



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

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Memorandum

To: Planning Commission
From: Liz Westmoreland, AICP, Principal Planner
Date: March 4, 2026
Re: Item No. 2 – 300 Newport Center Drive Condominiums (PA2025-0102)
Supplemental Attachment

Attached to this memo are revisions to the draft conditions of approval contained within Exhibit “E” (Conditions of Approval) of Attachment No. PC1 (Draft Resolution with Findings and Conditions) of the Staff Report.

Additionally, the Applicant has provided revised Civil Sheets to address minor corrections related to existing easements. These sheets would amend Attachment No. PC4 (Plans) of the Staff Report and are attached to this memo.

EXHIBIT "E"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, landscape plan, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval). Minor changes to the approved development may be approved by the Community Development Director, pursuant to Newport Beach Municipal Code Section 20.54.070 (Changes to an Approved Project). By way of example, a change to the floor plans or square footage ranges would be considered minor changes provided the Project was within the allowed height limit, and in compliance with the parking, Objective Design Standards, and density range under the Housing Opportunity (HO) Overlay Zoning District.
2. Any substantial modification to the approved Site Development Review plans, as determined by the Community Development Director, shall require an amendment to this Site Development Review application or the processing of a new application.
3. The Project is subject to compliance with all applicable submittals approved by the City of Newport Beach ("City") and all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this approval.
5. *The use of the home office condominiums shall be subject to the following restrictions:*
 - a. *Sale and ownership shall only be limited to those persons who own a condominium unit within the building.*
 - b. *The home offices shall not be subleased to another user.*
 - c. *Customers and clients shall not visit the home offices without a prior appointment. Any customers or clients of the home offices shall park on-site within one of the visitor parking spaces.*
 - d. *No staff shall be permitted for the home offices unless additional parking is provided.*
 - e. *The HOA shall be responsible for monitoring use of the home offices ~~and shall restrict use of the home offices if parking is determined to be inadequate to accommodate the needs of the home office uses in the future.~~ The use of the home offices shall remain consistent with the assumptions identified in the*

Parking Study prepared by Gibson Transportation Consulting, Inc. dated January 29, 2026.

- f. The covenants, conditions and restrictions (CC&Rs) for the property shall include the aforementioned restrictions. Prior to permit issuance the issuance of Temporary Temporary or Final Certificate of Occupancy, the Applicant shall provide proof that this condition has been incorporated into the CC&Rs for the Property.*
- 6. The Applicant shall comply with all conditions imposed by the FAA or ALUC, as applicable. The City's approval of the Project does not relieve the Applicant of compliance with other State or Federal regulations.*
- 7. Use of the future retail/café space shall be subject to the requirements of NBMC Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements). Future conversion of the retail/café space to a residential amenity-, lobby, or additional home office would be substantially conforming to this approval.*
- 8. A portion of the 12 surplus parking spaces for residential use shall be made available for use by staff of the proposed retail/café use. Conversion of the retail/café space to another use shall be reviewed by the Community Development Department Director for compliance with this condition. This condition may be waived if the proposed use of the retail/café space is modified and results in a lower parking demand.*
- 9. All staff of the Project (e.g. valet, maintenance, concierge, etc.) shall park on-site.*
- 10. This Major Site Development Review and Conditional Use Permit shall expire and become void unless exercised within seven years from the date of approval of Resolution No. PC2026-~~##~~-004 to coincide with the expiration of Vesting Tentative Tract Map No. 19407 as provided in Condition No. 4220.*
- 11. A copy of the Resolution, including conditions of approval Exhibit "E" shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.*
- 12. The proposed residential component of the development shall consist of 150 condominium units. The number of condominium units may be reduced by the Applicant provided the total number of units meets the 20 to 50 dwelling units per acre density requirement under the HO Overlay Zoning District. Future reduction of units below 150 dwelling units, but within the 20 to 50 dwelling units per acre density requirement, would be substantially conforming to this approval.*
- 13. The maximum height of the residential structures shall be 270 feet as measured from the established grade. No building or any portion of structure, architectural feature or*

mechanical equipment shall exceed 270 feet. Future reduction of building height below 270 feet would be substantially conforming to this approval.

14. *The on-site residential amenities such as the outdoor decks and pools; and the publicly accessible open space areas as illustrated on the approved plans shall be provided and maintained for the duration of the Project. The exact mix of amenities may be modified from the original approved plans subject to the approval by the Community Development Director. The Project shall maintain at least 75 square feet of common open space per dwelling unit on the Property as required by the HO-4 subarea. The Project shall also maintain at least 5,445 square-feet of publicly accessible open space as labeled on the approved plans. The square footage of on-site resident-serving amenities shall not be reduced so that the development no longer provides 75 square feet of common open space per dwelling unit.*
15. *The residential structure shall be attenuated to provide an interior noise level of 45 dBA CNEL or less pursuant to Section 10.26.030 (Interior Noise Standards) of the NBMC. Use of walls, berms, interior noise insulation, double paned windows, advanced insulation systems, or other noise mitigation measures, as deemed appropriate by the City shall be incorporated in the design of the new residential structure to provide adequate noise attenuation.*
16. *Prior to the issuance of a building permit, the Applicant shall pay applicable school fees for the Project.*
17. *Prior to the issuance of a building permit, the Applicant shall pay applicable property development tax as required pursuant to NBMC Chapter 3.12 (Property Development Tax) for the Project.*
18. *The Applicant shall provide an in-lieu park dedication fee pursuant to Chapter 19.52 (Park Dedication and Fees), as required for park and recreational purposes in conjunction with the approval of this VTTM. Therefore, the Project will be subject to an in-lieu park fee of \$59,575 per unit.*
- ~~19.~~ *Prior to the issuance of any certificate of occupancy, the developer shall pay all applicable Development Impact Fees (DIFs) in accordance with the adopted fee schedule.*
- ~~20.~~ *Vesting Tentative Tract Map No. 19407 shall expire seven years from the date of approval of Resolution No. PC2026-003. Pursuant to Section 19.16.010(A) (Expiration of Tentative Maps (California Government Code Sections 66452.6, 66463.5)) of the NBMC, an approved tentative tract map expires 24 months after the date of its approval or conditional approval. Under Section 19.16.020(A) (Extension of Tentative Maps (California Government Code Sections 66452.6, 66463.5)) of the NBMC, the subdivider shall have the right to request an extension of the map for up to five years.*

- ~~3-21.~~ *Prior to the issuance of a building permit, the Applicant shall submit a landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought-tolerant planting and water-efficient irrigation practices, and the plans shall be approved by the Planning Division.*
- ~~4-22.~~ *The Project shall include landscaping around the perimeter of the Property to adequately screen drive aisles, parking areas, and create a visual buffer between the public right-of-way and the Project. These plans shall be approved by the Planning Division.*
- ~~5-23.~~ *All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.*
- ~~6-24.~~ *The covenants, conditions and restrictions (CC&Rs) shall require that garages be used for vehicles and shall prohibit storage of personal items that would otherwise impede parking of vehicles within the required garage spaces. The CC&Rs shall prohibit residents from parking in guest or staff parking spaces within the development. The HOA shall enforce this condition.*
- ~~7-25.~~ *Prior to issuance of final building permits, the Applicant shall record a deed notification with the County Recorder's Office, approved as to form by the Office of the City Attorney, consistent with NBMC Section 20.48.130.I (Deed Notification). The Deed Notification shall state that residential units are located in a mixed-use project or in a mixed-use zoning district and that an owner may be subject to impacts, including inconvenience and discomfort, from lawful activities occurring on the project or zoning district (e.g. noise, late night hours, live entertainment, lighting, odors, high pedestrian activity levels, etc.). The deed notification language contained in this condition shall be copied into the CC&R's for the project.*
- ~~8-26.~~ *Prior to building permit final **inspection**, the Applicant shall prepare a written disclosure statement. The written disclosure statement shall be provided to owners and tenants prior to sale, lease, or rental of a residential unit in the proposed mixed-use development consistent with Section 20.48.130.H (Notification to Owners and Tenants) of the Municipal Code.*
- ~~9-27.~~ *The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.*

- ~~40-28.~~ Prior to the issuance of a building permit, the Applicant shall prepare a photometric study in conjunction with a final lighting plan for approval by the Planning Division. The survey shall show that lighting values are "1" or less at all property lines.
- ~~41-29.~~ Prior to the issuance of Final Certificate of Occupancy, the Applicant shall schedule an evening inspection by the Code Enforcement Division to confirm control of light and glare specified in conditions of approval.
- ~~42-30.~~ All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the NBMC.
- ~~43-31.~~ Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday, and 8 a.m. and 6 p.m. on Saturday.
- ~~44-32.~~ *Prior to the issuance of a building permit, the Applicant shall submit a final construction management plan to be reviewed and approved by the Community Development, Fire and Public Works Departments. Upon approval of the plan, the Applicant shall be responsible for implementing and complying with the stipulations set forth in the approved plan. Unless approved by the Public Works Director, all staging, material storage, and deliveries shall be located entirely on-site. ~~All staging, material storage, and deliveries shall be located entirely on-site.~~ Construction parking shall not be permitted within the public right-of-way.*
- ~~45-33.~~ The exterior of the development shall be always maintained free of litter and graffiti. The owner or operator shall provide for daily removal of trash, litter debris, and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
- ~~46-34.~~ All trash bins shall be stored within the building and screened from the view of neighboring properties, except when placed for pick-up by refuse collection agencies. The Applicant shall ensure that the trash receptacles are maintained to control odors. This may include the provision of periodic steam cleaning of the trash bin/receptacles, if deemed necessary by the Planning Division. Cleaning and maintenance of trash bins shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
- ~~47-35.~~ Trash receptacles for patrons of the cafe shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.

~~18-36.~~ 18-36. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

~~19-37.~~ 19-37. All proposed signs shall be in conformance with the provisions of Chapter 20.42 (Signs) of the Newport Beach Municipal Code.

~~19-38.~~ 19-38. This Use Permit may be modified or revoked by the Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the Property is operated or maintained so as to constitute a public nuisance.

~~20-39.~~ 20-39. Any substantial change (as determined by the Community Development Department Director) in operational characteristics, expansion in area, or other modification to the approved plans for the nonresidential component of the project, shall require an amendment to this Use Permit or the processing of a new Use Permit.

~~20.~~ 20. ~~Prior to the issuance of building permits, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.~~

~~21.~~ 21. ~~All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) of the NBMC and other applicable noise control requirements of the NBMC.~~

~~22-40.~~ 22-40. Deliveries and refuse collection for the nonresidential uses shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and Saturdays and between the hours of 10:00 p.m. and 9:00 a.m. on Sundays and Federal holidays, unless otherwise approved by the Director of Community Development, and may require an amendment to this Use Permit.

~~23-41.~~ 23-41. Storage outside of the building in the front or at the rear of the property shall be prohibited.

~~24-42.~~ 24-42. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.

~~25-43.~~ 25-43. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties,

liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of 300 Newport Center Drive Condominiums including, but not limited to, Major Site Development Review, Conditional Use Permit, and Vesting Tentative Tract Map (PA2025-0102). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division

26.44. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code based on the date of the building permit application. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

27.45. The applicant shall employ the following best available control measures ("BACMs") to reduce construction-related air quality impacts:

Dust Control

- Water all active construction areas at least twice daily.
- Cover all haul trucks or maintain at least two feet of freeboard.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
- Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.

Emissions

- Require 90-day low-NOx tune-ups for off road equipment.
- Limit allowable idling to 30 minutes for trucks and heavy equipment

Off-Site Impacts

- Encourage car pooling for construction workers.
- Limit lane closures to off-peak travel periods to the extent feasible.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Sweep access points daily.
- Encourage receipt of materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

Fill Placement

- The number and type of equipment for dirt pushing will be limited on any day to ensure that SCAQMD significance thresholds are not exceeded.
- Maintain and utilize a continuous water application system during earth placement and compaction to achieve a 10 percent soil moisture content in the top six-inch surface layer, subject to review/discretion of the geotechnical engineer.

28-46. If required by the Building Division, prior to the issuance of a grading permit, a Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities shall be prepared, submitted to the State Water Quality Control Board for approval and made part of the construction program. The project applicant will provide the City with a copy of the NOI and their application check as proof of filing with the State Water Quality Control Board. This plan will detail measures and practices that will be in effect during construction to minimize the project's impact on water quality.

29-47. Prior to the issuance of a grading permit, the applicant shall prepare and submit a Water Quality Management Plan (WQMP) for the proposed project, subject to the approval of the Building Division and Code and Water Quality Enforcement Division. The WQMP shall provide appropriate Best Management Practices (BMPs) to ensure that no violations of water quality standards or waste discharge requirements occur.

30-48. A list of "good housekeeping" practices will be incorporated into the long-term post-construction operation of the site to minimize the likelihood that pollutants will be used, stored or spilled on the site that could impair water quality. These may include frequent parking area vacuum truck sweeping, removal of wastes or spills, limited use of harmful fertilizers or pesticides, and the diversion of storm water away from potential sources of pollution (e.g., trash receptacles and parking structures). The Stage 2 WQMP shall list and describe all structural and non-structural BMPs. In addition, the WQMP must also identify the entity responsible for the long-term inspection, maintenance, and funding for all structural (and if applicable Treatment Control) BMPs.

31-49. Site specific seismic parameters shall be reviewed prior to permit issuance.

32-50. Exterior wall and opening protection shall comply with chapter 705 of the California Building Code.

33-51. Smoke control system for High Rise Building shall comply with code requirements. Plans shall provide vestibule dimension and minimum dimensions shall comply with 909.20 of California Building Code. Plans shall include rational analysis for the smoke control system.

34-52. Exit discharge shall comply with chapter 1028 of California Building Code.

~~35-53.~~ Two exits are required for common space that has more than 49 occupant load.

~~36-54.~~ Exit discharge shall comply with 1028 of California Building Code.

~~37-55.~~ Provide barrier/gate at interior exit stairs to indicate exit discharge level. The barrier/gate shall have its own landing.

~~38-56.~~ High rise building shall comply with section 403 of the California Building Code.

~~39-57.~~ Elevator hoistway enclosure and lobby shall comply with Chapter 30 of California Building Code.

~~40-58.~~ Performance based structural design requires a peer review.

~~41-59.~~ OC Health approval is required for public pool.

~~42-60.~~ Accessible path of travel is required from the public right of way and parking.

~~43-61.~~ Residential and common areas serving the residents and guest shall comply with chapter 11A of California Building Code. Commercial spaces, leasing office or any space where public will be served shall comply with 11B of California Building Code. Provide table for required accessible parking.

~~44-62.~~ Electrical Vehicle shall Comply with Residential and Non-residential portion of Cal Green Code. Provide table for required accessible EV charging. Note that accessible EV and regular accessible parking shall be counted separately.

~~45-63.~~ Separate circulation path to vehicular way per Section 11B-250.1. Show required detectable warnings and curb ramps. Detectable warning cannot be on access aisle, door maneuvering clearances and vehicular way.

Public Works Department

~~46-64.~~ A Tract Map shall be recorded prior to the issuance of building permits for residential construction. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub Article 18. The Map to be submitted to the City of Newport Beach shall comply with the City's CADD standards. Scanned images will not be accepted.

~~47-65.~~ Prior to the recordation of the tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub Article 18. Monuments (one-inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.

~~48-66.~~ Prior to the recordation of the Tract Map, a Subdivision Agreement shall be obtained and approved by the City Council consistent with the Subdivision Code Section 19.36.010.

~~49-67.~~ Prior to Final Map approval, the applicant shall provide a Faithful Performance Bond and Labor and Materials Bond, each for 100 percent of the estimated improvement costs for the improvements in the public right of way and public facilities, as prepared by a Registered Civil Engineer and approved by the Public Works Director, for each of the following, but not limited to, public and private improvements, street improvements, monumentation, sidewalks, striping, signage, street lights, sewer systems, water systems, storm drain systems, water quality management systems, erosion control, landscaping and irrigation within the public right of way, common open spaces areas accessible by the public, fire access and off-site improvements required as part of the project.

~~50-68.~~ A Warranty Bond for a minimum of ten percent of the engineer's cost estimate (final percentage to be determined by the Public Works Director) to be released 1-year after the improvements have been completed and accepted.

~~51-69.~~ All improvements shall be constructed as required by Ordinance and the Public Works Department.

~~52-70.~~ An encroachment permit shall be required for all work activities within the public right-of-way.

~~53-71.~~ A final parking management and valet plan shall be reviewed and approved by the Community Development Director and the City Traffic Engineer prior to building permit issuance. Tandem parking spaces shall be assigned to the same unit or both spaces shall be valet parked.

~~54-72.~~ *Parking layout and vehicular ramps shall comply with the City Parking Lot Standard 805. Dead-end drive aisle shall provide adequate turnaround area. Design of the turnaround area and final parking layout shall be reviewed and approved by the City Traffic Engineer.*

~~55-73.~~ *The applicant shall reconstruct all damaged/broken curb, gutter and sidewalk along the Newport Center Drive and San Miguel Road frontages per City Standards.*

~~56-74.~~ *The proposed new driveway along the Newport Center Drive frontage shall be reconstructed per City standard.*

~~57-75.~~ *All deliveries and move-ins/move-out shall be accommodated on-site and prohibited from parking or stopping within the public right of way.*

~~58-76.~~ *The motor court area shall have a minimum 42-foot wide radius and parking or staging of vehicles is not permitted within the motor court area.*

~~59-77.~~ *Driveways and loading areas shall provide adequate sight distance according to the City standard and Code requirements.*

~~60-78.~~ *The on-site sewer and water system shall be privately owned and maintained. Commercial uses shall have separate water and sewer services. Final design of the water and sewer services is subject to further review by the Public Works and Utilities Departments during plan check.*

~~61-79.~~ *The Project storm drain system shall be privately owned and maintained. Final hydrology and hydraulic report shall be reviewed and approved prior to building permit issuance. Any required improvements to downstream City infrastructure to accommodate the proposed project shall be designed and constructed by the proposed project. Final design of the storm drain improvements within the public right of way shall be reviewed and approved by the Public Works Department.*

Fire Department

~~62-80.~~ *An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area (903.2.8 Group R).*

~~63-81.~~ *Fire alarm systems and smoke alarms shall be installed in Group R-2 and R-2.1 occupancies as required in Sections 907.2.9.1 through 907.2.10.2.1.1. Group R-2.2 shall be equipped throughout with an automatic fire alarm system and shall have a manual fire alarm pull station at the 24-hour staff watch office (907.2.9 Group R-2, R-2.1 and R-2.2).*

~~64-82.~~ *In Group R-2 occupancies required by Section 907 to have a fire alarm system, each story that contains dwelling units and sleeping units shall be provided with the future capability to support visible alarm notification appliances in accordance with NFPA 72. Such capability shall accommodate wired or wireless equipment(907.5.2.3.3).*

~~65-83.~~ In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur (905.3.1):

- Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
- Buildings that are four or more stories in height.
- Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
- Buildings that are two or more stories below the highest level of fire department vehicle access.

~~66-84.~~ Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (503.1.1).

~~67-85.~~ Fire department access roads shall comply with Newport Beach Fire Guidelines C.01, C.02, and D.08.

~~68-86.~~ Any fire department access roads that exceed 150 feet will require an approved turn around for fire apparatus.

~~69-87.~~ Addressing shall meet the requirements of Newport Beach Municipal Code 9.04.170.

~~70-88.~~ Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building (503.1.1). This section shall not require improvement of the existing public safety communication systems. See Newport Beach Fire Guideline D.05.

~~71-89.~~ Emergency responder radio coverage systems. Standby power shall be provided for emergency responder radio coverage systems as required in Section 510.4.2.3. The standby power supply shall be capable of operating the emergency responder radio coverage system for a duration of not less than 24 hours (203.2.3).

~~72-90.~~ A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge (1009.8 Two-way communication).

~~73-91.~~ Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system (1009.8.2 Directions). Signage shall comply with Chapter 11A, Section 1143A of the California Building Code requirements for visual characters.

~~74-92.~~ Directional signage complying with Chapter 11B, Section 11B-703.5, indicating the location of all other means of egress and which of those are accessible means of egress shall be provided at the following (1009.10 Directional signage):

- At exits serving a required accessible space but not providing an approved accessible means of egress.
- At elevator landings.
- Within areas of refuge.

~~75-93.~~ Buildings will require an emergency generator.

~~76-94.~~ Standby power shall be provided for elevators and platform lifts as required in Sections 606.2, 1009.4.1, and 1009.5 (1203.2.2 Elevators and platform lifts).

~~77-95.~~ Emergency power shall be provided for exit signs as required in Section 1013.6.3. The system shall be capable of powering the required load for a duration of not less than 90 minutes (1203.2.5 Exit signs).

~~78-96.~~ In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall be in accordance with Section 1203 of the California Fire Code and Sections 3003.1.1 through 3003.1.5 of this code (3003.1 Standby power).

~~79-97.~~ Standby power shall be manually transferable to all elevators in each bank (3003.1.1 Manual transfer).

~~80-98.~~ Where only one elevator is installed, the elevator shall automatically transfer to standby power within 60 seconds after failure of normal power (3003.1.2 One elevator).

~~81-99.~~ Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned

to the designated level, not less than one elevator shall remain operable from the standby power source (3003.1.3 Two or more elevators).

~~82-100.~~ Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders (3003.2 Fire fighters' emergency operation).

~~83-101.~~ Elevator hoistways shall have a floor number not less than 4 inches (102 mm) in height, placed on the walls and/or doors of the hoistway at intervals such that a person in a stalled elevator, upon opening the car door, can determine the floor position.

~~84-102.~~ All automatic elevators shall have not less than one sign at each landing printed on a contrasting background in letters not less than 1/2 inch (12.7 mm) high to read: IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR (3003.2.1.1 Fire signs).

~~85-103.~~ Automatic passenger elevators shall have call and car operation buttons within 60 inches (1524 mm) of the floor. Emergency telephones shall also be within 60 inches (1524 mm) of the floor (3003.2.1.2 Call and car operation buttons).

~~86-104.~~ All elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the California Fire Code (CFC) (3003.3 Standardized fire service elevator keys).

~~87-105.~~ Elevator car shall accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist-way door frame.

~~88-106.~~ The elevator(s) designated the medical emergency elevator shall be equipped with a key switch to recall the elevator nonstop to the main floor (3002.4.3a Elevator recall). For the purpose of this section, elevators in compliance with Section 3003.2 shall be acceptable.

~~89-107.~~ Medical emergency elevators shall be identified by the international symbol (Star of Life) for emergency medical services (3002.4.4a Designation).

~~90-108.~~ The symbol shall not be less than 3 inches (76 mm) in size (3002.4.5a Symbol size).

~~91-109.~~ A symbol shall be permanently attached to each side of the hoistway door frame on the portion of the frame at right angles to the hallway or landing area. Each symbol shall be not less than 78 inches (1981 mm) and not more than 84 inches (2134 mm) above the floor level at the threshold (3002.4.6a Symbol location).

~~92-110.~~ Fire Master Plan shall be submitted to the Fire Prevention Division for approval. The plan shall include information on the following (but not limited to) subjects: fire department vehicle access to the Project, secondary emergency vehicle access, firefighter access (hose pull) around structures, fire lane identification, location of fire hydrants and other fire department appliances, and the location and type of gates or barriers that restrict ingress/egress.

~~93-111.~~ All portions of the perimeter of all structures shall be located within 150 feet of a fire lane as measured along an approved route. A portion of the proposed structure exceeding this distance is considered “out of access” and shall be corrected during plan review by one of the following methods:

- Provide additional fire lanes to bring the entire structure “in access”
- Propose an alternate form of mitigation via the Alternate Methods and Materials provisions of the fire code for the Fire Marshal’s review. There is no guarantee that the Alternate Methods and Materials proposal will be approved as proposed.

~~94-112.~~ An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises (507.1). Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B of the 2022 CFC.

~~95-113.~~ Fire hydrants shall be spaced along fire department access roads in compliance with the 2022 CFC Appendix C.

~~96-114.~~ Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.

~~97-115.~~ A secondary water supply shall be required for each building complying with 2022 CFC 914.3.2.

~~98-116.~~ Smoke control systems shall be required in all high-rise buildings per 2022 CFC 909 and 914.3.8.1.

~~99-117.~~ Smokeproof exit enclosures shall be required per 2022 CFC 914.3.8.2

~~400.118.~~ List all items on title sheet of plans that will be a deferred submittal.

~~401.119.~~ The motor court shall comply with the requirements for Fire Department access for turning radius, width, grade complying with Nbfd guideline C.01 and D.08.

~~402.120.~~ The porte-cochere shall have a minimum clearance height of 13 feet 6 inches for fire apparatus to maneuver underneath.

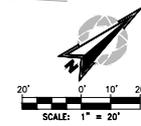
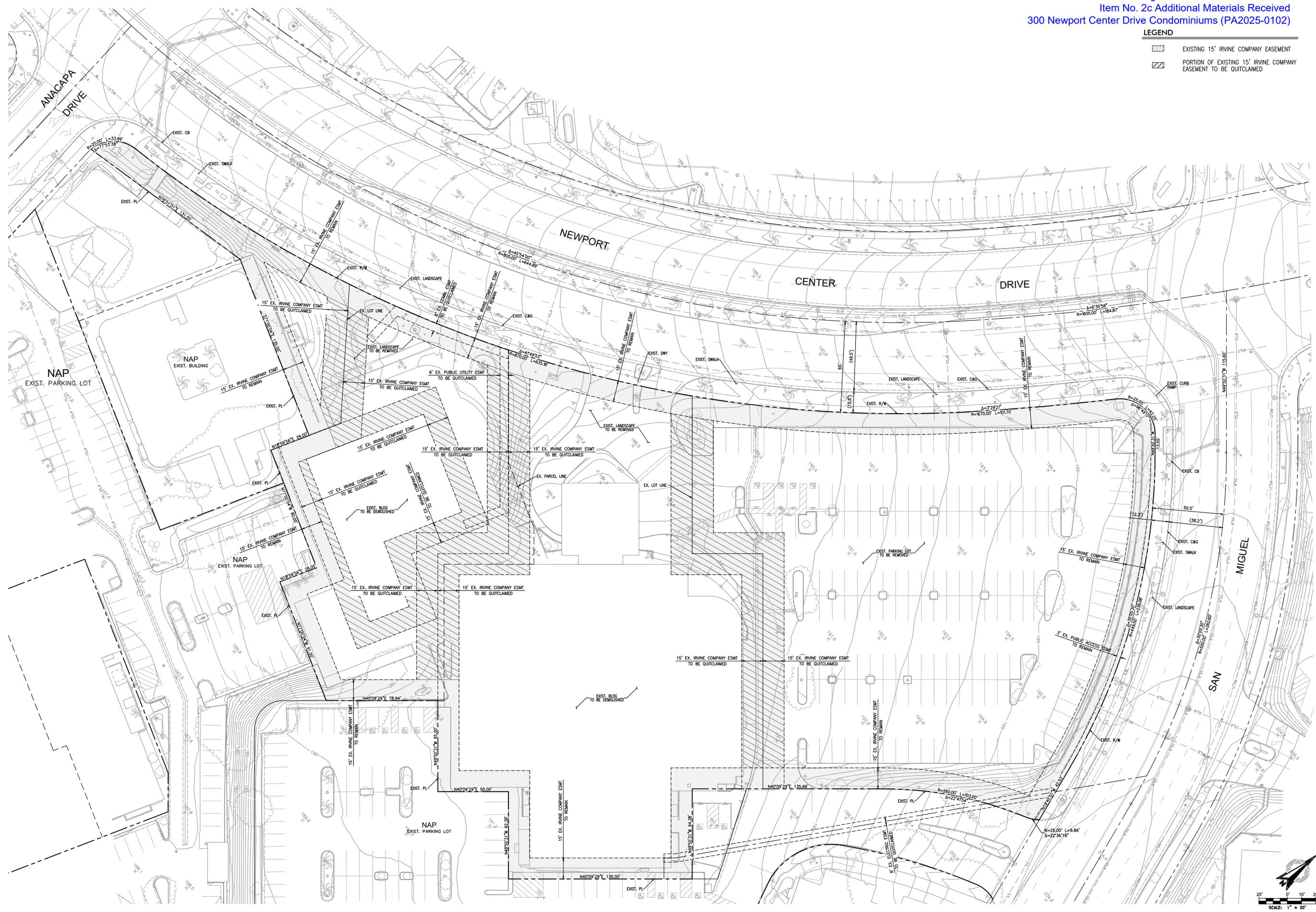
~~403.121.~~ Fire pumps shall be required for both buildings per 2022 CFC 913.

~~404.122.~~ *Prior to issuance of any Certificate of Occupancy, Applicant shall provide a disclosure statement in a form and content acceptable to the City Attorney in consultation with the Fire Chief or his appointed deputy, at the time of purchase contract to each prospective tenant/owner of one of the residential units on the site advising of the State and local fire codes which require that all fire and life safety systems be regularly inspected, tested, and maintained to ensure they function properly at all times. The Applicant shall provide proof that this condition has been incorporated into the CC&Rs for the Property.*

To comply with these laws, the HOA shall be responsible for making sure that all fire protection systems in the community are routinely serviced by licensed professionals. Tenants, owners, and other responsible parties must cooperate with the HOA and its contractors by allowing access to units, common areas, or building systems whenever inspection, testing, or maintenance is scheduled. Some fire protection components are located within private residential units, so entry may be necessary to complete the required work. The HOA will always provide reasonable notice—typically a minimum of thirty (30) days—before any scheduled inspection, testing, or maintenance activity. Notice will be delivered through appropriate methods, such as mail, email, or on-site postings.

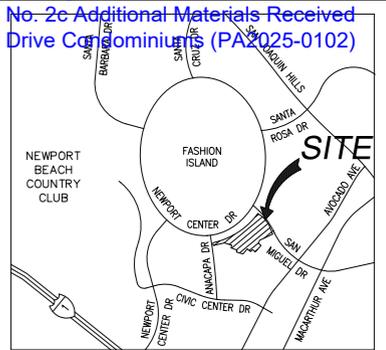
It is essential that all residents cooperate with these requests. Failure to grant access or delayed responses can lead to code violations, increased liability, and potential safety risks to the entire community. If access is denied or if cooperation is not provided when requested, the HOA may impose fines, penalties, or take other enforcement action as permitted by the governing documents.

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



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)



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

1. SITE ACREAGE (LOT 1): 4.17AC
2. EXISTING LAND USE: COMMERCIAL
3. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUMS
4. ZONING: HO-4
5. A MAXIMUM OF 150 RESIDENTIAL CONDOMINIUMS ARE PROPOSED.
6. SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
7. WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
8. 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 STATION 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

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

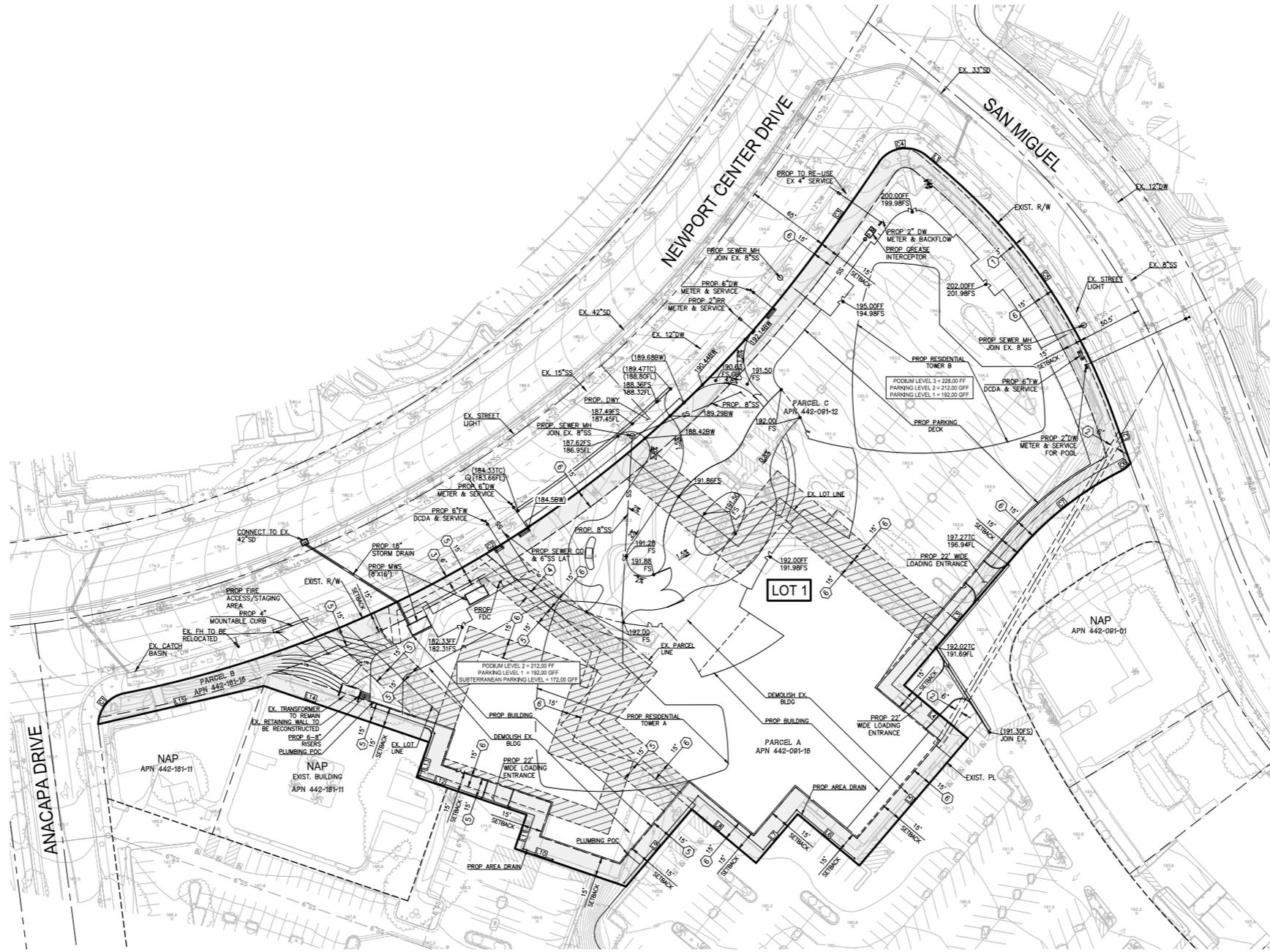
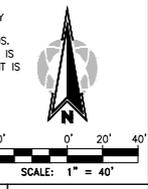
CIVIL ENGINEER

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



EXISTING EASEMENTS

1. 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.
2. EASEMENT FOR POLE LINES AND CONDUITS AS SET FORTH IN BOOK 8826, PAGE 774, OF OFFICIAL RECORDS TO BE QUITCLAIMED.
3. EASEMENT FOR COMMUNICATION SYSTEMS AS SET FORTH IN BOOK 10005, PAGE 923, OF OFFICIAL RECORDS TO BE QUITCLAIMED.
4. 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.
5. 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)
6. 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)



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 383, 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.

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: 442-091-12

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"
C3	1670.00'	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 DRIVEWAY
DWY	EAST
E	EASEMENT
ESMT	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR LENGTH
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

NO.	DATE	REVISION	DESCRIPTION



VESTING TENTATIVE TRACT MAP NO. 19407
FOR LOT MERGER AND RESIDENTIAL CONDOMINIUM PURPOSES
CITY OF NEWPORT BEACH

DATE:	02/04/2025
SCALE:	AS SHOWN
JOB NO.:	622-019
DRAWN:	DT/MK
CHECKED:	OS
SHEET 1 OF 1	

ALTA/NSPS LAND TITLE SURVEY

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 200 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 CONDUIITS 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 OCTOBER 20, 1971 IN BOOK 9855, PAGE 352, OF OFFICIAL RECORDS. (LIMITS ACCESS TO ABUTTING RIGHT-OF-WAY - PLOTTED AS [DASHED LINE])
- 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 [DASHED LINE])
- 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 SBPC AND FWPK, 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.

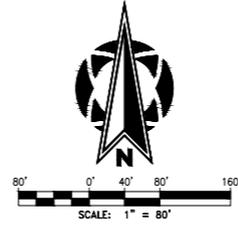
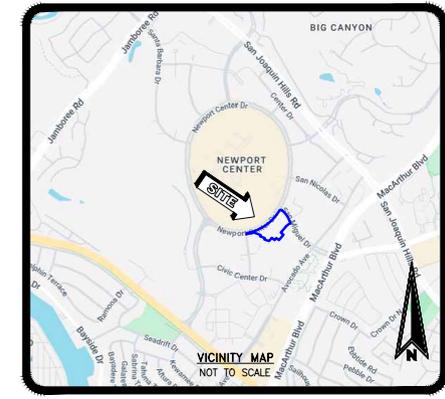
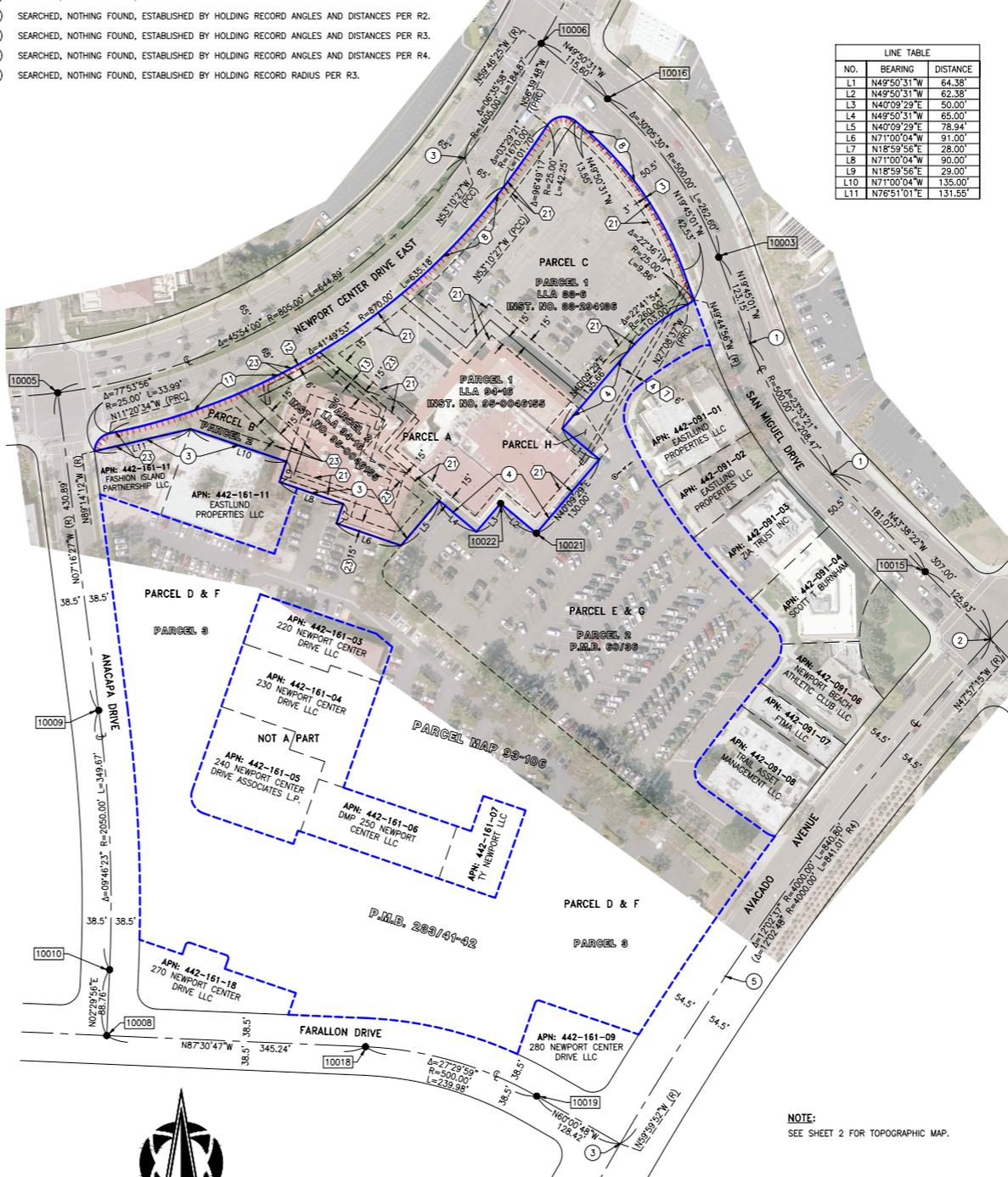
- BOUNDARY AND ESTABLISHMENT NOTES:**
- 10003 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R1, DOWN 0.8'.
 - 10005 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" BRASS CAP, NO TAG, PER R3, DOWN 1.0'.
 - 10006 FOUND STANDARD CITY OF NEWPORT BEACH WELL MONUMENT 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

NO.	BEARING	DISTANCE
L1	N49°50'31"W	64.38'
L2	N49°50'31"W	62.38'
L3	N40°09'29"E	50.00'
L4	N49°50'31"W	65.00'
L5	N40°09'29"E	78.94'
L6	N71°00'04"W	91.00'
L7	N18°59'56"E	28.00'
L8	N71°00'04"W	90.00'
L9	N18°59'56"E	22.00'
L10	N71°00'04"W	135.00'
L11	N76°51'01"E	131.55'



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

FUSCOE ENGINEERING
15555 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

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
DATE: 4/7/2025
FN: 0622-019AL
JN: 0622-019-01
DRAWN BY: PC
CHECKED BY: KRT
SHEET 1 OF 2

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(a), 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



