



PRELIMINARY TITLE REPORT

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT PREPARED BY:
 FIDELITY NATIONAL TITLE COMPANY
 ORDER NO: 00049459-995-LBO-V
 EFFECTIVE DATE: NOVEMBER 26, 2013

OWNERSHIP

MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP

LEGAL DESCRIPTION

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

PARCEL A:
 LOT 1 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN AN INSTRUMENT RECORDED SEPTEMBER 8, 1972 IN BOOK 10316, PAGE 114 OF OFFICIAL RECORDS.

PARCEL B:
 THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED BY DEED RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 2 OF OFFICIAL RECORDS.

PARCEL C:
 THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE; PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED BY DEED RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 2 OF OFFICIAL RECORDS.

APN: 427-172-02, 427-172-03, 427-172-05, 427-172-06

SCHEDULE B - EXCEPTIONS

- ① INDICATES EXCEPTIONS SHOWN HEREON.
- 1. PROPERTY TAXES.
- 2. PROPERTY TAXES.
- 3. PROPERTY TAXES.
- 4. PROPERTY TAXES.
- 5. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY
- 6. ANY LIENS OR OTHER ASSESSMENTS, BONDS OR SPECIAL DISTRICT LIENS, INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS THAT ARISE BY REASON OF ANY LOCAL CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
- 7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- 9. A PERPETUAL AIR OF FLIGHT EASEMENT, ALSO REFERRED TO AS "NAVIGATION RIGHTS" RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OF OFFICIAL RECORDS. **BLANKET EASEMENT UNPLOTTABLE**
- 10. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 19, 1971, IN BOOK 9768, PAGE 919, OF OFFICIAL RECORDS.
- ⑪ AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED SEPTEMBER 8, 1972, IN BOOK 10316, PAGE 114, OF OFFICIAL RECORDS.
- ⑫ AN EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED FEBRUARY 27, 1973, IN BOOK 10571, PAGE 384, OF OFFICIAL RECORDS.
- ⑬ COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 13, 1974, IN BOOK 11170, PAGE 232, OF OFFICIAL RECORDS.
- MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 10, 1975 IN BOOK 11454, PAGE 820, OF OFFICIAL RECORDS.
- ⑮ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONSENT TO BUILDING ENCROACHMENT" RECORDED JUNE 19, 1990 AS INST. NO. 90-323807 OF OFFICIAL RECORDS.
- 14. AN UNRECORDED LEASE ENTITLED "SHORT FORM-MEMORANDUM" RECORDED SEPTEMBER 6, 1978 IN BOOK 12830, PAGE 1136, OF OFFICIAL RECORDS.
- 15. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 24, 1990 AS INST. NO. 90-564711, OF OFFICIAL RECORDS.
- 16. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 26, 1990 AS INST. NO. 90-570033, OF OFFICIAL RECORDS.
- 17. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED APRIL 18, 1991 AS INST. NO. 91-182347, OF OFFICIAL RECORDS.
- 18. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED APRIL 22, 1992 AS INST. NO. 92-120041, OF OFFICIAL RECORDS.
- 19. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED AUGUST 30, 1993 AS INST. NO. 93-0583462, OF OFFICIAL RECORDS.
- 20. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JANUARY 28, 1994 AS INST. NO. 94-0069956, OF OFFICIAL RECORDS.
- 21. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED NOVEMBER 27, 1996 AS INST. NO. 19960605517, OF OFFICIAL RECORDS.
- 22. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED APRIL 2, 1997 AS INST. NO. 19970151558, OF OFFICIAL RECORDS.
- 23. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED AUGUST 4, 1997 AS INST. NO. 19970370363, OF OFFICIAL RECORDS.
- 24. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED DECEMBER 2, 1997 AS INST. NO. 19970619277, OF OFFICIAL RECORDS.
- 25. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JANUARY 8, 1999 AS INST. NO. 19990014856, OF OFFICIAL RECORDS.
- 26. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JUNE 7, 1999 AS INST. NO. 19990419408, OF OFFICIAL RECORDS.
- 27. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED FEBRUARY 23, 2000 AS INST. NO. 20000094892, OF OFFICIAL RECORDS.
- 28. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED MARCH 16, 2001 AS INST. NO. 20010153565, OF OFFICIAL RECORDS.
- 29. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED MAY 23, 2001 AS INST. NO. 20010332322, OF OFFICIAL RECORDS.
- 30. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JULY 3, 2002 AS INST. NO. 20020506344, OF OFFICIAL RECORDS.
- 31. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED SEPTEMBER 10, 2002 AS INST. NO. 20020766345, OF OFFICIAL RECORDS.
- 32. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 16, 2003 AS INST. NO. 2003001279180, OF OFFICIAL RECORDS.
- 33. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED NOVEMBER 19, 2003 AS INST. NO. 2003001404678, OF OFFICIAL RECORDS.
- 34. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JUNE 16, 2005 AS INST. NO. 2005000463591, OF OFFICIAL RECORDS.
- 35. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JULY 29, 2005 AS INST. NO. 2005000588580, OF OFFICIAL RECORDS.
- 36. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 4, 2007 AS INST. NO. 2007000598146, OF OFFICIAL RECORDS.
- 37. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED FEBRUARY 18, 2009 AS INST. NO. 200900071074, OF OFFICIAL RECORDS.
- 38. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 1, 2009 AS INST. NO. 2009000519890, OF OFFICIAL RECORDS.
- 39. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED DECEMBER 8, 2009 AS INST. NO. 2009000565466, OF OFFICIAL RECORDS.
- 40. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED MAY 17, 2010 AS INST. NO. 2010000230272, OF OFFICIAL RECORDS.
- 41. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED DECEMBER 30, 2010 AS INST. NO. 2010000711658, OF OFFICIAL RECORDS.
- 42. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JULY 28, 2011 AS INST. NO. 2011000368124, OF OFFICIAL RECORDS.
- 43. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED OCTOBER 17, 2011 AS INST. NO. 2011000515906, OF OFFICIAL RECORDS.
- 44. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED NOVEMBER 21, 2011 AS INST. NO. 2011000591410, OF OFFICIAL RECORDS.
- 45. AN UNRECORDED LEASE ENTITLED "NOTICE NON-RESPONSIBILITY" RECORDED JUNE 18, 2013 AS INST. NO. 2013000368156, OF OFFICIAL RECORDS.
- 46. A DEED OF TRUST RECORDED AUGUST 28, 2012 AS INST. NO. 2012000507343, OF OFFICIAL RECORDS.
- 47. AN ASSIGNMENT OF ALL MONIES DUE, RECORDED AUGUST 31, 2012 AS INST. NO. 2012000507344, OF OFFICIAL RECORDS.
- 48. A FINANCING STATEMENT RECORDED AUGUST 31, 2012 AS INST. NO. 2012000507345, OF OFFICIAL RECORDS.
- 49. REFERS TO TITLE COMPANY REQUIREMENTS.
- 50. REFERS TO STATEMENT ISSUED BY TITLE COMPANY.
- 51. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND.

SURVEYOR'S CERTIFICATE

TO: MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP AND FIDELITY NATIONAL TITLE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7, 8, 9, 11(A), 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON MARCH 25, 2014.
 DATE: 3/31/14

James B. Kawamura
 JAMES B. KAWAMURA
 REGISTRATION NO.: 30560
 WITHIN THE STATE OF CALIFORNIA

APN/THOMAS GUIDE
 ASSESSOR'S PARCEL NOS. 427-172-02, 427-172-03, 427-172-05, 427-172-06
 THOMAS BROTHERS GRID: PAGE 859, GRID F-7

AREA
 THE SUBJECT PROPERTIES CONSISTS OF: AREA = 247,929 S.F. (5.691 ACRES)

ZONING
 ZONE DISTRICT: PC 11 (NEWPORT PLACE) PLANNED COMMUNITY
 GENERAL PLAN LAND USE: MU-H2 (MIXED-USE HORIZONTAL 2)
 PC LAND USE: NEWPORT PLACE (GEN. COMM. SITE 6)

SECTION III. GENERAL DEVELOPMENT STANDARDS FOR COMMERCIAL
 A. SETBACKS
 FRONT YARD: THIRTY (30) FEET MINIMUM; EXCEPT THAT UNSUPPORTED ROOFS OR SUNSCREENS MAY PROJECT SIX (6) FEET INTO THE SETBACK AREA.

SIDE YARD:
 CORNER LOT THIRTY (30) FEET (STREET SIDE SETBACK ONLY), EXCEPT THAT UNSUPPORTED ROOFS AND SUNSCREENS MAY PROJECT THREE (3) FEET INTO SETBACK AREA.
 WHERE PROPERTY ABUTS OTHER THAN COMMERCIAL ZONED PROPERTY, A TEN (10) FOOT SETBACK IS REQUIRED. UNSUPPORTED ROOFS AND SUNSCREENS MAY PROJECT THREE (3) FEET INTO THE SETBACK AREA.

REAR YARD:
 NONE REQUIRED EXCEPT ON A THROUGH-LOT IN WHICH CASE THE REQUIRED FRONT YARD SETBACK SHALL BE OBSERVED.

NOTE
 REFER TO PLANNED COMMUNITY DEVELOPMENT STANDARDS FOR ADDITIONAL PERMITTED USE AND RESTRICTIONS.

FLOOD ZONE
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE A MINIMAL RISK AREA OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06059C0285A, MAP REVISED DECEMBER 3, 2009.

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF DOVE STREET SHOWN AS N 6°59'14" W, ON PARCEL MAP NO. 2007-241 FILED IN BOOK 368 PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

BENCHMARK
 DESIGNATION: 35-34-77 DATED: APRIL 7, 2004
 DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77" SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
 ELEVATION: 45.510 FEET (NAVD 88, YEAR LEVELED 2003)

UTILITY REFERENCES
 PLAN AND PROFILE FOR THE IMPROVEMENTS OF STREETS WITHIN AND ADJACENT TO TRACT NO. 7394 AND PHASE I OF TENTATIVE TRACT NO. 7382 "NEWPORT PLACE" (SHEETS 1-16)
 PLAN AND PROFILE FOR THE IMPROVEMENTS OF STREETS WITHIN AND ADJACENT TO PHASE II OF TENTATIVE TRACT NO. 7382 AND TRACT NOS. 7694 AND 7770 "NEWPORT PLACE" (SHEETS 1-13)

- NOTES**
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY TOGETHER WITH PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 - NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE SITE IS NOT WITHIN A DESIGNATED WETLAND AREA.
 - THE PROPERTY IS CONTIGUOUS, WITHOUT GAPS OR GORES AND TAKEN TOGETHER CONSTITUTES ONE TRACT OF LAND.
 - PEDESTRIAN AND/OR VEHICULAR INGRESS AND EGRESS TO THE PROPERTIES ARE PROVIDED BY PHYSICALLY OPEN, PUBLICLY DEDICATED AND MAINTAINED RIGHTS-OF-WAY KNOWN AS DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY AND MARTINGALE WAY.
 - NO CEMETERIES WERE OBSERVED ON THE PROPERTY.

LEGEND

- CENTER LINE
- BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TIE-LINE
- ① FD. L&T, NO REF. OFFSET 5.03' NWLY
- ② FD. L&T TAGGED 'LS 3975' OFFSET 5' SWLY

CURVE DATA

- C1 = A= 90°00'4"
- R= 15.00'
- L= 23.56'
- C2 = A= 73°23'26"
- R= 15.00'
- L= 19.21'
- C3 = A= 58°58'1"
- R= 15.00'
- L= 15.44'
- C4 = A= 27°39'38"
- R= 90.00'
- L= 43.48'
- C5 = A= 24°44'20"
- R= 50.00'
- L= 21.59'

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A.L.T.A./A.C.S.M. LAND TITLE SURVEY
"MACARTHUR SQUARE" SHOPPING CENTER
 NEWPORT BEACH, CALIFORNIA

SCALE: 1"=50' DATE: 3/31/14 DRAWN BY: L.C. CHECKED BY: J.H.K.
 REVISION DATE: SHEET NO. 1 OF 2



BUILDING USE/TENANTS

BUILDING A (AT 4200 SCOTT DRIVE) "HOKKAIDO" RESTAURANT	BUILDING E (AT 4255 MARTINGALE WAY) "BARONNE" RESTAURANTE (SUITE A) "BARBERY COAST" HAIR STUDIO (SUITE B) "FOREVER AGELESS" (SUITE C) VACANT SUITE (SUITE D)
BUILDING B (AT 4220 SCOTT DRIVE) "AVANT GARDE" BALLROOM	BUILDING F (AT 4253 MARTINGALE WAY) "TAPAS" RESTAURANT
BUILDING C (AT 4250 SCOTT DRIVE) "CLEANERS" (SUITE N) VACANT SUITE "BALLROOM II" (SUITE L, O) "DENTIST" (SUITE J, K)	BUILDING G (AT 4251 MARTINGALE WAY) "BARONE" RESTAURANTE (SUITE A) "LUXURY WALLS" (SUITE F) VACANT SUITES
BUILDING D (AT 1701 CORINTHIAN WAY) "COUTURE BRIDAL" (SUITE D) "CORRA KALEB" (SUITE E, F) "ORANGE CHICKEN" (SUITE G) "THE FITNESS STUDIO" (SUITE H) "SILK FLORAL" (SUITE I)	BUILDING H (AT 1660 DOVE STREET) "DONUT DEPOT" (SUITE A) "ARNIE'S MANHATTAN DELI" (SUITE B) KINGS CATERING (SUITE C) VACANT SUITE (SUITE D)

PARKING

STANDARD STALLS	348
ACCESSIBLE STALLS	11
TOTAL PARKING PROVIDED	359

CURVE DATA

C1 = Δ = 90°00'4"	R = 15.00'	L = 23.56'
C2 = Δ = 73°23'26"	R = 15.00'	L = 19.21'
C3 = Δ = 58°58'11"	R = 15.00'	L = 15.44'
C4 = Δ = 27°39'38"	R = 60.00'	L = 43.45'
C5 = Δ = 24°44'20"	R = 50.00'	L = 21.59'

LEGEND

	BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	CONTOUR LINE
	CURB AND GUTTER
	BUILDING/BUILDING OVERHANG
	WROUGHT IRON FENCE
	WALL
	FIRE HYDRANT
	LIGHTING FIXTURE
	STREET LIGHT
	SIGN
	CLEANOUT STRUCTURE
	PALM TREE
	TREE

ABBREVIATIONS

ASPH	ASPHALT PAVEMENT
B	BOLLARD
BFD	BACKFLOW DEVICE
BLDG.	BUILDING
C/L	CENTERLINE
CATV	CABLE/TELEVISION
CB	CATCH BASIN
CLR	CLEAR
CMH	COMMUNICATION MANHOLE
C/O	CONCRETE
CONC.	CONCRETE
DN.	DOWN
E. VAULT	ELECTRICAL VAULT
ELEC.	ELECTRICAL
EMH	ELECTRICAL MANHOLE
ENCR.	ENCROACHMENT
EPB	ELECTRICAL PULLBOX
ESTAB.	ESTABLISHED
FD.	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FOB	FIBEROPTICS BOX
GM	GAS METERS
GV	GAS VALVE
INTER.	INTERCEPTOR
LND	LANDSCAPE
MAG	MAGAZINE
NE.	NORTHEAST
NW.	NORTHWEST
OWHG	OVERHANG
POST	POST
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SE.	SOUTHEAST
S.F.	SQUARE FEET
SW.	SOUTHWEST
SMH	SEWER MANHOLE
SLPB	STREET LIGHT PULLBOX
SPK&W	SPIKE & WASHER
TRANS	TRANSFORMER
TRSH	TRASH RECEPTACLE
UP	UTILITY PEDESTAL
VCP	VITRIFIED CLAY PIPE
WATER	WATER
W/W	WITH
WF	WATER FOUNTAIN
WM	WATER METER
WW	WATER VALVE

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A.L.T.A./A.C.S.M. LAND TITLE SURVEY
"MACARTHUR SQUARE" SHOPPING CENTER
NEWPORT BEACH, CALIFORNIA
 SCALE: 1"=30' DATE: 3/31/14 DRAWN BY: L.C. CHECKED BY: J.H.K.
 REVISION DATE: SHEET NO. 2 OF 2

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