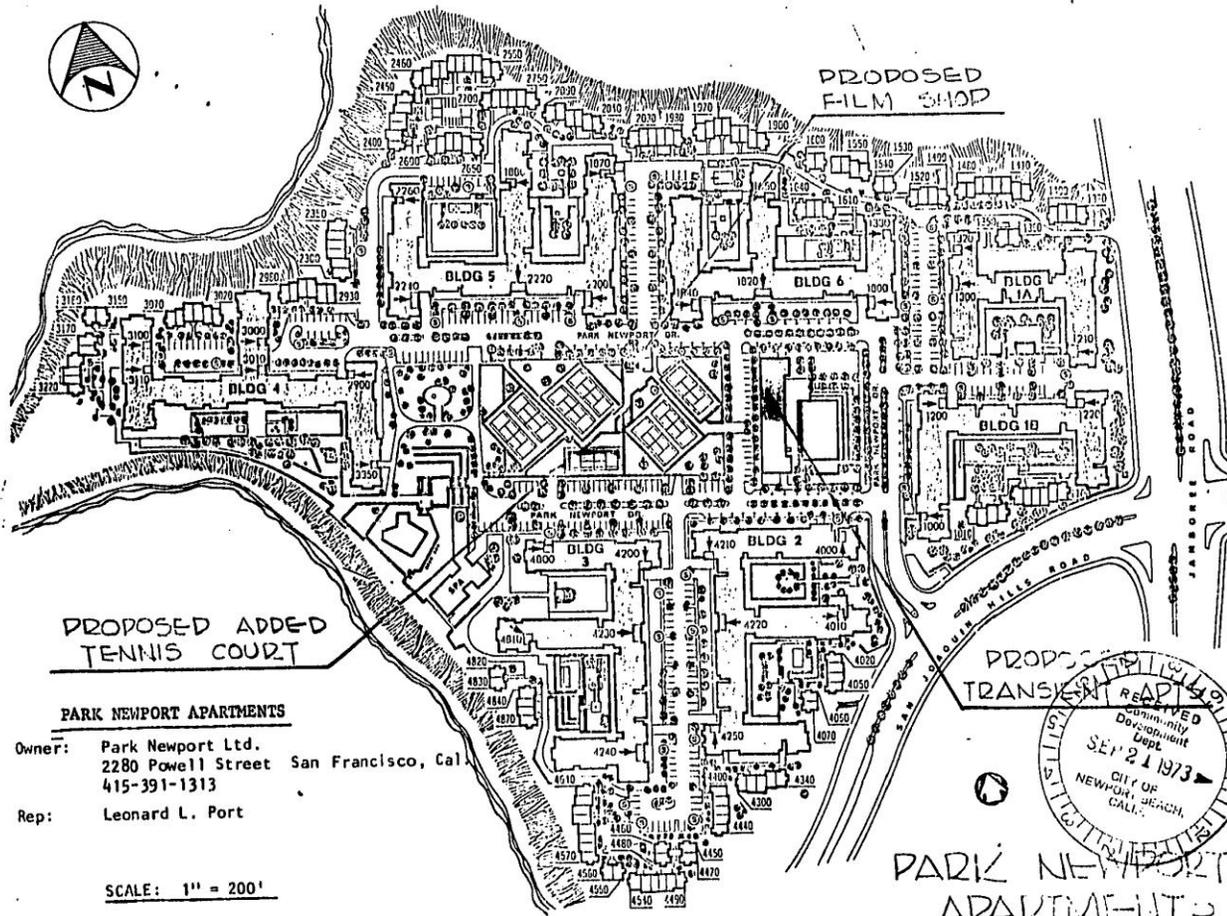


PC-1 Bayside Village Planned Community Site Plan



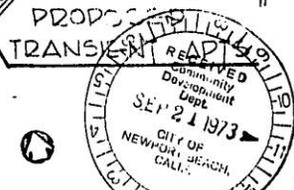
PROPOSED ADDED
TENNIS COURT

PARK NEWPORT APARTMENTS

Owner: Park Newport Ltd.
2280 Powell Street San Francisco, Cal.
415-391-1313

Rep: Leonard L. Port

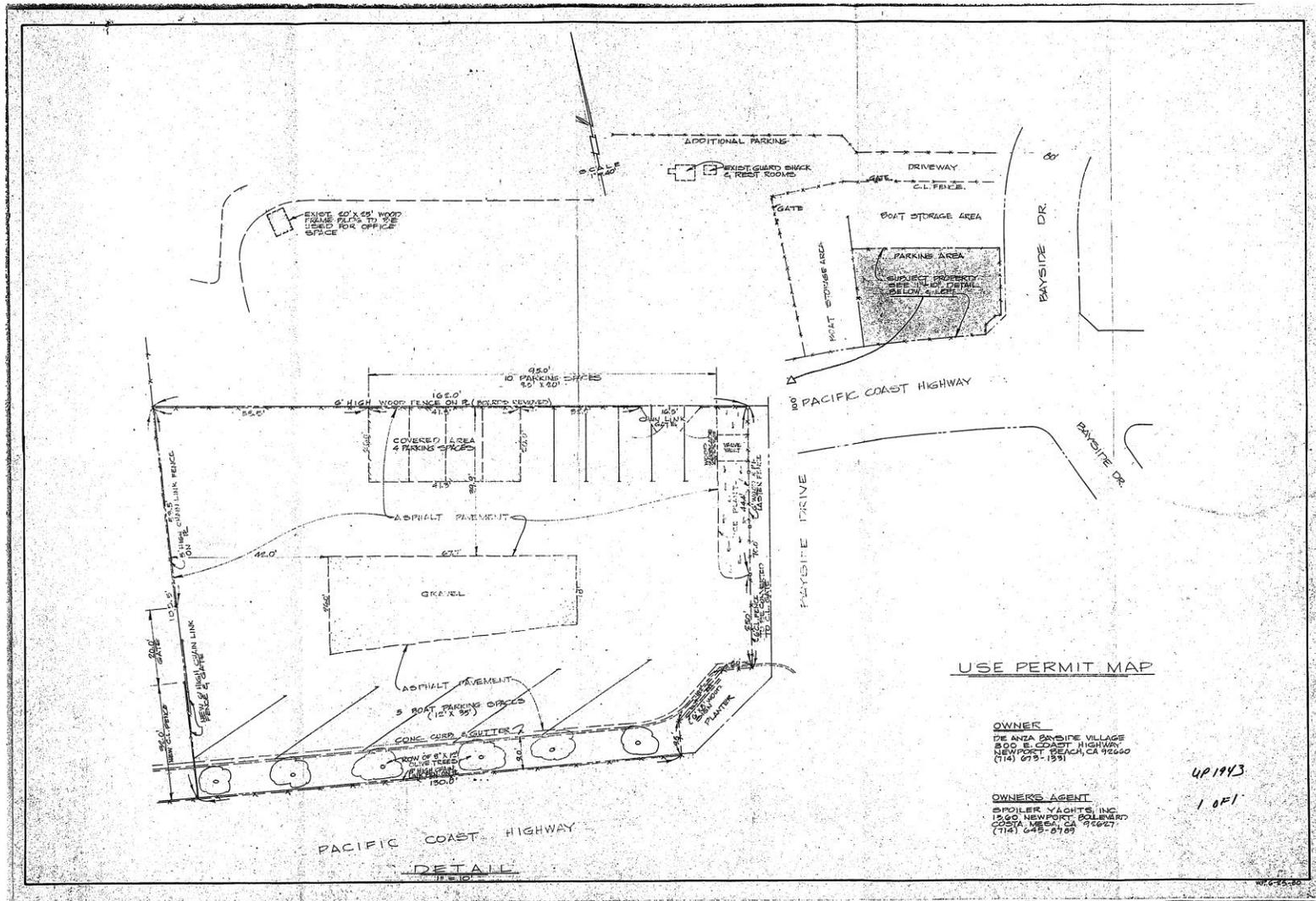
SCALE: 1" = 200'



PARK NEWPORT
APARTMENTS

*U.P. 11/2
(Conrad)*

U.P. 11/2 (Conrad)



USE PERMIT MAP

OWNER
 DE ANZA BAYSIDE VILLAGE
 800 E. COAST HIGHWAY
 NEWPORT BEACH, CA 92660
 (714) 673-1331

OWNER'S AGENT
 SPOILER YACHTS, INC.
 1500 NEWPORT BOULEVARD
 COSTA MESA, CA 92627
 (714) 445-0700

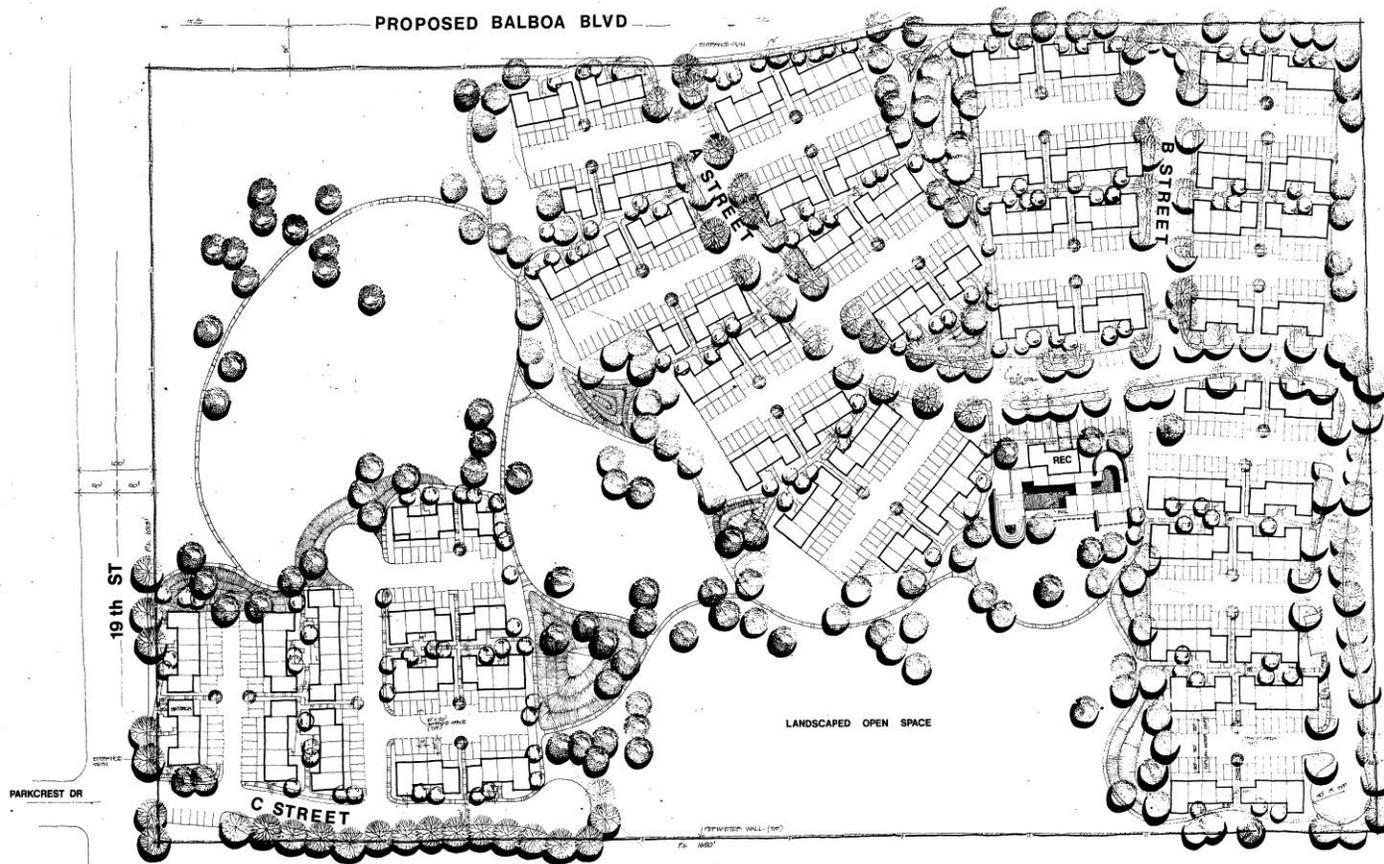
4P1943
 1 OF 1

PACIFIC COAST HIGHWAY
 DETAIL
 1/8" = 1'-0"

PC-09 Bayside Village Boat Launch and Storage Planned Community Site Plan



PC-14 Newport Crest Planned Community Site Plan



PARKCREST DR

19th ST

C STREET

(FIREWORK WALL) 100'

B STREET

LANDSCAPED OPEN SPACE

REC



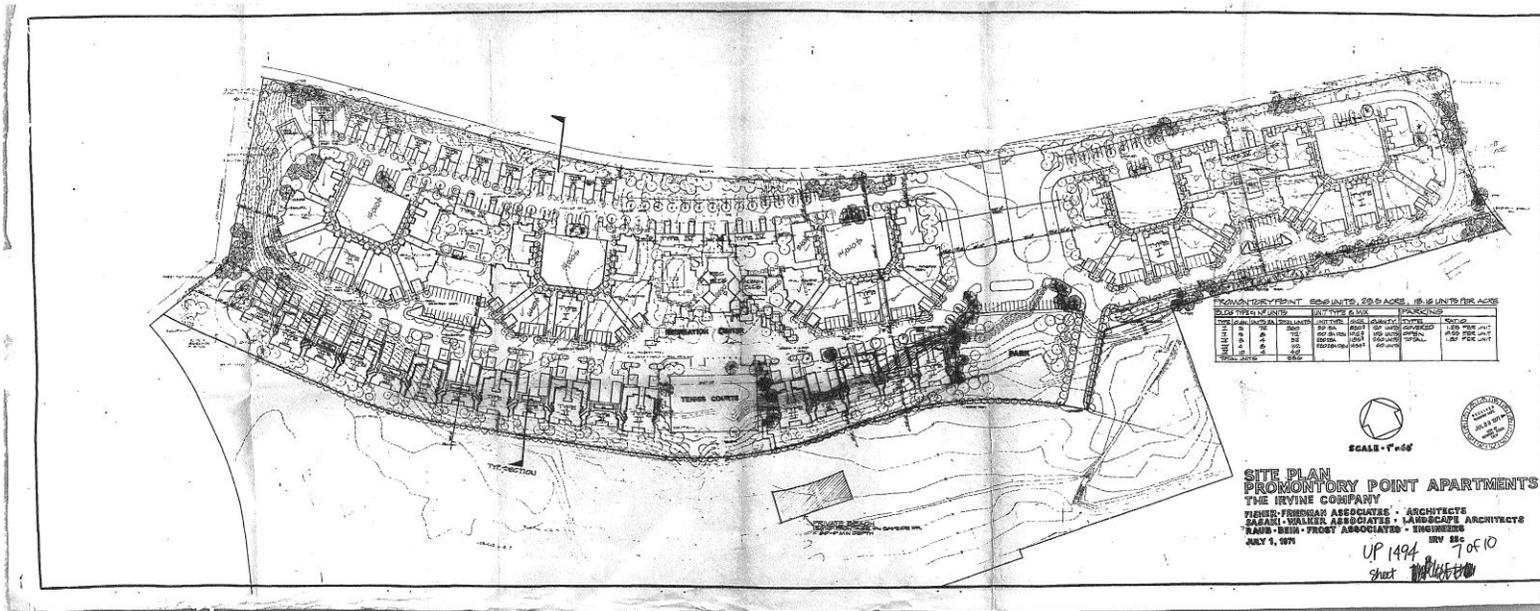
Stewart Woodard & Associates A.L.A.
 17811 Bryson Circle
 Irvine, California 92614
 Telephone (714) 946-8447

LEADERSHIP HOUSING SYSTEMS, INC.
 3501 S HARBOR BLVD. SANTA ANA, CALIF. 92704

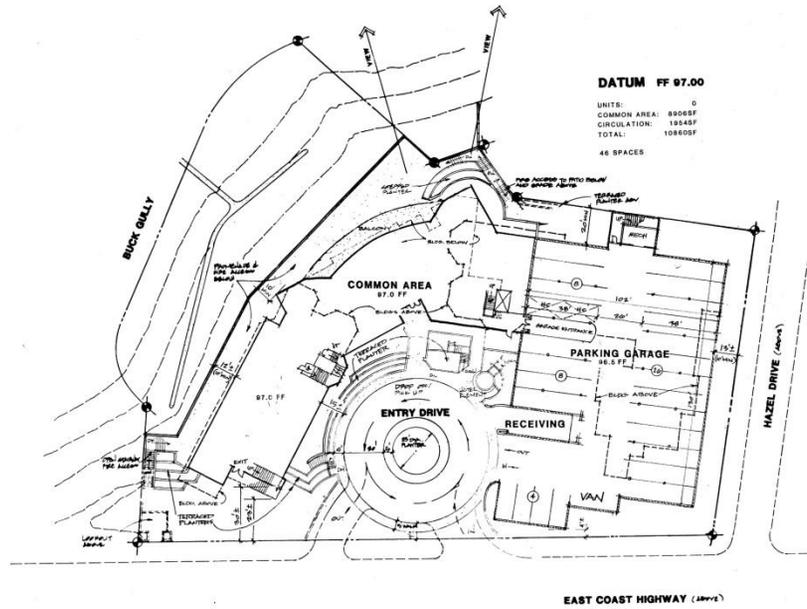
NEWPORT CONDOMINIUMS
 SCALE 1" = 40'

UP 1621 2064

F1



PC-12 Promontory Point Community Site Plan



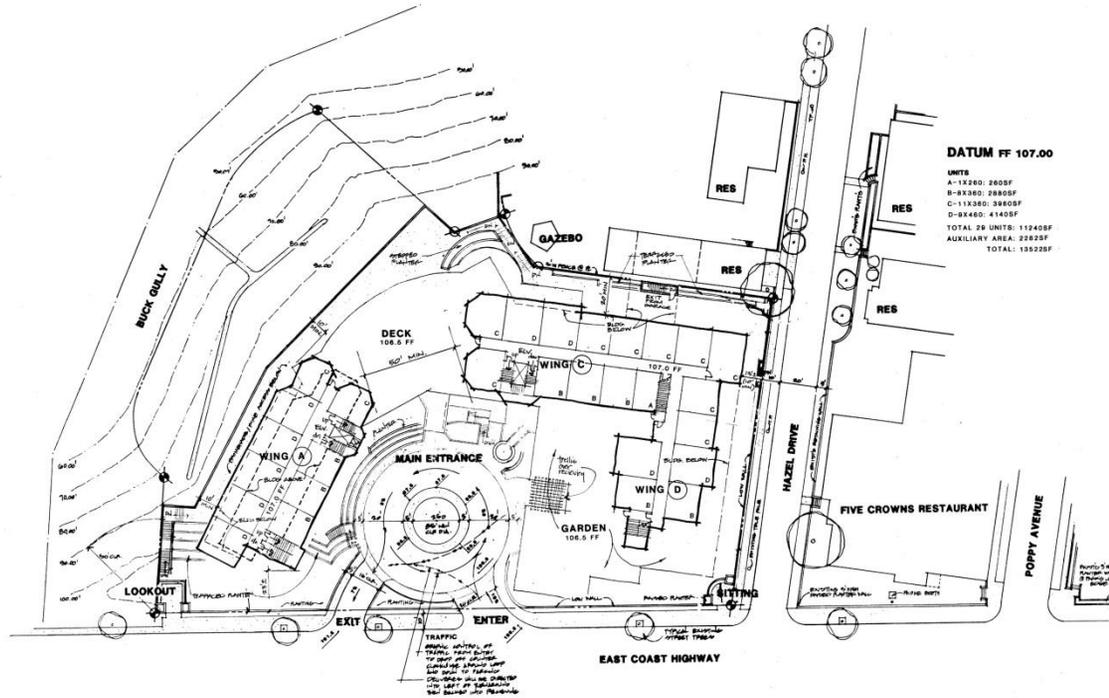
emerald associates
 1601 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92860 (714)478-0880

EMERALD VILLAGE



Dorius Architects
 Corona del Mar, Ca
 (714) 644-7111





DATUM FF 107.00
 UNITS
 A-13280: 2605F
 B-93580: 28805F
 C-118360: 38805F
 D-92460: 41405F
 TOTAL 28 UNITS: 112405F
 AUXILIARY AREA: 22825F
 TOTAL: 135230F

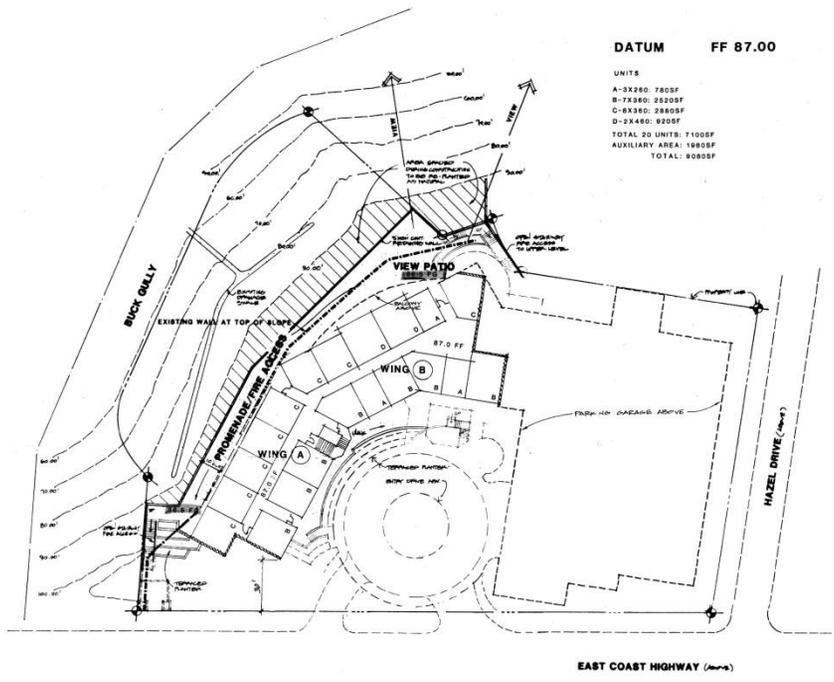
emerald associates
 1601 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92660 (714)476-0880

level 1
 0 20 40
 5-8-89 87350 SHT. 4

EMERALD VILLAGE

Dorius Architects
 Corona del Mar, Ca
 (714) 644-7111



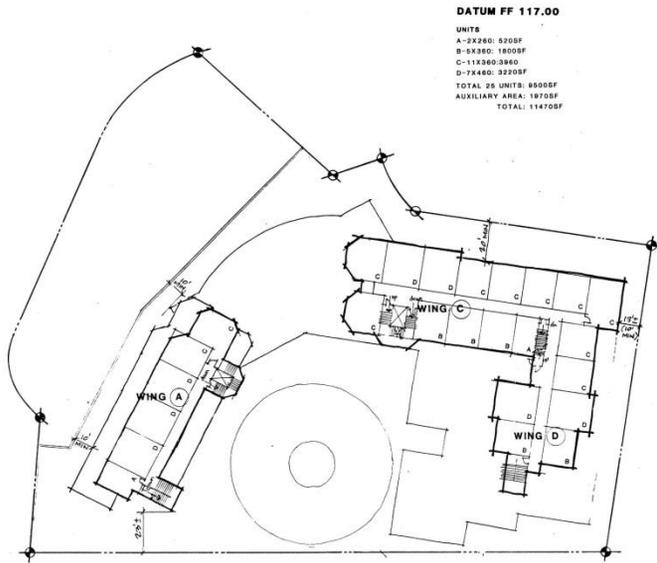


emerald associates
 1801 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92660 (714)476-0880

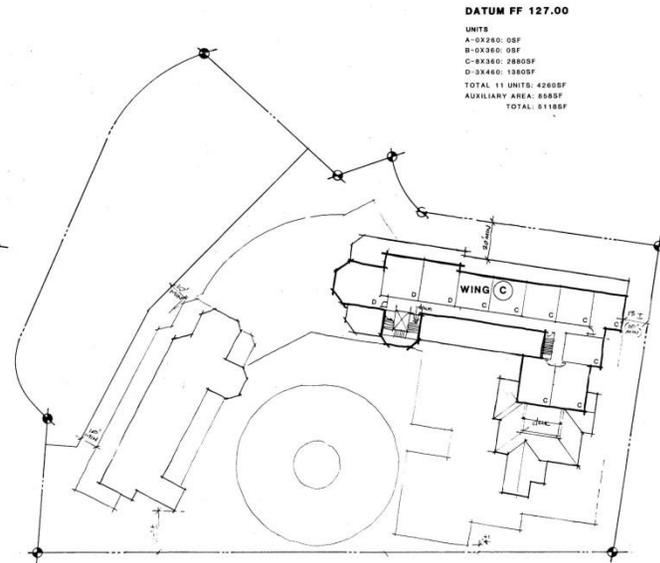


EMERALD VILLAGE

Dorius Architects
 Corona del Mar, Ca
 (714) 644-7111



DATUM FF 117.00
 UNITS
 A-23240: 5205F
 B-5X360: 18005F
 C-11X360:3840
 D-7X480: 32205F
 TOTAL 25 UNITS: 95005F
 AUXILIARY AREA: 19705F
 TOTAL: 114705F



DATUM FF 127.00
 UNITS
 A-0X360: 05F
 B-0X360: 05F
 C-8X360: 28805F
 D-3X480: 18005F
 TOTAL 11 UNITS: 42605F
 AUXILIARY AREA: 8585F
 TOTAL: 51195F

emerald associates

1601 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92660 (714)476-0880

EMERALD VILLAGE

levels 2 & 3

5-8-89 87350 SHT. 5

Dorius Architects
 Corona del Mar, Ca
 (714) 644-7111

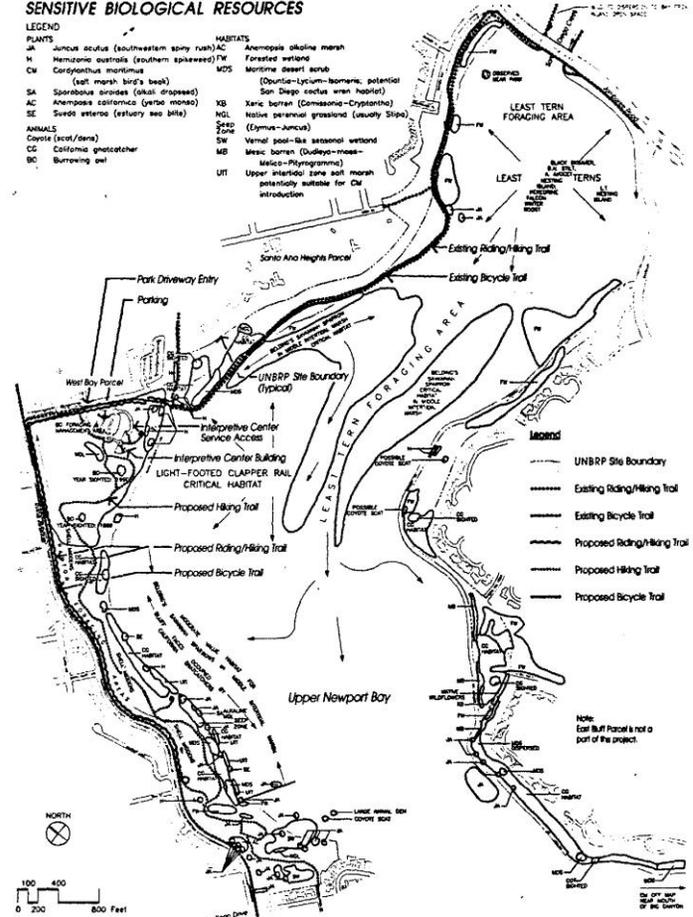


PROPOSED TRAILS AND INTERPRETIVE CENTER WITH SENSITIVE BIOLOGICAL RESOURCES

LEGEND

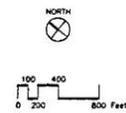
- PLANTS**
 JK Junco oculus (southwestern spiny rust)
 H Hemizonia australis (southern spikeseed)
 CW Coryphantha montana (salt marsh bird's beak)
 SA Sporobolus airoides (alkali dropseed)
 AC Anemopa californica (yerbe mosca)
 SE Sesuvio stertens (stevury sea beetle)
ANIMALS
 Cyste (scot/dams)
 CC California gnatcatcher
 BC Burrowing owl

- HABITATS**
 AC Anemopa alkaline marsh
 FW Forested wetland
 MDS Maritime desert scrub
 (Opuntia-tatum-hornemic potential San Diego cactus arroyo habitat)
 XB Xeric bottom (Comosoma-Cryptantha)
 NGL Native perennial grassland (Leucosty Stipa)
 SSSC (Elymus-Aelurop)
 SW Vernal pool-tas seasonal wetland
 MB Mesic bottom (Dudleya-moss-leuca-Polygonum)
 UTI Upper intertidal zone salt marsh potentially suitable for Cte introduction



- Legend**
- UNBRP Site Boundary
 - Existing Riding/Hiking Trail
 - Existing Bicycle Trail
 - Proposed Riding/Hiking Trail
 - Proposed Hiking Trail
 - Proposed Bicycle Trail

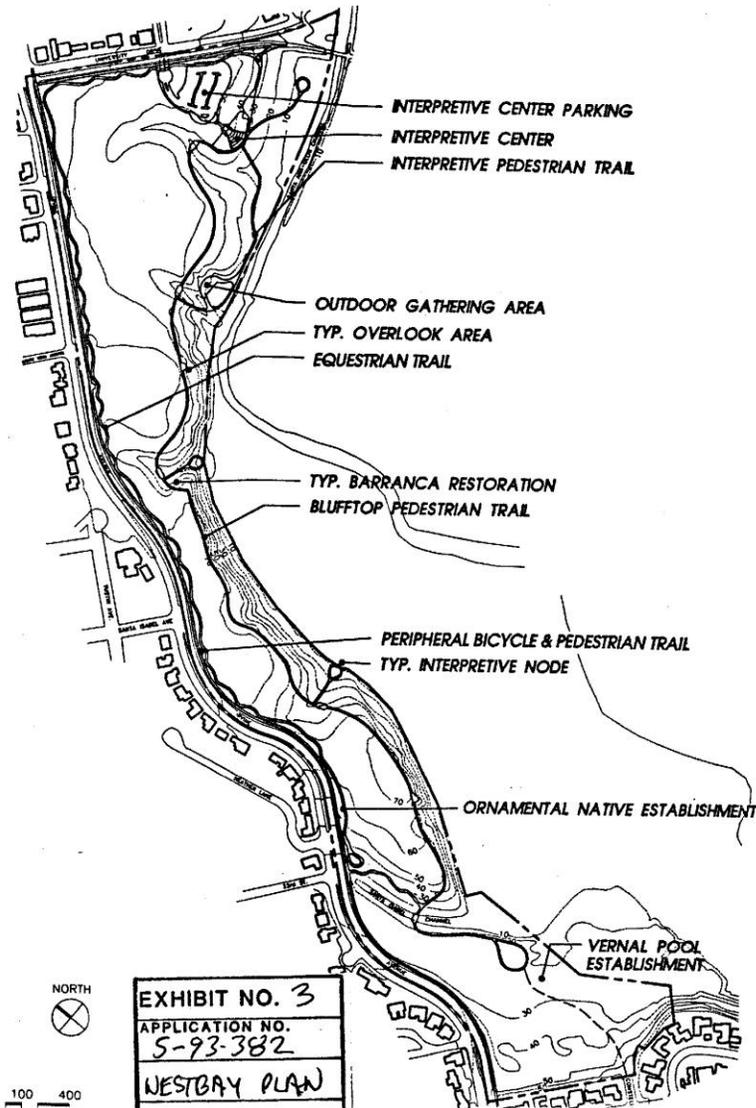
Note: East Bay Parcel is not a part of the project.



UPPER NEWPORT BAY REGIONAL PARK

CC	EXHIBIT NO. 2
LAB	APPLICATION NO.
	5-93-382
	SITE PLAN
	California Coastal Commission

WESTBAY DEVELOPMENT PLAN



SANTA ANA HEIGHTS DEVELOPMENT PLAN

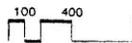
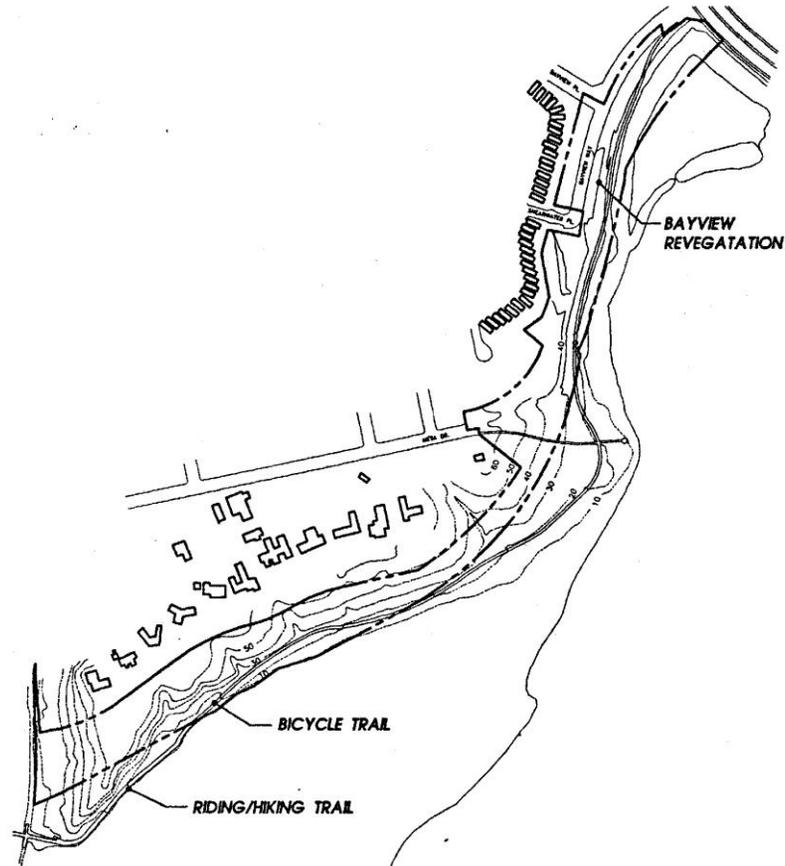
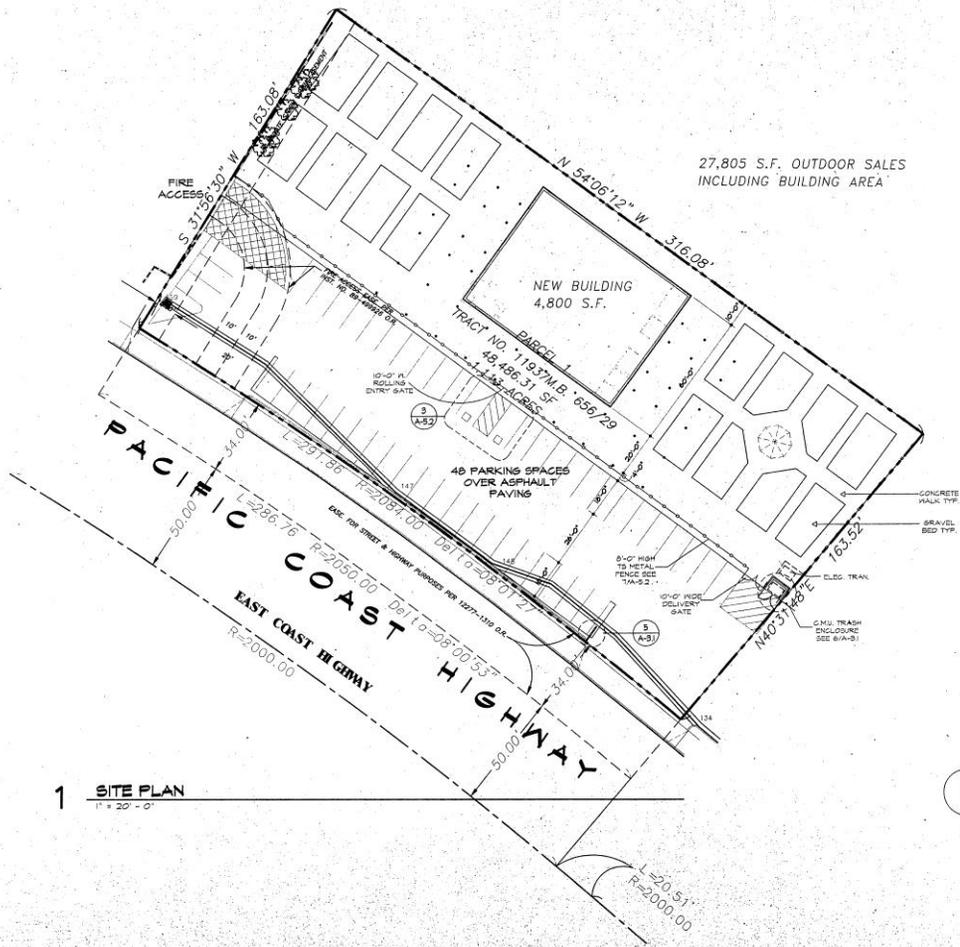
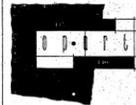


EXHIBIT NO. 4
APPLICATION NO. 5-93-382
S.A. HEIGHTS PLAN



1 SITE PLAN
1" = 20' - 0"

27,805 S.F. OUTDOOR SALES
INCLUDING BUILDING AREA



18240 SHARROCK STREET
FONTANA, CALIFORNIA
92336
401 395 2405
FAX 351-2405
401 395 2405
www.oparteesed.com

REVISIONS



ARMSTRONG G. C.
NEWPORT BEACH
1500 EAST PACIFIC COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA 92660

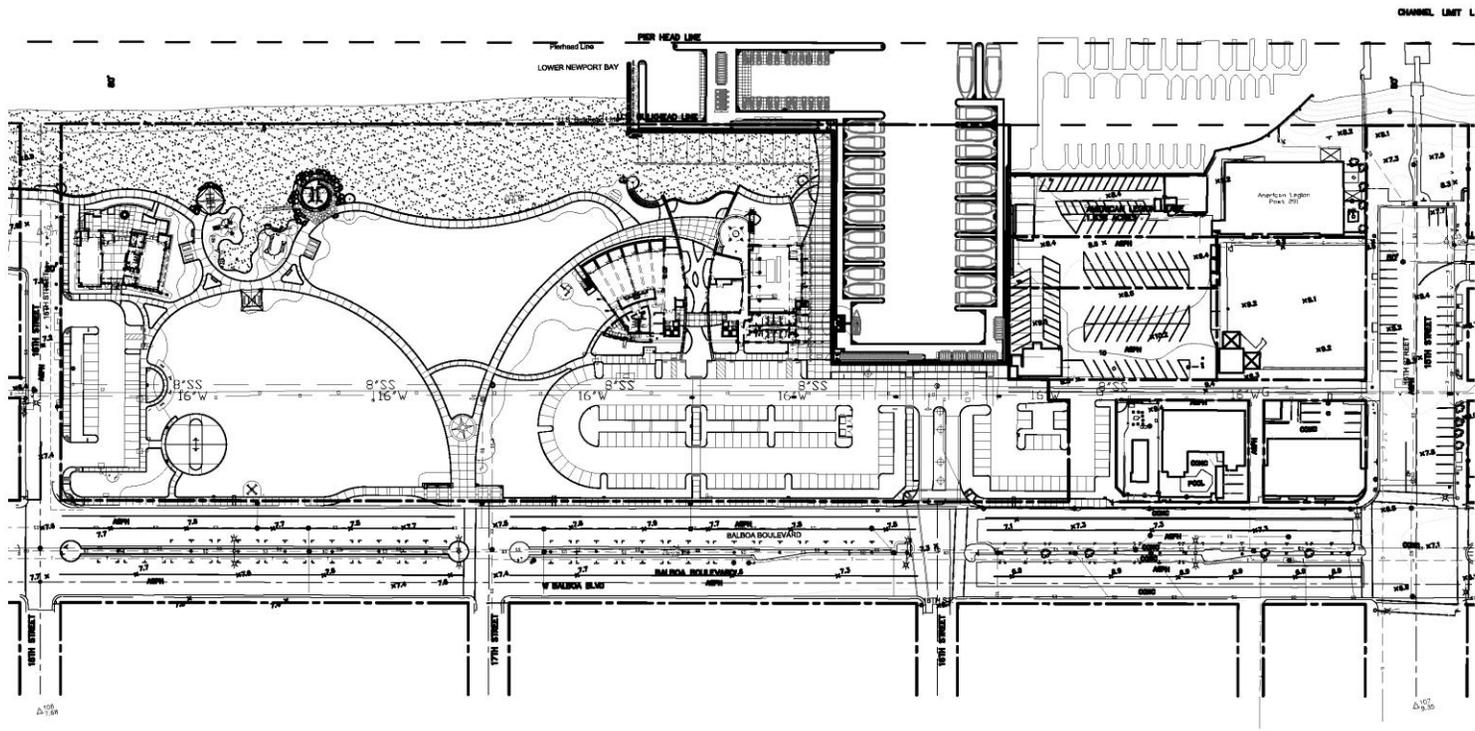


DRAWING INFO.
NEW
CONSTRUCTION
SITE PLAN

JOB No. 1901
DRAWN T. WHITE
DATE 08/12/13
CHECKED TFW
SCALE: NOTED
FILE ID: #102622016
COPYRIGHT © 1993

SHEET No.

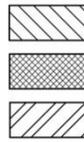
A-1.2



MARINA PARK AND LEGION PARK

LEGEND

HEIGHT ZONES



UPPER CAMPUS ZONES

- TOWER ZONE- MAXIMUM BUILDING HEIGHT 235' ABOVE MEAN SEA LEVEL**
- MIDRISE ZONE- MAXIMUM BUILDING HEIGHT 140' ABOVE MEAN SEA LEVEL**
- PARKING ZONE- MAXIMUM BUILDING HEIGHT 80' ABOVE MEAN SEA LEVEL, EXCLUSIVE OF ELEVATOR TOWER**

LOWER CAMPUS ZONES



- LOWER CAMPUS ZONE- SUB - AREAS A, B, C, F, AND G- NO BUILDING SHALL EXCEED THE HEIGHT OF THE EXISTING SLOPE OR THE RANGE OF MAXIMUM BUILDING HEIGHTS INDICATED**
- SUB - AREAS D AND E - MAXIMUM BUILDING HEIGHT 57.5 FEET ABOVE MEAN SEA LEVEL**

A.

BUILDING HEIGHT SUB AREAS

42

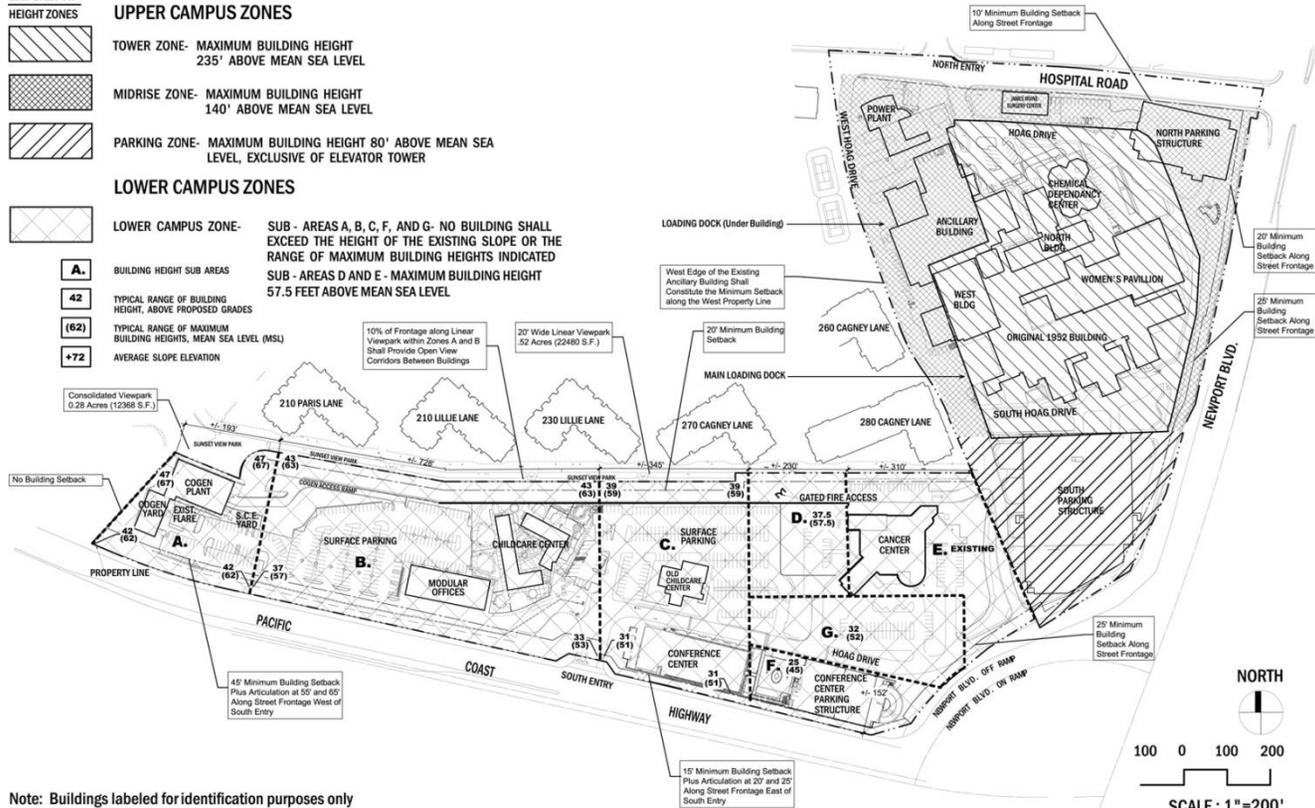
TYPICAL RANGE OF BUILDING HEIGHT, ABOVE PROPOSED GRADES

(62)

TYPICAL RANGE OF MAXIMUM BUILDING HEIGHTS, MEAN SEA LEVEL (MSL)

+72

AVERAGE SLOPE ELEVATION



Note: Buildings labeled for identification purposes only

**DEVELOPMENT CRITERIA PLAN
HOAG MEMORIAL HOSPITAL PRESBYTERIAN**

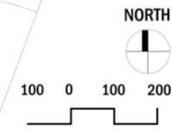


EXHIBIT 3
08.20.07
REVISED 01.22.08