

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT MERGER NO. LM _____ - _____

(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBER
MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP	427-172-02, 427-172-03 427-172-05, 427-172-06	PARCEL 1

PARCEL 1

THOSE CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 7770 AS SHOWN ON THE MAP FILED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS; TOGETHER WITH PARCELS 1 AND 2, AS SHOWN ON THE MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING AN AREA OF 5.691 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBITS "B" AND "C", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
 KHR ASSOCIATES



 JAMES H. KAWAMURA - REGISTRATION NO. 30560
 REGISTRATION EXPIRES: MARCH 31, 2016



EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT MERGER NO. LM _____ - _____

(MAP)

OWNER	EXISTING PARCEL AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBER
MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP	427-172-02, 427-172-03 427-172-05, 427-172-06	PARCEL 1

AREA TABLE			
EXISTING		PROPOSED	
LOT/PARCEL	AREA	PARCEL	AREA
LOT 1	1.837 ACRES		
PARCEL 1	1.944 ACRES		
PARCEL 2	1.910 ACRES	1	5.691 ACRES NET

EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF MACARTHUR SQUARE, A GENERAL PARTNERSHIP, FOR INGRESS AND EGRESS PURPOSES RECORDED SEPTEMBER 8, 1972, IN BOOK 10316, PAGE 114, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- ② AN EASEMENT IN FAVOR OF SOUTHER CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES RECORDED FEBRUARY 27, 1973 IN BOOK 10571, PAGE 384, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.



 JAMES H. KAWAMURA RCE. 30560 09/29/2014
 MY LICENSE/REGISTRATION EXPIRES 3/31/16 DATE



EXHIBIT "C"

CITY OF NEWPORT BEACH

LOT MERGER NO. LM _____ - _____

(SITE PLAN)

OWNER	EXISTING PARCEL AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBER
MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP	427-172-02, 427-172-03 427-172-05, 427-172-06	PARCEL 1

CURVE TABLE			
CURVE	RADIUS	ANGLE	LENGTH
C1	15.00'	$\Delta = 90^{\circ}00'04''$	23.56'
C2	15.00'	$\Delta = 73^{\circ}23'53''$	19.22'
C3	15.00'	$\Delta = 58^{\circ}57'19''$	15.43'
C4	90.00'	$\Delta = 27^{\circ}39'38''$	43.45'
C5	50.00'	$\Delta = 24^{\circ}44'30''$	21.59'

EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF MACARTHUR SQUARE, A GENERAL PARTNERSHIP, FOR INGRESS AND EGRESS PURPOSES RECORDED SEPTEMBER 8, 1972, IN BOOK 10316, PAGE 114, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- ② AN EASEMENT IN FAVOR OF SOUTHER CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES RECORDED FEBRUARY 27, 1973 IN BOOK 10571, PAGE 384, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


 MY LICENSE/REGISTRATION EXPIRES 3/31/16

09/29/2014
DATE



EXHIBIT "C"

CITY OF NEWPORT BEACH

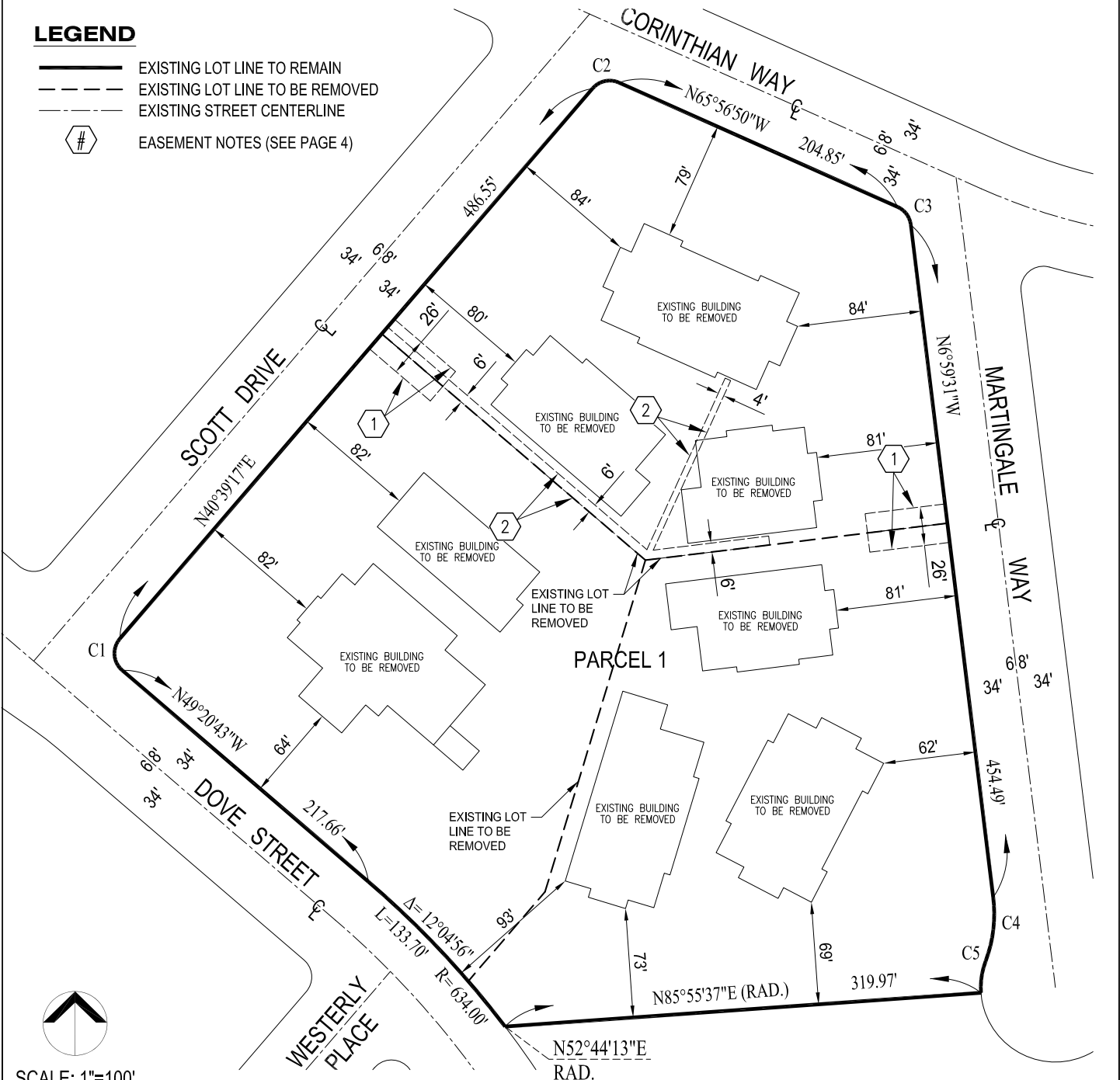
LOT MERGER NO. LM _____

(SITE PLAN)

OWNER	EXISTING PARCEL AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBER
MACARTHUR SQUARE, A CALIFORNIA GENERAL PARTNERSHIP	427-172-02, 427-172-03 427-172-05, 427-172-06	PARCEL 1

LEGEND

- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE REMOVED
- EXISTING STREET CENTERLINE
- # EASEMENT NOTES (SEE PAGE 4)



SCALE: 1"=100'