

## ITEMS CORRESPONDING TO SCHEDULE B-II

2. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document.

2 Recording Date: March 26, 1959  
Recording No: 47021, in Book 6465, Page 241, Official Records  
Affects: San Diego Freeway

Said Land, however, abuts on a public thoroughfare, other than the one referred to above, over which the rights of vehicular access have not been relinquished.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

3 Granted to: Mouton-Niguel Water District  
Purpose: Sewer pipe lines and necessary appurtenances  
Recording Date: November 18, 1964  
Recording No: 15532, in Book 7307, Page 938, Official Records  
Affects: A portion of Parcel 12 of said Parcel Maps

THIS ITEM IS PLOTTED AND SHOWN HEREON.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

4 Granted to: Southern California Edison Company, a corporation  
Purpose: Pole lines, steel towers, conduits, anchors and necessary appurtenances  
Recording Date: June 16, 1966  
Recording No: 10262, in Book 7962, Page 126, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY.

5. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document.

5 Recording Date: November 9, 1967  
Recording No: in Book 8431, Page 388, Official Records

Said Land, however, abuts on a public thoroughfare, other than the one referred to above, over which the rights of vehicular access have not been relinquished.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

6 Granted to: Mouton-Niguel Water District  
Purpose: Water lines and water transmission  
Recording Date: February 1, 1994  
Recording No: 58262, in Book 9214, Page 100, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

7. Matters contained in that certain document:

7 Granted to: Development Agreement  
Dated: October 26, 1987  
Executed by: Mission Viejo Company, Mission Viejo Business Properties and the County of Orange, California, upon the terms and conditions  
Recording Date: October 29, 1987  
Recording No: 87-605108, Official Records

Reference is hereby made to said document for full particulars.

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

Map/Plat: Parcel Map 85-432  
Purpose: Storm drain, dedicated to the City of Mission Viejo  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

9 Map/Plat: Parcel Map 85-432  
Purpose: Water pipelines easement dedicated to Mouton-Niguel Water District  
Affects: The certain strips of land 20 feet in width lying within Parcel 12 of Parcel Map 93-144 and as depicted upon said Parcel Map 93-144  
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

10 Map/Plat: Parcel Map 85-432  
Purpose: Flood Control and Water Conservation dedicated to Orange County Flood Control District  
Affects: Those certain strips of land, lying within Parcel 12 of Parcel Map 93-144 and as depicted upon said Parcel Map 93-144  
THIS ITEM IS PLOTTED AND SHOWN HEREON.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mouton-Niguel Water District  
Purpose: Right-of-way for sewer line and water transmission  
Recording Date: April 7, 1992  
Recording No: 92-18918, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

13. The matters set forth in the document shown below, among other things, contains or provides for certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Covenants, Conditions and Restrictions  
Recording Date: May 24, 1993  
Recording No: 93-0348794, Official Records

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parcel Map 93-144:

Purpose: Storm drain dedicated to the City of Mission Viejo  
Recorded: November 8, 1993 as Instrument No. 93-0768599, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

15. Matters, including Notes and Improvement Certificate, set forth upon said Parcel Map No. 93-144, recorded November 8, 1993 as Instrument No. 93-0768599 of Official Records

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

## ITEMS CORRESPONDING TO SCHEDULE B-II

16. The matters set forth in the document shown below, among other things, contains or provides for certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

24 Entitled: Declaration of Covenants, Conditions and Restrictions  
Recording Date: December 2, 1993  
Recording No: 93-037938, Official Records

The right to grant and transfer of a portion of the same, easements licenses, rights and rights-of-way for access, ingress, egress, maintenance, repair and for other purposes was reserved by Mission Viejo Company, a California corporation in Corporation Grant Deed recorded December 22, 1993 as Instrument No. 93-0890315, Official Records

THIS ITEM IS PLOTTED AND SHOWN HEREON.

3 Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

3 Granted to: Mouton-Niguel Water District  
Purpose: Sewer pipe lines and necessary appurtenances  
Recording Date: November 18, 1964  
Recording No: 15532, in Book 7307, Page 938, Official Records  
Affects: A portion of Parcel 12 of said Parcel Maps

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4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

4 Granted to: Southern California Edison Company, a corporation  
Purpose: Pole lines, steel towers, conduits, anchors and necessary appurtenances  
Recording Date: June 16, 1966  
Recording No: 10262, in Book 7962, Page 126, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY.

5. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document.

5 Recording Date: November 9, 1967  
Recording No: in Book 8431, Page 388, Official Records

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6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

6 Granted to: Mouton-Niguel Water District  
Purpose: Water lines and water transmission  
Recording Date: February 1, 1994  
Recording No: 58262, in Book 9214, Page 100, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

7. Matters contained in that certain document:

7 Granted to: Development Agreement  
Dated: October 26, 1987  
Executed by: Mission Viejo Company, Mission Viejo Business Properties and the County of Orange, California, upon the terms and conditions  
Recording Date: October 29, 1987  
Recording No: 87-605108, Official Records

Reference is hereby made to said document for full particulars.

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

Map/Plat: Parcel Map 85-432  
Purpose: Storm drain, dedicated to the City of Mission Viejo  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

9 Map/Plat: Parcel Map 85-432  
Purpose: Water pipelines easement dedicated to Mouton-Niguel Water District  
Affects: The certain strips of land 20 feet in width lying within Parcel 12 of Parcel Map 93-144 and as depicted upon said Parcel Map 93-144  
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on:

10 Map/Plat: Parcel Map 85-432  
Purpose: Flood Control and Water Conservation dedicated to Orange County Flood Control District  
Affects: Those certain strips of land, lying within Parcel 12 of Parcel Map 93-144 and as depicted upon said Parcel Map 93-144  
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12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mouton-Niguel Water District  
Purpose: Right-of-way for sewer line and water transmission  
Recording Date: April 7, 1992  
Recording No: 92-18918, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

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13. The matters set forth in the document shown below, among other things, contains or provides for certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Covenants, Conditions and Restrictions  
Recording Date: May 24, 1993  
Recording No: 93-0348794, Official Records

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parcel Map 93-144:

Purpose: Storm drain dedicated to the City of Mission Viejo  
Recorded: November 8, 1993 as Instrument No. 93-0768599, Official Records  
Affects: Portion of Parcel B

THIS ITEM IS NOT ON THE SURVEYED PROPERTY OWNED IN FEE. THIS ITEM IS ON EASEMENT

PARCEL B AS SHOWN IN THE RECORD DESCRIPTION HEREON.

15. Matters, including Notes and Improvement Certificate, set forth upon said Parcel Map No. 93-144, recorded November 8, 1993 as Instrument No. 93-0768599 of Official Records

THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

## ITEMS CORRESPONDING TO SCHEDULE B-II

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

24 Granted to: Mouton-Niguel Water District  
Purpose: Sewer lines and water  
Recording Date: June 28, 1994  
Recording No: 94-0426716, Official Records

The exact location and extent of said easement is not disclosed of record.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

25 Granted to: San Diego Gas and Electric Company, a corporation  
Purpose: Public utilities  
Recording Date: July 15, 1994  
Recording No: 94-0456053, Official Records

The exact location and extent of said easement is not disclosed of record.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

26 Granted to: Southern California Gas Company, a California corporation  
Purpose: Public utilities  
Recording Date: July 26, 1994  
Recording No: 94-0470945, Official Records

The exact location and extent of said easement is not disclosed of record.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

27 Granted to: Declaration of Covenants, Conditions and Restrictions  
Recording Date: December 2, 1993  
Recording No: 93-037938, Official Records

The exact location and extent of said easement is not disclosed of record.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

28 Granted to: Declaration of Covenants, Conditions and Restrictions  
Recording Date: December 2, 1993  
Recording No: 93-037938, Official Records

The exact location and extent of said easement is not disclosed of record.

THIS ITEM IS PLOTTED AND SHOWN HEREON.

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

&lt;p

# SAN DIEGO FREEWAY/INTERSTATE

VARIABLE WIDTH PUBLIC RIGHT OF WAY

PARCEL 13, PM 280  
APN: 784-661-05  
N/F BUY BUY BABY,

PARCEL B  
EASEMENTS OVER  
COMMON AREA OF  
PARCELS 1-11, 13- 28 INCLUSIV  
PARCEL MAP No. 93-144  
P.M. 280-14  
INST. NO. 93-0837938 OR  
INST. NO. 93-837939 OR  
INST. NO. 93-0837941 OR  
INST NO. 94-023664 OR  
INST NO. 94-0523047 OR  
INST NO. 94-0401328 OR  
INST NO. 94-0692153 OR  
INST NO. 94-0718025 OR

PARCEL 12  
PARCEL MAP No. 93  
P.M. 280-14

PARCEL 11, PM 280-14  
APN: 784-661-07  
N/F GREEN & JONES PROPERTIES, INC.

PARCEL B  
EASEMENTS OVER  
COMMON AREA OF  
PARCELS 1-11, 13- 28 INCLUS  
PARCEL MAP No. 93-144  
P.M. 280-14  
INST. NO. 93-0837938 OR  
INST. NO. 93-837939 OR  
INST. NO. 93-0837941 OR  
INST NO. 94-023664 OR  
INST NO. 94-0523047 OR  
INST NO. 94-0401328 OR  
INST NO. 94-0692153 OR  
INST NO. 94-0718025 OR

## A.T. & S.F. RAILROAD

SCALE : 1" = 40'

0' 20' 40' 80'

**Bock & Clark**  
SURVEY • ZONING  
ENVIRONMENTAL • ASSESSMENT

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR  
**Toys R Us**  
DATE OF FIELD SURVEY: JULY 12, 2016  
NETWORK PROJECT NUMBER. 201602266-007  
**1-(800)-SURVEYS (787-8397)**  
[maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.bockandclark.com](http://www.bockandclark.com)