

SURVEY DATE
01/17/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996527

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06059C0403K, DATED 03/21/2019

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

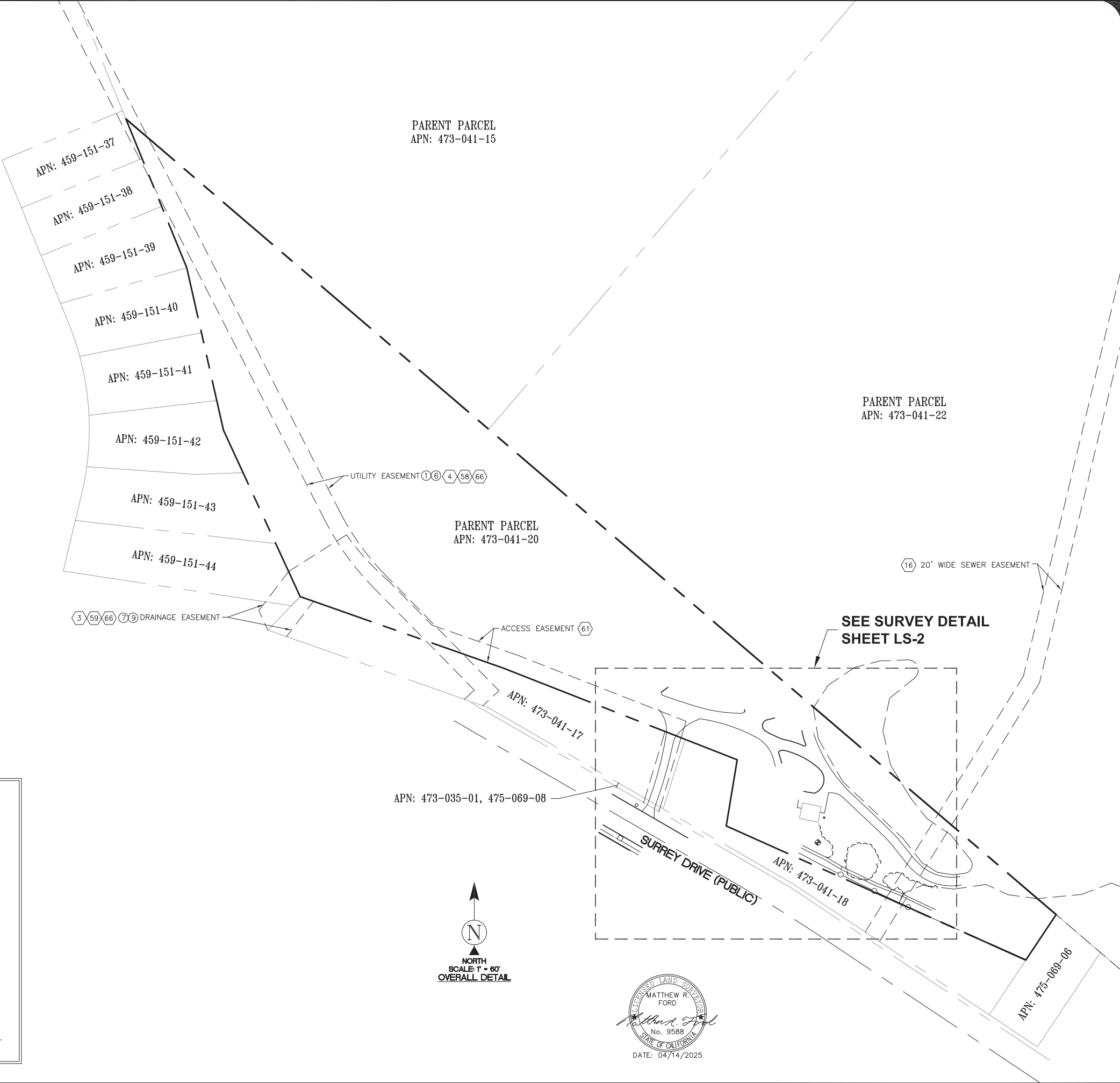
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

LEGEND

- | | | | |
|--------|-----------------------|-------|------------------------|
| AP | ASPHALT | ○xxxx | UTILITY MANHOLES |
| BLDG | TOP OF BUILDING | ○xxxx | UTILITY METER |
| CONC | CONCRETE | ⊕ | FIRE HYDRANT |
| NG | NATURAL GRADE | ⊕ | POSITION OF |
| P.O.B. | POINT OF BEGINNING | ⊕ | GEODETIC COORDINATES |
| P.O.C. | POINT OF COMMENCEMENT | ⊕ | SPOT ELEVATION |
| P.O.T. | POINT OF TERMINUS | ⊕ | WATER CONTROL VALVE |
| | | ⊕ | TREES |
| | | ⊕ | CMU WALLS |
| | | ⊕ | CHAIN LINK FENCE |
| | | ⊕ | TREE LINE |
| | | ⊕ | CURB LINES |
| | | ⊕ | EXISTING BUILDINGS |
| | | ⊕ | STREET CENTER LINES |
| | | ⊕ | SUBJECT PROPERTY LINE |
| | | ⊕ | ADJACENT PROPERTY LINE |
| | | ⊕ | EASEMENT LINES |
| | | ⊕ | TIE LINES |
| | | ⊕ | LEASE AREA LIMITS |
| | | ⊕ | MAJOR CONTOUR INTERVAL |
| | | ⊕ | MINOR CONTOUR INTERVAL |



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



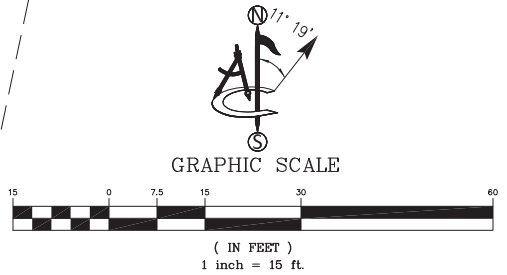
ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CAMEO HIGHLANDS
ACROSS FROM 4607 SURREY DRIVE
CORONA DEL MAR, CA 92625
ORANGE COUNTY

SHEET TITLE:
SITE SURVEY

LS-1

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 35' 32.23" (33.592286°) NORTH (NAD83)
LONGITUDE 117° 51' 26.28" (117.857300°) WEST (NAD83)
GROUND ELEVATION @ 217.0' (NAVD88)



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS

FULSANG
ARCHITECTURE

5018 RIVER AVE
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CAMEO
HIGHLANDS

ACROSS FROM 4607
SURREY DRIVE
CORONA DEL MAR, CA 92625
ORANGE COUNTY

SHEET TITLE:
SURVEY DETAIL

LS-2

LEGEND

AP ASPHALT
BLDG TOP OF BUILDING
CONC CONCRETE
NG NATURAL GRADE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS

UTILITY MANHOLES
 UTILITY METER
 FIRE HYDRANT
 POSITION OF GEODETIC COORDINATES
 SPOT ELEVATION
 WATER CONTROL VALVE
 TREES
 CMU WALLS
 CHAIN LINK FENCE
 TREE LINE
 CURBLINES
 EXISTING BUILDINGS
 STREET CENTERLINES
 SUBJECT PROPERTY LINE
 ADJACENT PROPERTY LINE
 EASEMENT LINES
 TIE LINES
 LEASE AREA LIMITS
 MAJOR CONTOUR INTERVAL
 MINOR CONTOUR INTERVAL

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SEAL OF THE LAND SURVEYOR
MATTHEW R. FORD
No. 9588
STATE OF CALIFORNIA
DATE: 04/14/2025

SCHEDULE "B" NOTE (APN 473-041-17)
REFERENCE IS MADE TO THE TITLE REPORT ORDER #92023805-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 16, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
① EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: WATER LINES
RECORDING DATE: MAY 8, 1980
RECORDING NO: BOOK 13602, PAGE 1043 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

2. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: IRVINE COAST DEVELOPMENT AGREEMENT DATED: MAY 23, 1988
EXECUTED BY: THE IRVINE COMPANY, A MICHIGAN CORPORATION AND THE COUNTY OF ORANGE, A POLITICAL SUBDIVISION
RECORDING DATE: JUNE 9, 1988
RECORDING NO: 88-272903 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

3. THE RECITAL ON THE MAP OF SAID TRACT NO. 14131 THAT ALL LOTS SHOWN ON THIS MAP ARE SITUATED IN AN EXTREME FIRE HAZARD AREA DUE TO WILD LAND EXPOSURE. (NOTHING TO PLOT)

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF EASEMENT DATED: JUNE 28, 1990
EXECUTED BY: IRVINE COMPANY, A MICHIGAN CORPORATION AND THE COUNTY OF ORANGE
RECORDING DATE: JULY 24, 1990
RECORDING NO: 90-388052 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AND RE-RECORDING DATE: AUGUST 15, 1990
AND RE-RECORDING NO: 90-432781 OF OFFICIAL RECORDS (BLANKET IN NATURE)

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF EASEMENT FOR GOLF BALLS DATED: MAY 20, 1991
EXECUTED BY: IRVINE COMPANY, A MICHIGAN CORPORATION
RECORDING DATE: MAY 21, 1991
RECORDING NO: 91-249635 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION
PURPOSE: WATER LINES
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516615 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION
PURPOSE: DRAINAGE FACILITIES
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516616 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516617 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

⑨ EASEMENTS FOR FLOODPLAIN PURPOSES, AS SHOWN AND DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF SAID PARCEL MAP NO. 89-137, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 14, 1975 IN BOOK 11569, PAGE 620 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

10. THE FOLLOWING RECITAL AS SHOWN ON SAID MAP WHICH STATES "THIS PARCEL MAP IS FOR FINANCING AND/OR CONVEYANCE PURPOSES ONLY, AND THE PARCELS CREATED BY THIS PARCEL MAP ARE NOT LEGAL BUILDING SITES". (NOTHING TO PLOT)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF EASEMENT FOR GOLF BALLS DATED: JANUARY 24, 1994
EXECUTED BY: IRVINE COMPANY, A MICHIGAN CORPORATION
RECORDING DATE: JANUARY 31, 1994
RECORDING NO: 94-72344 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

SCHEDULE "B" NOTE (APN 473-041-17)
12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: AUGUST 19, 1994
RECORDING NO: 94-513529 OF OFFICIAL RECORDS (BLANKET IN NATURE)

13. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

14. 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.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

LEGAL DESCRIPTION APN 473-041-17 (PER TITLE)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP NO. 89-137, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 272, PAGES 39, 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED BY THAT CERTAIN DOCUMENT RECORDED AUGUST 19, 1994 AS INSTRUMENT NO. 94-0513529 OF OFFICIAL RECORDS.

SCHEDULE "B" NOTE (APN 475-035-01 AND APN 475-069-08)
REFERENCE IS MADE TO THE TITLE REPORT ORDER #92023802-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 9, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POLE LINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING DATE: FEBRUARY 14, 1918
RECORDING NO: BOOK 318, PAGE 90 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 1949 AS BOOK 1845, PAGE 120 OF OFFICIAL RECORDS. (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1978-45
RECORDING DATE: OCTOBER 2, 1978
RECORDING NO: 1366, BOOK 12865, PAGE 1745 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1989-50
RECORDING DATE: NOVEMBER 2, 1989
RECORDING NO: 89-592042 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1978-52
RECORDING DATE: OCTOBER 2, 1978
RECORDING NO: 1370, BOOK 12865, PAGE 1783 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1989-50
RECORDING DATE: NOVEMBER 2, 1989
RECORDING NO: 89-592042 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF NEWPORT BEACH
PURPOSE: WATER LINES AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 8, 1980
RECORDING NO: 9673 IN BOOK 13602, PAGE 1043 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF NEWPORT BEACH
PURPOSE: INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516617 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

LEGAL DESCRIPTION APN 475-035-01 AND 475-069-08 (PER TITLE)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF LOT LINE ADJUSTMENT LLA 2020-00, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED ON ON JUNE 22, 2020 AS INSTRUMENT NO. 2020-288864 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 95, IRVINE'S SUBDIVISIONS, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A FIVE (5.005') FEET WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE BEING THE WESTERN BOUNDARY OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-05, RECORDED SEPTEMBER 22, 1998 AS INSTRUMENT NO. 98-634516 OF OFFICIAL RECORDS AND DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 32° 45' 00" EAST, 140.11 FEET"; THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID COURSE, SOUTH 32° 45' 00" WEST, 5.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SURREY DRIVE, A FIFTY-SIX (56.0) FEET WIDE PUBLIC ROAD DEDICATED ON A MAP OF TRACT NO. 3519, FILE IN BOOK 128, PAGES 18 THROUGH 21 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF SURREY DRIVE, NORTH 57° 15' 00" WEST, 273.51 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF SURREY DRIVE, NORTH 60° 55' 00" WEST, 430.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SURREY DRIVE AND THE NORTHERLY LINE OF LOT 142 OF SAID TRACT NO. 3519, NORTH 71° 16' 07" WEST, 251.19 FEET TO NORTHWEST CORNER OF SAID LOT 142 AND SAID TRACT NO. 3519 TO THE SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 89-137 AS SHOWN ON A MAP FILED IN PARCEL MAP BOOK 272, PAGES 39 THROUGH 41 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 71° 32' 30" EAST, 271.93 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF PARCEL 2 AND THE SOUTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 89-137, SOUTH 60° 55' 00" EAST, 410.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 3, SOUTH 57° 15' 00" EAST, 273.65 FEET TO THE TRUE POINT OF BEGINNING.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS

F

ULSANG

ARCHITECTURE

5018 RIVER AVE

NEWPORT BEACH, CA 92663

PHONE: (949) 838-4139

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618



ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CAMEO
HIGHLANDS
ACROSS FROM 4607
SURREY DRIVE
CORONA DEL MAR, CA 92625
ORANGE COUNTY

SHEET TITLE:
NOTES

LS-3



DATE: 04/14/2025

SCHEDULE "B" NOTE (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92023806-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 9, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: FEBRUARY 14, 1918
RECORDING NO: BOOK 318, PAGE 90 OF DEEDS
AFFECTS: A PORTION OF SAID LAND.
THE EASEMENT WAS AMENDED BY INSTRUMENT RECORDED MAY 18, 1949 IN BOOK 1845, PAGE 120 OF OFFICIAL RECORDS.
AS AMENDED BY A DOCUMENT ENTITLED "PARTIAL QUITCLAIM OF EASEMENT, SCE DOC #9871", RECORDED APRIL 18, 1990 AS INSTRUMENT NO. 90-202246 OF OFFICIAL RECORDS.
AS AMENDED BY A DOCUMENT ENTITLED "PARTIAL QUITCLAIM OF EASEMENT, SCE DOC #008971", RECORDED JULY 13, 2001 AS INSTRUMENT NO. 2001-472254 OF OFFICIAL RECORDS.
(EXACT LOCATION INDETERMINATE - NOT SHOWN)

3. EASEMENTS FOR FLOODPLAIN PURPOSES, AS SHOWN AND DEDICATED TO THE COUNTY OF ORANGE ON PARCEL MAP 89-137, BOOK 272, PAGES 39 THROUGH 41, INCLUSIVE OF PARCEL MAPS, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 14, 1975 IN BOOK 11569, PAGE 620 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: WATERLINES
RECORDING DATE: MAY 8, 1980
RECORDING NO: BOOK 13602, PAGE 1043 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF LOT 1 OF TRACT 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS. (AS SHOWN ON SURVEY)

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: IRVINE COAST PLANNED COMMUNITY REGULATIONS
RECORDING DATE: DECEMBER 9, 1987
RECORDING NO: 87-680859 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: IRVINE COAST DEVELOPMENT AGREEMENT
RECORDING DATE: JUNE 9, 1988
RECORDING NO: 88-272903 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: APRIL 2, 1997
RECORDING NO: 97-149745 OF OFFICIAL RECORDS (BLANKET IN NATURE)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSUMPTION OF RISK INSTRUMENT
RECORDING DATE: NOVEMBER 10, 1988
RECORDING NO: 88-580147 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

8. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): CONSTRUCTION
RECORDING DATE: DECEMBER 20, 1988
RECORDING NO: 88-663375 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-634147 OF OFFICIAL RECORDS.
PORTIONS OF THE EASEMENTS WERE ELIMINATED BY A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED SEPTEMBER 7, 2000 AS INSTRUMENT NO. 2000-466998 OF OFFICIAL RECORDS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

9. THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE RANCH WATER DISTRICT WHICH CONSOLIDATES IMPROVEMENT DISTRICTS 142 AND 242 AND OTHERS INTO CONSOLIDATED DISTRICTS NO. 140 AND NO. 240, A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 2, 1989 AS INSTRUMENT NO. 89-592043 OF OFFICIAL RECORDS, AND RERECORDED NOVEMBER 21, 1989 AS INSTRUMENT NO. 89-637381, OF OFFICIAL RECORDS. (NOT A SURVEY MATTER - NOT SHOWN)

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: CONSTRUCTION EASEMENT AGREEMENT
RECORDING DATE: DECEMBER 20, 1988
RECORDING NO: 88-662221 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LAGUNA BEACH COUNTY WATER DISTRICT, A COUNTY WATER DISTRICT
PURPOSE: WATER TRANSMISSION AND DISTRIBUTION SYSTEM AND FACILITIES
RECORDING DATE: JANUARY 16, 1990
RECORDING NO: 90-23718 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE RANCH WATER DISTRICT, A CALIFORNIA WATER DISTRICT
PURPOSE: PUMP STATION AND APPURTENANT FACILITIES
RECORDING DATE: FEBRUARY 15, 1990
RECORDING NO: 90-82920 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY SANITATION DISTRICT NO. 5
PURPOSE: CONSTRUCTION, OPERATION OF REGIONAL WASTEWATER COLLECTION, TRANSMISSION, DISPOSAL FACILITIES
RECORDING DATE: MAY 15, 1990
RECORDING NO: 90-260545 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: NOVEMBER 13, 1990
RECORDING NO: 90-596456 OF OFFICIAL RECORDS (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 17, 1990
RECORDING NO: 90-264696 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

15. 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 SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS
AFFECTS: PACIFIC COAST HIGHWAY, NEWPORT COAST DRIVE AND PELICAN HILL ROAD SOUTH, EXCEPT AT APPROVED ACCESS LOCATIONS. (NOTHING TO SHOW)

16. PIPELINE EASEMENTS FOR SEWER, WATER AND RECLAIMED WATER PURPOSES AS SHOWN AND DEDICATED TO THE IRVINE RANCH WATER DISTRICT ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS, OVER LOTS 1, 3, 4, 5, 6 AND 7 WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED FEBRUARY 17, 1976 IN BOOK 11648, PAGE 1817 OF OFFICIAL RECORDS, AND AN ADDED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID PIPELINE EASEMENT WITHOUT WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT. (AS SHOWN ON SURVEY)

17. THE RECITAL ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS, THAT:
NEWPORT COAST DRIVE SHOWN ON THIS MAP HAS BEEN OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE PURSUANT TO THAT CERTAIN "IRREVOCABLE OFFER TO CONVEY EASEMENT, PELICAN HILL ROAD RIGHT-OF-WAY" RECORDED ON DECEMBER 20, 1988 AS INSTRUMENT NO. 88-663375 OF OFFICIAL RECORDS; AND IS REDEDICATED TO THE COUNTY OF ORANGE, HEREON. (NOTHING TO PLOT)

18. THE RECITAL ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS, THAT:
BUILDING PERMIT ISSUANCE SHALL BE PHASE IN ACCORDANCE WITH THE BOARD OF SUPERVISORS APPROVED GROWTH MANAGEMENT PHASING PLAN ADOPTED APRIL 20, 1988 AS RESOLUTION NO. 88-537, PERTAINING TO THE TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES. (NOT A SURVEY MATTER)

19. THE RECITAL ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS, THAT:
ALL LOTS SHOWN ON THIS MAP ARE SITUATED IN AN EXTREME FIRE HAZARD AREA DUE TO WILD LAND EXPOSURE. (NOT A SURVEY MATTER)

20. THE RECITAL ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS, THAT A CONVEYANCE OF LOT 7 MUST INCLUDE AN INGRESS AND EGRESS EASEMENT TO A PUBLIC STREET. (NOTHING TO SHOW)

21. THE IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF ORANGE, PACIFIC COAST HIGHWAY, FOR ROAD PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT NO. 14131, BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS.
AFFECTS: LOTS 3, 4, 5, 6 AND 7. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED
FOR DEDICATION ON MAP/PLAT: TRACT NO. 14131
RECORDING NO: BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS
PURPOSE: FIRE ACCESS
AFFECTS: A PORTION OF LOT 3. (NOTHING TO SHOW)

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED
FOR DEDICATION ON
MAP/PLAT: TRACT NO. 14131
RECORDING NO: BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS
PURPOSE: STORM DRAIN
AFFECTS: A PORTION OF LOT 3 IN PARCEL D. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED
FOR DEDICATION ON
MAP/PLAT: TRACT NO. 14131
RECORDING NO: BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS
PURPOSE: TRAFFIC SIGNAL MAINTENANCE PURPOSES
AFFECTS: A PORTION OF LOT 3. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED
FOR DEDICATION ONMAP/PLAT: TRACT NO. 14131
RECORDING NO: BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MAPS
PURPOSE: PRIVATE ACCESS
AFFECTS: A PORTION OF LOT 3. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF ORANGE
PURPOSE: SCENIC PRESERVATION EASEMENT
RECORDING DATE: JULY 24, 1990
RECORDING NO: 90-388052 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.
AND RE-RECORDING DATE: AUGUST 15, 1990
AND RE-RECORDING NO: 90-432781 OF OFFICIAL RECORDS (BLANKET IN NATURE)



SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF ORANGE
PURPOSE: SCENIC HIGHWAY EASEMENT
RECORDING DATE: AUGUST 15, 1990
RECORDING NO: 90-432780 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (BLANKET IN NATURE)

28. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "IRREVOCABLE OFFER TO CONVEY EASEMENT -- LOWER LOOP ROAD" EXECUTED AUGUST 31, 1990 BY THE IRVINE COMPANY, A MICHIGAN CORPORATION IN FAVOR OF THE COUNTY OF ORANGE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AND RECORDED OCTOBER 4, 1990 AS INSTRUMENT NO. 90-530348 OF OFFICIAL RECORDS, AND RECORDED DECEMBER 15, 1991 AS INSTRUMENT NO. 91-694962 OF OFFICIAL RECORDS AND MARCH 12, 1992 AS INSTRUMENT NO. 92-149749 OF OFFICIAL RECORDS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

29. 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 SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS,
AFFECTS: PACIFIC COAST HIGHWAY EXCEPT AT THE INTERSECTION OF PELICAN POINT DRIVE. (NOTHING TO SHOW)

30. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT THE PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR.

31. EASEMENTS FOR DOMESTIC WATER, RECLAIMED WATER AND SEWER PURPOSES AS SHOWN AND DEDICATED TO THE IRVINE RANCH WATER DISTRICT ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS. (NOTHING TO SHOW)

32. EASEMENTS FOR SEWER AND WATER PIPELINE PURPOSES AS SHOWN AND DEDICATED TO THE IRVINE RANCH WATER DISTRICT ON THE MAP OF SAID TRACT NO. 14063, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED AUGUST 20, 1985, AS INSTRUMENT NO. 85-311205 OF OFFICIAL RECORDS OF ORANGE COUNTY, WITH AN ADDED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID EASEMENTS WITHOUT PRIOR WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

33. AN EASEMENT FOR SCENIC PRESERVATION PURPOSES AS SHOWN AND DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF SAID TRACT NO. 14063, FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS DESCRIBED IN A DOCUMENT RECORDED AUGUST 15, 1990 AS INSTRUMENT NO. 90-432781 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

34. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT LOT 56 IS NOT A RESIDENTIAL BUILDING SITE.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

35. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT CONVEYANCE OF LOT 57 TO A NON-GOVERNMENTAL AGENCY, SEPARATE OF LOT 56 SHALL INCLUDE AN ACCESS EASEMENT TO A PUBLIC STREET. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

36. THE DEDICATION TO THE PUBLIC FOR STREET PURPOSES; LOT K AS ACCEPTED BY ENDORSEMENT ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

37. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT LOTS 58, 59, H, I, J AND L ARE RESERVED BY THE IRVINE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 TO 55 INCLUSIVE.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

38. AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AS SHOWN AND DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

39. AN EASEMENT FOR TRAFFIC SIGNAL MAINTENANCE PURPOSES AS SHOWN AND DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

40. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT THE LAND IS LOCATED IN A VERY HIGH FIRE HAZARD AREA DUE TO WILDLAND EXPOSURE. THIS DECLARATION SHALL RUN WITH THE LAND UNTIL A DETERMINATION IS MADE BY THE FIRE AGENCY THAT THE PROPERTY IS NO LONGER LOCATED IN A VERY HIGH FIRE HAZARD AREA.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

41. THE RECITAL ON THE MAP OF SAID TRACT NO. 14063, BOOK 670, PAGES 23 THROUGH 29, INCLUSIVE OF MAPS, THAT BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH ANY BOARD OF SUPERVISORS APPROVED GROWTH MANAGEMENT PHASING PLAN PERTAINING TO THE TIMELY PROVISIONS OF PUBLIC SERVICES AND FACILITIES.(DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

42. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 3, 1991
RECORDING NO: 91-2724 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

43. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 11, 1991
RECORDING NO: 91-15190 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

44. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT
RECORDING DATE: JANUARY 16, 1991
RECORDING NO: 91-23117 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY MATTER)

ISSUE STATUS

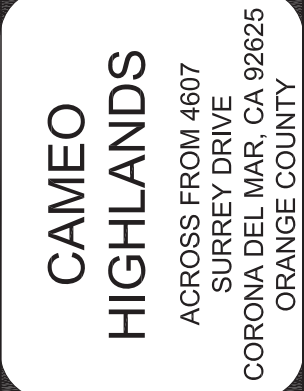
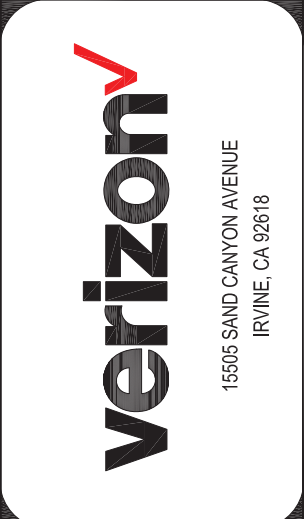
REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SHEET TITLE:
NOTES

LS-4

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

45. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: FEBRUARY 5, 1991
RECORDING NO: 91-54091 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

46. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE RANCH WATER DISTRICT
PURPOSE: DOMESTIC WATER AND RECLAIMED WATER PIPELINE AND APPURTENANT FACILITIES
RECORDING DATE: FEBRUARY 14, 1991
RECORDING NO: 91-70315 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

47. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: MAY 23, 1991
RECORDING NO: 91-255878 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: SEPTEMBER 20, 1991
RECORDING NO: 91-512237 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RE RELINQUISHMENT OF VOTING RIGHTS
RECORDING DATE: JUNE 27, 1996
RECORDING NO: 96-327891 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PELICAN POINT COMMUNITY ASSOCIATION
RECORDING DATE: JANUARY 23, 1997
RECORDING NO: 97-34418 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION AFFECTING PELICAN POINT
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122448 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

48. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: MAY 24, 1991
RECORDING NO: 91-257520 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: SEPTEMBER 20, 1991
RECORDING NO: 91-512239 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RE RELINQUISHMENT OF VOTING RIGHTS
RECORDING DATE: JUNE 27, 1996
RECORDING NO: 96-327891 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PELICAN POINT COMMUNITY ASSOCIATION
RECORDING DATE: JANUARY 23, 1997
RECORDING NO: 97-34418 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATIONS AFFECTING PELICAN POINT
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122448 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOTHING TO SHOW)

49. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT FOR GOLF BALLS
RECORDING DATE: MAY 21, 1991
RECORDING NO: 91-249635 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: MAY 3, 1993
RECORDING NO: 93-29331 OF OFFICIAL RECORDS (BLANKET IN NATURE)

50. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: MAY 23, 1991
RECORDING NO: 91-254012 OF OFFICIAL RECORDS

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: SEPTEMBER 20, 1991
RECORDING NO: 91-512238 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANT RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PELICAN POINT COMMUNITY ASSOCIATION
RECORDING DATE: JANUARY 23, 1997
RECORDING NO: 97-34418 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION AFFECTING PELICAN POINT
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122448 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

51. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 13, 1991
RECORDING NO: 91-618775 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

52. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 13, 1991
RECORDING NO: 91-618776 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

53. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 13, 1991
RECORDING NO: 91-618777 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

54. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 13, 1991
RECORDING NO: 91-618778 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

55. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 13, 1991
RECORDING NO: 91-618779 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

56. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE RANCH WATER DISTRICT, A CALIFORNIA WATER DISTRICT
PURPOSE: SANITARY SEWER PURPOSES
RECORDING DATE: JANUARY 9, 1992
RECORDING NO: 92-13932 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOCUMENT ILLEGIBLE - NOT SHOWN)

57. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: MAY 21, 1992
RECORDING NO: 92-338718 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION AFFECTING PELICAN HILL & PELICAN CREST
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122447 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

58. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES AND APPURTENANCES
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516615 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

59. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES AND APPURTENANCES
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516616 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)



SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

60. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: CONSTRUCTION, RELOCATE, REPAIR AND MAINTAIN FENCING, ACCESS ROADS, GOLF COURSE IMPROVEMENTS, DRAINAGE FACILITIES, PIPELINES AND LANDSCAPING
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516617 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

61. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF NEWPORT BEACH
PURPOSE: CONSTRUCTION, RELOCATE, REPAIR AND ;MAINTAIN FENCING, ACCESS ROADS, GOLF COURSE IMPROVEMENTS, DRAINAGE FACILITIES, PIPELINES AND LANDSCAPING
RECORDING DATE: JULY 31, 1992
RECORDING NO: 92-516618 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

62. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENTS
RECORDING DATE: OCTOBER 13, 1992
RECORDING NO: 92-719584 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

63. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENTS
RECORDING DATE: OCTOBER 23, 1992
RECORDING NO: 92-719585 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

64. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENTS
RECORDING DATE: OCTOBER 23, 1992
RECORDING NO: 92-719586 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

65. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENT FOR GOLF BALLS (PELICAN HILL)
RECORDING DATE: DECEMBER 3, 1992
RECORDING NO: 92-596367 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

66. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP 89-137, BOOK 272, PAGES 39 THROUGH 41, INCLUSIVE OF PARCEL MAPS WHICH AMONG OTHER THINGS RECITES:
THIS PARCEL MAP IS FOR CONVEYANCE PURPOSES ONLY, AND THE PARCELS CREATED BY THIS PARCEL MAP ARE NOT LEGAL BUILDING SITES.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

67. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: JANUARY 26, 1993
RECORDING NO: 93-56028 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION OF SPECIAL BUILDING AND OTHER LAND USE RESTRICTIONS
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122449 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

68. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 16, 1993
RECORDING NO: 93-251741 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

69. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENT FOR GOLF BALLS
RECORDING DATE: JANUARY 31, 1994
RECORDING NO: 94-72344 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

70. RECIPROCAL EASEMENTS, FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT:
DOCUMENT: DECLARATION OF RECIPROCAL EASEMENTS
EXECUTED BY: THE IRVINE COMPANY, A MICHIGAN CORPORATION
PURPOSE: EASEMENTS
RECORDING DATE: MARCH 4, 1994
RECORDING NO: 94-157793 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT FOR DRAINAGE ENCUMBRANCE
RECORDING DATE: MAY 4, 2000
RECORDING NO: 2000-233424 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: MAY 2, 2001
RECORDING NO: 2001-275770 OF OFFICIAL RECORDS (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SHEET TITLE:
NOTES

LS-5

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

71. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF GOLF COURSE USE ALLOCATION AGREEMENT
RECORDING DATE: MARCH 4, 1994
RECORDING NO: 94-157797 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF AMENDED & RESTATED GOLF COURSE USE ALLOCATION AGREEMENT
RECORDING DATE: AUGUST 24, 2005
RECORDING NO: 2005-668383 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF AMENDED & RESTATED GOLF COURSE USE ALLOCATION AGREEMENT
RECORDING DATE: JANUARY 11, 2006
RECORDING NO: 2006-24007 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

72. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENTS
RECORDING DATE: JUNE 23, 1994
RECORDING NO: 94-416833 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

73. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: FUEL MODIFICATION EASEMENT AGREEMENT
RECORDING DATE: SEPTEMBER 8, 1994
RECORDING NO: 94-548251 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

74. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: DECEMBER 29, 1995
RECORDING NO: 95-587638 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: JUNE 27, 1996
RECORDING NO: 96-327905 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: SEPTEMBER 25, 1996
RECORDING NO: 96-489027 OF OFFICIAL RECORDS
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT OF DECLARANTS RIGHTS UNDER DECLARATION AFFECTING PELICAN HILL & PELICAN GREST
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122447 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

75. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF ORANGE
PURPOSE: DRAINAGE
RECORDING DATE: AUGUST 22, 1996
RECORDING NO: 96-430425 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

76. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AGREEMENT SIGNAL MAINTENANCE
RECORDING DATE: DECEMBER 11, 1996
RECORDING NO: 96-625711 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

77. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:
RECORDING DATE: OCTOBER 9, 1998
RECORDING NO: 98-687222 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: DECEMBER 1, 1998
RECORDING NO: 98-821339 OF OFFICIAL RECORDS (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

78. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GOLF BALL EASEMENT AGREEMENT
RECORDING DATE: OCTOBER 22, 1998
RECORDING NO: 98-714844 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

79. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE COMMUNITY DEVELOPMENT COMPANY, A DELAWARE CORPORATION
PURPOSE: LANDSCAPING AND APPURTENANT IRRIGATION AND DRAINAGE SYSTEM IMPROVEMENTS
RECORDING DATE: DECEMBER 1, 1998
RECORDING NO: 98-821337 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
AND RECORDING DATE: APRIL 14, 1999
AND RECORDING NO: 99-274923 OF OFFICIAL RECORDS (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

80. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE COMMUNITY DEVELOPMENT COMPANY, A DELAWARE CORPORATION
PURPOSE: DRAINAGE
RECORDING DATE: MARCH 30, 1999
RECORDING NO: 99-231096 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

81. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF SPECIAL HEIGHT RESTRICTIONS
RECORDING DATE: JUNE 11, 1999
RECORDING NO: 99-435419 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

82. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF EASEMENT FOR GOLF BALLS
RECORDING DATE: MARCH 23, 2000
RECORDING NO: 2000-150579 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

83. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF ORANGE
PURPOSE: STORM DRAINAGE
RECORDING DATE: SEPTEMBER 7, 2000
RECORDING NO: 2000-466999 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

84. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DEED RESTRICTION (CONDITION 15)
RECORDING DATE: APRIL 16, 2001
RECORDING NO: 2001-226210 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AND RE-RECORDING DATE: APRIL 17, 2001
AND RE-RECORDING NO: 2001-228594 OF OFFICIAL RECORDS (BLANKET IN NATURE)

85. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE RANCH WATER DISTRICT, A CALIFORNIA WATER DISTRICT
PURPOSE: WATER AND RECLAIMED WATER PIPELINE PURPOSES
RECORDING DATE: OCTOBER 21, 2004
RECORDING NO: 2004-952291 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

86. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ENCROACHMENT AGREEMENT (EPN2006-0019)
RECORDING DATE: JANUARY 19, 2006
RECORDING NO: 2006-43127 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

87. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IRVINE RANCH WATER DISTRICT, A CALIFORNIA WATER DISTRICT
PURPOSE: SEWER PIPELINE PURPOSES
RECORDING DATE: FEBRUARY 23, 2006
RECORDING NO: 2006-122388 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

88. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ENCROACHMENT AGREEMENT
RECORDING DATE: FEBRUARY 1, 2007
RECORDING NO: 2007-68545 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

89. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COXCOM INC., D/B/A COX COMMUNICATIONS ORANGE COUNTY
PURPOSE: TELECOMMUNICATIONS FACILITIES
RECORDING DATE: JUNE 26, 2007
RECORDING NO: 2007-404710 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

90. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 5, 2007
RECORDING NO: 2007-546829 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

91. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATER QUALITY MANAGEMENT PLAN (WQMP) FOR THE PELICAN HILL RESORT
RECORDING DATE: OCTOBER 19, 2007
RECORDING NO: 2007-640616 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY MATTER)

92. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ENCROACHMENT AGREEMENT
RECORDING DATE: JULY 9, 2008
RECORDING NO: 2008-327562 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

93. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ENCROACHMENT AGREEMENT
RECORDING DATE: JULY 9, 2008
RECORDING NO: 2008-327563 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

94. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT OF EASEMENT (SIDEWALKS NEAR PELICAN HILL ROAD BRIDGE)
RECORDING DATE: JULY 9, 2008
RECORDING NO: 2008-327564 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

95. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NEWPORT BEACH AND THE IRVINE COMPANY AND IRVINE COMMUNITY DEVELOPMENT COMPANY
CONCERNING THE NEWPORT COAST AND ADJACENT PROPERTIES
RECORDING DATE: NOVEMBER 8, 2001
RECORDING NO: 2001-800494 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

96. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT FOR DRAINAGE ENCUMBRANCE
RECORDING DATE: MARCH 26, 1997
RECORDING NO: 97-136140 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

97. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT FOR DRAINAGE ENCUMBRANCE
RECORDING DATE: DECEMBER 3, 1997
RECORDING NO: 97-622043 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

98. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED
RECORDING DATE: DECEMBER 11, 1996
RECORDING NO: 96-625709 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT AREA OF INTEREST, NOT SHOWN)

99. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF OBLIGATION AGREEMENT
RECORDING DATE: MARCH 10, 2015
RECORDING NO: 2015-122451 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

100. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$500,000,000.00
DATED: MARCH 13, 2015
TRUSTOR/GRANTOR PH FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
BENEFICIARY: METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION AND MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION
LOAN NO.: NONE SHOWN
RECORDING DATE: MARCH 17, 2015
RECORDING NO: 2015-135536 OF OFFICIAL RECORDS
AN AGREEMENT RECORDED FEBRUARY 13, 2020 AS INSTRUMENT NO. 2020-61411 OF OFFICIAL RECORDS WHICH
STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT
RECORDING DATE: FEBRUARY 13, 2020
RECORDING NO.: 2020-59355 OF OFFICIAL RECORDS
THIS COMPANY WILL REQUIRE THAT THE ORIGINAL NOTE, THE ORIGINAL DEED OF TRUST AND A PROPERLY EXECUTED REQUEST FOR FULL RECONVEYANCE TOGETHER WITH APPROPRIATE DOCUMENTATION (I.E., COPY OF TRUST, PARTNERSHIP AGREEMENT OR CORPORATE RESOLUTION) BE IN THIS OFFICE PRIOR TO THE CLOSE OF THIS TRANSACTION IF THE ABOVE-MENTIONED ITEM IS TO BE PAID THROUGH THIS TRANSACTION OR DELETED FROM A POLICY OF TITLE INSURANCE.
ANY DEMANDS SUBMITTED TO US FOR PAYOFF MUST BE SIGNED BY ALL BENEFICIARIES AS SHOWN ON SAID DEED OF TRUST, AND/OR ANY ASSIGNMENTS THERETO. IN THE EVENT SAID DEMAND IS SUBMITTED BY AN AGENT OF THE BENEFICIARY(S), WE WILL REQUIRE THE WRITTEN APPROVAL OF THE DEMAND BY THE BENEFICIARY(S). SERVICING AGREEMENTS DO NOT CONSTITUTE APPROVAL FOR THE PURPOSES OF THIS REQUIREMENT.
IF NO AMOUNTS REMAIN DUE UNDER THE OBLIGATION A ZERO BALANCE DEMAND WILL BE REQUIRED ALONG WITH THE RECONVEYANCE DOCUMENTS.
IN ADDITION, WE REQUIRE THE WRITTEN APPROVAL OF SAID DEMAND BY THE TRUSTOR(S) ON SAID DEED OF TRUST OR THE CURRENT OWNERS IF APPLICABLE. (ONLY SHOWING EASEMENTS NEAR AREA OF INTEREST)

101. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 100
ASSIGNED TO: METROPOLITAN LIFE INSURANCE COMPANY, AND MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY
RECORDING DATE: MARCH 17, 2015
RECORDING NO: 2015-135537 OF OFFICIAL RECORDS (BLANKET IN NATURE)

102. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: PH FINANCE LLC
SECURED PARTY: METROPOLITAN LIFE INSURANCE COMPANY AND MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY
RECORDING DATE: MARCH 17, 2015
RECORDING NO: 2015-135538 OF OFFICIAL RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED
NATURE OF CHANGE: CONTINUATION
RECORDING DATE: OCTOBER 8, 2019
RECORDING NO: 2019-390978 OF OFFICIAL RECORDS (NOT A SURVEY MATTER)

103. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT WITH WAIVER
RECORDING DATE: JANUARY 14, 2020
RECORDING NO: 2020-14134 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)



DATE: 04/14/2025

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618



ambit consulting

428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CAMEO
HIGHLANDS

ACROSS FROM 4607
SURREY DRIVE
CORONA DEL MAR, CA 92625
ORANGE COUNTY

SHEET TITLE:

NOTES

LS-6

SCHEDULE "B" NOTE CONTINUED (APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22)

104. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: AGREEMENT WITH WAIVER LESSOR: PH FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY LESSEE: HYBRID-ELECTRIC BUILDING TECHNOLOGIES WEST LOS ANGELES 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: JANUARY 14, 2020 RECORDING NO: 2020-14134 OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

105. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CONSERVATION EASEMENT DEED (INCLUDING THIRD-PARTY BENEFICIARIES) RECORDING DATE: FEBRUARY 13, 2020 RECORDING NO: 2020-59355 OF OFFICIAL RECORDS (ONLY SHOWING EASEMENTS NEAR AREA OF INTEREST)

106. 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. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (NOTHING TO SHOW)

LEGAL DESCRIPTION APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22 (PER TITLE)

(SURVEYOR'S NOTE: ONLY SHOWING PARCEL A AND G ON SURVEY. EASEMENT PARCELS DO NOT AFFECT AREA OF INTEREST)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON EXHIBIT "B" TO THAT CERTAIN LOT LINE ADJUSTMENT LL 2003-027, RECORDED JUNE 24, 2004 AS INSTRUMENT NO. 2004-575815 OF OFFICIAL RECORDS.

APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22

PARCEL B:

EASEMENTS OVER THOSE PORTIONS OF LOT 59 AND THAT PORTION OF LOT A OF TRACT NO. 14063, AS SHOWN ON MAP FRED IN BOOK 670, PAGES 23 THROUGH 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SET FORTH IN ARTICLE II SUBPARAGRAPH 2.3 (C) ENTITLED "ACCESS OVER COMMON AREA FOR GOLF COURSE" IN THAT CERTAIN DECLARATION ENTITLED DECLARATION OF SPECIAL COVENANTS, CONDITIONS, RESTRICTIONS AND ESTABLISHMENT OF EASEMENTS FOR GOLF COURSE PROPERTY AND PELICAN POINT, RECORDED MAY 23, 1991 AS INSTRUMENT NO. 91-254012 OF OFFICIAL RECORDS.

PARCEL C:

A FORTY (40) FEET WIDE EASEMENT FOR ACCESS TUNNEL PURPOSES UNDER AND THROUGH A PORTION OF THAT PARCEL OF LAND DESCRIBED WITHIN THE "IRREVOCABLE OFFER TO CONVEY EASEMENT PELICAN HILL ROAD RIGHT-OF-WAY" (NOW KNOWN AS "NEWPORT COAST DRIVE") RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-663375 OF OFFICIAL RECORDS, AND SHOWN ON THE MAP OF TRACT NO. 14131, FILED IN BOOK 662, PAGES 42 THROUGH 46 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 55° 53' 00" WEST, 457.71' ", TO WHICH A RADIAL LINE BEARS NORTH 34° 43' 41" WEST AND BEING THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 4 OF SAID TRACT WITH THE SOUTHERLY LINE OF SAID IRREVOCABLE OFFER, SAID SOUTHERLY LINE BEING A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1129.50 FEET;

THENCE, WESTERLY, 97.70 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 57' 21" TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 39° 41' 02" WEST; THENCE, CONTINUING ALONG SAID CURVE, 44.50 FEET THROUGH A CENTRAL ANGLE OF 2° 15' 26", TO WHICH A RADIAL LINE BEARS NORTH 41° 56' 28" WEST; THENCE, CROSSING SAID IRREVOCABLE OFFER, NORTH 14° 50' 00" WEST, 151.77 FEET TO THE NORTHERLY LINE OF SAID IRREVOCABLE OFFER AND A POINT IN A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1266.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 38° 48' 40" WEST;

THENCE, EASTERLY, 43.45 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 57' 57", TO WHICH A RADIAL LINE BEARS NORTH 36° 50' 43" WEST;

THENCE, CROSSING SAID IRREVOCABLE OFFER SOUTH 14° 50' 00" EAST, 149.26 FEET THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT IS CENTERED UPON A CYLINDER TWENTY-FIVE (25) FEET IN DIAMETER. THE FINISHED FLOOR ELEVATION AT THE NORTHERLY END IS 129.50 FEET M.S.L.; THE FINISHED FLOOR ELEVATION AT THE SOUTHERLY END IS 120.10 FEET M.S.L.

PARCEL D:

A FIFTY (50) FEET WIDE EASEMENT FOR ACCESS TUNNEL PURPOSES UNDER AND THROUGH A PORTION OF THAT PARCEL OF LAND BEING A 100 FEET WIDE RIGHT OF WAY KNOWN AS "PACIFIC COAST HIGHWAY", AS SHOWN ON THE MAP OF TRACT NO. 14131, FILED IN BOOK 662, PAGES 42 THROUGH 46, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "(NORTH 49° 29' 55" WEST, 5241.12')\" AND BEING THE MOST WESTERLY CORNER OF LOT 3 OF SAID TRACT AND BEING IN THE EASTERLY LINE OF SAID PACIFIC COAST HIGHWAY;

THENCE, ALONG SAID EASTERLY LINE OF PACIFIC COAST HIGHWAY, SOUTH 49° 29' 55" EAST, 205.89 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING WITH SAID EASTERLY LINE, SOUTH 49° 29' 55" EAST, 50.00 FEET;

THENCE, CROSSING SAID PACIFIC COAST HIGHWAY, SOUTH 40° 30' 05" WEST, 100.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID PACIFIC COAST HIGHWAY;

THENCE, ALONG SAID WESTERLY LINE, NORTH 49° 29' 55" WEST, 50.00 FEET;

THENCE, CROSSING SAID PACIFIC COAST HIGHWAY, NORTH 40° 30' 05" EAST, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT IS CENTERED UPON A CYLINDER TWENTY-FIVE (25) FEET IN DIAMETER. THE FINISHED FLOOR ELEVATION AT THE NORTHEASTERLY END IS 113.10 FEET M.S.L.;

THE FINISHED FLOOR ELEVATION AT THE SOUTHWESTERLY END IS 112.60 FEET M.S.L.

PARCEL E:

THOSE CERTAIN EASEMENT RIGHTS OVER LOTS 40, 41 AND 42 OF TRACT NO. 13703, AS SHOWN ON A MAP FILED IN BOOK 652, PAGES 7 THROUGH 22, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SET FORTH IN ARTICLE 2 OF THAT CERTAIN "DECLARATION OF RECIPROCAL EASEMENTS BY THE IRVINE COMPANY", RECORDED MARCH 4, 1994 AS INSTRUMENT NO. 94-157793 OF OFFICIAL RECORDS.

PARCEL F:

EASEMENTS OVER LOTS A, B AND K OF TRACT NO. 14063, AS SHOWN ON MAP FILED IN BOOK 670, PAGES 23 THROUGH 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, FOR PEDESTRIAN, GOLF CART AND OTHER VEHICULAR MEANS FOR MAINTENANCE PURPOSES, USE AND ENJOYMENT OF THE ADJACENT GOLF COURSE, AS CONTAINED IN THAT CERTAIN "DECLARATION OF RECIPROCAL EASEMENTS BY THE IRVINE COMPANY", RECORDED MARCH 4, 1994 AS INSTRUMENT 94-157793 OF OFFICIAL RECORDS.

PARCEL G:

PARCEL 3, AS SHOWN ON A MAP FILED IN BOOK 272, PAGES 39 THROUGH 41 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN 473-041-18

LEGAL DESCRIPTION CONTINUED APN 473-041-02, APN 473-041-04, APN 473-041-08, APN 473-041-15, APN 473-041-20, APN 473-041-22 (PER TITLE)

PARCEL H:

A NON-EXCLUSIVE EASEMENT FOR A "GOLF COURSE UNDERCROSSING CORRIDOR" AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 1996 AS INSTRUMENT NO. 96-625709 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF LOT K OF TRACT NO. 14063, AS SHOWN ON THE MAP FILED IN BOOK 670, PAGES 23 THROUGH 29 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 3 OF TRACT NO. 14131 AS SHOWN ON THE MAP FILED IN BOOK 662, PAGES 42 THROUGH 46 OF MISCELLANEOUS MAPS, AND TOGETHER WITH THAT PORTION BLOCK 131 OF IRVINE'S SUBDIVISION AS SHOWN ON THE MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 49° 29' 55" WEST 150.50'" ON THE MAPS OF TRACT NO. 14063 FOR A PORTION OF THE SOUTHWESTERLY LINE OF SAID LOT K;

THENCE NORTH 49° 30' 05" WEST 28.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 49° 30' 05" WEST 115.00 FEET ALONG SAID SOUTHWESTERLY LINE;

THENCE NORTH 40° 29' 55" EAST 127.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 3;

THENCE SOUTH 49° 30' 05" EAST 56.50 FEET ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE;

THENCE NORTH 40° 29' 55" EAST 5.0 FEET;

THENCE SOUTH 49° 30' 05" EAST 58.50 FEET;

THENCE SOUTH 40° 29' 55" WEST 132.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 473-041-02, 473-041-04, 473-041-08, 473-041-15, 473-041-20 & 473-041-22



DATE: 04/14/2025

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/19/24	PRELIMINARY	AC
0	03/18/24	ACCESS TITLES	CK
1	04/05/24	PARENT TITLE (C)	SB
2	04/14/25	NEW POLE LOCATION (C)	NS



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



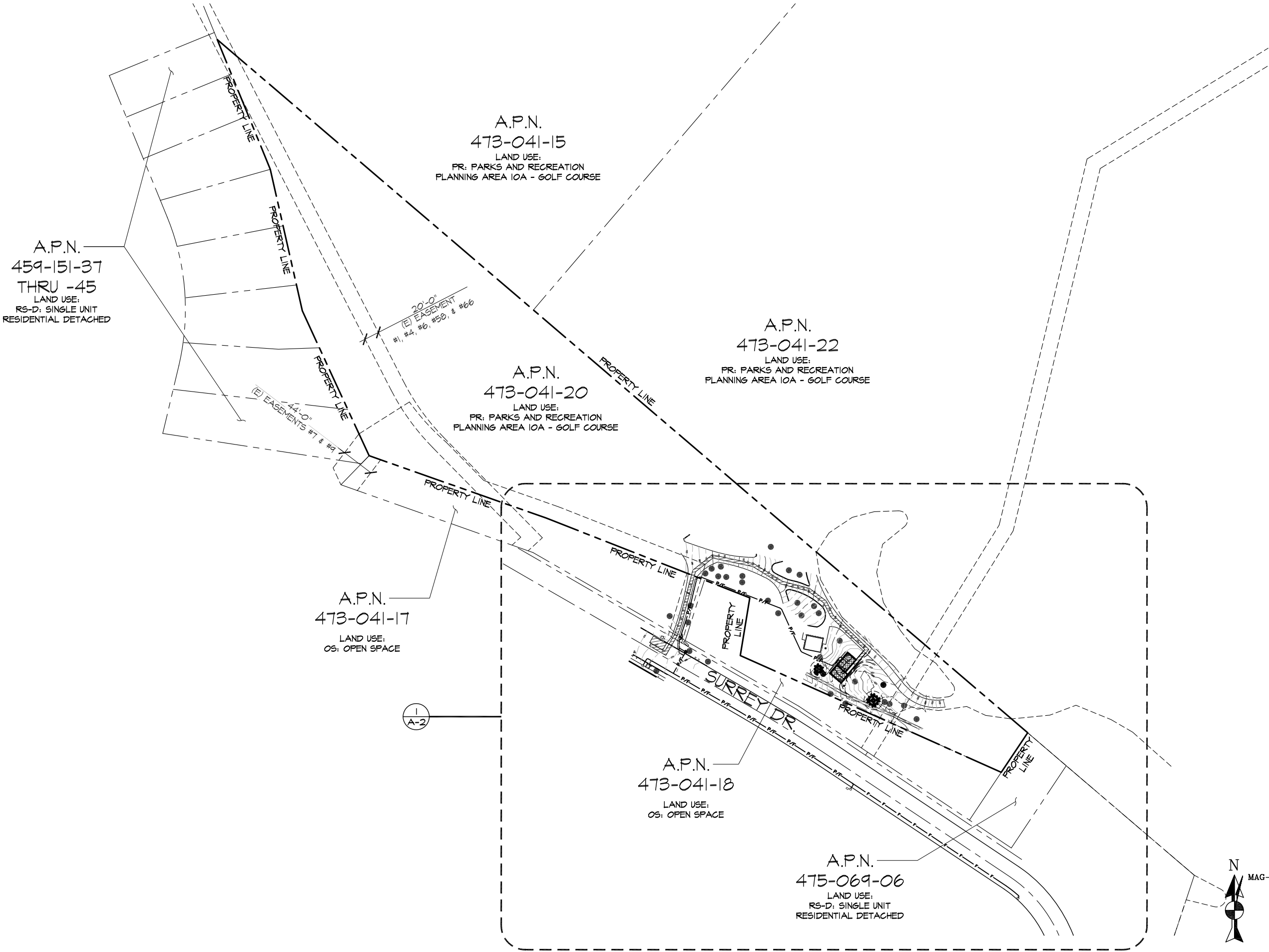
ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

CAMEO HIGHLANDS
ACROSS FROM 4607 SURREY DRIVE
CORONA DEL MAR, CA 92625
ORANGE COUNTY

SHEET TITLE:

NOTES

LS-7



A.P.N.
459-151-37
THRU -45
LAND USE:
RS-D: SINGLE UNIT
RESIDENTIAL DETACHED

A.P.N.
473-041-15
LAND USE:
PR: PARKS AND RECREATION
PLANNING AREA 10A - GOLF COURSE

A.P.N.
473-041-20
LAND USE:
PR: PARKS AND RECREATION
PLANNING AREA 10A - GOLF COURSE

A.P.N.
473-041-22
LAND USE:
PR: PARKS AND RECREATION
PLANNING AREA 10A - GOLF COURSE

A.P.N.
473-041-17
LAND USE:
OS: OPEN SPACE

A.P.N.
473-041-18
LAND USE:
OS: OPEN SPACE

A.P.N.
475-069-06
LAND USE:
RS-D: SINGLE UNIT
RESIDENTIAL DETACHED

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE
5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE
IRVINE, CA 92618

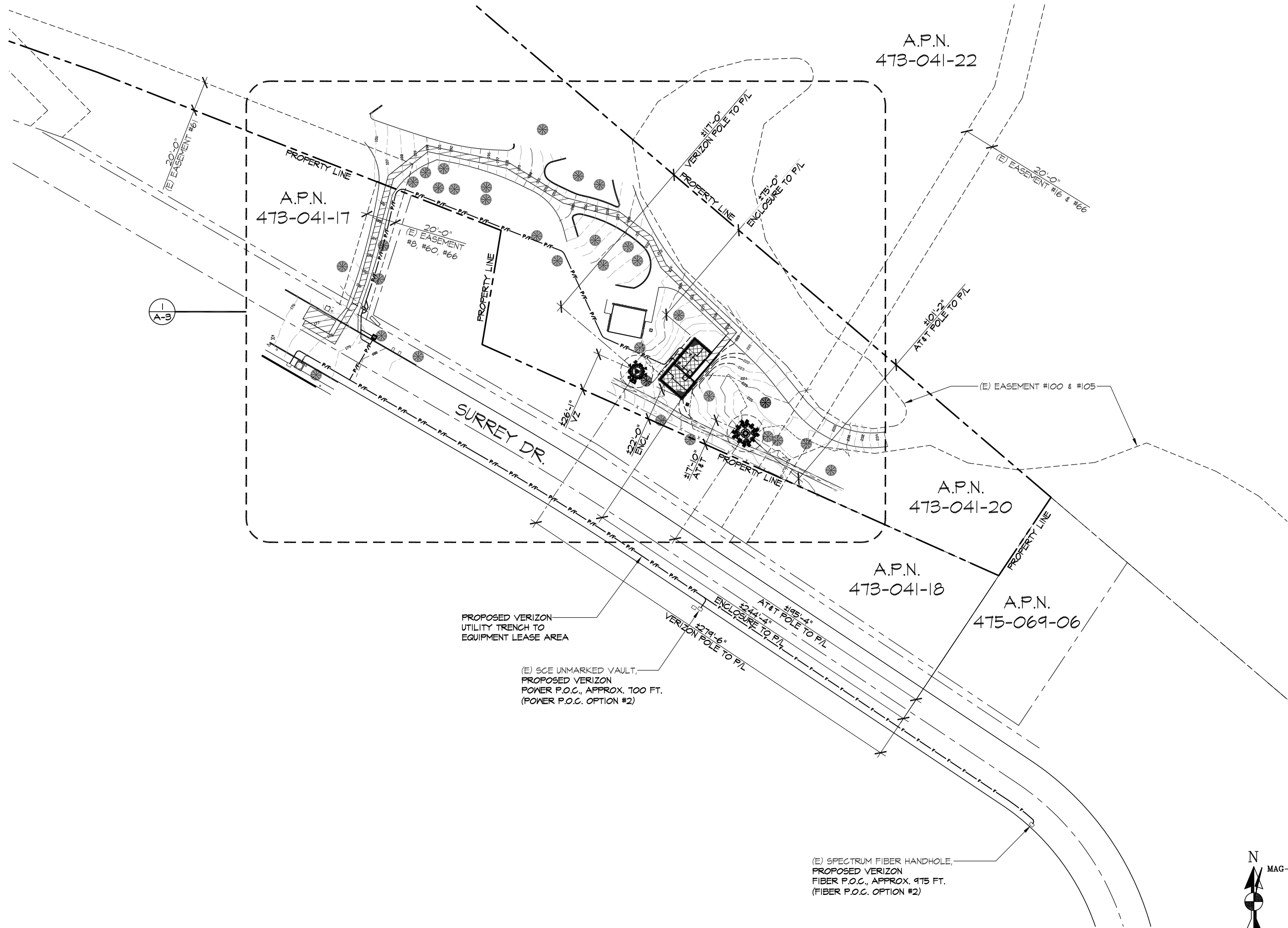
CAMEO
HIGHLANDS
(PROJECT ID: 17228239)
ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
**OVERALL
SITE PLAN**

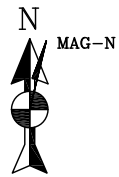
A-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE PLAN



SCALE @ 11x17: 1/64" = 1'-0"
SCALE @ 24x36: 1/32" = 1'-0"
0' 16' 32' 64'



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE
5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE
IRVINE, CA 92618

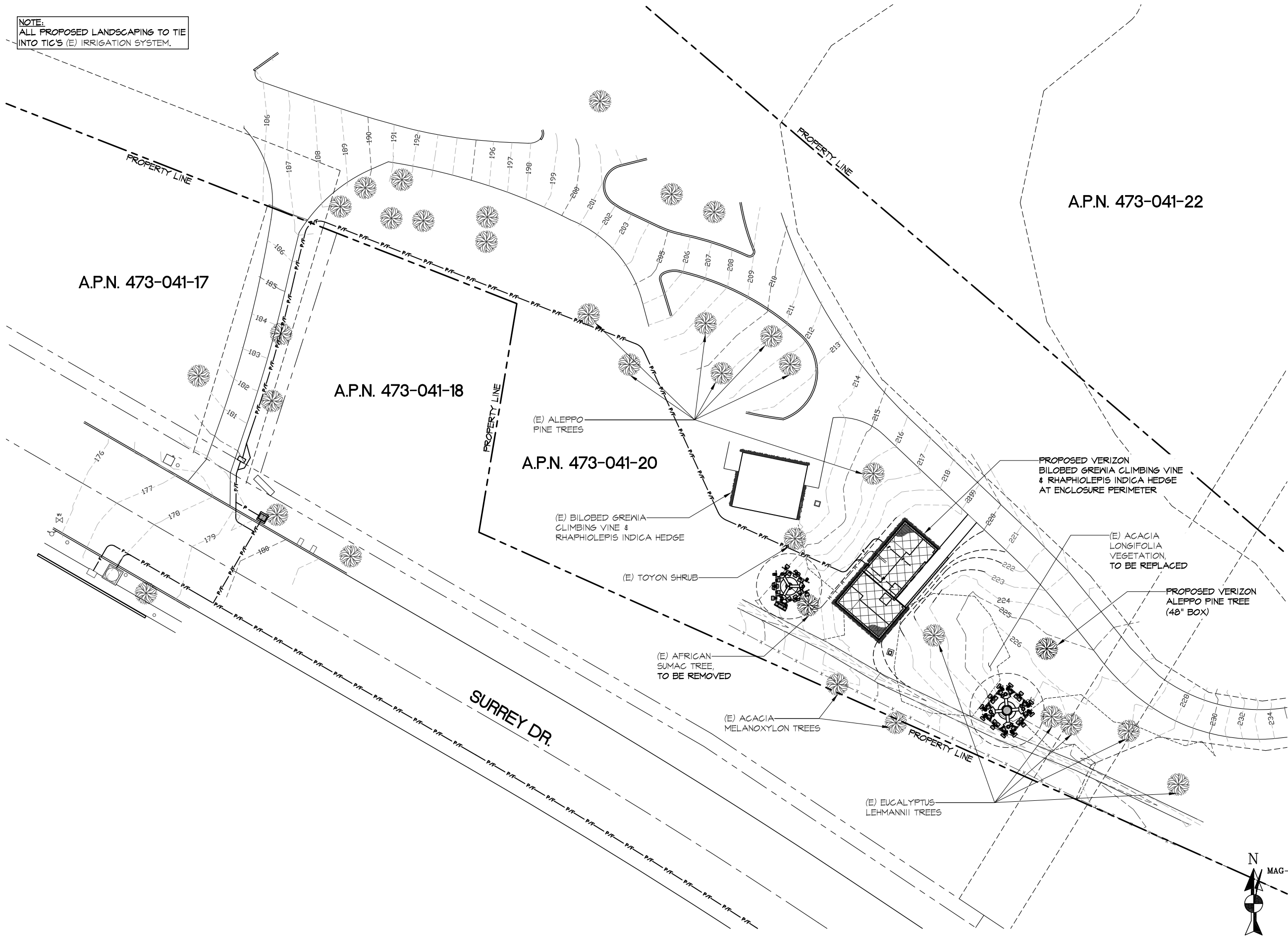
CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
SITE PLAN

A-2

NOTE:
ALL PROPOSED LANDSCAPING TO TIE
INTO TIC'S (E) IRRIGATION SYSTEM.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE
5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
LANDSCAPE
IDENTIFICATION PLAN

A-3.1

LANDSCAPE IDENTIFICATION PLAN

SCALE @ 11x17: 1/32" = 1'-0"

SCALE @ 24x36: 1/16" = 1'-0"



1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

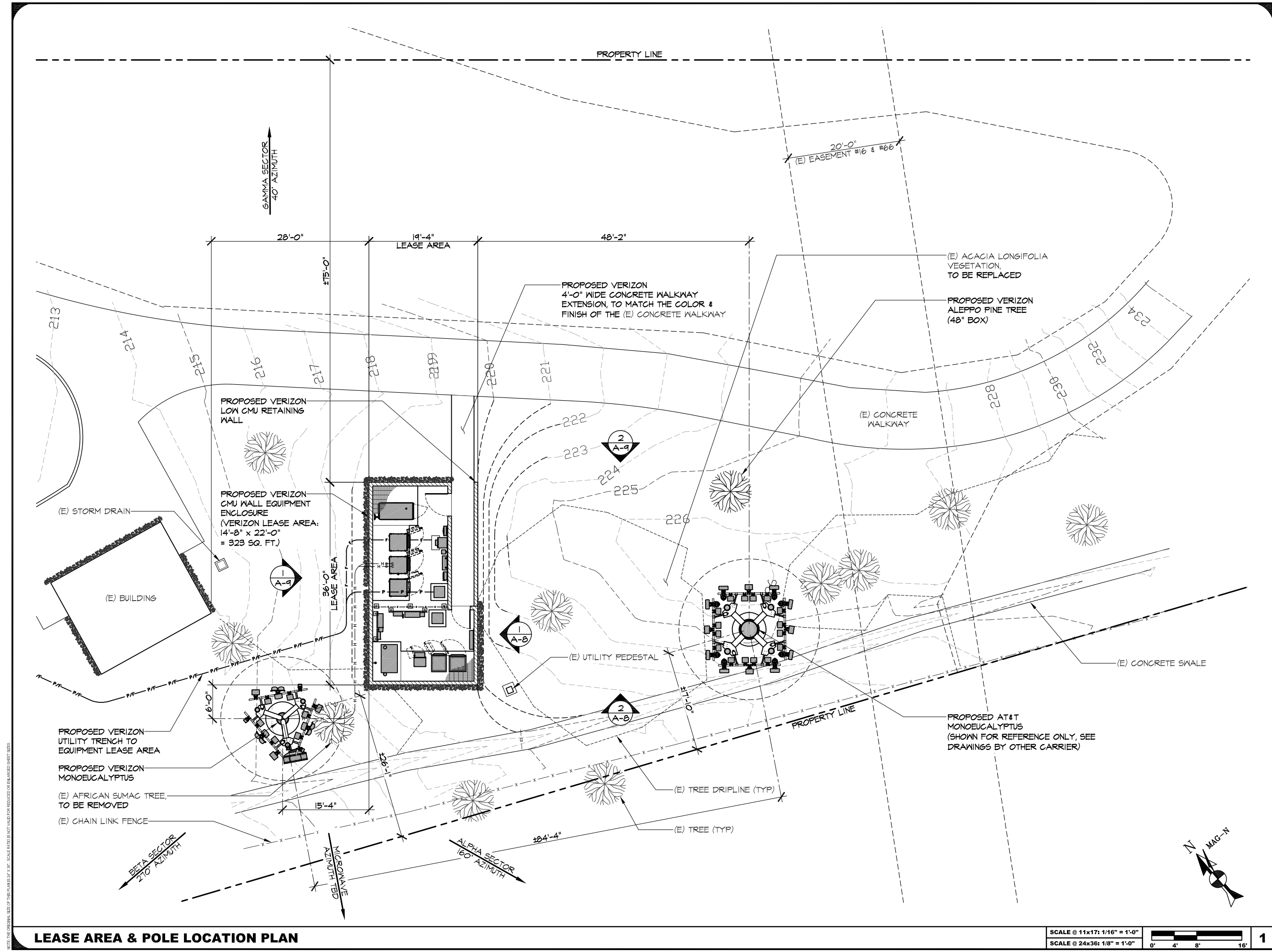


**CAMEO
HIGHLANDS**
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
**LEASE AREA & POLE
LOCATION PLAN**

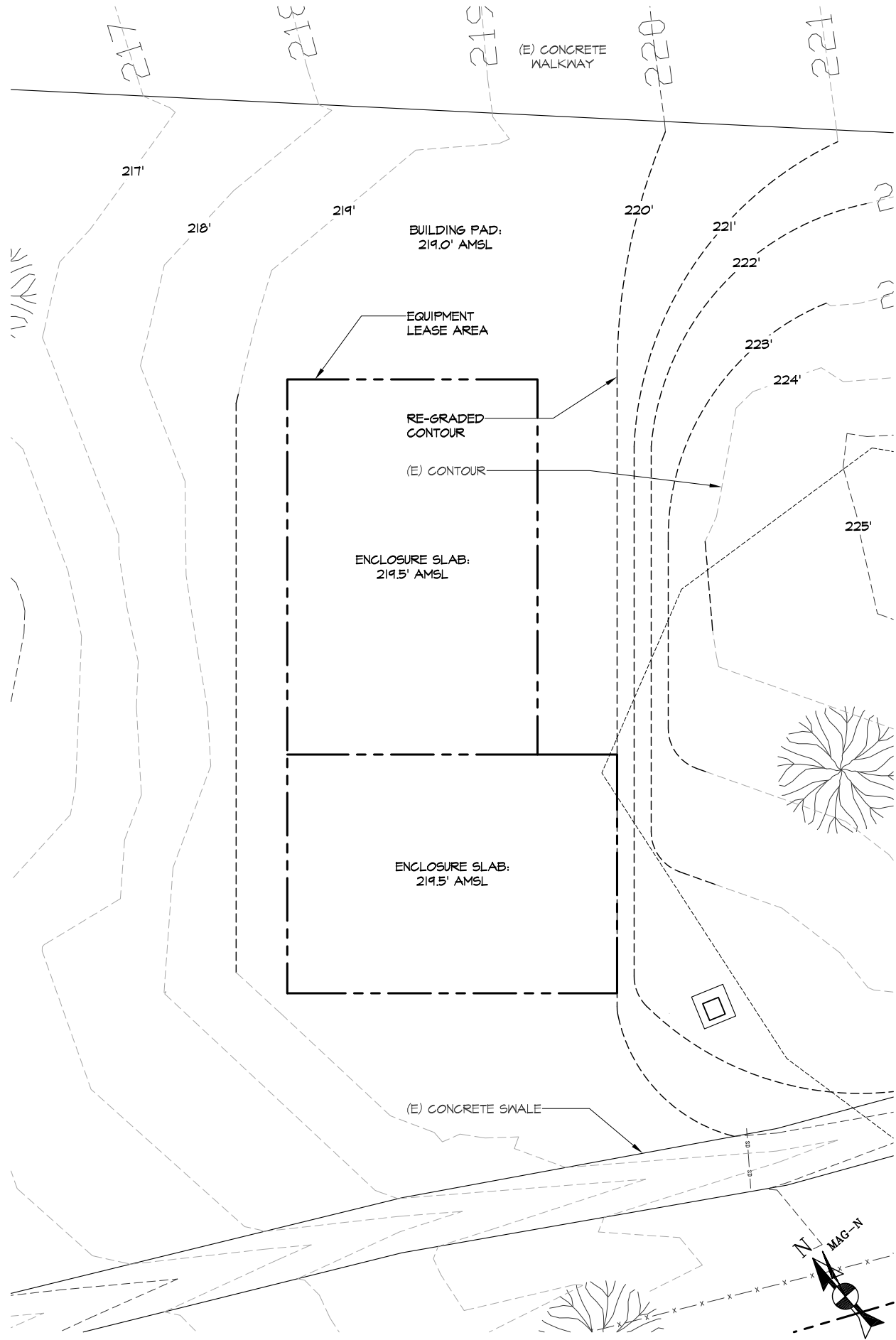
A-4



LEASE AREA & POLE LOCATION PLAN

SCALE @ 11x17: 1/16" = 1'-0"	
SCALE @ 24x36: 1/8" = 1'-0"	

NOTE: THE ORIGINAL SIZE OF THE PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

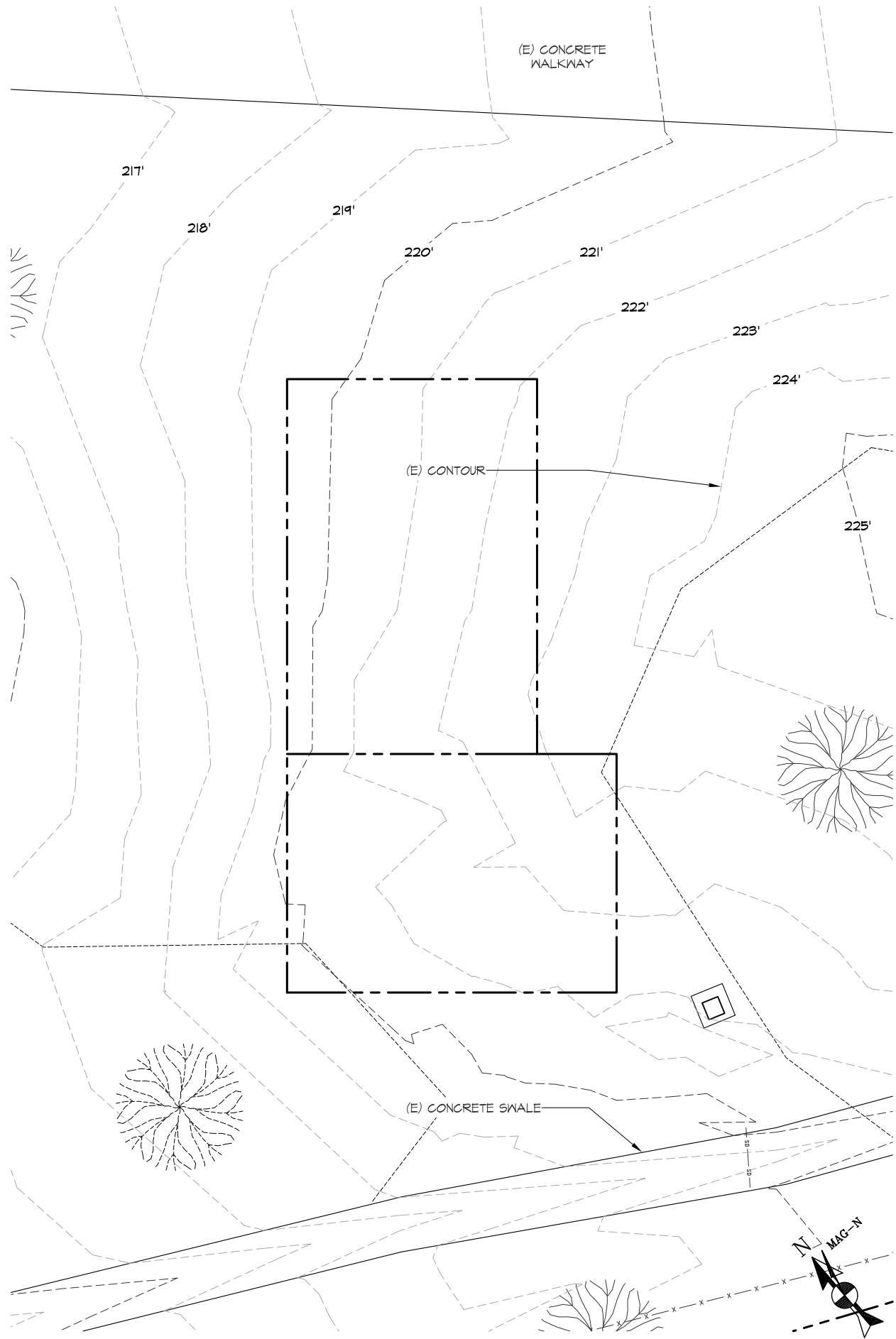


PROPOSED GRADING PLAN

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



2



EXISTING GRADING PLAN

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE

5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE
IRVINE, CA 92618

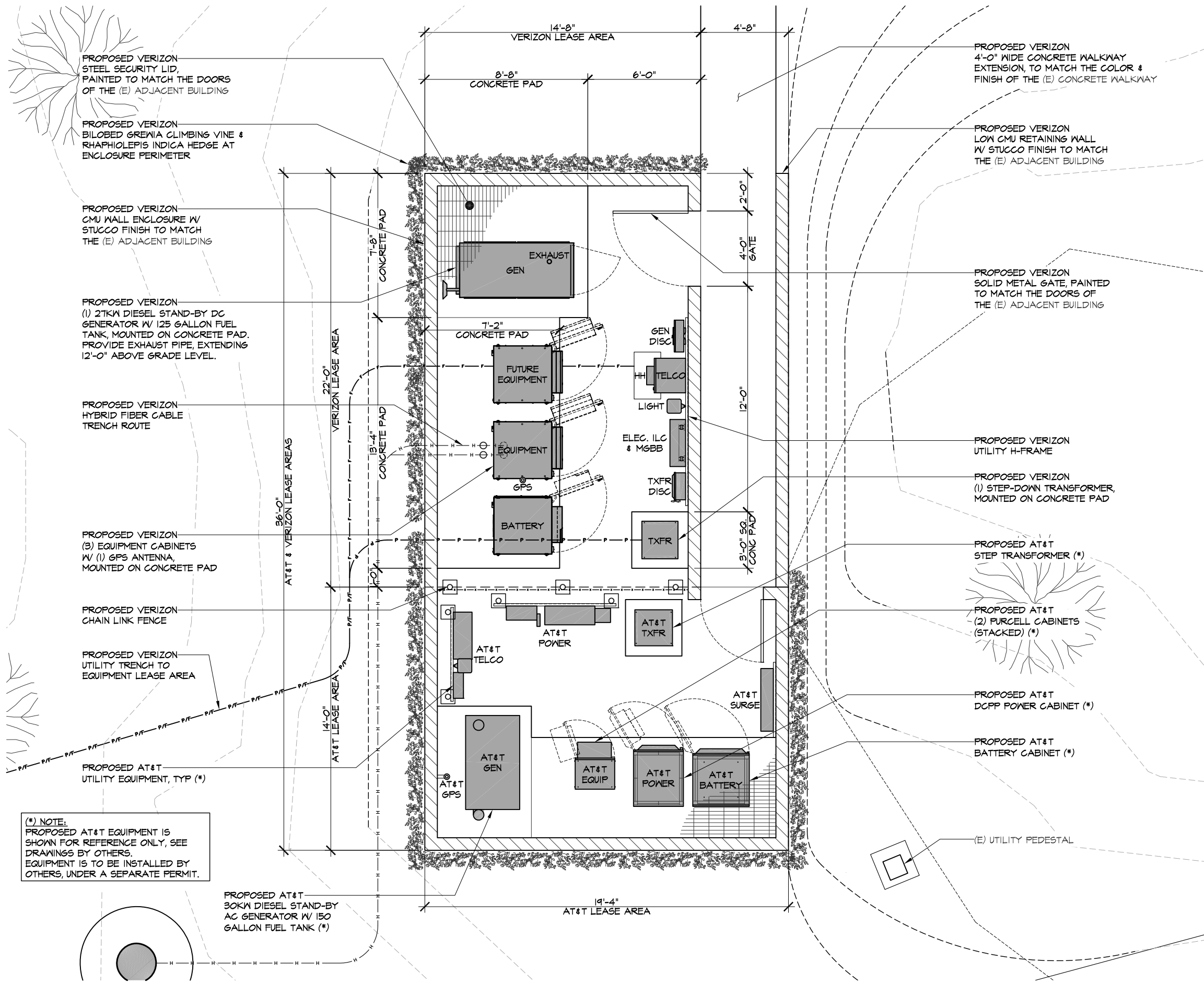
CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:

GRADING PLANS

A-5



(*) NOTE:
PROPOSED AT&T EQUIPMENT IS SHOWN FOR REFERENCE ONLY, SEE DRAWINGS BY OTHERS. EQUIPMENT IS TO BE INSTALLED BY OTHERS, UNDER A SEPARATE PERMIT.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE
5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

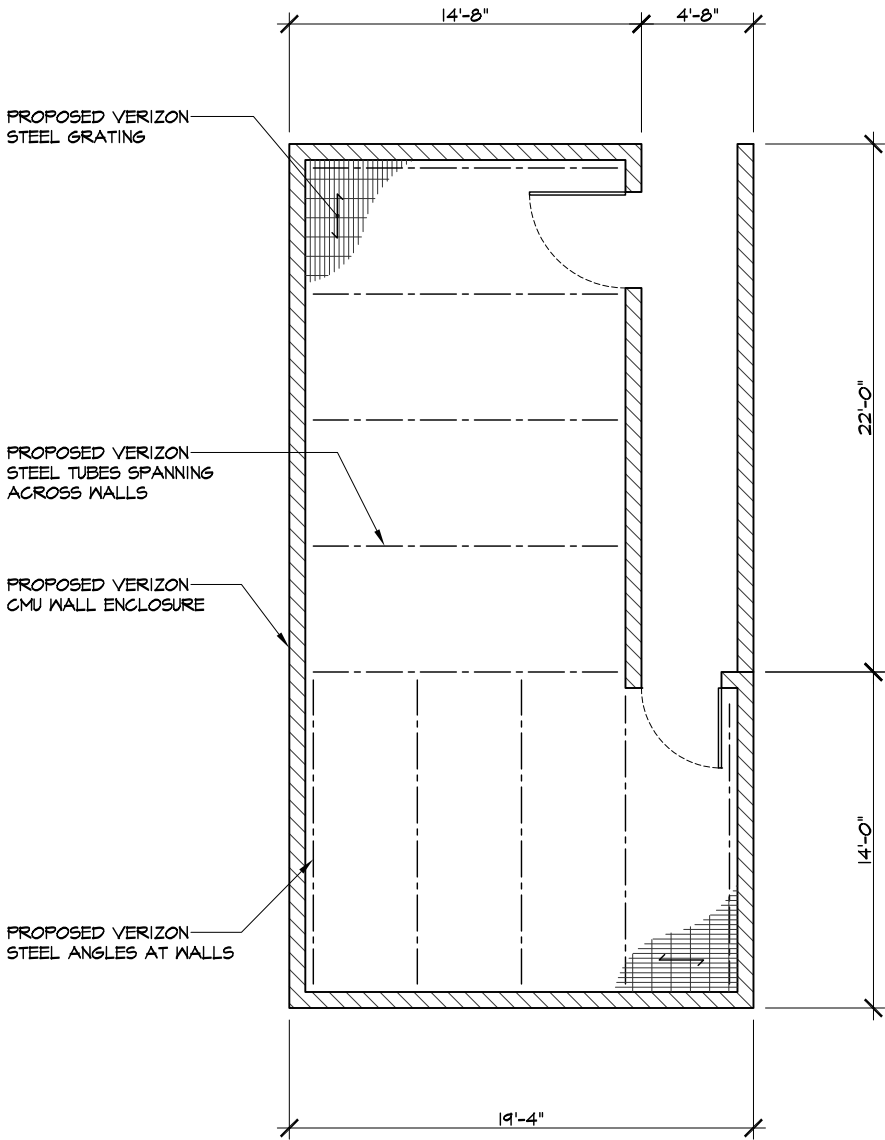
ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
EQUIPMENT
ENCLOSURE PLAN

A-6.0

NOTE: THE ORIGINAL SIZE OF THE PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTE:
SECURITY LID TO BE MOUNTED WITHIN ENCLOSURE,
ALIGNED WITH THE TOP OF THE CMU WALL.
SECURITY LID TO BE PAINTED TO MATCH THE
DOORS OF THE (E) ADJACENT BUILDING.



SECURITY LID FRAMING PLAN

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE

5018 RIVER AVE.
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:
SECURITY LID
FRAMING PLAN

A-6.1

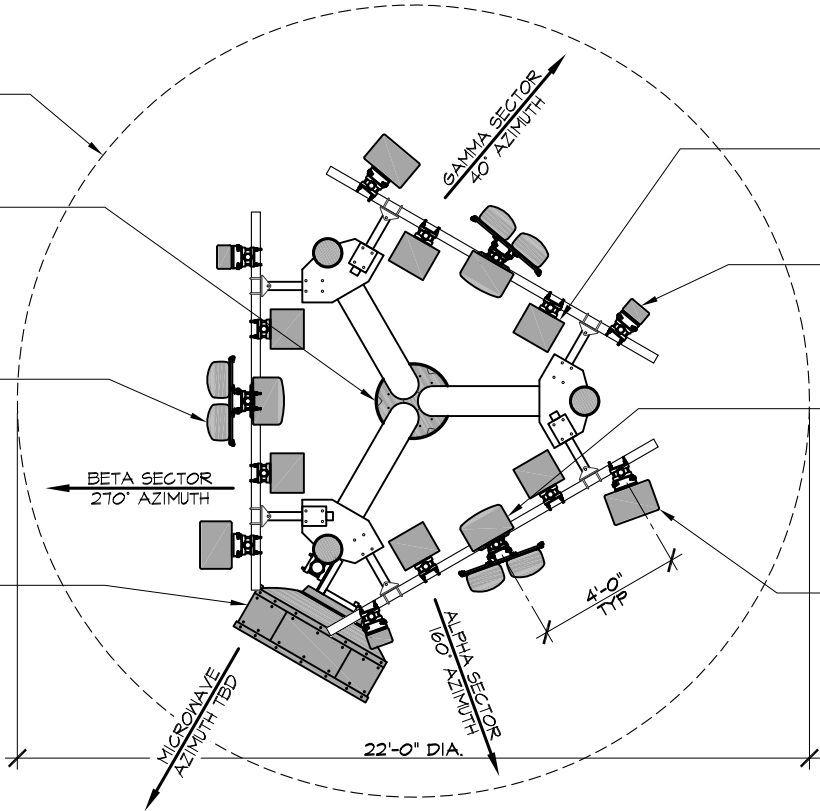
NOTE:
IF THE EQUIPMENT MANUFACTURER'S REQUIREMENTS PROHIBIT PAINTING, THE EQUIPMENT MAY INSTEAD BE WRAPPED IN 3M (OR EQUIVALENT) CONCEALMENT FILM. THE FILM IS TO MATCH THE COLOR OF THE MONOEUCALYPTUS FOLIAGE AS CLOSELY AS POSSIBLE.

PROPOSED VERIZON
MONOEUCALYPTUS
BRANCH OVERHANG

PROPOSED VERIZON
MONOEUCALYPTUS
W/ FAUX BARK FINISH AT
MAIN TRUNK & SPLIT TRUNKS
PAINTED TO MATCH BARK.
LEAVES & BARK TO MATCH
TIC STANDARDS.

PROPOSED VERIZON
(6) 8'-0" TALL PANEL ANTENNAS,
MOUNT ANTENNAS TOGETHER
W/ SIDE-BY-SIDE MOUNTING KIT,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

PROPOSED VERIZON
(1) 4'-0" DIA MICROWAVE DISH,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

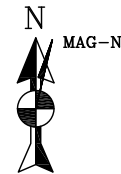


PROPOSED VERIZON
(6) RADIO UNITS,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

PROPOSED VERIZON
(3) 1'-6" TALL C-BRS PANEL
ANTENNAS W/ INTEGRATED
RADIO UNIT,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

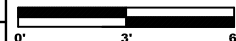
PROPOSED VERIZON
(3) RAYCAPS,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

PROPOSED VERIZON
(3) 2'-8" TALL C-BAND
PANEL ANTENNAS,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE



VERIZON ANTENNA PLAN

SCALE @ 11x17: 3/16" = 1'-0"
SCALE @ 24x36: 3/8" = 1'-0"

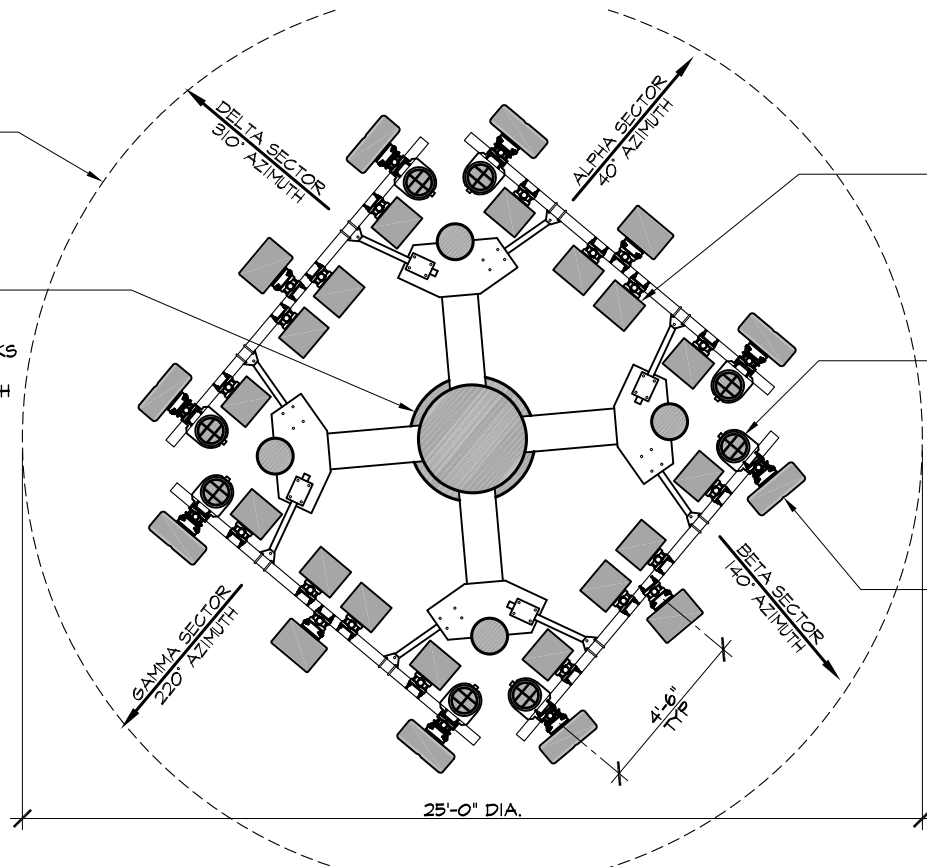


1

NOTE:
PROPOSED AT&T EQUIPMENT IS
SHOWN FOR REFERENCE ONLY, SEE
DRAWINGS BY OTHERS.
EQUIPMENT IS TO BE INSTALLED BY
OTHERS, UNDER A SEPARATE PERMIT.

PROPOSED VERIZON
MONOEUCALYPTUS
BRANCH OVERHANG

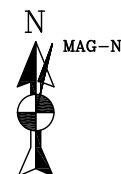
PROPOSED VERIZON
MONOEUCALYPTUS
W/ FAUX BARK FINISH AT
MAIN TRUNK & SPLIT TRUNKS
PAINTED TO MATCH BARK.
LEAVES & BARK TO MATCH
TIC STANDARDS.



PROPOSED VERIZON
(48) REMOTE RADIO UNITS
(STACKED),
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

PROPOSED AT&T
(8) DC SURGE SUPPRESSORS (DC9),
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE

PROPOSED VERIZON
(12) PANEL ANTENNAS,
PAINTED TO MATCH
MONOEUCALYPTUS FOLIAGE



AT&T ANTENNA PLAN

SCALE @ 11x17: 3/16" = 1'-0"
SCALE @ 24x36: 3/8" = 1'-0"



2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE
IRVINE, CA 92618

CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:

ANTENNA PLANS

A-7

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW

FULSANG
ARCHITECTURE
 5018 RIVER AVE.
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

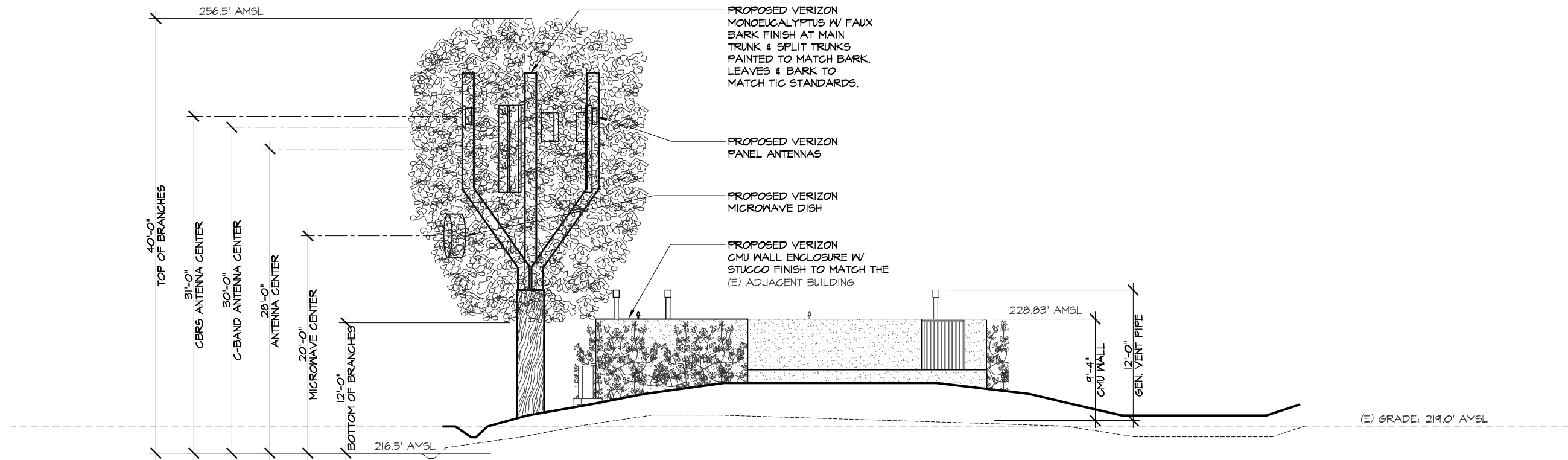
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618

CAMEO
HIGHLANDS
 (PROJECT ID: 17228239)
 ACROSS FROM
 4607 SURREY DR.
 CORONA DEL MAR, CA 92625

SHEET TITLE:
ELEVATIONS

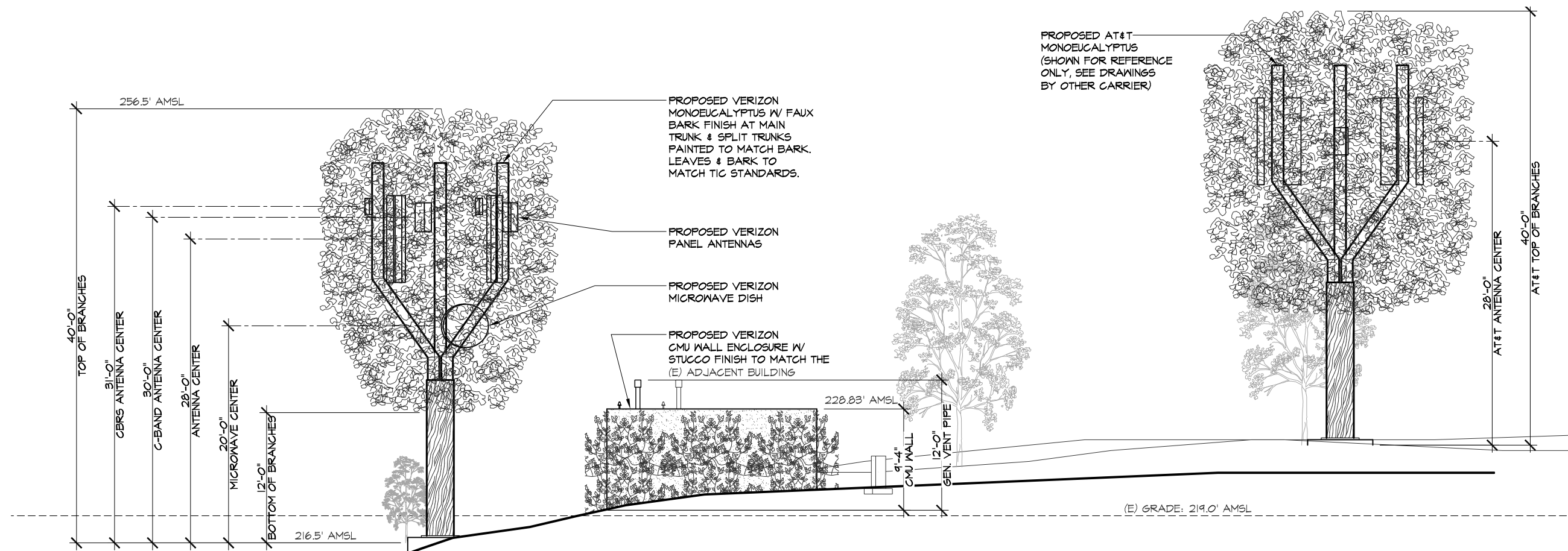
A-8



SOUTHEAST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
 SCALE @ 24x36: 3/16" = 1'-0"
 0' 3' 6' 9' 12'

1



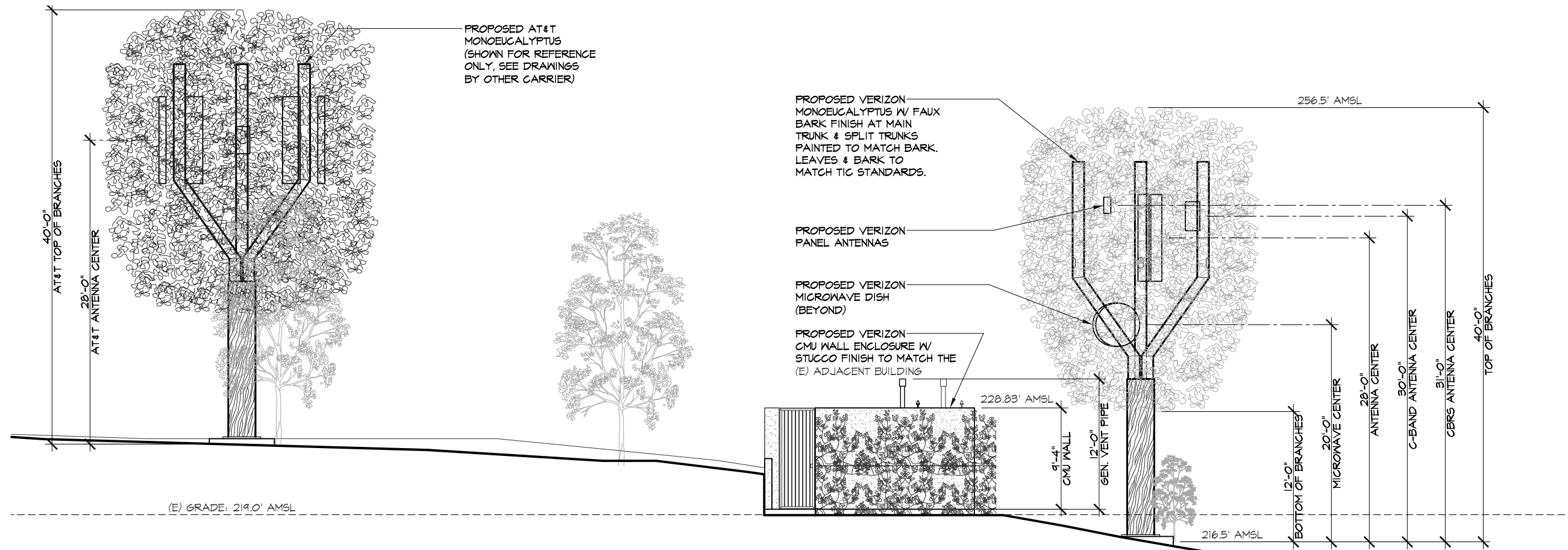
SOUTHWEST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
 SCALE @ 24x36: 3/16" = 1'-0"
 0' 3' 6' 9' 12'

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

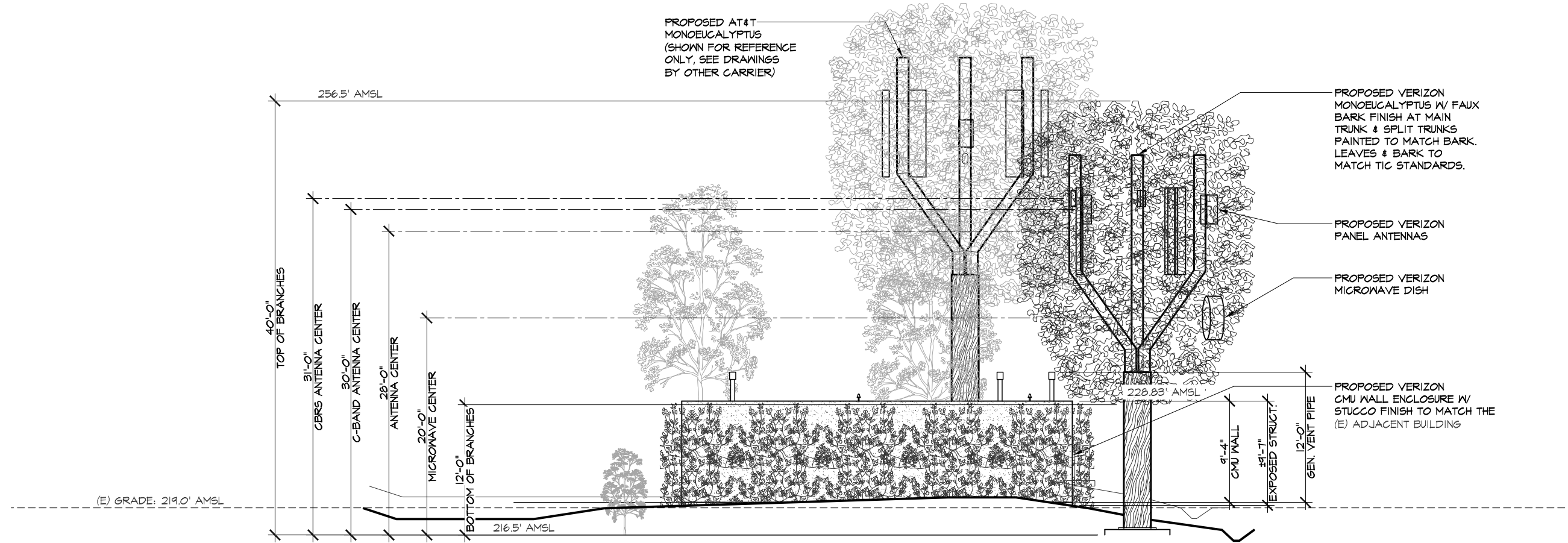


NORTHWEST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



1



NORTHEAST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"



2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/2024	90% ZONING	NW
1	04/29/2024	CLIENT COMMENTS	NW
2	05/23/2024	CLIENT COMMENTS	NW
3	06/21/2024	AT&T SITE RE-DESIGN	NW
4	07/23/2024	RF COMMENTS	NW
5	09/18/2024	TIC COMMENTS	NW
6	04/14/2025	REV. COORDINATES	NW
7	08/20/2025	COUNTY COMMENTS	NW
8	09/09/2025	COUNTY COMMENTS	NW



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE
IRVINE, CA 92618

CAMEO
HIGHLANDS
(PROJECT ID: 17228239)

ACROSS FROM
4607 SURREY DR.
CORONA DEL MAR, CA 92625

SHEET TITLE:

ELEVATIONS

A-9