



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending September 30, 2016

**ZONING ADMINISTRATOR ACTIONS
SEPTEMBER 29, 2016**

Item 1: Our Lady Queen of Angels Comprehensive Sign Program No. CS2016-008 and Modification Permit (MD2016-010)
Site Address: 2046 and 2100 Mar Vista Drive

Action: Approved by Resolution No. ZA2016-055 Council 4
District

Item 2: Newport Beach Country Club Annual Development Agreement
Review No. DA2010-005 (PA2016-094)
Site Address: 2 Clubhouse Drive (formerly 1600 East Coast Highway)

Action: Council 5
District
The Zoning Administrator found that Newport Beach Country Club was in good faith compliance with the terms of the Development Agreement.

Item 3: Annual Review of Development Agreement for Hoag Memorial Hospital
Presbyterian (PA2009-064)
Site Address: 1 Hoag Drive

Action: Council 2
District
The Zoning Administrator found that Hoag was in good faith compliance with the terms of the Development Agreement.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS
(Non-Hearing Items)**

Item 1: Staff Approval No. SA2016-014 (PA2016-173)
Site Address: 924 East Ocean Front

Action: Approved Council District 1

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

RESOLUTION NO. ZA2016-055

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS20016-008 AND MODIFICATION PERMIT NO. MD2016-010 FOR AN INCREASE IN SIGN NUMBER, AREA, AND WIDTH OF MONUMENT SIGNS LOCATED AT 2100 AND 2046 MAR VISTA DRIVE (PA2016-111)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Our Lady Queen of Angels Church, with respect to property located at 2100 and 2046 Mar Vista Drive, and legally described as Irvine Subdivision Block 56, Lot 229 and portion of Lot 229 in Tract 361, County of Orange requesting approval of a comprehensive sign program and modification permit.
2. The applicant is requesting approval of a comprehensive sign program and modification permit to authorize signage for the Our Lady Queen of Angels Church and School. The applicant is seeking the following deviations from Chapter 20.42 (Sign Standards) of the Zoning Code:

Comprehensive Sign Program

- a) The installation of three monument signs, two at the Church site and one on the School site, where the Zoning Code only allows one per site;
- b) The installation of an additional wall sign on the Mar Vista Drive frontage and the retention of an existing unpermitted wall sign, where the Zoning Code only allows one per frontage;
- c) The installation of property rules/Fire Lane signs at one entrance to the Church site and three entrances to the school site;

Modification Permit

- d) Two Our Lady Queen of Angels channel letter walls signs each at 119 square feet in area located on the primary frontage facing Mar Vista Drive. Sign 2 is an existing sign, but is unpermitted. Sign 2a is proposed. The Zoning Code allows a maximum sign area of 65 square feet for wall signs located on the primary frontage (85 percent increase);
- e) Proposed widths of the monument signs of 13-feet, 2-inches; 11-feet, and 16-feet, 10-inches (Signs 4, 5, and 6) located on the primary and secondary frontages. The Zoning Code allows for monument signs to be 9 feet (87 percent increase).

3. The subject properties are located within the Private Institutions (PI) Zoning District and the General Plan Land Use Element category is Private Institutions (PI).
4. The subject properties are not located within the coastal zone.
5. A public hearing was held on September 29, 2016 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.
2. Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to signs.

SECTION 3. REQUIRED FINDINGS.

Comprehensive Sign Program

Pursuant to Section 20.42.120, the comprehensive sign program allows for an increase in sign height by 20 percent above that allowed and an increase in sign area by 30 percent above that allowed. The program shall comply with the standards of the Zoning Code, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs. In accordance with Section 20.42.120 (Comprehensive Sign Program Standards) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

Standard:

- A. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines and the overall purpose and intent of this Section [Section 20.42.120].*

Facts in Support of Standard:

1. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42.

2. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the Our Lady Queen of Angels Church and School with adequate identification while guarding against excessive sign proliferation. The church and the school are located on two separate large properties which necessitates additional and larger signage. The signage is proportional to the buildings and the size of the properties.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The proposed signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The school buildings with the larger wall signs have facades that are 130 feet in length and 370 feet in length. The street frontages where the entrances and monuments are located are approximately the following lengths: Mar Vista Drive– 862 feet; Domingo Drive – 300 feet; and Eastbluff Drive – 438 feet. The placement and size of the signs do not dominate, but rather are consistent with the proportions of the façades and street frontages on which they are located.

Standard:

- B. *The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard:

1. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. Corona del Mar High School is located across Mar Vista Drive and the signage will not be visible from surrounding residential neighborhoods.
2. All proposed signage will be in harmony with the character and architectural style of the building. The placement and size of the wall signs are complementary to the building's large fascia and will comply with the limitations in the Sign Matrix included in Exhibit B. Additionally, the larger properties accommodate additional and larger signage without creating an impact to the surrounding neighborhood.
3. The wall signs have a maximum height of 3 feet. The monument signs have a maximum area of 73 square feet. These standards are consistent with the Zoning Code. A modification permit is the required to allow additional area of the wall signs and the additional widths of the monument signs. The modification permit findings are addressed in the Modification Permit section below.

Standard:

- C. *The sign program shall address all signs, including permanent, temporary, and exempt signs.*

Facts in Support of Standard:

1. The sign program includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42.

Standard:

- D. *The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

Facts in Support of Standard:

1. The Comprehensive Sign Program has been developed to be effective for future uses of the church and school sites. The additional signage and increased sizes permitted would allow flexibility for future changes in occupants of the large sites.
2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in occupants or owners. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.
3. Consistent with Chapter 20.42, the Community Development Director (or his/her designee) may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

The program shall comply with the standards of this Chapter, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter.

Facts in Support of Standard:

1. The approval conforms to the intent of Chapter 20.42, and enhances the overall development by integrating the signage in appropriate locations and scale to the building's large fascia's and long street frontages.
2. The proposed Comprehensive Sign Program is consistent with Chapter 20.42, and is being processed concurrently with a Modification Permit consistent with

Zoning Code Section 20.52.050 to allow the sign area and length of the monument signs to be larger than the standard Zoning Code limitations in order to increase the visibility of the signs and allow signage that is proportionately scaled to the building fascia.

Standard:

- E. *The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Facts in Support of Standard:

1. The Comprehensive Sign Program does not authorize the use of prohibited signs.

Standard:

- F. *Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.*

Facts in Support of Standard:

1. The content of the signs was not considered and the proposed Comprehensive Sign Program does not contain any regulations regarding sign message content.

Modification Permit

Pursuant to Section 20.42.110 of the Newport Beach Municipal Code, deviations in sign height greater than twenty (20) percent and sign area greater than 30 percent are subject to the approval of a modification permit. In accordance with Section 20.52.050 (Modification Permits) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The requested modification will be compatible with existing development in the neighborhood.*

Facts in Support of Finding:

1. The subject properties are located in the Private Institutions Zoning District. The increase in the areas of the wall signs and the length of the monument signs are compatible with the existing development in the neighborhood because the additional sign area and length of the monument signs do not create noticeable impacts due to the large area of the church and school sites. The wall signs and monument signs are not visible from the residential neighborhoods and the property across Mar Vista Drive is occupied by Corona del Mar High School.

2. The school buildings with the larger wall signs have facades that are 130 feet in length and 370 feet in length. The street frontages where the entrances and monuments are located are approximately the following lengths: Mar Vista Drive – 862 feet; Domingo Drive – 300 feet; and Eastbluff Drive – 438 feet. The placement and size of the signs do not dominate, but rather are consistent with the proportions of the façades and street frontages on which they are located.

Finding:

- B. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Facts in Support of Finding:

1. The wall signs for the school on Mar Vista Drive serve as the main identification of the large school buildings for motorists travelling on Mar Vista Drive. Although the wall signs for the school face Mar Vista Drive, they are distributed over the school site and the large frontage. Sign 2a is towards the street while Sign 2 is towards the back behind parking spaces and both require additional area to be legible .
2. The proposed longer monument signs are necessary to increase the visibility of the information and distinctly separate but related properties (same name) of the church and school. The properties are large with intervening streets so it is necessary for the monument signs to provide identification (name) as well as information (hours). Other than the length, these monument signs meet all of the Code requirements.

Finding:

- C. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The purpose and intent of the sign regulations is to provide users adequate identification while preserving and enhancing the community's appearance. The regulation of sign area is to ensure that signage does not overwhelm a building façade and create clutter. The proposed increase in the maximum area will be appropriately scaled to the building given the width of the façade and size of the building fascia. The regulation of the width of monument signs is also to prevent the freestanding sign from overtaking a frontage and impacting visibility. The proposed increase in the width of the monument signs will not inhibit visibility and is still well proportioned to the street frontages they are located on.

2. The proposed increase in the maximum area for the wall signs and the monument widths does not interfere with the purpose and intent of the Zoning Code as it provides for adequate identification of the site while guarding against the excessive and confusing proliferation of signs. The proposed increase addresses the practical difficulty of reduced visibility for motorists that are trying to locate the large properties of the school and church.

Finding:

- D. There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

1. The requested increase in area is in scale and similarly placed as other signs in the surrounding area and will not be detrimental to surrounding owners and occupants, the neighborhood, or the general public.
2. Due to the layout of the school and church on the large properties, the increase in area for the walls signs and the increase in the widths of the monument signs are necessary to provide identification for the subject properties. The strict application of the Zoning Code would result in smaller signage that is out of scale with the large façades of the buildings and the long street frontages.

Finding:

- E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. This approval will allow for an increase in the number and size of the wall signs, but will not result in a change in intensity or density of the existing retail use.
2. The sizes of the signs are within the scale and proportionate to the large school buildings and subject properties. Due to the large layout of the school and church the signs will not be visible from any of the residential neighborhoods in the area and will not adversely affect or be detrimental to persons, property, or improvements in the surrounding neighborhood.
3. Compliance with the Municipal Code and the attached conditions of approval is required and will further ensure that the proposed use will not be detrimental.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program CS2016-008 and Modification Permit No. MD2016-010, subject to the conditions set forth in Exhibit A and parameters denoted in Exhibit B, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 29th DAY OF SEPTEMBER, 2016.



Patrick J. Alford, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

1. The development shall be in substantial conformance with the approved site plan, building elevations, and sign details stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Signs shall comply with the limitations specified in the Sign Matrix included in Exhibit B.
3. The project is subject to 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. Material violation of any of those laws in connection with the use may be cause for revocation of this Comprehensive Sign Program and Modification Permit.
5. A building permit shall be obtained prior to commencement of installation of the signs.
6. All illuminated signs shall be illuminated in accordance with the provisions of Section 20.42.060.H of the Newport Beach Municipal Code.
7. This Modification Permit may be modified or revoked by the Zoning Administrator if determined 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.
8. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
10. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
11. 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 the Our Lady Queen of Angels Church and School Modification including, but not limited to, Comprehensive Sign Program No. CS2016-008 and Modification Permit No. MD2016-010 (PA2016-111). 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.

PUBLIC WORKS

12. Monument signs shall meet the requirements of City Standard #110-L.

FIRE

13. Fire lane signs shall be a height of seven feet when located within pedestrian areas, or five feet when located in all other areas. Reference Newport Beach Fire Department Guideline C.02 Identification of Fire Lanes.

EXHIBIT B Comprehensive Sign Program Matrix Worksheet

Our Lady Queen of Angels

	Primary Street	Secondary Street
2046 Mar Vista	Mar Vista Dr.	Domingo Dr.
Scoreboard 1		48 sq. ft., 6' wide x 8' tall with top at 13'-4" above grade, graphics and lights only on field side
Wall Signs 2 2a 3	119 sq. ft., 59'-6" wide x 2'-0" tall 119 sq. ft., 59'-6" wide x 2'-0" tall 6 sq. ft., 10'-5" wide x 6" tall	
Monument Sign 4	47 sq. ft., 13'-2" long x 4'-6" tall (includes 12" base)	
Internal School Signs Office Names (2), Door Names (68), Dedication Plaques (10), Bulletin Boards (2), Directional Signs (4), etc.		
2100 Mar Vista	Eastbluff Dr.	Domingo Dr.
Informational Monument Sign 5		46 sq. ft., 11'-0" long x 5'-0" tall (includes 10" base)
Monument Sign 6	51 sq. ft., 16'-10" long x 4'-6" tall (includes 18" base)	
Wall Sign 7	40 sq. ft., 19'-2" long x 2'-1" tall (includes 8" between top and bottom row)	
2046 and 2100 Mar Vista		
Vertically Oriented Directional Signs	As approved by the Public Works Department	
Fire Land Signs	As approved by the Fire Dept. and per Fire Dept. Guideline C.02.1	

Note: Base of monument signs included in heights noted above, but not in the areas of monument signs.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

(949) 644-3200

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Application No. **Staff Approval No. SA2016-014 (PA2016-173)**
Applicant **Ava Equities, LLC**
Site Address **924 East Ocean Front**
Legal Description **Lot 27, Block 14, Balboa Tract**

On **September 30, 2016**, the Community Development Director approved Staff Approval No. SA2016-014 authorizing the demolition of a nonconforming five-unit apartment building in compliance with Zoning Code Chapter 20.34 (Conversion or Demolition of Affordable Housing). This approval is based on the following information and analysis.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-unit Residential)
- **General Plan:** RT (Two-Unit Residential)

SUMMARY

A staff approval for determination of compliance with Zoning Code Chapter 20.34 and the Mello Act (Government Code Section 65590). The property owner proposes to demolish an existing five-unit apartment building and construct a new single-unit dwelling.

ANALYSIS

Pursuant to Zoning Code Section 20.34.020 (Review Authority), the Director shall make a determination as to the applicability of this chapter when a residential structure of three or more units is to be converted or demolished. If it is determined that any of the units are occupied by low- or moderate-income tenants, provisions for their replacement shall be provided, if feasible. If applicable, and based on the documentation provided in compliance with Section 20.34.060 (Determining Requirements for Replacement Units), the Director shall make determinations as to:

1. *How many units were occupied by low- and moderate-income persons or families;*

2. *Whether the conversion or demolition proposes to go from residential to nonresidential and if so whether the proposed new use is coastal dependent;*
3. *Whether a feasibility analysis is required to be prepared;*
4. *The feasible number of affordable units required to be replaced, if any; and*
5. *Whether the required replacement affordable units are to be located on site or off site.*

In this particular case, the property owner has provided documentation that demonstrates the units are currently vacant, were not occupied by low- and moderate-income families or persons at the time of filing the subject application, and that no tenants were evicted within one year prior to the filing of the application. Additionally, the residential units will not be converted to a nonresidential use. Therefore, it has been determined that the five-unit apartment building can be demolished and the property redeveloped with no further analysis required.

APPEAL PERIOD

An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Jaime Murillo
Senior Planner

Attachments: CD 1 Vicinity Map
CD 2 Applicant's Project Description

Attachment No. CD 1

Vicinity Map



924 East Ocean Front

PA2016-173 for Staff Approval No. SA2016-014

Attachment No. CD 2

Applicant's Project Description

September 20, 2016

CITY OF NEWPORT BEACH BUILDING DEPT.
P.O. Box 1768
Newport Beach, CA 92658-8915

Re: Demolition of Affordable Housing
Ava Equities, LLC
924 Ocean Front East, Newport Beach
Units A, B, C, D and E
Plan Check Number 0584-2016

In providing this information, I hereby acknowledge and understand the requirements of the Mello Act (California Government Code Section 65590 et seq.) which provides that the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income. Replacement dwelling units shall be located within the same city or county as the dwelling units proposed to be converted or demolished.

I hereby state that none of the above-referenced dwelling units are occupied currently by a person or family of low or moderate income. All units have not been occupied since May 2016. All tenants, as listed in the attached summary, moved out of their own accord. No person or family was evicted from any of the above-referenced dwelling units within one year prior to the filing of an application to demolish the units.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this sept 22, 2016, at 23832 Hillhurst Dr Long, California.



Nazita Gaff, Ava Equities, LLC

SEE ATTACHED JURAT

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

} s.s.

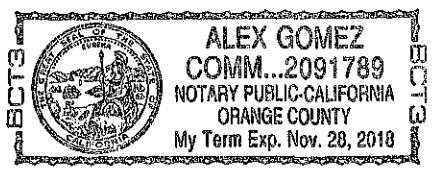
Subscribed and sworn to (or affirmed) before me on this 22nd day of Sept. Month

20 16, by Nazita Radbakht Gaff and
Name of Signer (1)

_____, proved to me on the basis of
Name of Signer (2)

satisfactory evidence to be the person who appeared before me.

[Signature]
Signature of Notary Public



For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

~~_____~~

containing _____ pages, and dated _____

Additional Information
Method of Affiant Identification
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describe: _____

TENANT LIST

924 OCEAN FRONT EAST, NEWPORT BEACH, CALIFORNIA 92661

5 Existing Units

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E
Square Footage and Number of Bedrooms Per Unit**	300/Studio	300/Studio	300/Studio	300/Studio	500 / 2 BR
Name and Address of Last Tenant	Joseph Webb	Thomas Hamm, Melissa Duddridge	David Vogt	Courtney Flynn	Ben Beard
Income of Tenant	\$50,000 / YR	\$83,000 / YR	\$72,000 / YR	Unknown	Unknown***
Tenant Family in Each Unit	1	2	1	1	3
Evictions within Last Year	None	None	None	None	None
Current Vacancy	Vacant	Vacant	Vacant	Vacant	Vacant
Last Date Occupied	5/2016	4/2016	4/2016	5/2016	5/2016

** Approximate Square Footage, Actual Size Unknown

*** Vacation Guests Do Not Provide Income Verification