: 104-24 Garden Grove	
-	-		
-	-		
-	-		
-	-		
-	-		

SURVEYED BY

Advanced Land Solutions
PROFESSIONAL LAND SURVEYORS

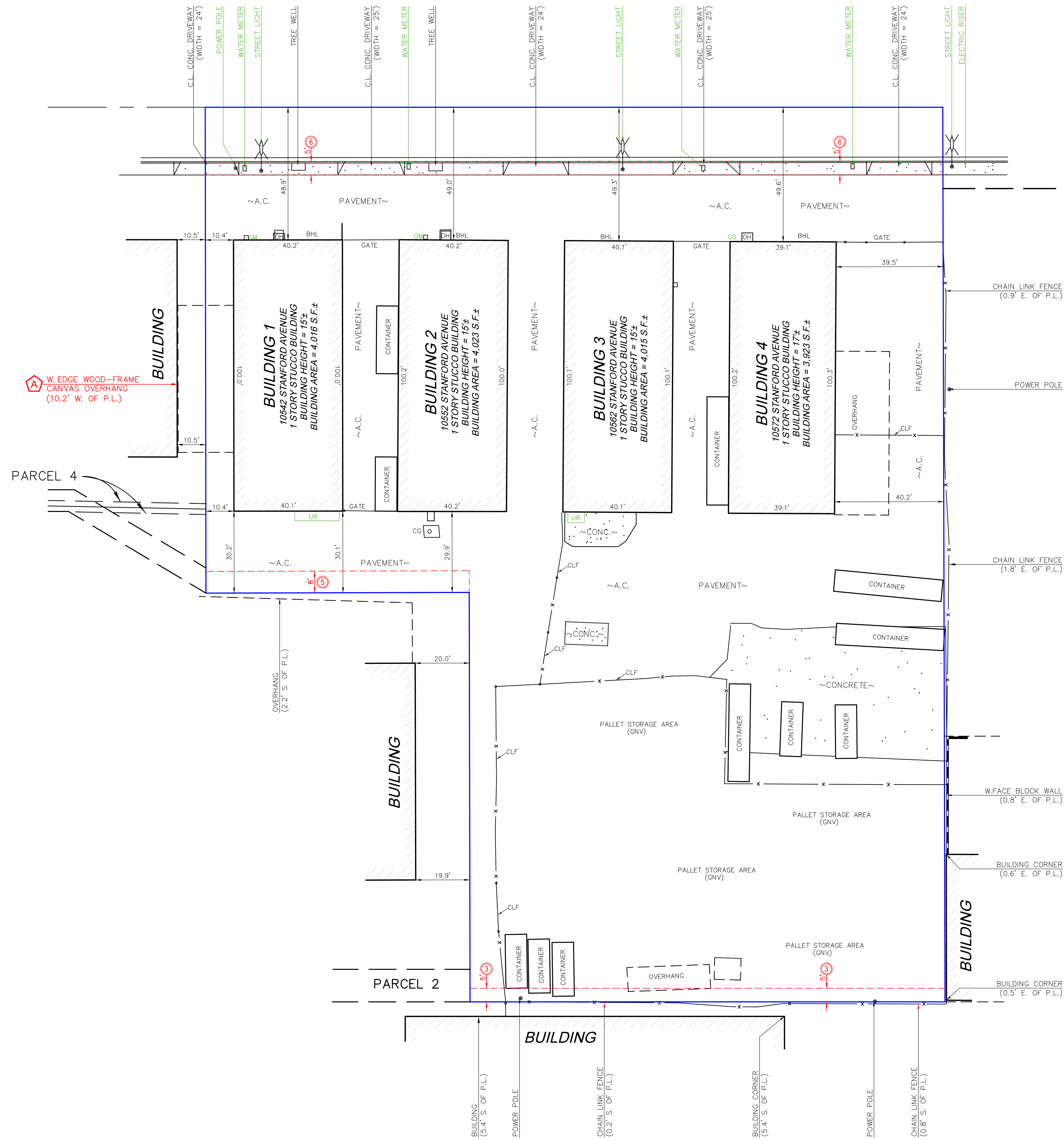
355 N. Sheridan Street, Suite 116
Corona, CA 92860
Phone: (951) 739-7975
Fax: (951) 739-7542
www.ALTAveys.com

YOUR ALTA/NSPS Land Title Survey Specialists

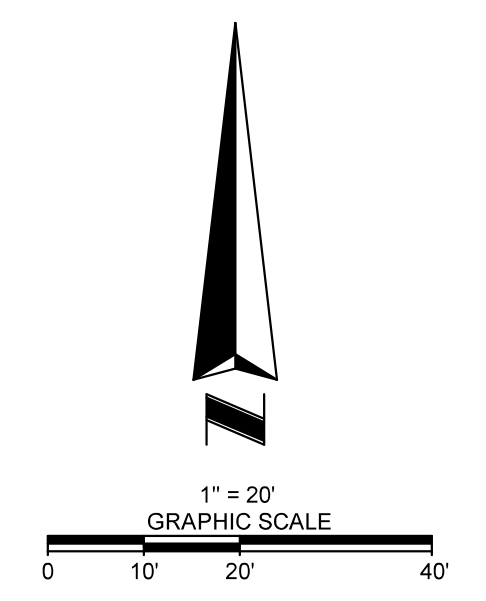
SHEET 1
OF 2

STANFORD AVENUE

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
~A.C. PAVEMENT~



- LEGEND:**
- N. --- NORTH
 - S. --- SOUTH
 - E. --- EAST
 - W. --- WEST
 - TYP. --- TYPICAL
 - DIA. --- DIAMETER
 - P.L. --- PROPERTY LINE
 - NO. --- NUMBER
 - A.C. --- ASPHALT CONCRETE
 - C.L. --- CENTER LINE
 - CONC. --- CONCRETE
 - FD. --- FOUND
 - CLF --- CHAIN LINK FENCE
 - BHL --- BUILDING HEIGHT LOCATION
 - OH --- OVERHANG
 - GS --- GAS STUB
 - WM --- WATER METER
 - GM --- GAS METER
 - MH --- MANHOLE
 - FH --- FIRE HYDRANT
 - ET --- ELECTRIC TRANSFORMER
 - GV --- GAS VALVE
 - PROPERTY LINE
 - EASEMENT LINE



2021 ALTA/NSPS LAND TITLE SURVEY

10542-10572 STANFORD AVENUE
CITY OF GARDEN GROVE
COUNTY OF ORANGE, CA 92840

PARTNER PROJECT NUMBER: 24-436173.2

COORDINATED BY

PARTNER CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7478
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: CA	DRAWING SCALE: 1"= 20'
.	.	CHECKED BY: FM	JOB NO.: 104-24
.	.	FILENAME: 104-24 Garden Grove	
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AS
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SHEET 2
OF 2