DOCKETED				
Docket Number:	16-AFC-01			
Project Title:	Stanton Energy Reliability Center			
TN #:	214207-2			
Document Title:	Appendix 1A - ALTA Survey			
Description:	Application for Certification Vol. 2			
Filer:	Sabrina Savala			
Organization:	Stanton Energy Reliability Center, LLC			
Submitter Role:	Applicant			
<b>Submission Date:</b>	10/27/2016 10:23:29 AM			
Docketed Date:	10/26/2016			

Appendix 1A ALTA Survey

# ALTA/ACSM LAND TITLE SURVEY

**LEGEND** 

PROPERTY LINE

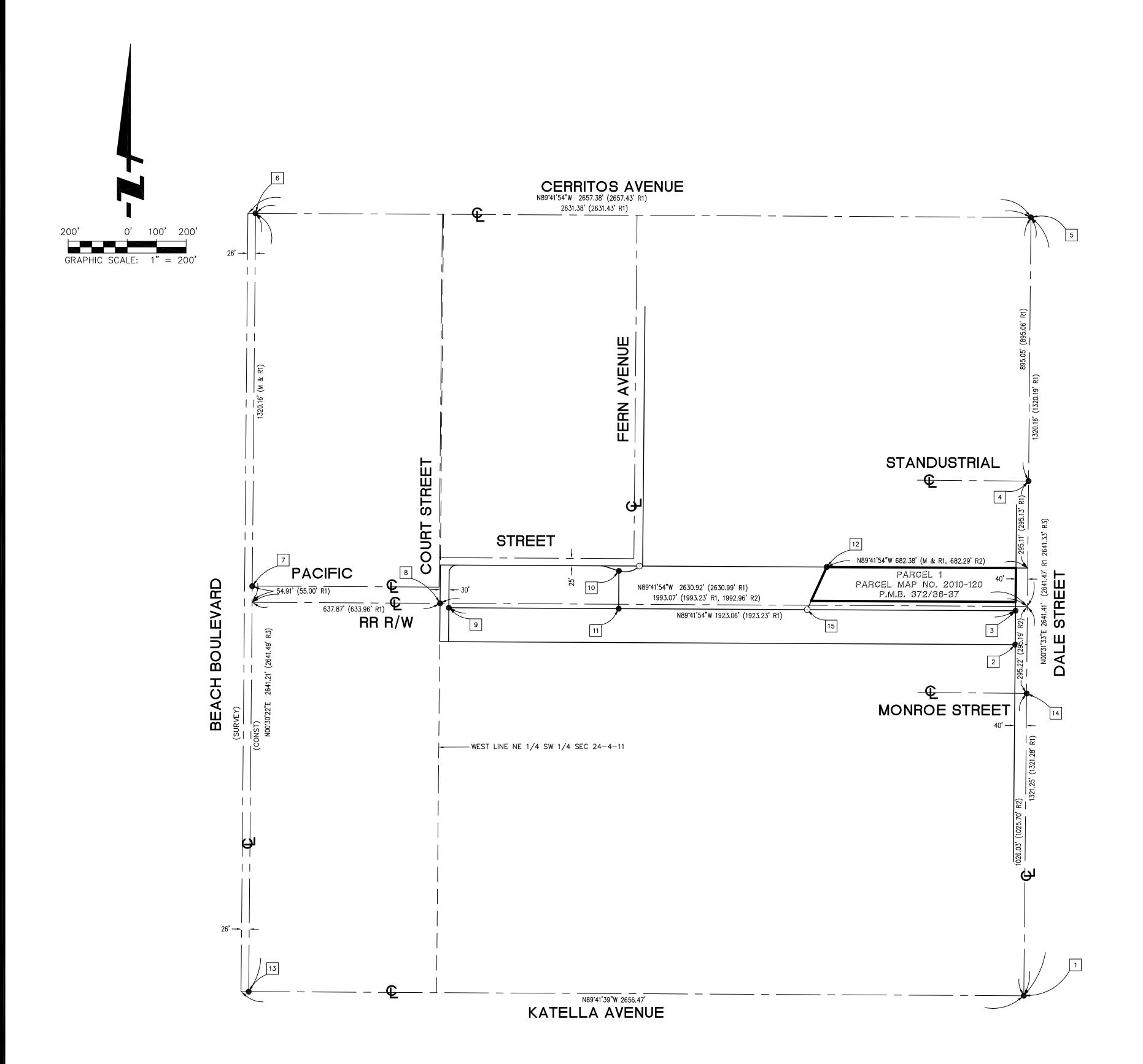
------ RIGHT OF WAY LINE

— — RECORD LINES

— — CENTER LINE

—————— EASEMENT LINE

DENOTES PLOTTED EASEMENT



### RECORD REFERENCES

R1 INDICATES RECORD DATA PER PARCEL MAP NO. 92-193, P.M.B.

- R2 INDICATES RECORD DATA PER PARCEL MAP NO. 2010-120, P.M.B. 372/36-37
- R3 INDICATES RECORD DATA PER R.S.B. 92/35-40

### **NOTES**

- SNF SEARCHED NOTHING FOUND
- M INDICATES MEASURED DATA
- CFR INDICATES CALCED FROM RECORD (R#) INDICATES RECORD DATA AS NOTED ABOVE, UNLESS OTHERWISE

### MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED HEREON
- O INDICATES PROPERTY MONUMENT TO BE SET
- 1 INDICATES FD. PUNCHED 2 1/2" ALUMINUM DISK, FLUSH "ORANGE COUNTY SURVEYOR" PER C.R. 2012-1972. ACCEPT. AS & INTERSECTION OF KATELLA AVENUE AND DALE
- 2 INDICATES FD. 1" I.P. W/TAG STAMPED "LS 4189" PER R1, DN. 0.4'
- 3 INDICATES FD. 1" I.P. W/TAG STAMPED "LS 4189" PER R1, DN. 0.5'
- 4 INDICATES FD. GEAR SPIKE & WASHER LS 5411 PER C.R. 2010-1538B, FLUSH.
- 5 INDICATES FD. PUNCHED HEX BAR IN WELL PER R1, DN. 2.0'
- 6 INDICATES FD. 2 1/4" BRASS DISK "CALIFORNIA DEPT OF TRANSPORTATION RCE 26087" IN WELL PER C.R. 734, DN. 0.7'
- 7 INDICATES FD. BOLT, NO REF., DOWN 0.2' 8 INDICATES FD. PUNCHED BOAT SPIKE & WASHER "LS 4189" IN RR TIE PER R1, FLUSH
- 9 INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH
- 10 INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH. ACCEPTED AS LOT CORNER (FITS PROPORTION)
- INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH. ESTABLISHED BY PROPORTION. ACCEPTED AS LOT CORNER.
- 12 INDICATES FD. 1" I.P. LS 4189 PER R1, DN. 0.8' N24'34'48"E 0.10' FROM CORNER. HELD FOR LINE.
- INDICATES FD. 2 1/4" BRASS DISK "CALIFORNIA DEPT OF TRANSPORTATION RCE 26087" IN WELL PER C.R. 734, FLUSH
- 14 INDICATES FD. GEAR SPIKE & WASHER W/TAG "LS 5411" PER C.R. 2012-1529B, FLUSH 15 INDICATES SNF PER R1, R2. ESTAB. AT REC. DISTANCE FROM 3; SET MONUMENT AS NOTED

### COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF STANTON.

PARCEL 1 OF PARCEL MAP NO. 2010-120, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 372, PAGES 36 THROUGH 37, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITATION, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY OF, TO INTERFERE WITH THE USE OF THE PROPERTY BY GRANTEE, HIS SUCCESSORS OR ASSIGNS, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, IN GRANT DEED RECORDED JANUARY 23, 2013, AS INSTRUMENT NO. 2013000042481 OF OFFICIAL RECORDS.

### TITLE REPORT

BOUNDARY AND EASEMENTS SHOWN HEREON ARE FIDELITY NATIONAL TITLE COMPANY REPORT NO. 997-23034856-A-PP2, DATED AS OF JUNE 11, 2014. THE ITEMS REFERRED TO BELOW EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

1. TAXES.

APN: 126-531-41

- 2. SUPPLEMENTAL TAXES.
- WATER RIGHTS.
- 4. THE EFFECT OF ANY UNRECORDED AGREEMENTS, APPLICATIONS, ASSIGNMENTS, BILLS OF SALE, CONDEMNATIONS, CONTRACTS, CONVEYANCES, EASEMENTS, GRANTS, LEASES, LICENSES, PERMITS, RELEASES AND VACATIONS AS MAY BE DISCLOSED ON THOSE CERTAIN RIGHTS OF WAY AND TRACT MAPS OF THE UNION PACIFIC RAILROAD COMPANY AND ON FILE WITH THE STATE OF CALIFORNIA BOARD OF EQUALIZATION.
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT. RECORDING DATE: DECEMBER 16, 2004 RECORDING NO: 2004001118444, OFFICIAL RECORDS
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT DEED RECORDING DATE: JANUARY 23, 2013 RECORDING NO: 2013000042481, OFFICIAL RECORDS.
- 7. A DEED OF TRUST DATED: JANUARY 11, 2013 RECORDING DATE: JANUARY 23, 2013 RECORDING NO: 2013000042482, OFFICIAL RECORDS
- AN ASSIGNMENT RECORDING DATE: JANUARY 23, 2013 RECORDING NO: 2013000042483, OFFICIAL RECORDS
- A DEED OF TRUST RECORDING DATE: JANUARY 23, 2013 RECORDING NO: 2013000042484, OFFICIAL RECORDS
- AN ASSIGNMENT RECORDING DATE: JANUARY 23, 2013 RECORDING NO: 2013000042485, OFFICIAL RECORDS
- 11. A COVENANT AND AGREEMENT ENTITLED: MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE

RECORDING DATE: FEBRUARY 21, 2013 RECORDING NO.: 2013000108587, OFFICIAL

RECORDS

### 12-16. TITLE COMPANY NOTES

### **BENCHMARK**

BENCHMARK DESIGNATION: COUNTY OF ORANGE BM - GG-155,

NAVD88/2012 ADJ ELEV. = 71.774 FEET

MONUMENT TYPE: 2 1/2" BRONZE DISK DESCRIPTION:

FOUND 2 1/2" BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE EAST END OF A 11 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF DALE ST. AND KATELLA AVE. 41 FT. WEST OF THE B.C.R. AND 2 FT. SOUTH OF THE CURB FACE.

### **TOPOGRAPHIC NOTE**

THE TOPOGRAPHY SHOWN HEREON IS BY: ROBERT J. LUNG & ASSOCIATES 2832 WALNUT AVENUE, SUITE E TUSTIN, CALIFORNIA, 92680

PHOTO DATE: 7/27/15 PHOTO SCALE: 1"=250'

REFERENCE PROJECTS:



**VICINITY MAP** 

### <u>USE ZONE</u>

THE CURRENT USE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS: IG - INDUSTRIAL GENERAL ZONE

SETBACKS:

INTERIOR SIDE -STREET SIDE -REAR SIDE -

PRIMARY STRUCTURE -ACCESSORY STRUCTURE -2 STORIES NOT TO EXCEED 32'

### LAND AREA

GROSS: 76,830 SQ.FT. = 1.764 ACRES

### **BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE CENTERLINE OF DALE STREET BEING NORTH 00°31'33" EAST PER PARCEL MAP NO. 92-193, RECORDED IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE ORANGE COUNTY

### FLOOD HAZARD ZONE

SAID PROPERTY IS IN ZONE X AN AREA IN WHICH FLOOD HAZARDS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION. THE FLOOD ZONE DESIGNATION IS: ZONE X, COMMUNITY PANEL NO. 06059C0136J EFFECTIVE DATE: DECEMBER 3, 2009

### **SURVEYOR'S NOTE**

1. PER TABLE "A" OPTION 18: THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL. 2. PER TABLE "A" OPTION 19: THE PROPERTY IS NOT LOCATED IN A WETLAND AREA PER

THE U.S. FISH AND WILDLIFE SERVICE WETLANDS MAPPER.

### SURVEYOR'S CERTIFICATE

TO: STANTON RELIABILITY ENERGY CENTER, LLC AND FIDELITY NATIONAL TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 6(b), 7(a), 7(c), 8, 11(a), 13, 18, 19, AND 21 (\$2,000,000.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2015. DATE OF PLAT OR MAP: AUGUST 19, 2015.

PREPARED BY ME OR UNDER MY DIRECTION:



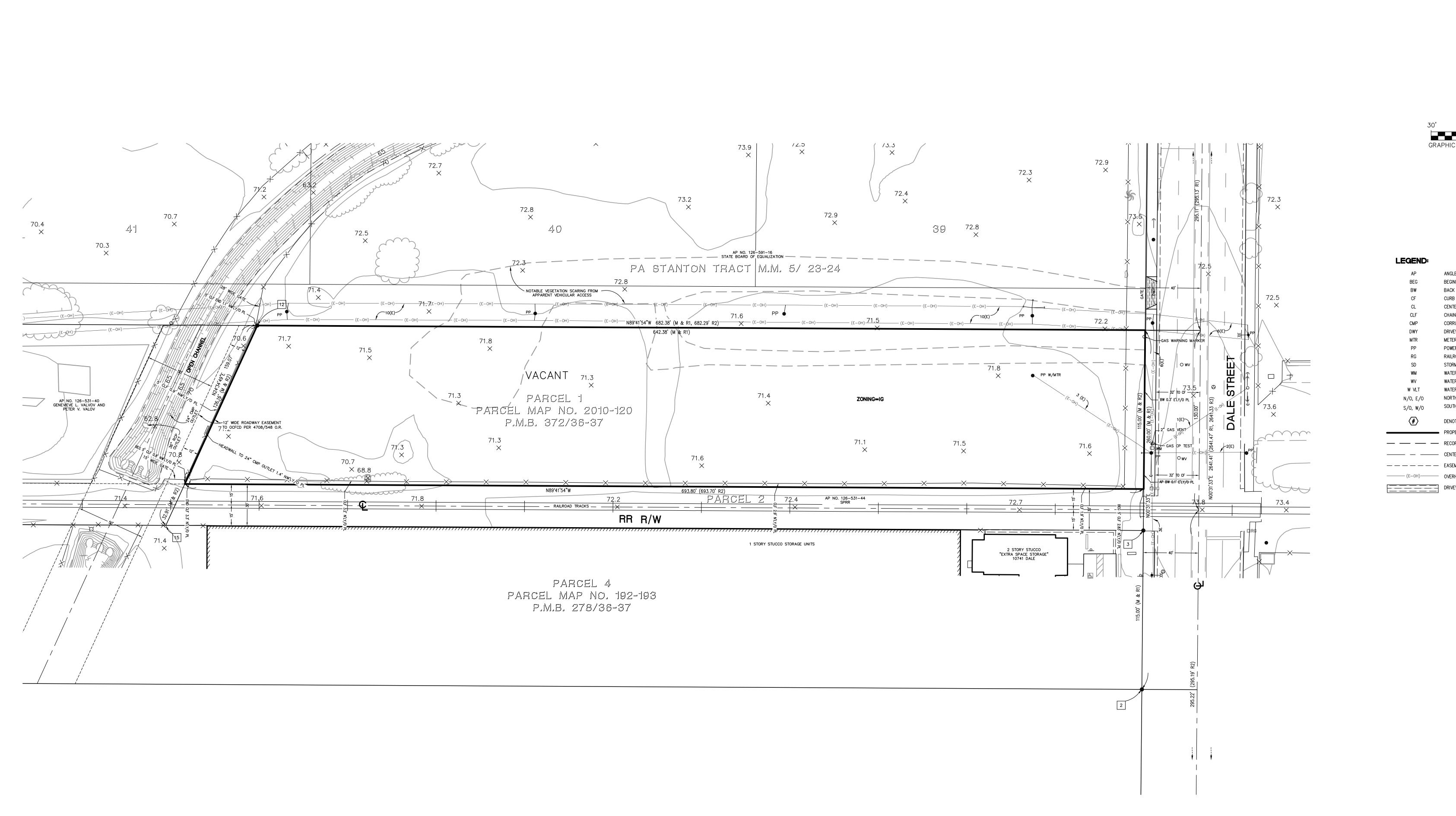
### BOUNDARY PLAT

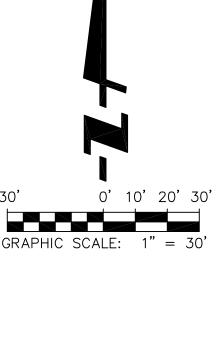
SACRAMENTO, CA

				DOUNDAKI FLAI
NO.	DATE	REVISION		ALTA/ACSM LAND TITLE SURVE
$\Lambda$	8/21/2015	ADDED STORM DRAIN OUTLETS TO OPEN CHANNEL		main, noom mind inide south
2	8/28/2015	ADDED HEADWALL TO 24" CMP OUTLET	of:	10711 DALE STREET
-			OI.	STANTON, CALIFORNIA 92868
$\vdash$			for:	STANTON ENERGY RELIABILITY CENTER,
				650 BERCUT DRIVE, SUITE A,

DATE: AUGUST 19, 2015 SCALE: 1" = 200' FN: 1299-002 ALTA.dwg JN: 1299.002.02 DRAWN BY: CS CHECKED BY: JLU SHEET 1 OF 2

M:\MAPPING\1299\02\ALTA\1299-002 ALTA.DWG (08-28-15)





LEGEND:	
AP	ANGLE POINT
BEG	BEGINNING
BW	BACK OF WALK
CF	CURB FACE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
DWY	DRIVEWAY
MTR	METER
PP	POWER POLE
RG	RAILROAD GATE
SD	STORM DRAIN
WM	WATER METER
WV	WATER VALVE
W VLT	WATER VAULT
N/0, E/0	NORTH OF EAST OF
S/0, W/0	SOUTH OF WEST OF
<b>#</b> >	DENOTES PLOTTED EASEMENT
	PROPERTY LINE
	RECORD LINES
	CENTER LINE
	EASEMENT LINE
——— (E-OH)———	OVERHEAD ELECTRICAL LINE

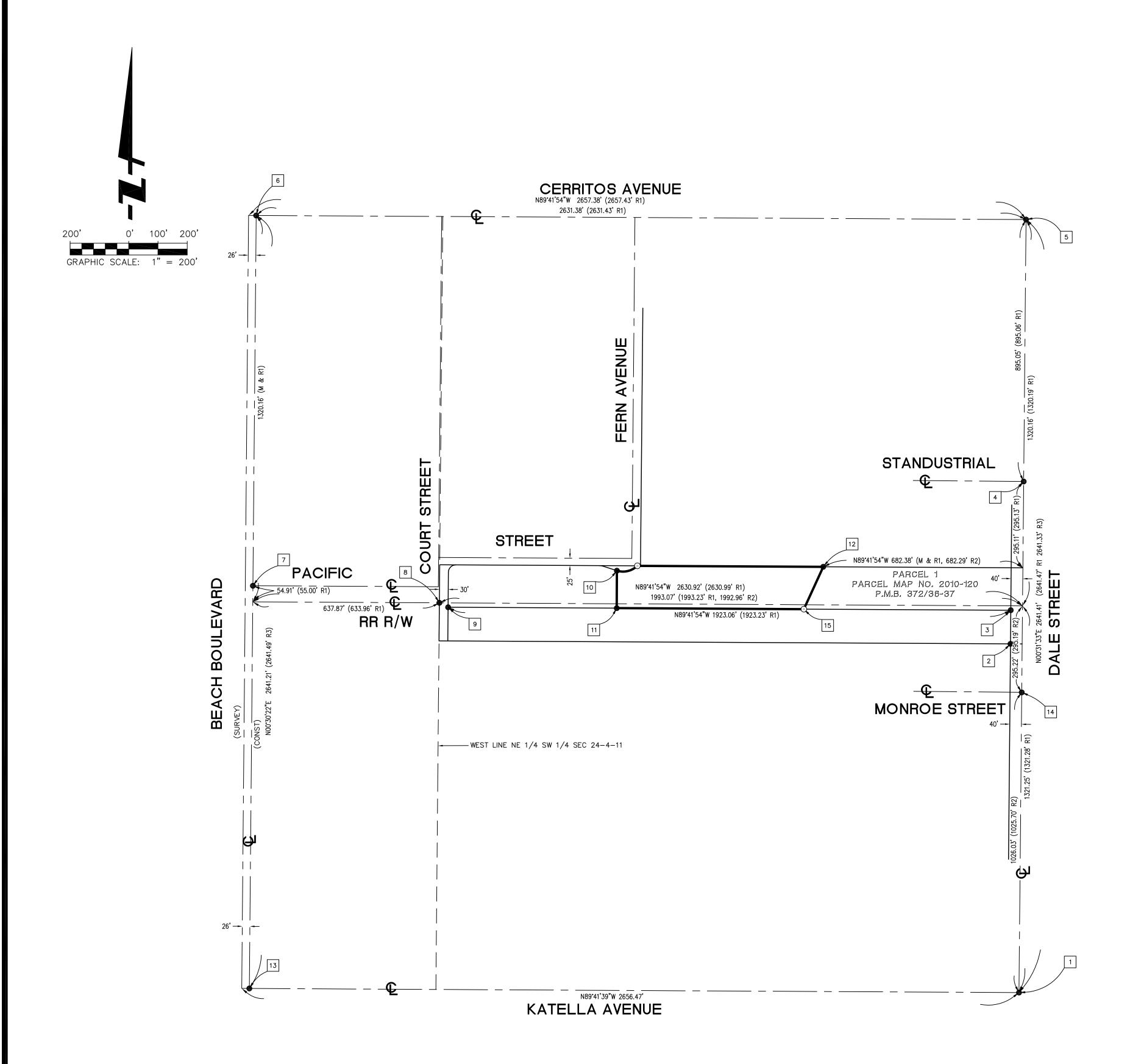
TOPO & IMPROVEMENT PLAT

ALTA/ACSM LAND TITLE SURVEY 8/21/2015 ADDED STORM DRAIN OUTLETS TO OPEN CHANNEL 8/28/2015 ADDED HEADWALL TO 24" CMP OUTLET 10711 DALE STREET STANTON, CALIFORNIA 92868 for: STANTON ENERGY RELIABILITY CENTER, LLC
650 BERCUT DRIVE, SUITE A,
SACRAMENTO, CA REFERENCE PROJECTS:



DATE: AUGUST 19, 2015 SCALE: 1" = 30FN: 1299-002 ALTA.dwg JN: 1299.002.02 DRAWN BY: CS CHECKED BY: JLU SHEET 2 OF 2

# ALTA/ACSM LAND TITLE SURVEY



### RECORD REFERENCES

R1 INDICATES RECORD DATA PER PARCEL MAP NO. 92-193, P.M.B.

R2 INDICATES RECORD DATA PER PARCEL MAP NO. 2010-120, P.M.B.

R3 INDICATES RECORD DATA PER R.S.B. 92/35-40

### **NOTES**

SNF SEARCHED NOTHING FOUND

M INDICATES MEASURED DATA

CFR INDICATES CALCED FROM RECORD

(R#) INDICATES RECORD DATA AS NOTED ABOVE, UNLESS OTHERWISE

### **LEGEND**

DENOTES PLOTTED EASEMENT PROPERTY LINE — — RECORD LINES RIGHT OF WAY LINE ——— — CENTER LINE

— — — — — EASEMENT LINE

### **MONUMENT NOTES**

INDICATES FOUND MONUMENT AS NOTED HEREON

O INDICATES PROPERTY MONUMENT TO BE SET

1 INDICATES FD. PUNCHED 2 1/2" ALUMINUM DISK, FLUSH "ORANGE COUNTY SURVEYOR" PER C.R. 2012-1972. ACCEPT. AS & INTERSECTION OF KATELLA AVENUE AND DALE

2 INDICATES FD. 1" I.P. W/TAG STAMPED "LS 4189" PER R1, DN. 0.4'

3 INDICATES FD. 1" I.P. W/TAG STAMPED "LS 4189" PER R1, DN. 0.5' 4 INDICATES FD. GEAR SPIKE & WASHER LS 5411 PER C.R. 2010-1538B, FLUSH.

5 INDICATES FD. PUNCHED HEX BAR IN WELL PER R1, DN. 2.0'

6 INDICATES FD. 2 1/4" BRASS DISK "CALIFORNIA DEPT OF TRANSPORTATION RCE 26087"

IN WELL PER C.R. 734, DN. 0.7' 7 INDICATES FD. BOLT, NO REF., DOWN 0.2'

LOT CORNER (FITS PROPORTION)

8 INDICATES FD. PUNCHED BOAT SPIKE & WASHER "LS 4189" IN RR TIE PER R1, FLUSH

9 INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH 10 INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH. ACCEPTED AS

11 INDICATES FD. 3/8" REBAR W/PLASTIC CAP PLS 5924, NO REF., FLUSH. ESTABLISHED BY PROPORTION. ACCEPTED AS LOT CORNER.

12 INDICATES FD. 1" I.P. LS 4189 PER R1, DN. 0.8' N24'34'48"E 0.10' FROM CORNER. HELD FOR LINE. 13 INDICATES FD. 2 1/4" BRASS DISK "CALIFORNIA DEPT OF TRANSPORTATION RCE 26087"

IN WELL PER C.R. 734, FLUSH

14 INDICATES FD. GEAR SPIKE & WASHER W/TAG "LS 5411" PER C.R. 2012-1529B, FLUSH 15 INDICATES SNF PER R1, R2. ESTAB. AT REC. DISTANCE FROM 3; SET MONUMENT AS

### **BENCHMARK**

BENCHMARK DESIGNATION: COUNTY OF ORANGE BM - GG-155, NAVD88/2012 ADJ ELEV. = 71.774 FEET

2 1/2" BRONZE DISK

MONUMENT TYPE: DESCRIPTION:

FOUND 2 1/2" BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE EAST END OF A 11 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF DALE ST. AND KATELLA AVE. 41 FT. WEST OF THE B.C.R. AND 2 FT. SOUTH OF THE CURB FACE.

### **TOPOGRAPHIC NOTE**

THE TOPOGRAPHY SHOWN HEREON IS BY: ROBERT J. LUNG & ASSOCIATES 2832 WALNUT AVENUE, SUITE E TUSTIN, CALIFORNIA, 92680 PHOTO DATE: 7/27/15 PHOTO SCALE: 1"=250'

### LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 2 OF PARCEL MAP NO. 92-193, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 278, PAGES 36 AND 37 OF

EXCEPT ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND HOWEVER, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, OR ITS SUCCESSORS AND ASSIGNS, BY DEED RECORDED JANUARY 10, 1994 AS INSTRUMENT NO. 94-0018303 OF OFFICIAL RECORDS.

PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

APN: 126-531-40 & 126-553-18

### TITLE REPORT

BOUNDARY AND EASEMENTS SHOWN HEREON ARE FIDELITY NATIONAL TITLE COMPANY REPORT NO. 997-23046836-PP2, DATED AS OF APRIL 30, 2014. THE ITEMS REFERRED TO BELOW EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

- WATER RIGHTS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY FLOOD CONTROL DISTRICT OF ORANGE COUNTY, CALIFORNIA RECORDING DATE MAY 11, 1959 RECORDING NO: IN BOOK 4708, PAGE 548 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS THERETO, AS GRANTED IN A DOCUMENT PURPOSE DRAINAGE PIPES AND ROADWAY RECORDING DATE MAY 11, 1959 RECORDING NO. IN BOOK 4708, PAGE 548 OF OFFICIAL
- AN UNRECORDED CULTIVATION LEASE IN FAVOR OF NICOLAS ROCHA, AS DISCLOSED BY RESOLUTION RECORDED MAY 11, 1959 IN BOOK 4708, PAGE 548 SURVEYOR'S NOTE: IT APPEARS THAT THE TITLE COMPANY IS REFERRING TO
- INFORMATION CONTAINED IN THE IMPROVEMENT PLAT EXHIBIT ATTACHED TO THIS DOCUMENT.
- AN UNRECORDED EASEMENT FOR OVERHEAD POWER CROSSING IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS DISCLOSED BY RESOLUTION RECORDED MAY 11, 1959 IN BOOK 4708, PAGE 548 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: IT APPEARS THAT THE TITLE COMPANY IS REFERRING TO INFORMATION CONTAINED IN THE IMPROVEMENT PLAT EXHIBIT ATTACHED TO THIS DOCUMENT; SAID AREA APPEARS TO BE COVERED BY ITEM 14 BELOW.
- AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S) PUBLIC STREET RECORDING DATE SEPTEMBER 1, 1993 RECORDING NO AS INSTRUMENT NO. 93-0592102 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY
- 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 SAID MAP/PLAT. AFFECTS: PACIFIC STREET EXCEPT AT APPROVED ACCESS LOCATIONS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 92-193 IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS PURPOSE: RAILROAD
- RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 92-193 RECORDING NO IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS WHICH AMONG OTHER THINGS RECITES IRREVOCABLE OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: COURT STREET AND PACIFIC STREET.

PETER A. VALOV, GENEVIEVE L. VALOV AND PETER P. VALOV ACQUIRED ALL RIGHTS, TITLE AND INTEREST HELD BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, BY DOCUMENT RECORDED JANUARY 10, 1994 AS INSTRUMENT NO. 94-0018303 OF OFFICIAL RECORDS, IN AND TO THE LAND UNDERLYING THAT PORTION OF PACIFIC STREET, IRREVOCABLE OFFERED TO THE CITY OF STANTON, AS SHOWN ON SAID MAP OF PARCEL MAP NO. 92-193,

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT PURPOSE: RAILROAD PURPOSES AND RELATED EQUIPMENT FACILITIES, TRANSPORTATION AND COMMUNICATION SYSTEMS, PIPELINES AND A LIMITED RIGHT-OF-WAY OF ACCESS TO RAILROAD EASEMENT PROPERTY RECORDING DATE: JANUARY 10, 1994 RECORDING NO:

AS INSTRUMENT NO. 94-0018303 OF OFFICIAL RECORDS.

DEATH FOR PETER A. VALOV.

RECORDS.

OFFICIAL RECORDS

- THE REQUIREMENT THAT AN AFFIDAVIT DEATH OF JOINT TENANT BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA ALONG WITH AN ATTACHED CERTIFIED COPY OF THE CERTIFICATE OF
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: STORM DRAIN SYSTEM RECORDING DATE: MAY 17, 1995 RECORDING NO: AS INSTRUMENT NO. 95-0211256 OF OFFICIAL RECORDS SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 17, 1995 AS INSTRUMENT NO. 95-0211257 OF OFFICIAL
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: OVERHEAD ELECTRICAL SYSTEM, A COMMUNICATION SYSTEM AND THE RIGHT OF ACCESS RECORDING DATE: JUNE 6, 1997 RECORDING NO: AS INSTRUMENT NO. 19970261095 OF
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: TRANSMISSION LINES AND FIBER OPTIC LINE RECORDING DATE: FEBRUARY 26, 2004 RECORDING NO: AS INSTRUMENT NO. 2004000147854 OF OFFICIAL RECORDS
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. RECORDING DATE: DECEMBER 16, 2004 RECORDING NO: AS INSTRUMENT NO. 2004001118444 OF OFFICIAL RECORDS REVISED STATEMENT OF PROCEEDINGS RECORDED DECEMBER 27, 2007 AS INSTRUMENT NO. 2007000753613 OF OFFICIAL RECORDS. AND RECORDING DATE:

DECEMBER 27, 2007 AND RECORDING NO: AS INSTRUMENT NO. 2007000753614

16-17. TITLE COMPANY NOTES

8/21/2015 ADDED STORM DRAIN OUTLETS TO OPEN CHANNEL

8/28/2015 ADDED HEADWALL TO 24" CMP OUTLET

REFERENCE PROJECTS:

OF OFFICIAL RECORDS

**VICINITY MAP** 

### <u>USE ZONE</u>

THE CURRENT USE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS: IG - INDUSTRIAL GENERAL ZONE

SETBACKS:

FRONT -INTERIOR SIDE -STREET SIDE -REAR SIDE -

PRIMARY STRUCTURE -ACCESSORY STRUCTURE -2 STORIES NOT TO EXCEED 32'

OS - OPEN SPACE/BUFFER ZONE

SETBACKS: INTERIOR SIDE -STREET SIDE -

PRIMARY STRUCTURE -ACCESSORY STRUCTURE -

### LAND AREA

GROSS: 96,420 SQ.FT. = 2.214 ACRES

### **BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE CENTERLINE OF DALE STREET BEING NORTH 00'31'33" EAST PER PARCEL MAP NO. 92-193, RECORDED IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE ORANGE COUNTY

### **FLOOD HAZARD ZONE**

SAID PROPERTY IS IN ZONE X AN AREA IN WHICH FLOOD HAZARDS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION. THE FLOOD ZONE DESIGNATION IS: ZONE X, COMMUNITY PANEL NO. 06059C0136J EFFECTIVE DATE: DECEMBER 3, 2009

### **SURVEYOR'S NOTE**

1. PER TABLE "A" OPTION 18: THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL. 2. PER TABLE "A" OPTION 19: THE PORTION OF THE PROPERTY SHOWN AS OPEN CHANNEL IS LOCATED IN A WETLAND AREA AND IS DELINEATED AS RIVERINE BY U.S. FISH AND WILDLIFE SERVICE NATIONAL

### SURVEYOR'S CERTIFICATE

TO: STANTON RELIABILITY ENERGY CENTER, LLC AND FIDELITY NATIONAL TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 6(b), 7(a), 7(c), 8, 11(a), 13, 18, 19, AND 21 (\$2,000,000.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2015. DATE OF PLAT OR MAP: AUGUST 19, 2015.

PREPARED BY ME OR UNDER MY DIRECTION:

KURT R. TROXELL, L.S. 7854

### BOUNDARY PLAT

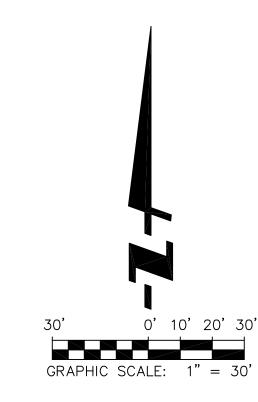
## ALTA/ACSM LAND TITLE SURVEY 8230 PACIFIC STREET

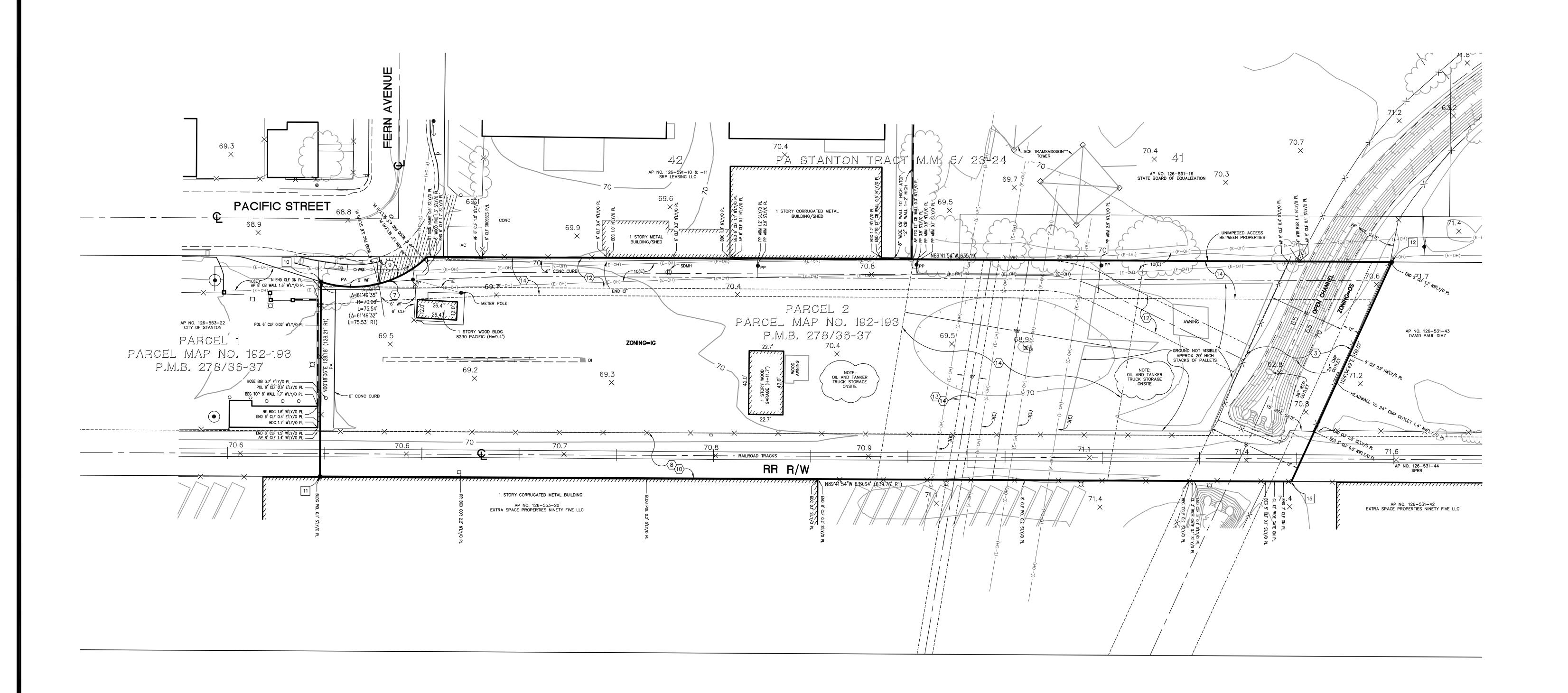
STANTON, CALIFORNIA 92868 for: STANTON ENERGY RELIABILITY CENTER, LLC 650 BERCUT DRIVE, SUITE A, SACRAMENTO, CA



DATE: AUGUST 19, 2015 SCALE: 1" = 200'FN: 1299-002 ALTA.dwg JN: 1299.002.02 DRAWN BY: CS CHECKED BY: JLU SHEET 1 OF 2

M:\MAPPING\1299\02\ALTA\1299-002 ALTA.DWG (08-28-15)





# AP ANGLE POINT BDC BUILDING CORNER BEG BEGINNING BW BACK OF WALK CB CATCH BASIN CF CURB FACE CL CENTERLINE CLF CHAIN LINK FENCE CMP CORRUGATED METAL PIPE DWY DRIVEWAY FTG FOOTING MTR METER PA PLANTER AREA PL PROPERTY LINE POL POINT ON LINE PP POWER POLE RG RAILROAD GATE RR RAILROAD SD STORM DRAIN ST STREET WF WOOD FENCE WM WATER VALVE W VLT WATER STOF... #\* DENOTES PLOTTED EASEMENT PROPERTY LINE PROPERTY LINE PROPERTY LINE PROPERTY LINE #\* DENOTES PLOTTED EASEMENT PROPERTY LINE RECORD LINES CENTER LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE ELECTRICAL OVERHEAD LINE

DRIVEWAY

### PLOTTED TITLE EXCEPTION NOTES

- (3.)

  EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS THERETO, AS
  GRANTED IN A DOCUMENT PURPOSE DRAINAGE PIPES AND ROADWAY RECORDING
  DATE MAY 11, 1959 RECORDING NO. IN BOOK 4708, PAGE 548 OF OFFICIAL
- 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 SAID MAP/PLAT.

  AFFECTS: PACIFIC STREET EXCEPT AT APPROVED ACCESS LOCATIONS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 92—193 IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS PURPOSE: RAILROAD
- 9. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 92-193 RECORDING NO IN BOOK 278, PAGES 36 AND 37 OF PARCEL MAPS WHICH AMONG OTHER THINGS RECITES IRREVOCABLE OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: COURT STREET AND PACIFIC STREET.
  - PETER A. VALOV, GENEVIEVE L. VALOV AND PETER P. VALOV ACQUIRED ALL RIGHTS, TITLE AND INTEREST HELD BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, BY DOCUMENT RECORDED JANUARY 10, 1994 AS INSTRUMENT NO. 94-0018303 OF OFFICIAL RECORDS, IN AND TO THE LAND UNDERLYING THAT PORTION OF PACIFIC STREET, IRREVOCABLE OFFERED TO THE CITY OF STANTON, AS SHOWN ON SAID MAP OF PARCEL MAP NO. 92-193,
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT PURPOSE: RAILROAD PURPOSES AND RELATED EQUIPMENT FACILITIES, TRANSPORTATION AND COMMUNICATION SYSTEMS, PIPELINES AND A LIMITED RIGHT-OF-WAY OF ACCESS TO RAILROAD EASEMENT PROPERTY RECORDING DATE: JANUARY 10, 1994 RECORDING NO: AS INSTRUMENT NO. 94-0018303 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: STORM DRAIN SYSTEM RECORDING DATE: MAY 17, 1995 RECORDING NO: AS INSTRUMENT NO. 95-0211256 OF OFFICIAL RECORDS

  SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 17, 1995 AS INSTRUMENT NO. 95-0211257 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: OVERHEAD ELECTRICAL SYSTEM, A COMMUNICATION SYSTEM AND THE RIGHT OF ACCESS RECORDING DATE: JUNE 6, 1997 RECORDING NO: AS INSTRUMENT NO. 19970261095 OF
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PURPOSE: TRANSMISSION LINES AND FIBER OPTIC LINE RECORDING DATE: FEBRUARY 26, 2004 RECORDING NO: AS INSTRUMENT NO. 2004000147854 OF OFFICIAL RECORDS

### TOPO & IMPROVEMENT PLAT

NO.	DATE	REVISION		ALTA/ACSM LAND TITLE SURVEY
$\triangle$	8/21/2015	ADDED STORM DRAIN OUTLETS TO OPEN CHANNEL		
2	8/28/2015	ADDED HEADWALL TO 24" CMP OUTLET	_ <b>.</b> .	of: 8230 PACIFIC STREET
			oI:	
$ \bot $				STANTON, CALIFORNIA 92868
				STANTON ENERGY RELIABILITY CENTER, LLC
			for:	650 BERCUT DRIVE, SUITE A,
				SACRAMENTO, CA



DATE: AUGUST 19, 2015
SCALE: 1" = 30'
FN: 1299-002 ALTA.dwg
JN: 1299.002.02
DRAWN BY: CS
CHECKED BY: JLU
SHEET 2 OF 2