

Attachment G

Project Plans

300 NCD CONDOMINIUMS

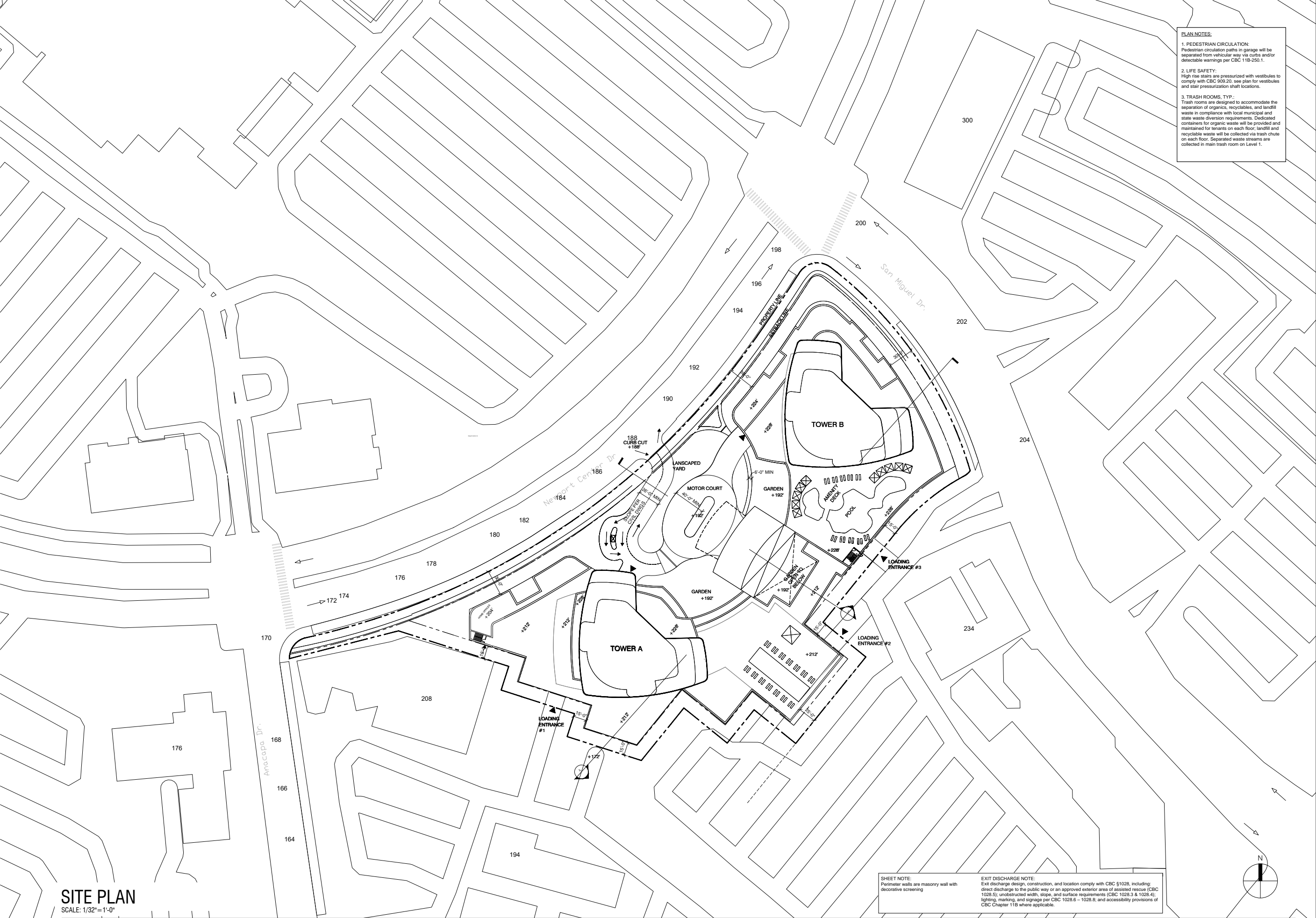
NEWPORT BEACH



SITE DEVELOPMENT REVIEW

PLAN NOTES:

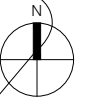
- 1. PEDESTRIAN CIRCULATION:**
Pedestrian circulation paths in garage will be separated from vehicular way via curbs and/or detectable warnings per CBC 11B-250.1.
- 2. LIFE SAFETY:**
High rise stairs are pressurized with vestibules to comply with CBC 909.20. See plan for vestibules and stair pressurization shaft locations.
- 3. TRASH ROOMS, TYP:**
Trash rooms are designed to accommodate the separation of organics, recyclables, and landfill waste in compliance with local municipal and state waste diversion requirements. Dedicated containers for organic waste will be provided and maintained for tenants on each floor; landfill and recyclable waste will be collected via trash chutes on each floor. Separated waste streams are collected in main trash room on Level 1.



SITE PLAN
SCALE: 1/32" = 1'-0"

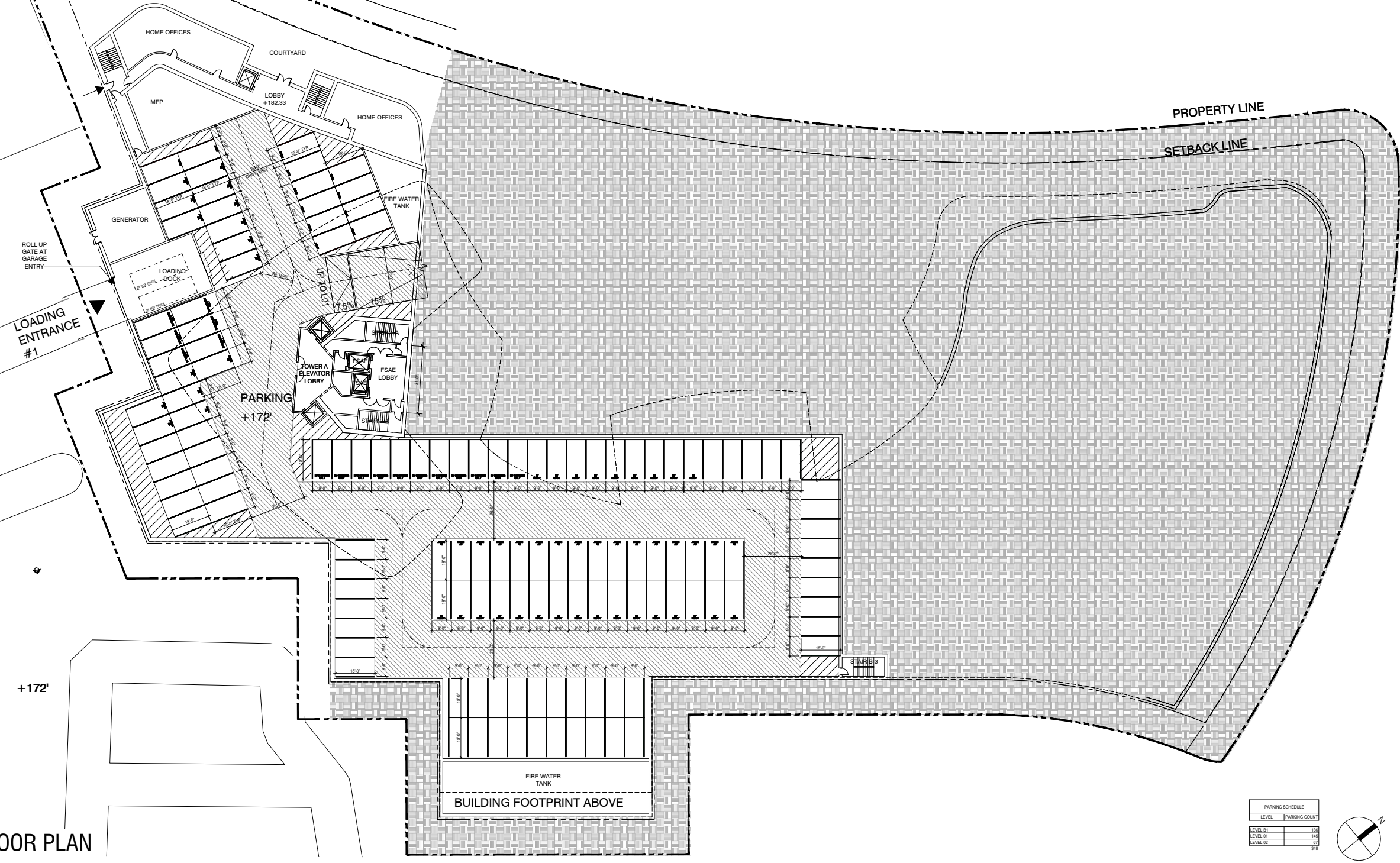
SHEET NOTE:
Perimeter walls are masonry wall with decorative screening

EXIT DISCHARGE NOTE:
Exit discharge design, construction, and location comply with CBC §1028, including: direct discharge to the public way or an approved exterior area of assisted rescue (CBC 1028.5); unobstructed width, slope, and surface requirements (CBC 1028.3 & 1028.4); lighting, marking, and signage per CBC 1028.6 – 1028.8; and accessibility provisions of CBC Chapter 11B where applicable.



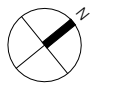
PLAN NOTES:

- 1. PEDESTRIAN CIRCULATION:**
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- 2. LIFE SAFETY:**
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LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL G1	145
LEVEL G2	63
	348



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

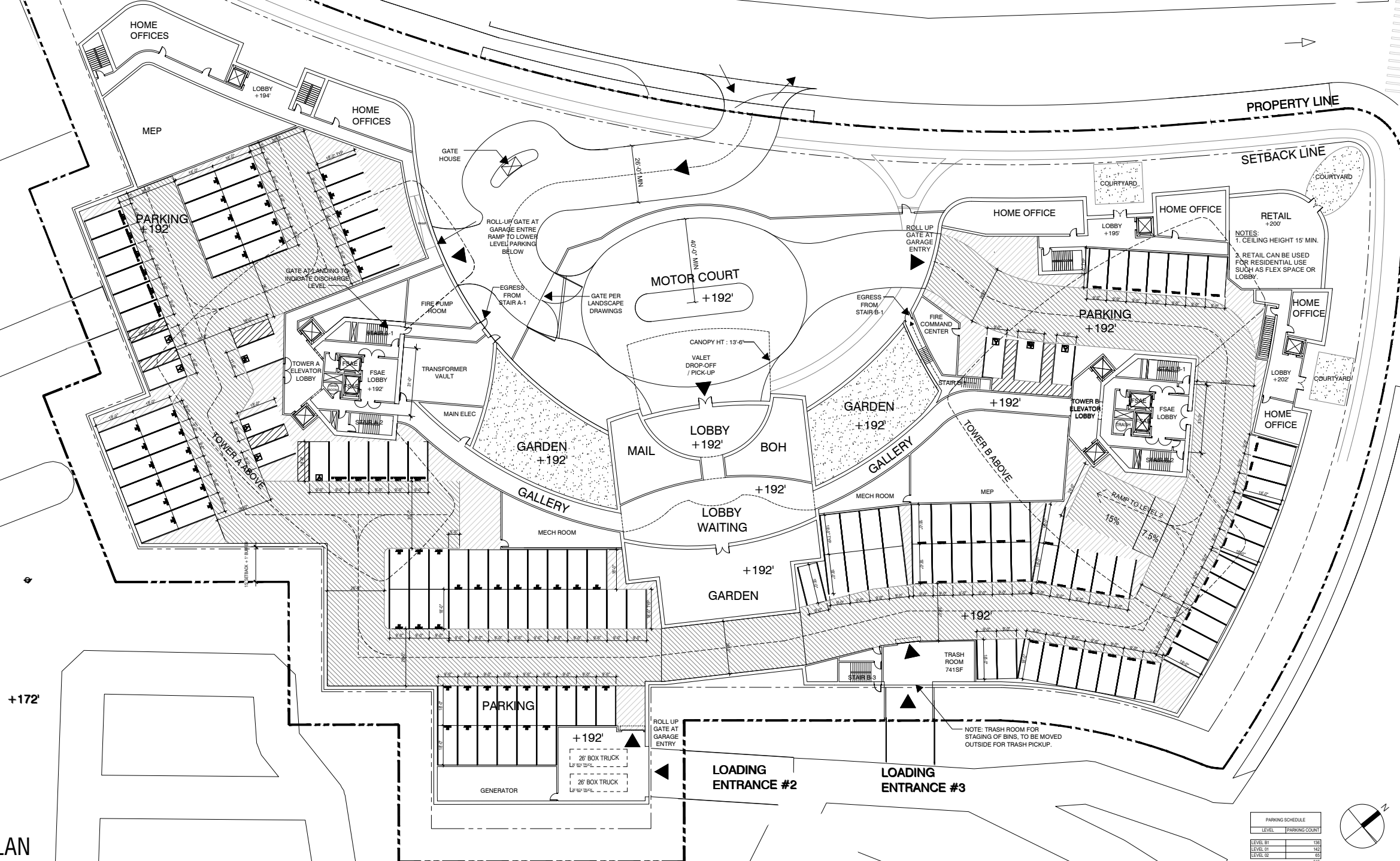


LOWER LEVEL FLOOR PLAN
A1.01

02/04/2026

PLAN NOTES:

- 1. PEDESTRIAN CIRCULATION:**
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NOTES:

1. CEILING HEIGHT 15' MIN.
2. RETAIL CAN BE USED FOR RESIDENTIAL USE SUCH AS FLEX SPACE OR LOBBY.

NOTE: TRASH ROOM FOR STAGING OF BINS, TO BE MOVED OUTSIDE FOR TRASH PICKUP.

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL B2	142
LEVEL B3	343



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

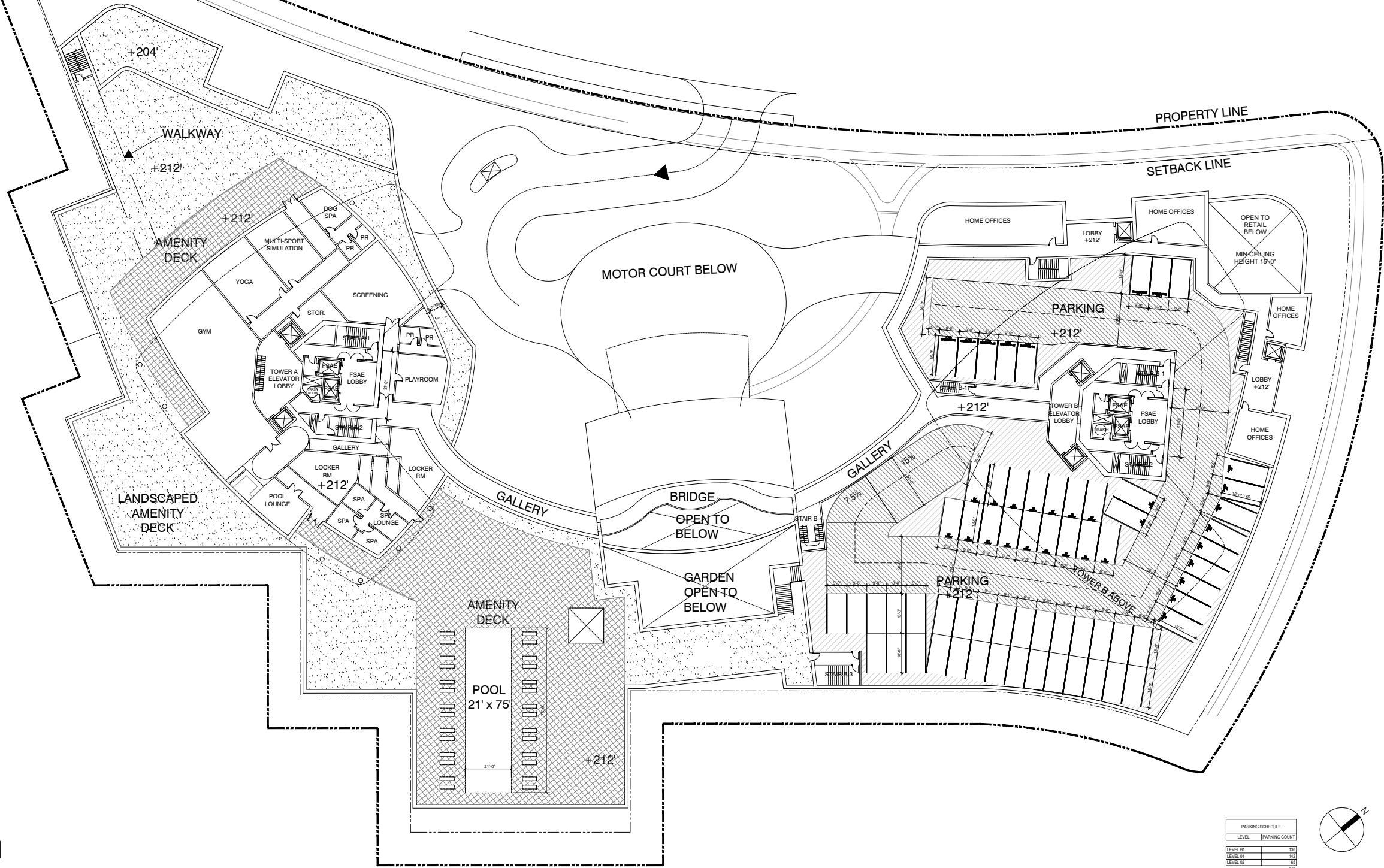


GROUND FLOOR PLAN
A1.02

02/04/2026

PLAN NOTES:

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- 2. LIFE SAFETY:**
High rise stairs are pressurized with vestibules to comply with CBC 309.20. see plan for vestibules and stair pressurization shaft locations.
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LEVEL 2 FLOOR PLAN
SCALE: 1/16"=1'-0"

PARKING SCHEDULE	
LEVEL	PARKING COUNT
LEVEL B1	130
LEVEL B2	142
LEVEL B3	343



SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

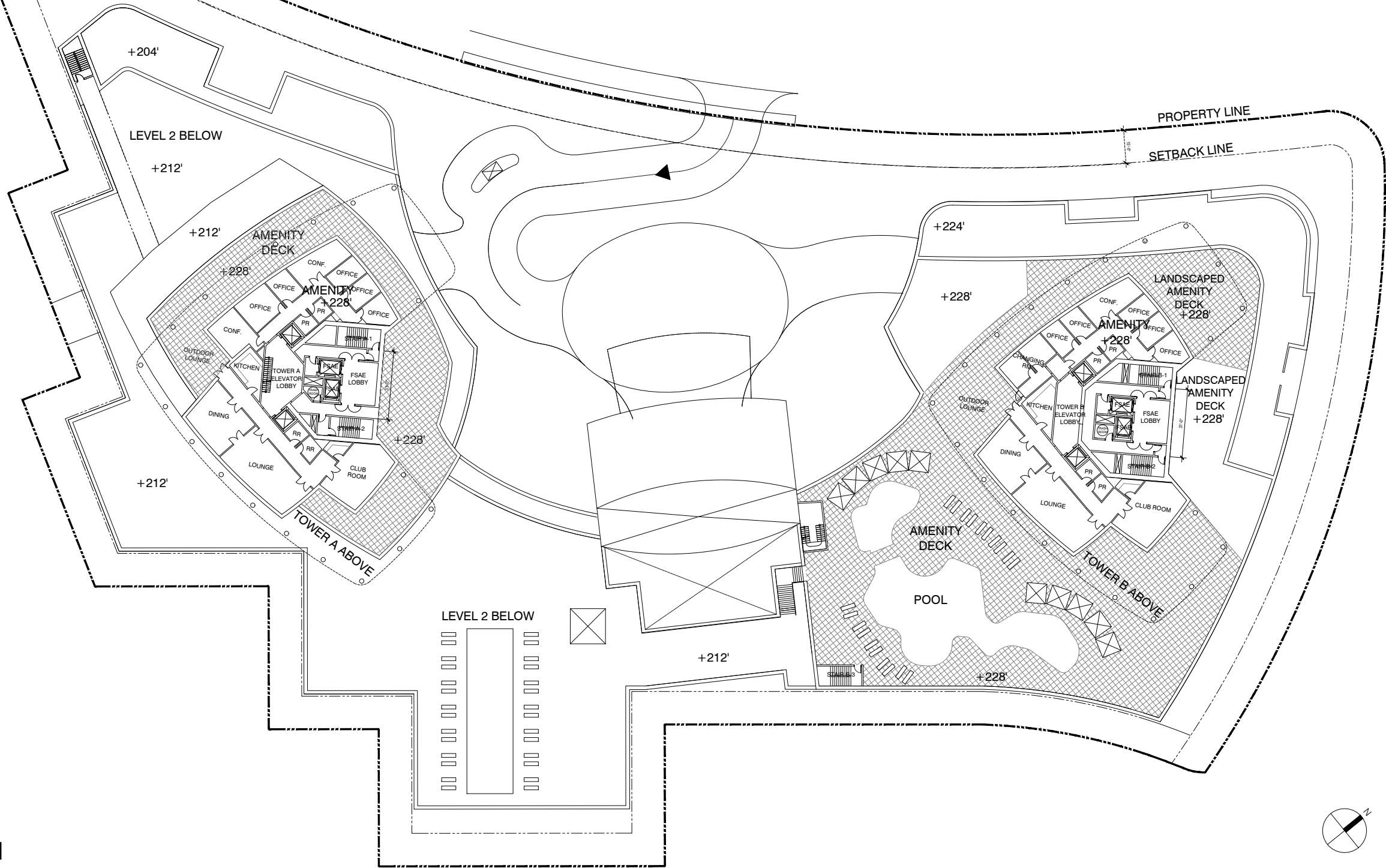


LEVEL 2 FLOOR PLAN
A1.03

02/04/2026

PLAN NOTES:

- 1. PEDESTRIAN CIRCULATION:**
Pedestrian circulation paths in garage will be separated from vehicular way via curbs and/or detectable warnings per CBC 11B-250.1.
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High rise stairs are pressurized with vestibules to comply with CBC 909.20. See plan for vestibules and stair pressurization shaft locations.
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LEVEL 3 FLOOR PLAN

SCALE: 1/16" = 1'-0"



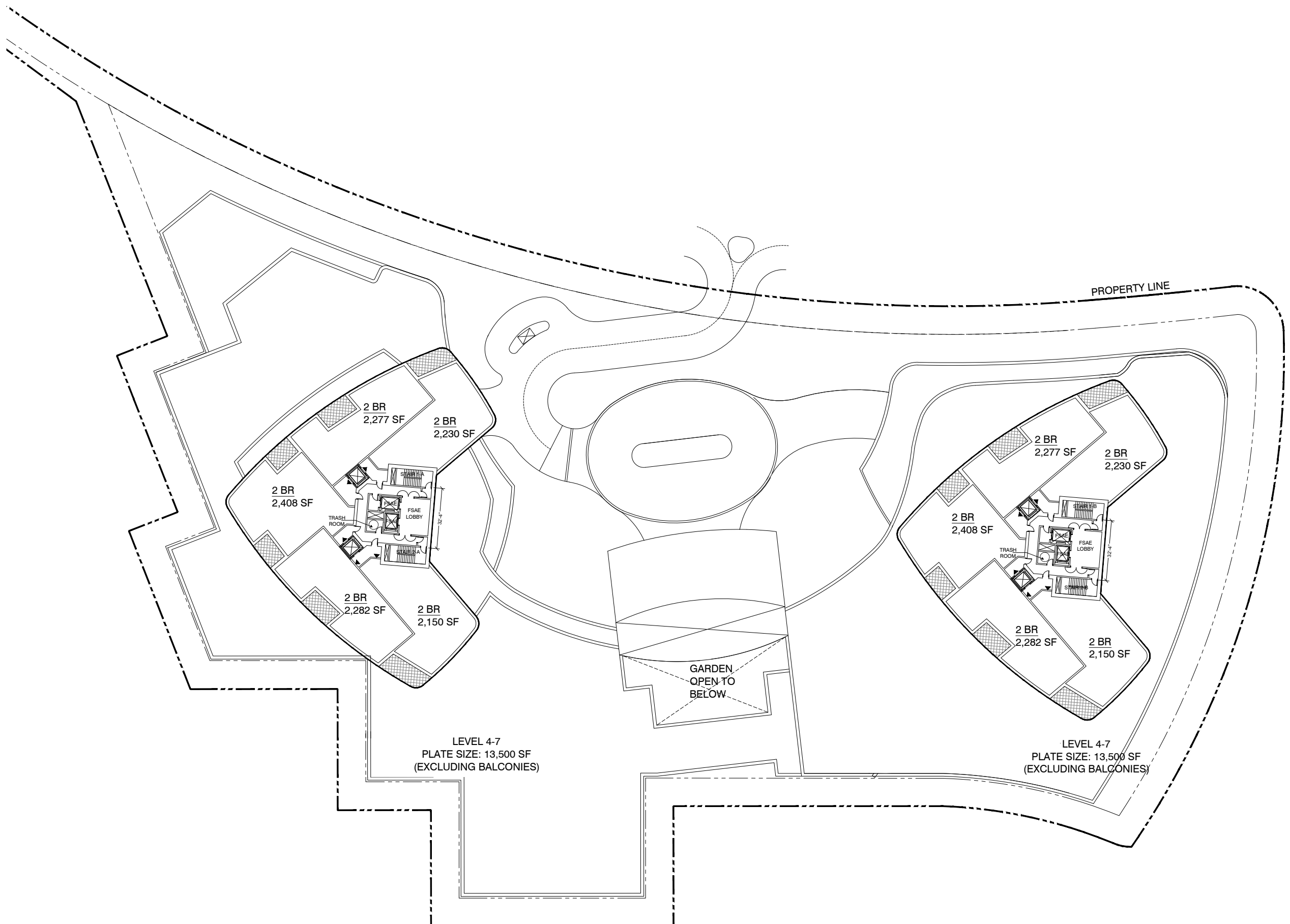
SITE DEVELOPMENT REVIEW 3

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA

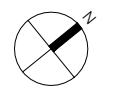


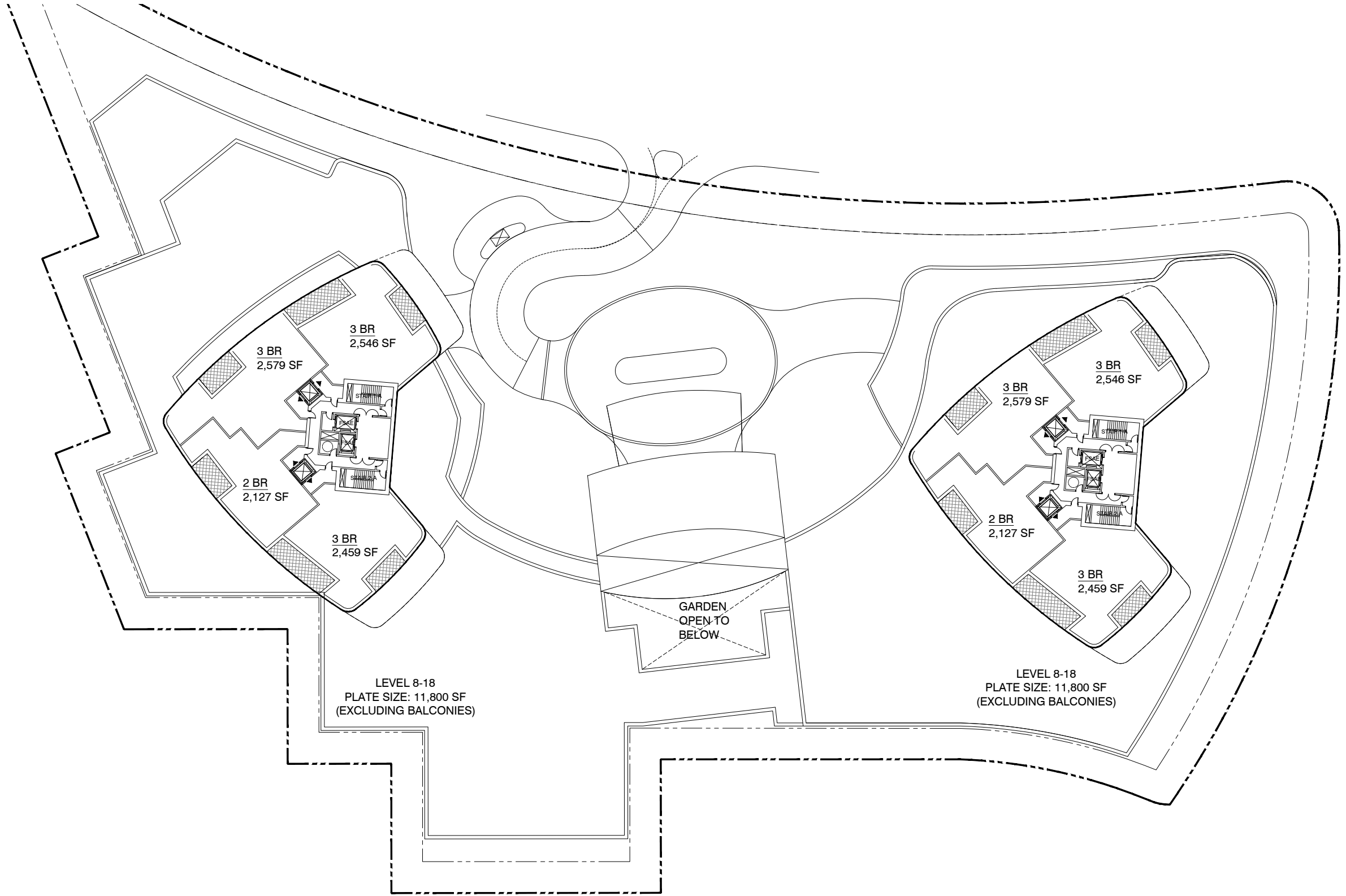
LEVEL 3 FLOOR PLAN
A1.04

02/04/2026

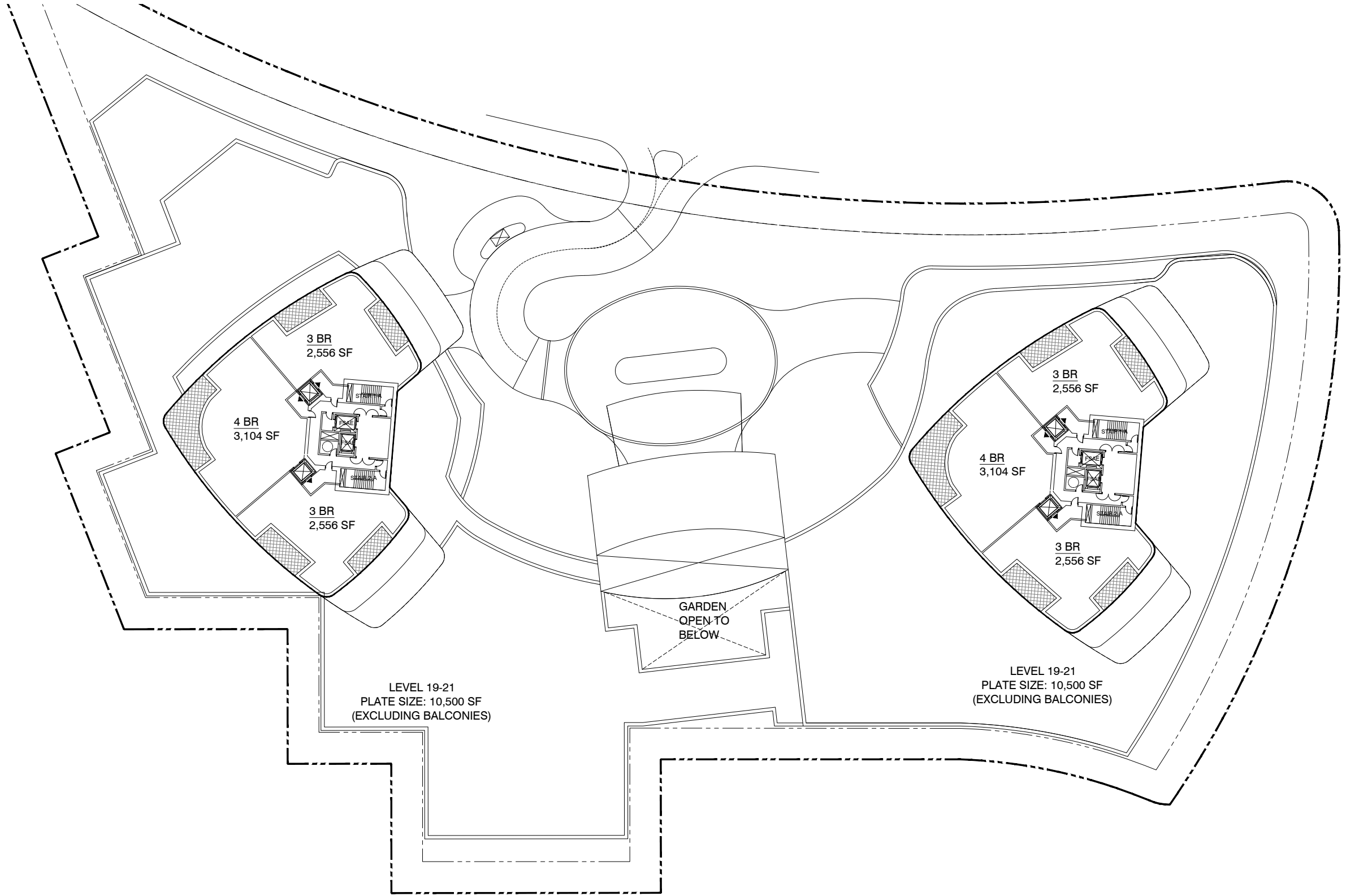


LEVEL 4-7

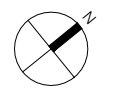


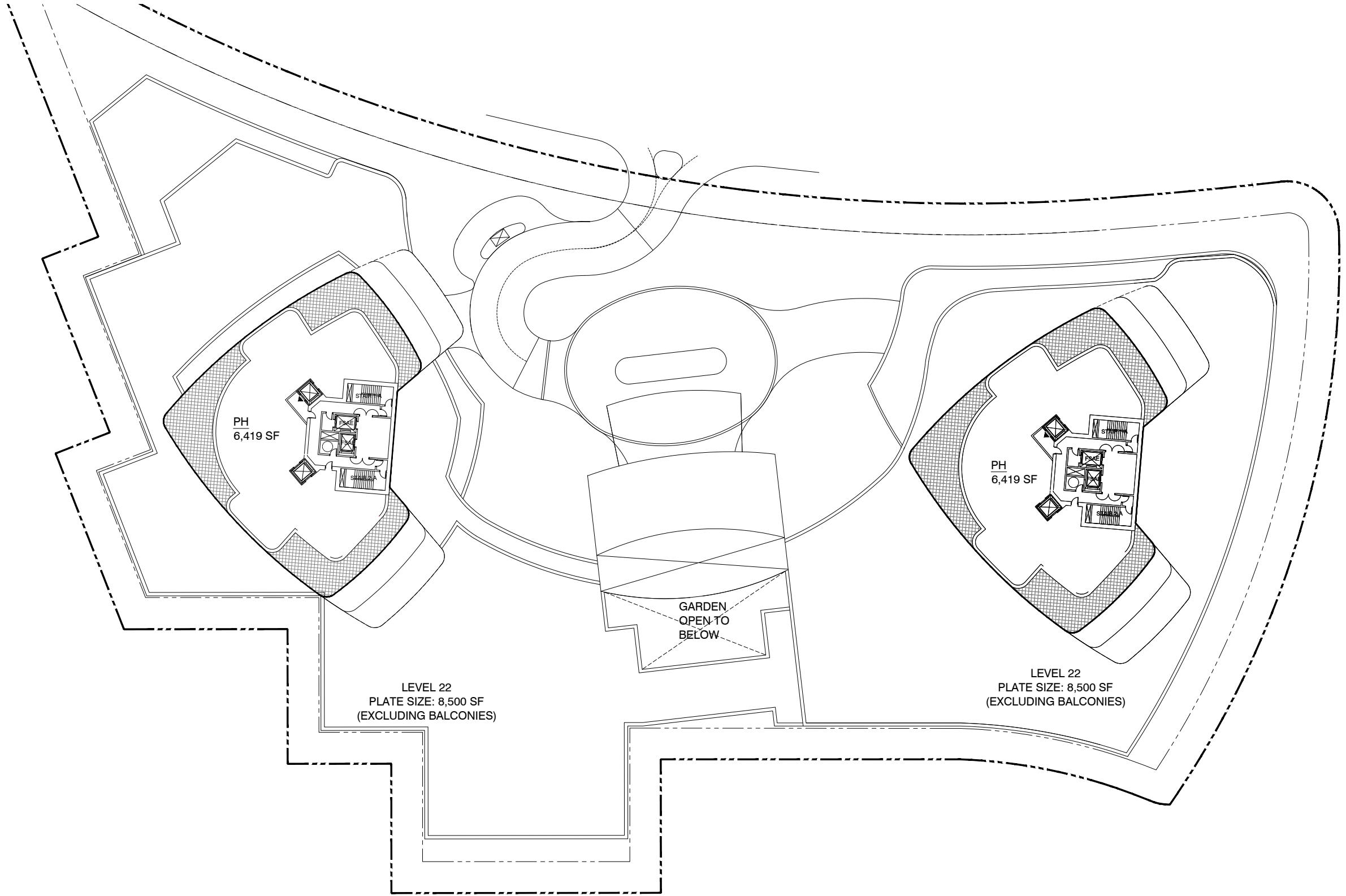


LEVEL 8-18

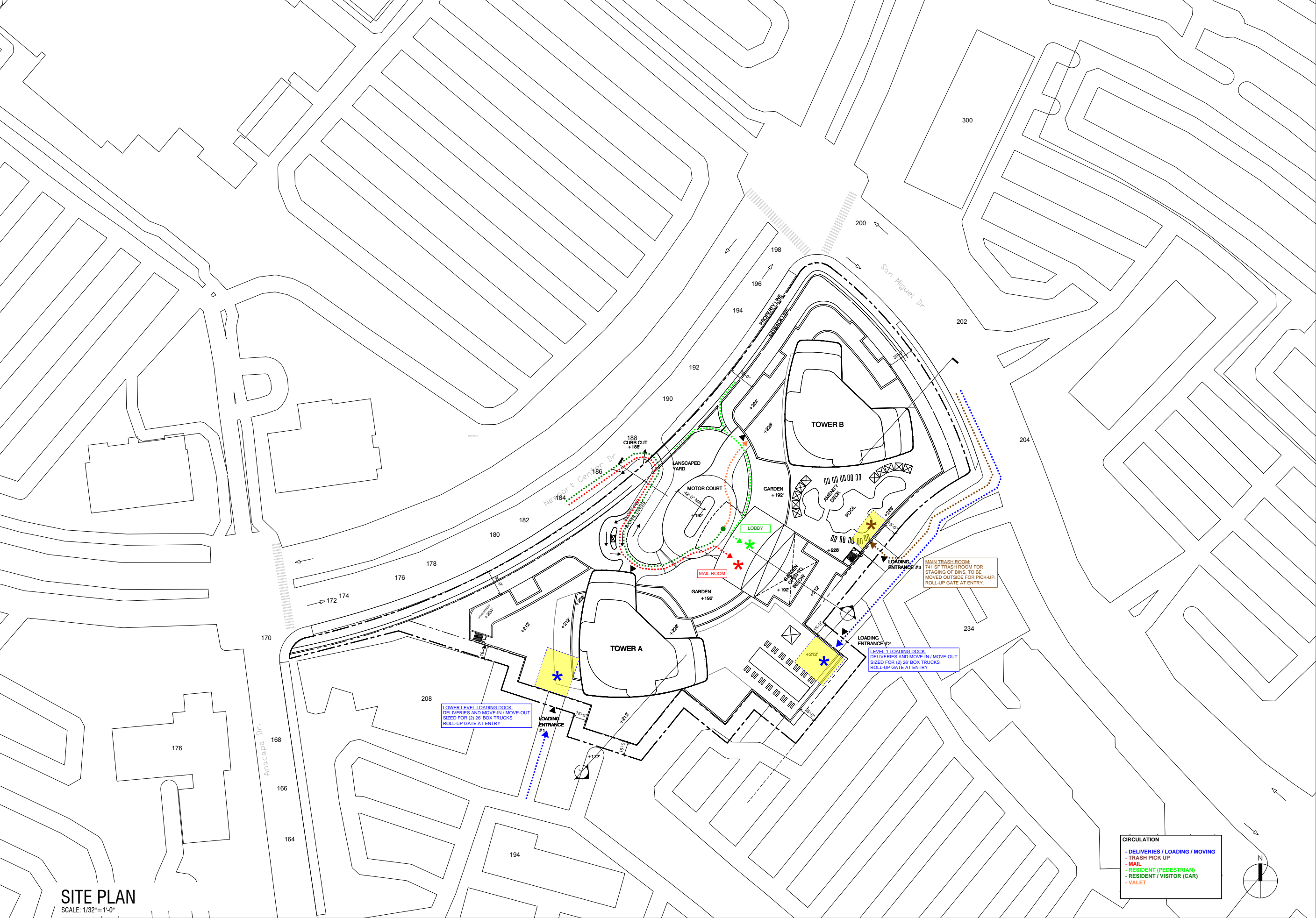


LEVEL 19-21





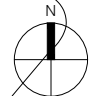
LEVEL 22



SITE PLAN

SCALE: 1/32" = 1'-0"

- CIRCULATION**
- DELIVERIES / LOADING / MOVING
 - TRASH PICK UP
 - MAIL
 - RESIDENT (PEDESTRIAN)
 - RESIDENT / VISITOR (CAR)
 - VALET



SITE DEVELOPMENT REVIEW 3

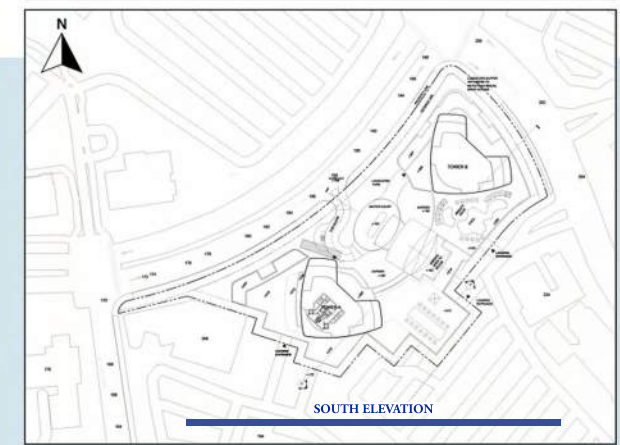
300 NCD CONDOMINIUMS
 300 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA



CIRCULATION PLAN
 A1.20

02/04/2026

KEY PLAN



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

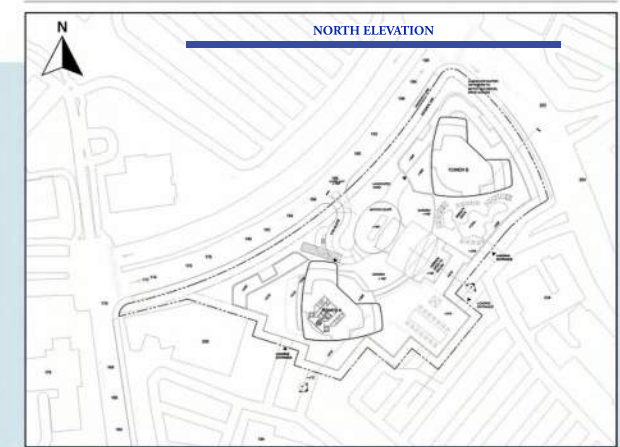
KEY PLAN



WEST ELEVATION

SCALE: 1/16" = 1'-0"

KEY PLAN



NORTH ELEVATION

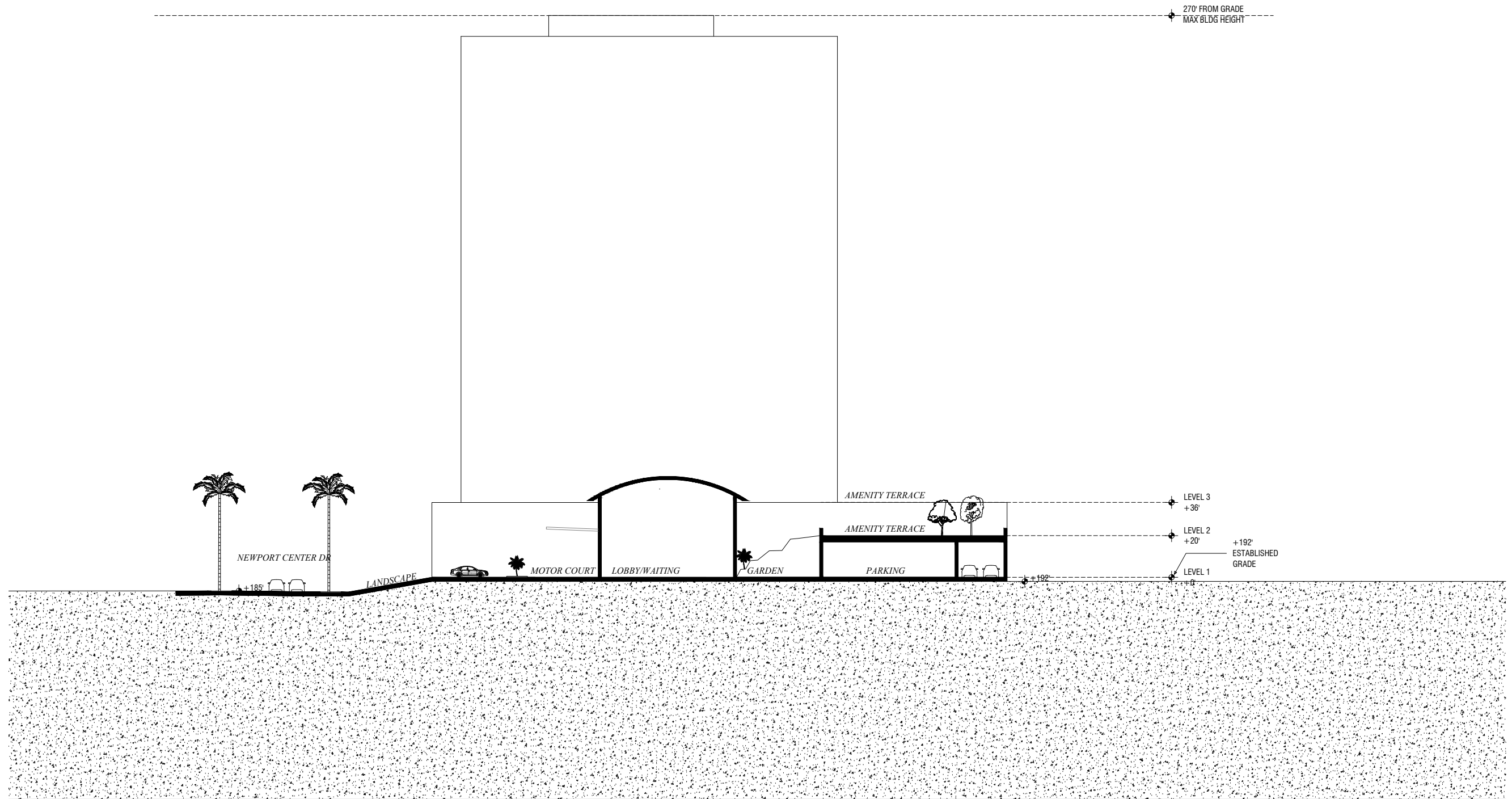
SCALE: 1/16" = 1'-0"

KEY PLAN



EAST ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING SECTION - B

SCALE: 1/16" = 1'-0"



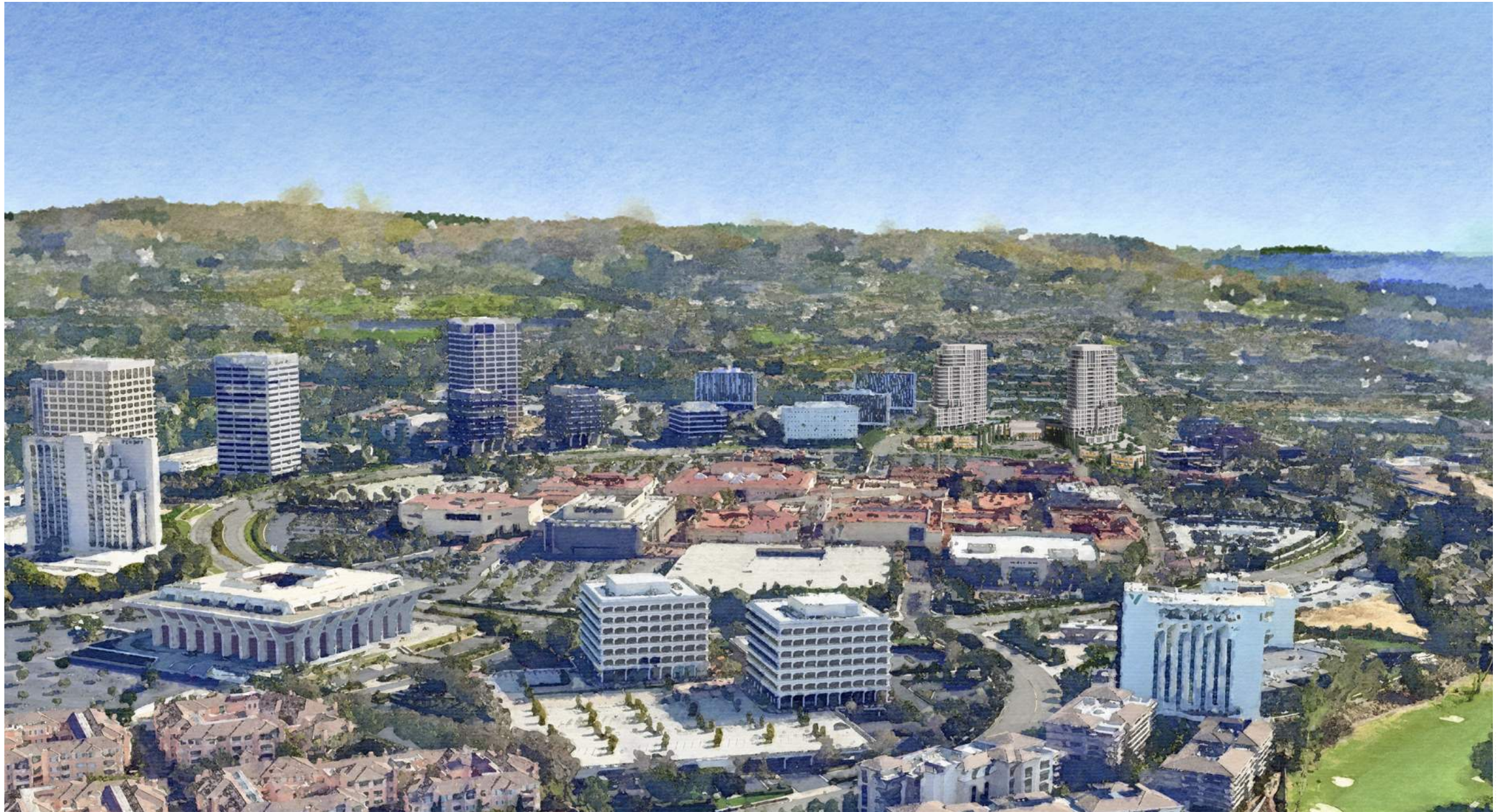
SITE DEVELOPMENT REVIEW

300 NCD CONDOMINIUMS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA



BUILDING SECTION
A3.02

02/04/2026



AERIAL VIEW



VIEW FROM NEWPORT CENTER DRIVE AND ANACAPA DRIVE



MOTOR COURT VIEW



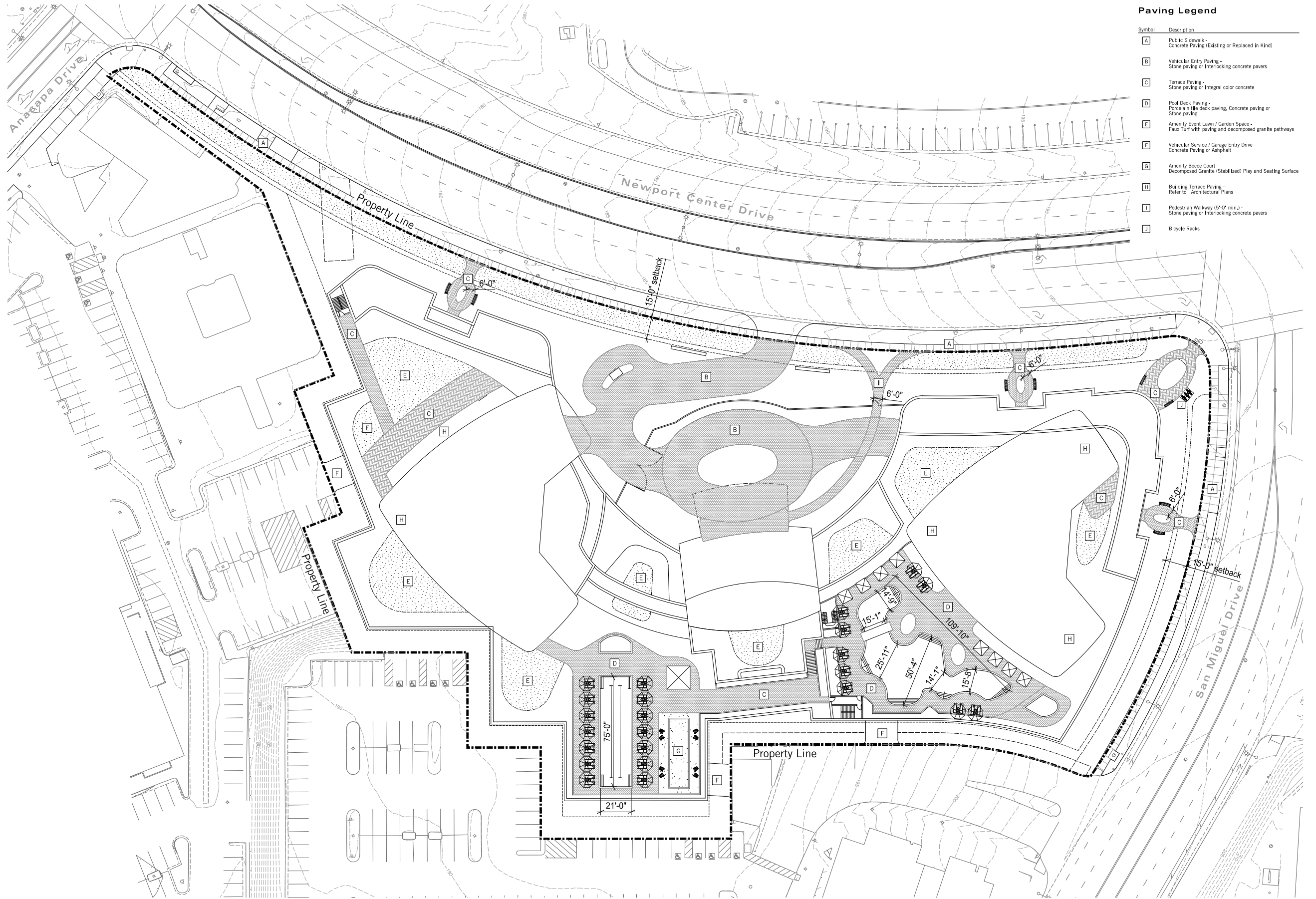
VIEW FROM NEWPORT CENTER DRIVE AND SAN MIGUEL DRIVE

Sheet Index - Landscape

Sheet Number	Sheet Description
L0.00	Landscape Cover Sheet
L0.01	Landscape Paving Plan
L0.02	Site Circulation Plan
L0.03	Landscape Planting Plan
L0.04	Landscape Planting Palette
L0.05	Illustrative Site Plan

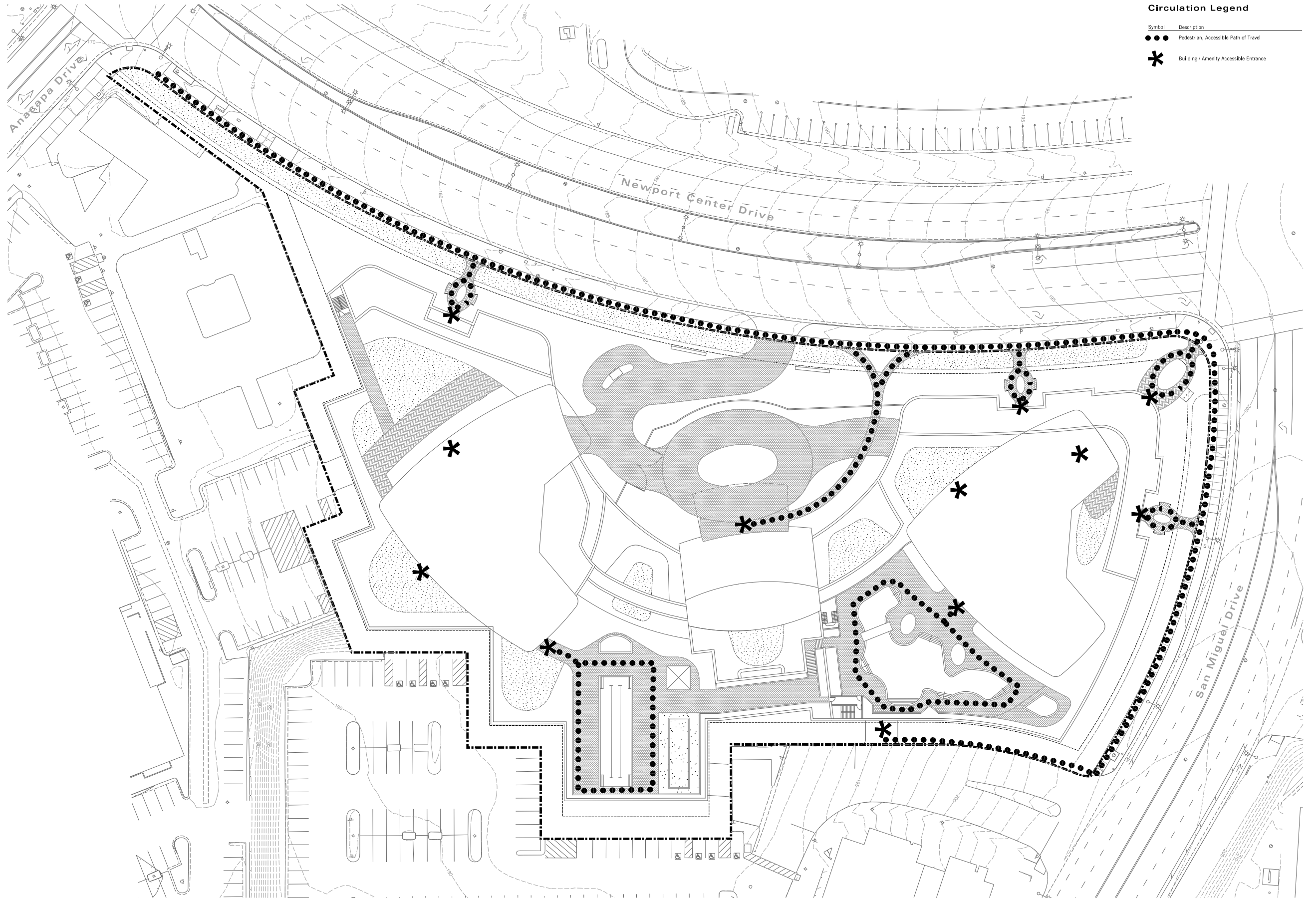
Notes

1. Landscape design is conceptual and subject to change.
2. The Plant Palette is provided for sample tree and shrub species that are being considered for use on the project. Additional species may be introduced at a later date.



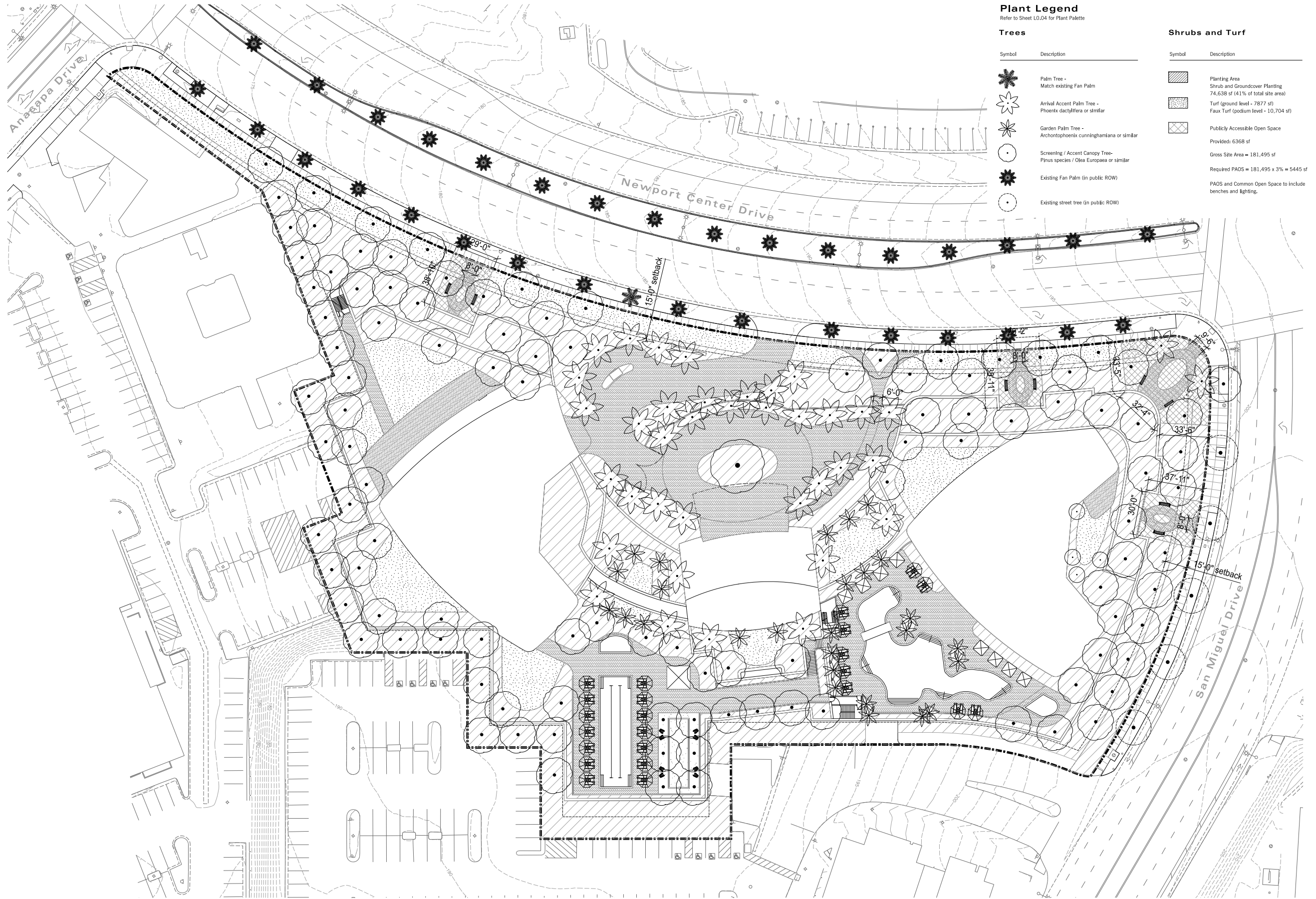
Paving Legend

Symbol	Description
A	Public Sidewalk - Concrete Paving (Existing or Replaced in Kind)
B	Vehicular Entry Paving - Stone paving or Interlocking concrete pavers
C	Terrace Paving - Stone paving or Integral color concrete
D	Pool Deck Paving - Porcelain tile deck paving, Concrete paving or Stone paving
E	Amenity Event Lawn / Garden Space - Faux Turf with paving and decomposed granite pathways
F	Vehicular Service / Garage Entry Drive - Concrete Paving or Asphalt
G	Amenity Bocce Court - Decomposed Granite (Stabilized) Play and Seating Surface
H	Building Terrace Paving - Refer to Architectural Plans
I	Pedestrian Walkway (5'-0" min.) - Stone paving or Interlocking concrete pavers
J	Bicycle Racks



Circulation Legend

- | Symbol | Description |
|--------|--|
| ●●● | Pedestrian, Accessible Path of Travel |
| * | Building / Amenity Accessible Entrance |



Plant Legend

Refer to Sheet L0.04 for Plant Palette

Trees

- | Symbol | Description |
|--------|---|
| | Palm Tree - Match existing Fan Palm |
| | Arrival Accent Palm Tree - Phoenix dactylifera or similar |
| | Garden Palm Tree - Archontophoenix cunninghamiana or similar |
| | Screening / Accent Canopy Tree - Pinus species / Olea Europaea or similar |
| | Existing Fan Palm (in public ROW) |
| | Existing street tree (in public ROW) |

Shrubs and Turf

- | Symbol | Description |
|--------|--|
| | Planting Area |
| | Shrub and Groundcover Planting 74,638 sf (41% of total site area) |
| | Turf (ground level - 7877 sf) Faux Turf (podium level - 10,704 sf) |
| | Publicly Accessible Open Space Provided: 6368 sf |
| | Gross Site Area = 181,495 sf |
| | Required PAOS = 181,495 x 3% = 5445 sf |
| | PAOS and Common Open Space to include benches and lighting. |

Plant List - Trees and Palms

Agonis flexuosa	Peppermint Tree	Leptospermum spp.	Tea Tree
Aesculus californica	California Buckeye	Liquidambar styraciflua	American Gum
Alnus cordata	Italian Alder	Magnolia grandiflora	Southern Magnolia
Alnus rhombifolia	White Alder	Maytenus boaria	Mayten Tree
Bauhinia variegata spp.	Hong Kong Orchid Tree	Melaleuca spp.	Melaleuca
Bischofia javonica	Toog Tree	Metrosideros excelsus	New Zealand Christmas Tree
Brachychiton discolor	Queensland Lackebark	Olea europaea	Olive Tree
Brachychiton capense	Cape Chestnut	Phoenix dactylifera	Date Palm
Cassia leptophylla	Gold Medallion Tree	Pinus eldarica	Afghan Pine
Ceratonia siliqua	Carb Tree	Pinus canariensis	Canary Island Pine
Chitalpa tashkentensis	N.C.N.	Pinus halepensis	Aleppo Pine
Chionanthus retusus	Chinese Fringe Tree	Pinus pinea	Italian Stone Pine
Cinnamomum camphora	Camphor Tree	Pistacia chinensis	Chinese Pistache
Cocculus laurifolius	Laurel-Leafed Snailseed	Pittosporum undulatum	Victorian Box
Cupaniopsis anacardioides	Carrot Wood	Pittosporum rhombifolium	Queensland Pittosporum
Cupressus sempervirens	Italian Cypress	Pyrus calleryana	Callery Pear & Cultivars
Eriotheca affra	Coral Tree	Platanus acerifolia	London Plane Tree
Eucalyptus citriodora	Lemon-Scented Gum	Platanus racemosa	California Sycamore
Eucalyptus cladocalyx	Sugar Gum	Podocarpus gracilior	Fern Pine
Eucalyptus ficifolia	Red Flowering Gum	Populus fremonti	Western Cottonwood
Eucalyptus grandis	N.C.N.	Populus nigra 'italica'	Lombardy Poplar
Eucalyptus leucoxylon	White Ironbark	Prunus spp.	Flowering Cherry
Eucalyptus lehmanii	Bushy Yate	Quercus agrifolia	Coast Live Oak
Eucalyptus maculata	Sptted Gum	Quercus engelmannii	Engelmann Oak
Eucalyptus nicholii	Peppermint Gum	Quercus ilex	Holly Oak
Eucalyptus sideroxylon	Red Ironbark	Quercus suber	Cork Oak
Ficus spp.	Fig	Quercus virginiana	Southern Live Oak
Ficus microcarpa	Indian Laurel Fig	Robinia ambigua	Idaho Locust
Ficus rubingosa	Rustyleaf Fig	Rhus lancea	African Sumac
Fraxinus oxycarpa 'Raywood'	Raywood Ash	Salix spp.	Willow
Fraxinus uhdei 'Majestic Beauty'	Evergreen Ash	Schinus terebinthifolius	Brazilian Pepper Tree
Geigeria parviflora	Australian Willow	Schinus molle	California Pepper
Ginkgo biloba	Maidenhair Tree	Sapium sebiferum	Chinese Tallow Tree
Glenditzia triacanthos	Honey Locust	Tabebuia avellandae	Trumpet Tree
Grevillea robusta	Silk Oak	Tipuana tipu	Tipu Tree
Hymenoporum flavum	Sweetshade	Tristania conferta	Brisbane Box
Jacaranda mimosifolia	Jacaranda	Ulmus parvifolia	Evergreen Elm
Koelreuteria bipinnata	Chinese Flame Tree	Washingtonia filifera	California Fan Palm
Lagerstroemia indica	Crape Myrtle	Washingtonia robusta	Mexican Fan Palm
Laurus nobilis	Sweet Bay	Zelkova serrata	Zelkova

Plant List - Shrubs

Acacia redolens	Prostrate Acacia	Photinia serrulata	Chinese Photinia
Acacia spp.	Acacia	Pittosporum spp.	Pittosporum
Agave spp.	Agave	Pittosporum crassifolium	Tobira
Aloe spp.	Aloe	Pittosporum tobira	Tobira
Arbutus unedo	Strawberry Tree	Pittosporum undulatum	Victorian Box
Arctostaphylos spp.	Manzanita	Plumbago auriculata	Cape Plumbago
Azalea spp.	Azalea	Podocarpus spp.	Fern Pine
Bougainvillea spp.	Bougainvillea	Prunus caroliniana	Carolina Cherry
Buxus spp.	Boxwood	Prunus lyonii	Catalina Cherry
Calliandra haematocephala	Pink Powder Puff	Raphiolepis spp.	Yeddo Hawthorne
Callistemon spp.	Bottlebrush	Phamnus californica	Coffee Berry
Carissa spp.	Natal Plum & Cultivars	Rhododendron spp.	Azalea, Rhododendron
Ceanothus spp.	California Lilac	Rhus integrifolia	Lemonade Berry
Cistus spp.	Rockrose	Rhus laurina	Laurel Sumac
Cotoneaster spp.	Cotoneaster	Rhus ovata	Sugarbush
Cyathea cooperi	Australian Tree Fern	Rosa spp.	Rose
Dietes bicolor	Fortnight Lily	Rosmarinus spp.	Rosemary
Dicksonia antarctica	Tasmanian Tree Fern	Salvia spp.	Sage
Euonymus pungens	N.C.N.	Strelitzia nicholii	Bird of Paradise
Elaeagnus pungens	Silverberry	Viburnum spp.	Viburnum
Feijoa sellowiana	Pineapple Guava	Westringia fruticosa	Westringia
Grevillea spp.	Grevillea	Xylosma congestum	Xylosma
Grewia occidentalis	Lavender Starflower		
Hakea suavaolens	Sweet Hakea		
Heteromomeles spp.	Toyon		
Hibiscus spp.	Chinese Hibiscus		
Ilex wilsonii	Wilson Holly		
Ilex spp.	Holly		
Juncus polyanthemos	Australian Silver Rush		
Lantana spp.	Lantana		
Lavendula spp.	Lavender		
Lavatera spp.	Tree Mallow		
Leptospermum scoparium	New Zealand Tea Tree		
Ligustrum japonica 'Texanum'	Japanese Privet		
Liriope spp.	Lily Turf		
Microlepis strigosa	Lace Fern		
Miscanthus spp.	Eulalia grass		
Mahonia spp.	Mahonia		
Malosma lauina	Laurel Sumac		
Melaleuca spp.	Melaleuca		
Muhlenbergia rigens	Deer Grass		
Myoporum pacificum	Myoporum		
Nephrolepis spp.	Sword Fern		
Pennisetum setaceum 'rubrum'	Fountain Grass		

Plant List - Groundcover

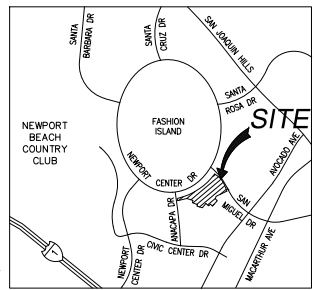
Agapanthus spp.	Lily-of-the-Nile	Iris douglasiana	Iris
Armeria maritima	Sea Thrift	Jasminum polyanthum	Pink Jasmine Vine
Artemisia spp.	Artemisia	Juncus polyanthemos	Australian Silver Rush
Arctostaphylos spp.	Manzanita	Lantana spp.	Lantana
Aptermeria spp.	N.C.N.	Limonium perezii	Sea Lavender
Baccharis spp.	Coyotebrush	Liriope spp.	Lily Turf
Bougainvillea spp.	Bougainvillea	Lonicera japonica	Japanese Honeysuckle
Carex pansa	California Meadow Sedge	Mahonia spp.	Mahonia
Carex tumicola	Berkeley Sedge	Myoprum parvifolium	Myoporum
Carissa spp.	Natal Plum & Cultivars	Myrtus communis	Myrtle
Ceanothus spp.	California Lilac	Osmanthus fragrans	Sweet Olive
Cistus spp.	Rockrose	Parthenocissus tricuspidata	Boston Ivy
Coprosma repens	Mirror Plant	Pelargonium peltatum	Trailing Geranium
Clytostoma callistegioides	Purple Trumpet Vine	Pittosporum spp.	Pittosporum
Cotoneaster spp.	Cotoneaster	Plumbago auriculata	Cape Plumbago
Distictis buccinitoria	Blood-red Trumpet Vine	Rosa spp.	Rose
Restuca ovina 'glauca'	Blue Fescue	Rosmarinus prostrata	Trailing Rosemary
Festuca mairei	Marie's Fescue	Sarcococa rusifolia	Sweet Box
Ficus pumilia	Creeping Fig	Solanum jasminoides	Potato Vine
Gazania spp.	Gazania	Strelitzia nicholii	Bird of Paradise
Hedera spp.	Ivy	Trachelospermum jasminoides	Star Jasmine
Hemerocallis spp.	Daylily	Viburnum nevinii	Viburnum
Hypericum paniculatum	Panicled Hawkweed	Verbena peruviana	Moss Verbena

Planting selections include primarily low or medium water use species, supplemented with occasional high water use species. As planting plans are developed in future design phases, the total water consumption will adhere to all water use limitations per code.

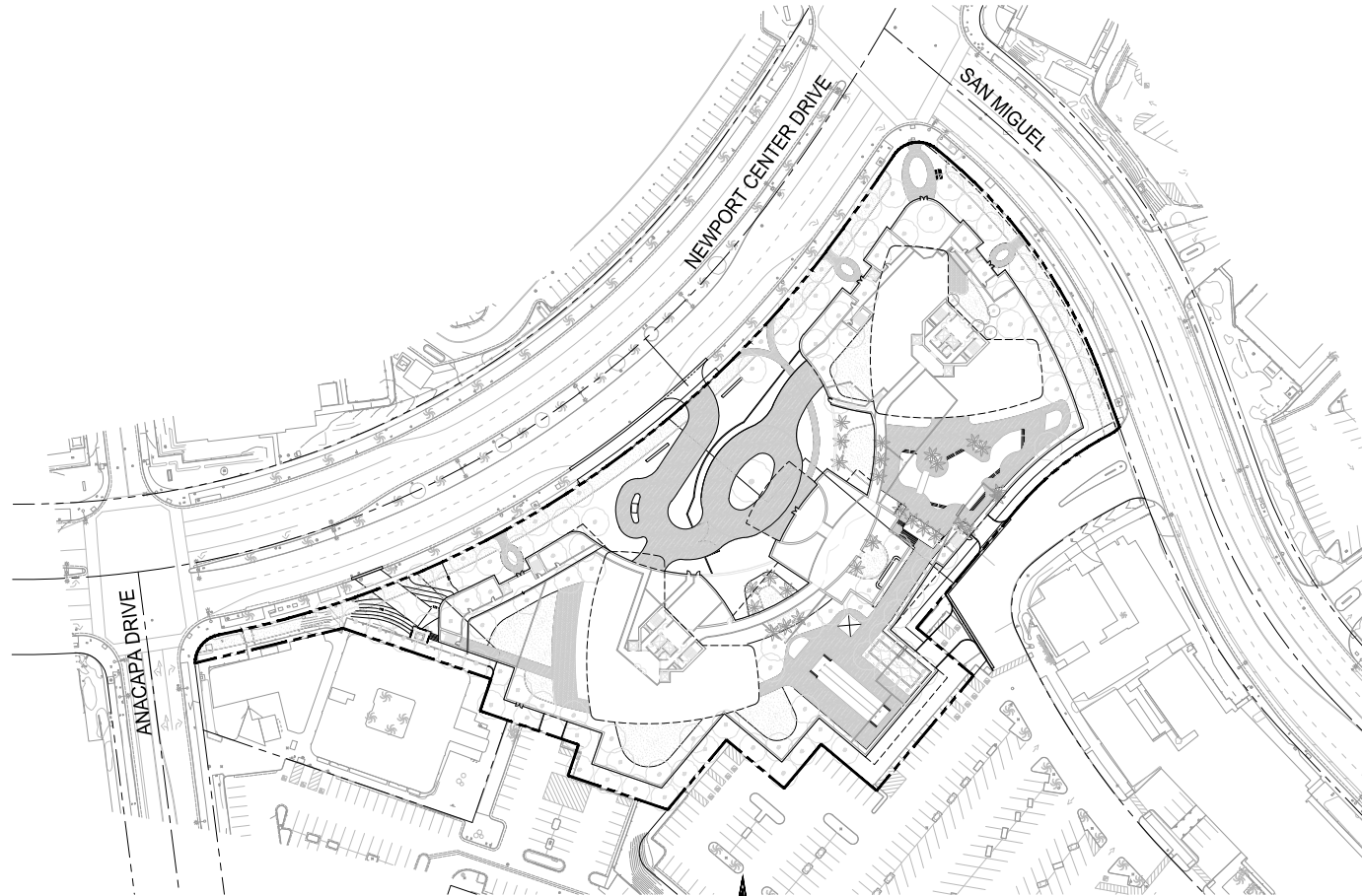


CITY OF NEWPORT BEACH NEWPORT CENTER DRIVE CONDOMINIUMS

300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660



VICINITY MAP
NOT TO SCALE



INDEX MAP
1"=50'



SHEET INDEX	
TITLE SHEET	C-00
EXISTING CONDITIONS	C-01
CONCEPTUAL GRADING PLAN	C-02
SECTIONS	C-03
CONCEPTUAL UTILITY PLAN	C-04
AVERAGE GRADE PLANE	C-05

ABBREVIATIONS & LEGEND			
BF	BACKFLOW	---	RIGHT OF WAY/PROPERTY LINE
BLDG	BUILDING	---	CENTER LINE
BW	BACK OF WALK	---	EXISTING EASEMENT
CB	CATCH BASIN	---	LOT LINE
CL	CENTER LINE	---	RETAINING WALL
DW	DOMESTIC WATER	---	EK. CONTOUR
ESMT	EASEMENT	---	200'
EX	EXISTING	---	EXISTING WATER MAIN
FF	FINISHED FLOOR	---	18"
FG	FINISHED GRADE	---	EXISTING SEWER MAIN
FH	FIRE HYDRANT	---	EXISTING STORM DRAIN
FL	FLOW LINE	---	EXISTING STREET LIGHT SYSTEM
FS	FINISHED SURFACE	---	EXISTING STREET LIGHT
FW	FIRE WATER	---	
GF	GARAGE FINISH FLOOR	---	
HP	HIGH POINT	---	
IRR	IRRIGATION	---	
L	LENGTH	---	
NP	NOT A PART	---	
PL	PROPERTY LINE	---	
PROP.	PROPOSED	---	
R/W	RIGHT OF WAY	---	
SD	STORM DRAIN	---	
SS	SANITARY SEWER	---	
STD	STANDARD	---	
VC	VERTICAL CURVE	---	

SITE ADDRESS
300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

OWNER/DEVELOPER
RELATED CALIFORNIA
1801 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
CONTACT: JONATHAN SHUM
PHONE: (949) 660-7272

CIVIL ENGINEER
ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15335 SAND CANYON, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960



LEGAL DESCRIPTION

PARCEL A:
PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT 94-16, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A DOCUMENT RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-004645, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LANDS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL B:
PARCEL 2 OF THE PARCEL MAP 93-106, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 081, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069632 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-069632 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL C:
PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT LA-88-6 RECORDED JUNE 21, 1988 AS INSTRUMENT NO. 88-20418, OF OFFICIAL RECORDS.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.



ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

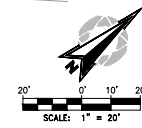
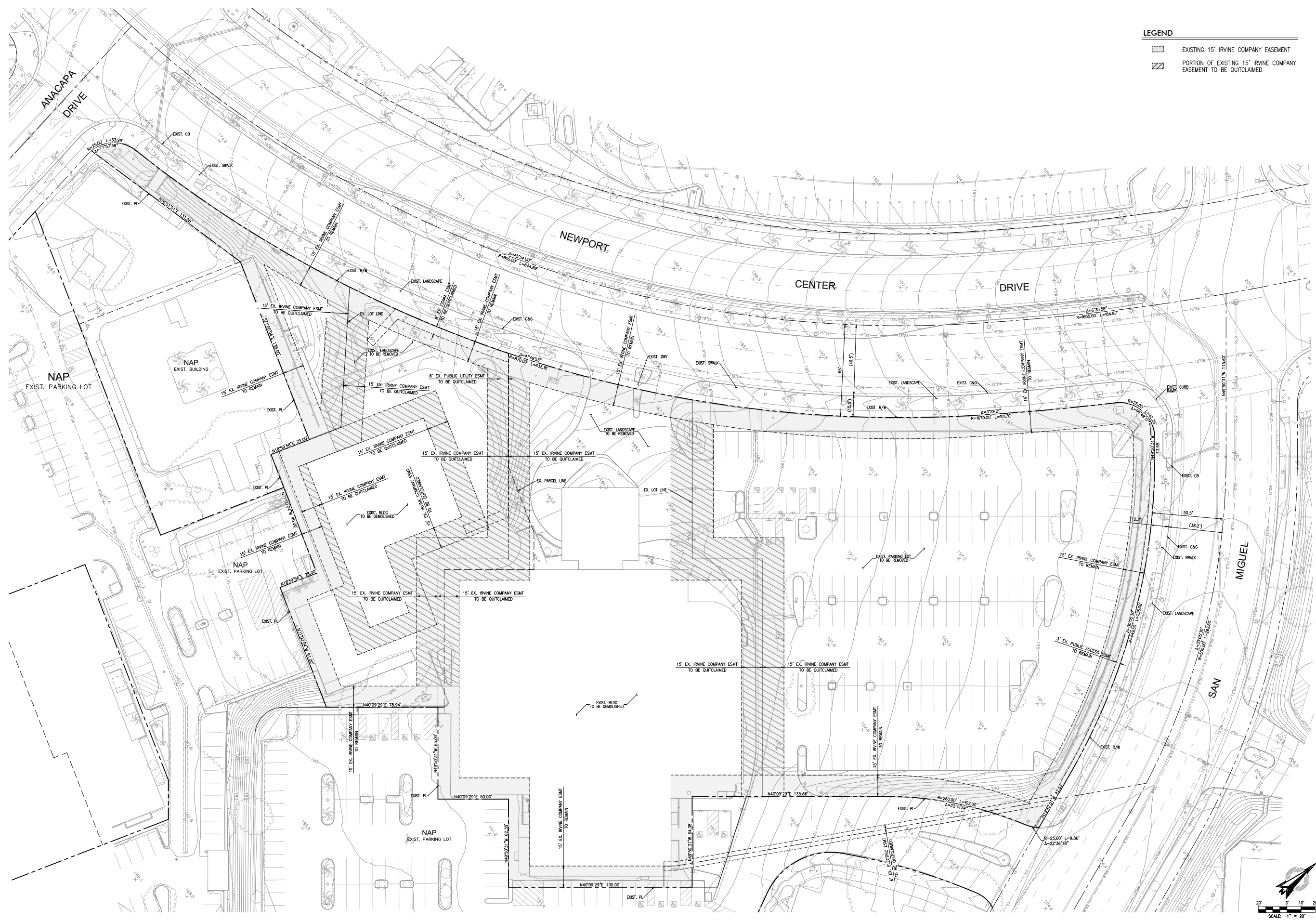
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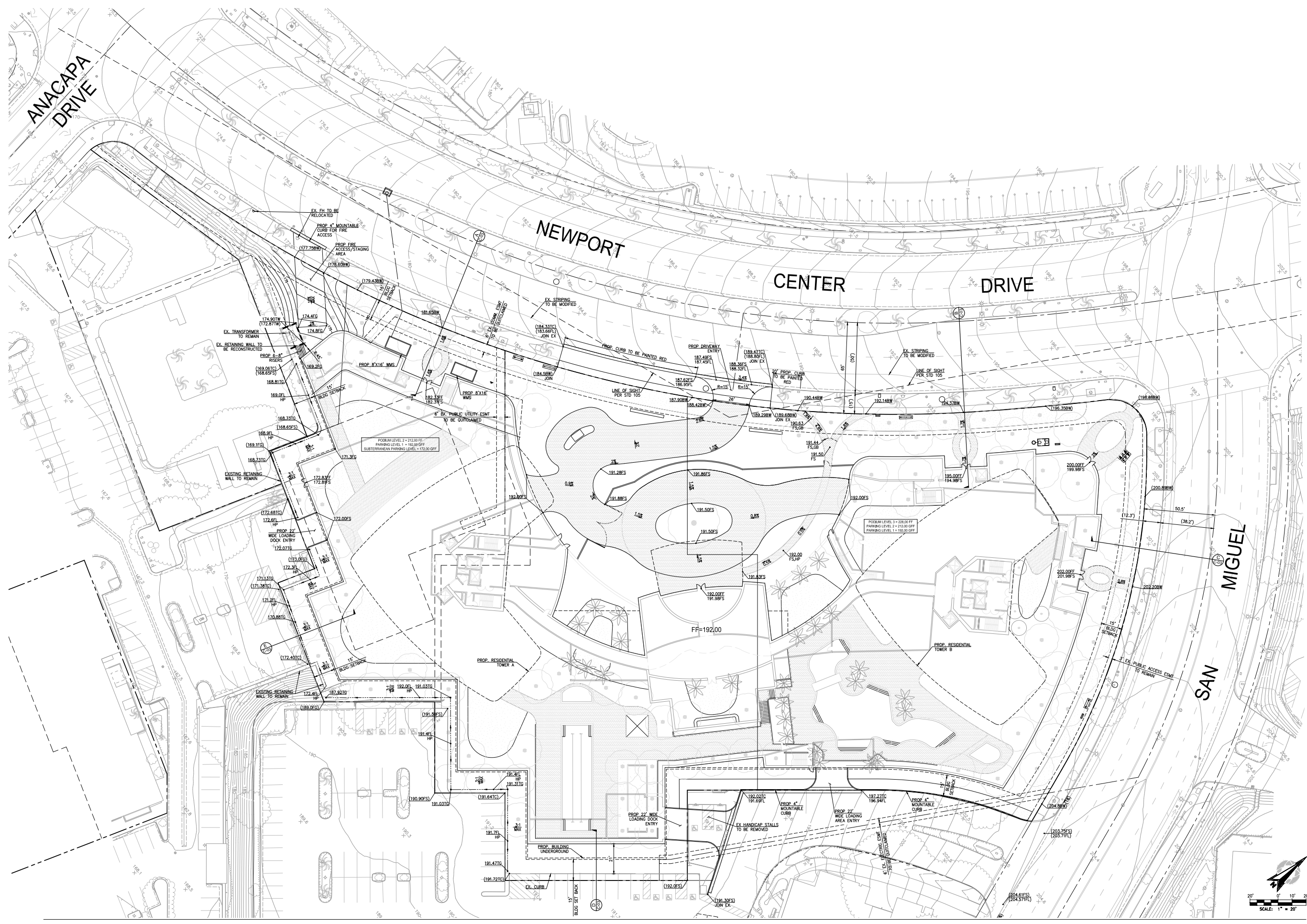
BASIS OF BEARINGS
BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE 1, 2017.00 PROCS. AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS SBCC AND PVPK, BEING N 63°40'-23".41" W AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

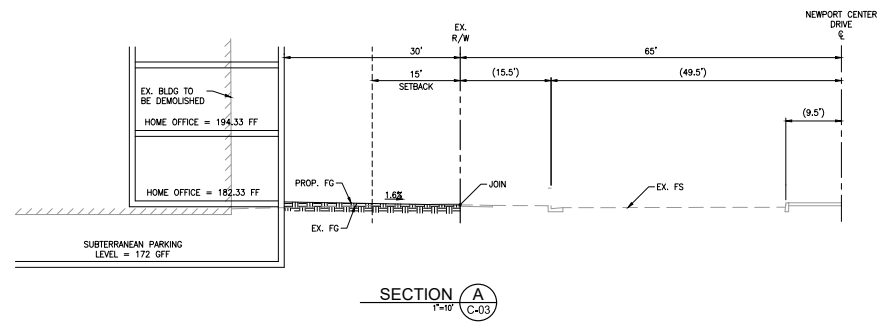
FLOOD ZONE
THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0401J, EFFECTIVE 12/03/2009.

EARTHWORK
CUT: 32,200 CY (RAW)
FILL: 2,300 CY (RAW)
NET: 29,900 CY (RAW) EXPORT
15% CONTINGENCY: 34,400 CY (RAW) EXPORT
QUANTITIES SHOWN ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. RAW QUANTITIES ONLY - DO NOT INCLUDE OVER-EXCAVATION, SHORING, BRACING, OR SPOILS FROM UTILITIES, RETAINING WALLS, OR FOOTINGS.

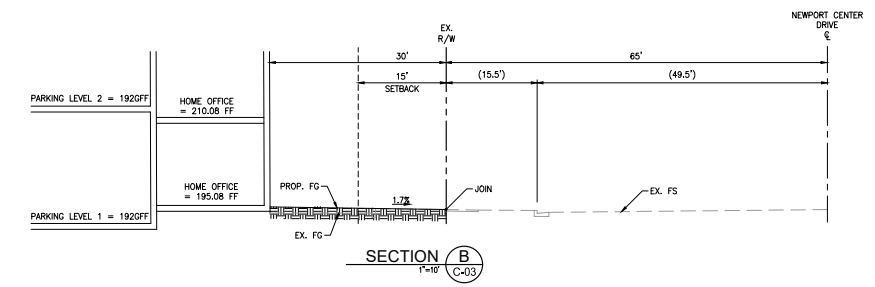
LEGEND	
	EXISTING 15' IRVINE COMPANY EASEMENT
	PORTION OF EXISTING 15' IRVINE COMPANY EASEMENT TO BE QUITCLAIMED



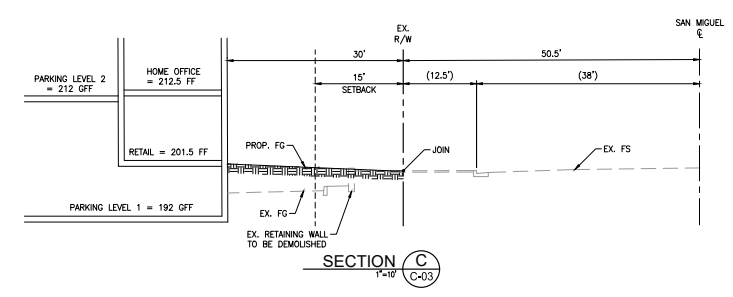




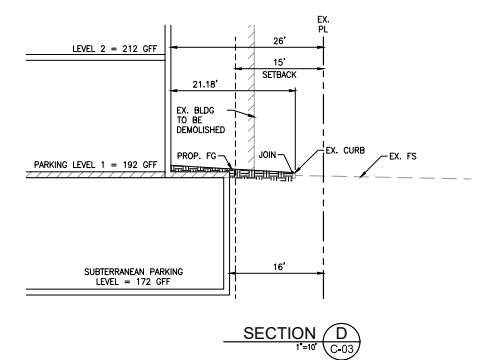
SECTION A
1"=10'
C-03



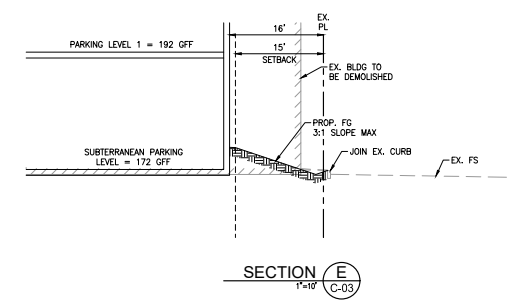
SECTION B
1"=10'
C-03



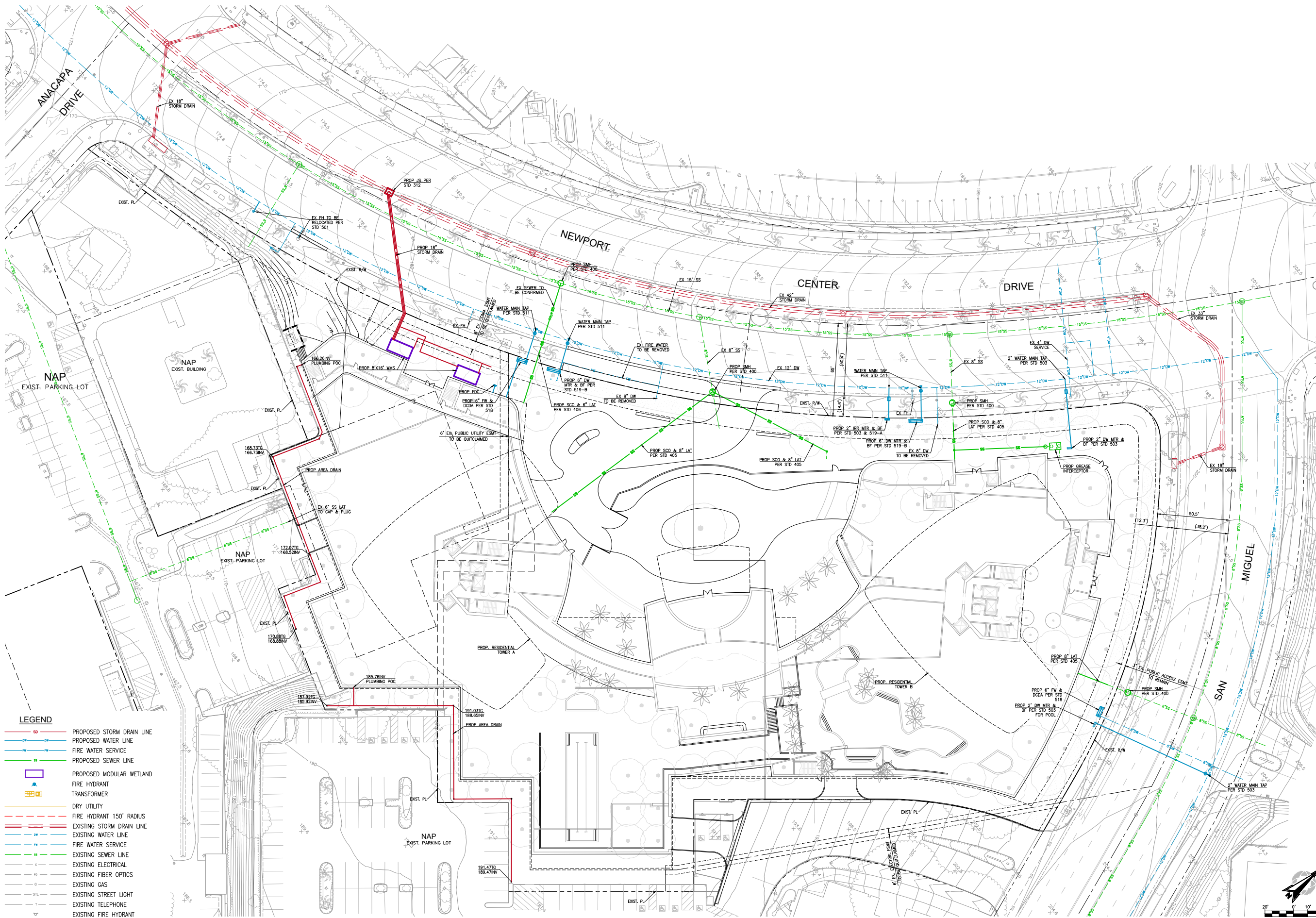
SECTION C
1"=10'
C-03



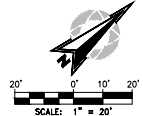
SECTION D
1"=10'
C-03



SECTION E
1"=10'
C-03



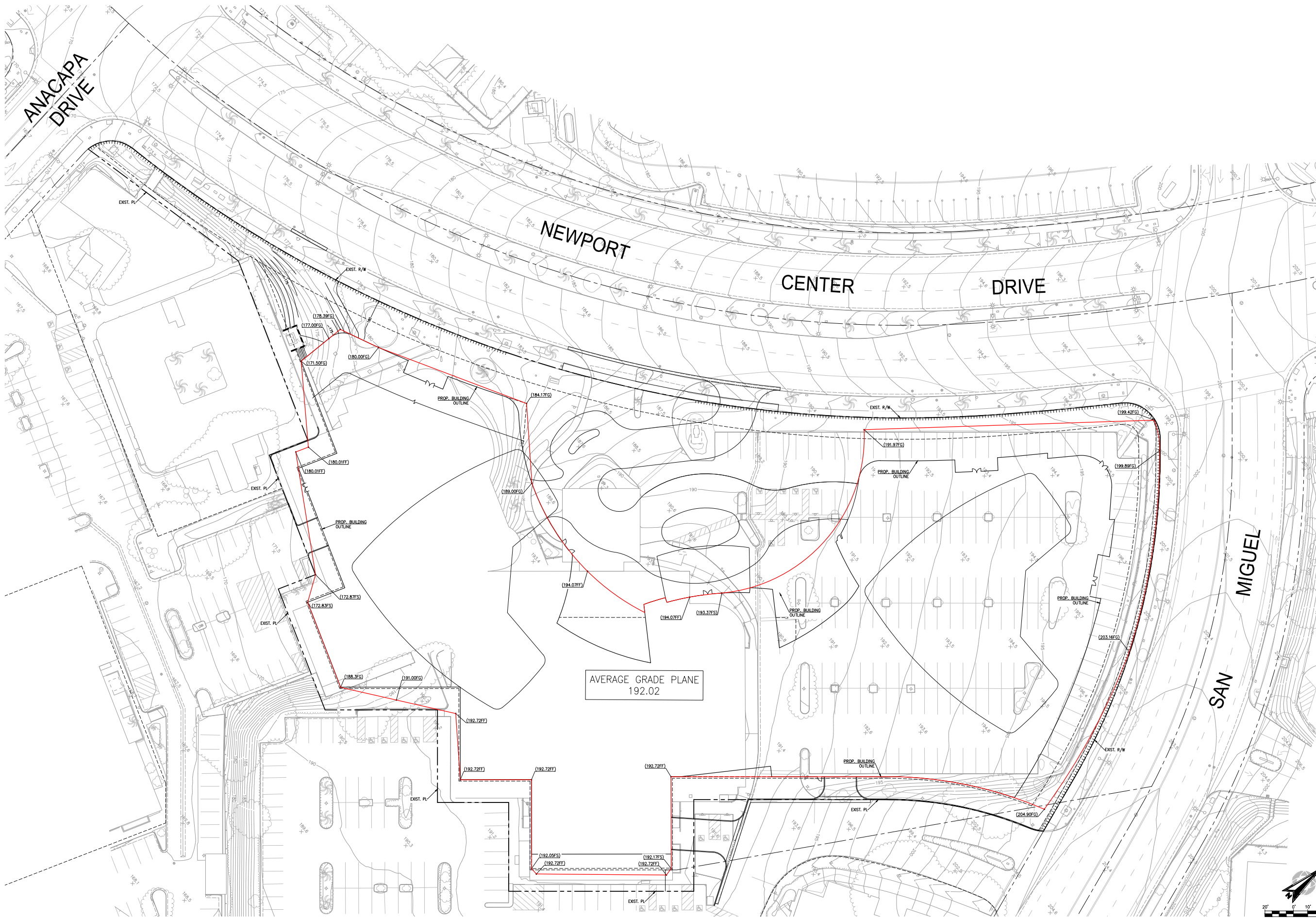
- LEGEND**
- PROPOSED STORM DRAIN LINE
 - PROPOSED WATER LINE
 - FIRE WATER SERVICE
 - PROPOSED SEWER LINE
 - PROPOSED MODULAR WETLAND
 - FIRE HYDRANT
 - TRANSFORMER
 - DRY UTILITY
 - - - FIRE HYDRANT 150' RADIUS
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER LINE
 - FIRE WATER SERVICE
 - EXISTING SEWER LINE
 - EXISTING ELECTRICAL
 - EXISTING FIBER OPTICS
 - EXISTING GAS
 - EXISTING STREET LIGHT
 - EXISTING TELEPHONE
 - EXISTING FIRE HYDRANT



SITE DEVELOPMENT REVIEW

300 NCD CONDOMINIUMS
 300 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA

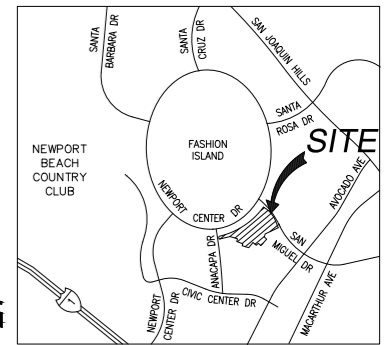
CONCEPTUAL UTILITY PLAN
 C-04



VESTING TENTATIVE TRACT MAP NO. 19407

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

(FOR LOT MERGER AND RESIDENTIAL CONDOMINIUM PURPOSES)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A:

PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT 94-16, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A DOCUMENT RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-0046155, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS.

APN: 442-091-16

PARCEL B:

PARCEL 2 OF THE PARCEL MAP 93-106, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 283, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632 OF OFFICIAL RECORDS.

APN: 442-161-16

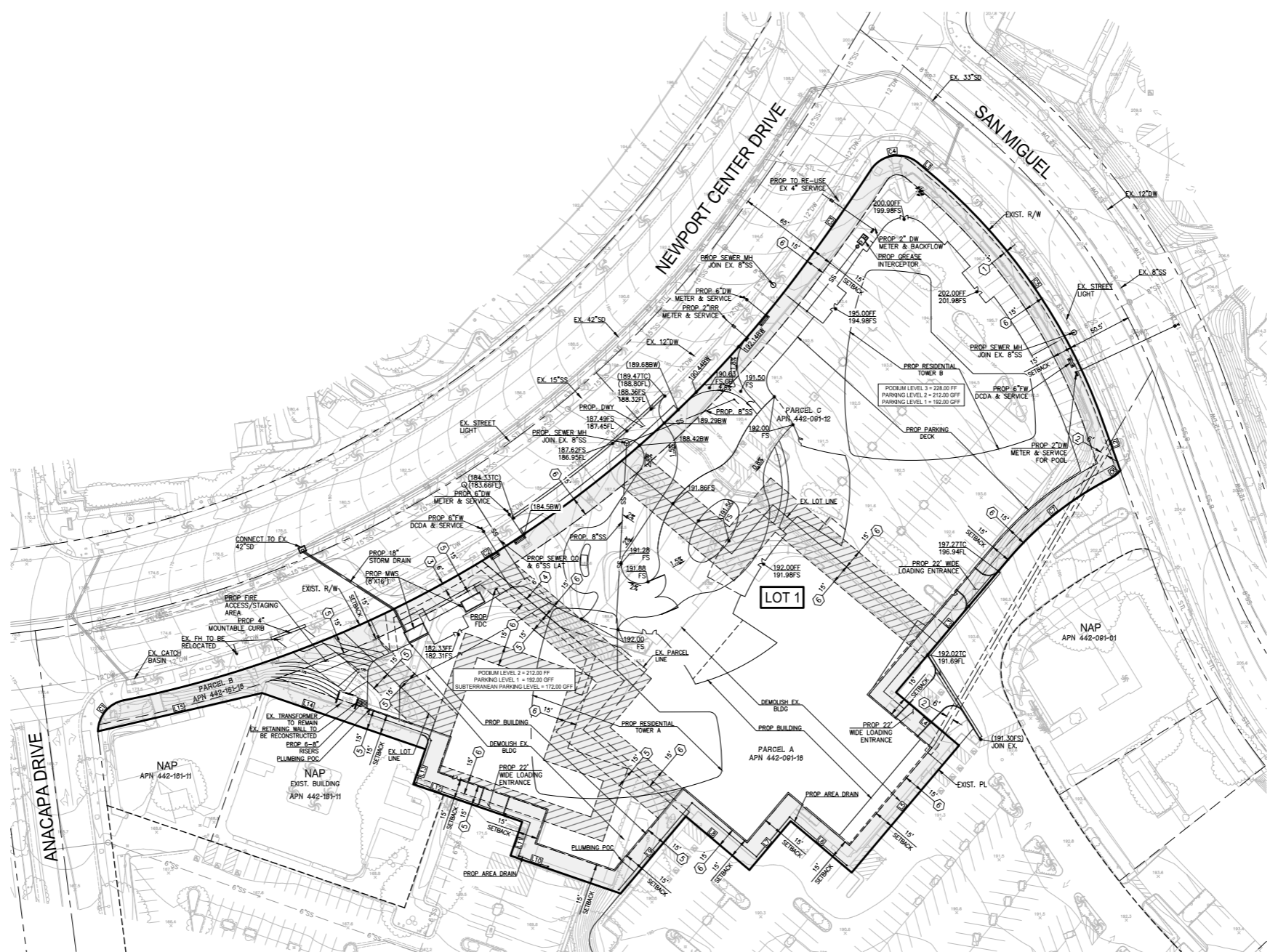
PARCEL C:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT LA-88-6 RECORDED JUNE 21, 1988 AS INSTRUMENT NO. 88-294186, OF OFFICIAL RECORDS.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

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APN: 442-091-12



LINE #	BEARING	DISTANCE
L1	N49°50'31"W	13.55'
L2	N19°45'01"W	42.53'
L3	S40°09'29"W	135.66'
L4	N49°50'31"W	64.38'
L5	S40°09'29"W	130.00'
L6	N49°50'31"W	62.38'
L7	S40°09'29"W	50.00'
L8	N49°50'31"W	65.00'

LINE #	BEARING	DISTANCE
L9	N40°09'29"E	78.94'
L10	N71°00'04"W	91.00'
L11	N18°59'56"E	28.00'
L12	N71°00'04"W	90.00'
L13	N18°59'56"E	29.00'
L14	S71°00'04"E	135.00'
L15	N78°51'01"E	131.55'

CURVE #	RADIUS	LENGTH	Δ
C1	25.00'	33.99'	77°53'38"
C2	869.94'	635.19'	41°50'05"
L11	118°59'56"E	101.70'	3°29'21"
C4	25.00'	42.25'	96°49'17"
C5	449.50'	236.08'	30°05'30"
C6	27.51'	9.85'	20°31'09"
C7	260.00'	103.00'	22°41'54"

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF WALK
C	CENTERLINE
CD	CLEANOUT
DW	DOMESTIC WATER
DWY	DRIVEWAY
E	EAST
EASMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
L	LENGTH
MWS	MODULAR WETLAND SYSTEM
N	NORTH
NAP	NOT A PART
PL	PROPERTY LINE
PROP	PROPOSED
R	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WEST

LEGEND

---	PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING LOT LINE
---	CENTERLINE
---	EASEMENT
---	STREET ACCESS RESTRICTION
---	BUILDING SETBACK
---	EXISTING STREET LIGHT
---	EXISTING DOMESTIC WATER
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	PROPOSED DOMESTIC WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	EXISTING 15' IRVINE COMPANY EASEMENT
---	PORTION OF EXISTING 15' IRVINE COMPANY EASEMENT TO BE QUITCLAIMED

SITE ADDRESS

300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

OWNER/SUB-DIVIDER

RELATED CALIFORNIA
18201 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
CONTACT: JONATHAN SHUM
PHONE: (949) 660-7272

GENERAL NOTES

- SITE ACREAGE (LOT 1): 4.17AC
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: RESIDENTIAL CONDOMINIUMS
- ZONING: HO-4
- A MAXIMUM OF 150 RESIDENTIAL CONDOMINIUMS ARE PROPOSED.
- SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- SEE LANDSCAPE PLANS FOR TREE PLANTING

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE V, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS SBCC AND FVPC, BEING N 63°40'23".41 W AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C04011, EFFECTIVE 12/03/2009.

UTILITY NOTES

- ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
- PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN NEWPORT CENTER DRIVE.
- DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ONSITE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND SYSTEM.

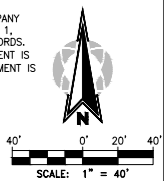
CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE, SUITE 100
IRVINE, CALIFORNIA 92618
(949) 474-1960



EXISTING EASEMENTS

- EASEMENT GRANTED TO THE CITY OF NEWPORT BEACH FOR PEDESTRIAN WALKWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED MAY 16, 1968 IN BOOK 8603, PAGE 890, OF OFFICIAL RECORDS TO BE PROTECTED IN PLACE.
- EASEMENT FOR POLE LINES AND CONDUITS AS SET FORTH IN BOOK 8826, PAGE 774, OF OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT FOR COMMUNICATION SYSTEMS AS SET FORTH IN BOOK 10005, PAGE 923, OF OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO SOUTH COAST EDISON FOR ELECTRICAL AND COMMUNICATION SYSTEMS ACCESS AS GRANTED IN A DOCUMENT RECORDED AUGUST 1, 1972 IN BOOK 10252, PAGE 851, OF OFFICIAL RECORDS TO BE QUITCLAIMED.
- NONEXCLUSIVE EASEMENTS GRANTED TO THE IRVINE COMPANY FOR VARIOUS PURPOSES PER DOCUMENT RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632, OF OFFICIAL RECORDS. PORTIONS TO BE QUITCLAIMED. (PORTION OF THE DOCUMENT IS BLANKET NATURE OVER PARCELS A AND B) (A 15' WIDE EASEMENT IS PLOTTED HEREON)
- NONEXCLUSIVE EASEMENTS GRANTED TO THE IRVINE COMPANY FOR VARIOUS PURPOSES PER DOCUMENT RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS. PORTIONS TO BE QUITCLAIMED. (PORTION OF THE DOCUMENT IS BLANKET NATURE OVER ALL PARCELS) (A 15' WIDE EASEMENT IS PLOTTED HEREON)



		VESTING TENTATIVE TRACT MAP NO. 19407 FOR LOT MERGER AND RESIDENTIAL CONDOMINIUM PURPOSES CITY OF NEWPORT BEACH	
15535 Sand Canyon Ave Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com		DATE: 02/04/2025 SCALE: AS SHOWN JOB NO.: 622-019 DRAWN: DT/MK CHECKED: OS SHEET 1 OF 1	

ASSESSOR PARCEL NUMBER:
442-091-12, 442-091-16, 442-161-16

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER AMENDED PRELIMINARY REPORT ORDER NO. 93247304, DATED MAY 13, 2025 AT 7:30, AMENDED: MAY 22, 2025, AMENDMENT NO. 2, AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, NEWPORT BEACH, CA (TITLE OFFICER: DAVID NOBLE, TELEPHONE: (949)724-3140). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

JOAN E. RANDOLPH THREE, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, RUOFF PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, AND EDWARDS AFFILIATED HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, AS TENANTS IN COMMON

LEGAL DESCRIPTION:

PARCEL A:
PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT 94-16, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A DOCUMENT RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-0046155, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

PARCEL B:
PARCEL 2 OF PARCEL MAP 93-106, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 283, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES;

WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632 OF OFFICIAL RECORDS.

PARCEL C:
PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT LLA-88-6 RECORDED JUNE 21, 1988 AS INSTRUMENT NO. 88-294186, OF OFFICIAL RECORDS.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS.

PARCEL D:
NONEXCLUSIVE EASEMENTS ON, OVER AND ACROSS THE LAND AS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" (BLOCK 200 - DESIGN PLAZA) RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-632704 OF OFFICIAL RECORDS, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND INCORPORATED HEREIN BY THIS REFERENCE (THE "BLOCK 200 REA").

PARCEL E:
NONEXCLUSIVE EASEMENTS ON, OVER AND ACROSS THE LAND AS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" (BLOCK 300 - NEWPORT CENTER) RECORDED NOVEMBER 14, 1991 AS DOCUMENT NO. 91-621555 OF OFFICIAL RECORDS, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND INCORPORATED HEREIN BY THIS REFERENCE (THE "BLOCK 300 REA").

PARCEL F:
NONEXCLUSIVE EASEMENT FOR PARKING AS SET FORTH IN THAT CERTAIN INSTRUMENT "DECLARATION OF PARKING RIGHTS AND GRANT OF EASEMENT (BLOCK 300 NEWPORT CENTER)", RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289965 OF OFFICIAL RECORDS, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL G:
NONEXCLUSIVE EASEMENT FOR PARKING AS SET FORTH IN THAT CERTAIN INSTRUMENT "DECLARATION OF PARKING RIGHTS AND GRANT OF EASEMENT (BLOCK 300 NEWPORT CENTER)", RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289966 OF OFFICIAL RECORDS, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL H:
AN EASEMENT FOR THE BENEFIT OF THE LAND AS A RESULT OF MINOR ENCROACHMENTS OF EXISTING STRUCTURES AS SET FORTH IN THE DEED RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968 OF OFFICIAL RECORDS, OVER THE FOLLOWING:

THAT PORTION OF PARCEL 2 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 60, PAGE 36 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID PARCEL NORTH 40° 09' 33" EAST 18.00 FEET;
THENCE NORTH 32° 15' 33" WEST 67.53 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 2, SAID POINT DISTANT THEREON 38.40 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SAID PARCEL 1;
THENCE SOUTH 40° 09' 33" WEST 38.40 FEET TO SAID NORTHEASTERLY LINE;
THENCE SOUTH 49° 50' 27" EAST 64.38 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS:

ITEMS SHOWN AS (E) HAVE BEEN PLOTTED ON THE SURVEY.

- A. TAXES
- B.-D. INTENTIONALLY DELETED.
- E. TITLE COMPANY NOTE. (NON-SURVEY MATTER)
- F. TAXES
- 1. WATER RIGHTS, CLAIMS OR TITLE WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2. A PERPETUAL AIR OR FLIGHT EASEMENT, SOMETIMES REFERRED TO AS AVIGATION RIGHTS, SAID EASEMENTS AND RIGHTS BEING MORE PARTICULARLY DESCRIBED AND DEFINED IN AND GRANTED TO THE COUNTY OF ORANGE BY DEED RECORDED MARCH 17, 1964 IN BOOK BOOK 6965, PAGE 721, OF OFFICIAL RECORDS. (BLANKET OVER ALL PARCELS)
- 3. EASEMENT FOR PEDESTRIAN WALKWAY PURPOSES PER DOCUMENT RECORDED MAY 16, 1968 IN BOOK 8603, PAGE 890, OF OFFICIAL RECORDS.
- 4. EASEMENT FOR POLE LINES AND CONDUI TS PURPOSES PER DOCUMENT RECORDING NO. 16807, IN BOOK 8626 PAGE 774, OF OFFICIAL RECORDS.
- 5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 6, 1969 IN BOOK 8837, PAGE 204, OF OFFICIAL RECORDS. (BLANKET OVER PARCELS C, E AND G)
- 6. INTENTIONALLY DELETED.
- 7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS PURPOSES PER DOCUMENT RECORDED MAY 6, 1970 IN BOOK 9283, PAGE 337, OF OFFICIAL RECORDS.
- 8. 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, RECORDED MAY 6, 1970 IN BOOK 9283, PAGE 352, OF OFFICIAL RECORDS. (LIMITS ACCESS TO ABUTTING RIGHT-OF-WAY - PLOTTED AS [REDACTED])
- 9. EASEMENT FOR PARKING, INGRESS AND EGRESS PURPOSES PER DOCUMENTS RECORDED JULY 28, 1970 IN BOOK 9358, PAGE 288, JULY 29, 1970 IN BOOK 9359, PAGES 548, 552, 555, AND 558, AUGUST 10, 1970 IN BOOK 9370, PAGE 660 AND SEPTEMBER 11, 1970 IN BOOK 9400, PAGE 675, ALL OF OFFICIAL RECORDS. (BLANKET OVER PARCELS E, G AND H)
- 10. INTENTIONALLY DELETED.
- 11. 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, RECORDED OCTOBER 20, 1971 IN BOOK 9855, PAGE 352, OF OFFICIAL RECORDS. (LIMITS ACCESS TO ABUTTING RIGHT-OF-WAY - PLOTTED AS [REDACTED])
- 12. EASEMENT FOR COMMUNICATION SYSTEMS PURPOSES PER DOCUMENT RECORDED FEBRUARY 17, 1972 IN BOOK 10005, PAGE 923, OF OFFICIAL RECORDS.
- 13. EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED AUGUST 1, 1972 IN BOOK 10252, PAGE 851, OF OFFICIAL RECORDS.
- 14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 24, 1974, RECORDING NO. 23660, IN BOOK 11203, PAGE 1172, OF OFFICIAL RECORDS. (BLANKET OVER PARCELS C, E AND G)
- 15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 89-318833, OF OFFICIAL RECORDS. (BLANKET OVER PARCELS C, E AND G)
- 16. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, RECORDED NOVEMBER 14, 1991 AS INSTRUMENT NO. 91-621555 AND MARCH 24, 1995 AS INSTRUMENT NO. 95-0119007, BOTH OF OFFICIAL RECORDS. (BLANKET OVER PARCELS C, E, G AND H)
- 17. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-632704, MAY 1, 1992 AS INSTRUMENT NO. 92-289965, JUNE 24, 1993 AS INSTRUMENT NO. 93-422625, JULY 20, 1993, AS INSTRUMENT NO. 93-0483471 AND JUNE 6, 1995 AS INSTRUMENT NO. 95-0239267, ALL OF OFFICIAL RECORDS. (BLANKET OVER PARCELS B, D AND F)
- 18. INTENTIONALLY DELETED.
- 19. INTENTIONALLY DELETED.
- 20. MATTERS CONTAINED IN THOSE CERTAIN DOCUMENTS RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289966 AND MARCH 24, 1995 AS INSTRUMENT NO. 95-0119007, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE OVER PARCELS B, D AND F)
- 21. NONEXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES PER DOCUMENT RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289968, OF OFFICIAL RECORDS. (PORTION OF DOCUMENT IS BLANKET IN NATURE OVER ALL PARCELS) (A 15' WIDE EASEMENT IS PLOTTED HEREON)
- 22. ANY MATTERS OR REQUIREMENTS AS DISCLOSED BY THE IMPROVEMENT CERTIFICATE SHOW ON PARCEL MAP NO. 93-106 FILED IN BOOK 283, PAGES 41 AND 42 OF PARCEL MAPS. (BLANKET OVER PARCELS B, D AND F)
- 23. NONEXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES PER DOCUMENT RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632, OF OFFICIAL RECORDS. (PORTIONS OF THE DOCUMENT IS BLANKET IN NATURE OVER PARCELS A AND B) (A 15' WIDE EASEMENT IS PLOTTED HEREON)
- 24. NONEXCLUSIVE EASEMENTS AS SET FORTH IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-632704 AND RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632, BOTH OF OFFICIAL RECORDS. (BLANKET OVER PARCELS B, D AND F)
- 25. NONEXCLUSIVE EASEMENT FOR PARKING AS SET FORTH IN THOSE CERTAIN DOCUMENTS RECORDED MAY 1, 1992 AS INSTRUMENT NO. 92-289965 AND RESERVED IN DEED RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 94-0690632, BOTH OF OFFICIAL RECORDS. (BLANKET OVER PARCELS B, D AND F)
- 26. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT RECORDED JULY 6, 2000 AS INSTRUMENT NO. 2000-353894, OF OFFICIAL RECORDS. (BLANKET OVER ALL PARCELS)
- 27. A DEED OF TRUST RECORDED JUNE 2, 2020 AS INSTRUMENT NO. 2020000248638, MODIFIED PER DOCUMENT RECORDED SEPTEMBER 1, 2023 AS INSTRUMENT NO. 2023000214893 AND THE EFFECT OF A FULL RECOVERANCE RECORDED DECEMBER 27, 2023 AS INSTRUMENT NO. 2023000316834, ALL OF OFFICIAL RECORDS. (BLANKET OVER ALL PARCELS)
- 28. AN ASSIGNMENT, RECORDED 2020-248639 OF OFFICIAL RECORDS.
- 29. SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JUNE 8, 2020 AS INSTRUMENT NO. 2020-259066, RECORDED 2020-259066, RECORDED 2020-248638, ALL OF OFFICIAL RECORDS. (BLANKET OVER ALL PARCELS)
- 30. INTENTIONALLY DELETED
- 31-35. TITLE COMPANY NOTES.

BASIS OF BEARINGS:

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS SBCC AND FVFK, BEING IN 63°-40'-23.41" W AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

AERIAL PHOTO AND TOPOGRAPHIC SURVEY NOTE:

AERIAL TOPOGRAPHIC MAPPING AND WAS FLOWN ON MARCH 20, 2025 AND IS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO AN APPROPRIATE OR ACCEPTABLE ACCURACY RELATIVE TO THE BOUNDARY. TOPOGRAPHIC MAPPING WAS PRODUCED TO 20-SCALE, 1 FT CONTOUR ACCURACY.

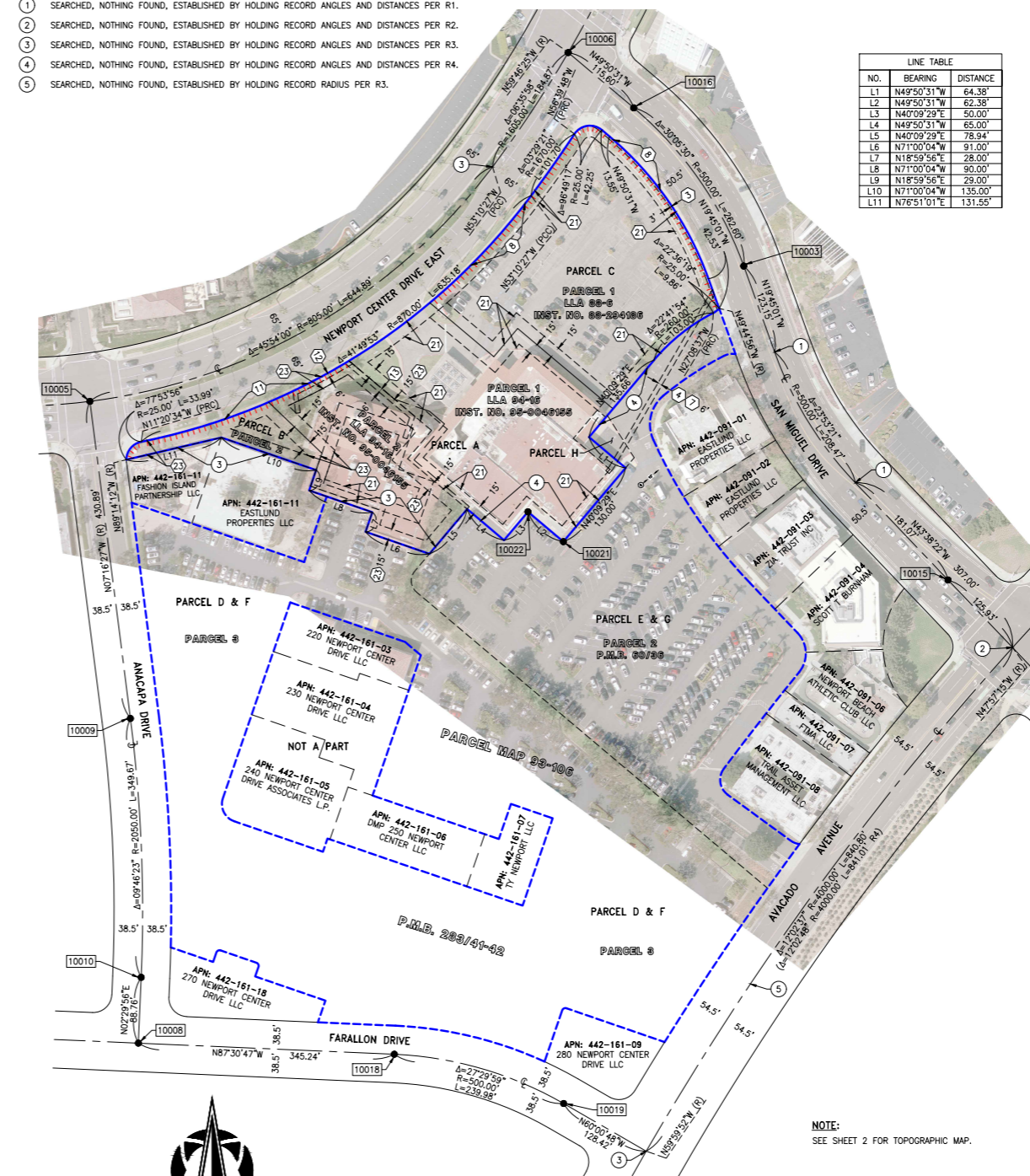
SURVEYOR'S NOTE:

ALL MEASUREMENTS SHOWN HEREON ARE RECORD PER R1, R2, R3 AND R4 UNLESS OTHERWISE NOTED.

BOUNDARY AND ESTABLISHMENT NOTES:

- 10003 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R1, DOWN 0.8'.
- 10005 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10006 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R1, DOWN 1.0'.
- 10008 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10009 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10010 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10015 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R2, DOWN 1.0'.
- 10016 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R1, DOWN 1.0'.
- 10018 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10019 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
- 10021 FOUND NAIL AND TAG "LS 3200", NO REFERENCE, N24°56'12"E 0.28' FROM PROPERTY CORNER, FLUSH IN TOP OF CURB.
- 10022 FOUND NAIL AND TAG "RCE 26564", NO REFERENCE, N21°59'08"E 0.27' FROM PROPERTY CORNER, FLUSH IN TOP OF CURB.

- 1 SEARCHED, NOTHING FOUND, ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES PER R1.
- 2 SEARCHED, NOTHING FOUND, ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES PER R2.
- 3 SEARCHED, NOTHING FOUND, ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES PER R3.
- 4 SEARCHED, NOTHING FOUND, ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES PER R4.
- 5 SEARCHED, NOTHING FOUND, ESTABLISHED BY HOLDING RECORD RADIUS PER R3.



RECORD REFERENCES:

- R1 P.M.B. 25/1
- R2 TRACT NO. 10625, M.M. 481/6-9
- R3 PARCEL MAP NO. 93-106, P.M.B. 283/41-42
- R4 P.M.B. 60/36

LINE LEGEND:

- SUBJECT PROPERTY LINES
- PARCEL LINES
- APPURTENANT EASEMENT LINES
- APPURTENANT EASEMENT PARCEL LINES
- RIGHT OF WAY LINES
- CENTERLINES
- EASEMENT LINES
- ADJACENT PROPERTY LINES
- RELINQUISHED ACCESS RIGHTS

LINE TABLE with columns: NO., BEARING, DISTANCE. Lists lines L1 through L11 with specific bearings and distances.

ALTA/NSPS TABLE A ITEMS:

- ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 300 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA.
- ITEM 3 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 (FRM) COMMUNITY PANEL NUMBER 0605900401J, REVISED DATE: DECEMBER 3, 2009.
- ITEM 4 THE GROSS LAND AREA IS: 4.167 ACRES
- ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:
BM NO.: 3K-46-91 ELEV.: 95.484' (OCS BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-46-91", SET IN THE WESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND NEWPORT CENTER DRIVE, 65 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 185 FT. NORTHWESTERLY OF THE CENTERLINE OF NEWPORT CENTER DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
CONTOUR INTERVAL=1'

ITEM 6(g) AS STATED IN ORDINANCE NO. 2024-16, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN 6TH CYCLE HOUSING ELEMENT PA2022-0245, DATED SEPTEMBER 24, 2024, PROVIDED BY THE CLIENT, THE CURRENT ZONING CLASSIFICATION IS HO-4, HOUSING OPPORTUNITY ZONING DISTRICT - NEWPORT CENTER AREA, PER THE CITY OF NEWPORT BEACH.

SETBACK REQUIREMENTS:
NO SETBACK REQUIREMENTS

HEIGHT RESTRICTIONS:
32 FEET WITH FLAT ROOF, 37 FEET WITH SLOPED ROOF

FLOOR SPACE AREA RESTRICTIONS:
SUBTYPE AREA RATIO - NO RESTRICTIONS
COMMON OPEN SPACE - MINIMUM 75 SQUARE FEET PER DWELLING UNIT (MINIMUM DIMENSION: 15 FEET)
PRIVATE OPEN SPACE - 5% OF GROSS FLOOR AREA FOR EACH UNIT (MINIMUM DIMENSION: 6 FEET)

PARKING REQUIREMENTS:
RESIDENTIAL (RENTAL):
SUBTYPE REQUIREMENT PER UNIT
STUDIO 1.1 SPACES
1 BEDROOM 1.5 SPACES
2 BEDROOMS 1.8 SPACES
3 BEDROOMS 2.0 SPACES
VISITOR PARKING 0.3 SPACES

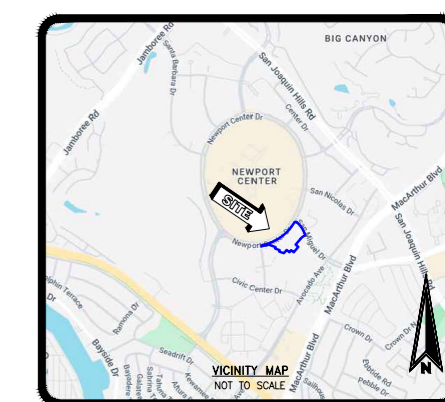
RESIDENTIAL (OWNERSHIP):
SUBTYPE REQUIREMENT PER UNIT
STUDIO 1.4 SPACES
1 BEDROOM 1.8 SPACES
2 BEDROOMS 1.8 SPACES
3 BEDROOMS 2.0 SPACES
VISITOR PARKING 0.3 SPACES

ITEM 6(b) THERE ARE NO SETBACK REQUIREMENTS.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED MARCH 20, 2025 AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN MARCH 2025.

THE HORIZONTAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 12.5-CM (0.41-FT) RMSEZ / RMSEZ HORIZONTAL ACCURACY CLASS WHICH EQUATES TO POSITIONAL HORIZONTAL ACCURACY = +/- 30.6-CM (1.00-FT) A 95% CONFIDENCE LEVEL.
THE VERTICAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 10-CM (0.33-FT) RMSEZ VERTICAL ACCURACY CLASS EQUATING TO NON-VEGETATED VERTICAL ACCURACY (NVA) = +/- 19.6-CM (0.64 FT) AT 95% CONFIDENCE LEVEL AND VEGETATED VERTICAL ACCURACY (VA) = +/- 30-CM (0.98-FT) AT THE 95TH PERCENTILE.



SURVEYOR'S CERTIFICATE:

TO: TRAIL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; RELATED CALIFORNIA AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD TITLE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 13 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 20, 2025.

Kurt R. Troxell, L.S. 7854 DATE 2/26/2026
EMAIL: ktroxell@fuscoe.com



NOTE:
SEE SHEET 2 FOR TOPOGRAPHIC MAP.

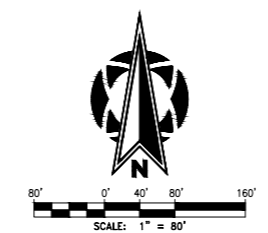


Table with columns: NO., DATE, REVISION. Lists two revisions: 1. 2/25/2026 EXCEPTION 23 - 15 WIDE EASEMENT PLOTTED; 2. 2/26/2026 UPDATED SURVEY PER AMENDED TITLE REPORT.

FUSCOE ENGINEERS & SURVEYORS
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ALTA/NSPS LAND TITLE SURVEY
DATE: 4/7/2025
of: 300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
for: RELATED CALIFORNIA
18201 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
FN: 0622-019AL
JN: 0622-019-01
DRAWN BY: PC
CHECKED BY: KRT
SHEET 1 OF 2

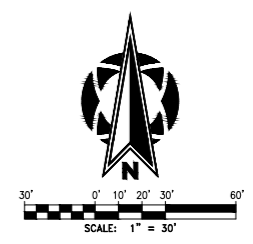
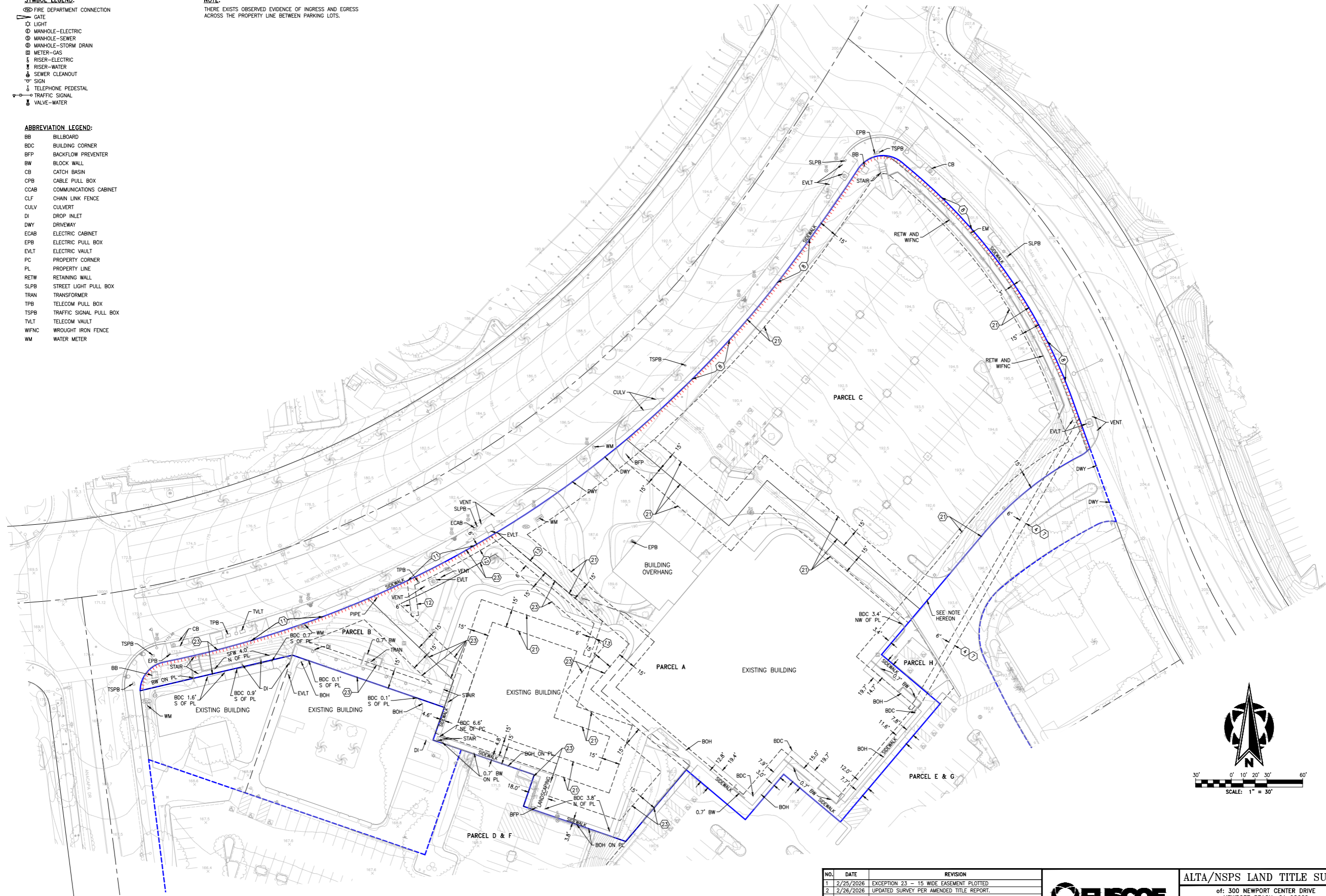
ALTA/NSPS LAND TITLE SURVEY

TOPOGRAPHIC MAP

- SYMBOL LEGEND:**
- ⊕ FIRE DEPARTMENT CONNECTION
 - GATE
 - ⊙ LIGHT
 - ⊙ MANHOLE-ELECTRIC
 - ⊙ MANHOLE-SEWER
 - ⊙ MANHOLE-STORM DRAIN
 - ⊙ METER-GAS
 - ⊙ RISER-ELECTRIC
 - ⊙ RISER-WATER
 - ⊙ SEWER CLEANOUT
 - ⊙ SIGN
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ TRAFFIC SIGNAL
 - ⊙ VALVE-WATER

NOTE:
THERE EXISTS OBSERVED EVIDENCE OF INGRESS AND EGRESS
ACROSS THE PROPERTY LINE BETWEEN PARKING LOTS.

- ABBREVIATION LEGEND:**
- BB BILLBOARD
 - BDC BUILDING CORNER
 - BFP BACKFLOW PREVENTER
 - BW BLOCK WALL
 - CB CATCH BASIN
 - CPB CABLE PULL BOX
 - CCAB COMMUNICATIONS CABINET
 - CLF CHAIN LINK FENCE
 - CULV CULVERT
 - DI DROP INLET
 - DWY DRIVEWAY
 - ECAB ELECTRIC CABINET
 - EPB ELECTRIC PULL BOX
 - EVLV ELECTRIC VAULT
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - RETW RETAINING WALL
 - SLPB STREET LIGHT PULL BOX
 - TRAN TRANSFORMER
 - TPB TELECOM PULL BOX
 - TSPB TRAFFIC SIGNAL PULL BOX
 - TVLT TELECOM VAULT
 - WIFNC WROUGHT IRON FENCE
 - WM WATER METER



NO.	DATE	REVISION
1	2/25/2026	EXCEPTION 23 - 15' WIDE EASEMENT PLOTTED
2	2/26/2026	UPDATED SURVEY PER AMENDED TITLE REPORT.

ORIGINAL ISSUE DATE: 4/15/2025

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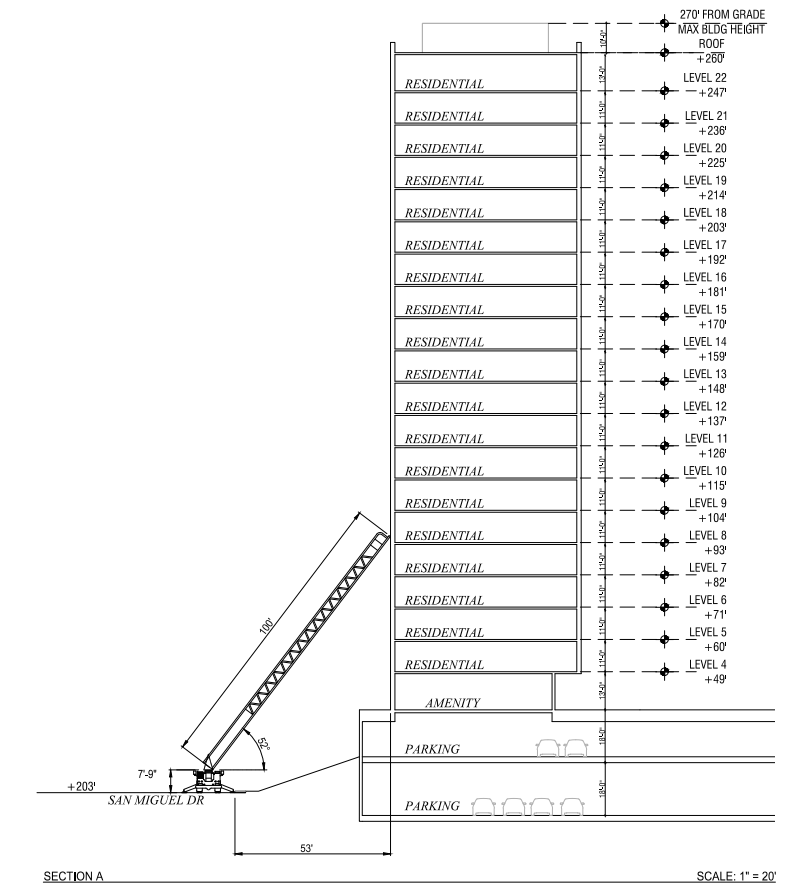
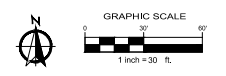
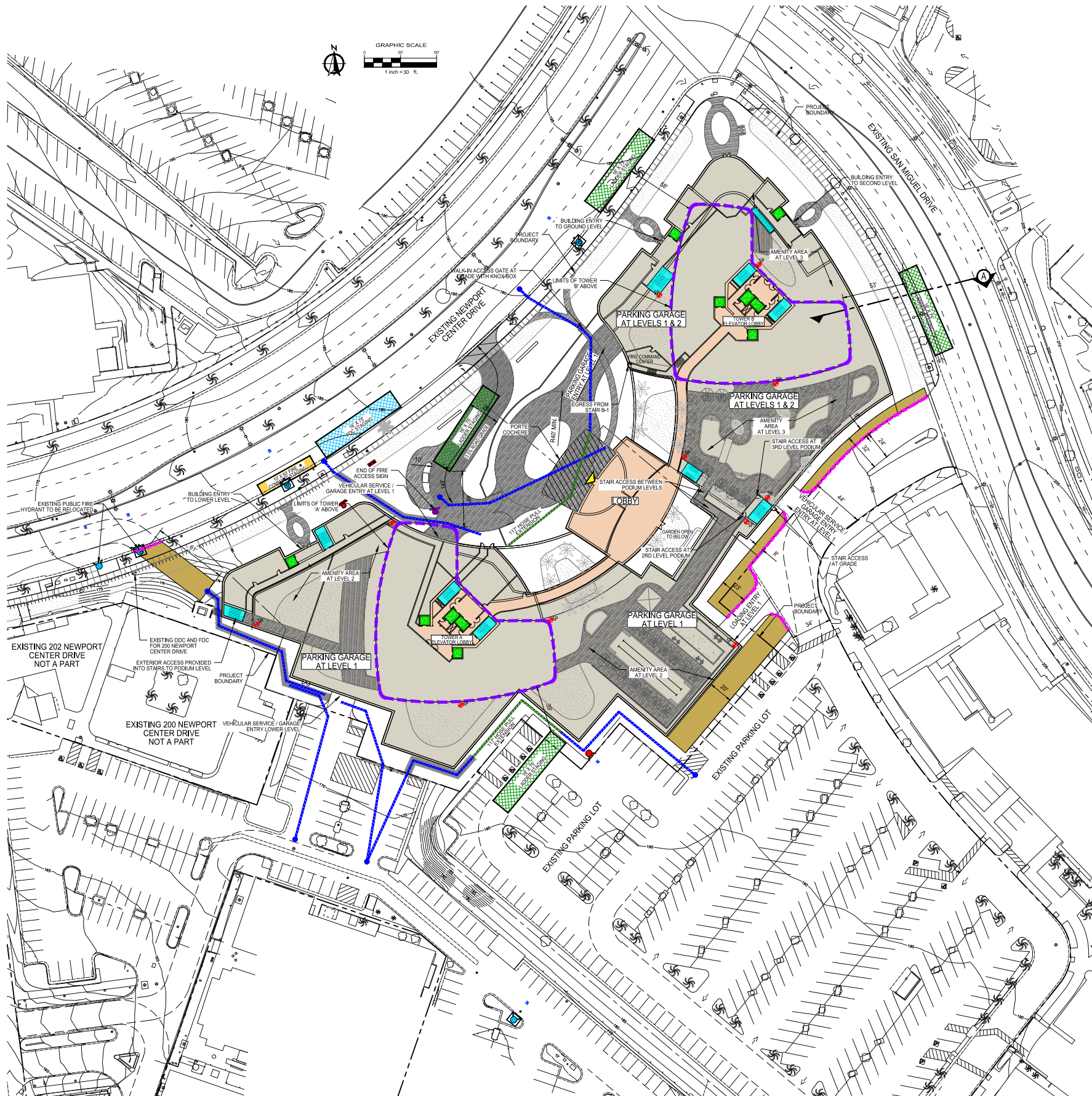
ALTA/NSPS LAND TITLE SURVEY

of: 300 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

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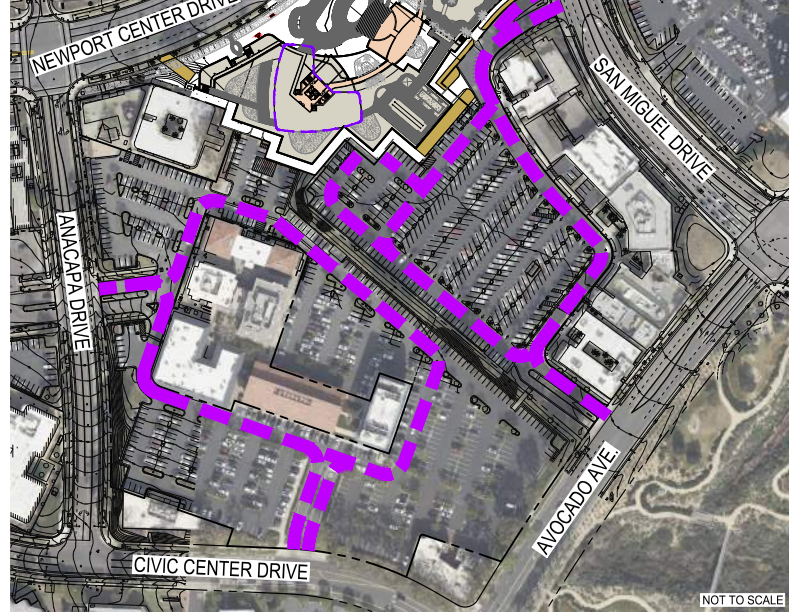
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JN: 0622-019-01
DRAWN BY: PC
CHECKED BY: KRT
SHEET 2 OF 2

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SECTION A SCALE: 1" = 20'

OFF-SITE FIRE DEPARTMENT DRIVABLE ACCESS



- LEGEND**
- EXISTING PUBLIC FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED PUBLIC FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED PRIVATE FIRE HYDRANT WITH BLUE MARKER
 - PROPOSED NET STANDPIPES PROVIDED ON 2ND AND 3RD LEVEL POOLUM DECKS, FINAL DESIGN AND LOCATIONS AS PART OF A DEFERRED SUBMITTAL, WITH STANDPIPES LOCATED NO MORE THAN 200' APART MEASURED ALONG A WALKABLE PATH
 - PROPOSED DOUBLE DETECTOR CHECK
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE ACCESS ROADWAY MEETING NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - PROPOSED ENTRY THAT IS NOT A PART OF FIRE ACCESS, BUT SHALL MEET NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - PROPOSED DEDICATED FIRE ACCESS LANES MEETING NFPA WEIGHT REQUIREMENTS OF 72,000LBS
 - INDICATES PROPOSED 4" MOUNTABLE CURB MEETING NFPA WEIGHT REQUIREMENTS
 - PROPOSED WALKABLE FIRE FIGHTER PATH OF TRAVEL AT GRADE, FINAL DESIGN SHALL BE PROVIDED AS PART OF A FUTURE FIRE MASTER PLAN AS A DEFERRED SUBMITTAL
 - 150' HOSE PULL REACH FROM FIRE ACCESS DRIVES
 - ACCESS PATH BEYOND 150' HOSE PULL
 - INDICATES INTERIOR PORTIONS OF PROPOSED BUILDINGS AT LEVEL 1
 - INDICATES PARKING GARAGE AT LEVEL 1
 - INDICATES PORTE COCHERE
 - INDICATES STAIR LOCATIONS
 - INDICATES ELEVATOR LOCATIONS
 - INDICATES LIMITS OF THE TOWERS ABOVE
 - INDICATES BUILDING LOBBY ENTRY AT GRADE
 - INDICATES FIRE DEPARTMENT STAGING AREA
 - INDICATES FIRE COMMAND STAGING AREA
 - INDICATES AERIAL TRUCK LADDER STAGING LOCATIONS, TWO (2) FOR EACH TOWER
 - INDICATES FIRE DEPARTMENT PATH OF TRAVEL WITH A 20' INSIDE TURNING RADIUS AND 40' OUTSIDE RADIUS
 - INDICATES FIRE DEPARTMENT DRIVABLE PATH OF TRAVEL THROUGH EXISTING PARKING LOTS
 - INDICATES SECTION LOCATIONS

PREPARED BY
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