

TENTATIVE PARCEL MAP NO. 2021-116

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 41 OF TRACT 12402, AS PER MAP ON FILE IN BOOK 544, PAGES 42 THROUGH 47,
INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY TITLE REPORT FOR TITLE INSURANCE NO. 00800302-988-DN1 DATED MARCH 11, 2021 AS PREPARED BY TIGOR TITLE INSURANCE COMPANY, NEWPORT BEACH, CA (TITLE OFFICER: DAVID NOBLE, TELEPHONE: (714) 289-1379) NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

PROJECT 1050, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

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

PARCEL NO. 1:
LOT 41 OF TRACT 12402, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A SUBDIVISION MAP RECORDED ON SEPTEMBER 23, 1985 IN BOOK 544, PAGES 42 THROUGH 47, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS THEREON, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN INSTRUMENTS OF RECORD.

PARCEL NO. 2:
NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, DRAINAGE, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION AND THE NOTICE OF ANNEXATION.

(DOCUMENT AFFECTS - BLANKET IN NATURE)

TITLE EXCEPTIONS AND EASEMENTS

A-D TAXES.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 30, 1985 AS INSTRUMENT NO. 1985-279155 OFFICIAL RECORDS.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:

RECORDED JANUARY 13, 1986 AS INSTRUMENT NO. 1986-013996 OFFICIAL RECORDS;

RECORDED APRIL 02, 1986 AS INSTRUMENT NO. 1986-130508 OFFICIAL RECORDS;

RECORDED JUNE 05, 1987 AS INSTRUMENT NO. 1987-317762 OFFICIAL RECORDS;

RECORDED AUGUST 05, 1996 AS INSTRUMENT NO. 19960400781 OFFICIAL RECORDS;

THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED DECEMBER 15, 1986 AS INSTRUMENT NO. 1986-615969 OFFICIAL RECORDS
(DOCUMENTS AFFECT - BLANKET IN NATURE)

3 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF RIGHT OF FIRST REFUSAL" RECORDED DECEMBER 15, 1986 AS INSTRUMENT NO. 1986-615972 OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)

4 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 24, 1987 AS INSTRUMENT NO. 1987-224892 OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])

5 A DEED OF TRUST DATED SEPTEMBER 08, 2014 & RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373238 OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)

6 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED "SUBORDINATION AGREEMENT - LEASE" RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373239 OFFICIAL RECORDS.

AN AGREEMENT RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373239 OFFICIAL RECORDS, ENTITLED "DEED OF TRUST" RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373238 OFFICIAL RECORDS.

AN AGREEMENT RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373245 OFFICIAL RECORDS, ENTITLED "DEED OF TRUST" RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373242 OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)

7 A DEED OF TRUST DATED SEPTEMBER 02, 2014 & RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373242 OFFICIAL RECORDS.

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373243 OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)

8 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373244 OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)

9 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT OF LEASES" DATED SEPTEMBER 02, 2014 & RECORDED SEPTEMBER 15, 2014 AS INSTRUMENT NO. 2014000373246 OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)

10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "THIRD PARTY LENDER AGREEMENT" DATED SEPTEMBER 18, 2014 & RECORDED SEPTEMBER 24, 2014 AS INSTRUMENT NO. 2014000388366 OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)

11 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

12 TITLE COMPANY STATEMENT.

13 TITLE COMPANY STATEMENT.

TAX PARCEL NO.

688-142-25

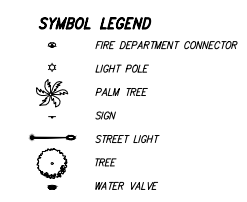
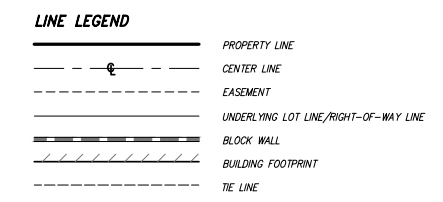
FLOOD ZONE

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 0605900528A, DATED DECEMBER 3, 2009.

REFERENCE MAPS

1 TRACT MAP NO. 12402 RECORDED IN BOOK 544, PAGES 42 THROUGH 47, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

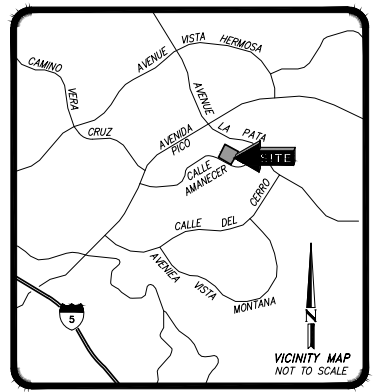
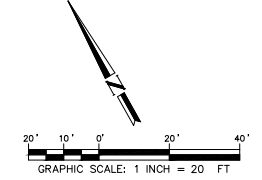
STATEMENT OF NON-DEVELOPMENT
NO NEW DEVELOPMENT IS PROPOSED AS PART OF THIS MAP.



ABBREVIATIONS
DDC DOUBLE DETECTOR CHECK

OWNER
PROJECT 1050, LLC,
KURT BRUGGEMAN
9838 RESEARCH DRIVE
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(949) 790-3125

ENGINEER / SURVEYOR
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DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD SUITE 210
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NOTES

- 1 THE PROPERTY OWNER OF RECORD HAS GIVEN CONSENT TO THE FILING OF THE TENTATIVE MAP.
- 2 THIS MAP SEeks TO CREATE FOUR (4) COMMERCIAL CONDOMINIUM UNITS AS THERE ARE FOUR (4) EXISTING SUITES WITHIN THE EXISTING BUILDING SHOWN HEREON.
- 3 THE ESTABLISHMENT OF CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs) AND THE CREATION OF AN OWNER'S ASSOCIATION WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- 4 THERE IS NO PROPOSED CHANGE OF USE FOR THIS SITE.
- 5 THE OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ON SITE PARKING MANAGEMENT, INCLUDING THE ASSIGNMENT OF PARKING SPACES TO EACH TENANT.

BENCHMARK

BM No.: 3Y-38-91 ELEV: 252.197' (COUNTY OF ORANGE)
DATUM: NAVD88
DESCRIPTION:
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3Y-38-91", SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 17 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF AVENIDA LA PATA AND AVENIDA PICO, 50 FT. SOUTHERLY OF THE CENTERLINE OF AVENIDA LA PATA AND 90 FT. EASTERLY OF AVENIDA PICO. MONUMENT IS SET LEVEL WITH THE TOP OF THE CURB.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1482 AND STATION GPS NO. 4442 BEING NORTH 65°02'08" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCSR3) ZONE VI, 1983 NAD, (2017-50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY MEAN COMBINATION FACTOR OF 0.999944645.

DATUM STATEMENT

EXISTING ZONING INFORMATION

THE PROPERTY ZONING HEREON IS ZONED "I2 - LIGHT INDUSTRIAL" PER THE CITY OF SAN CLEMENTE PLANNING DEPARTMENT & THE RANCHO SAN CLEMENTE SPECIFIC PLAN ZONING MAP.

PARKING COUNT

THE PARKING COUNT SHOWN HEREON REFLECTS SPACES THAT FALL COMPLETELY WITHIN THE PROPERTY

REGULAR SPACES	40
HANDICAP SPACES	2
TOTAL SURFACE SPACES	42

EXISTING AREA
AREA = 47,760 SF / 1.096 ACRES
PROPOSED PARCEL 1
AREA = 47,760 SF / 1.096 ACRES

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME, OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Jake W. Lappert
PLS 303
EMAIL: jlapport@drc-eng.com
DATE PREPARED: 10/28/2021
DRC JN 21-832



NO.:	REVISION:	DATE:	SITE ADDRESS:
1	REVISED PER CITY'S 1ST PC COMMENTS	10/28/2021	1050 CALLE AMANECEER SAN CLEMENTE, CA 92673
			DRAWN BY: MOS CHECKED BY: JWL

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning