

LEGAL DESCRIPTION

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

PARCEL A-1: PARCELS 1 THROUGH 8 OF PARCEL MAP NO. 99-152, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 328, PAGES 36 THROUGH 42 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXCEPT FROM A PORTION OF SAID LAND ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OR THE UPPER 500 FEET THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED MAY 5, 1972 IN BOOK 10114, PAGE 873 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID PARCEL, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR A PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259, OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID PARCEL, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR A PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED JANUARY 22, 1986 AS INSTRUMENT NO. 86-29056, OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID PARCEL, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR A PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 25, 1985 AS INSTRUMENT NO. 85-474287, OFFICIAL RECORDS.

PARCEL A-2: AN EASEMENT FOR BUILDING PURPOSES, ABOVE ELEVATION 153.70 FEET AND BELOW ELEVATION 171.20 FEET (CITY OF SANTA ANA DATUM), DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED IN PARCEL A-1 OF THE DEED RECORDED DECEMBER 5, 1988 AS INSTRUMENT NO. 88-63609, OFFICIAL RECORDS; THENCE NORTH 0° 03' 47" WEST, 170.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 56' 13" EAST, 366.63 FEET; THENCE NORTH 0° 03' 47" WEST, 132.18 FEET; THENCE NORTH 89° 53' 48" WEST, 366.63 FEET; THENCE SOUTH 0° 03' 47" EAST, 132.29 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B-1: (NORTH) THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 670, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 31, PAGE 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 670, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY LINE OF ROUTE 22 AND MAIN STREET, AS SHOWN ON SAID PARCEL MAP NO. 670, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, SOUTH 89° 48' 07" WEST 676.41 FEET; THENCE SOUTH 0° 11' 53" EAST, 176.45 FEET TO THE SOUTHERLY LINE OF MAIN PLACE ROADWAY AS DESCRIBED IN THE GRANT DEED FOR STREET PURPOSES RECORDED JULY 28, 1989 AS INSTRUMENT NO. 89-40286 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 448.00 FEET, A RADIAL LINE OF SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 15° 22' 35" EAST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 03' 47" WEST, 293.66 FEET; THENCE SOUTH 89° 56' 13" WEST, 217.67 FEET; THENCE NORTH 0° 03' 47" WEST 276.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 54' 22" AN ARC DISTANCE OF 43.90 FEET TO A POINT, A RADIAL LINE OF SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 17° 09' 25" WEST, SAID POINT BEING LOCATED ON SAID SOUTHERLY LINE OF MAIN PLACE ROADWAY; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89° 48' 07" EAST 72.99 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 448.00 FEET AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 28" AN ARC DISTANCE OF 121.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OR THE UPPER 500 FEET THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED MAY 5, 1972 IN BOOK 10114, PAGE 873 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

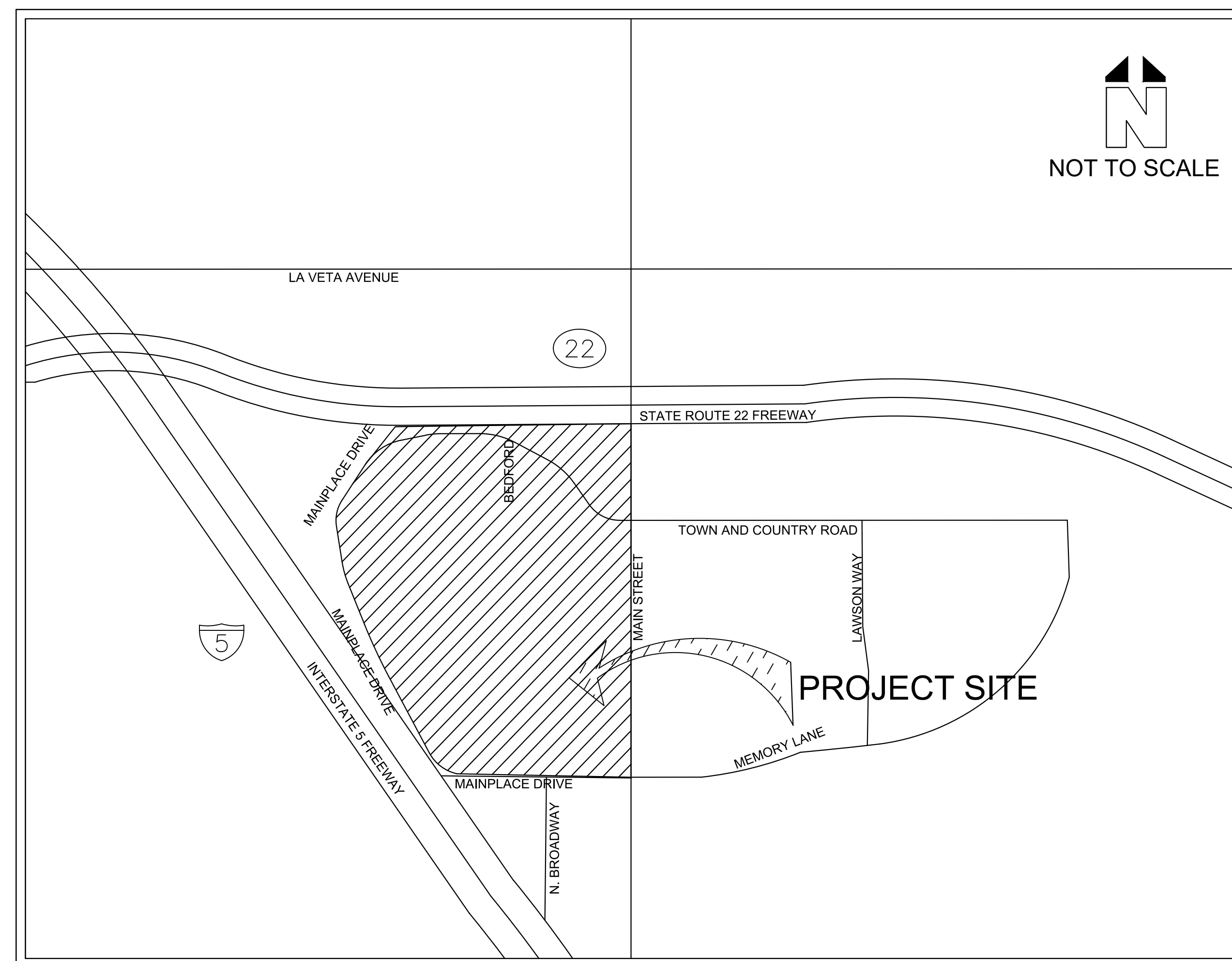
ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

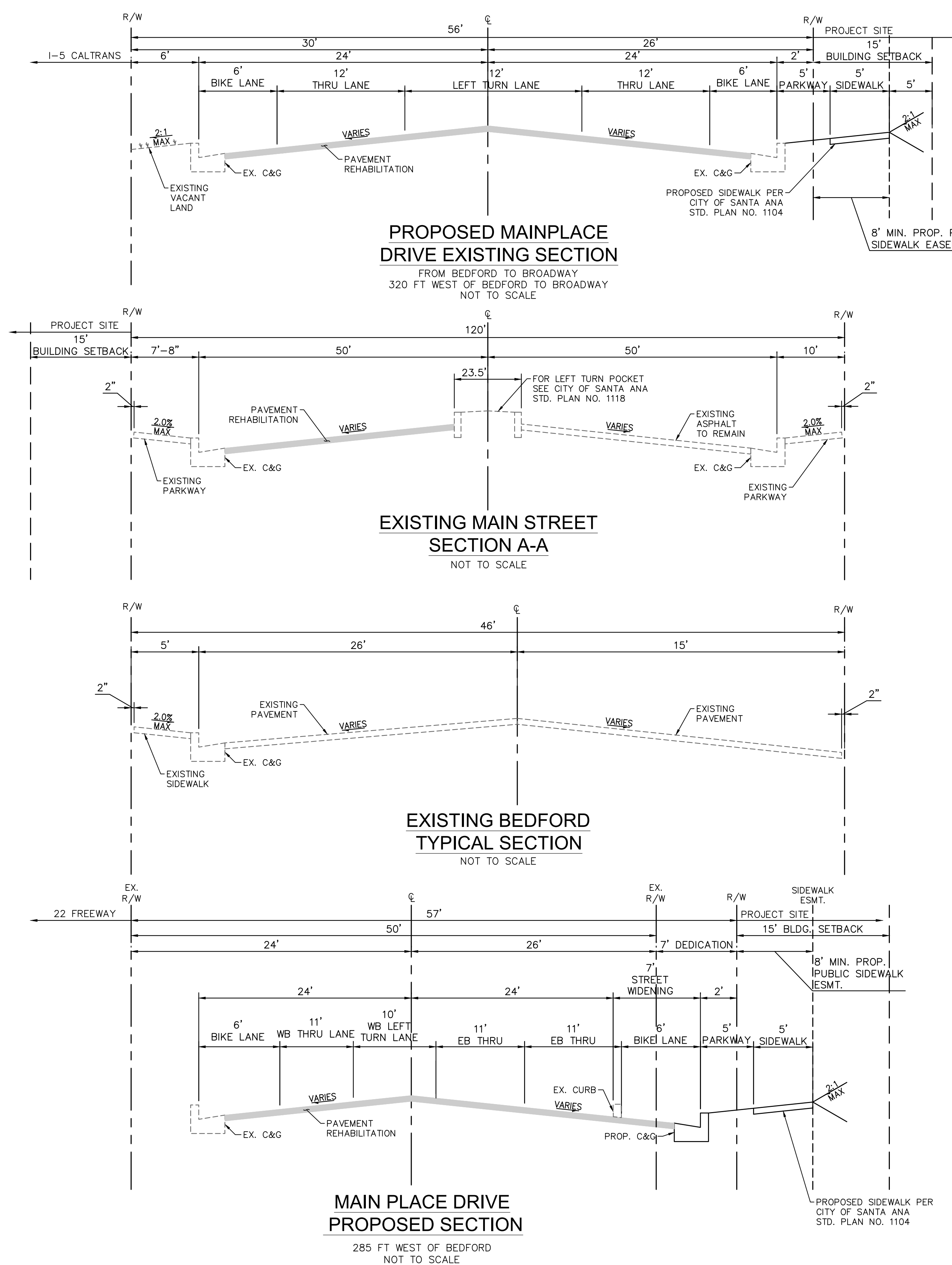
ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID PARCEL LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PARCEL OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PARCEL OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER TO THE EXTENT SUCH RIGHTS TO DRILL HAVE BEEN EXCEPTED BY THE PARTIES NAMED IN DEEDS, LEASES, AND OTHER DOCUMENTS OF RECORD, AS RESERVED IN DEED RECORDED NOVEMBER 1, 1985 AS INSTRUMENT NO. 85-424259 OF OFFICIAL RECORDS.

CENTENNIAL MAINPLACE TENTATIVE PARCEL MAP NO. 2018-139



VICINITY MAP N.T.S.



LEGEND

- SUBDIVISION BOUNDARY
--- PROPOSED LOT LINE
--- EXISTING LOT LINE
--- PROPOSED EASEMENTS
--- EXISTING EASEMENTS
--- CENTERLINE
--- BUILDING SETBACK

ABBREVIATIONS

- R/W RIGHT OF WAY
BLDG. BUILDING
SUB. SUBDIVISION
PROP. PROPOSED
EX. EXISTING
E. CENTERLINE
P. PROPERTY LINE
AC ACRES
CONC. CONCRETE
SVT. SITE VISIBILITY TRIANGLE

SHEET INDEX

Table with 2 columns: SHEET NO. and SHEET TITLE. Lists sheets 1 through 11 including Tentative Parcel Map, Preliminary Grading Plan, Preliminary Utility Plan, and Garbage Truck Turn Analysis.

PROJECT TEAM

RECORD OWNER/SUBDIVIDER/DEVELOPER/OWNER: OLIVER ROBINSON, CMF MP SOUTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, 8750 N. CENTRAL EXPRESSWAY, SUITE 1740, DALLAS, TX 75231, PHONE: (972) 888-8044.

ESTIMATED EARTHWORK QUANTITIES

CUT: 470,000 ± CY
FILL: 27,000 ± CY
NET: 443,000 ± CY (CUT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS SHOWN ON THE CORNERS AND SPOT CHANGES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED), DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1-PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1-PERCENT ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP NO. 0805055L, COMMUNITY NO. 060232, PANEL NO. 0163 J, DATED DECEMBER 3, 2009.

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.

ACCREDITED LEVEE NOTES TO USERS: CHECK WITH YOUR LOCAL COMMUNITY TO OBTAIN MORE INFORMATION, SUCH AS THE ESTIMATED LEVEL OF PROTECTION PROVIDED (WHICH MAY EXCEED THE 1-PERCENT-ANNUAL-CHANCE) AND EMERGENCY ACTION PLAN, ON THE LEVEE SYSTEM(S) SHOWN AS PROVIDING PROTECTION FOR AREAS ON THIS PANEL. TO MITIGATE FLOOD RISK IN RESIDUAL AREAS, PROPERTY OWNERS AND RESIDENTS ARE ENCOURAGED TO CONSIDER FLOOD INSURANCE AND FLOOD PROOFING OR OTHER PROTECTIVE MEASURES.

BASIS OF BEARINGS

THE BEARING NORTH 01° 05' 58" EAST OF THE CENTERLINE OF MAIN STREET AS SHOWN ON PARCEL MAP NO. 99-152 RECORDED IN BOOK 328, PAGES 37 THROUGH 42 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

COUNTY OF ORANGE ALUMINUM BENCHMARK DISK STAMPED "SA 295 82", SET IN THE SOUTHWEST CORNER OF A 9 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND MEMORY LANE, APPROXIMATELY 350 FEET SOUTHERLY OF THE CENTERLINE OF MAINPLACE DR./MEMORY LANE AND 46 FEET EASTERLY OF THE CENTERLINE OF MAIN STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 151.748 (NAVD88 ADJUSTED 2010)

UTILITY PURVEYORS

- WATER, SEWER & TRASH: CITY OF SANTA ANA, 20 CIVIC CENTER PLAZA, SANTA ANA, CA 92701, (714) 647-5454.
AT&T: 11205 N. VAN BUREN ST., RM. 180, ANAHEIM, CA 92807, (714) 666-5467.
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE), 1919 STATE COLLEGE BLVD., IRVINE, CA 92618, (714) 796-8932.
CABLE TV CHARTER: DAVE DUNNE, 1500 AUTO CENTER DR., ONTARIO, CA 92841, (714) 905-8446.
GAS: SOUTHERN CALIFORNIA GAS COMPANY, 1919 STATE COLLEGE BLVD., ANAHEIM, CA 92806-3120, (714) 634-6278.

PROJECT SUMMARY:

SITE ADDRESS: 2800 N. MAIN ST. SANTA ANA, CA 92705
NET SUBTOTAL AREA: 47.04 AC
AREA TO BE VACATED: 1.18 AC
AREA TO BE DEDICATED: 0.22 AC
NET AREA VACATION: 0.96 AC
GROSS TOTAL AREA: 46.08 AC
TOTAL LOTS: 10
EXISTING ZONING: C2 (GENERAL COMMERCIAL)
CLASSIFICATION: C2 (GENERAL COMMERCIAL)
EXISTING USE: MIXED
PROPOSED USE: MALL
PARCEL MAP: 99-152
PARCEL NUMBERS: PARCELS 1-8 INCLUSIVE
GENERAL PLAN DESIGNATION: DISTRICT CENTER
PROPOSED ZONING: SP-4

ASSESSOR'S PARCEL NUMBERS

002-210-48 002-221-51
002-221-27 002-221-52
002-221-30 002-222-01

BUILDING SETBACK REQUIREMENT:

BUILDING SETBACK FROM PUBLIC STREET: 15'

PARCEL AREA TABLE:

Table with 2 columns: PARCEL NUMBER and AREA (AC). Lists parcels 1 through 10 and their respective areas, plus net subtotal and net vacation.

OWNER'S STATEMENT

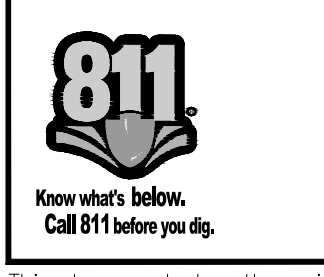
I HEREBY ACKNOWLEDGE THE SUBMISSION OF THE PARCEL MAP AND REQUEST THE CITY TO PROCESS IT.

SIGNATURE DATE

GENERAL NOTES:

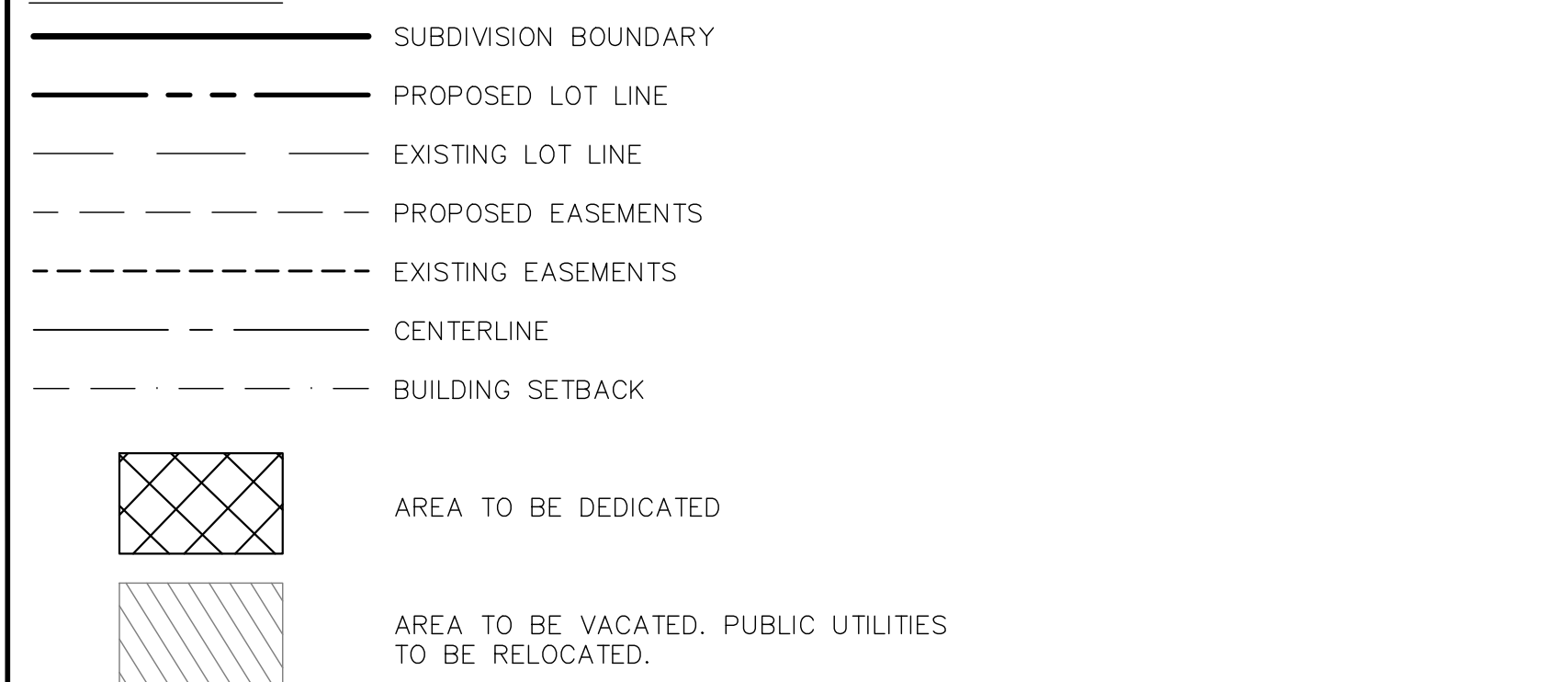
- 1. GRADE ELEVATIONS SHOWN ON THE TPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY THE CITY OF SANTA ANA THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. PARCEL LINES AND PARCEL SIZES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS, SIDEWALKS, AND UTILITIES ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENTS OF PUBLIC WORKS AND PLANNING DETECT THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.
4. BUILDING FOOTPRINTS AND ENVELOPES THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE PREVENTED DURING INDIVIDUAL PROJECT SITE PLAN APPROVAL PROCESSES AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
5. PERMISSION IS GRANTED FOR PHASED FINISH MAPS.
6. PERMISSION IS GRANTED TO COMBINE LOTS.
7. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF PLANNING AND PUBLIC WORKS.
8. PERMISSION GRANTED TO MASS/BULK GRADE.
9. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
10. TOPO COMPILED 02/26/18.
11. PERMISSION IS GRANTED TO VACATE EXCESS RIGHT OF WAY ON MAINPLACE DRIVE AND WITHIN LOTS.
12. THIS PROJECT IS A PART OF A SPECIFIC PLAN.
13. THIS PROJECT WILL PROCESS AND RECORD CC&RS OR EQUIVALENT FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.
14. ON-SITE SEWER AND STORM DRAIN SYSTEMS ARE PRIVATE.
15. NO GATES ARE PROPOSED IN THIS PROJECT. ANY PROPOSED GATE WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
16. ALL SIDEWALKS AND ADA ACCESSIBLE WHEEL CHAIR RAMPS ALONG MAIN PLACE DRIVE ARE TO BE CONSTRUCTED PER CITY OF SANTA ANA STD. NO. 1122 AND STD. NO. 1104 FOR ALL PUBLIC AND PRIVATE STREETS.
17. THE ENTIRE WIDTH OF ALL PROPOSED PRIVATE STREETS WITHIN THIS SITE TO BE DEDICATED TO THE CITY OF SANTA ANA AS A "NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, TRAFFIC LOOPS, ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS AND TRAFFIC LOOPS WITHIN SAID TRACT."
18. CONSTRUCTION/INSTALLATION/REPAIR OF ALL THE IMPROVEMENT REQUIRED FOR THIS PROJECT WILL BE CONSTRUCTED AT THE SOLE EXPENSE OF THE APPLICANT AS OUTLINED IN THE MITIGATION MEASURES FROM EIR, TRAFFIC IMPACT ANALYSIS, DRAINAGE, WATER DEMAND, SEWER AND WATER ASSESSMENT STUDIES AND PRELIMINARY WATER QUALITY MANAGEMENT PLANS AND SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MUNICIPAL CODE.
19. INSTALL 24-INCH BOX STREET TREES EVERY 35 FEET PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED PER THE CITY STANDARDS AND THE APPROVED STREET IMPROVEMENT PLANS. PLEASE CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3304 FOR TREE SPECIES.
20. STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC). A LETTER REQUESTING THE REMOVAL OF EXISTING STREET TREES(S) THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF SANTA ANA PRIOR TO SITE PLAN APPROVAL. THE CITY WILL PRESENT THE INFORMATION TO THE ETAC COMMITTEE FOR ACTION.
21. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT). CONTACT EHAB ELIAS (714) 647-8627.
22. FUTURE IMPLEMENTING PROJECTS WILL REHABILITATE PAVEMENT ALONG THE IMPLEMENTING PROJECT STREET FRONTAGE. SUBJECT TO THE RECOMMENDATION OF A CITY-REVIEWED PAVEMENT EVALUATION STUDY PERFORMED AT THE TIME OF THE IMPLEMENTING PROJECT.
23. FUTURE IMPLEMENTING PROJECTS SHALL REPLACE STREET LIGHT HEADS WITH CITY-STANDARD, ENERGY-EFFICIENT LED LIGHTS ALONG THE IMPLEMENTING PROJECT STREET FRONTAGE.

Vertical sidebar containing project title 'CENTENNIAL MAINPLACE TENTATIVE PARCEL MAP', sheet number '1', and contact information for Kimley-Horn & Associates, Inc. and Oliver Robinson.



This document, together with the concepts and designs presented herein, is an instrument of service, is prepared only for the specific purpose and client for which it was prepared. Abuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND



PARCEL AREA TABLE:

PARCEL NUMBER	AREA (AC)
1	5.44
2	1.62
3	1.90
4	1.75
5	2.79
6	22.82
7	4.05
8	3.08
9	1.93
10	1.66
NET SUBTOTAL	47.04
NET VACATION	0.96
GROSS TOTAL	46.08

REFERENCE DOCUMENT:

CHICAGO TITLE COMPANY'S PRELIMINARY REPORT ORDER NO. 00035053-994-X49, EFFECTIVE DATE JULY 14, 2015, AMENDED JULY 27, 2015.

EASEMENT SCHEDULE:

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS	DISPOSITION
2	STATE OF CALIFORNIA	CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF FREEWAYS	BOOK 2754 PAGE 562, BOOK 2786 PAGE 270, BOOK 5306 PAGE 336, BOOK 5803 PAGE 212, REC. 06/23/1954, O.R. 1/27/1986, O.R.	SHOWN HEREON	TO REMAIN
3	STATE OF CALIFORNIA	INGRESS AND EGRESS RIGHTS HAVE BEEN RELINQUISHED TO OR FROM FREEWAYS	BOOK 2754 PAGE 562, BOOK 2786 PAGE 270, BOOK 5306 PAGE 336, BOOK 5803 PAGE 212, BOOK 8081 PAGE 331, BOOK 10114 PAGE 873, REC. 06/23/1954, O.R. 1/27/1986, O.R.	SHOWN HEREON	TO REMAIN
4	THE CITY OF SANTA ANA	WATER LINE	BOOK 4778 PAGE 504, REC. 1/28/1958, O.R.	SHOWN HEREON	QUIT CLAIM ON MAP
5	BET. SANTA ANA VENTURE, FEDERATED DEPT. STORES, INC., NORDSTROM, INC., AND/OR REALTY CORP. & THE CITY OF SANTA ANA	PEDESTRIAN & VEHICULAR INGRESS & EGRESS, PARKING UTILITIES, LOADING DOCK, CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT	BOOK 9405 PAGE 1 REC. 09/16/1970, O.R. 1/27/1986, O.R. INST. NO. 86-035230 REC. 6/3/2006, O.R. INST. NO. 07-186665 REC. 3/23/2007, O.R. INST. NO. 2012-39140 REC. 6/05/2012, O.R. INST. NO. 86-35320 REC. 1/27/1986, O.R.	SHOWN HEREON	TO REMAIN
6	FEDERATED DEPARTMENT STORES, INC.	SANITARY SEWERS	BOOK 9415 PAGE 49, REC. 9/25/1970, O.R.	SHOWN HEREON (10' WIDE)	TO REMAIN
7	CITY OF SANTA ANA	OPEN AIR	BOOK 12136 PAGE 154, REC. 4/6/1977, O.R.	SHOWN HEREON	TO REMAIN
8	CITY OF SANTA ANA	WATER LINES, APPUR. & INGRESS & EGRESS	BOOK 12413 PAGE 1940, REC. 10/13/1977, O.R.	SHOWN HEREON	PARTIAL RELOCATION
9	BET. SANTA ANA VENTURE, CENTER PARTNERS, FED. DEPT. STORES, NORDSTROM, AND/OR REALTY & CITY OF SANTA ANA	CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT	INST. NO. 86-35230 REC. 1/27/1986, O.R. INST. NO. 88-637306 REC. 1/27/1986, O.R.	AFFECTS PARCEL C-2	TO REMAIN
12	BET. SANTA ANA VENTURE & NORDSTROM	SHORT FIRE FORM & LOADING DOCK EASEMENT	INST. NO. 86-35234 REC. 1/27/1986, O.R.	SHOWN HEREON (AFFECTS PARCEL A-1)	TO REMAIN
13	THE CITY OF SANTA ANA	WATER MAINS, DETECTOR LOOPS, PULL BOXES, CONDUITS, WRES & APPUR. INGRESS & EGRESS	INST. NO. 87-402654 REC. 7/15/1987, O.R.	SHOWN HEREON (AFFECTS PARCEL A-1)	TO REMAIN
14	THE CITY OF SANTA ANA	WATER MAINS, DETECTOR LOOPS, PULL BOXES, CONDUITS, WRES & APPUR. INGRESS & EGRESS	INST. NO. 87-402655 REC. 7/15/1987, O.R.	SHOWN HEREON (AFFECTS PARCEL A-1)	TO REMAIN
15	THE CITY OF SANTA ANA	PUBLIC UTILITIES	INST. NO. 87-681878 REC. 12/9/1987, O.R. INST. NO. 91-293822 REC. 6/10/1991, O.R.	SHOWN HEREON	PARTIAL RELOCATION
16	SOUTHERN CALIFORNIA EDISON COMPANY	UNDERGROUND CONDUITS	INST. NO. 88-107289 REC. 2/16/1988, O.R.	SHOWN HEREON	PARTIAL RELOCATION
17	SOUTHERN CALIFORNIA EDISON COMPANY	UNDERGRD. ELEC. SUPPLY SYSTEMS & COMM. SYSTEM	INST. NO. 90-614878 REC. 11/20/1990, O.R.	SHOWN HEREON	PARTIAL RELOCATION
18	THE CITY OF SANTA ANA	EXC. UNDERGR. NON-EXC. SURFACE EASEMENT FOR PUBLIC EASEMENT	INST. NO. 91-039419 REC. 1/28/1991, O.R.	SHOWN HEREON	TO REMAIN
19	THE CITY OF SANTA ANA	STREET	INST. NO. 91-692518 REC. 12/17/1991, O.R.	SHOWN HEREON (AFFECTS PARCEL C-1)	OUTSIDE MAP BOUNDARY
20	SANTA ANA VENTURE	SANITARY SEWER	INST. NO. 93-54035 REC. 1/28/1993, O.R.	SHOWN HEREON	TO REMAIN
21	BULLOCK'S PROPERTIES CORP.	UNDERGROUND SEWER PIPELINE	INST. NO. 93-081029 REC. 2/5/1993, O.R.	SHOWN HEREON	TO REMAIN
22	SOUTHERN CALIFORNIA EDISON COMPANY	UNDERGRD. ELEC. SUPPLY SYSTEMS & COMM. SYSTEM	INST. NO. 93-041760 REC. 6/22/1993, O.R.	SHOWN HEREON	BLANKET IN NATURE
23	SOUTHERN CALIFORNIA EDISON COMPANY	ELEC. SUPPLY SYSTEMS & COMM. SYSTEM	INST. NO. 94-0505683 REC. 8/16/1994, O.R.	SHOWN HEREON	PARTIAL RELOCATION
24	—	SHOW EXISTING CALTRANS R-O-W OF GARDEN GROVE HWY.	R.O.S. NO. 2003-1006 BOOK 199 PAGES 1-16	SHOWN HEREON	MONUMENTS FOUND
26	JOENNY CORP.	MEMORANDUM OF UNDERSTANDING	INST. NO. 10-161950 REC. 4/07/2010, O.R.	SHOWN HEREON	TO REMAIN
32	SOUTHERN CALIFORNIA EDISON COMPANY	UNDERGRD. ELEC. SUPPLY SYSTEMS & COMM. SYSTEMS	INST. NO. 2014-000460 REC. 11/12/2014, O.R.	SHOWN HEREON (6' WIDE)	TO REMAIN
33	THE CITY OF SANTA ANA	PUBLIC STREET	INST. NO. 91-692518 REC. 12/17/1991, O.R.	AFFECTS A PORTION OF PARCEL C-1	OUTSIDE MAP BOUNDARY
34	SOUTHERN CALIFORNIA EDISON COMPANY	PRIVATE RECIPROCAL INGRESS-EGRESS, DRIVEWAY	P.M. 99-152, M.B. 328 PAGES 36 TO 42 REC. 11/20/2002, O.R.	AFFECTS PARCELS 1, 2, 3, 6, 7, AND 8	TO REMAIN
35	—	ELECTRICAL SUPPLY SYSTEM AND COMM. SYSTEMS	INST. NO. 94-050683 REC. 8/16/1994, O.R.	AFFECTS A PORTION OF PARCEL C-1	TO REMAIN
36	SOUTHERN CALIFORNIA EDISON COMPANY	UNDERGRD. ELEC. SUPPLY SYSTEMS & COMM. SYSTEMS	INST. NO. 201600023285 REC. 05/25/2016, O.R.	SHOWN HEREON	PARTIAL RELOCATION

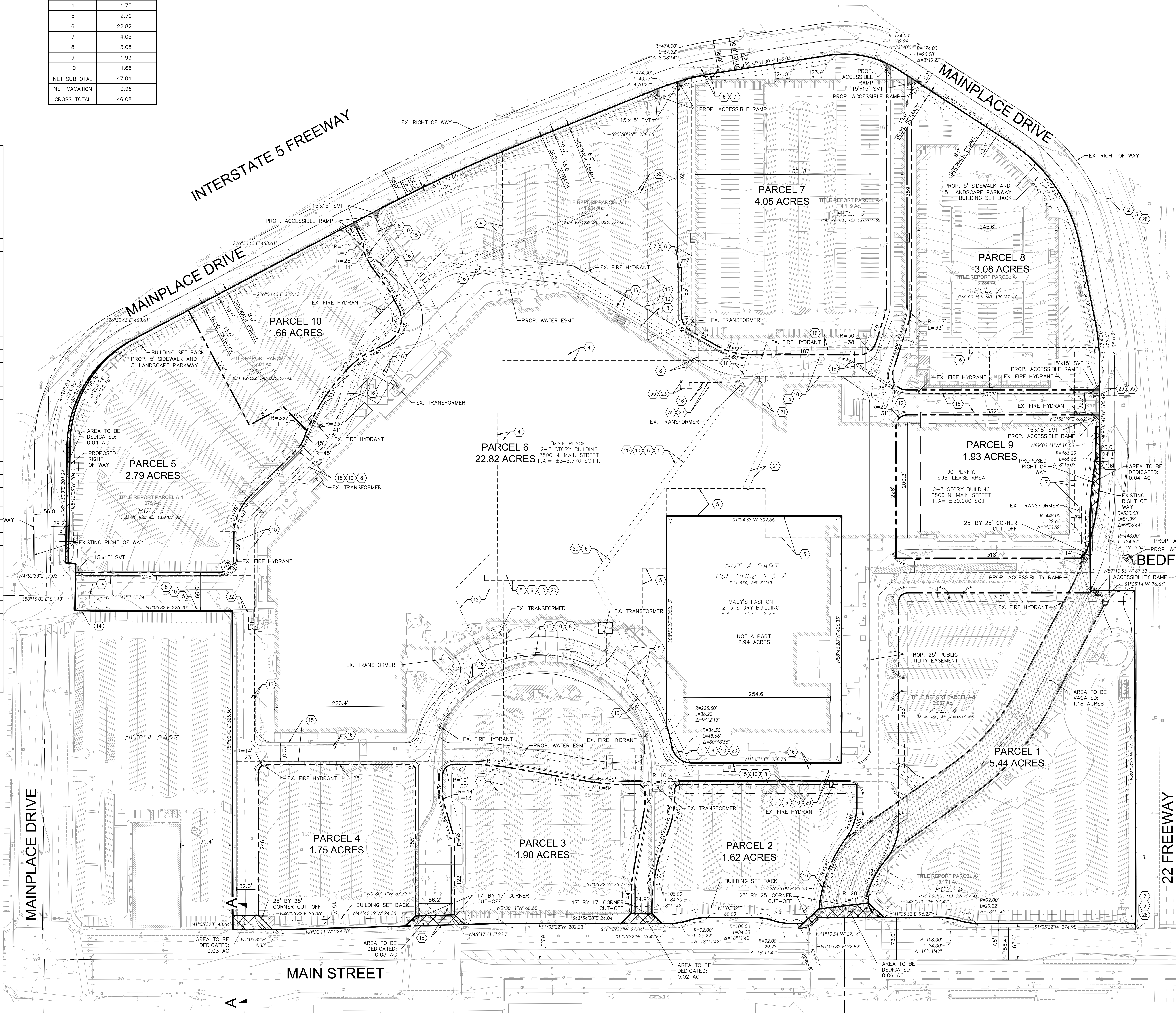
CONCEPTUAL PUBLIC IMPROVEMENTS AND UTILITY QUANTITIES:

ITEM	QUANTITIES
AC PAVEMENT	246,700 SF
CURB & OUTER	225 LF
SIDEWALK	— LF
NEW CURB RETURNS	10 EA
12" WATER MAIN	1,360 LF
FIRE HYDRANTS	13 EA
NEW WATER SERVICES	10 EA
PUBLIC SEWER LATERAL	2 EA
PUBLIC STORM LATERAL	3 EA

NOTE: QUANTITIES LISTED ABOVE ARE BASES ON CONCEPTUAL ASSUMPTIONS, SITE PLANS AND ACTUAL PARCEL USAGE/DESIGN IS NOT KNOWN AT THIS TIME. PARCELS WILL BE DEVELOPED IN MULTIPLE PHASES AND YEARS. FINAL QUANTITIES WILL BE DETERMINED AT THE TIME OF DESIGN OF EACH INDIVIDUAL PARCEL.

GENERAL NOTES:

- THE BMPs, SHOWN ON THE APPROVED TENTATIVE PARCEL MAP ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING/UTILITY PLAN THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs. FOR ASSISTANCE AND AN INFORMATIONAL HANDOUT (INCLUDING A WQMP TEMPLATE).
- ALL ACCESSIBILITY RAMPS ARE TO BE CONSTRUCTED PER CITY OF SANTA ANA CITY S.D. NO. 1122.
- RELOCATE ALL UTILITIES BEFORE VACATION OF MAINPLACE DRIVE.
- 15X15' SIGHT VISIBILITY TRIANGLE (SVT) SHOWN AT PROPOSED DRIVEWAYS.
- ALL PUBLIC MEDIANS AND PARKWAYS ALONG MAIN PLACE DRIVE FROM BROADWAY TO BEDFORD ROAD AND MAINSTREET BETWEEN MAIN PLACE DRIVE AND THE 22 FREEWAY SHALL HAVE DROUGHT TOLERANT LANDSCAPE PER THE CITY OF SANTA ANA PARKWAY GUIDELINE FOR DROUGHT TOLERANT PLANTS INSTALLED.
- RECIPROCAL DRAINAGE AND ACCESS AGREEMENT WILL BE DEDICATED ACROSS ALL PARCELS AS PART OF THE PROJECT C&RS/REDA.
- ALL FRANCHISE UTILITIES, GAS, ELECTRIC, TELEPHONE SHALL BE RELOCATED PRIOR TO MAINPLACE DRIVE VACATION.
- CONSTRUCT ACCESSIBLE RAMP AT SOUTHWEST QUADRANT OF THE INTERSECTION OF BEDFORD ROAD AND BRONSON STREET. OWNER/DEVELOPER TO CONSTRUCT IMPROVEMENTS OR FUND CITY OF SANTA ANA PERMITTING AND CONSTRUCTION OF THE ACCESSIBLE RAMP IMPROVEMENTS AT OWNER DISCRETION.



DATE: _____ BY: _____

REVISIONS:

Kimley-Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668
PHONE: 714-938-1050 FAX: 714-938-9888
WWW.KIMLEY-HORN.COM

CENTENNIAL MAINPLACE
TENTATIVE PARCEL MAP

CENTENNIAL
8750 N. CENTRAL EXPRESSWAY, SUITE 1740
DALLAS, TX 75231
972-888-8044
OROBINSON@CENTENNIALREC.COM

SANTA ANA

SHEET NUMBER
2



LEGEND

- SUBDIVISION BOUNDARY
- - - - - PROPOSED LOT LINE
- EXISTING LOT LINE
- - - - - EXISTING CONTOURS
- 147 --- PROPOSED CONTOURS
- CENTERLINE
- - - - - APPROXIMATE CIVIL LIMIT OF WORK LINE
- GB --- GRADE BREAK LINE
- R --- RIDGE LINE
- FLOW LINE
- - - - - EXTENDING FOOTING/RETAINING WALL
- SD --- EXISTING STORM DRAIN
- SD --- PROPOSED STORM DRAIN
- BUILDING SET BACK
- - - - - APPROXIMATE AND POTENTIAL BUILDING ENVELOPE
- XXX.XX TC
XXX.XX FS --- EXISTING SPOT GRADE
- XX.XX TC
XX.XX FS --- PROPOSED SPOT GRADE
- 2.00% --- PROPOSED FLOW (DIRECTION AND SLOPE)
- 2:1 --- 2:1 SLOPE (MAX)
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE

ALL UTILITY AND DRAINAGE LINE LOCATIONS, DEPTHS, AND SIZES ARE APPROXIMATE.

REALIGNED LOADING AREA, TRASH COMPACTORS AND SCREEN WALLS

"MAIN PLACE"
2-3 STORY BUILDING
2800 N. MAIN STREET
F.A. = ±345,770 SQ.FT.
155.7 ± FFE

JC PENNY
SUB-LEASE AREA
2-3 STORY BUILDING
2800 N. MAIN STREET
F.A. = ±50,000 SQ.FT.
155.4 ± FFE

NOT A PART
Per P.C.L.s. 1 & 2
P.M. 870, MB 8/14/82
MACY'S FASHION
2-3 STORY BUILDING
F.A. = ±53,610 SQ.FT.

STORAGE VOLUME = 1,000 S.F.
STORAGE VOLUME = 2,300 C.F.
155.0 ± FFE

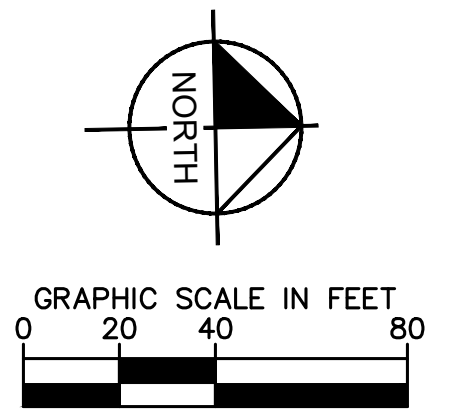
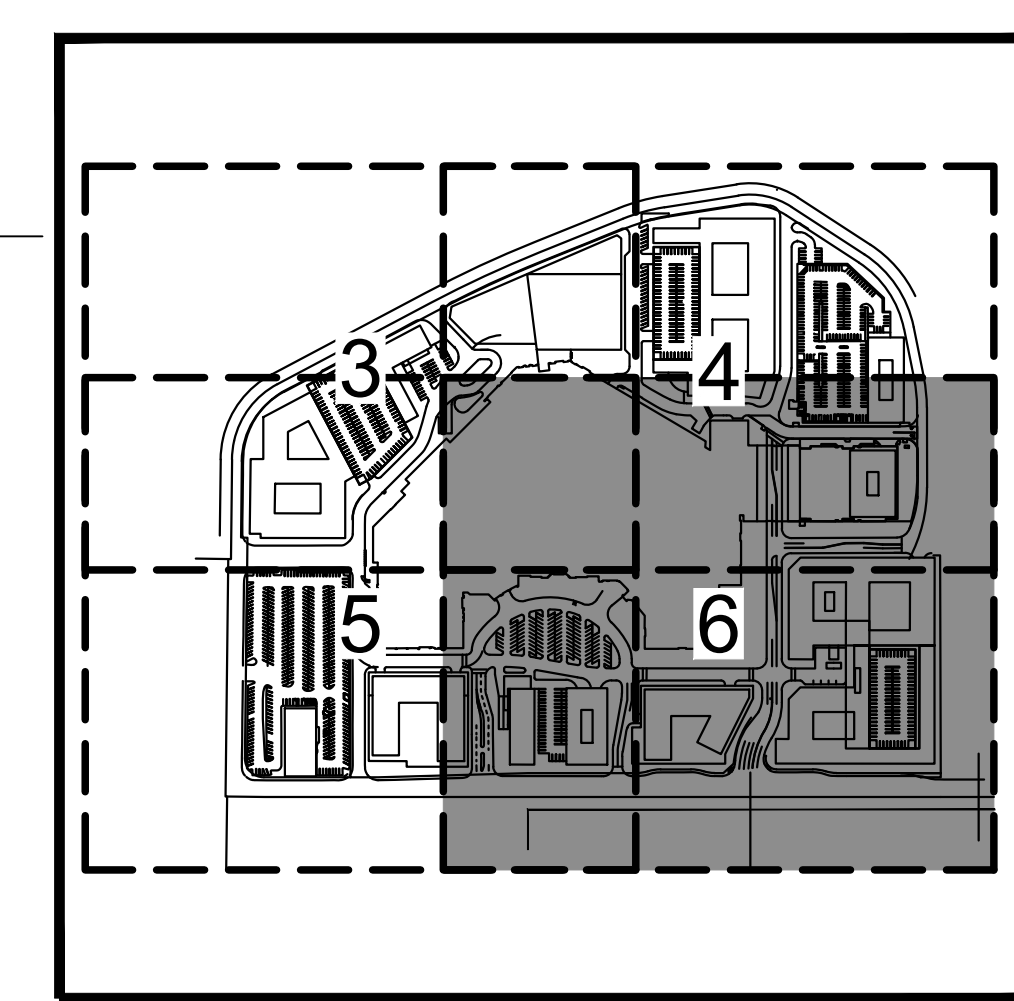
STORAGE VOLUME = 2,000 C.F.
155.0 ± FFE

AREA = 2,900 S.F.
STORAGE VOLUME = 6,500 C.F.
155.0 ± FFE

BEDFORD

22 FREEWAY

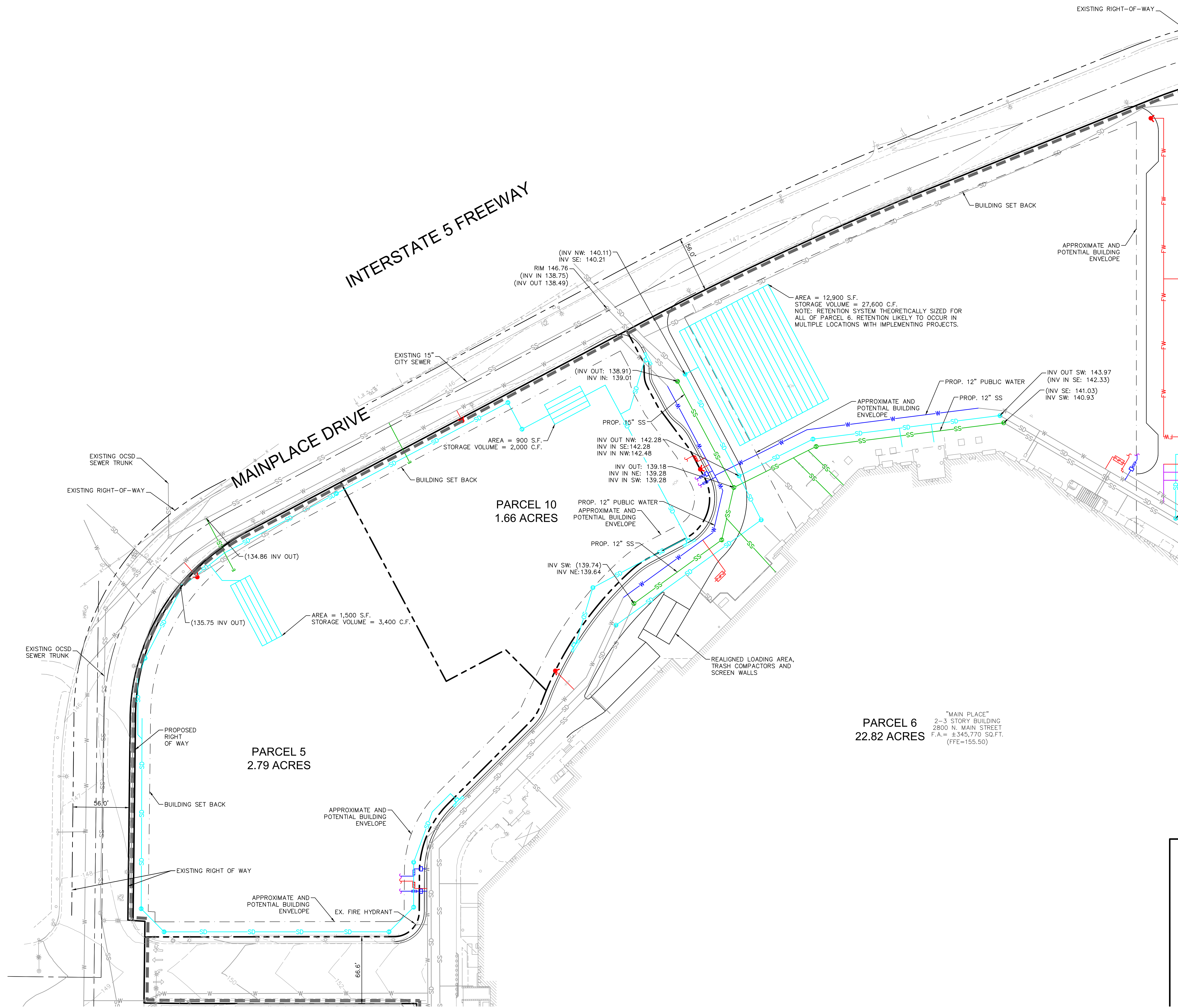
MAIN STREET



<p>Kimley-Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-938-1030 FAX: 714-938-9888 WWW.KIMLEY-HORN.COM</p>	<p>DATE: _____ BY: _____ REVISIONS: _____</p>
<p>REGISTERED PROFESSIONAL JASON MARECHAL C.A. LICENSE NUMBER: 63164 DATE: 4/25/2019</p>	
<p>NOTA PROJECT: 1914021001 DATE: 5/7/2019 SCALE: AS SHOWN DESIGNED BY: JM DRAWN BY: CK CHECKED BY: ML</p>	
<p>TENTATIVE PARCEL MAP PRELIMINARY GRADING PLAN</p>	
<p>CENTENNIAL MAINPLACE PREPARED FOR: CENTENNIAL 8750 N. CENTRAL EXPRESSWAY, SUITE 1740 DALLAS, TX 75231 972-888-8044 ORBINSON@CENTENNIALREC.COM</p>	
<p>SANTA ANNA SHEET NUMBER 6</p>	



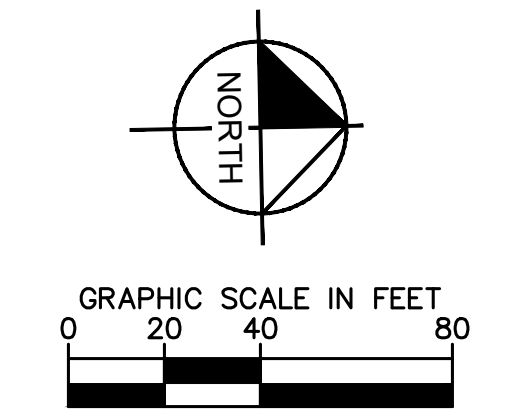
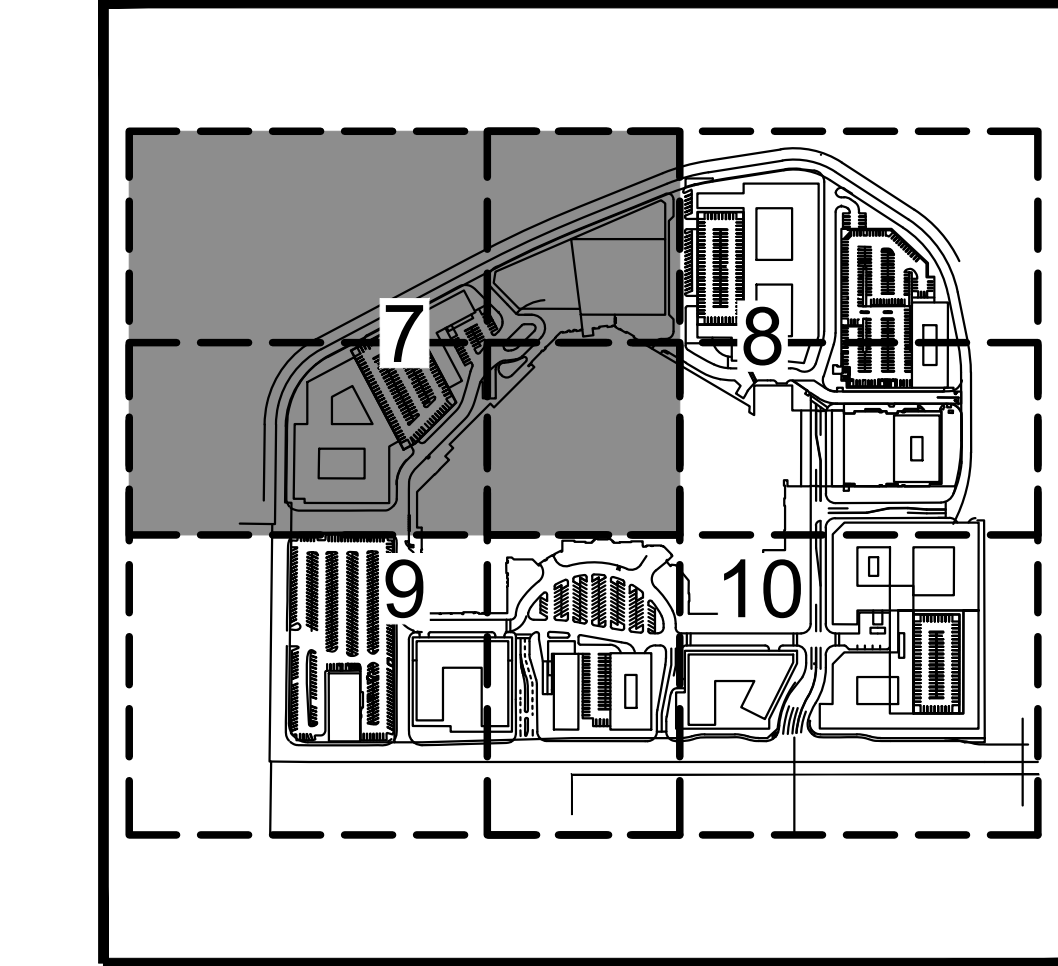
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- CENTERLINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- SS PROPOSED SEWER
- SD PROPOSED STORM DRAIN
- W PROPOSED PUBLIC WATER
- W PROPOSED PRIVATE DOMESTIC WATER
- F PROPOSED FIRE
- SS EXISTING SEWER
- SD EXISTING STORM DRAIN
- W EXISTING PUBLIC WATER
- F EXISTING FIRE WATER
- BUILDING SETBACK
- APPROXIMATE AND POTENTIAL BUILDING ENVELOPE
- PROPOSED FIRE BACKFLOW PREVENTER
- PROPOSED DOMESTIC BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER

ALL UTILITY AND DRAINAGE LINE LOCATIONS, DEPTHS, AND SIZES ARE APPROXIMATE.



<p>Kimley-Horn</p> <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-938-1030 FAX: 714-938-9888 WWW.KIMLEY-HORN.COM</p>	
<p>NOTA PROJECT 1914021001</p>	<p>LICENSED PROFESSIONAL JASON MARECHAL</p>
<p>DATE 5/3/2019</p>	<p>CA LICENSE NUMBER 63164</p>
<p>SCALE AS SHOWN</p>	<p>DATE 4/23/2019</p>
<p>DESIGNED BY JM</p>	<p>CHECKED BY ML</p>
<p>DRAWN BY CK</p>	<p>DATE</p>
<p>TENTATIVE PARCEL MAP</p> <p>PRELIMINARY UTILITY PLAN</p>	
<p>CENTENNIAL MAINPLACE</p> <p>PREPARED FOR CENTENNIAL 8750 N. CENTRAL EXPRESSWAY, SUITE 1740 DALLAS, TX 75231 972-888-8044</p> <p>OROBINSON@CENTENNIALREC.COM</p>	
<p>SHEET NUMBER 7</p>	<p>DATE</p>

Printed By: Keshava, Chellappa - CENTENNIAL MAINPLACE - PRELIMINARY UTILITY PLAN - May 03, 2019 08:38:37am

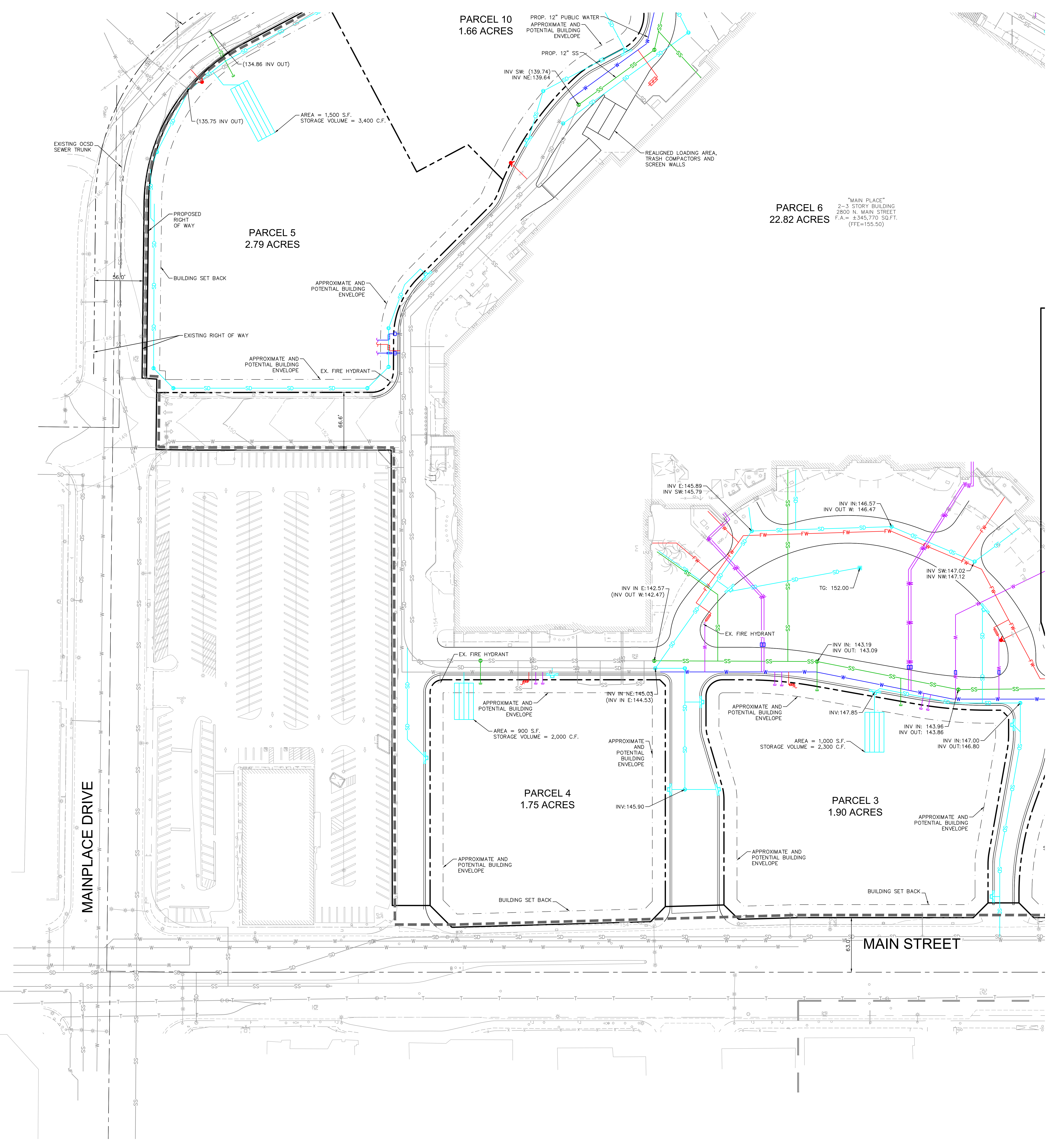


This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Printed By: Kishner, Chelsea Sheet: 194021001 - CENTENNIAL MAINPLACE - PRELIMINARY UTILITY PLAN - May 03, 2019 08:35:10am

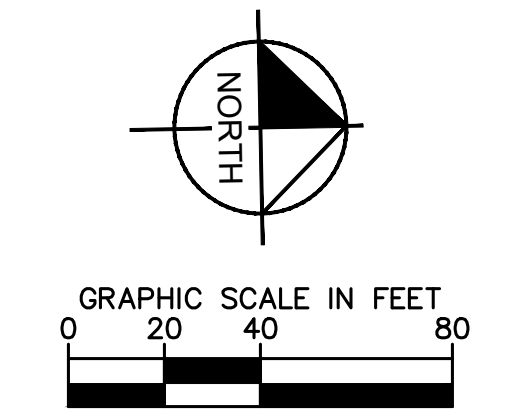
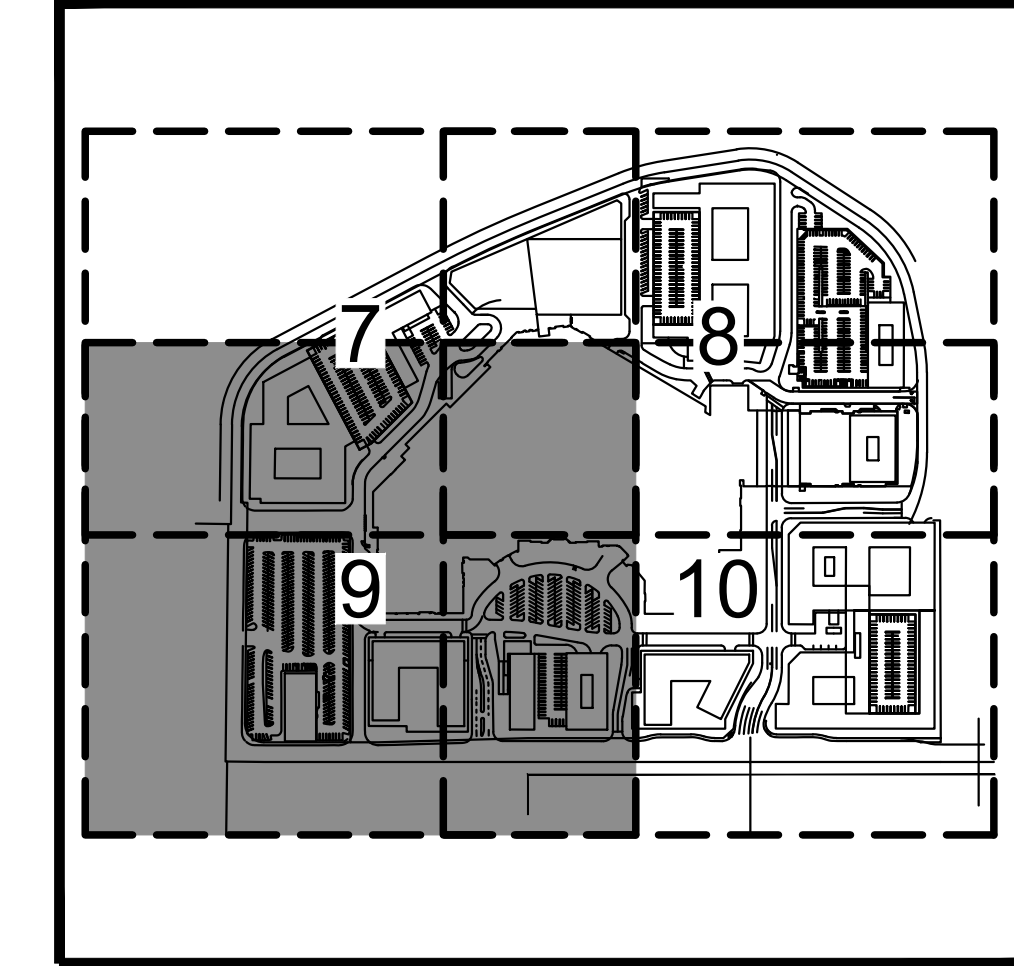


This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

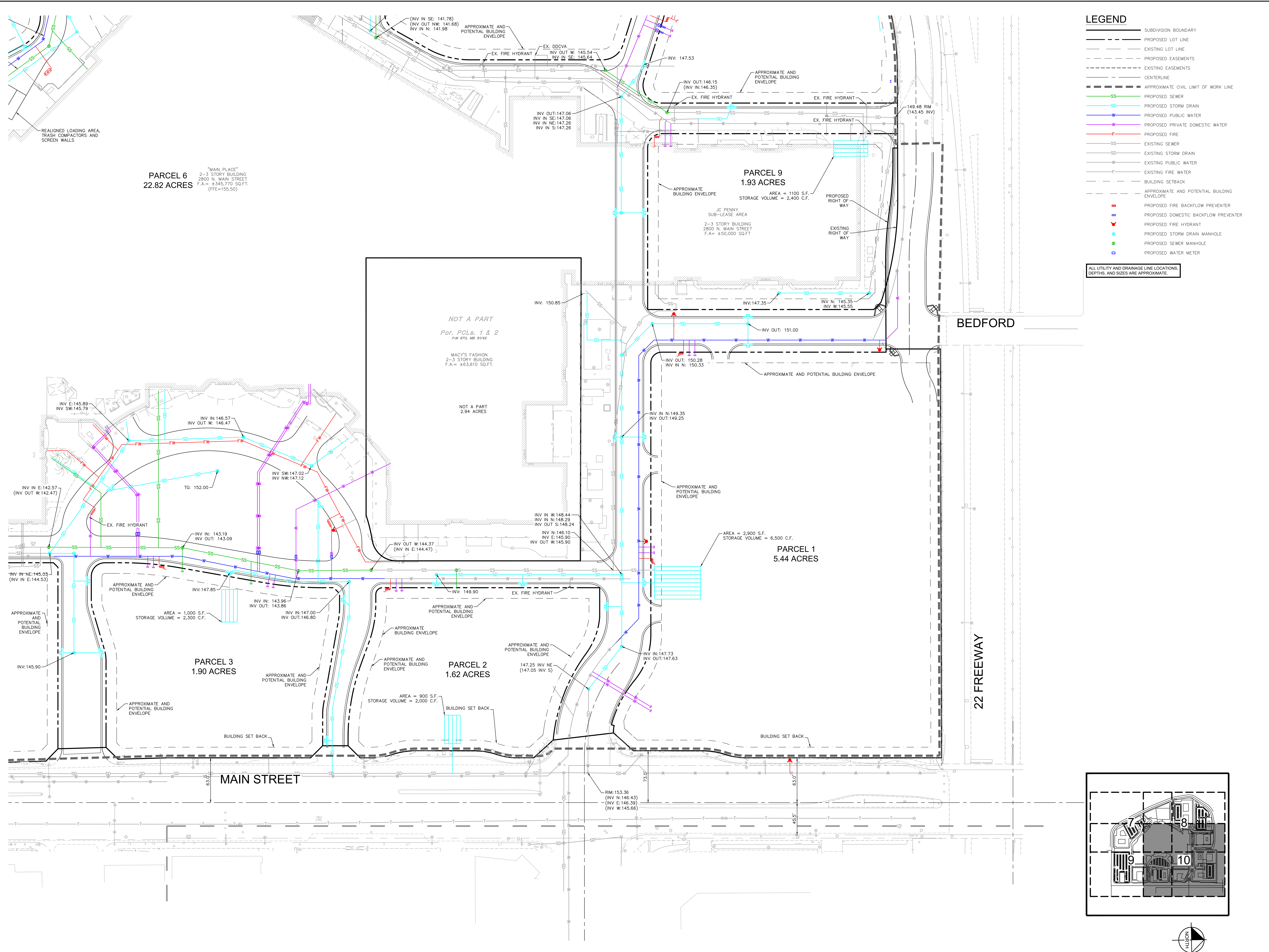


- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - PROPOSED EASEMENTS
 - EXISTING EASEMENTS
 - CENTERLINE
 - APPROXIMATE CIVIL LIMIT OF WORK LINE
 - SS PROPOSED SEWER
 - SD PROPOSED STORM DRAIN
 - W PROPOSED PUBLIC WATER
 - PW PROPOSED PRIVATE DOMESTIC WATER
 - F PROPOSED FIRE
 - SS EXISTING SEWER
 - SD EXISTING STORM DRAIN
 - W EXISTING PUBLIC WATER
 - F EXISTING FIRE WATER
 - BUILDING SETBACK
 - APPROXIMATE AND POTENTIAL BUILDING ENVELOPE
 - PROPOSED FIRE BACKFLOW PREVENTER
 - PROPOSED DOMESTIC BACKFLOW PREVENTER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER METER

ALL UTILITY AND DRAINAGE LINE LOCATIONS, DEPTHS, AND SIZES ARE APPROXIMATE.

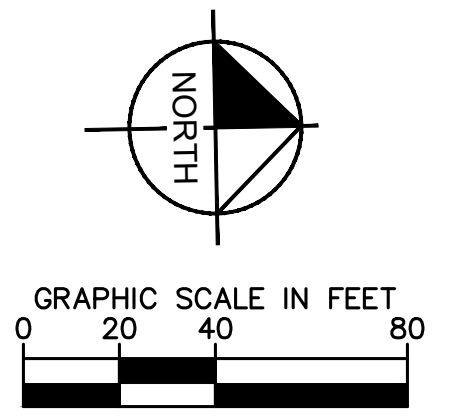
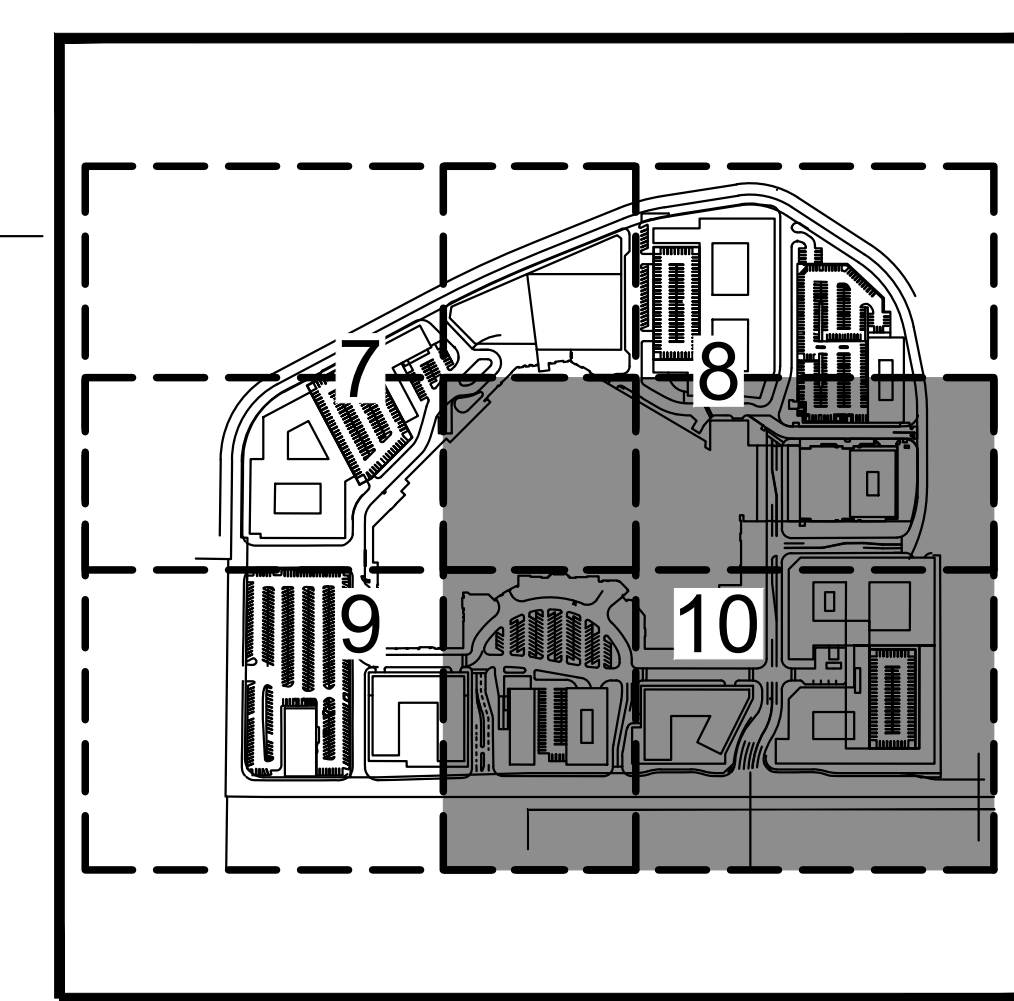


CENTENNIAL MAINPLACE PREPARED FOR CENTENNIAL 8750 N. CENTRAL EXPRESSWAY, SUITE 1740 DALLAS, TX 75231 972-888-8044		CENTENNIAL MAINPLACE PRELIMINARY UTILITY PLAN		 © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-938-1030 FAX: 714-938-9888 WWW.KIMLEY-HORN.COM	
PROJECT NUMBER	194021001	DATE	5/3/2019	SCALE	AS SHOWN
DESIGNED BY	JM	DRAWN BY	CK	CHECKED BY	ML
DATE	4/23/2019	DATE	4/23/2019	DATE	4/23/2019
REVISIONS		NO.		DATE	

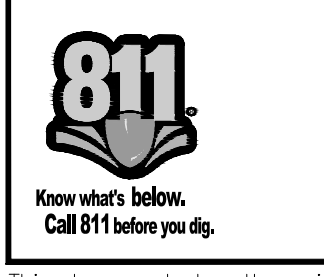


- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - PROPOSED EASEMENTS
 - EXISTING EASEMENTS
 - CENTERLINE
 - APPROXIMATE CIVIL LIMIT OF WORK LINE
 - SS PROPOSED SEWER
 - SD PROPOSED STORM DRAIN
 - W PROPOSED PUBLIC WATER
 - FW PROPOSED PRIVATE DOMESTIC WATER
 - F PROPOSED FIRE
 - SS EXISTING SEWER
 - SD EXISTING STORM DRAIN
 - W EXISTING PUBLIC WATER
 - F EXISTING FIRE WATER
 - BUILDING SETBACK
 - APPROXIMATE AND POTENTIAL BUILDING ENVELOPE
 - PROPOSED FIRE BACKFLOW PREVENTER
 - PROPOSED DOMESTIC BACKFLOW PREVENTER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER METER

ALL UTILITY AND DRAINAGE LINE LOCATIONS, DEPTHS, AND SIZES ARE APPROXIMATE.



CENTENNIAL MAINPLACE PREPARED FOR CENTENNIAL 8750 N. CENTRAL EXPRESSWAY SUITE 1740 DALLAS, TX 75231 972-888-8044 OROBINSO@CENTENNIALREC.COM		TENTATIVE PARCEL MAP PRELIMINARY UTILITY PLAN		 © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-938-1030 FAX: 714-938-9888 WWW.KIMLEY-HORN.COM	
DATE	5/3/2019	DATE	5/3/2019	DATE	4/25/2019
SCALE	AS SHOWN	SCALE	AS SHOWN	SCALE	AS SHOWN
DESIGNED BY	JM	DESIGNED BY	JM	DESIGNED BY	JM
DRAWN BY	CK	DRAWN BY	CK	DRAWN BY	CK
CHECKED BY	ML	CHECKED BY	ML	CHECKED BY	ML
PROJECT	1914021001	PROJECT	1914021001	PROJECT	1914021001
PROFESSIONAL	JASON MARECHAL	PROFESSIONAL	JASON MARECHAL	PROFESSIONAL	JASON MARECHAL
LICENSE NUMBER	63164	LICENSE NUMBER	63164	LICENSE NUMBER	63164



This document, together with the concepts and designs presented herein, is an instrument of service, prepared only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Plotted By: Kimmey-Horn, Chelsea; Sheet: 194021001 - CENTENNIAL MAINPLACE - GARBAGE TRUCK EXHIBIT; Date: May 03, 2019; 08:39:24am
 811
 Now with 800.456.8111
 Call 811 before you dig

CENTENNIAL MAINPLACE		GARBAGE TRUCK EXHIBIT		Kimmey-Horn	
PREPARED FOR CENTENNIAL		DATE 5/3/2019		LICENSED PROFESSIONAL JASON MARECHAL	
8750 N. CENTRAL EXPRESSWAY, SUITE 1740 DALLAS, TX 75231 972-888-8044 ORBINSON@CENTENNIALREC.COM		SCALE AS SHOWN		CA LICENSE NUMBER 63164	
SHEET NUMBER 11		DRAWN BY JM		DATE 1/4/2019	
DATE		CHECKED BY ML		REVISIONS	

This document, together with the concepts and designs presented herein, is an instrument of service, prepared only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimmey-Horn and Associates, Inc. shall be without liability to Kimmey-Horn and Associates, Inc.