FIVE LAGUNAS

AGENCY RE-SUBMITTAL
LAGUNA HILLS, CA
MERLONE GEIER PARTNERS
March 03, 2016

PR ARCHITECTS
studioneleven
at Perkowitz+Ruth Architects

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PRECISE PLAN PROJECT SUMMARY

Table A: TOTAL EXISTING BUILDING AREAS

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)	Unit/Seat Count
Restaurant Subtotal	78,795	4,603	78,795	
Fine/Casual	*25,834*	*732*	*25,834*	
Family	*35,422*	*3,550*	*35,422*	
Quick Service	*17,539*	*321*	*17,539*	
Retail	873,551	1,512	777,391	
Fitness (SF)	0	0	0	
Cinema (SF)	13,166	0	13,166	1,020 Seats
Flex Retail/ Med Office (SF)	0	0	0	
Residential (SF)	0	0	N/A	0 DU
Total	**965,512**	**6,115**	**869,352**	

Table B: EXISTING BUILDING AREAS TO BE DEMOLISHED

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)	Unit/Seat Count
Restaurant Subtotal	23,755	0	23,755	
Fine/Casual	*9,001*	*0*	*9,001*	
Family	*4,446*	*0*	*4,446*	
Quick Service	*10,308*	*0*	*10,308*	
Retail	412,690	0	350,975	
Fitness (SF)	0	0	0	
Cinema (SF)	13,166	0	13,166	1,020 Seats
Flex Retail/ Med Office (SF)	0	0	0	
Residential (SF)	0	0	N/A	0 DU
Total	**449,611**	**0**	**387,896**	

Table C: EXISTING BUILDING AREAS TO REMAIN (= A - B)

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)	Unit/Seat Count
Restaurant Subtotal	55,040	4,603	55,040	
Fine/Casual	*16,833*	*732*	*16,833*	
Family	*30,976*	*3,550*	*30,976*	
Quick Service	*7,231*	*321*	*7,231*	
Retail	460,861	1,512	426,416	
Fitness (SF)	0	0	0	
Cinema (SF)	0	0	0	0 Seats
Flex Retail/ Med Office (SF)	0	0	0	
Residential (SF)	0	0	N/A	0 DU
Total	**515,901**	**6,115**	**481,456**	

Table D: NEW BUILDING AREAS TO BE CONSTRUCTED

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)	Unit/Seat Count
Restaurant Subtotal	60,314	13,255	60,314	
Fine/Casual	*5,376*	*1,805*	*5,376*	
Family	*31,263*	*4,700*	*31,263*	
Quick Service	*23,675*	*6,750*	*23,675*	
Retail	155,152	0	143,764	
Fitness (SF)	40,102	0	40,102	
Cinema (SF)	109,070	0	109,070	2,068 Seats
Flex Retail/ Med Office (SF)	45,890	0	45,890	
Residential (SF)	1,300,000	0	N/A	988 DU
Total	**1,710,528**	**13,255**	**399,140**	

Table E: TOTAL PROPOSED BUILDING AREAS (= C + D)

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)	Unit/Seat Count
Restaurant Subtotal	115,354	17,858	115,354	
Fine/Casual	*22,209*	*2,537*	*22,209*	
Family	*62,239*	*8,250*	*62,239*	
Quick Service	*30,906*	*7,071*	*30,906*	
Retail	616,013	1,512	570,180	
Fitness (SF)	40,102	0	40,102	
Cinema (SF)	109,070	0	109,070	2,068 Seats
Flex Retail/ Med Office (SF)	45,890	0	45,890	
Residential (SF)	1,300,000	0	N/A	988 DU
Total	**2,226,429**	**19,370**	**880,596**	

PROPOSED BUILDING AREAS SUMMARY BY USE (TOTALS)

Use	Gross Floor Area GFA (SF)	Occupied Patio	Gross Leasable GLA (SF)
Commercial (Mall)	926,429	19,370	880,596
Residential	1,300,000	0	
Total	**2,226,429**	**19,370**	**880,596**

SITE SUMMARY

ITEM	STANDARD	PROPOSED		
		COMMERCIAL	RESIDENTIAL	TOTAL
MINIMUM LOT SIZE	10,000 SQFT	VARIOUS SEE VTTM1-8	SEE R-1.1a	2,935,527 SQFT
MINIMUM LOT WIDTH	100 FT	VARIOUS SEE VTTM1-8	SEE R-1.1a	-
MINIMUM LOT DEPTH	100 FT	VARIOUS SEE VTTM1-8	SEE R-1.1a	-
MAXIMUM LOT COVERAGE	70%	45.79%	42.9%	44.86%
DENSITY				
	FOR RESIDENTIAL PROJECTS: A DENSITY OF 30 DUs/AC (GROSS) TO 50 DUs/AC (GROSS) IS ALLOWED	-	SEE R-1.1a	-
MAXIMUM BUILDING HEIGHT	75 FT	74 FT 9 IN	73 FT 6 IN	74 FT 9 IN
MINIMUM SETBACK - FRONT				
PARKING LOT	10 FT.*	50 FT	N/A	-
PARKING STRUCTURE	20 FT. *	85 FT 8 IN	N/A	-
BUILDING	20 FT. *	30 FT	SEE R-1.1a	-
MINIMUM SETBACK - SIDE (INTERIOR)	10 FT. ABUTTING RESIDENTIAL *	98 FT	SEE R-1.1a	-
	0 FT. COMMMERCIAL ABUTTING NON-RESIDENTIAL*	15 FT	N/A	-
MINIMUM SETBACK - STREET SIDE	10 FT.*	10 FT	SEE R-1.1a	-
MINIMUM SETBACK - REAR	20 FT. ABUTTING RESIDENTIAL*	N/A	SEE R-1.1a	-
	10 FT. ABUTTING NON-RESIDENTIAL*	50 FT	SEE R-1.1a	-
MINIMUM OPEN SPACE AND AMENITIES	10%**	-	10.10%	-
MINIMUM LANDSCAPE COVERAGE	15%***	15.80%	17.50%	16.34%
MINIMUM BUILDING SEPARATION:				
MAIN -> MAIN	10 FT.	15 FT	N/A	15 FT
MAIN -> ACCESSORY	2.5 FT.	N/A	N/A	-
ACCESSORY -> ACCESSORY	2.5 FT.	N/A	N/A	-
PARKING	SEE CH 9-44	3,824	1,933	5,757
SIGNAGE	SEE CH 9-42	-	-	-

* Modifications. The setbacks may be modified in connection with a site development permit or a precise plan of development in order to promote increased pedestrian activity, provide for unified street frontage, ensure privacy and light for residential uses, provide for public spaces, and promote compatibility with existing development and the goals of the Urban Village Specific Plan.

** For residential projects only. Amenities shall include open space and landscape/hardscape features, such as pools, spas, play courts, etc. The open space and amenities requirement is in addition to the minimum landscape coverage requirement. See sheet RL3.0 for residential open space calculations.

*** See sheet L1.11, L1.11B, & RL3.0 for landscape coverage calculations.

**** See Commercial Parking Summary this sheet for proposed parking breakdown.

COMMERCIAL PARKING SUMMARY

TOTAL COMMERCIAL PARKING DEMAND (PER LLG SHARED PARKING ANALYSIS DATED 10/30/2015)	**3,788**
TOTAL COMMERCIAL PARKING SUPPLY (AT PROJECT COMPLETION)	
STRUCTURED PARKING	1,581 *
SURFACE PARKING	2,265
TOTAL SUPPLY	**3,846**
FUTURE COMMERCIAL PARKING SUPPLY (W/ POSSIBLE CALTRANS WIDENING)	
SURFACE PARKING LOSS	(22)
TOTAL FUTURE SUPPLY	**3,824**
EXCESS PARKING (PERMANENT)	36
OVERALL COMMERCIAL PARKING RATIO	4.37 STALLS/1,000 SF GLA

COMMERCIAL PARKING DEMAND

PEAK SHARED PARKING DEMAND (PER LLG SHARED PARKING ANALYSIS DATED 10/30/15)	3,788

COMMERCIAL PARKING SUPPLY VS. PEAK DEMAND

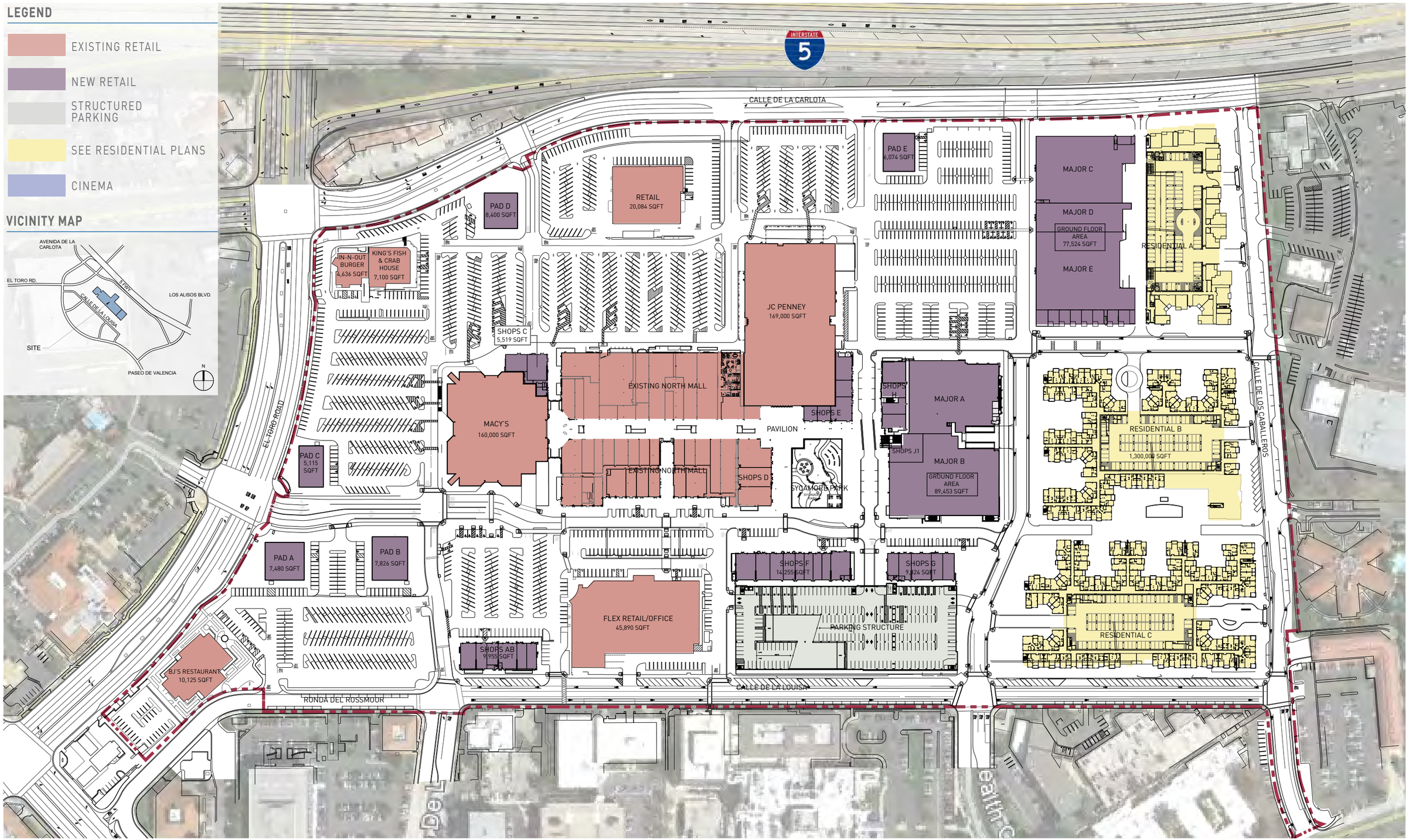
FUTURE SUPPLY	3,824
LESS DEMAND	3,788
PARKING SURPLUS	36

* PER A1.10

LEGEND

- EXISTING RETAIL
- NEW RETAIL
- STRUCTURED PARKING
- SEE RESIDENTIAL PLANS
- CINEMA

VICINITY MAP



MerloneGeier Partners

FIVE LAGUNAS

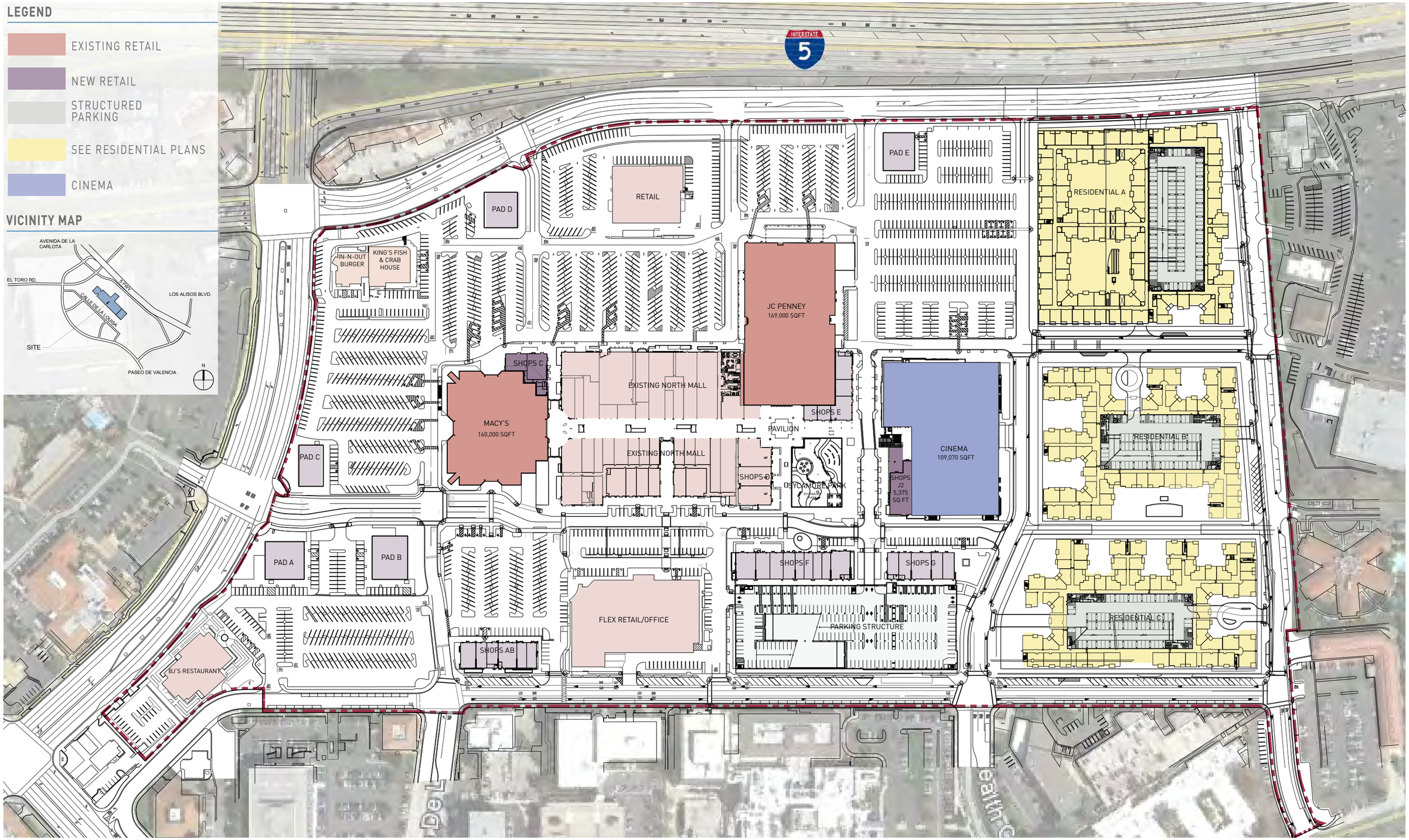
PRECISE PLAN
GROUND LEVEL
laguna hills, ca
rev. 03.03.2016

A0.1

LEGEND

- EXISTING RETAIL
- NEW RETAIL
- STRUCTURED PARKING
- SEE RESIDENTIAL PLANS
- CINEMA

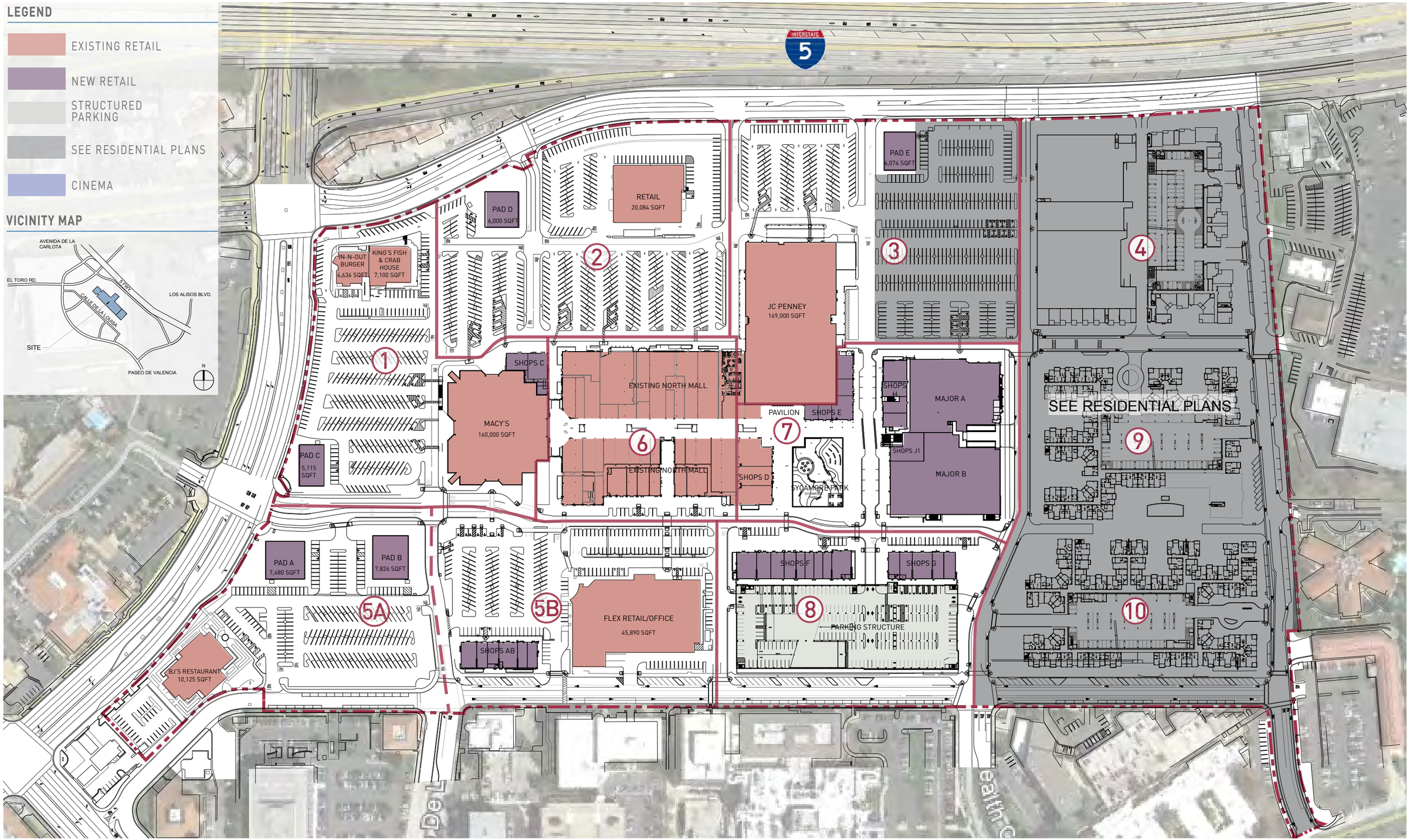
VICINITY MAP



LEGEND

- EXISTING RETAIL
- NEW RETAIL
- STRUCTURED PARKING
- SEE RESIDENTIAL PLANS
- CINEMA

VICINITY MAP



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FIVE LAGUNAS

CONCEPT SITE PLAN
GROUND LEVEL

laguna hills, ca

rev. 01.19.2016

A1.1

LEGEND

- EXISTING RETAIL
- NEW RETAIL
- STRUCTURED PARKING
- SEE RESIDENTIAL PLANS
- CINEMA

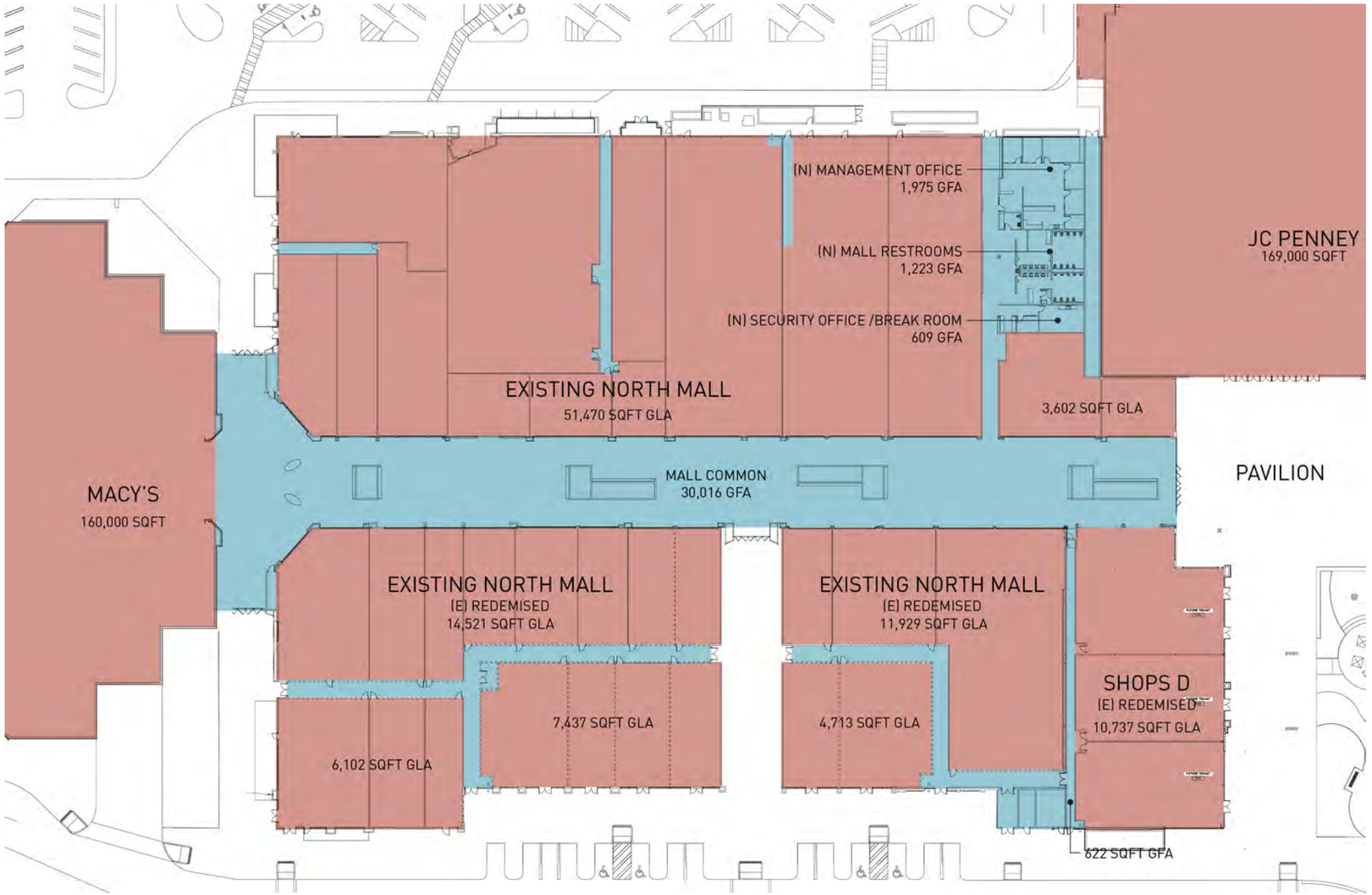
VICINITY MAP

MerloneGeier Partners

FIVE LAGUNAS

CONCEPT SITE PLAN
UPPER LEVEL
laguna hills, ca
rev. 01.19.2016

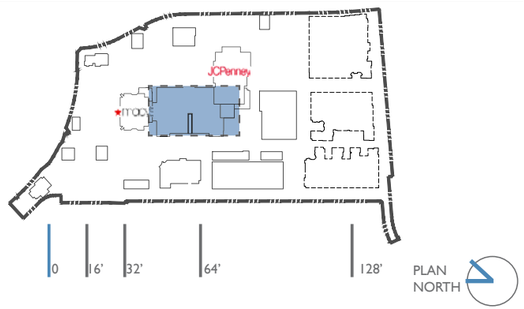
A1.2



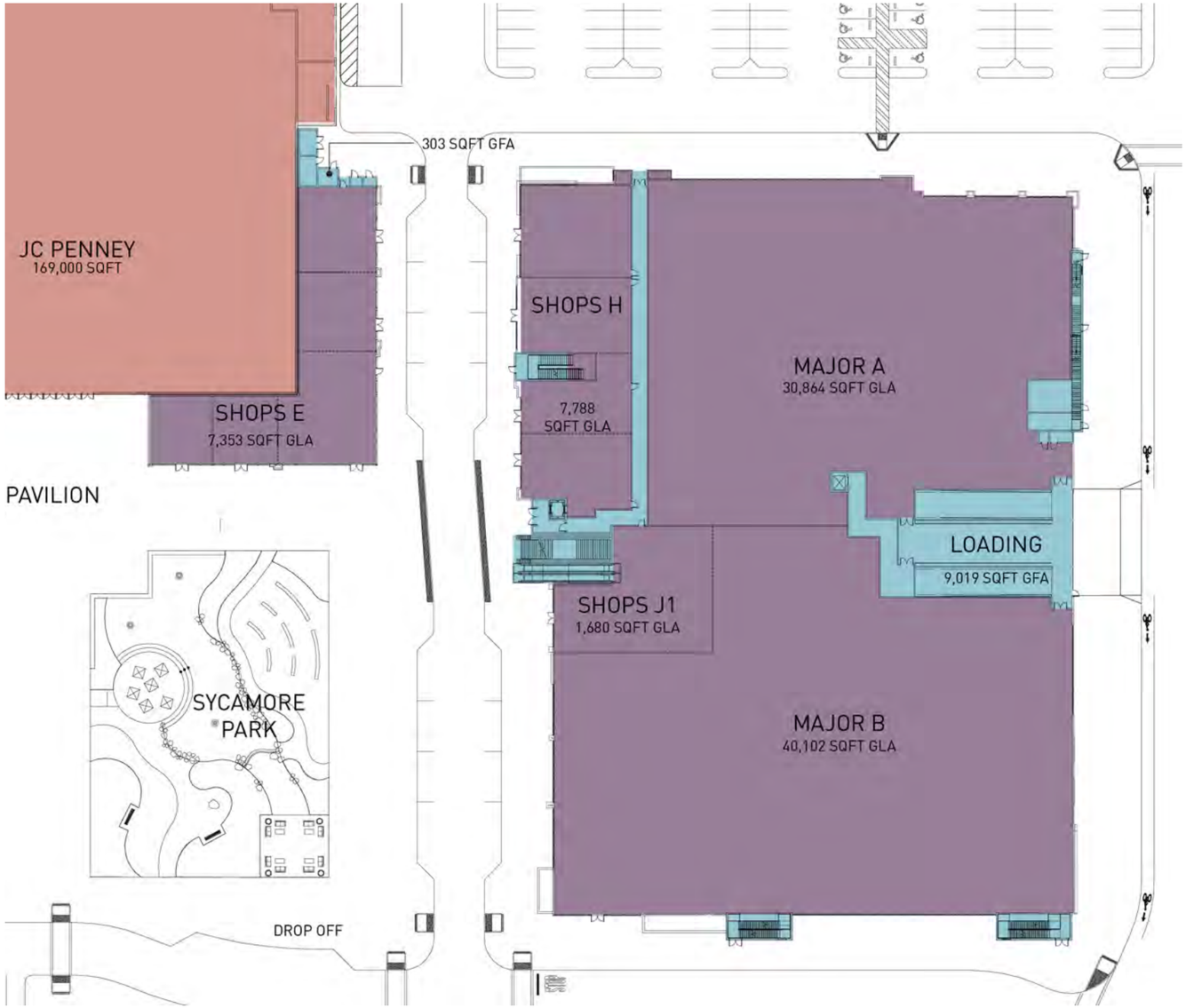
LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN



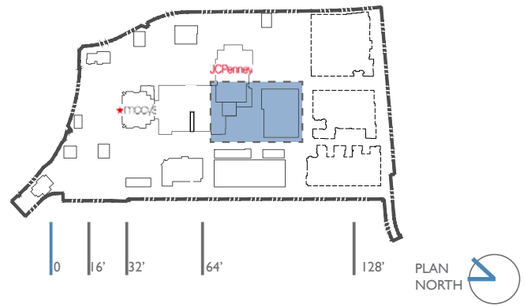
ENLARGED PLAN- BLOCK 6



LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN

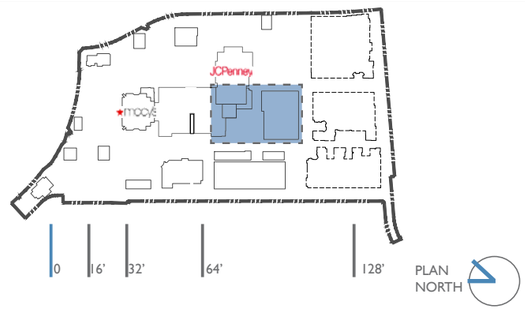


ENLARGED PLAN- BLOCK 7 GROUND LEVEL

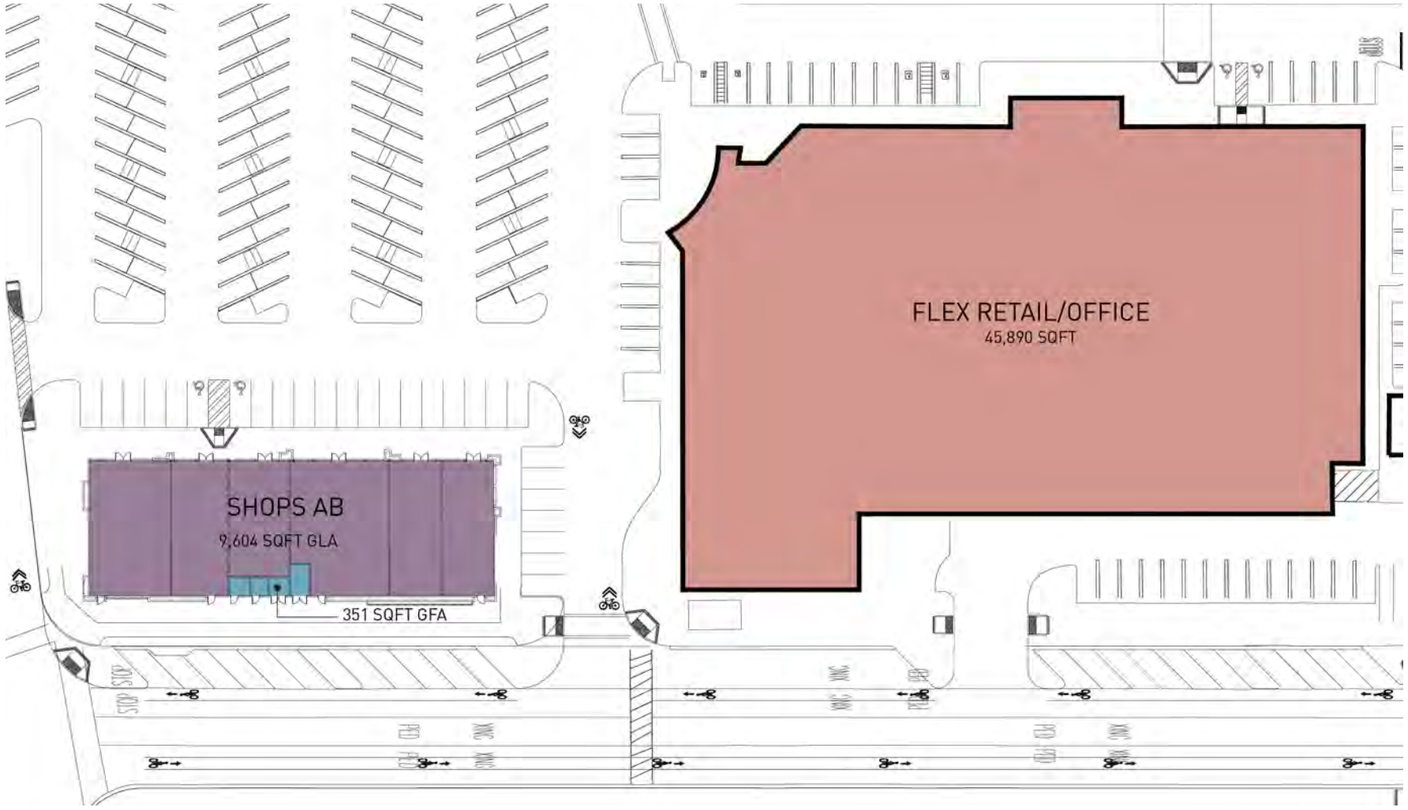
LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN



ENLARGED PLAN- BLOCK 7 UPPER LEVEL

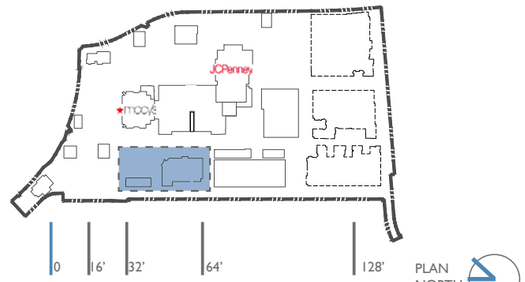


ENLARGED PLAN- SHOPS AB

LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN



ENLARGED PLAN
SHOPS AB
laguna hills, ca
11.03.2015

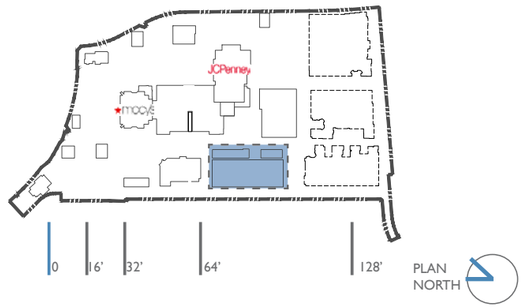
A1.6

PARKING GARAGE GROUND LEVEL

LEGEND

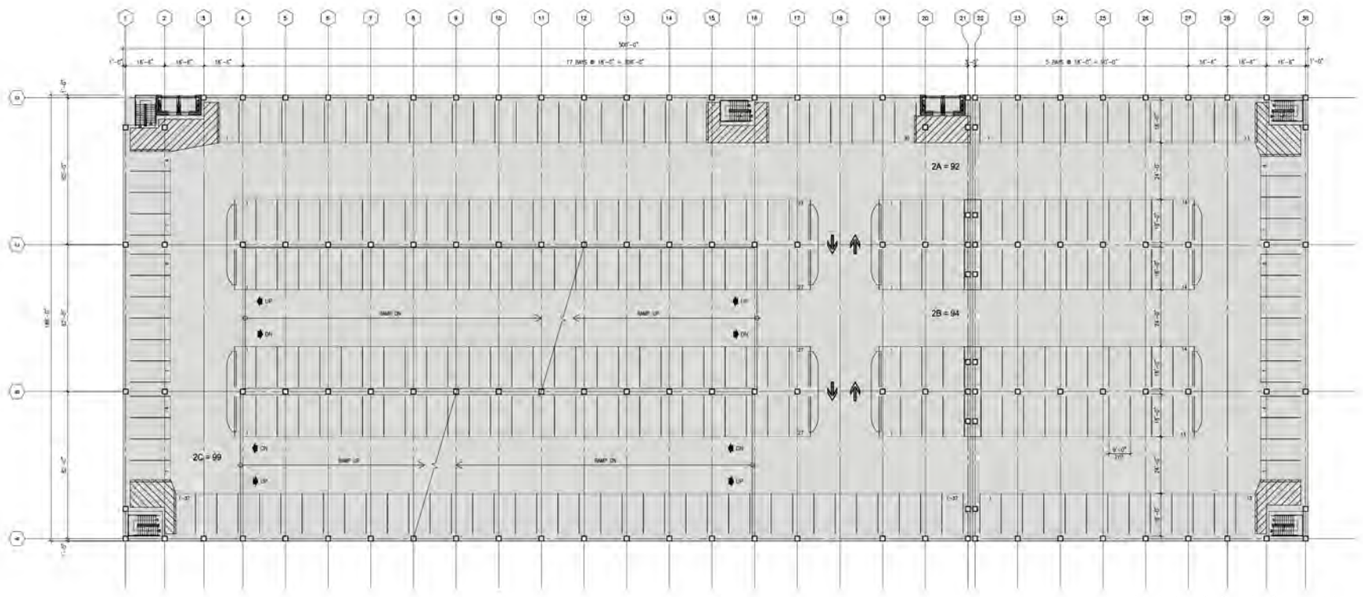
- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN

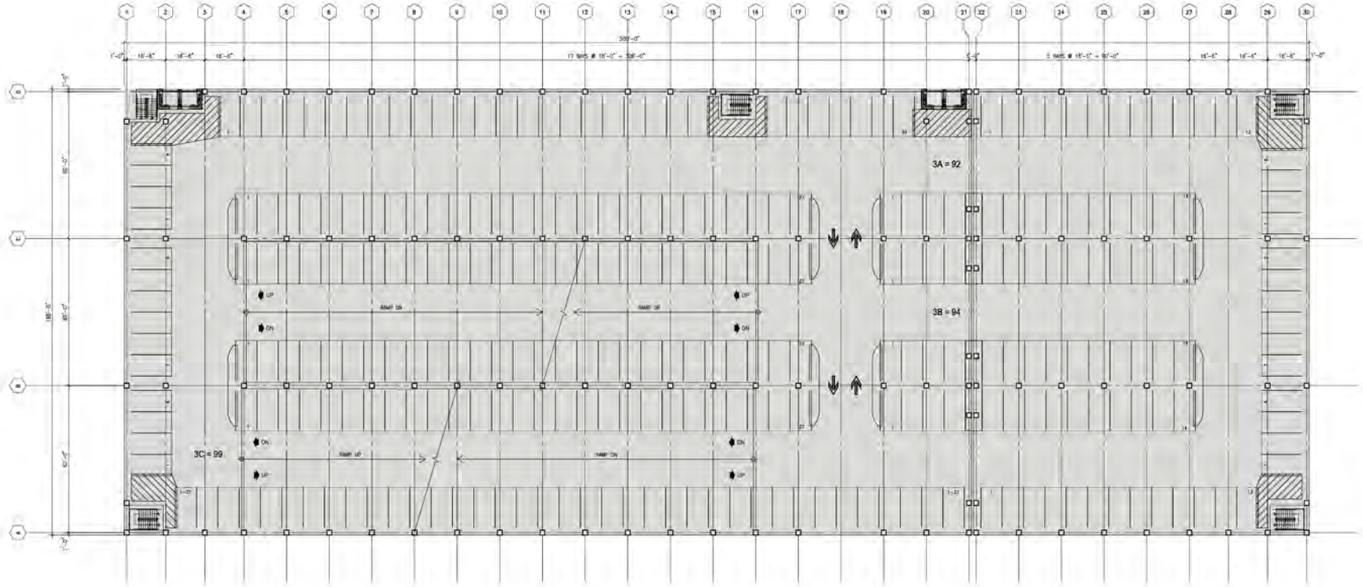


ENLARGED PLAN- BLOCK 8

P+R ARCHITECTS



PARKING GARAGE LEVEL 2

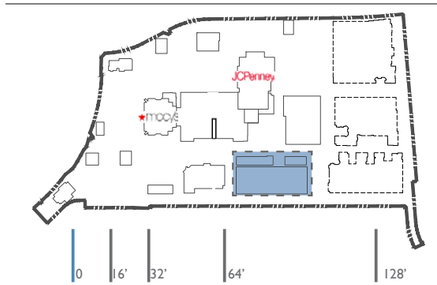


PARKING GARAGE LEVEL 3

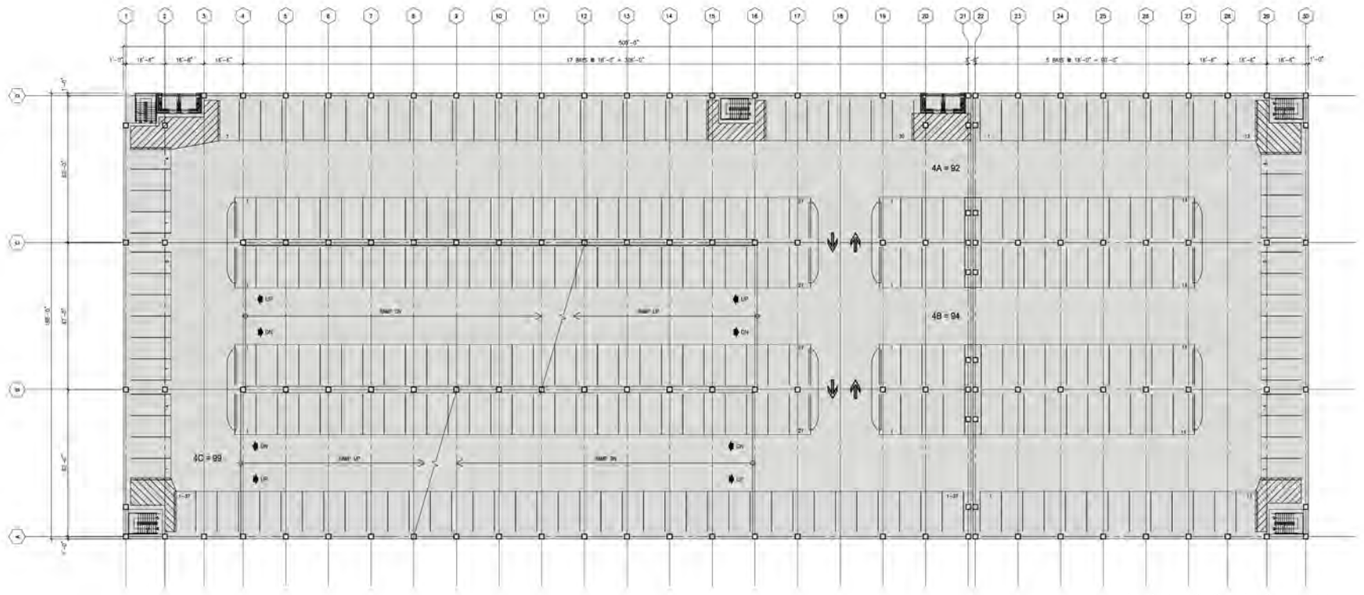
LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

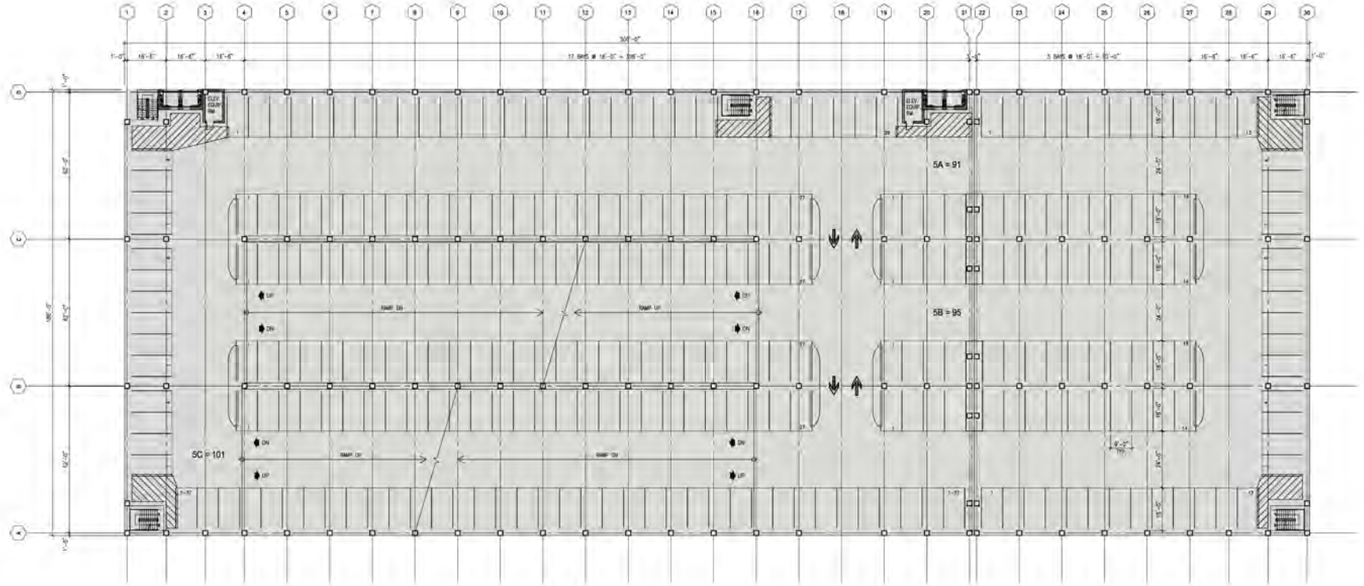
KEY PLAN



ENLARGED PLAN- PARKING GARAGE UPPER LEVEL



PARKING GARAGE LEVEL 4

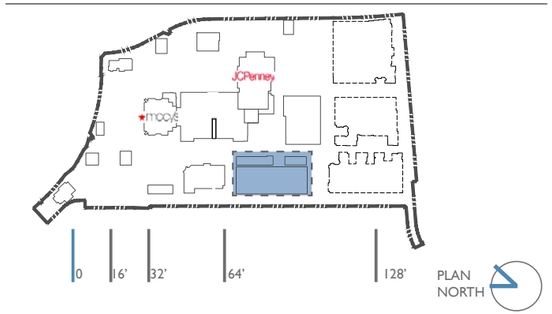


PARKING GARAGE LEVEL 5

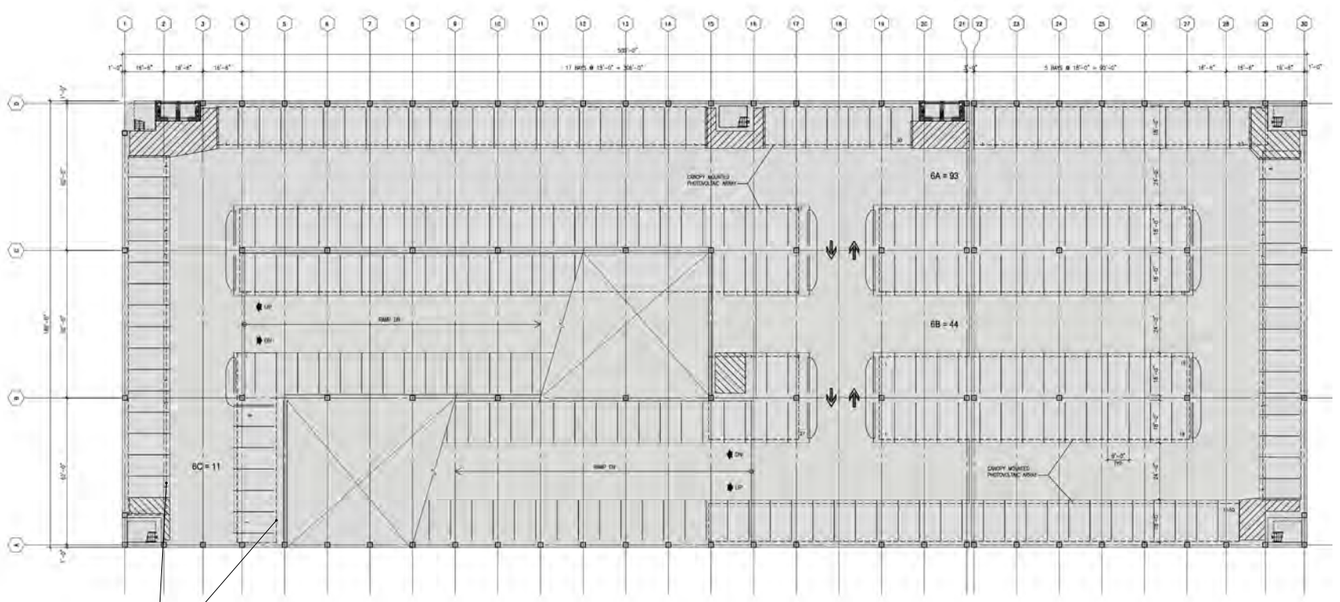
LEGEND

- EXISTING RETAIL GLA & GFA
- NEW RETAIL GLA & GFA
- BACK OF HOUSE NON-LEASEABLE AREA (GFA)
- STRUCTURED PARKING
- CINEMA GLA & GFA
- TRASH ENCLOSURE SEE A6.0 FOR TRASH ENCLOSURE CONCEPT

KEY PLAN



ENLARGED PLAN- PARKING GARAGE UPPER LEVEL



PARKING GARAGE LEVEL 6 (ROOF)

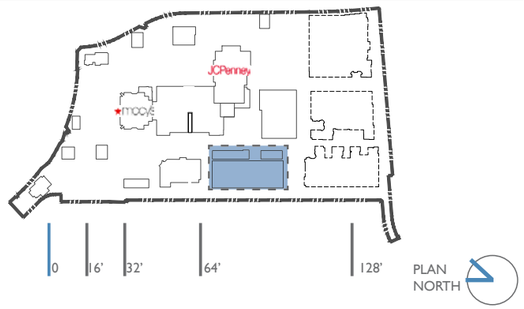
PARKING SPACE & AREA SUMMARY

S = 9'-0"X18'-0", Ø = 90° Bldg. Size: 188' x 500'

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	NUMBER OF SPACES ACCESSIBLE	VAN	COMPACT	STANDARD	TOTAL	S.F./SPACE
GB	5,363					12	12	446.92
GC	16,979					46	46	369.11
1A	31,500		19	4		47	70	450.00
1B	25,637	5,363	3	1		88	92	336.96
1C	14,522	16,979				99	99	318.19
2A		30,994				92	92	336.89
2B		31,000				94	94	329.79
2C		31,500				99	99	318.18
3A		30,994				92	92	336.89
3B		31,000				94	94	329.79
3C		31,500				99	99	318.18
4A		30,994				92	92	336.89
4B		31,000				94	94	329.79
4C		31,500				99	99	318.18
5A		30,994				91	91	340.59
5B		31,000				95	95	326.32
5C		31,500				101	101	311.88
6A		30,994				93	93	333.27
6B		15,655				44	44	355.80
6C		4,379				11	11	398.09
	94,001	447,346						
		94,001						
Gross Floor Area (SF)		**541,347**						
Total Number Spaces			**22**	**5**	**0**	**1582**	**1609***	
Design Efficiency:		541,347	÷	1,609	=	**336.45**		

*NOTE: SHARED PARKING STUDY AND PARKING SUMMARY ON SHEET PS ASSUMES CONSERVATIVE LOSS OF UP TO 28 STALLS FOR A TOTAL MINIMUM PARKING GARAGE SUPPLY OF 1581

KEY PLAN



ENLARGED PLAN- PARKING GARAGE UPPER LEVEL

ENLARGED PLAN
PARKING GARAGE & SUMMARY
laguna hills, ca
11.03.2015

A1.10

AVENIDA DE LA CARLOTA

EL TORO ROAD

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

RETAIL

PAD D

PAD E

RETAIL MAJOR C

RETAIL MAJOR D

RESIDENTIAL - 3

IN-N-OUT BURGER

KING'S FISH & CRAB HOUSE

JC PENNEY

SHOPS C

EXISTING NORTH MALL

MACY'S

PAVILION

SHOPS E

SHOPS

MAJOR A

SHOPS J1

MAJOR B

RESIDENTIAL - 2

PAD C

EXISTING NORTH MALL

EXISTING NORTH MALL

SHOPS D

PAD A

PAD B

SHOPS F

SHOPS G

FLEX RETAIL/OFFICE

PARKING STRUCTURE

SHOPS AB

RESIDENTIAL - 1

1/A2.11

1/A2.12

2/A2.11

2/A2.9

1/A2.1

3/A2.5

2/A2.4

2/ A2.2

2/ A2.2

1/A2.9

1/A2.10

1/A2.3

2/A2.3

1/ A2.2

1/ A2.2

1/A2.5

2/A2.5

2/ A2.10

2/ A2.1

2/A2.6

1/A2.6

1/A2.4

2/A2.13

2/A2.8

1/A2.8

4/A2.13

3/A2.13

1/ A2.13

1/A2.7

2/A2.7

PLAN NORTH

MerloneGeier Partners

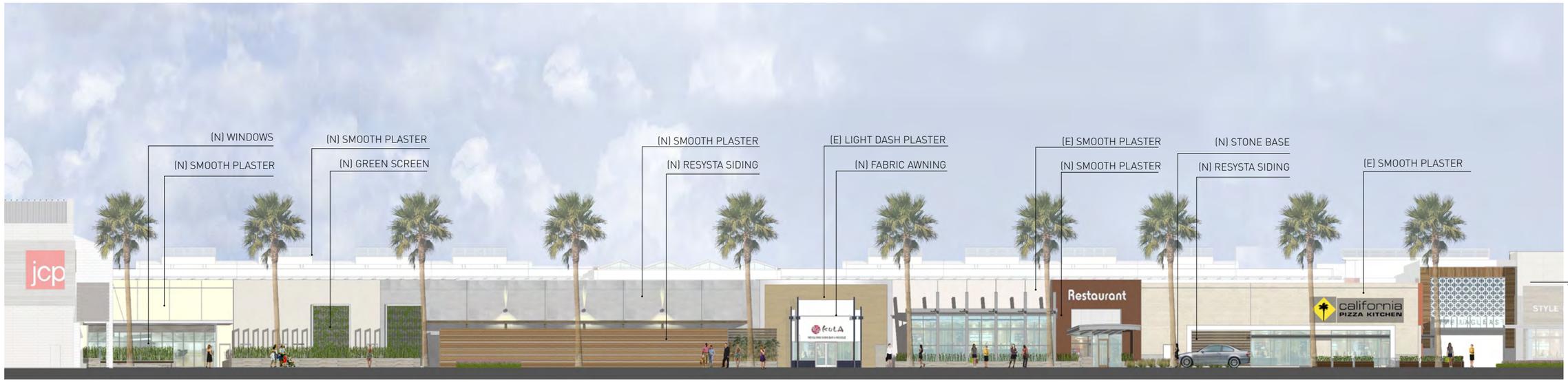
FIVE LAGUNAS

ELEVATIONS REFERENCE PLAN

laguna hills, ca

rev. 01.19.2016

A2.0

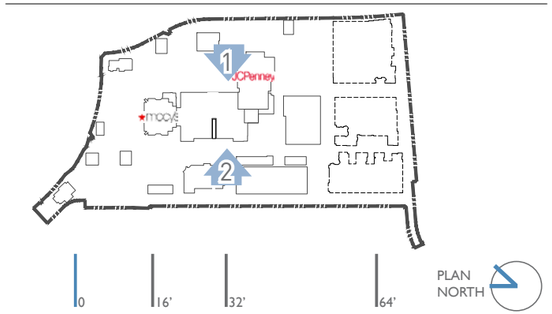


1. PROPOSED NORTH MALL EAST ELEVATION

2. PROPOSED NORTH MALL WEST ELEVATION

OVERALL ELEVATION

KEY PLAN



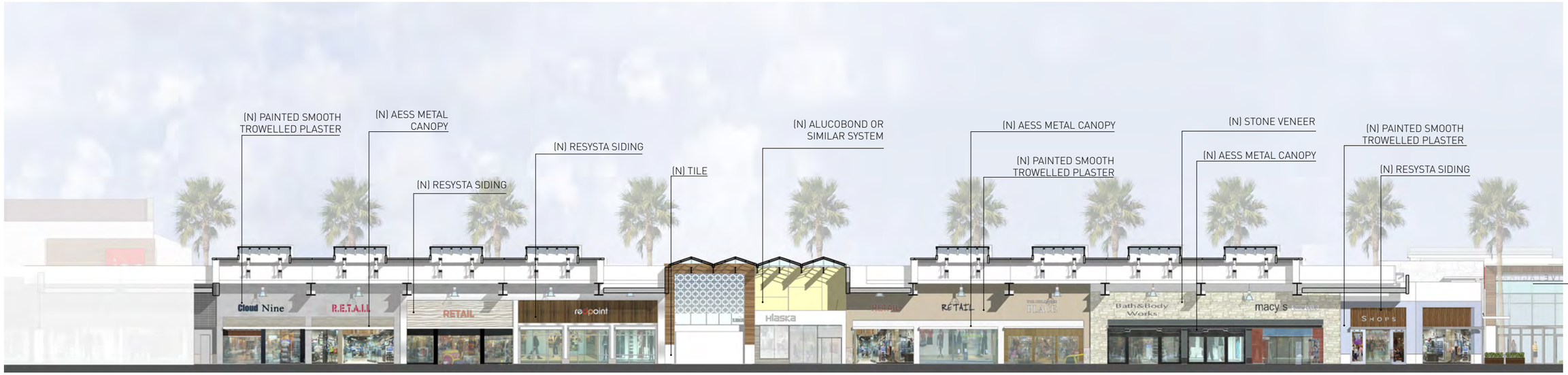
P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

ELEVATIONS - NORTH MALL
laguna hills, ca
11.03.2015

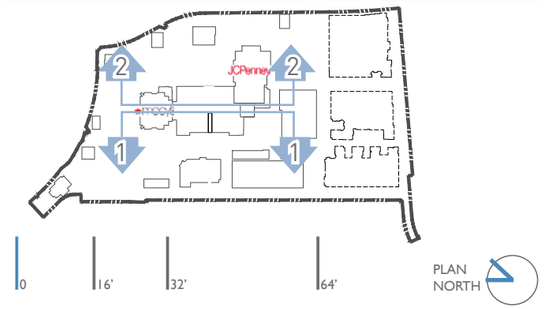
A2.1



1. PROPOSED NORTH MALL INTERIOR ELEVATION - WEST

2. PROPOSED NORTH MALL INTERIOR ELEVATION - EAST

KEY PLAN



P+R ARCHITECTS

MerloneGeier Partners

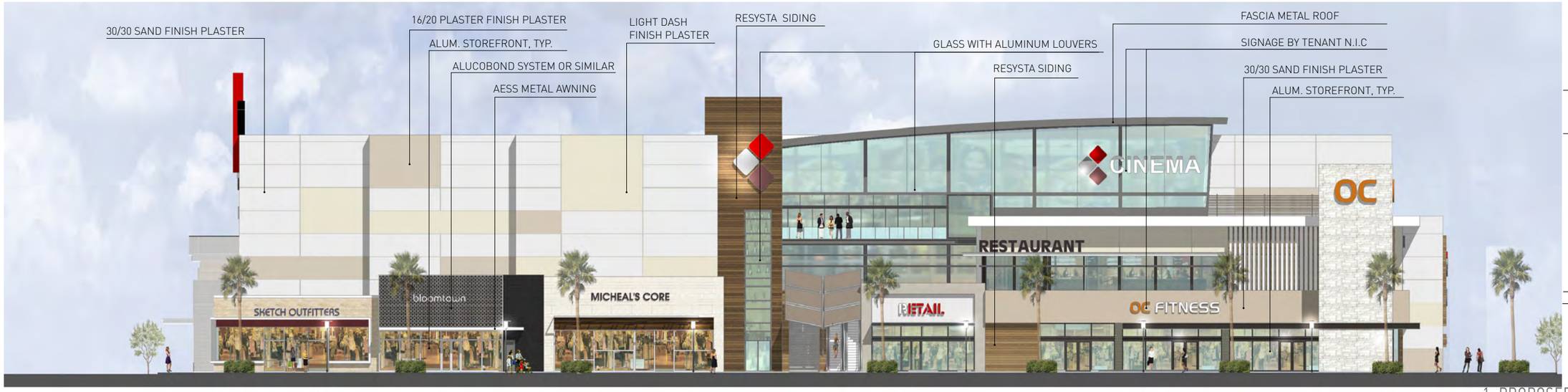
FIVE LAGUNAS

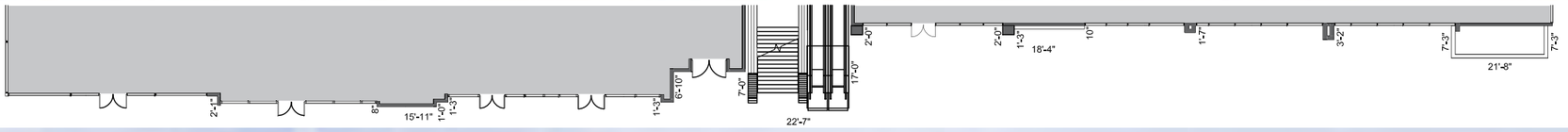
INTERIOR ELEVATIONS - NORTH MALL (FOR REFERENCE ONLY)

laguna hills, ca

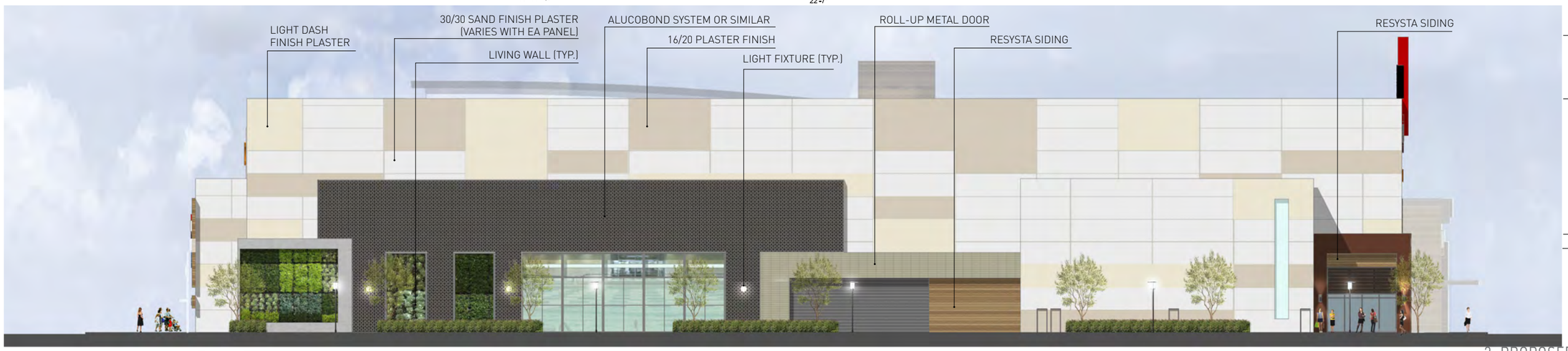
11.03.2015

A2.2





1. PROPOSED NORTH ELEVATION

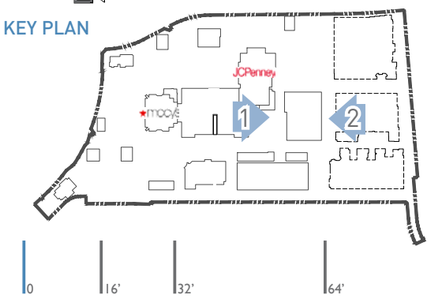


2. PROPOSED SOUTH ELEVATION

THEATER/MARKET AXONOMETRIC VIEW - SOUTH/WEST

THEATER/MARKET AXONOMETRIC VIEW - NORTH/EAST

KEY PLAN



P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

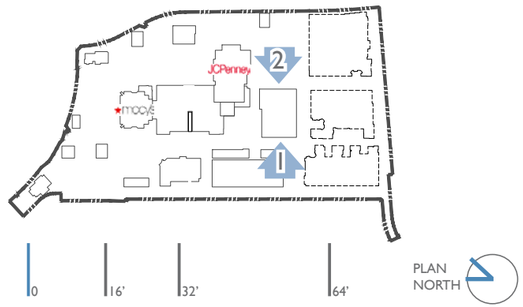
ELEVATIONS & AXONOMETRIC
THEATER & MARKET
laguna hills, ca
11.03.2015

A2.3

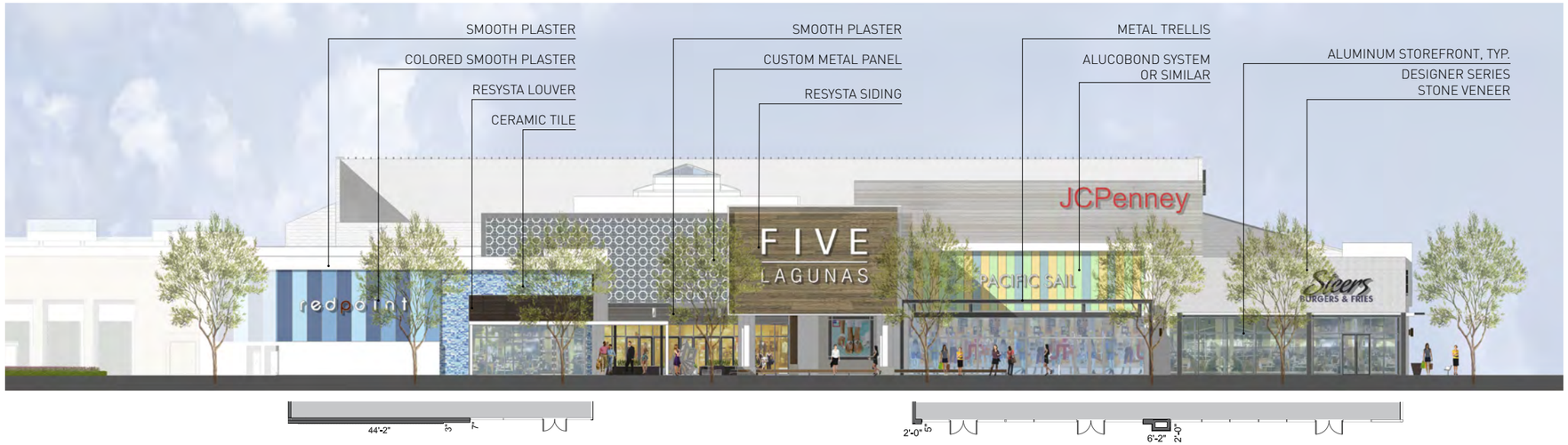
1. PROPOSED ELEVATION - WEST

2. PROPOSED ELEVATION - EAST

KEY PLAN



P+R ARCHITECTS



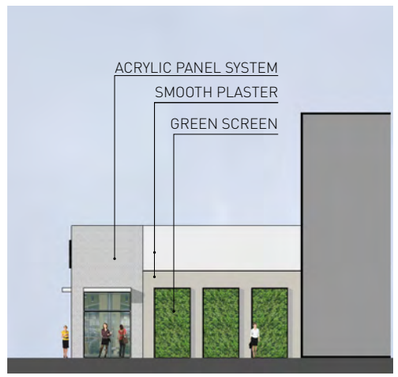
+/-51'-0" T.O.JC PENNEY PARAPET
+/-39'-0" T.O.PARAPET
+/-28'-0" T.O.PARAPET

1. PROPOSED SHOPS D& E ELEVATION - WEST

+/-51'-0" T.O.JC PENNEY PARAPET
+/-39'-0" T.O.PARAPET
+/-28'-0" T.O.PARAPET

2. PROPOSED SHOPS D & E ELEVATION - SOUTH

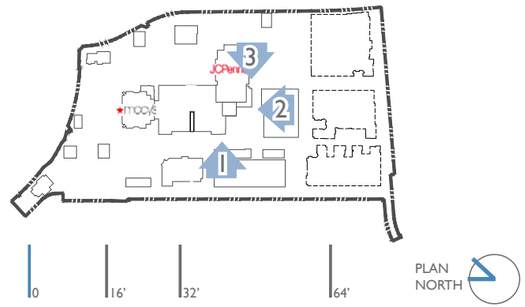
SHOPS E AXONOMETRIC VIEW - SOUTH/WEST



+/-51'-0" T.O.JC PENNEY PARAPET
+/-28'-0" T.O.PARAPET

3. PROPOSED SHOPS E ELEVATION - EAST

KEY PLAN



ELEVATIONS & AXONOMETRIC
SHOPS D & E
laguna hills, ca
11.03.2015

A2.5

P+R ARCHITECTS

MerloneGeier Partners

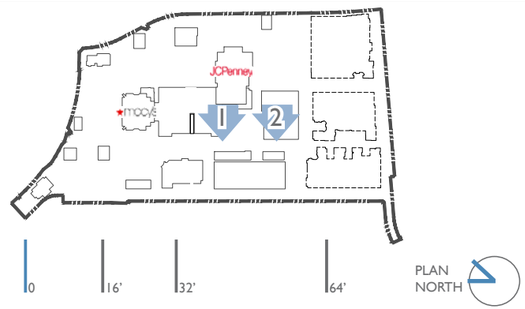
FIVE LAGUNAS

1. PROPOSED EAST ELEVATION - SHOPS F & G

2. PROPOSED EAST ELEVATION - SHOPS F

OVERALL ELEVATION

KEY PLAN



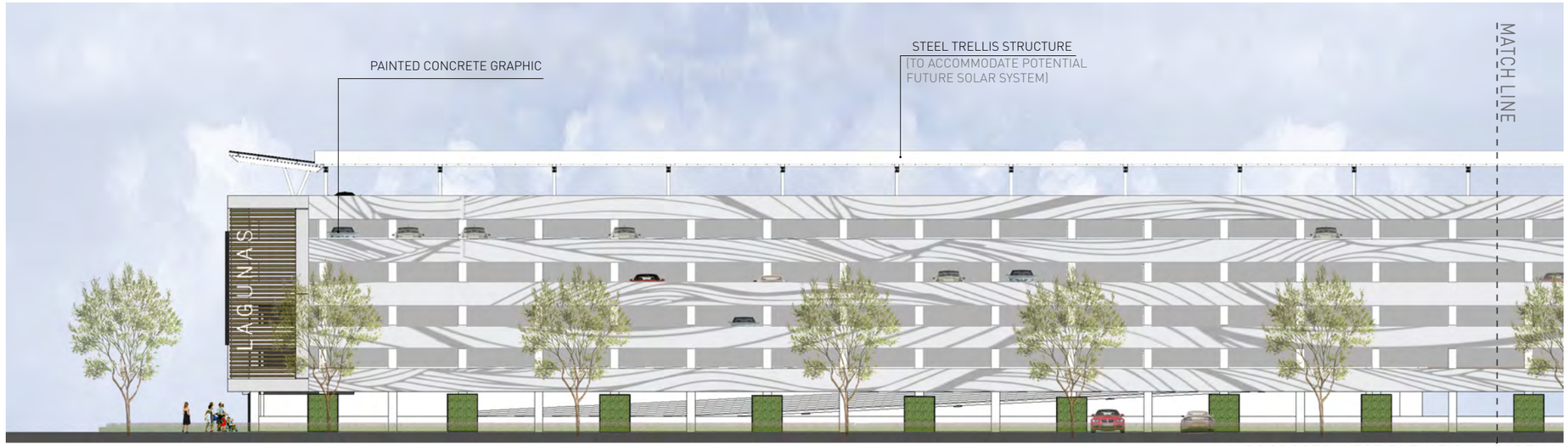
P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

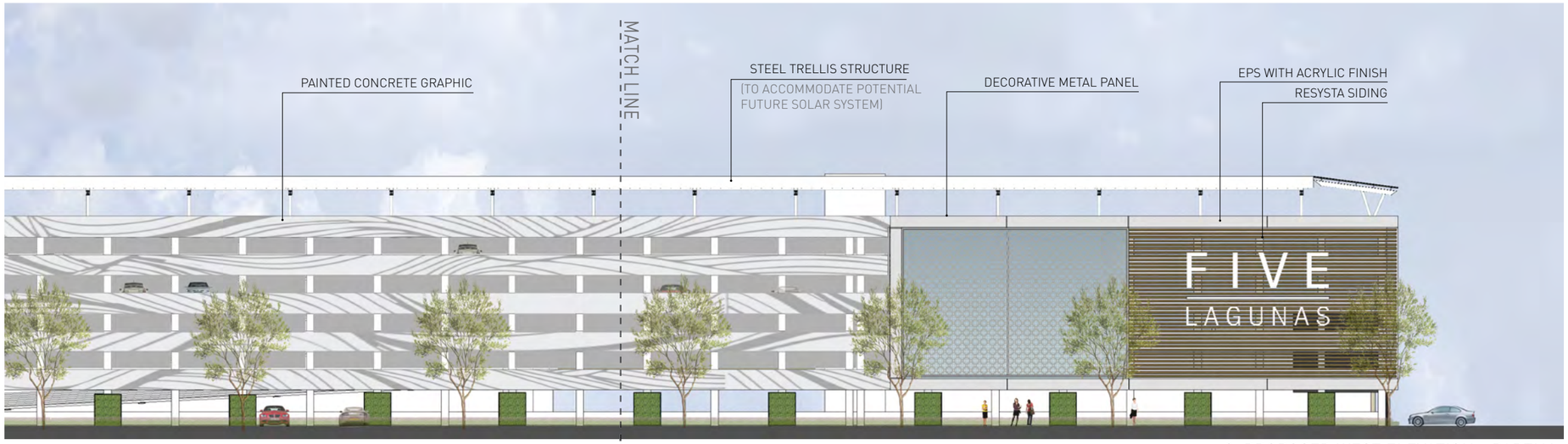
ELEVATIONS
SHOPS F & G
laguna hills, ca
11.03.2015

A2.6

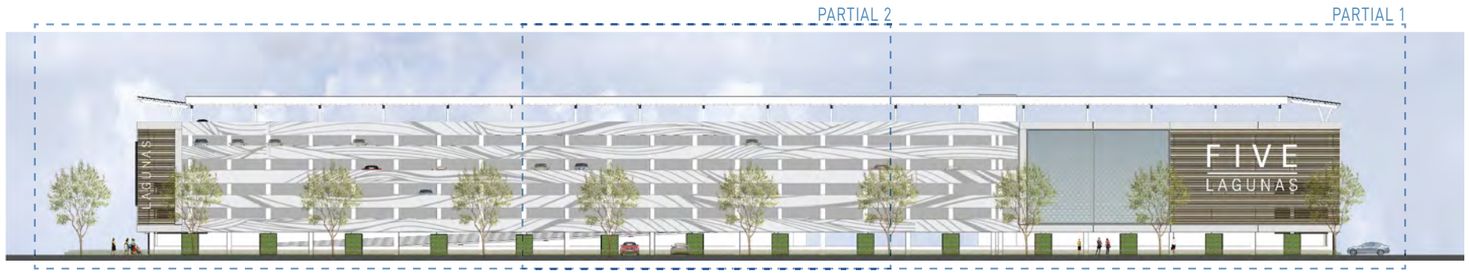


1. PROPOSED WEST ELEVATION - PARTIAL

PARKING GARAGE AXONOMETRIC - NORTH/WEST

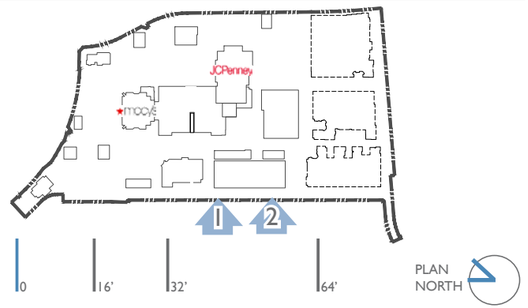


2. PROPOSED WEST ELEVATION - PARTIAL



OVERALL ELEVATION

KEY PLAN



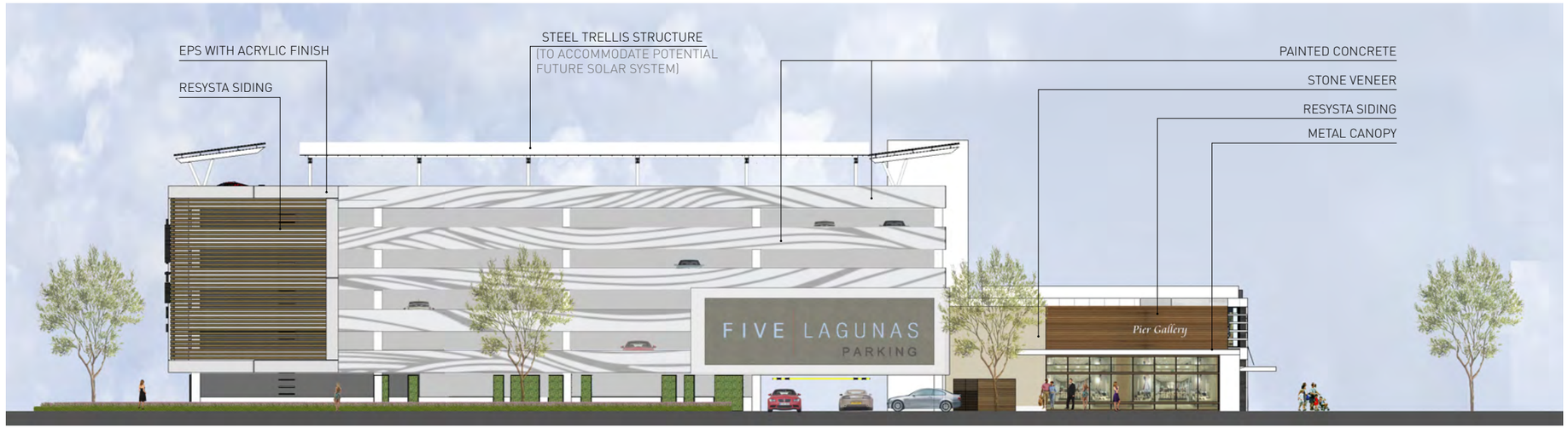
P+R ARCHITECTS

MerloneGeier Partners

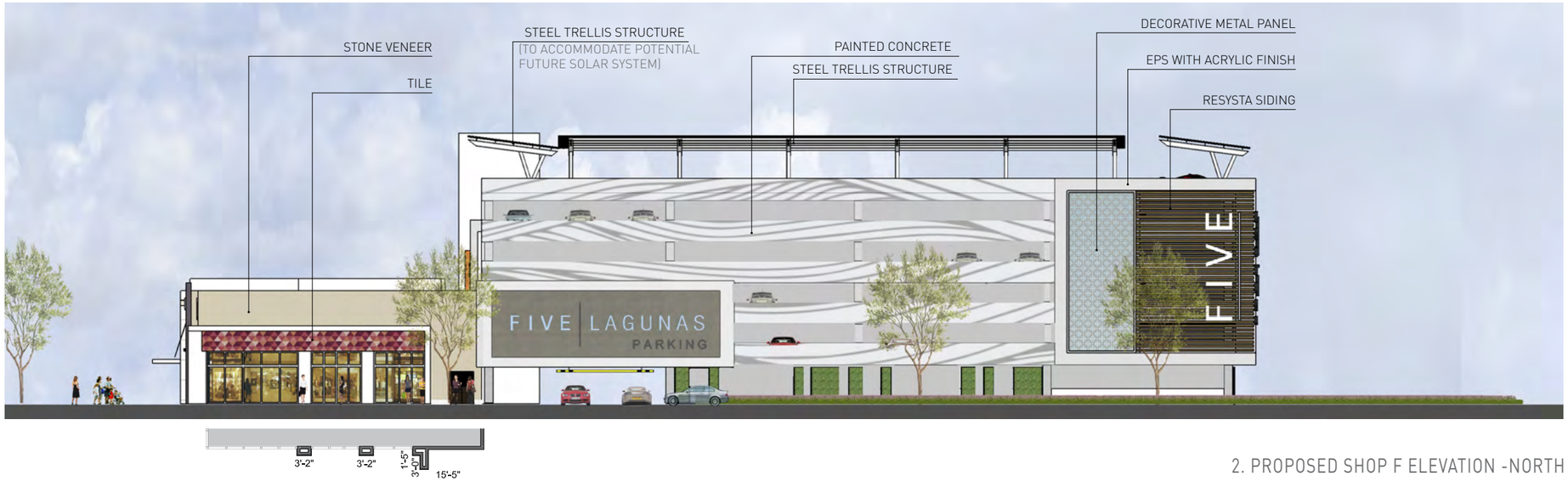
FIVE LAGUNAS

ELEVATIONS & AXONOMETRIC
PARKING GARAGE
laguna hills, ca
11.03.2015

A2.7



1. PROPOSED SHOP G ELEVATION - SOUTH

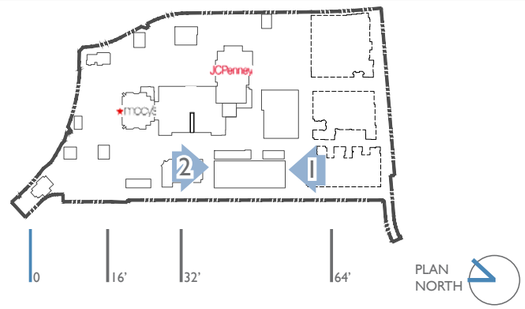


2. PROPOSED SHOP F ELEVATION -NORTH

SHOPS G AXONOMETRIC VIEW - SOUTH/WEST

SHOPS G AXONOMETRIC VIEW - SOUTH/WEST

KEY PLAN



ELEVATIONS & AXONOMETRIC
SHOPS F & G, PARKING GARAGE
laguna hills, ca
11.03.2015

A2.8

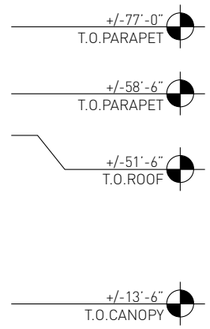
P+R ARCHITECTS

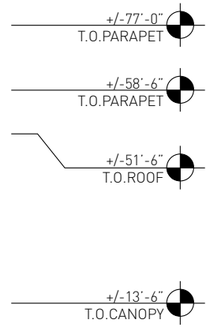
MerloneGeier Partners

FIVE LAGUNAS

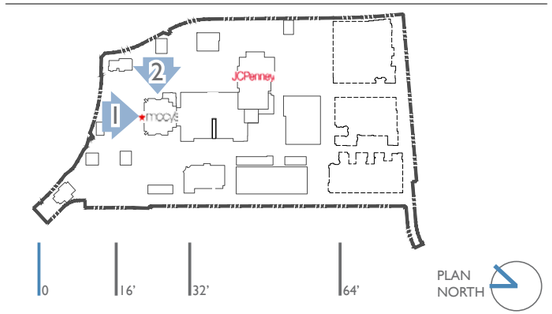
1. PROPOSED NORTH ELEVATION

2. PROPOSED EAST ELEVATION





KEY PLAN



1. PROPOSED SOUTH ELEVATION

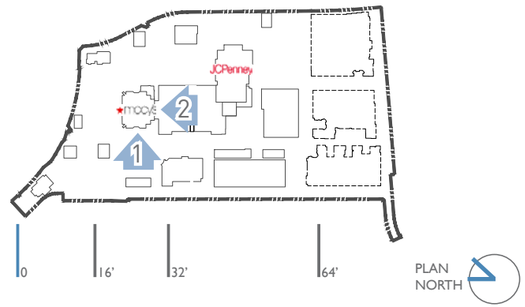
+/-77'-0" T.O.PARAPET
+/-54'-6" T.O.PARAPET
+/-51'-6" T.O.ROOF
+/-27'-6" T.O.PARAPET
+/-13'-6" T.O.CANOPY

2. PROPOSED WEST ELEVATION

+/-77'-0" T.O.PARAPET
+/-58'-6" T.O.PARAPET
+/-51'-6" T.O.ROOF
+/-13'-6" T.O.CANOPY

MACY'S AXONOMETRIC VIEW - NORTH/WEST

KEY PLAN



P+R ARCHITECTS

1. PROPOSED EAST ELEVATION

+/-51'-0"
T.O.PARAPET

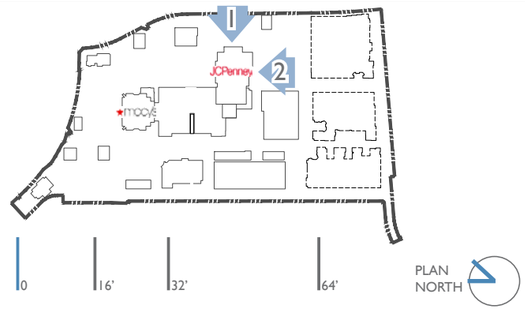
+/-36'-0"
T.O.ROOF

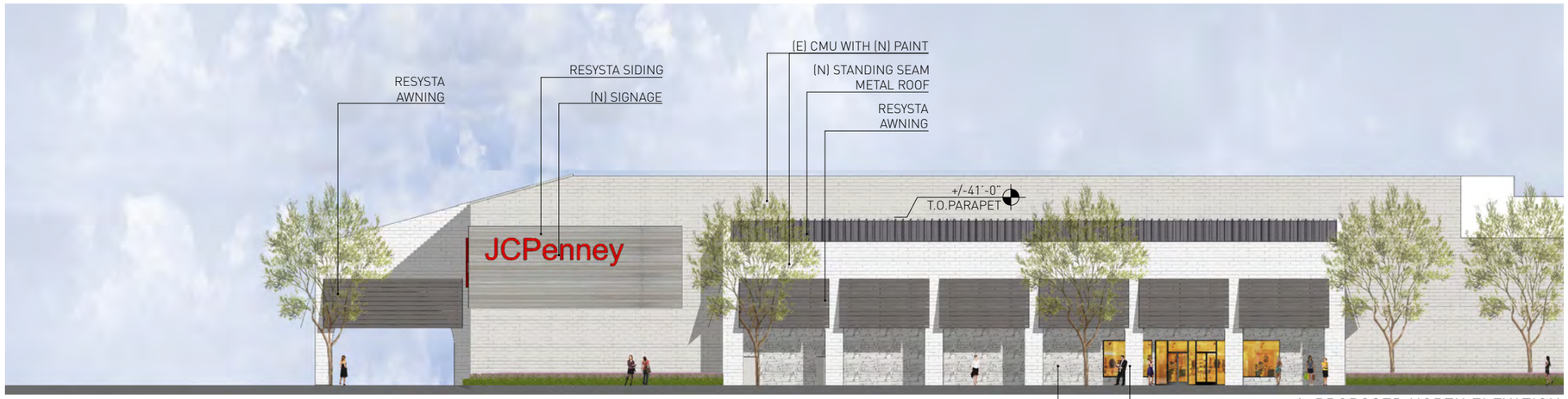
2. PROPOSED SOUTH ELEVATION

+/-51'-0"
T.O.PARAPET

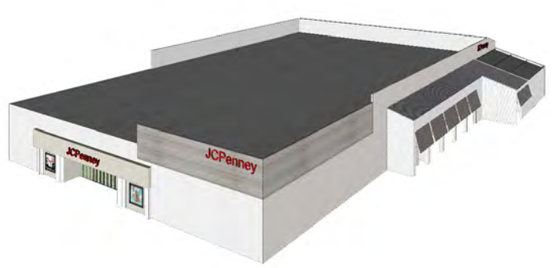
+/-36'-0"
T.O.ROOF

KEY PLAN

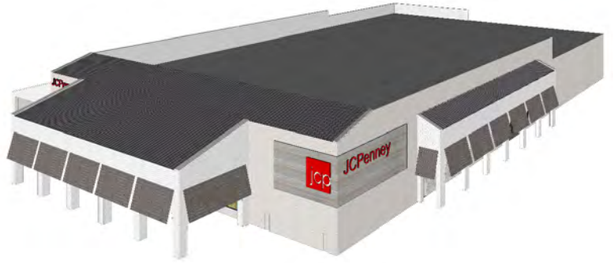




1. PROPOSED NORTH ELEVATION

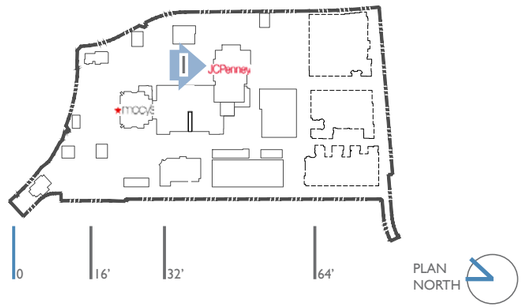


JC PENNEY AXONOMETRIC VIEW - SOUTH/WEST



JC PENNEY AXONOMETRIC VIEW - NORTH/EAST

KEY PLAN



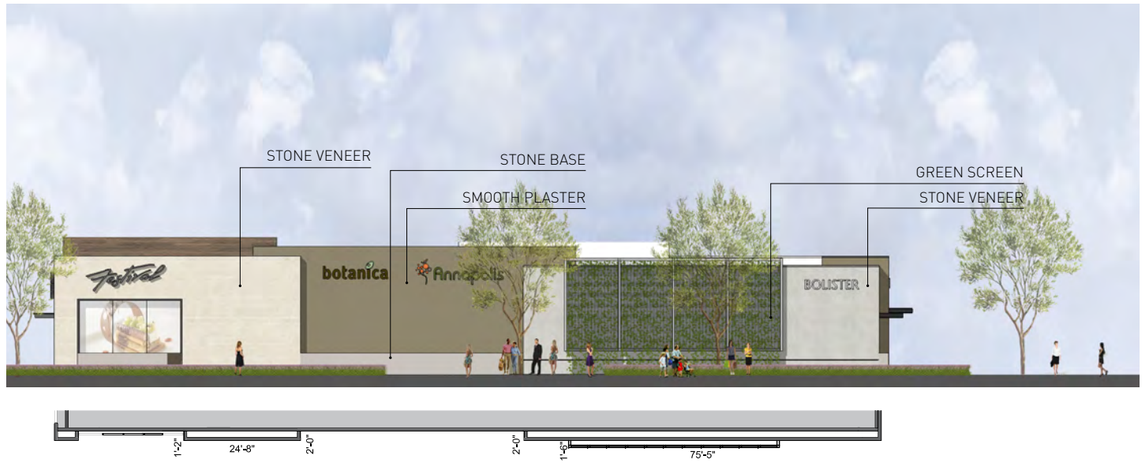
ELEVATIONS & AXONOMETRIC
JC PENNEY
laguna hills, ca
11.03.2015

A2.12

P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS



1. PROPOSED WEST ELEVATION SHOPS AB

2. PROPOSED EAST ELEVATION SHOPS AB

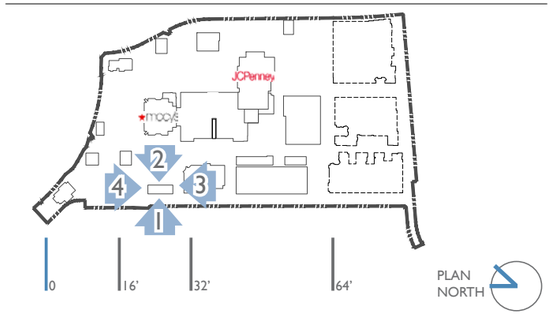
3. PROPOSED SOUTH ELEVATION SHOPS AB

4. PROPOSED NORTH ELEVATION SHOPS AB

SHOPS AB AXONOMETRIC VIEW - NORTH/WEST

SHOPS AB AXONOMETRIC VIEW - SOUTH/EAST

KEY PLAN



ELEVATIONS & AXONOMETRIC

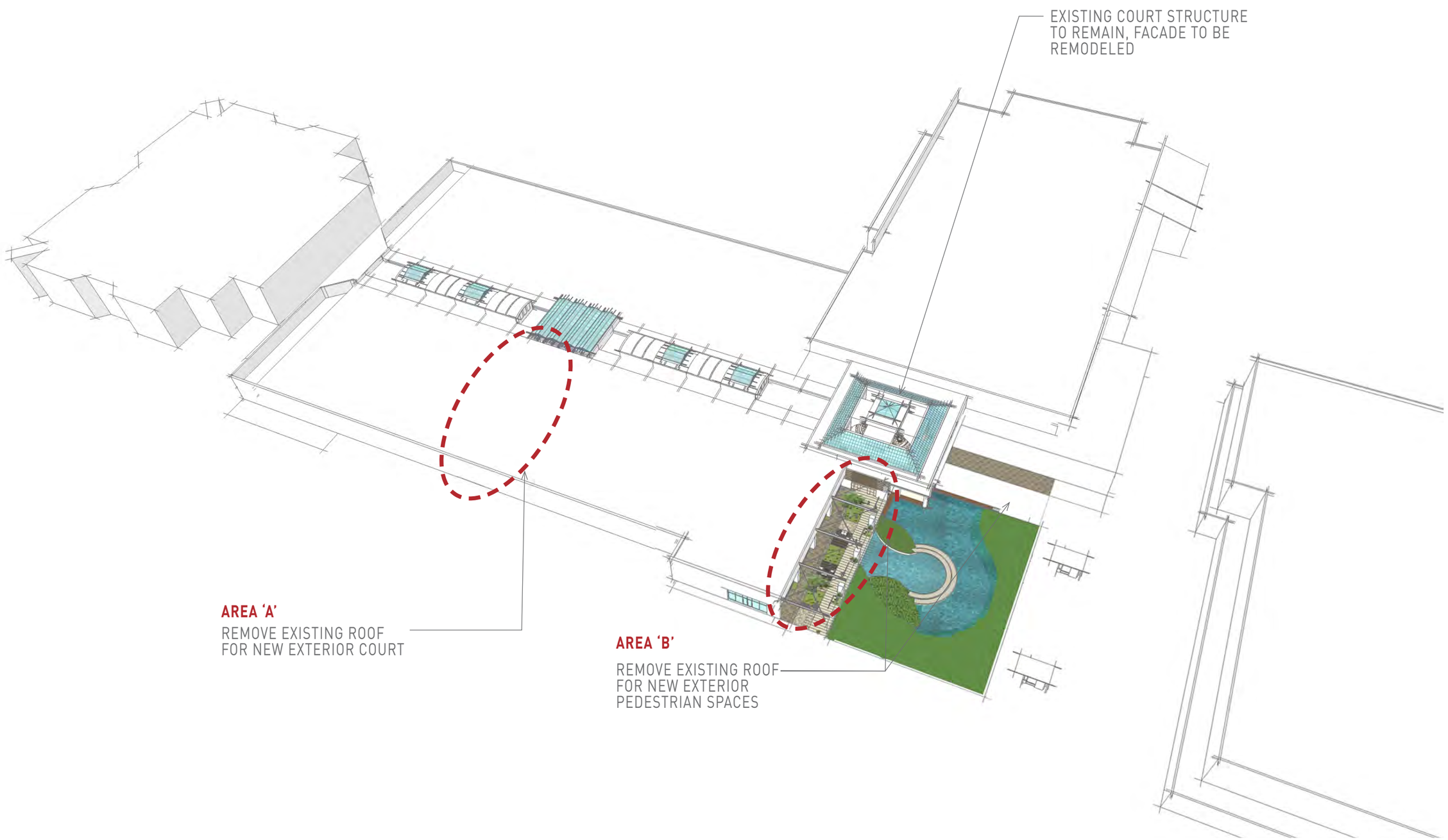
SHOPS AB
laguna hills, ca
11.03.2015

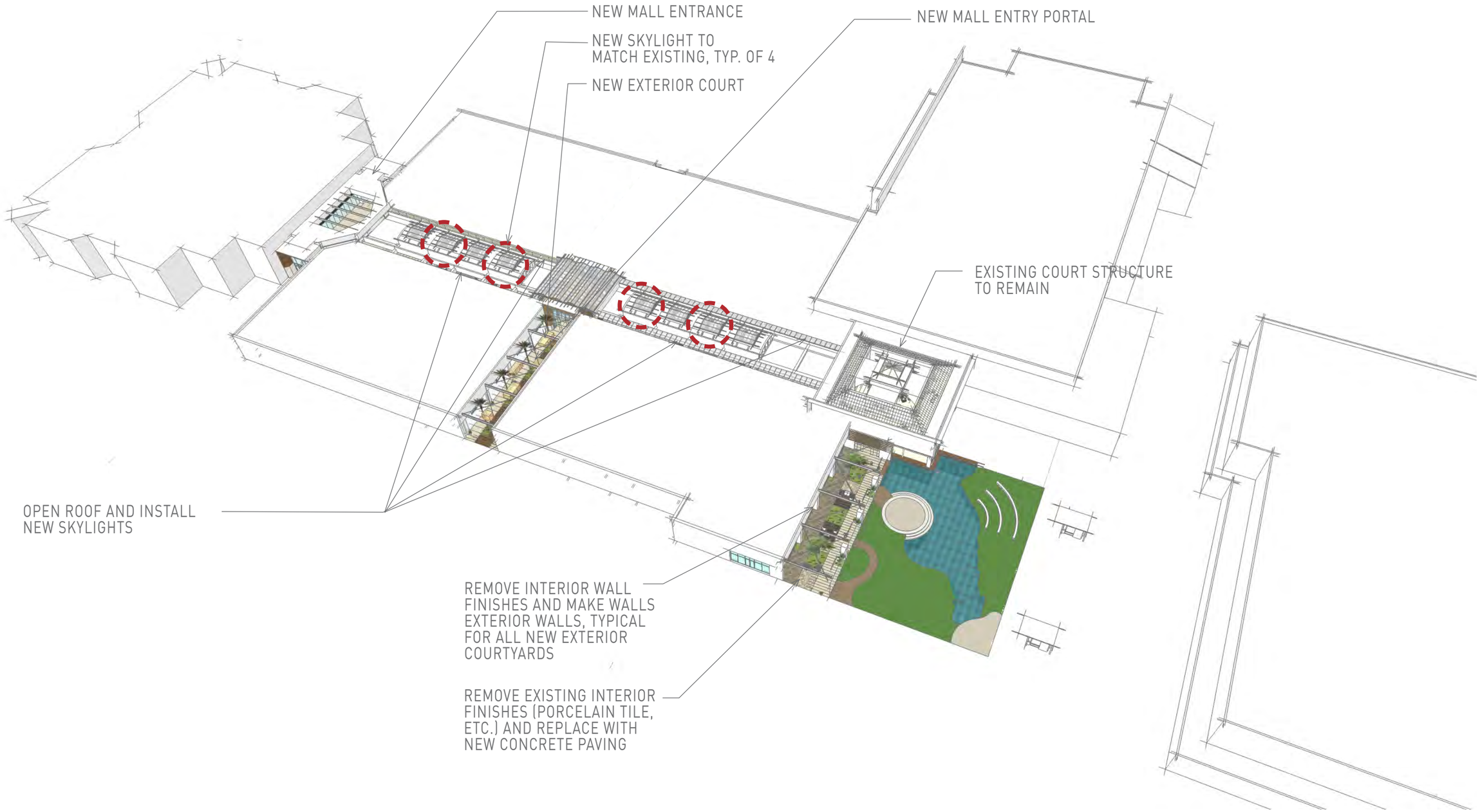
A2.13

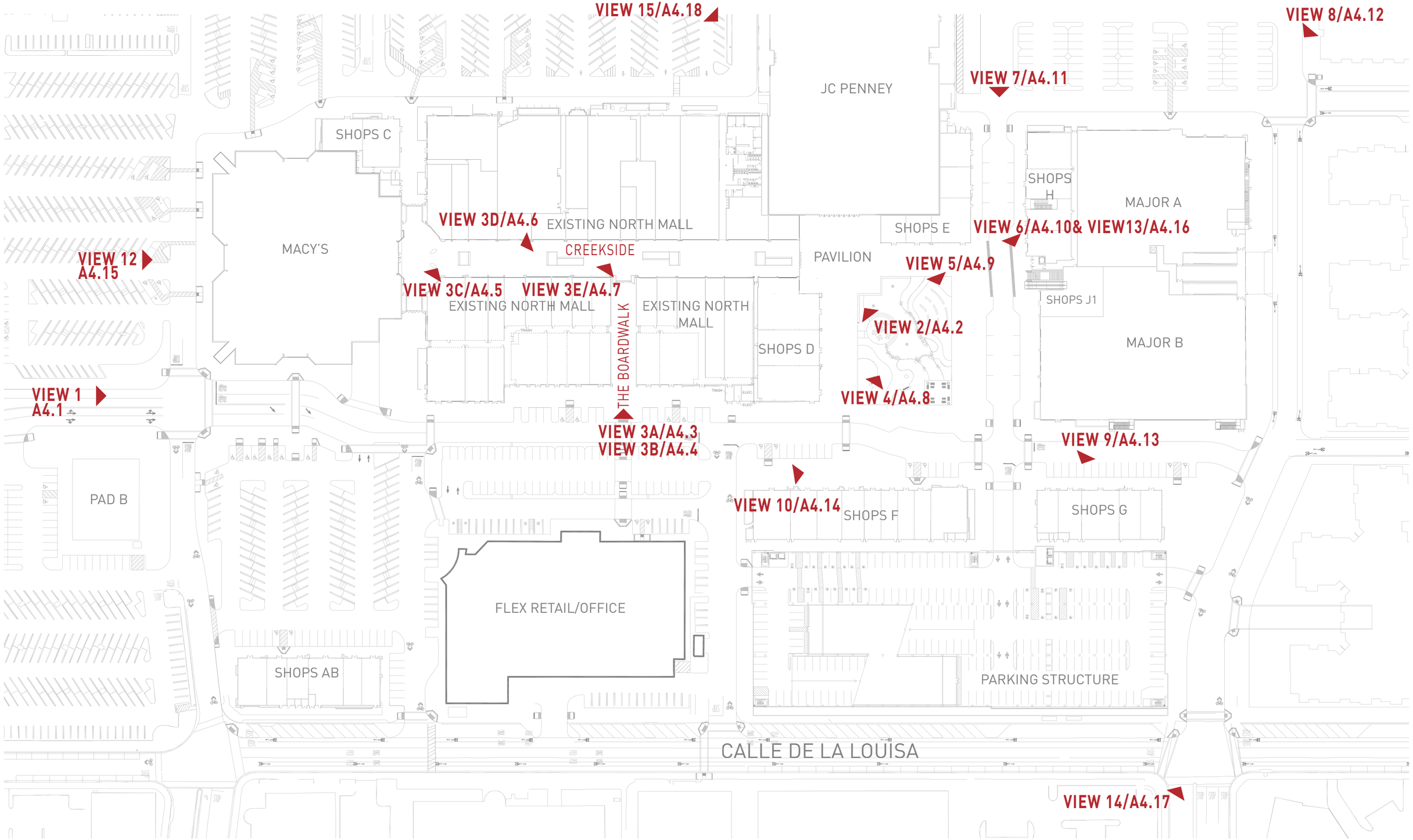
P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS


EXISTING COURT STRUCTURE
TO REMAIN, FACADE TO BE
REMODELED
AREA 'A'
REMOVE EXISTING ROOF
FOR NEW EXTERIOR COURT
AREA 'B'
REMOVE EXISTING ROOF
FOR NEW EXTERIOR
PEDESTRIAN SPACES


NEW MALL ENTRANCE
NEW SKYLIGHT TO MATCH EXISTING, TYP. OF 4
NEW EXTERIOR COURT
NEW MALL ENTRY PORTAL
EXISTING COURT STRUCTURE TO REMAIN
OPEN ROOF AND INSTALL NEW SKYLIGHTS
REMOVE INTERIOR WALL FINISHES AND MAKE WALLS EXTERIOR WALLS, TYPICAL FOR ALL NEW EXTERIOR COURTYARDS
REMOVE EXISTING INTERIOR FINISHES (PORCELAIN TILE, ETC.) AND REPLACE WITH NEW CONCRETE PAVING


VIEW 15/A4.18
VIEW 8/A4.12
VIEW 7/A4.11
JC PENNEY
SHOPS C
MACY'S
VIEW 3D/A4.6
EXISTING NORTH MALL
CREEKSIDE
VIEW 12
A4.15
VIEW 3C/A4.5
VIEW 3E/A4.7
EXISTING NORTH MALL
EXISTING NORTH MALL
THE BOARDWALK
SHOPS D
PAVILION
SHOPS E
VIEW 6/A4.10& VIEW13/A4.16
SHOPS H
MAJOR A
VIEW 5/A4.9
SHOPS J1
VIEW 2/A4.2
MAJOR B
VIEW 1
A4.1
VIEW 4/A4.8
VIEW 3A/A4.3
VIEW 3B/A4.4
VIEW 9/A4.13
VIEW 10/A4.14
SHOPS F
SHOPS G
PAD B
FLEX RETAIL/OFFICE
SHOPS AB
PARKING STRUCTURE
CALLE DE LA LOUISA
VIEW 14/A4.17

MerloneGeier Partners

FIVE LAGUNAS

VIEW 1
AERIAL
laguna hills, ca
11.03.2015

A4.1

MerloneGeier Partners

FIVE LAGUNAS

VIEW 2
TOWARDS PAVILION

laguna hills, ca
11.03.2015

A4.2

MerloneGeier Partners

FIVE LAGUNAS

VIEW 3A
TOWARDS BOARDWALK

laguna hills, ca
11.03.2015

A4.3

MerloneGeier Partners

FIVE LAGUNAS

VIEW 3B
TOWARDS BOARDWALK

laguna hills, ca
11.03.2015

A4.4

MerloneGeier Partners

FIVE LAGUNAS

VIEW 3C
INTERIOR MALL - FOR REFERENCE ONLY

laguna hills, ca
11.03.2015

MerloneGeier Partners

FIVE LAGUNAS

VIEW 3D
INTERIOR MALL - FOR REFERENCE ONLY

laguna hills, ca
11.03.2015

LENSCRAFTERS
EYEXAM
OF CALIFORNIA
verizon
T-Mobile
TENANT

MerloneGeier Partners

FIVE LAGUNAS

VIEW 4
TOWARDS SYCAMORE PARK

laguna hills, ca
11.03.2015

A4.8

MerloneGeier Partners

FIVE LAGUNAS

VIEW 5
TOWARDS SYCAMORE PARK
laguna hills, ca
11.03.2015

MerloneGeier Partners

FIVE LAGUNAS

VIEW 6
TOWARDS THEATER ENTRANCE
laguna hills, ca
11.03.2015

A4.10

TCH OUTFITTERS
Menzo

MerloneGeier Partners

FIVE LAGUNAS

VIEW 8
TOWARDS MARKET
laguna hills, ca
11.03.2015

A4.12

MerloneGeier Partners

FIVE LAGUNAS

VIEW 9 TOWARDS
SHOPS F & PARKING STRUCTURE

laguna hills, ca
11.03.2015

A4.13

MerloneGeier Partners

FIVE LAGUNAS

VIEW 10 TOWARDS
SHOPS F & SYCAMORE PARK

laguna hills, ca
11.03.2015

A4.14

macy's

MICHEAL'S COR
CINEMA
RESTAURANT

MerloneGeier Partners

FIVE LAGUNAS

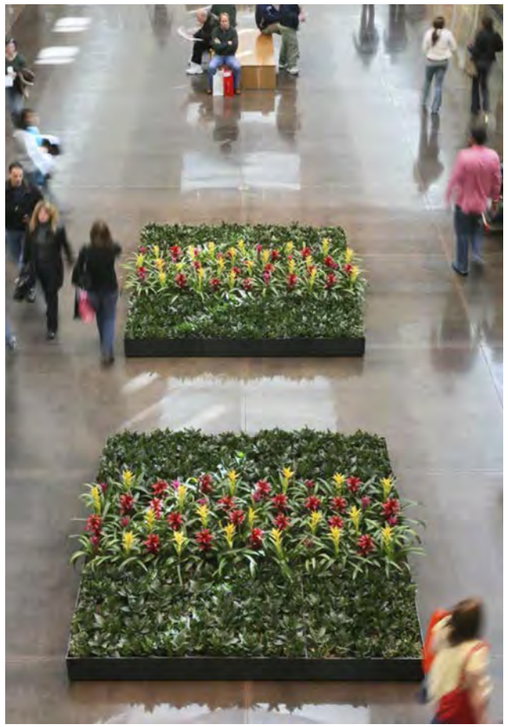
VIEW 14 FROM CALLE DE LA LOUISA TOWARDS RESIDENTIAL

laguna hills, ca
11.03.2015

A4.17

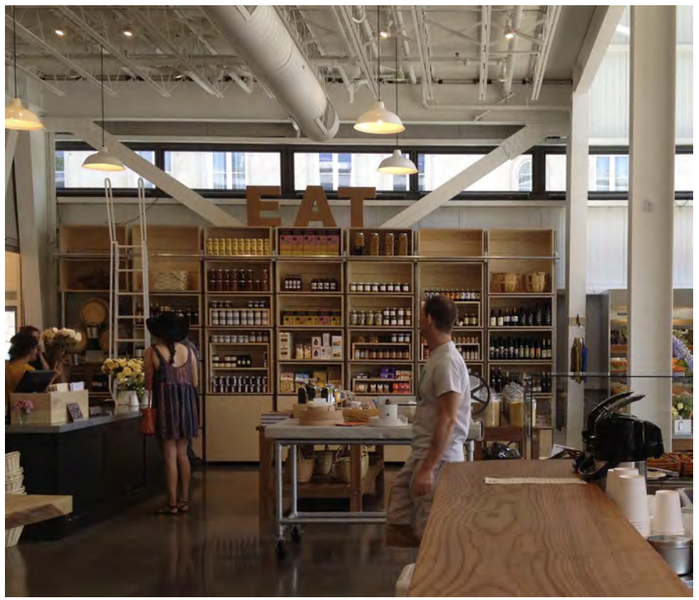
CINEMA
jcp

Exposed structure market hall



Concrete flooring

Use of wood / textured walls



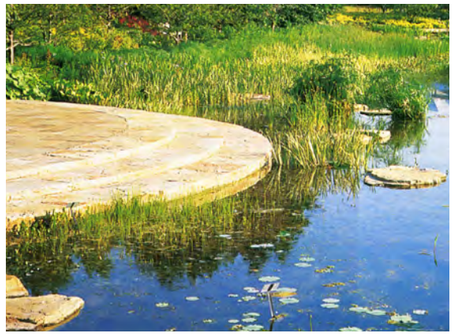
Exposed structure in retail space

Retail paseos

Use of skylights for natural daylighting

Rustic stone amphitheater seating

Pedestrian crosswalk / connectivity into park



Stone platform/stage with steps to water

Colorful umbrellas adjacent to kiosks

Warm paving colors and materials

Naturalized plantings and use of boulders

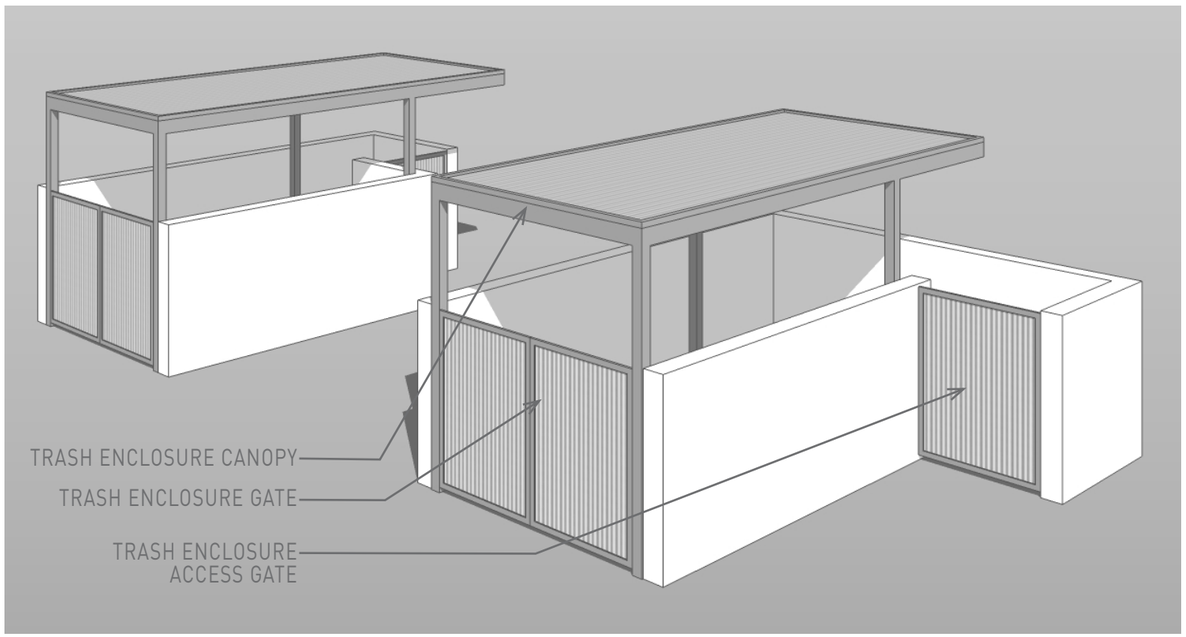
Al fresco dining with views to park / water feature

Built-in "bridge" seating at waters edge

Water's edge with soft planting and stone

Modern kiosk architecture in sycamore tree grove

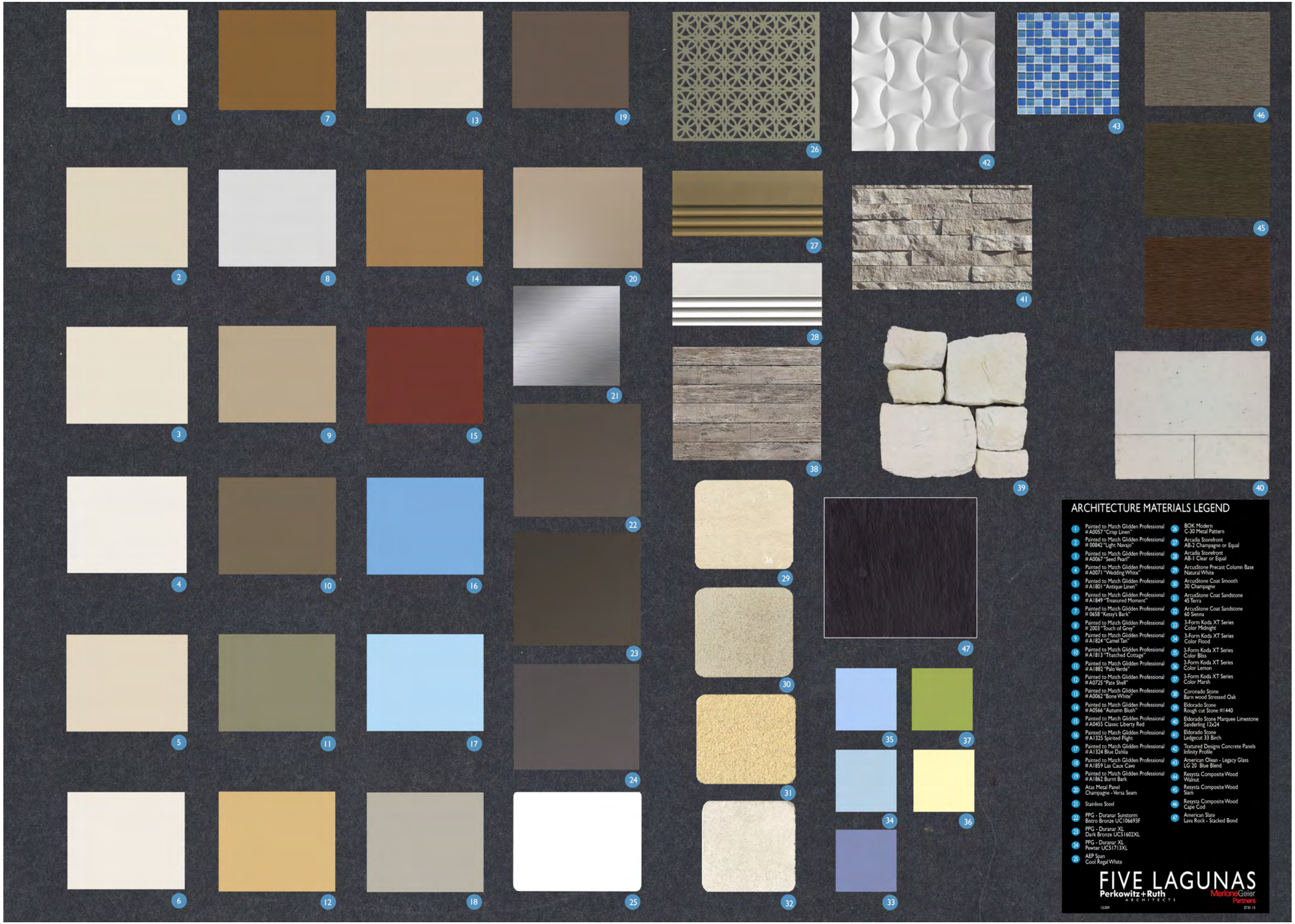
REFERENCE IMAGE - TRASH ENCLOSURE GATE



PROPOSED TRASH ENCLOSURE CONCEPT - AXONOMETRIC
DIMENSIONS TO MEET CITY STANDARDS

REFERENCE IMAGE - TRASH ENCLOSURE FRONT

REFERENCE IMAGE - TRASH ENCLOSURE


ARCHITECTURE MATERIALS LEGEND
1 Painted to Match Glidden Professional # A0057 "Crisp Linen"
2 Painted to Match Glidden Professional # 00842 "Light Navajo"
3 Painted to Match Glidden Professional # A0067 "Seed Pearl"
4 Painted to Match Glidden Professional # A0071 "Wedding White"
5 Painted to Match Glidden Professional # A1801 "Antique Linen"
6 Painted to Match Glidden Professional # A1849 "Treasured Moment"
7 Painted to Match Glidden Professional # 0658 "Kessy's Bark"
8 Painted to Match Glidden Professional # 2003 "Touch of Grey"
9 Painted to Match Glidden Professional # A1824 "Camel Tan"
10 Painted to Match Glidden Professional # A1813 "Thatched Cottage"
11 Painted to Match Glidden Professional # A1802 "Palo Verde"
12 Painted to Match Glidden Professional # A0725 "Pate Shell"
13 Painted to Match Glidden Professional # A0062 "Bone White"
14 Painted to Match Glidden Professional # A0566 "Autumn Blush"
15 Painted to Match Glidden Professional # A0455 Classic Liberty Red
16 Painted to Match Glidden Professional # A1325 Spirited Flight
17 Painted to Match Glidden Professional # A1324 Blue Dahlia
18 Painted to Match Glidden Professional # A1859 Las Caux Cave
19 Painted to Match Glidden Professional # A1862 Burnt Bark
20 Atas Metal Panel Champagne - Versa Seam
21 Stainless Steel
22 PPG - Duranar Sunstorm Bistro Bronze UC106693F
23 PPG - Duranar XL Dark Bronze UC51602XL
24 PPG - Duranar XL Pewtar UC51713XL
25 AEP Span Cool Regal White
26 BOK Modern C-30 Metal Pattern
27 Arcadia Storefront AB-2 Champagne or Equal
28 Arcadia Storefront AB-1 Clear or Equal
29 ArcusStone Precast Column Base Natural White
30 ArcusStone Coat Smooth 30 Champagne
31 ArcusStone Coat Sandstone 45 Terra
32 ArcusStone Coat Sandstone 60 Sienna
33 3-Form Koda XT Series Color Midnight
34 3-Form Koda XT Series Color Flood
35 3-Form Koda XT Series Color Bliss
36 3-Form Koda XT Series Color Lemon
37 3-Form Koda XT Series Color Marsh
38 Coronado Stone Barn wood Stressed Oak
39 Eldorado Stone Rough cut Stone #1440
40 Eldorado Stone Marquee Limestone Sanderling 12x24
41 Eldorado Stone Ledgecut 33 Birch
42 Textured Designs Concrete Panels Infinity Profile
43 American Olean - Legacy Glass LG 20 Blue Blend
44 Resysta Composite Wood Walnut
45 Resysta Composite Wood Siam
46 Resysta Composite Wood Cape Cod
47 American Slate Lava Rock - Stacked Bond
FIVE LAGUNAS
Perkowitz+Ruth ARCHITECTS
MerloneGeier Partners

TREE LEGEND

- Main Street Theme Tree - 36" Box
  Koelreuteria bipinnata - Chinese Flame Tree
- Existing Specimen Accent Palm
  Phoenix canariensis - Canary Island Date Palm
- Entry Accent Palm - 20' bth
  Phoenix dactylifera - Date Palm
- Vertical Accent Palm - 15' bth
  Washingtonia robusta - Mexican Fan Palm
- Evergreen Accent Tree- 48" box
  Olea Europaea - Olive (Fruitless)
- Village Green Specimen Tree- 48" box
  Platanus racemosa - California Sycamore
- Village Street Tree - 36" box
  Tristania conferta- Brisbane Box
  Health Center Drive
- Village Street Tree 24 - 36" box
  Cupaniopsis anacardiopsis - Carrotwood Tree
  Calle de Louisa and Calle de los Caballeros
- Paseo Tree - 24 - 36" box
  Parking Lot Shade Tree
  Ulmus parvifolia 'Drake' - Drake Chinese Elm
- Parking Lot Shade Tree - 24" box
  Bauhinia purpurea - Orchid Tree
- Parking Lot Shade Tree - 24" box
  Cinnamomum camphora - Camphor Tree
- Parking Lot Shade Tree - 24" box
  Tipuana Tipu - Tipa Tree
- Parking Lot Shade Tree - 24" box
  Platanus acerifolia 'Columbia' - London Plane Tree
- Parking Lot Shade Tree - 24" box
  Cercidium floridum - Palo Verde
- Accent Tree 24" box
  Pyrus kawakamii - Evergreen Pear
- Accent Tree 36" box
  Lagerstroemia indica - Crape Myrtle
- Existing Tree to Remain
- Existing Palm to Remain

KEYNOTES

Note: Reference Sheet L1.11 for statistical study

1. Public Plaza
2. Village Green
3. Main Street Promenade

PLAN NORTH

0' 100' 200' 400'

MerloneGeier Partners

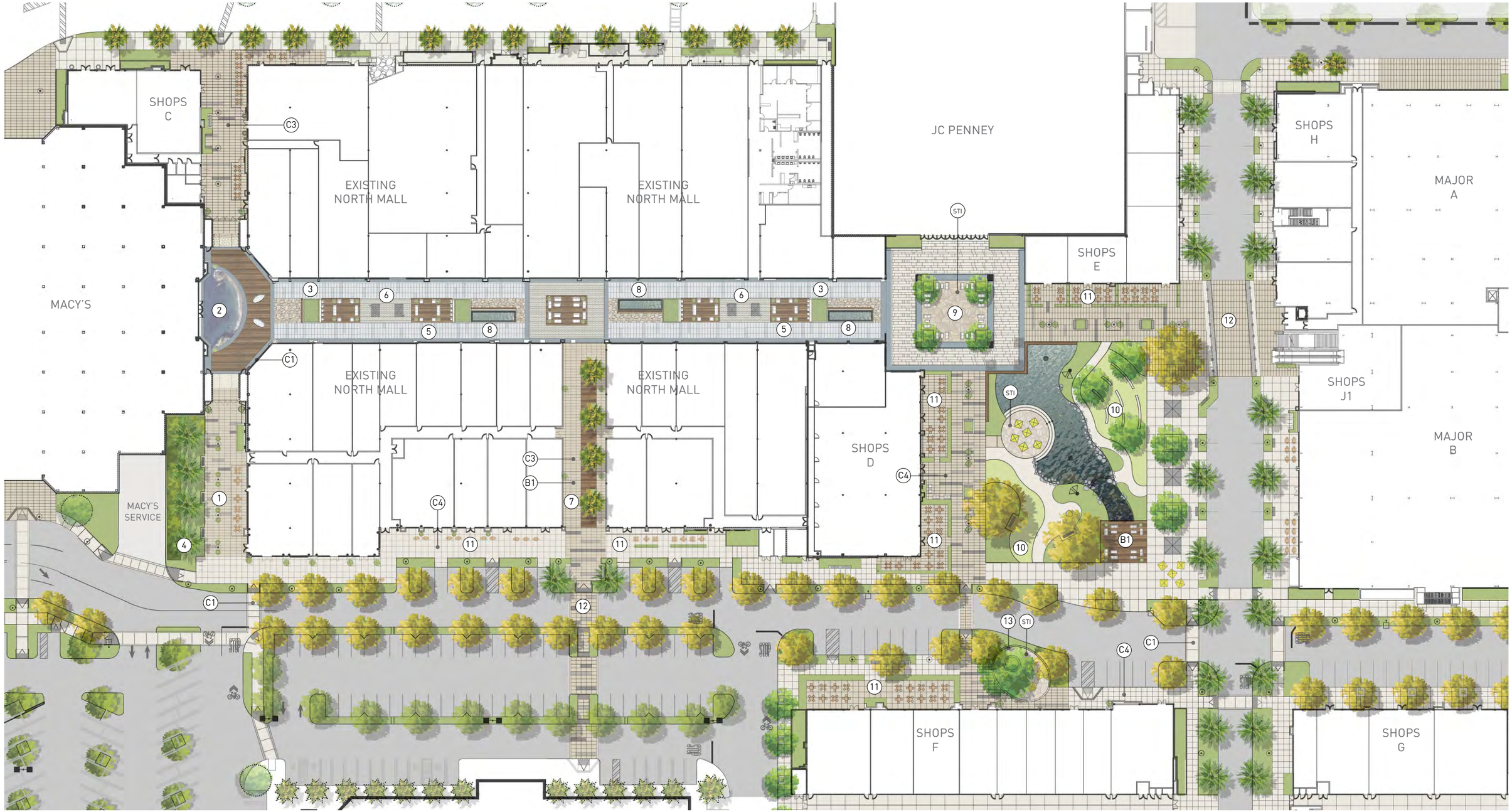
FIVE LAGUNAS

OVERALL LANDSCAPE PLAN

laguna hills, ca

REV 02.29.2016

L1.01



KEYNOTES

1. Palm Entry with Outdoor Dining
2. Coastal Court
   - -Colored Concrete with Shell Aggregate
   - -Special Paving
   - -Saltwater Fish Tanks
3. Raised Planter
4. Screen Hedge with Coastal Planting
5. Seating Area, Typical with Wood Decking
6. Kiosks
7. The Boardwalk
   - -Colored Concrete with Shell Aggregate
   - -Special Paving
   - -Date Palms
   - -String Lighting
8. Water Feature
9. Casual/Moveable Seating at Pavilion
10. Sycamore Park
    - -Special Paving
    - -Amphitheater
    - -Kiosks
    - -Sycamore Trees w/Seating
    - -Water Feature w/Wetland Plantings
11. Outdoor Dining
12. Special Vehicular Paving
13. Curvilinear Seat Wall

HARDSCAPE (See L1.14 for Material Board)

- C1 Concrete Crosswalk
- C2 Concrete Courtyard Paving
- C3 Concrete Paseo Paving
- C4 Concrete Sidewalk Paving
- STI Flagstone Paving
- B1 Boardwalk: Wood Plank Paving

0' 30' 60' 120'

PLAN NORTH

P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

ENLARGED LANDSCAPE AND HARDSCAPE PLAN

laguna hills, ca

11.03.2015

L1.02

0' 20' 40' 80'

PLAN NORTH

MerloneGeier Partners

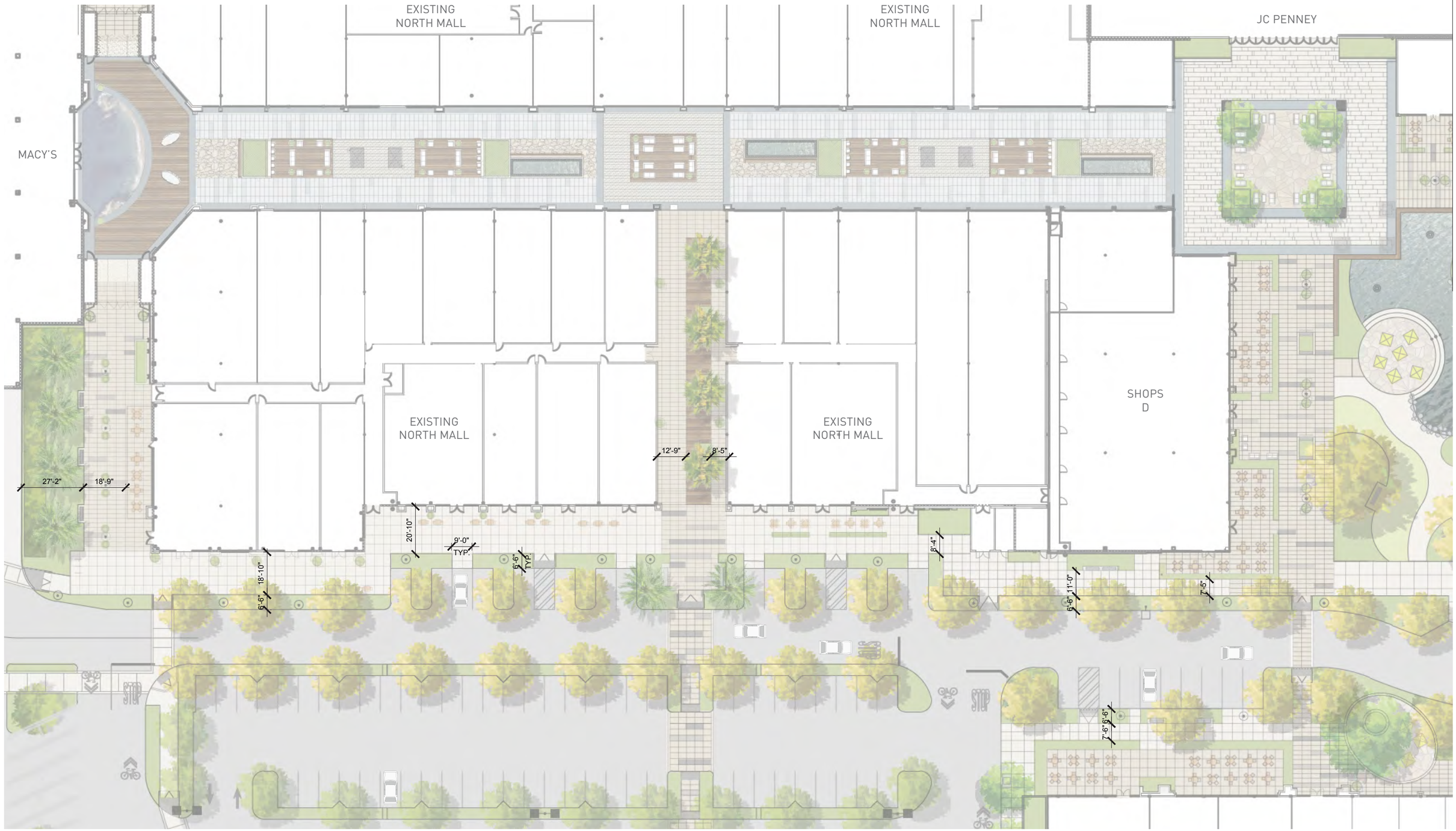
FIVE LAGUNAS

ENLARGED WEST MALL PLAN

laguna hills, ca

11.03.2015

L1.03



0' 20' 40' 80'

PLAN NORTH

P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

DIMENSIONED ENLARGED WEST MALL PLAN

laguna hills, ca

11.03.2015

L1.03B

SYCAMORE PARK ENLARGED PLAN

PLAN NORTH

0' 15' 30' 60'

1 FLAGSTONE PAVING AT SEATING AREA

2 STEPS AT WATER'S EDGE

3 WATER'S EDGE WITH PLANTING AND BOULDERS

4 STONE AMPHITHEATER SEATING

5 WATER OVERLOOK

6 LEAF IMPRINTS IN CONCRETE PAVING

7 DECOMPOSED GRANITE PATH

SECTION F

0' 18' 16' 32'

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FIVE LAGUNAS

P+R ARCHITECTS

ENLARGED SYCAMORE PARK PLAN

laguna hills, ca

11.03.2015

L1.04

AVENIDA DE LA CARLOTA
TO BE COMPLETED CONCURRENT WITH FUTURE
CALTRANS ROADWAY WIDENING PROJECT

EL TORO ROAD

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

HEALTH CENTER DRIVE

RETAIL

PAD D

PAD E

IN-N-OUT BURGER

KING'S FISH AND CRAB HOUSE

JC PENNEY

MACY'S

MACY'S SERVICE

SHOPS C

SHOPS D

SHOPS E

SHOPS F

SHOPS G

SHOPS H

SHOPS J1

SHOPS AB

EXISTING NORTH MALL

MAJOR A

MAJOR B

MAJOR C

MAJOR D

SEE RESIDENTIAL PLANS

PAD A

PAD B

PAD M

BJ'S RESTAURANT

FLEX RETAIL/OFFICE

PARKING STRUCTURE

BUS STOP

BUS STOP

E.O.H.

0' 100' 200' 400'

PLAN NORTH

LANDSCAPE CROSS-SECTIONS REFERENCE PLAN

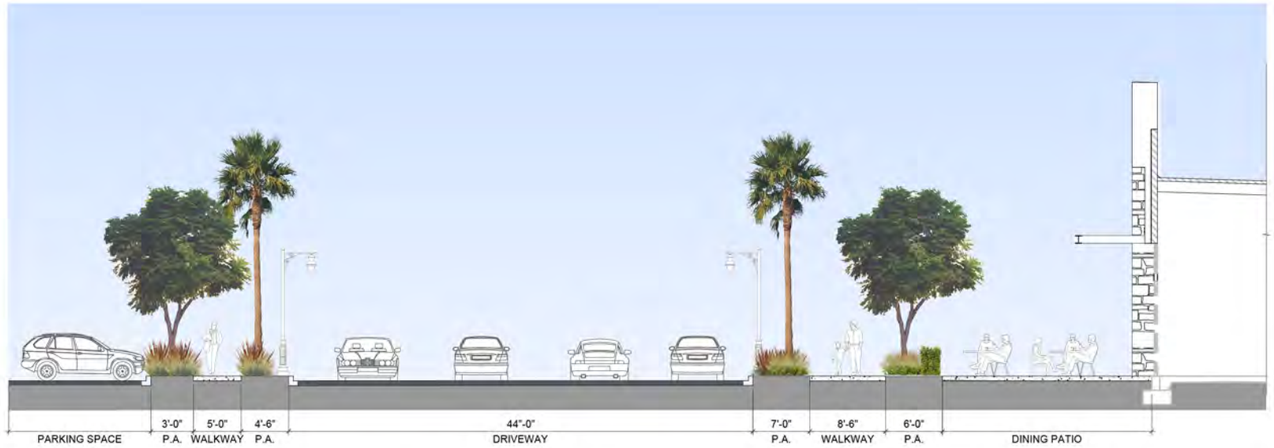
laguna hills, ca

11.03.2015

L1.05

MerloneGeier Partners

FIVE LAGUNAS



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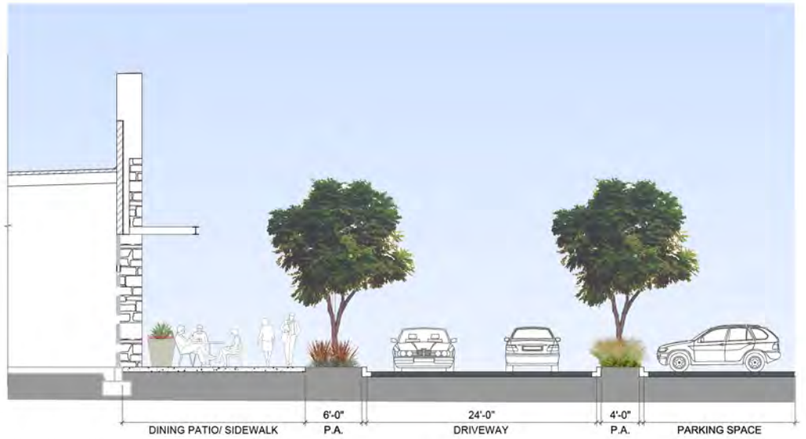

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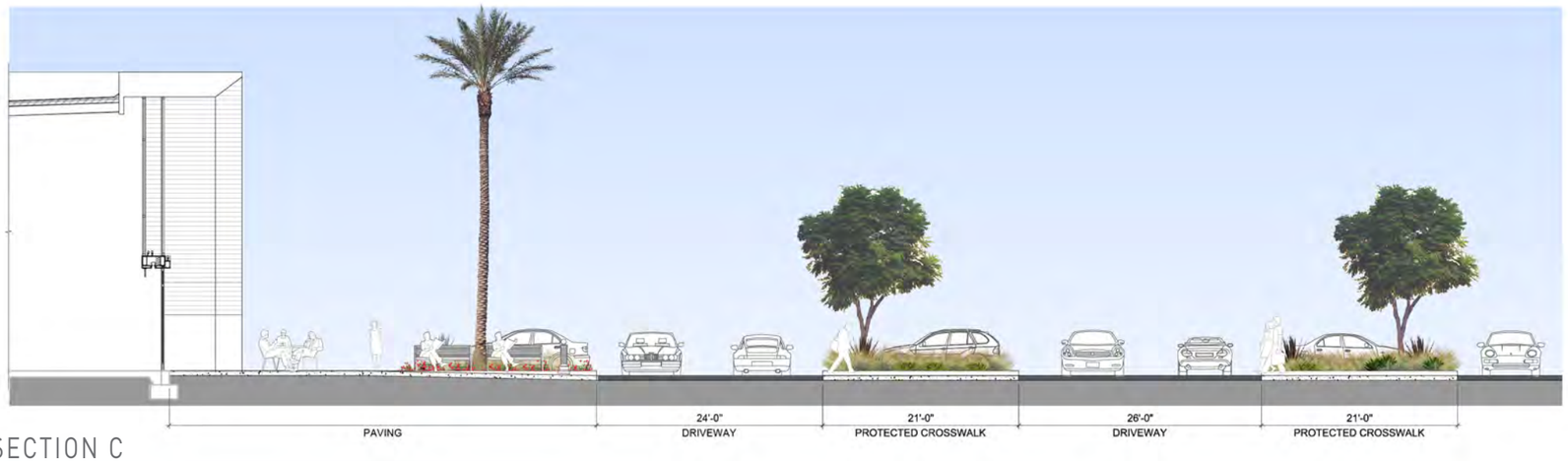

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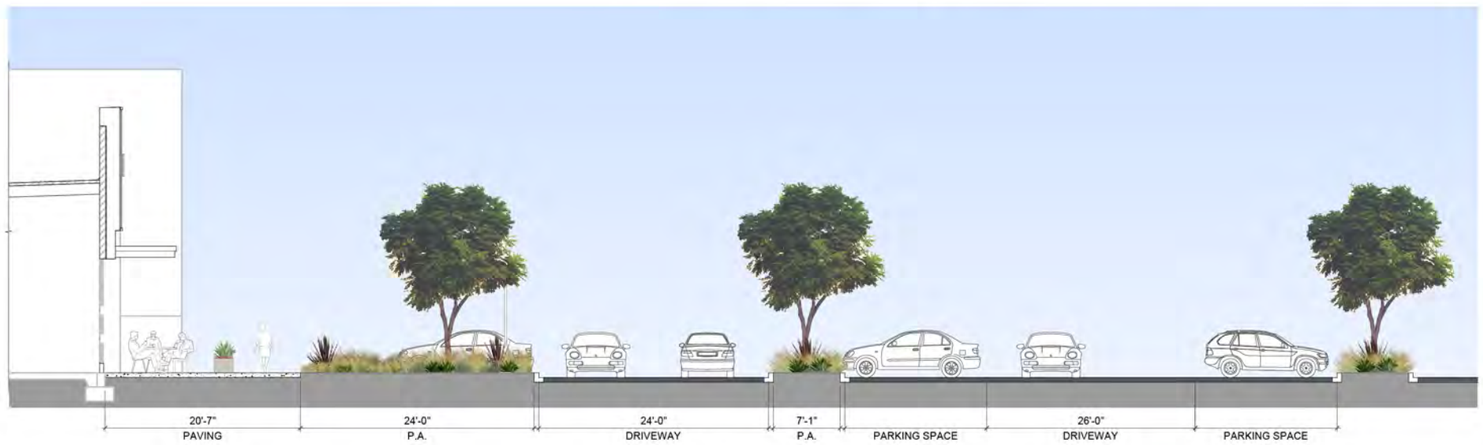


SECTION D

0' 18' 16' 32'

P+R ARCHITECTS

MerloneGeier Partners

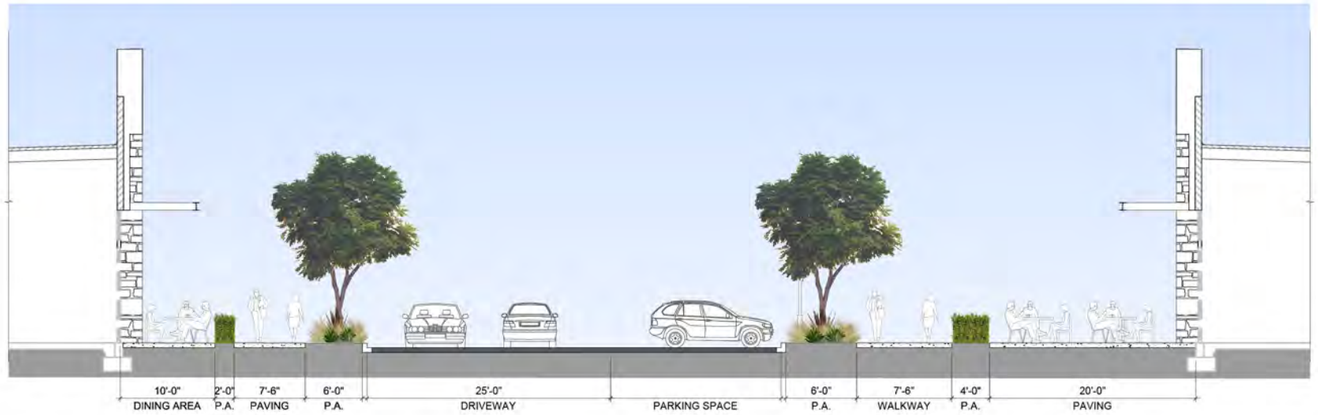
FIVE LAGUNAS

SECTION VIEWS

laguna hills, ca

11.03.2015

L1.06



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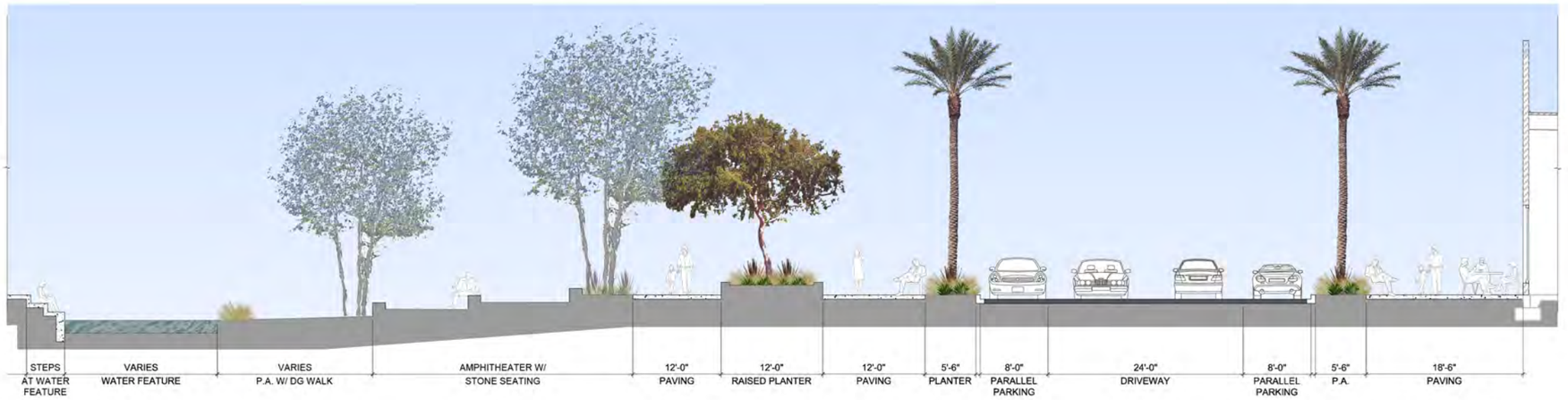
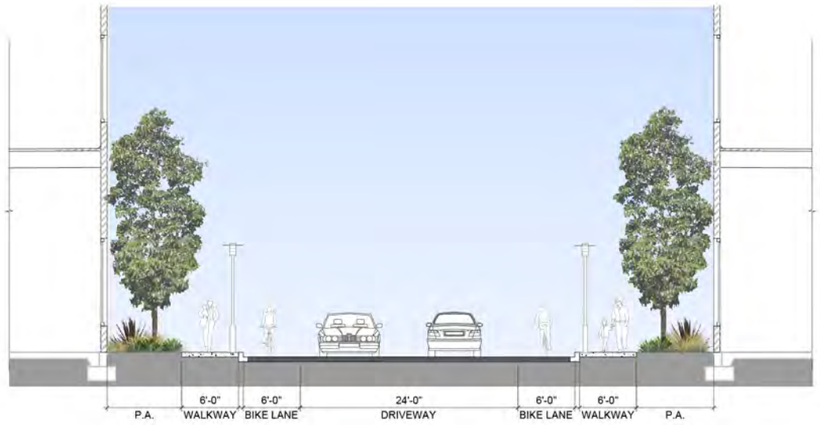


SECTION F

SECTION G



SECTION H

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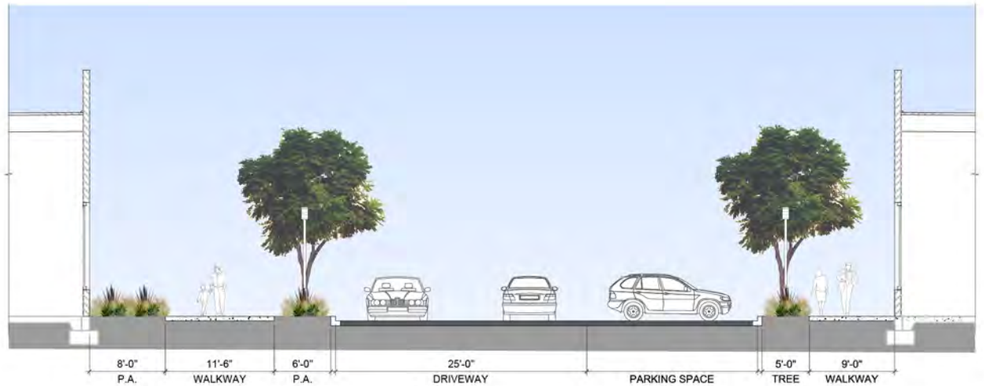

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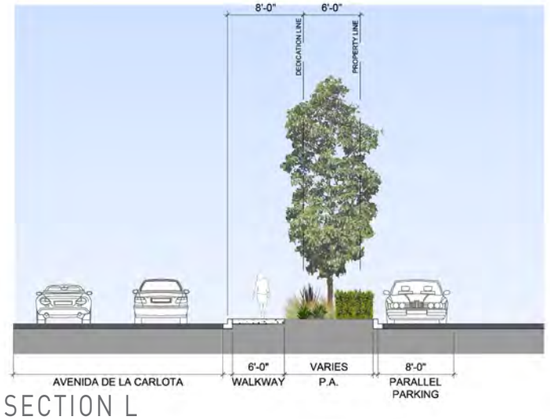

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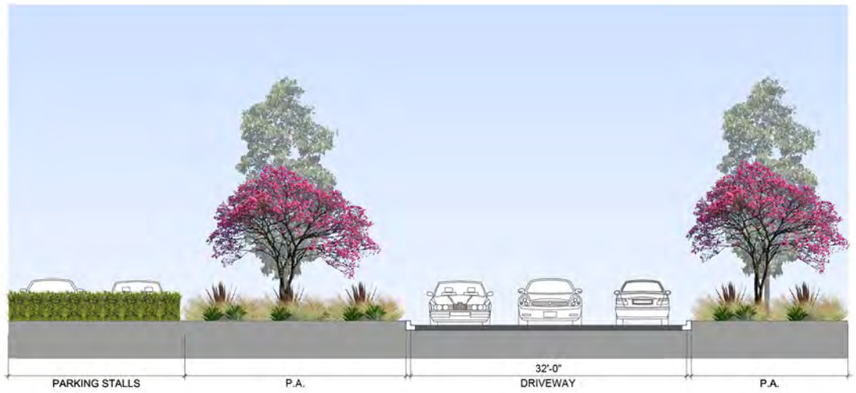

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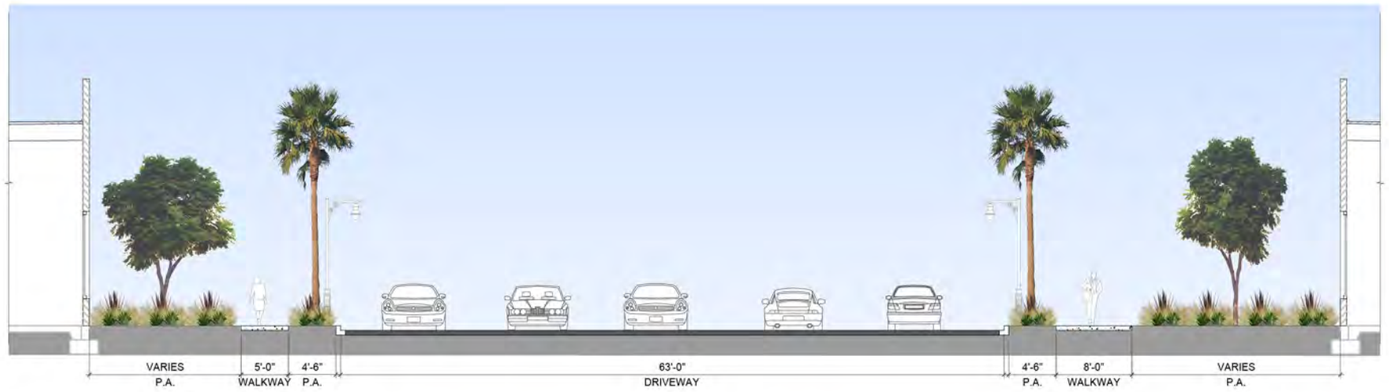

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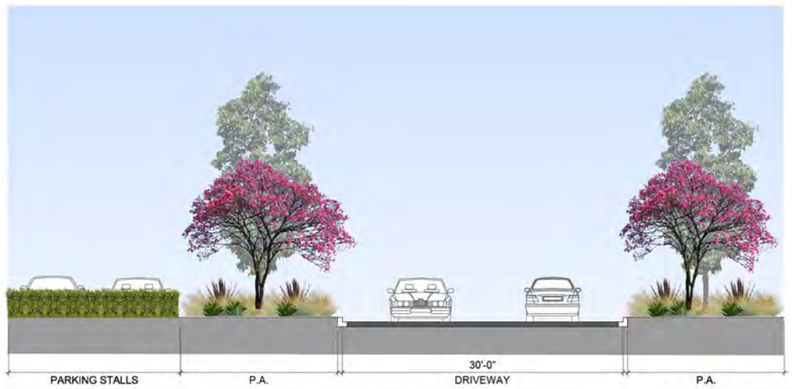

SECTION K

SECTION N

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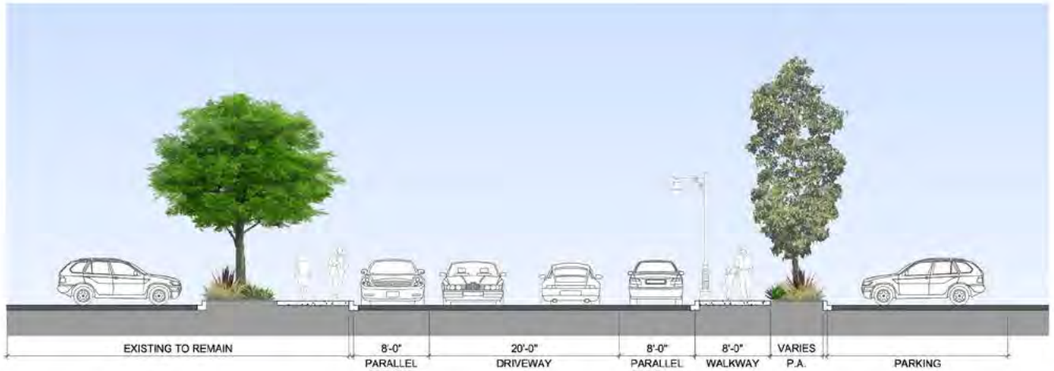

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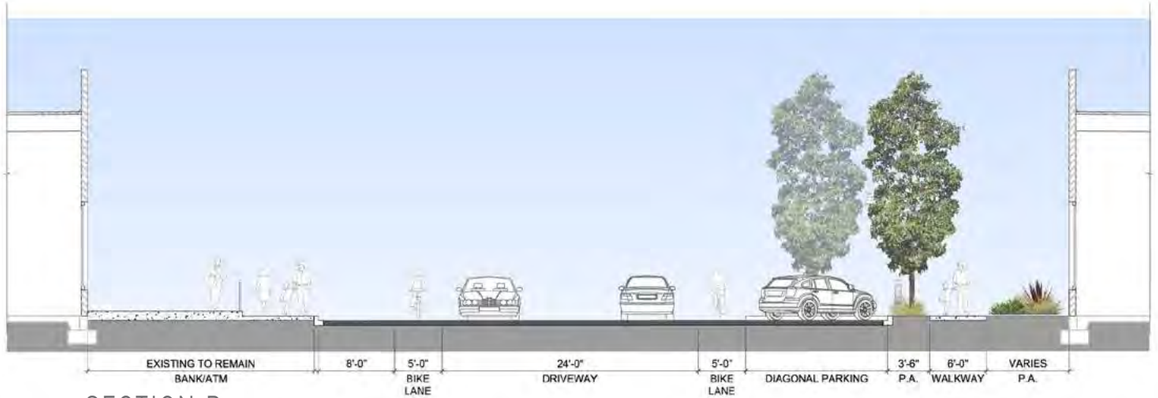

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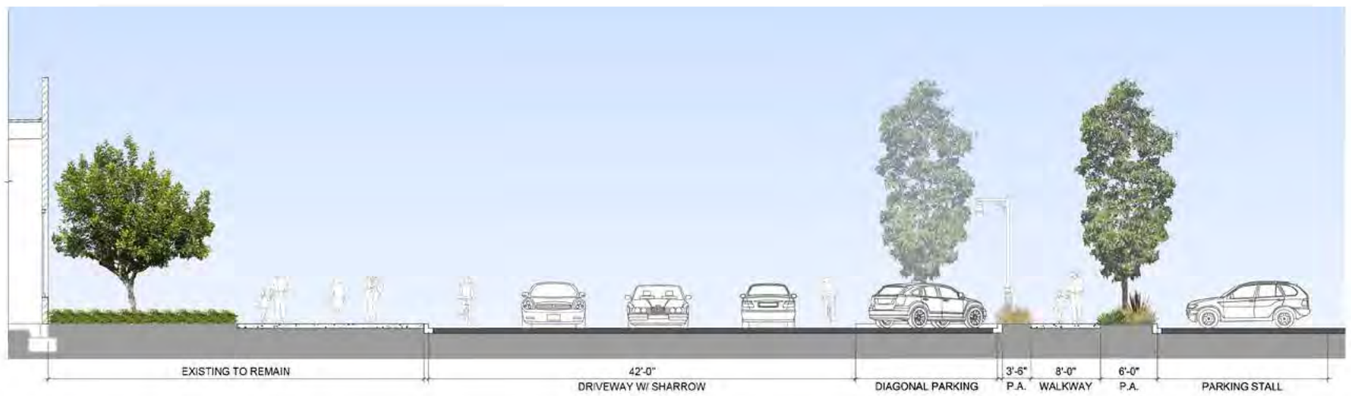

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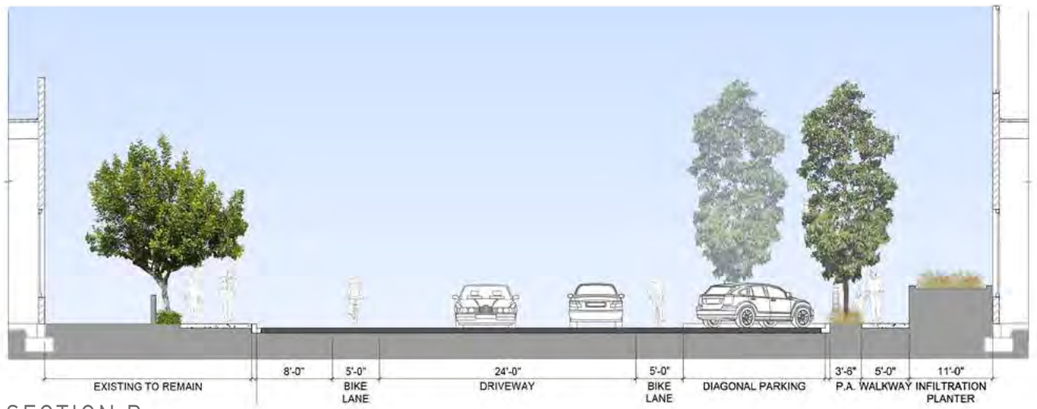

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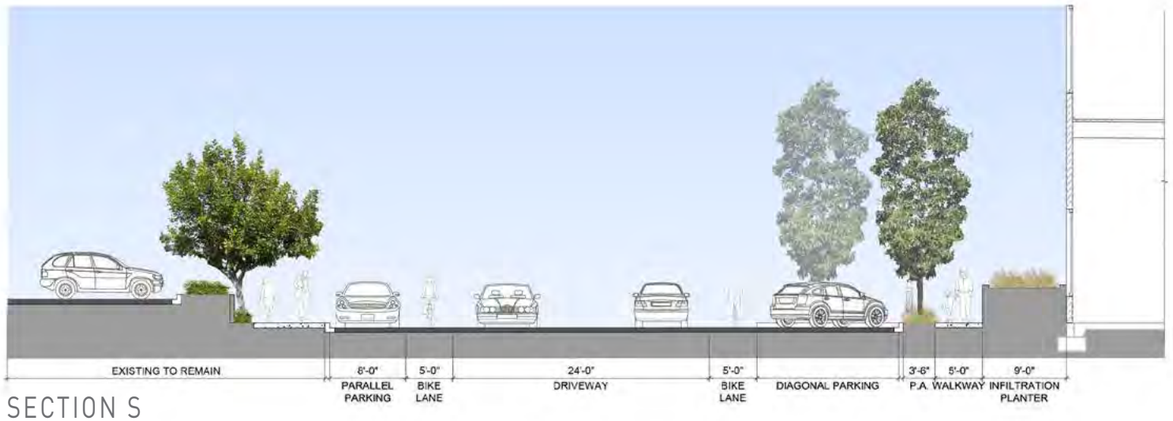

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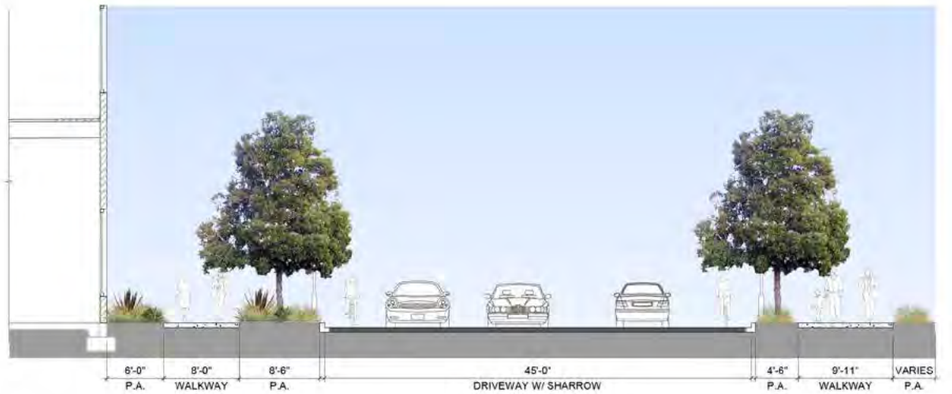

SECTION T

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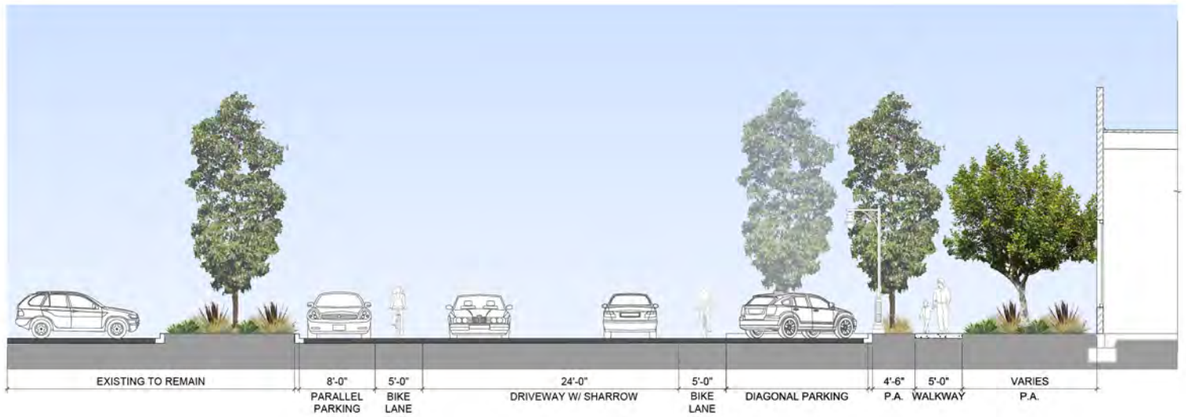
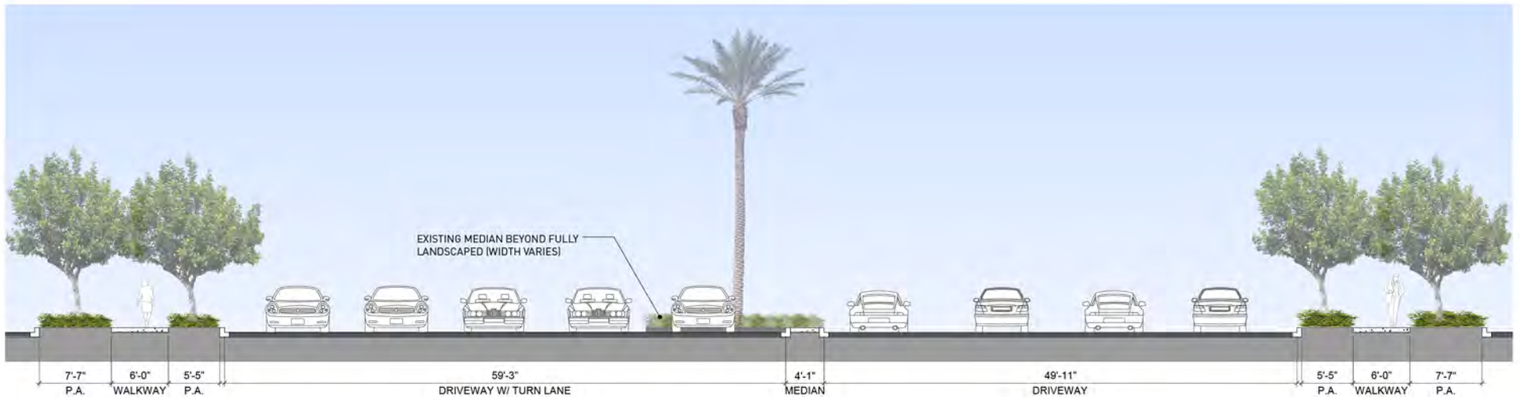


SECTION U

SECTION V

SECTION W



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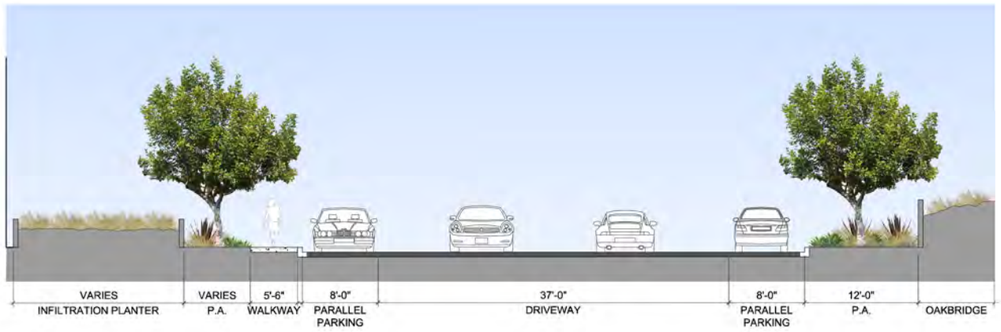

SECTION Y

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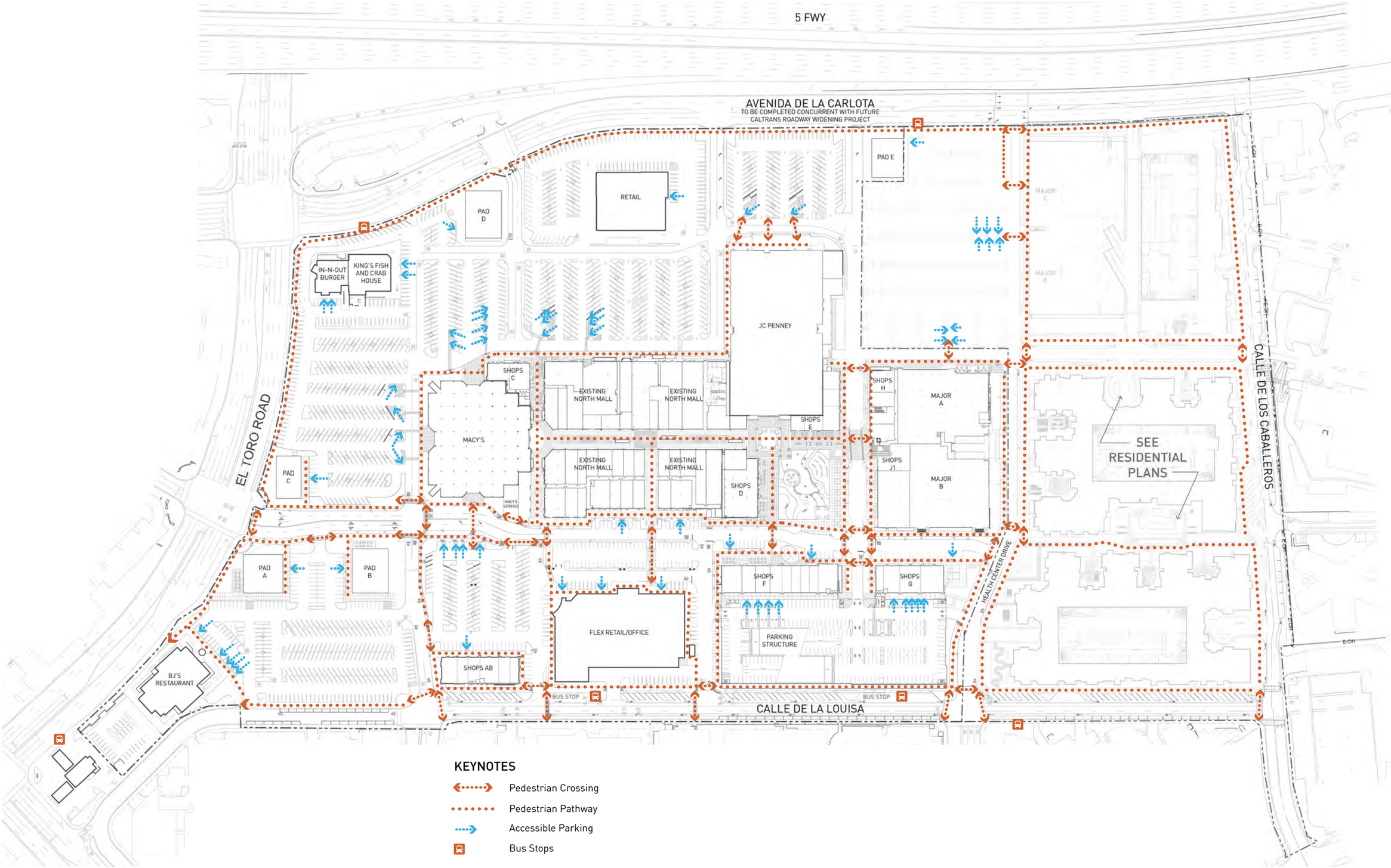
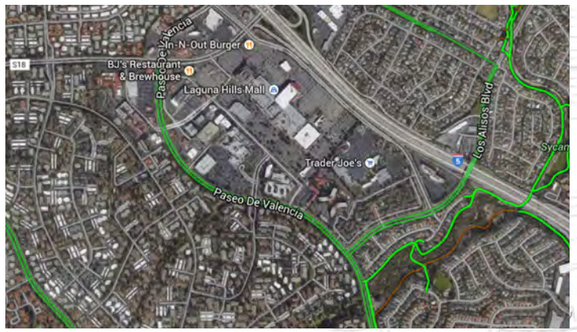

5 FWY
AVENIDA DE LA CARLOTA
TO BE COMPLETED CONCURRENT WITH FUTURE
CALTRANS ROADWAY WIDENING PROJECT
EL TORO ROAD
CALLE DE LOS CABALLEROS
CALLE DE LA LOUISA
HEALTH CENTER DRIVE
PAD E
RETAIL
PAD D
IN-N-OUT BURGER
KING'S FISH AND CRAB HOUSE
JC PENNEY
MAJOR C
MAJOR D
SHOPS C
EXISTING NORTH MALL
EXISTING NORTH MALL
SHOPS E
SHOPS H
MAJOR A
MACY'S
EXISTING NORTH MALL
EXISTING NORTH MALL
SHOPS D
SHOPS J1
MAJOR B
SEE RESIDENTIAL PLANS
PAD C
PAD A
PAD B
SHOPS F
SHOPS G
FLEX RETAIL/OFFICE
PARKING STRUCTURE
SHOPS AB
BJ'S RESTAURANT
BUS STOP
BUS STOP
E-OH
KEYNOTES
Pedestrian Crossing
Pedestrian Pathway
Accessible Parking
Bus Stops
0'
100'
200'
400'
PLAN NORTH



Adjacent Bicycle Routes

5 FWY

AVENIDA DE LA CARLOTA
TO BE COMPLETED CONCURRENT WITH FUTURE CALTRANS ROADWAY WIDENING PROJECT

EL TORO ROAD

CALLE DE LOS CABALLEROS

SOUTH RIVER DRIVE

PAD D
RETAIL
PAD E
IN-N-OUT BURGER
KING'S FISH AND CRAB HOUSE
JC PENNEY
MAJOR C
MAJOR D
SHOPS C
EXISTING NORTH MALL
EXISTING NORTH MALL
SHOPS E
SHOPS H
MAJOR A
MACY'S
EXISTING NORTH MALL
EXISTING NORTH MALL
SHOPS J1
MAJOR B
SHOPS D
MACY'S SERVICE
PAD C
PAD A
PAD B
SHOPS F
SHOPS G
FLEX RETAIL/OFFICE
PARKING STRUCTURE
SHOPS AB
BJ'S RESTAURANT
BUS STOP
BUS STOP
CALLE DE LA LOUISA
SEE RESIDENTIAL PLANS
TRANSIT STATION
E-OH

CONNECT TO OAKBROOK VILLAGE

CONNECT TO PASEO DE VALENCIA

CONNECT TO PASEO DE VALENCIA

KEYNOTES

- Pedestrian/Bicycle Connection
- Bicycle Lane - Class II
- Sharrow - Class III
- * Bicycle Rack Location

BICYCLE CONNECTIVITY EVALUATION

- Accomplish connectivity by extending existing bicycle routes
- Bicycle trail on Avenida De La Carlota not feasible because there are no existing trails to connect to.
- Encourage pedestrian and bicycle use of Calle De La Louisa to engage project site and develop a complete street.

0' 100' 200' 400'

PLAN NORTH

P+R ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

BICYCLE CONNECTIVITY EVALUATION EXHIBIT

laguna hills, ca
11.03.2015

L1.10

STATISTICAL SUMMARY

Total Lot Size (SF)	1,995,104 S.F.
Building Gross Floor Area (SF)	926,429 S.F.
Note: Reference Sheet PS for Lot Coverage Summary	

		Required	Proposed
Total Landscape Coverage	316,692 S.F.	15%	15.8%
Pedestrian Plazas	38,005 S.F.	3%	4.1%
Village Green (Note: Excluded from Total Landscape Coverage)	9,628 S.F.	-	-

Pedestrian Plazas

Landscape Coverage

Village Green

PEDESTRIAN PLAZA

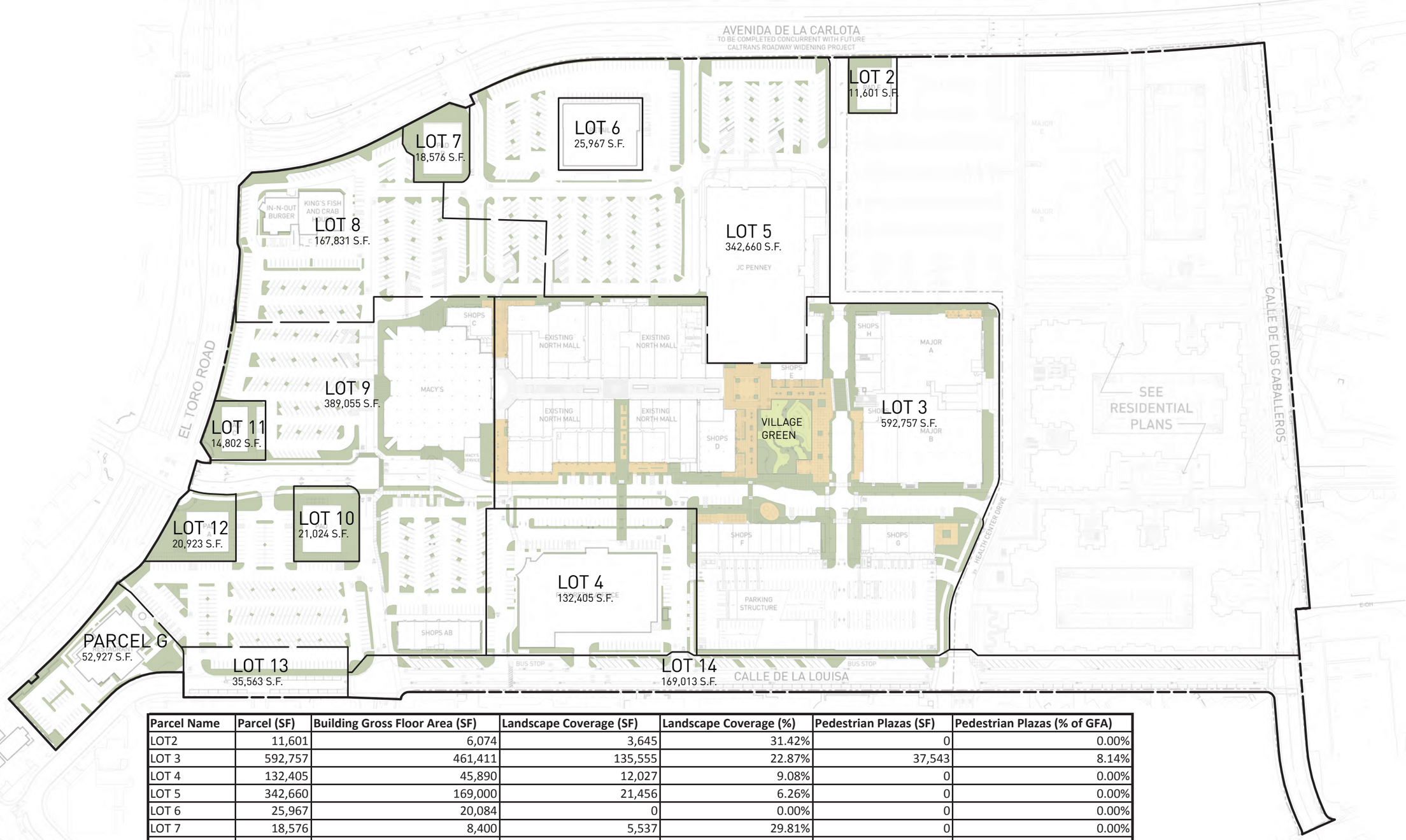
(PER URBAN VILLAGE SPECIFIC PLAN)
Pedestrian plazas should be a minimum of 3% of the total floor area of the building to be constructed, replaced, or modified. Includes outdoor dining, common space and seating areas.

OPEN SPACE AND AMENITIES

(PER URBAN VILLAGE SPECIFIC PLAN)
Open Space and Amenities should be a minimum of 10% of the building parcel area. Landscape Coverage should be a minimum of 15% of the building parcel area.

0' 100' 200' 400'

PLAN NORTH



Parcel Name	Parcel (SF)	Building Gross Floor Area (SF)	Landscape Coverage (SF)	Landscape Coverage (%)	Pedestrian Plazas (SF)	Pedestrian Plazas (% of GFA)
LOT2	11,601	6,074	3,645	31.42%	0	0.00%
LOT 3	592,757	461,411	135,555	22.87%	37,543	8.14%
LOT 4	132,405	45,890	12,027	9.08%	0	0.00%
LOT 5	342,660	169,000	21,456	6.26%	0	0.00%
LOT 6	25,967	20,084	0	0.00%	0	0.00%
LOT 7	18,576	8,400	5,537	29.81%	0	0.00%
LOT 8	167,831	11,736	18,004	10.73%	0	0.00%
LOT 9	389,055	173,288	47,172	12.12%	462	0.27%
LOT 10	21,024	7,826	13,566	64.53%	0	0.00%
LOT 11	14,802	5,115	11,036	74.56%	0	0.00%
LOT 12	20,923	7,480	18,203	87.00%	0	0.00%
LOT 13	35,563	0	6,044	17.00%	0	0.00%
LOT 14	169,013	0	9,131	5.40%	0	0.00%
PARCEL G	52,927	10125	15,316	28.94%	0	0.00%
TOTAL	**1,995,104**	**926,429**	**316,692**	**15.8%**	**38,005**	**4.10%**

0' 100' 200' 400'

PLAN NORTH

P+R ARCHITECTS

MerloneGeier Partners

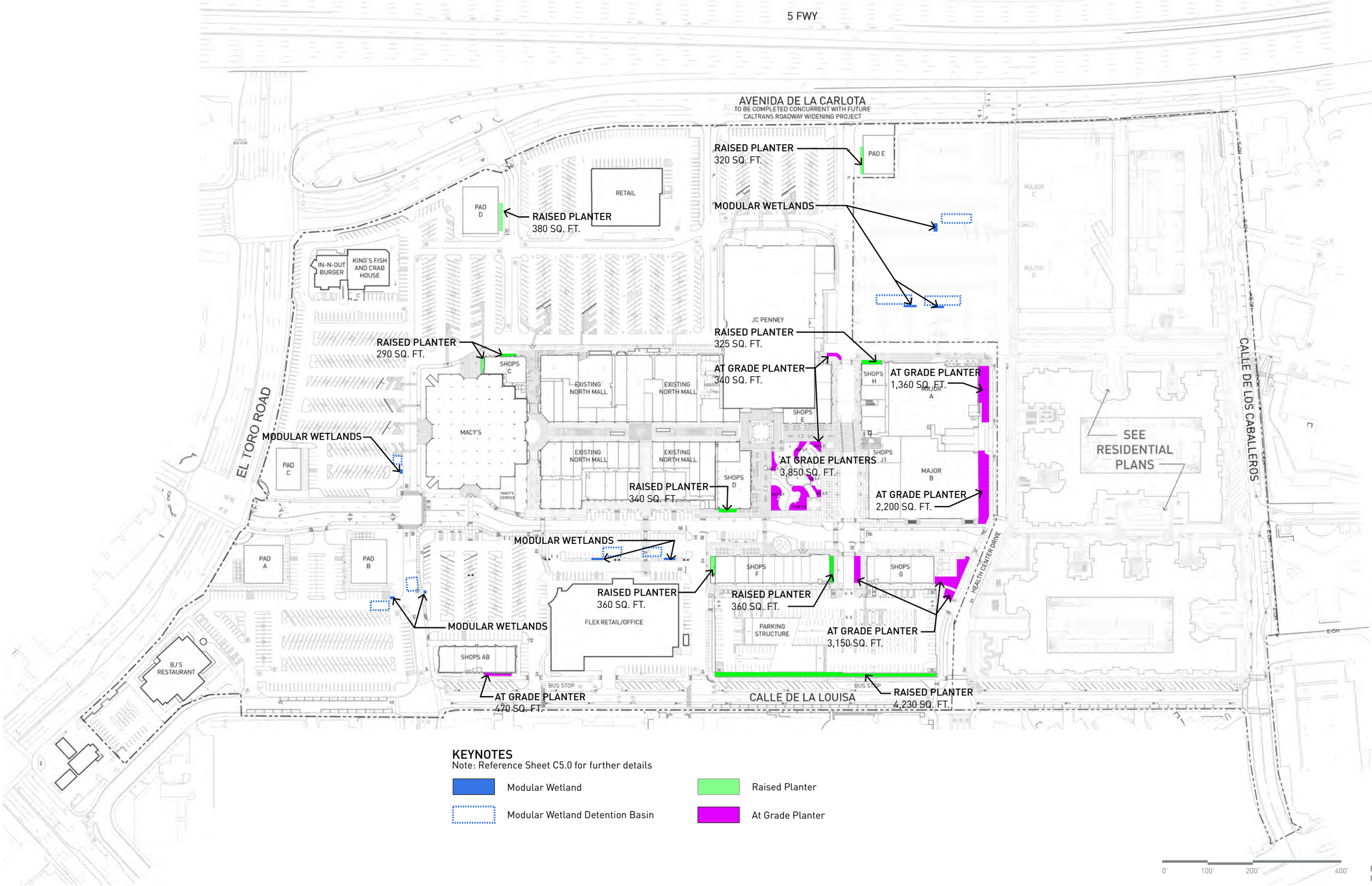
FIVE LAGUNAS

OPEN SPACE EXHIBIT - BY PARCEL

laguna hills, ca

11.03.2015

L1.11B



KEYNOTES

Note: Reference Sheet C5.0 for further details

- Modular Wetland
- Modular Wetland Detention Basin
- Raised Planter
- At Grade Planter

P+R ARCHITECTS

PR ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

STORMWATER TREATMENT EXHIBIT

laguna hills, ca

11.03.2015

L1.12

BUILT-IN SEATING

METAL TOP RAIL

PLANTER POTS

EVERGREEN HEDGE

GLASS SCREEN

METAL FENCING

WOOD SCREEN FENCING

CABLE RAIL FENCING

C1

C2

C3

C4

C5

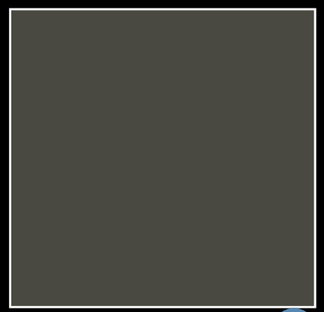
C6

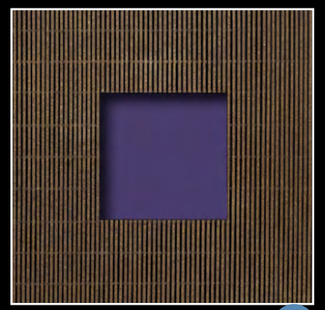
C7

C8

TL1

W1


MT1


MT2

TL2

TL3

ST1

LANDSCAPE MATERIALS LEGEND

CONCRETE

- C1 Concrete Paving
  Color: Natural Grey
  Finish: Medium Acid Etch - Top Cast 03
- C2 Concrete Courtyard Paving
  Color: Shaw & Sons Sample# 14-311
  Finish: Shaw & Sons Sample# 14-311
- C3 Tactile Warning Concrete Paver
  Color: Wausau 'Dark Gray'
  Finish: ADA-100
- C4 Concrete Wood
  Color: Shaw & Sons Sample# 15-260
  Finish: Shaw & Sons Sample# 15-260
- C5 Concrete Paving
  Color: Davis 'Sierra' 61078
  Finish: Acid Etch - Top Cast 03 & 15
- C6 Concrete Planter Pots
  Color: Natural Gray - C1
  Finish: Light Sandblast - T2
- C7 Concrete Board Form Wall
  Color: Natural Grey
  Finish: Rough Sawn
- C8 Concrete Sedimentary Wall
  Color: Shaw & Sons Sample#15-103
  Finish: Shaw & Sons Sample#15-103

STONE

- ST1 Flagstone Paving
  Utah Sunrise

PORCELAIN TILE

- TL1 Marazzi Evolution Stone
  #M6QV 'Malaga' Matte Finish
- TL2 Marazzi Treverkchic Wood Porcelain
  #MH22 'Italiano' 6x48
- TL3 Marazzi Monolith
  #M678 'Black' Matte Finish

METAL

- MT1 Site Furnishings
  Color: 'Stormcloud'
  Powdercoated Metal
- MT2 Decorative Metal Grates*
  Bronze

*Sample shown for color & finish only

WOOD

- W1 Courtyard Benches
  Ipe Wood

LAGUNA CANYON

LAGUNA BEACH MARINE PRESERVE

LAGUNA NIGUEL LAKE

ALISO CREEK HEADWATERS

ALISO AND WOODS CANYON TRAIL CAVES

MAIN BEACH BOARDWALK - LAGUNA BEACH

ALISO BEACH

LAGUNA BEACH PAVING

LAGUNA COAST

HEISLER PARK - LAGUNA BEACH

LAGUNA NIGUEL REGIONAL PARK

CITY CREEK MALL, SALT LAKE CITY, UT

SYCAMORE LEAF PATTERN IN CONCRETE

STONE RUNNEL WATER FEATURE

BLEND OF WARM & COOL PAVING TYPES

MCGUIRE GARDENS, LOS ANGELES

CITY CREEK MALL, SALT LAKE CITY, UT

SALT WATER FISHTANKS - MALIBU LUMBERYARD

SHELL AGGREGATE PAVING

SPECIMEN SYCAMORE TREES

LANDSCAPE NARRATIVE

The communities of the Five Lagunas represent a unique geography and geology along the Southern California coast. The Five Lagunas name comes from the five Lagunas neighborhoods that surround the property - Laguna Hills, Laguna Woods, Laguna Niguel, Laguna Canyon, ar :h. These distinct ecological areas have informed the architectural and landscape design of the project with different areas of the project including materials and characteristics inspired by each of the five Lagunas.

The proposed architectural and landscape design have provided ample opportunities to incorporate public artwork. The Five Lagunas vision for the property's architectural and landscape design will be supported by artwork as described in this Public Art Program.

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PROPOSED PUBLIC ART ZONES

1 LAGUNA HILLS
Landscape features include mounded landscaping with stone walls. Artwork is to be sculpture or art-infused bench seating and custom designed graphics applied to the exterior of the parking structure.

2 LAGUNA WOODS
Landscape features include large specimen trees. Artwork is to be sculpture.

3 LAGUNA NIGUEL LAKE (SYCAMORE PARK)
Landscape features include a central lake with Sycamore trees, grasses, and seating on either side. Artwork is to be a set of sculptures.

4 LAGUNA CANYON/CREEK
Landscape features include canyon-inspired hardscaping and water runnels. Artwork is to be sculpture or other similar medium.

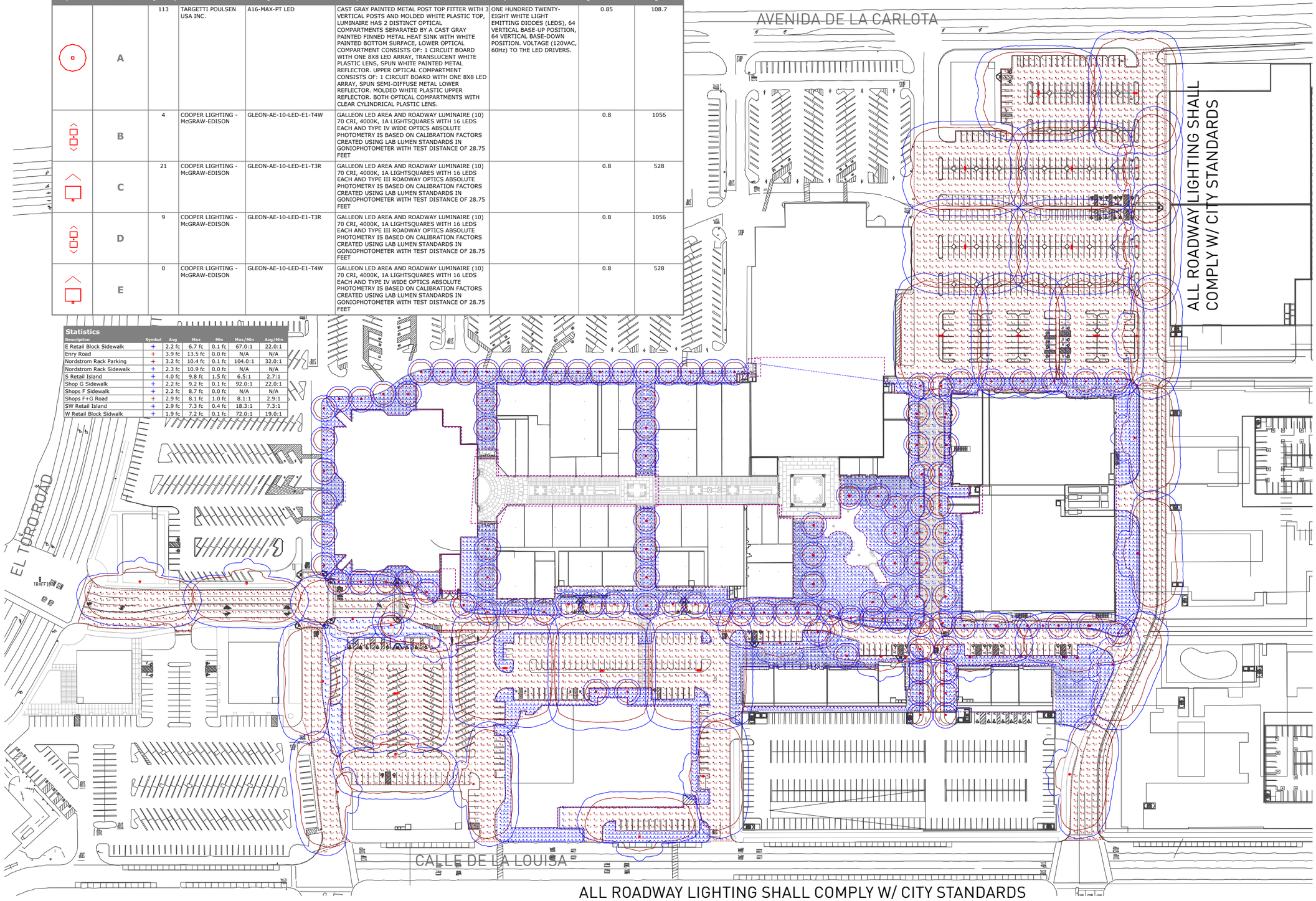
5 LAGUNA BEACH
Landscape features include boardwalk-inspired hardscape and two large saltwater aquariums. Artwork is to be a floor-based mosaic representing the sea and beach.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Light Loss Factor	Wattage
	A	113	TARGETTI POULSEN USA INC.	A16-MAX-PT LED	CAST GRAY PAINTED METAL POST TOP FITTER WITH 3 VERTICAL POSTS AND MOLDED WHITE PLASTIC TOP, LUMINAIRE HAS 2 DISTINCT OPTICAL COMPARTMENTS SEPARATED BY A CAST GRAY PAINTED FINNED METAL HEAT SINK WITH WHITE PAINTED BOTTOM SURFACE, LOWER OPTICAL COMPARTMENT CONSISTS OF: 1 CIRCUIT BOARD WITH ONE 8X8 LED ARRAY, TRANSLUCENT WHITE PLASTIC LENS, SPUN WHITE PAINTED METAL REFLECTOR. UPPER OPTICAL COMPARTMENT CONSISTS OF: 1 CIRCUIT BOARD WITH ONE 8X8 LED ARRAY, SPUN SEMI-DIFFUSE METAL LOWER REFLECTOR. MOLDED WHITE PLASTIC UPPER REFLECTOR. BOTH OPTICAL COMPARTMENTS WITH CLEAR CYLINDRICAL PLASTIC LENS.	ONE HUNDRED TWENTY-EIGHT WHITE LIGHT EMITTING DIODES (LEDS), 64 VERTICAL BASE-UP POSITION, 64 VERTICAL BASE-DOWN POSITION. VOLTAGE (120VAC, 60Hz) TO THE LED DRIVERS.	0.85	108.7
	B	4	COOPER LIGHTING - McGRAW-EDISON	GLEON-AE-10-LED-E1-T4W	GALLEON LED AREA AND ROADWAY LUMINAIRE (10) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		0.8	1056
	C	21	COOPER LIGHTING - McGRAW-EDISON	GLEON-AE-10-LED-E1-T3R	GALLEON LED AREA AND ROADWAY LUMINAIRE (10) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III ROADWAY OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		0.8	528
	D	9	COOPER LIGHTING - McGRAW-EDISON	GLEON-AE-10-LED-E1-T3R	GALLEON LED AREA AND ROADWAY LUMINAIRE (10) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III ROADWAY OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		0.8	1056
	E	0	COOPER LIGHTING - McGRAW-EDISON	GLEON-AE-10-LED-E1-T4W	GALLEON LED AREA AND ROADWAY LUMINAIRE (10) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		0.8	528

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E Retail Block Sidewalk	+	2.2 fc	6.7 fc	0.1 fc	67.0:1	22.0:1
Enry Road	+	3.9 fc	13.5 fc	0.0 fc	N/A	N/A
Nordstrom Rack Parking	+	3.2 fc	10.4 fc	0.1 fc	104.0:1	32.0:1
Nordstrom Rack Sidewalk	+	2.3 fc	10.9 fc	0.0 fc	N/A	N/A
S Retail Island	+	4.0 fc	9.8 fc	1.5 fc	6.5:1	2.7:1
Shop G Sidewalk	+	2.2 fc	9.2 fc	0.1 fc	92.0:1	22.0:1
Shops F Sidewalk	+	2.2 fc	8.7 fc	0.0 fc	N/A	N/A
Shops F+G Road	+	2.9 fc	8.1 fc	1.0 fc	8.1:1	2.9:1
SW Retail Island	+	2.9 fc	7.3 fc	0.4 fc	18.3:1	7.3:1
W Retail Block Sidwalk	+	1.9 fc	7.2 fc	0.1 fc	72.0:1	19.0:1



ALL ROADWAY LIGHTING SHALL COMPLY W/ CITY STANDARDS

Studio K1 DESIGNING LIGHT

PR ARCHITECTS

MerloneGeier Partners

FIVE LAGUNAS

SITE LIGHTING PHOTOMETRICS

laguna hills, ca

10.01.2015

E1.0

LANDSCAPE NARRATIVE

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the residences at FIVE LAGUNAS

MerloneGeier Partners

AGENCY SUBMITTAL
LAGUNA HILLS, CA
REVISED 03.03.2016

Project Team

APPLICANT:
Merlone Geier Partners
3580 Carmel Mountain Road Suite 260
San Diego, CA 92130
(858) 350-1977 Attn: Bill Jencks

ARCHITECT:
Architects Orange
144 N. Orange Street
Orange, CA 92866
(714) 639-9860 Attn: Charles Addington

LANDSCAPE:
Urban Arena
3195 Red Hill Avenue Suite F
Costa Mesa, CA 92626
(714) 754-4500 Attn: Keith Mittemeyer

CIVIL:
PSOMAS
28480 Avenue Stanford Suite 200
Santa Clarita, CA 91355
(661) 705-4439 Attn: David Martin PE

Sheet Index

ARCHITECTURAL

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R-1.0b	OVERALL SITE PLAN - UPPER LEVELS
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R-1.1a	RESIDENTIAL DEVELOPMENT STANDARDS DATA
R-1.1b	SOLID WASTE & RECYCLING GENERATION CALCS.
R-1.2	FIRE MASTER PLAN
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R-4.7	BUILDING ELEVATIONS
R-4.8	BUILDING PERSPECTIVES
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RL1.1	LANDSCAPE ENLARGEMENT
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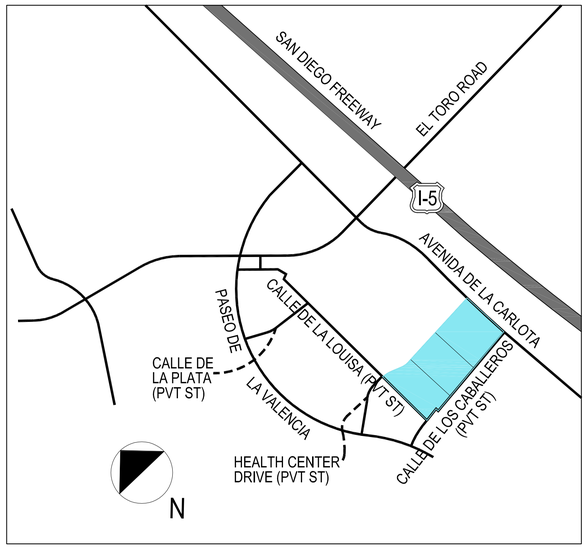
RL2.0	STORM WATER
RL3.0	OPEN SPACE



Vicinity Map

N.T.S.

REV. 03.03.2016

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COVER SHEET	R-0.1	10.30.15

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX

The Residences at Five Lagunas — *Laguna Hills, CA*

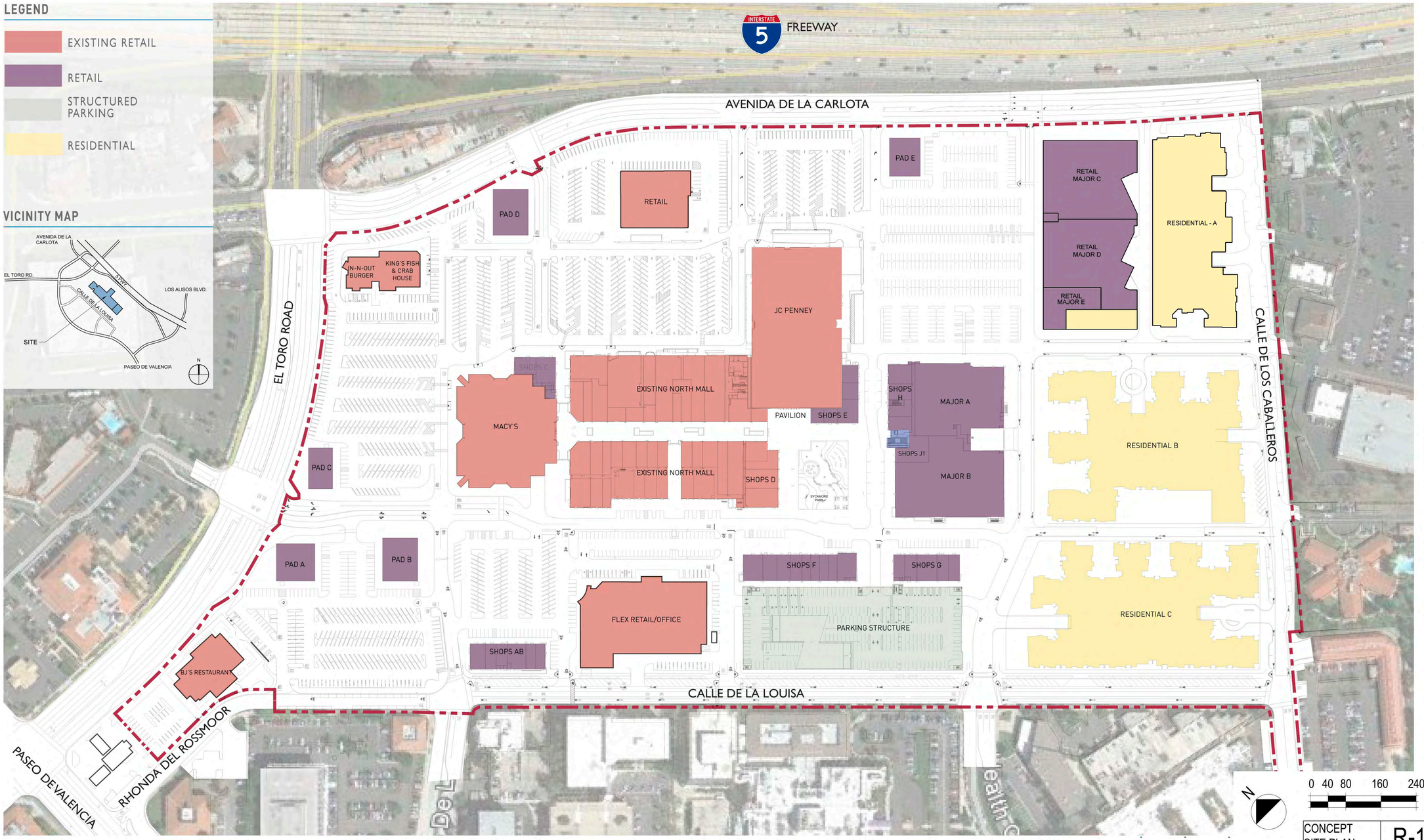
Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

LEGEND

- EXISTING RETAIL
- RETAIL
- STRUCTURED PARKING
- RESIDENTIAL

VICINITY MAP



CONCEPT SITE PLAN GROUND LEVEL — R-1.0a

No.	ITEM	DATE

CASE FILE NUMBERS:

03.03.2016

XXX

REV. 03.03.2016

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

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LEGEND

- EXISTING RETAIL
- RETAIL
- STRUCTURED PARKING
- RESIDENTIAL

VICINITY MAP

INTERSTATE 5 FREEWAY

AVENIDA DE LA CARLOTA

EL TORO ROAD

CALLE DE LOS CABALLEROS

PAD C

PAD D

PAD E

PAD A

PAD B

RETAIL

IN-N-OUT BURGER

KING'S FISH & CRAB HOUSE

JC PENNEY

MACY'S

EXISTING NORTH MALL

PAVILION

SHOPS E

EXISTING NORTH MALL

SHOPS D

SYCAMORE PARK

CINEMA

SHOPS J2

RESIDENTIAL - A

RESIDENTIAL B

RESIDENTIAL C

SHOPS F

SHOPS G

FLEX RETAIL/OFFICE

PARKING STRUCTURE

SHOPS AB

BJ'S RESTAURANT

CALLE DE LA LOUISA

PASEO DE VALENCIA

RHONDA DEL ROSSMOOR

0 40 80 160 240

N

CONCEPT SITE PLAN UPPER LEVEL — R-1.0b

No.	ITEM	DATE

03.03.2016

CASE FILE NUMBERS:

XXX

REV. 03.03.2016

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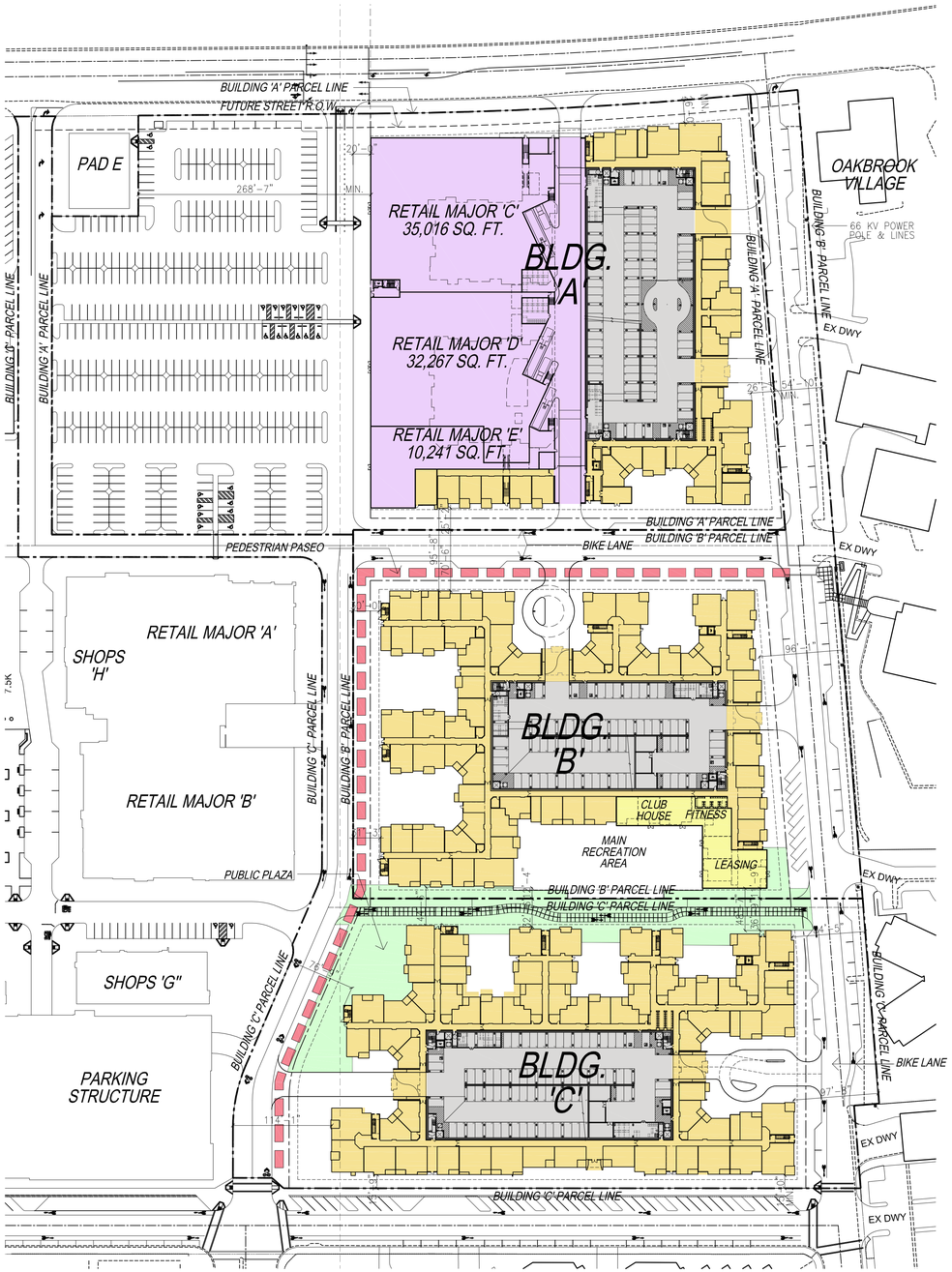


RESIDENTIAL UNIT SUMMARY

UNIT	DESCRIPTION	QUANTITY		UNIT GROSS AREA	UNIT GROSS AREA SUBTOTAL	ZONING REQUIRED PARKING RATIO	ZONING REQUIRED PARKING		PARKING PROVIDED
S1	STUDIO	32	3.2%	600	19,200	1.7	54.4		
S2	STUDIO	31	3.1%	604	18,724	1.7	52.7		
A1	1 BEDROOM + 1 BATH	98	9.9%	703	68,894	1.7	166.6		
A2	1 BEDROOM + 1 BATH	79	8.0%	728	57,512	1.7	134.3		
A3	1 BEDROOM + 1 BATH	41	4.1%	744	30,504	1.7	69.7		
A4	1 BEDROOM + 1 BATH	113	11.4%	755	85,315	1.7	192.1		
A5	1 BEDROOM + 1 BATH	62	6.3%	778	48,236	1.7	105.4		
A6	1 BEDROOM + 1 BATH	32	3.2%	745	23,840	1.7	54.4		
A7	1 BEDROOM + 1 BATH	53	5.4%	784	41,552	1.7	90.1		
A8	1 BEDROOM + 1 BATH	15	1.5%	788	11,820	1.7	25.5	496	
B1	2 BEDROOM + 2 BATH	99	10.0%	1028	101,772	2.2	217.8		
B2	2 BEDROOM + 2 BATH	67	6.8%	1044	69,948	2.2	147.4		
B4	2 BEDROOM + 2 BATH	49	5.0%	1066	52,234	2.2	107.8		
B5	2 BEDROOM + 2 BATH	137	13.9%	1084	148,508	2.2	301.4		
B6	2 BEDROOM + 2 BATH	30	3.0%	1155	34,650	2.2	66.0		
B7	2 BEDROOM + 2.5 BATH	8	0.8%	1463	11,704	2.2	17.6		
B9	2 BEDROOM + 2 BATH	17	1.7%	1160	19,720	2.2	37.4	896	
C1	3 BEDROOM + 2 BATH	25	2.5%	1400	35,000	2.7	67.5	68	
TOTALS		988	100.0%	890	AVG. UNIT SQ. FT. 875,133		1910		1933

NOTE: PARKING TABULATIONS FOR EACH UNIT TYPE INCLUDES 0.20 STALLS PER UNIT FOR GEUST PARKING
UNCOVERED PARALLEL AND ANGLED STREET PARKING NOT INCLUDED IN THE ABOVE OVERALL TABULATIONS

NOTE: *REFER TO SHEET R-1.1a FOR RESIDENTIAL DEVELOPMENT STANDARDS INFORMATION BY LOT*

NOTE: *FOR INDIVIDUAL BUILDING SITES REFER TO SHTS. R-2.1, R-3.1, & R-4.1*
REFER TO LANDSCAPE PLANS FOR MORE INFORMATION ON PLAZA AMENITIES
REFER TO CIVIL PLANS FOR MORE INFORMATION

PUBLIC PLAZA CALCULATION

RESIDENTIAL PLAZA AREA CALCULATION	
TOTAL FLOOR AREA	SQ. FT.
BUILDING 'A' - RESIDENTIAL	486,119
BUILDING 'B'	396,000
BUILDING 'C'	417,880
TOTAL BUILDING FLOOR AREA	1,300,000
PLAZA REQUIRED SHALL BE A MINIMUM OF 3% OFTOTAL FLOOR AREA	39,000
PLAZA AREA PROVIDED	39,065 3.01%

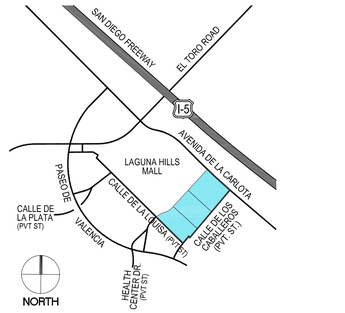
OPEN SPACE/AMENITY & LANDSCAPE CALCULATION

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	OPEN SPACE/AMENITY AREA: 10% LOT AREA	391,621	39162	30,741	7.8%
B	OPEN SPACE/AMENITY AREA: 10% LOT AREA	271,463	27146	35,150	12.9%
C	OPEN SPACE/AMENITY AREA: 10% LOT AREA	277,339	27734	29,315	10.6%
TOTAL	OPEN SPACE/AMENITY AREA: 10% LOT AREA	940,423	94042	95,206	10.1%

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	LANDSCAPE AREA: 15% LOT AREA	391,621	58743	59,172	15.1%
B	LANDSCAPE AREA: 15% LOT AREA	271,463	40719	58,157	21.4%
C	LANDSCAPE AREA: 15% LOT AREA	277,339	41600	47,385	17.1%
TOTAL	LANDSCAPE AREA: 15% LOT AREA	940,423	141061	164,714	17.5%



VICINITY MAP (N.T.S.)

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL
- PLAZA

N

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Rev. 03 03 2016

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ARCHITECTURAL SITE PLAN R-1.1

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

The Residences at Five Lagunas

ARCHITECTURAL SITE PLAN

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

RESIDENTIAL DEVELOPMENT STANDARDS SITE 'A'

PER URBAN VILLAGE SPECIFIC PLAN & SECTION 9-44 OF THE LHMC

ITEM	STANDARD						PROPOSED	
Minimum lot size	10,000 sq. ft.						391,621	
Minimum lot width	100 ft.						728'-6"	
Minimum lot depth	100 ft.						368'-0"	
Maximum lot coverage	70%						45.60%	
Density	Residential: 30 du/ac to 50 du/ac						41.5 du/ac	
Maximum building height	75 ft.						73'-6"	
Minimum building setback - Front:								
Parking Lot	10 ft.						N/A	
Parking Structure	20 ft.						N/A	
Building	20 ft.						46'-7"	
Minimum setback - Side (irterior)								
Abutting Residential	10 ft.						40'-10"	
Commercial abutting non-residential	0 ft.						N/A	
Minimum setback - Street Side	10 ft.						26'-0"	
Minimum setback - Rear								
Abutting residential	20 ft.						21'-10"	
Abutting non-residential	10 ft.						269'-9"	
Minimum building separation								
Main to Main	10 ft.						N/A	
Main to Accessory	2.5 ft.						N/A	
Parking - Multi-family units	Covered	Uncovered	Visitor	Total	# of Units	Required	Required	Provided
1 bedroom or less	1.0	0.5	0.2	1.7	219	372.3	714	723
2 bedrooms	1.0	1.0	0.2	2.2	149	327.8		
3 bedrooms	2.0	0.5	0.2	2.7	5	13.5		
More than 3 bedrooms	2.5	0.5	0.2	3.2	0	0.0		
Total parking required:						713.6		
Accessible parking	number of stalls		accessible stalls req d.		total required		17 (total included in count above)	
Residents	640		2%		13			
Guest	75		5%		4			
Total accessible parking required					17			

NOTES: SEE SITE PLAN SHEETS R2.2, R3.2, & R4.2 FOR INFORMATION ON PARKING STALL DIMENSIONS, AISLE WIDTHS, AND PARKING STRUCTURE REQUIREMENTS

COMBINED OPEN SPACE/AMENITY AREAS & LANDSCAPE AREAS FOR LOTS A, B, &C COMPLY WITH CITY STANDARDS FOR 10% MIN. OPEN SPACE/AMENITY AREA & 15% LANDSCAPE AREA

RESIDENTIAL DEVELOPMENT STANDARDS SITE 'B'

PER URBAN VILLAGE SPECIFIC PLAN & SECTION 9-44 OF THE LHMC

ITEM	STANDARD						PROPOSED	
Minimum lot size	10,000 sq. ft.						271,463	
Minimum lot width	100 ft.						556'-10"	
Minimum lot depth	100 ft.						408'-0"	
Maximum lot coverage	70%						41.30%	
Density	Residential: 30 du/ac to 50 du/ac						47.7 du/ac	
Maximum building height	75 ft.						73'-6"	
Minimum building setback - Front:								
Parking Lot	10 ft.						N/A	
Parking Structure	20 ft.						N/A	
Building	20 ft.						96'-1"	
Minimum setback - Side (interior)								
Abutting Residential	10 ft.						11'-11"	
Commercial abutting non-residential	0 ft.						N/A	
Minimum setback - Street Side	10 ft.						46'-7"	
Minimum setback - Rear								
Abutting residential	20 ft.						31'-3"	
Abutting non-residential	10 ft.						N/A	
Minimum building separation								
Main to Main	10 ft.						N/A	
Main to Accessory	2.5 ft.						N/A	
Parking - Multi-family units	Covered	Uncovered	Visitor	Total	# of Units	Required	Required	Provided
1 bedroom or less	1.0	0.5	0.2	1.7	156	265.2	581	587
2 bedrooms	1.0	1.0	0.2	2.2	131	288.2		
3 bedrooms	2.0	0.5	0.2	2.7	10	27.0		
More than 3 bedrooms	2.5	0.5	0.2	3.2	0	0.0		
Total parking required:						580.4		
Accessible parking	number of stalls		accessible stalls req'd.		total required		14 (total included in count above)	
Residents	521		2%		11			
Guest	60		5%		3			
Total accessible parking required					14			

NOTES: SEE SITE PLAN SHEETS R2.2, R3.2, & R4.2 FOR INFORMATION ON PARKING STALL DIMENSIONS, AISLE WIDTHS, AND PARKING STRUCTURE REQUIREMENTS

COMBINED OPEN SPACE/AMENITY AREAS & LANDSCAPE AREAS FOR LOTS A, B, & C COMPLY WITH CITY STANDARDS FOR 10% MIN. OPEN SPACE/AMENITY AREA & 15% LANDSCAPE AREA

RESIDENTIAL DEVELOPMENT STANDARDS SITE 'C'

PER URBAN VILLAGE SPECIFIC PLAN & SECTION 9-44 OF THE LHMC

ITEM	STANDARD						PROPOSED	
Minimum lot size	10,000 sq. ft.						277,339	
Minimum lot width	100 ft.						588'-4"	
Minimum lot depth	100 ft.						236'-8"	
Maximum lot coverage	70%						41.80%	
Density	Residential: 30 du/ac to 50 du/ac						49.9 du/ac	
Maximum building height	75 ft.						73'-6"	
Minimum building setback - Front:								
Parking Lot	10 ft.						N/A	
Parking Structure	20 ft.						N/A	
Building	20 ft.						84'-5"	
Minimum setback - Side (interior)								
Abutting Residential	10 ft.						32'-6"	
Commercial abutting non-residential	0 ft.						N/A	
Minimum setback - Street Side	10 ft.						15'-0"	
Minimum setback - Rear								
Abutting residential	20 ft.						N/A	
Abutting non-residential	10 ft.						76'-9"	
Minimum building separation								
Main to Main	10 ft.						N/A	
Main to Accessory	2.5 ft.						N/A	
Parking - Multi-family units	Covered	Uncovered	Visitor	Total	# of Units	Required	Required	Provided
1 bedroom or less	1.0	0.5	0.2	1.7	181	307.7	615	623
2 bedrooms	1.0	1.0	0.2	2.2	127	279.4		
3 bedrooms	2.0	0.5	0.2	2.7	10	27.0		
More than 3 bedrooms	2.5	0.5	0.2	3.2	0	0.0		
Total parking required:						614.1		
Accessible parking	number of stalls		accessible stalls req'd.		total required		16 (total included in count above)	
Residents	554		2%		12			
Guest	64		5%		4			
Total accessible parking required					16			

NOTES: SEE SITE PLAN SHEETS R2.2, R3.2, & R4.2 FOR INFORMATION ON PARKING STALL DIMENSIONS, AISLE WIDTHS, AND PARKING STRUCTURE REQUIREMENTS

COMBINED OPEN SPACE/AMENITY AREAS & LANDSCAPE AREAS FOR LOTS A, B, & C COMPLY WITH CITY STANDARDS FOR 10% MIN. OPEN SPACE/AMENITY AREA & 15% LANDSCAPE AREA

OPEN SPACE/AMENITY & LANDSCAPE CALCULATIONS

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	OPEN SPACE/AMENITY AREA: 10% LOT AREA	391,621	39162	30,741	7.8%
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C	OPEN SPACE/AMENITY AREA: 10% LOT AREA	277,339	27734	29,315	10.6%
TOTAL	OPEN SPACE/AMENITY AREA: 10% LOT AREA	940,423	94042	95,206	10.1%

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	LANDSCAPE AREA: 15% LOT AREA	391,621	58743	59,172	15.1%
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C	LANDSCAPE AREA: 15% LOT AREA	277,339	41600	47,385	17.1%
TOTAL	LANDSCAPE AREA: 15% LOT AREA	940,423	141061	164,714	17.5%

PUBLIC PLAZA CALCULATION

RESIDENTIAL PLAZA AREA CALCULATION		
TOTAL FLOOR AREA	SQ. FT.	
BUILDING 'A' - RESIDENTIAL	486,119	
BUILDING 'B'	396,000	
BUILDING 'C'	417,880	
TOTAL BUILDING FLOOR AREA	1,300,000	
PLAZA REQUIRED SHALL BE A MINIMUM OF 3% OFTOTAL FLOOR AREA	39,000	
PLAZA AREA PROVIDED	39,065	3.01%

RESIDENTIAL DEVELOPMENT STANDARDS DATA

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners

3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

REV. 03.03.2016

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SITE PLAN DATA — R-1.1a

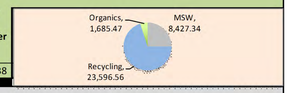
No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

BUILDING 'A' - RETAIL

RETAIL SQUARE FOOTAGE	Total PROJECTED LBS. of Uncompacted MSW Generated per 1000 square foot of retail space	TOTAL lbs. of MSW, recyclables, and organics generated per DAY by All Retail	TOTAL lbs. of MSW, Recyclables, and Organics generated per WEEK
77050	62.5	4,816	33,709.38

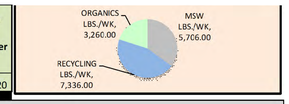


Non-recycle Waste (MSW)				
MSW Generation per Week (lbs.)	Total PROJECTED Cubic yards of Uncompacted MSW Generated per Week	Cubic Yards of Compacted MSW	# of 2 Cubic Yard Bins Required per Week for Compacted MSW	RECOMMENDED MSW Service Levels
8,427.34	84.27	28.09	15.00	(7) 2-yard MSW 2x/wk. or 1 30-yard MSW compactor 1x/wk.
Recycled Waste				
Recycling Generation per Week (lbs.)	Total PROJECTED Cubic yards Recycling per Week	Number of 4 CY Recycling Bin Required per Week for Uncompacted Recyclables at 1 service/week		RECOMMENDED Recycling Service Levels
23,596.56	524.37	132.00		(22) 4-yd recycling 6x/wk. or 1 30-yard compactor 6x/wk.
Organic Waste				
Organics Generation per Week (lbs.)	Total PROJECTED Cubic yards Organics per Week	Number of 35-gal Organics Carts Required per Week for Organics		RECOMMENDED Organics Service Levels
1,685.47	2.81	17		(10) 35-gal organics 2x/wk. or 1 2-yard organics 2x/wk.

TABLES AND GENERATION ESTIMATES COURTESY OF ECONOMICS INC.
NOTE: TRASH TERMINATION ROOMS SHALL PROVIDE ADEQUATE MANEUVERING AREA TO SERVICE TRASH BINS.

BUILDING 'A' - RESIDENTIAL

Number of Units	Total Lbs. of MSW, Recyclables, and Organics Generated per Day per Unit	TOTAL Lbs. Generated per Day by All 373 Units	TOTAL Lbs. of MSW, Recyclables, and Organics Generated per Week
373	6.24	2,328.89	16,302.20

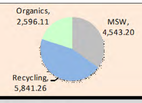


Non-recycle Waste (MSW)			
MSW Generation per Week (lbs.)	Total PROJECTED Cubic yards Uncompacted MSW per Week	Cubic Yards of Compacted MSW	# of 2 Cubic Yard Bins Required per Week for Compacted MSW	RECOMMENDED MSW Service Levels
5,705.77	57.06	19.02	10	(6) 2-yard MSW 2x/wk
Recycled Waste				
Recycling Generation per Week (lbs.)	Total PROJECTED Cubic yards Recycling per Week	Number of 4 CY Recycling Bin Required per Week for Uncompacted Recyclables at 1 service/week		RECOMMENDED Recycling Service Levels
7,335.99	163.02	41		(14) 4-yd recycling 3x/wk
Organic Waste				
Organics Generation per Week (lbs.)	Total PROJECTED Cubic yards Organics per Week	Number of 35-gal Organics Carts Required per Week for Organics		RECOMMENDED Organics Service Levels
3,260.44	5.43	32		(20) 35-gal organics 2x/wk
Service Recommendations for EACH Bldg A Ground Floor Trash Room				
Trash Room #1:	UNCOMPACTED Cubic Yards of MSW/week: 36.0 UNCOMPACTED Cubic Yards of Recycling per week: 84.0 UNCOMPACTED Cubic Yards of Organics per week: 3.5		(3) 2-yard MSW 2x/week (COMPACTED) (7) 4-yard recycling 3x/week (10) 35-gallon organics 2x/week	
Trash Room #2:	UNCOMPACTED Cubic Yards of MSW/week: 36.0 UNCOMPACTED Cubic Yards of Recycling per week: 84.0 UNCOMPACTED Cubic Yards of Organics per week: 3.5		(3) 2-yd MSW 2x/week (compacted) (7) 4-yd recycling 3x/week (10) 35-gallon organics 2x/week	

TABLES AND GENERATION ESTIMATES COURTESY OF ECONOMICS INC.
NOTE: TRASH TERMINATION ROOMS SHALL PROVIDE ADEQUATE MANEUVERING AREA TO SERVICE TRASH BINS.

BUILDING 'B' - RESIDENTIAL

Number of Units	Total Lbs. of MSW, Recyclables, and Organics Generated per Day per Unit	TOTAL Lbs. Generated per Day by All 297 Units	TOTAL Lbs. of MSW, Recyclables, and Organics Generated per Week
297	6.24	1,854.37	12,980.57

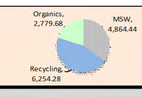


Non-recycle Waste (MSW)					
MSW Generation per Week (lbs.)	Total PROJECTED Cubic yards Uncompacted MSW per Week	RECOMMENDED Weekly Uncompacted Cubic Yards on Service	Cubic Yards of Compacted MSW	# of 2 Cubic Yard Bins Required per Week for Compacted MSW	RECOMMENDED MSW Service Levels
4,543.20	45.43	48.00	15.14	8.00	(2) 2-yard MSW 2x/wk
Recycled Waste					
Recycling Generation per Week (lbs.)	Total PROJECTED Cubic yards Recycling per Week	RECOMMENDED Weekly Cubic Yards of Recycling on Service	Number of 4 CY Recycling Bin Required per Week for Recyclables		RECOMMENDED Recycling Service Levels
5,841.26	129.81	120	65		(10) 4-yd recycling 3x/wk
Organic Waste					
Organics Generation per Week (lbs.)	Total PROJECTED Cubic yards Organics per Week	RECOMMENDED Weekly Cubic Yards Organics on Service	Number of 35-gal Organics Carts Required per Week for Organics		RECOMMENDED Organics Service Levels
2,596.11	4.33	6.9	25		(20) 35-gal organics 2x/wk
Service Recommendations by Trash Room					
Trash Room #1:	UNCOMPACTED Cubic Yards of MSW/week: UNCOMPACTED Cubic Yards of Recycling per week: UNCOMPACTED Cubic Yards of Organics per week:	24 60 3.5	(2) 2-yard MSW 2x/week (5) 4-yd recycling 3x/week (10) 35-gallon organics 2x/week		
Trash Room #2:	UNCOMPACTED Cubic Yards of MSW/week: UNCOMPACTED Cubic Yards of Recycling per week: UNCOMPACTED Cubic Yards of Organics per week:	24 60 3.5	(2) 2-yd MSW 2x/week (compacted) (5) 4-yard recycling 3x/week (10) 35-gallon organics 2x/week		

TABLES AND GENERATION ESTIMATES COURTESY OF ECONOMICS INC.
NOTE: TRASH TERMINATION ROOMS SHALL PROVIDE ADEQUATE MANEUVERING AREA TO SERVICE TRASH BINS.

BUILDING 'C' - RESIDENTIAL

Number of Units	Total Lbs. of MSW, Recyclables, and Organics Generated per Day per Unit	TOTAL Lbs. Generated per Day by All 318 Units	TOTAL Lbs. of MSW, Recyclables, and Organics Generated per Week
318	6.24	1,985.48	13,898.39



Non-recycle Waste (MSW)					
MSW Generation per Week (lbs.)	Total PROJECTED Cubic yards Uncompacted MSW per Week	RECOMMENDED Weekly Uncompacted Cubic Yards on Service	Cubic Yards of Compacted MSW	# of 2 Cubic Yard Bins Required per Week for Compacted MSW	RECOMMENDED MSW Service Levels
4,864.44	48.64	48.00	16.21	9.00	(4) 2-yard MSW 2x/wk
Recycled Waste					
Recycling Generation per Week (lbs.)	Total PROJECTED Cubic yards Recycling per Week	RECOMMENDED Weekly Cubic Yards of Recycling on Service	Number of 4 CY Recycling Bin Required per Week for Recyclables		RECOMMENDED Recycling Service Levels
6,254.28	138.98	144	70		(10) 4-yd recycling 3x/wk
Organic Waste					
Organics Generation per Week (lbs.)	Total PROJECTED Cubic yards Organics per Week	RECOMMENDED Weekly Cubic Yards Organics on Service	Number of 35-gal Organics Carts Required per Week for Organics		RECOMMENDED Organics Service Levels
2,779.68	4.63	6.9	27		(20) 35-gal organics 2x/wk
Service Recommendations by Trash Room					
Trash Room #1:	UNCOMPACTED Cubic Yards of MSW/week: UNCOMPACTED Cubic Yards of Recycling per week: UNCOMPACTED Cubic Yards of Organics per week:	24 72 3.5	(2) 2-yard MSW 2x/week (compacted) (6) 4-yard recycling 3x/week (10) 35-gallon organics 2x/week		
Trash Room #2:	UNCOMPACTED Cubic Yards of MSW/week: UNCOMPACTED Cubic Yards of Recycling per week: UNCOMPACTED Cubic Yards of Organics per week:	24 72 3.5	(2) 2-yard MSW 2x/week (compacted) (6) 4-yard recycling 3x/wk (10) 35-gallon organics 2x/week		

TABLES AND GENERATION ESTIMATES COURTESY OF ECONOMICS INC.
NOTE: TRASH TERMINATION ROOMS SHALL PROVIDE ADEQUATE MANEUVERING AREA TO SERVICE TRASH BINS.

SOLID WASTE & RECYCLING GENERATION CALCULATIONS DATA

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

REV. 03.03.2016

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SITE PLAN DATA — R-1.1b — 03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

FIRE
ORANGE COUNTY
REVIEWED
CALIFORNIA
AUTHORITY

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 207214
Fee Codes: PR145
Plan Type: FIRE MASTER
By: R. Schad
Emp #: 2266 **Date:** 11 / 12 / 15
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes:

FIRE AUTHORITY NOTES

1. OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee. Call OCFA Inspection Scheduling at (714) 573-6150.
2. A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 68,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
3. For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. Use the fuel modification plan service request number to schedule the vegetation clearance inspection.
4. Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
5. An original approved, signed, wet-stamped OCFA fire master plan shall be available on-site at time of inspection.
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
7. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OCFA prior to use.
8. The project address shall be clearly posted and visible from the public road during construction.
9. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
10. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

GENERAL REQUIREMENTS

11. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OCFA fire master plan and standards identified in OCFA Guideline B-09 for all portions of the fire access roads.
12. Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
13. Fire lane signs and red curbs shall meet the specifications shown in OCFA Guideline B-09 and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
14. All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the OCFA standard. On private property markers are to be maintained in good condition by the property owner.
15. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with OCFA Guideline B-09. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the OCFA, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.
16. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and OCFA guidelines.
17. Approved access walkways shall be provided to all required openings and all rescue windows.
18. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
19. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
20. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review and inspection, and approval by the OCFA.
21. Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in OCFA Guideline B-09 and related portions of the 2013 CFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS

22. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
23. An architectural plan is required to be submitted to the OCFA for review and approval for projects containing A, C, E, F, H, I, L, and R-4 occupancies. A plan may also be required for R-1 and R-2 occupancies over two stories or those utilizing sprinklers or fire walls to increase the maximum building size allowed--see OCFA Info Bulletin 02-13.
24. A chemical classification and hazardous materials compliance plan shall be approved by the OCFA prior to any hazardous materials being stored or used on site. A separate plan submittal is required.
25. An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC 903.4, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required.
26. A fire alarm system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. A separate plan submittal is required.

TYPICAL BUILDING SECTIONS

LEGEND

- PROPOSED FIRE LANE SIGNAGE
- FH — PROPOSED FIRE HYDRANT
- INDICATES BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- 150' HOSE PULL
- AREA SEPARATION FIRE WALL
- RED PAINTED CURB
- KNOX BOX — INDICATES APPROXIMATE LOCATION OF KNOX BOX OR KEY SWITCH. (SEE CONSTRUCTION NOTE). KNOX BOX SHALL HAVE 3-SETS OF ENTRY DOOR/GATE KEYS. ALL GATES USED FOR FIRE ACCESS WILL BE (MINIMUM) 5' WALK-THRU GATE WITH SUB-KEYED KNOX BOX W/3-SETS OF GATE KEYS OR CARD READER
- (L) — INDICATES GROUND LADDER ACCESS POINT ALL GROUND LADDER LOCATIONS WILL BE SHOWN ON PRECISE FIRE MASTER PLAN
- BUILDING IDENTIFICATION LOCATIONS - 6" MIN. TALL LETTERING
- GE — INDICATES GURNEY SIZE ELEVATOR
- 2-HOUR CONSTRUCTION FIREFIGHTER TUNNEL
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 20' - 40' FROM ACCESS ROAD)
- SP — INSTALL WET STANDPIPE AT COURTYARD

BUILDING DATA

PRODUCT / BUILDING TYPE	STORIES	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
BUILIDING A	5 & 6	III-A	NFPA 13	585,071
BUILIDING B	5 & 6	III-A	NFPA 13	396,000
BUILIDING C	5 & 6	III-A	NFPA 13	417,880

FIRE FLOW & HYDRANT SPACING REQUIREMENTS

FIRE FLOW OF 3,000 GPM / 4 HOURS SHALL BE REQUIRED. HYDRANT SPACING REQUIREMENT IS 400' AVERAGE WITH A MAXIMUM DISTANCE OF 225' FROM DEAD END.

TYPICAL GROUND LADDER SECTION

NOTE:
WINDOW SHALL BE 5' CLEAR OF TALL SHRUBS OR TREES, SUBJECT TO FIELD VERIFICATION BY OCFA PRIOR TO OCCUPANCY. THE AREAS DIRECTLY BENEATH RESCUE WINDOWS ARE REQUIRED FOR ACCESS TO SECOND AND THIRD STORY RESCUE WINDOWS. CC&R'S FOR THE PROJECT SHALL SPECIFY THAT THESE AREAS SHALL REMAIN CLEAR OF VEGETATION THAT WOULD IMPEDE ACCESS TO LADDERING OF RESCUE WINDOWS AND THAT THE REQUIRED WALKWAY TO THESE AREAS SHALL REMAIN CLEAR OF OF ITEMS SUCH AS CONDENSERS AND OTHER MECHANICAL EQUIPMENT, STORAGE UNITS, FURNITURE, FENCES, LOCKED GATES AND OTHER OBSTRUCTIONS.

LADDER CLEARANCE AT LANDSCAPE WALL

TYPICAL AERIAL LADDER SECTION

ON 4-STORY & TALLER STRUCTURES: INDICATES AERIAL TRUCK LADDERING ACCESS POINTS; NO CLOSER THAN 20', OR FARTHER THAN 40' FROM BUILDING TO FIRE ACCESS ROAD.

FIRE LANE IDENTIFICATION DETAILS

FIRE LANE ENTRANCE SIGN DETAIL

(1) NOT TO SCALE

THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE OF DURABLE MATERIAL

1. THE WORDS "FIRE LANE" SHALL BE WHITE REFLECTIVE ON RED BACKGROUND, (4) INCHES IN HEIGHT.
2. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (2) INCHES IN HEIGHT.
3. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (1) INCHES IN HEIGHT.
4. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (1) INCH IN HEIGHT.
5. LETTERING SHALL BE WHITE ON RED REFLECTIVE BACKGROUND, (2) INCHES IN HEIGHT.
6. HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7"-0", AND 5"-0" IN ALL OTHER AREAS.
7. DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
8. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

NOTE:
CURBS ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. "FIRE LANE NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.

STANDARD CURB

PREPARED FOR:
Merlone Geier Partners
3580 Carmel Mountain Road Suite 260
San Diego, CA 92130
(858) 350-1977

PREPARED BY:
firesafe
PLANNING SOLUTIONS
302 N. El Camino Real, Suite 202
San Clemente, CA 92672
(949) 240-5911

PLANNING / ARCHITECTURE:
ARCHITECTS ORANGE
144 North Orange Street
Orange, CA 92866
(714) 639-9860

PARKING ENFORCEMENT LETTER

October 30, 2015

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

Re: The Residences at Five Lagunas, Laguna Hills, CA.
OCFA Service Request Number 207214 Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within project shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

The Residences at Five Lagunas Site Management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, The Residences at Five Lagunas Site Management, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and OCFA Guideline B-09. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

The Residences at Five Lagunas Site Management will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

COMBUSTIBLE CONSTRUCTION LETTER

October 30, 2015

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

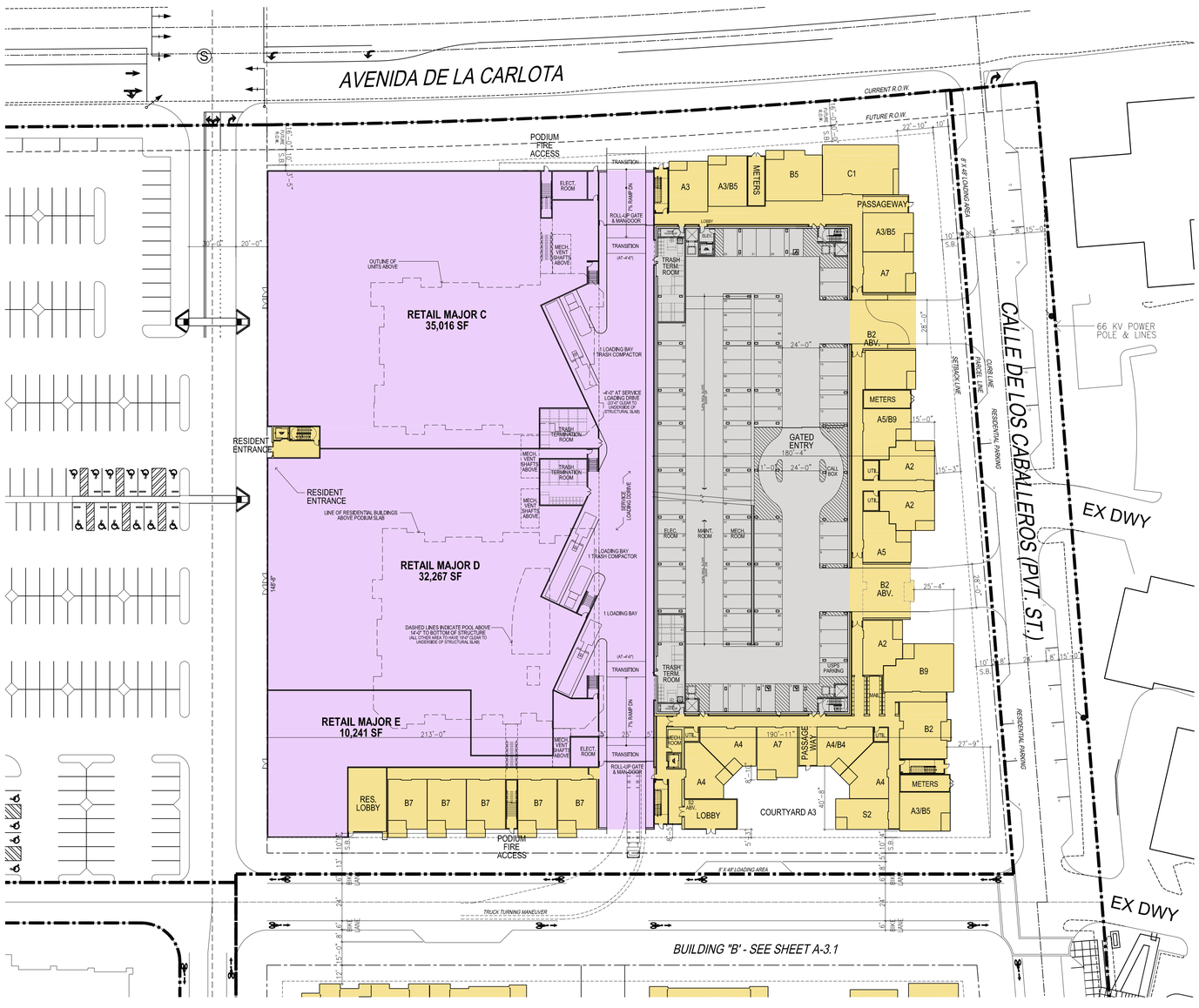
Subject: Combustible Construction Letter OCFA Service Request Number 207214, The Residences at Five Lagunas, Laguna Hills, CA.

The purpose of this letter is to notify you that The Residences at Five Lagunas shall install all required paved fire access roads that meet OCFA access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.

CONSTRUCTION NOTES

1. INSTALL "ENTRANCE" FIRE LANE SIGN PER DETAIL HEREON.
2. PAINT RED CURB WITH 'NO PARKING – FIRE LANE' PER DETAIL HEREON.
3. INSTALL SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY KEYS
4. INSTALL KNOX SUB-KEYED SWITCH AT MOTORIZED GATE

S.R. 207214
Conceptual Fire Master Plan
The Residences at Five Lagunas
Laguna Hills
24155 LAGUNA HILLS MALL



UNIT TABULATIONS

MERLONE GEIER PARTNERS
FIVE LAGUNAS RESIDENTIAL SITE "A"
2-Story under Podium (Type I construction)
4-Story Residential (Type III Construction)

DWELLING UNIT INFORMATION

UNIT	UNIT SF	QTY	NET SF	%	%	#
S1	600	12	7,200	3.2%	6.4%	24
S2	604	12	7,248	3.2%		
A1	703	38	26,714	10.2%	52.3%	195
A2	728	31	22,568	8.3%		
A3	744	18	13,392	4.8%		
A4	755	40	30,200	10.7%		
A5	778	14	10,892	3.8%		
A6	745	32	23,840	8.6%		
A7	784	22	17,248	0.0%		
A8	788	0	0	0.0%		
B1	1,028	39	40,092	10.5%	39.9%	149
B2	1,044	21	21,924	5.6%		
B4	1,066	12	12,792	3.2%		
B5	1,084	52	56,368	13.9%		
B6	1,155	0	0	0.0%		
B7	1,463	8	11,704	2.1%		
B9	1,160	17	19,720	4.6%		
C1	1,400	5	7,000	1.3%	1.3%	5
AVG / TOTAL	882	373	326,902	94.1%	100.0%	373

PARKING TABULATIONS

Parking Summary: Five Lagunas Bldg. 'A'

Unit Type	Number of Units	Stalls/Unit	Stalls Req'd
STUDIO	24	1.5	36
1 BR	195	1.5	293
2 BR	149	2.0	298
3 BR	5	2.5	13
GUEST PARKING	373	0.2	75
Total	373	0	714
Total Required			**714**
Total Provided			**723**

Accessible Stalls:

			Req'd Accessible	
Dwelling Stalls	639	2%	12.8	**=13 Req'd**
Guest Stalls	75	5%	3.8	**=4 Req'd**
Accessible Van Parking	1 per 6 H/C stalls		**=14 H/C + 3 H/C van stalls**	

Parking Provided: Five Lagunas Building 'A'

Parking Provided	Units Per Level	Residential Parking	HC Stalls
Sub-T level		48	2
1st Level	28	78	3
2nd Level	24	104	3
3rd Level	85	104	3
4th Level	86	104	3
5th Level	87	104	3
6th Level	63	110	0
7th Level		54	0
Total Provided	**373**	**706**	**17**
		723	

PUBLIC PLAZA CALCULATION

RESIDENTIAL PLAZA AREA CALCULATION	
TOTAL FLOOR AREA	SQ. FT.
BUILDING 'A' - RESIDENTIAL	486,119
BUILDING 'B'	396,000
BUILDING 'C'	417,880
TOTAL BUILDING FLOOR AREA	1,300,000
PLAZA REQUIRED SHALL BE A MINIMUM OF 3% OFTOTAL FLOOR AREA	39,000
PLAZA AREA PROVIDED	39,065 3.01%

OPEN SPACE/AMENITY & LANDSCAPE AREA

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	OPEN SPACE/AMENITY AREA: 10% LOT AREA	391,621	39162	30,741	7.8%
B	OPEN SPACE/AMENITY AREA: 10% LOT AREA	271,463	27146	35,150	12.9%
C	OPEN SPACE/AMENITY AREA: 10% LOT AREA	277,339	27734	29,315	10.6%
TOTAL	OPEN SPACE/AMENITY AREA: 10% LOT AREA	940,423	94042	95,206	10.1%

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	LANDSCAPE AREA: 15% LOT AREA	391,621	58743	59,172	15.1%
B	LANDSCAPE AREA: 15% LOT AREA	271,463	40719	58,157	21.4%
C	LANDSCAPE AREA: 15% LOT AREA	277,339	41600	47,385	17.1%
TOTAL	LANDSCAPE AREA: 15% LOT AREA	940,423	141061	164,714	17.5%

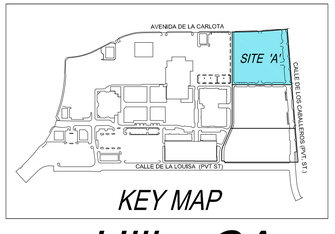
BUILDING TABULATIONS

MERLONE GEIER PARTNERS - FIVE LAGUNAS RESIDENTIAL BLOCK 4 - SITE "A"

FLOOR LEVEL	STUDIOS			1 BEDROOMS									2 BEDROOMS								3 BEDROOMS		BLDG. TOTAL
	S1	S2	TOTAL	A1	A2	A3	A4	A5	A6	A7	A8	TOTAL	B1	B2	B4	B5	B6	B7	B9	TOTAL	C1	TOTAL	UNITS
1	0	0	0	0	3	6	4	2	0	2	0	17	0	1	0	0	0	8	1	10	1	1	28
2	0	2	2	0	3	2	3	1	0	2	0	11	0	3	1	4	0	0	2	10	1	1	24
3	3	3	6	11	7	3	9	3	8	5	0	46	7	5	3	13	0	0	4	32	1	1	85
4	3	3	6	9	7	3	9	3	8	5	0	44	10	5	3	13	0	0	4	35	1	1	86
5	3	3	6	9	7	3	9	3	8	5	0	44	11	5	3	13	0	0	4	36	1	1	87
6	3	1	4	9	4	1	6	2	8	3	0	33	11	2	2	9	0	0	2	26	0	0	63
BLDG. TOTAL	12	12	24	38	31	18	40	14	32	22	0	195	39	21	12	52	0	8	17	149	5	5	373
MIX	3.2%	3.2%	6.4%	10.2%	8.3%	4.8%	10.7%	3.8%	8.6%	440.0%	0.0%	52.3%	10.5%	5.6%	3.2%	13.9%	0.0%	2.1%	4.6%	39.9%	1.3%	1.3%	100.0%

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

N

0 20' 40' 80' 120'

REV. 03.03.2016

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BUILDING 'A' SITE PLAN — R-2.1

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

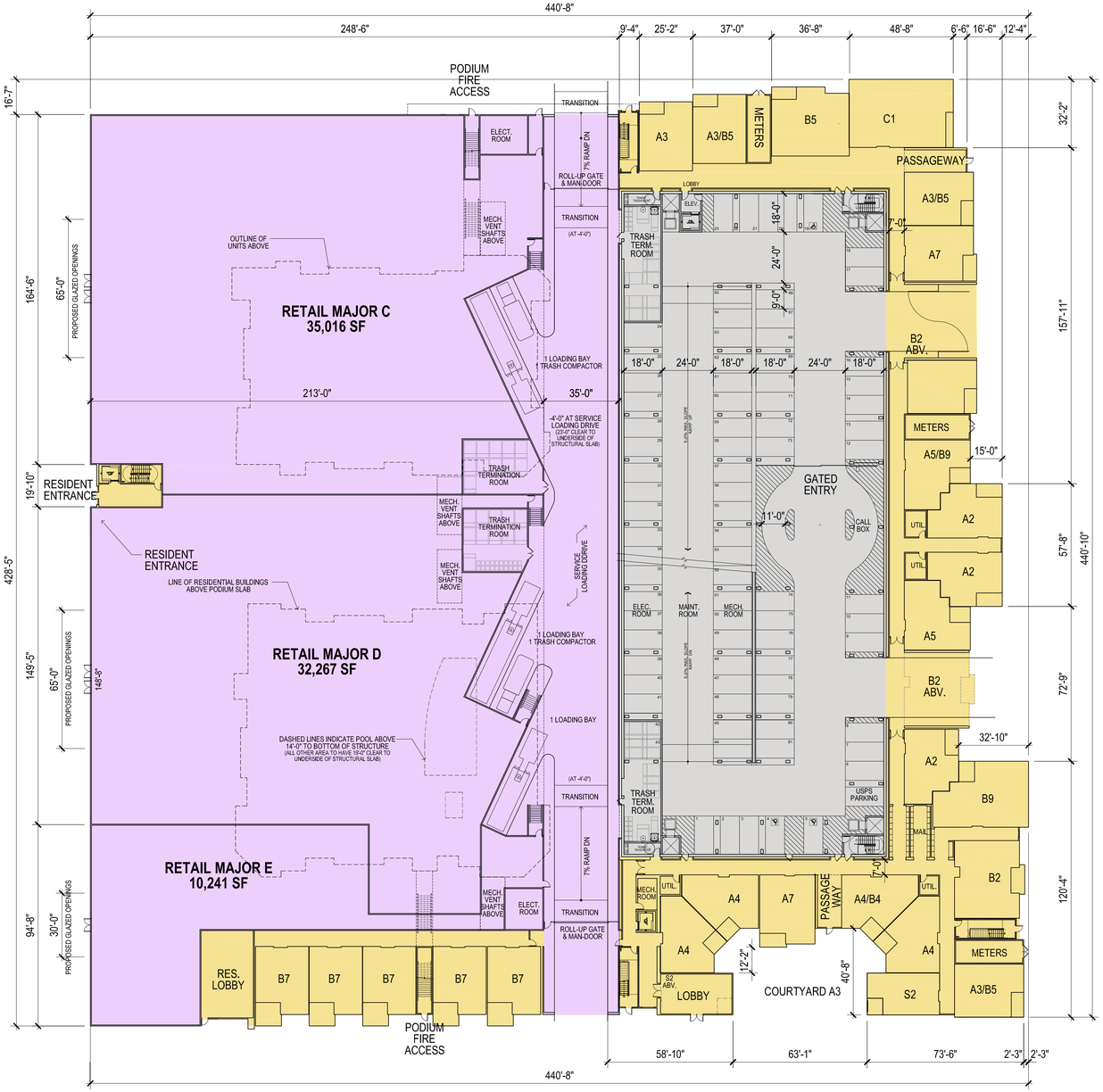
The Residences at Five Lagunas

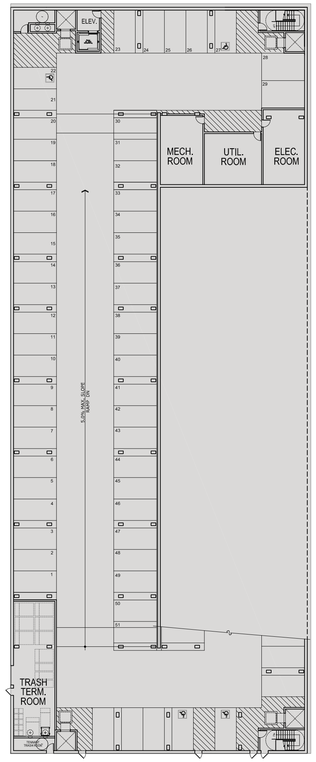
BUILDING 'A' - SITE PLAN

Laguna Hills, CA

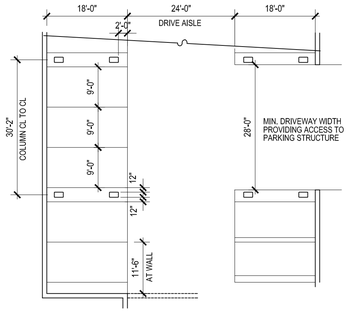
Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

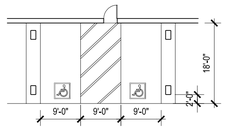




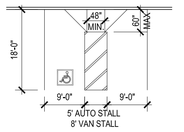
SUB-T LEVEL PARKING STRUCTURE



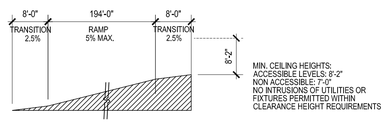
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



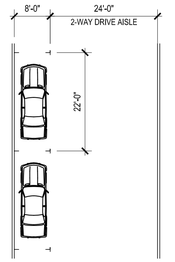
ACCESSIBLE PARKING - AT GARAGE



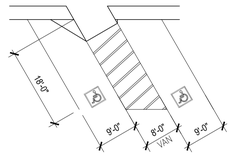
ACCESSIBLE PARKING - DUAL STALLS



TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D



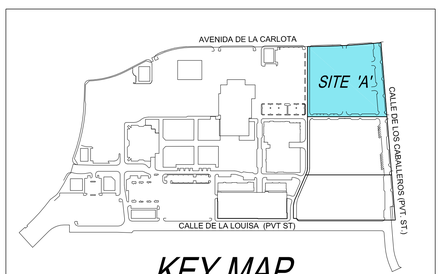
PARALLEL PARKING STANDARD



ACCESSIBLE PARKING - ANGLED

CITY OF LAGUNA HILLS PARKING STANDARDS CHAPTER 9-44 LHMC

0 8' 16' 32' 48'



KEY MAP

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 1 FLOOR PLAN

REV. 03.03.2016

BUILDING 'A' FIRST FLOOR PLAN	R-2.2

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX
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The Residences at Five Lagunas — *Laguna Hills, CA*

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

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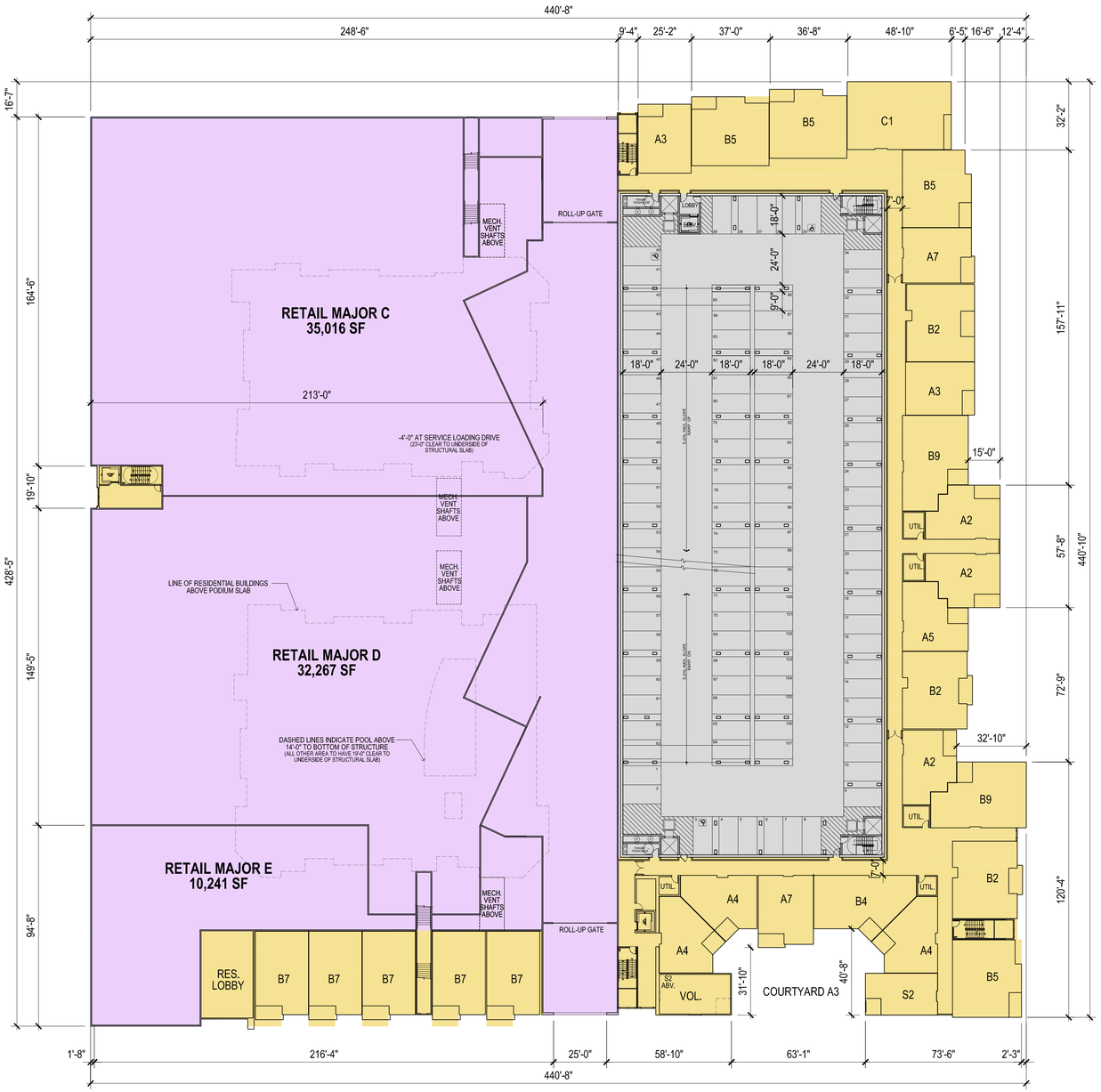
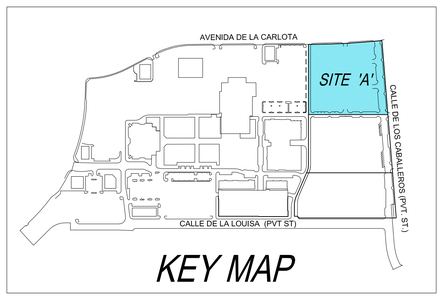


LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 2 FLOOR PLAN

REV. 03.03.2016

BUILDING 'A' FLOOR PLAN	R-2.3

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

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The Residences at Five Lagunas — *Laguna Hills, CA*

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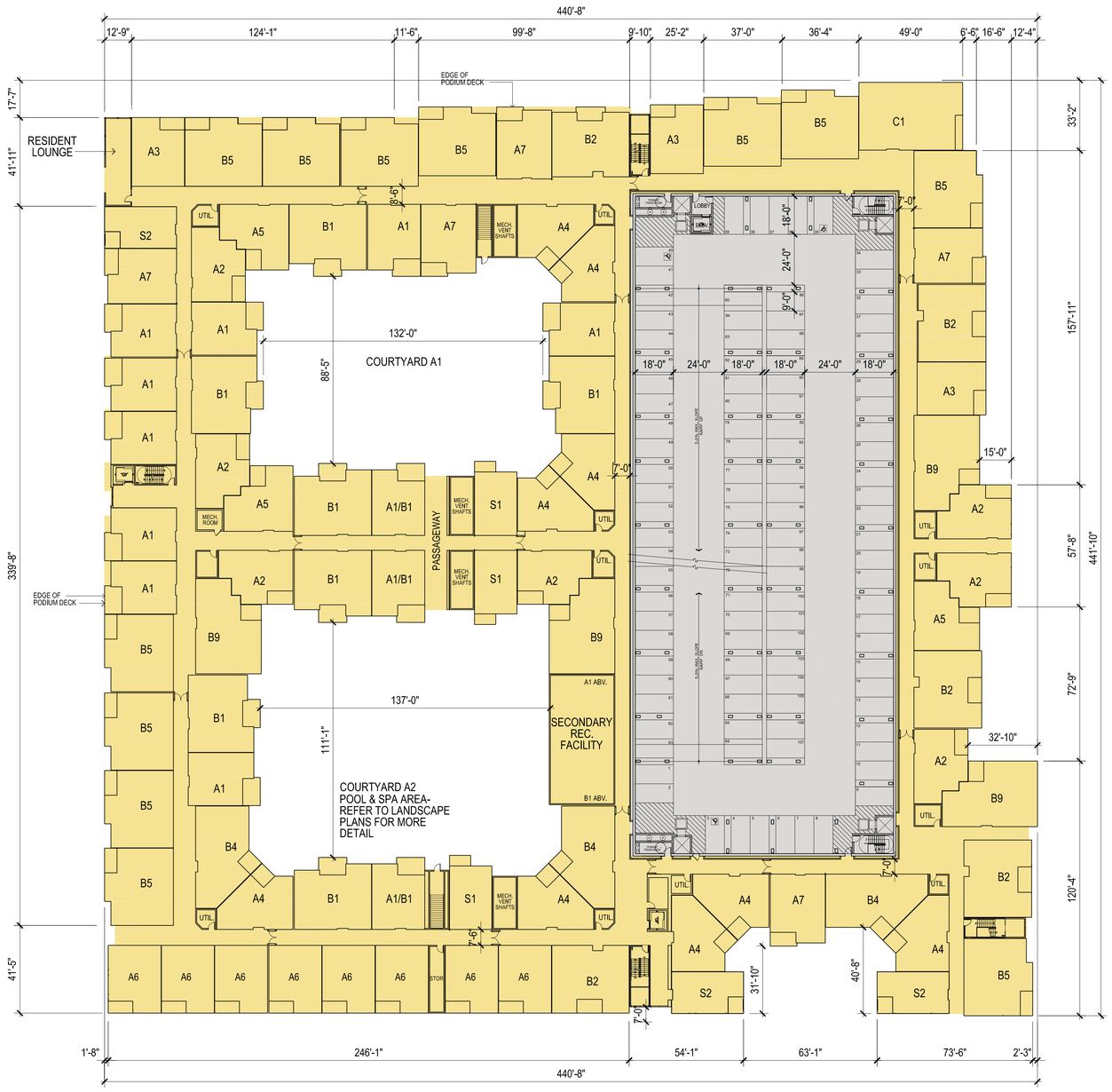
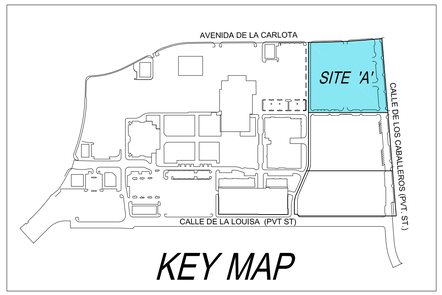


LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 3 FLOOR PLAN

REV. 03.03.2016

BUILDING 'A' FLOOR PLAN	R-2.4

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX

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The Residences at Five Lagunas — *Laguna Hills, CA*

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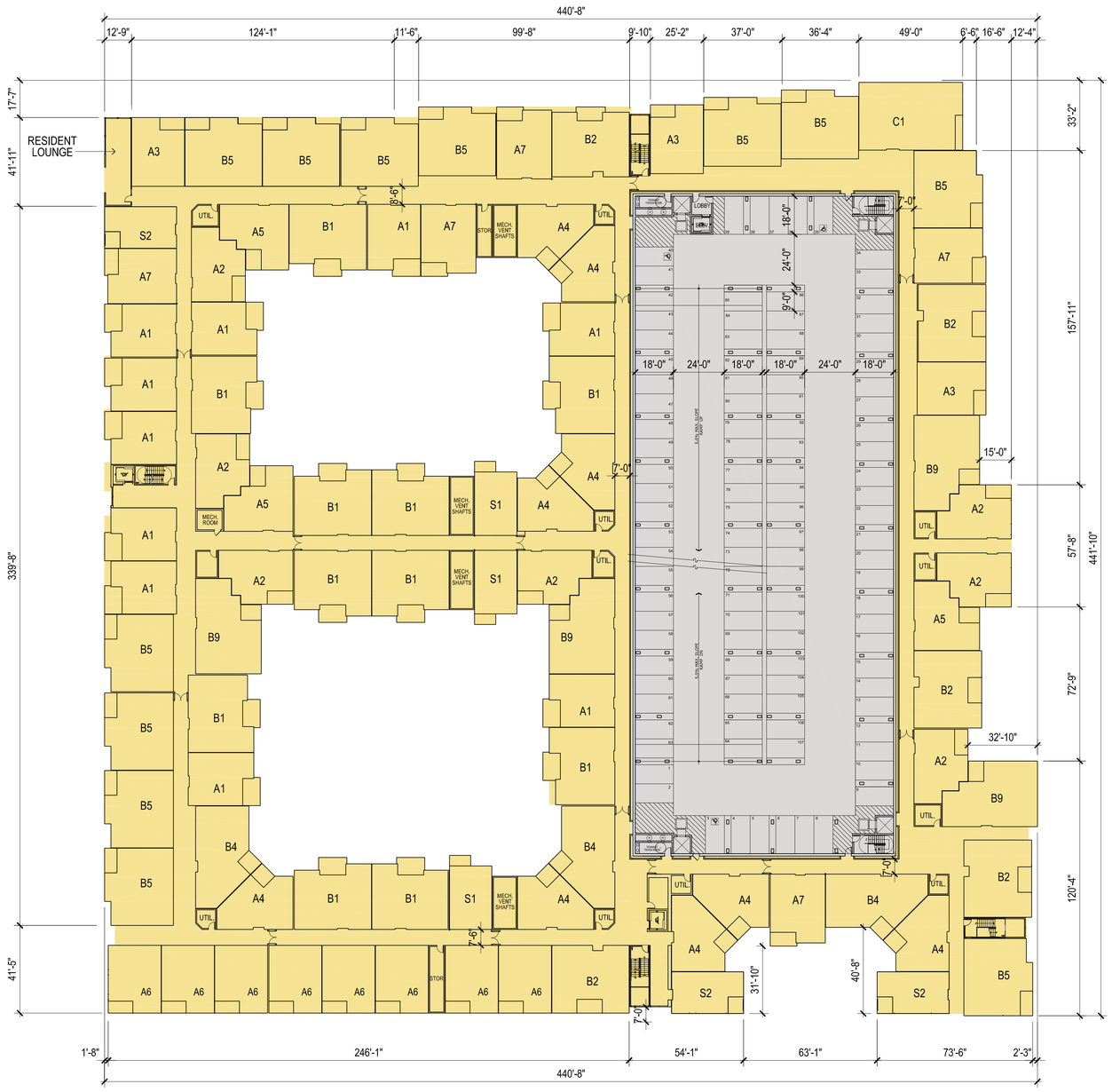
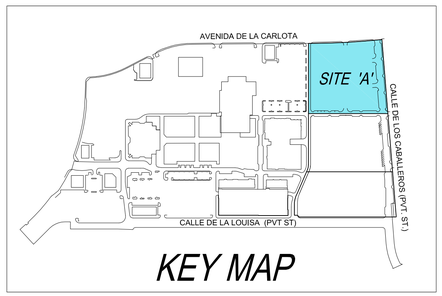
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 4 & 5 FLOOR PLAN

REV. 03.03.2016

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BUILDING 'A' FLOOR PLAN — R-2.5

03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX

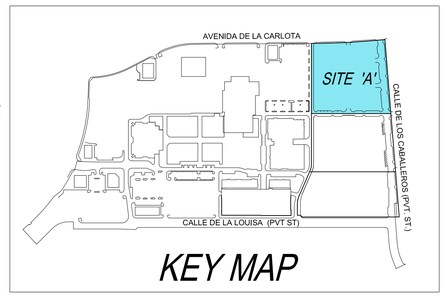
The Residences at Five Lagunas — *Laguna Hills, CA*

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 6 FLOOR PLAN

REV. 03.03.2016

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BUILDING 'A' FLOOR PLAN — R-2.6

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016 XXX

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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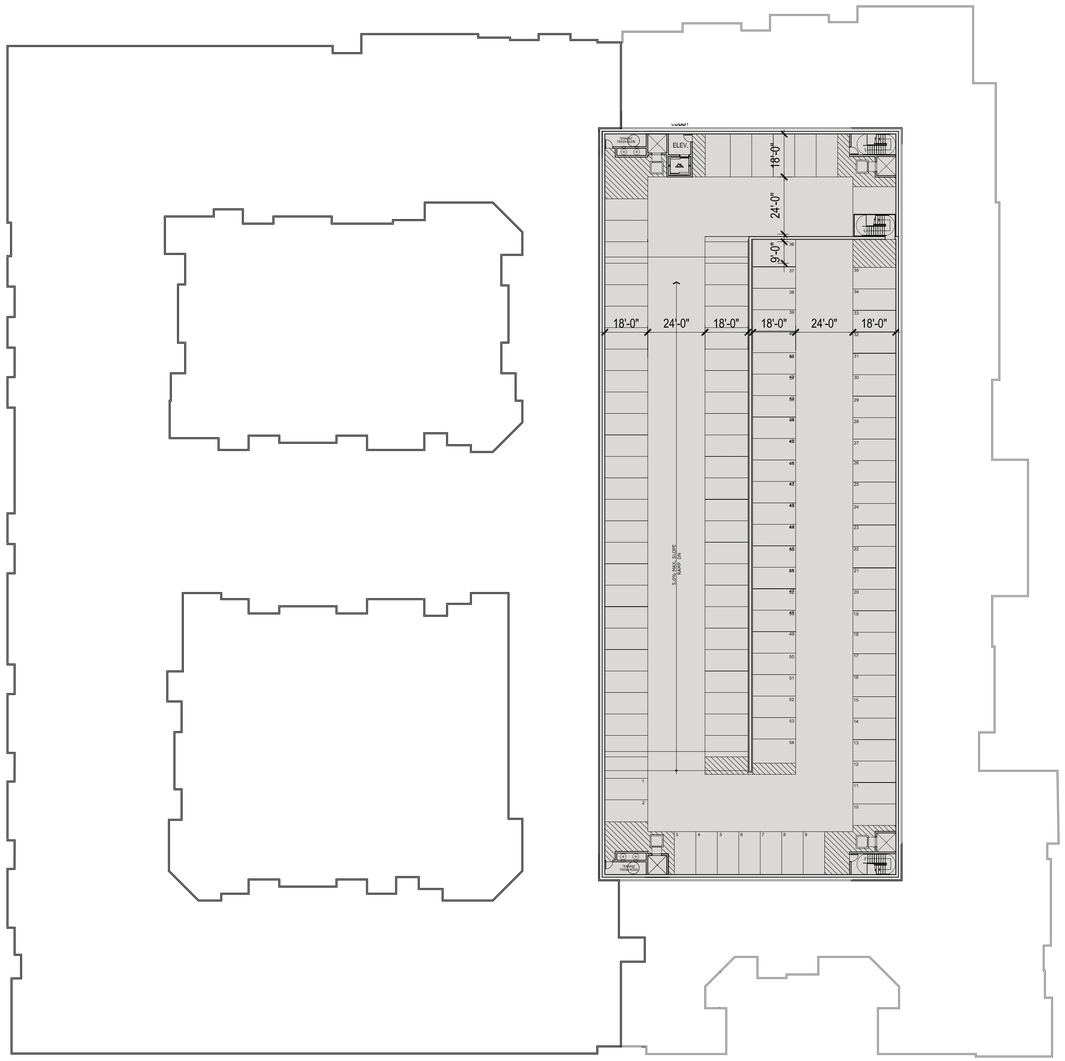
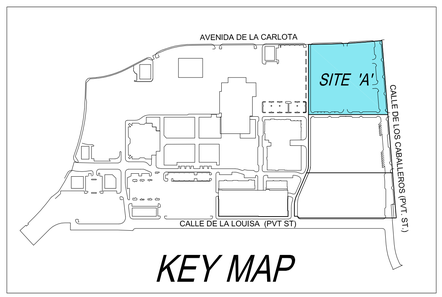


LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - LEVEL 7 FLOOR PLAN

REV. 03.03.2016

BUILDING 'A' FLOOR PLAN	R-2.7

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

9102.03.03

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The Residences at Five Lagunas — Laguna Hills, CA

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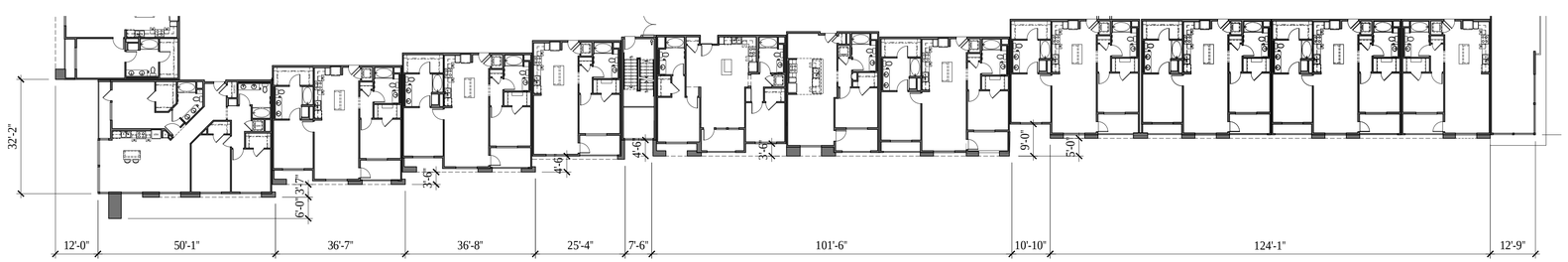
EAST ELEVATION



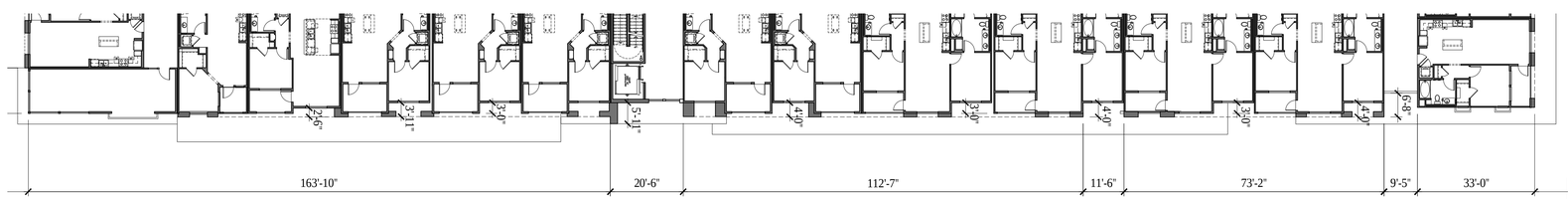
TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. THIN PORCELAIN TILE VENEER
4. MANUFACTURED STONE VENEER
5. VINYL WINDOW
6. METAL PANEL SYSTEM
7. RAILING - GLASS PANEL
8. PAINTED METAL SCREEN
9. METAL AWNING
10. ALUMINUM STOREFRONT SYSTEM
11. METAL FASCIA
12. METAL TRELLIS

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL

NORTH ELEVATION



TYPICAL UPPER FLOOR PLAN

0 10' 20' 40' 60'

REV. 03.03.2016

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BUILDING 'A' ELEVATIONS W PLANS — R-2.8

03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

The Residences at Five Lagunas

BUILDING 'A'

Laguna Hills, CA

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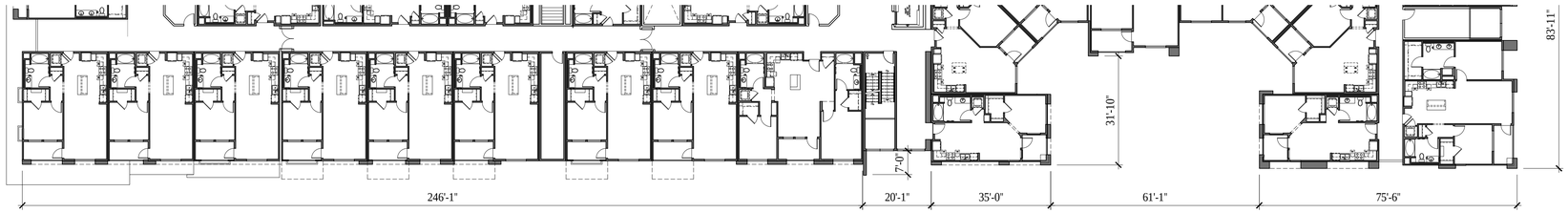
WEST ELEVATION

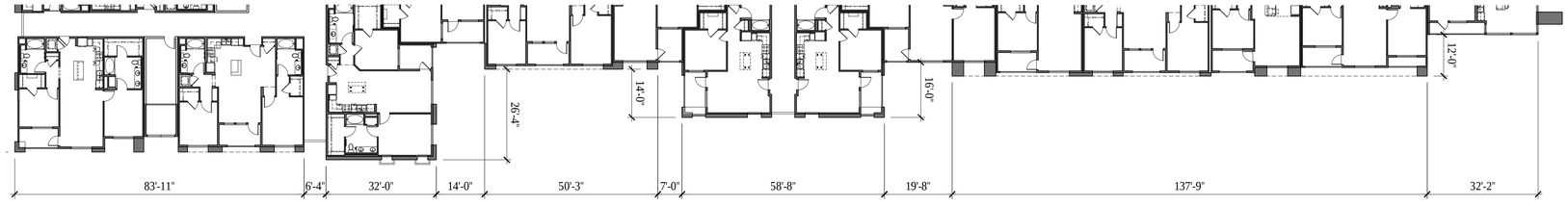


TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. THIN PORCELAIN TILE VENEER
4. MANUFACTURED STONE VENEER
5. VINYL WINDOW
6. METAL PANEL SYSTEM
7. RAILING - GLASS PANEL
8. PAINTED METAL SCREEN
9. METAL AWNING
10. ALUMINUM STOREFRONT SYSTEM
11. METAL FASCIA
12. METAL TRELLIS

SOUTH ELEVATION



TYPICAL UPPER FLOOR PLAN

0 10' 20' 40' 60'

REV. 03.03.2016

The Residences at Five Lagunas

BUILDING 'A'

Laguna Hills, CA

Merlone Geier Partners

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BUILDING 'A' ELEVATIONS W PLANS — R-2.9

03.03.2016

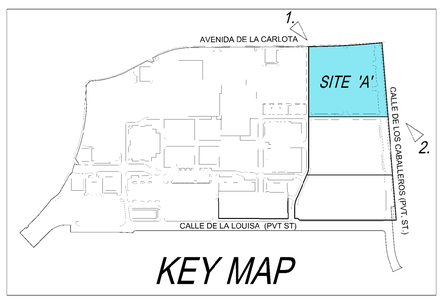
No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX

1. GROUND LEVEL VIEW TO RETAIL CORNER - LOOKING SOUTH WEST

2. GROUND LEVEL VIEW LOOKING NORTHEAST



KEY MAP

The Residences at Five Lagunas BUILDING 'A'

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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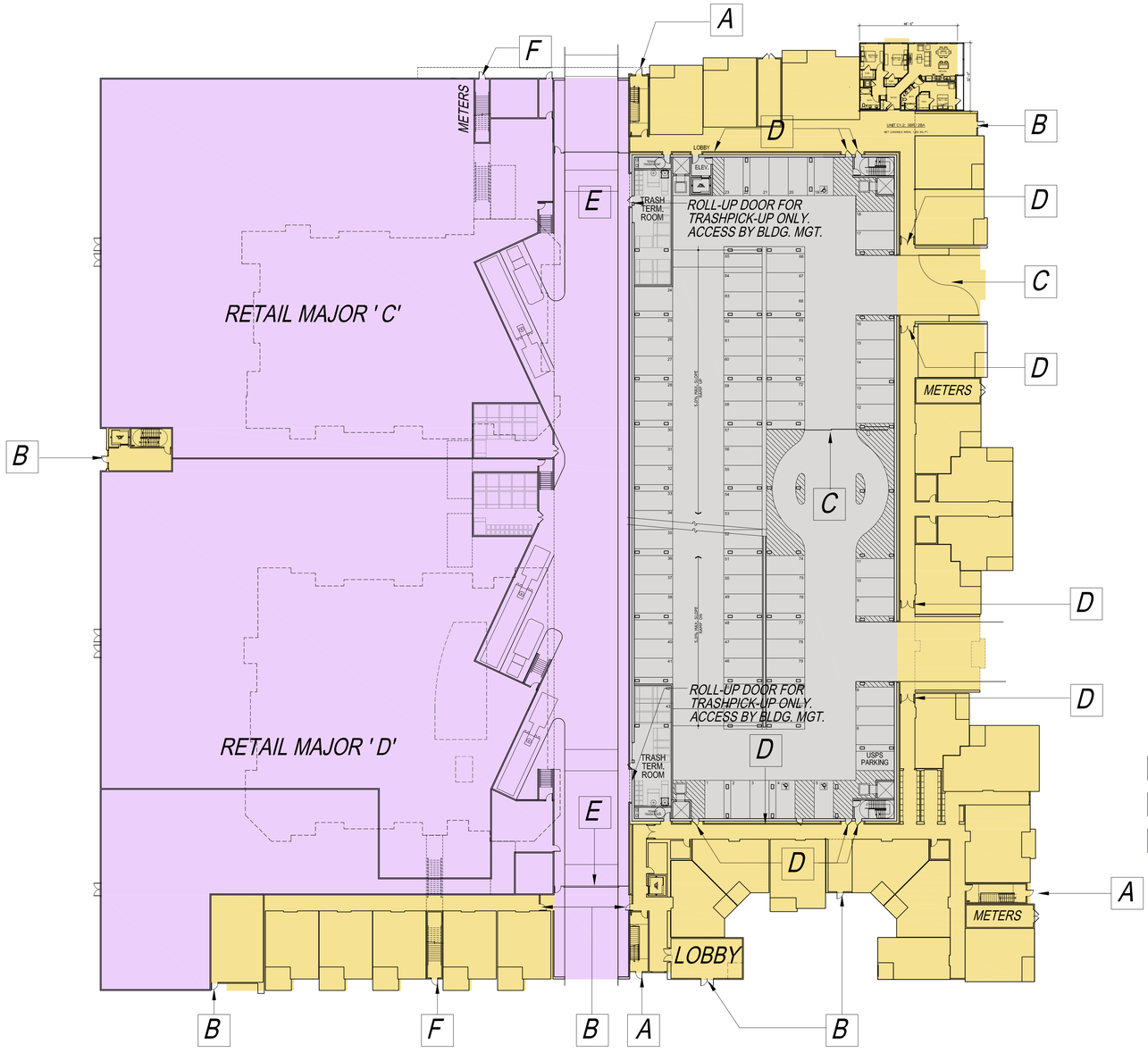
PERSPECTIVES R-2.10

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX
XXX



A — *EXIT STAIRWAY - RESIDENT ACCESS ONLY CARD-READER/FOB ACCESS CONTROL DEVICE*

B — *RESIDENTIAL ENTRY - RESIDENT & GUEST ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE & VISITOR CALL-BOX*

C — *AUTOMATIC GATE. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX*

D — *SECURED CORRIDOR ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX*

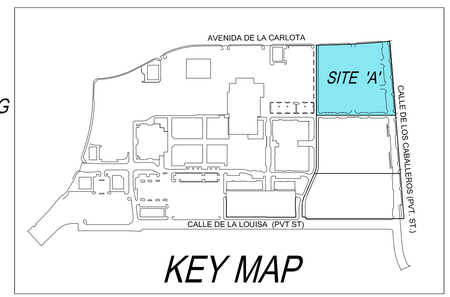
E — *SECURED RETAIL SERVICE AREA ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RETAIL MAJOR C & D ONLY. OVERHEAD VEHICLE GATE & MAN GATE.*

F — *SECURED FIRE DEPT. ACCESS TO PODIUM LEVEL. CARD-READER/FOB ACCESS CONTROL DEVICE.*

* *NOTE: INTERMEDIATE DOORS LOCATED IN CORRIDORS ARE FIRE DOORS TO REMAIN IN THE OPEN POSITION UNTIL ACTIVATED BY ALARM.*

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- RETAIL



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'A' - RESIDENTIAL SECURITY FEATURES PLAN

REV. 03.03.2016

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BUILDING 'A' RES.SECURITY PLAN	R-2.11

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX

The Residences at Five Lagunas — *Laguna Hills, CA*

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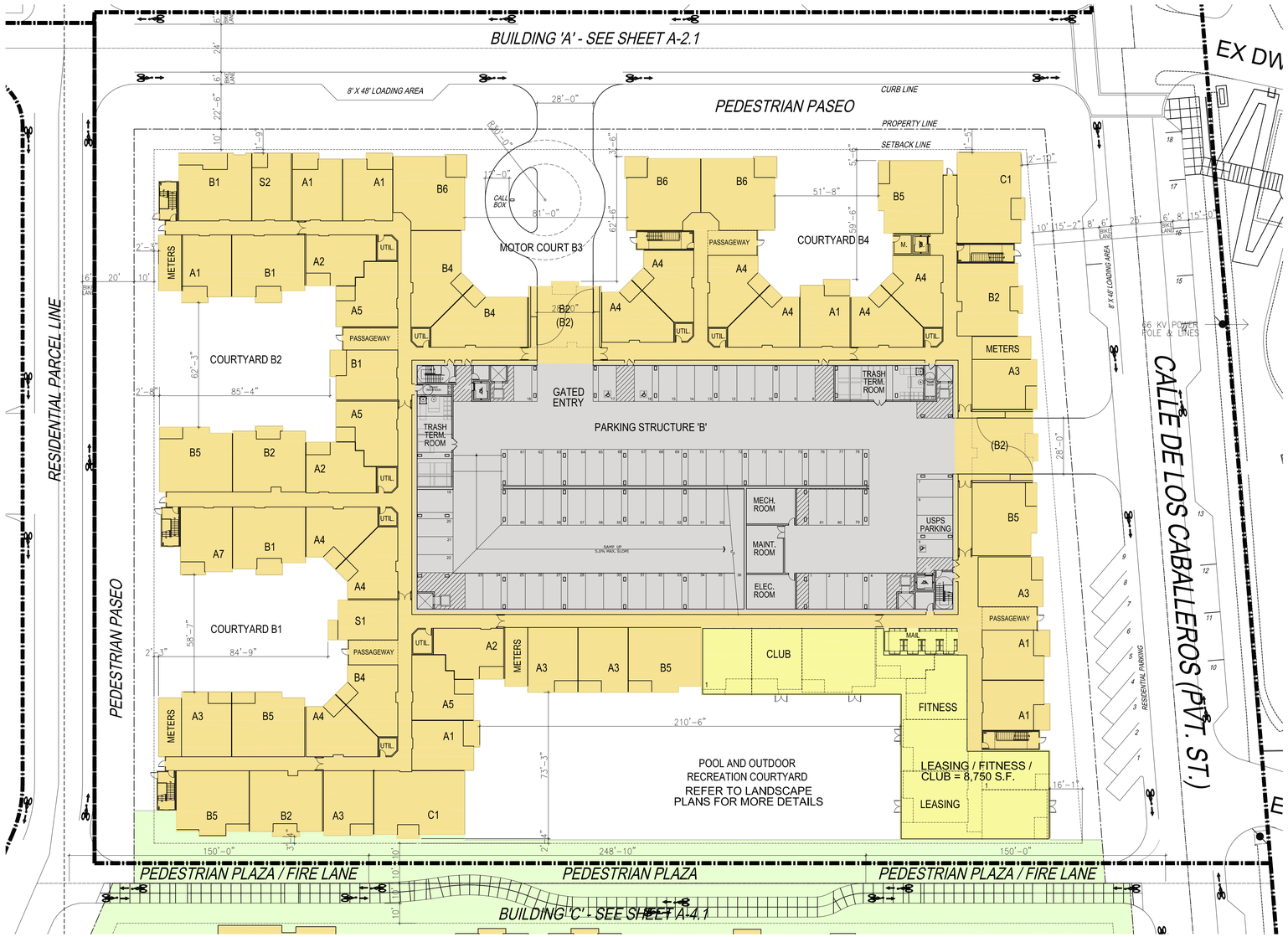


UNIT TABULATIONS

MERLONE GEIER PARTNERS
FIVE LAGUNAS RESIDENTIAL SITE "B"
5-Story Residential (Type III Construction)
DWELLING UNIT INFORMATION

UNITS	UNIT SF	QTY	SF TOTAL	%	%	#
S1	600	5	3,000	1.7%	4.7%	14
S2	604	9	5,436	3.0%		
A1	703	35	24,605	11.8%	47.8%	142
A2	728	18	13,104	6.1%		
A3	744	18	13,392	6.1%		
A4	755	42	31,710	14.1%		
A5	778	18	14,004	6.1%		
A6	745	0	0	0.0%		
A7	784	11	8,624	3.7%		
A8	788	0	0	0.0%		
B1	1,028	32	32,896	10.8%	44.1%	131
B2	1,044	41	42,804	13.8%		
B4	1,066	18	19,188	6.1%		
B5	1,084	25	27,100	8.4%		
B6	1,155	15	17,325	5.1%		
B7	1,463	0	0	0.0%		
B9	1,160	0	0	0.0%		
C1	1,400	10	14,000	3.4%	3.4%	10
AVG / TOTAL	900	**297**	**267,188**	100.0%	**100.0%**	**297**

PARKING TABULATIONS

Parking Summary: Five Lagunas 10/22/2015

Unit Type	Number of Units	Stalls/Unit	Stalls Req'd
STUDIO	14	1.5	21
1 BR	142	1.5	213
2 BR	131	2.0	262
3 BR	10	2.5	25
GUEST PARKING	297	0.2	60
Total	297	0	581
Total Required			**581**
Total Provided			**587**

Accessible Stalls:

			Req'd Accessible	
Dwelling Stalls	521	2%	10.4	**=11 Req'd**
Guest Stalls	60	5%	3.0	**=3 Req'd**
Accessible Van Parking	1 per 6 H/C stalls		**=11 H/C + 3 H/C van stalls**	

Parking Provided: Five Lagunas

Parking Provided	Units Per Level	Residential Parking	HC Stalls
1st Level	50	78	3
2nd Level	56	87	3
3rd Level	63	87	3
4th Level	63	87	3
5th Level	63	87	3
6th Level	0	95	0
7th Level		51	0
Total Provided	**295**	**572**	**15**
		587	

PUBLIC PLAZA CALCULATION

RESIDENTIAL PLAZA AREA CALCULATION	
TOTAL FLOOR AREA	SQ. FT.
BUILDING 'A' - RESIDENTIAL	486,119
BUILDING 'B'	396,000
BUILDING 'C'	417,880
TOTAL BUILDING FLOOR AREA	1,300,000
PLAZA REQUIRED SHALL BE A MINIMUM OF 3% OFTOTAL FLOOR AREA	39,000
PLAZA AREA PROVIDED	39,065 3.01%

OPEN SPACE/AMENITY & LANDSCAPE AREA

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	OPEN SPACE/AMENITY AREA: 10% LOT AREA	391,621	39162	30,741	7.8%
B	OPEN SPACE/AMENITY AREA: 10% LOT AREA	271,463	27146	35,150	12.9%
C	OPEN SPACE/AMENITY AREA: 10% LOT AREA	277,339	27734	29,315	10.6%
TOTAL	OPEN SPACE/AMENITY AREA: 10% LOT AREA	940,423	94042	95,206	10.1%

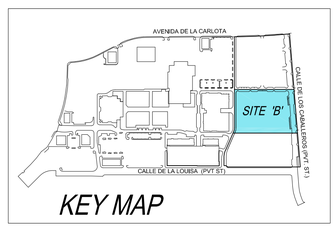
RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	LANDSCAPE AREA: 15% LOT AREA	391,621	58743	59,172	15.1%
B	LANDSCAPE AREA: 15% LOT AREA	271,463	40719	58,157	21.4%
C	LANDSCAPE AREA: 15% LOT AREA	277,339	41600	47,385	17.1%
TOTAL	LANDSCAPE AREA: 15% LOT AREA	940,423	141061	164,714	17.5%

BUILDING TABULATIONS

MERLONE GEIER PARTNERS - FIVE LAGUNAS RESIDENTIAL SITE "B"

FLOOR LEVEL	STUDIOS			1 BEDROOMS									2 BEDROOMS								3 BEDROOMS		BLDG. TOTAL
	S1	S2	TOTAL	A1	A2	A3	A4	A5	A6	A7	A8	TOTAL	B1	B2	B4	B5	B6	B7	B9	TOTAL	C1	TOTAL	UNITS
1	1	1	2	8	3	6	10	3	0	1	0	31	4	6	2	2	3	0	0	17	2	2	52
2	1	2	3	6	3	3	8	3	0	1	0	24	7	8	4	5	3	0	0	27	2	2	56
3	1	2	3	7	4	3	8	4	0	3	0	29	7	9	4	6	3	0	0	29	2	2	63
4	1	2	3	7	4	3	8	4	0	3	0	29	7	9	4	6	3	0	0	29	2	2	63
5	1	2	3	7	4	3	8	4	0	3	0	29	7	9	4	6	3	0	0	29	2	2	63
BLDG. TOTAL	5	9	14	35	18	18	42	18	0	11	0	142	32	41	18	25	15	0	0	131	10	10	297
MIX	1.7%	3.0%	4.7%	11.8%	6.1%	6.1%	14.1%	6.1%	0.0%	3.7%	0.0%	47.8%	10.8%	13.8%	6.1%	8.4%	5.1%	0.0%	0.0%	44.1%	3.4%	3.4%	100.0%



KEY MAP

LEGEND

RESIDENTIAL

STRUCTURED PARKING

PLAZA

0 15' 30' 60' 90'

N

REV. 03.03.2016

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BUILDING 'B' SITE PLAN — R-3.1

03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

The Residences at Five Lagunas — BUILDING 'B' - SITE PLAN — Laguna Hills, CA

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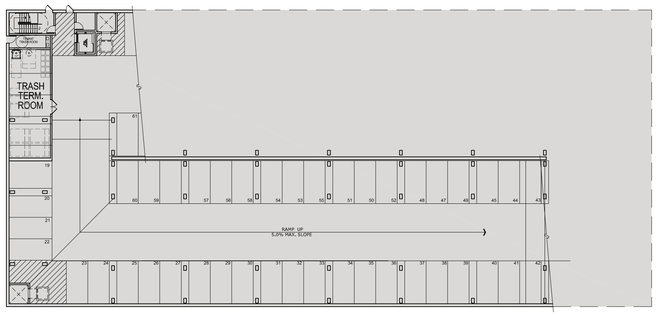
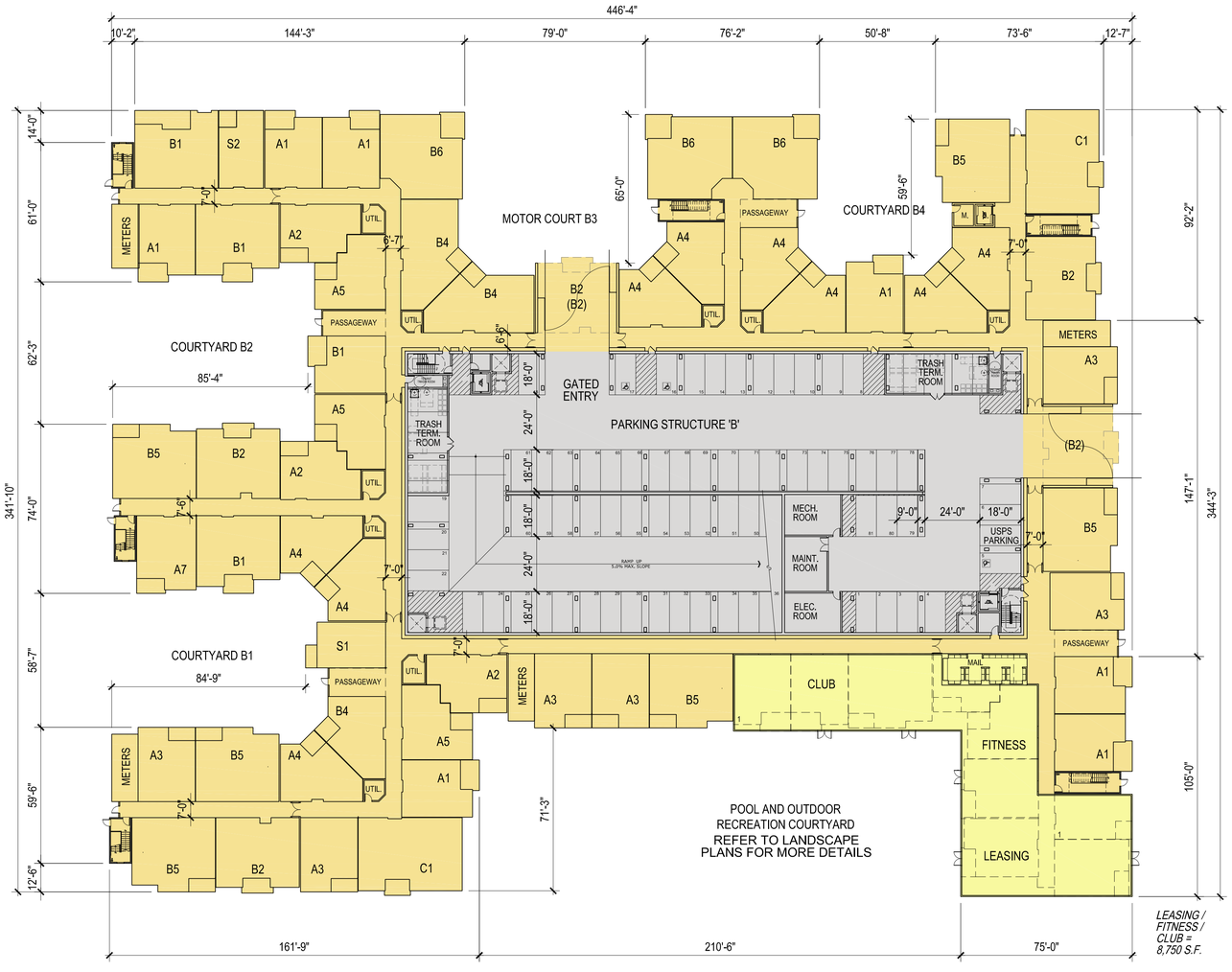
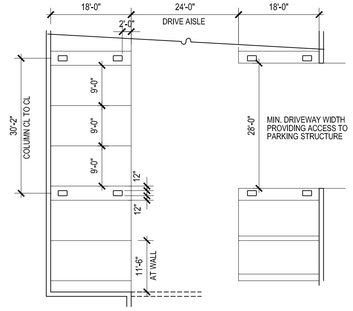
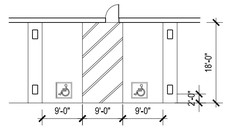


VIEW OF LEVEL 1 PARKING STRUCTURE AT RAMP

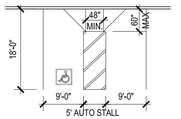




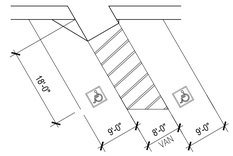
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



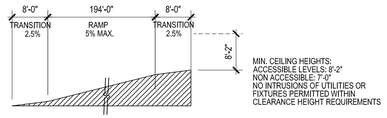
ACCESSIBLE PARKING - AT GARAGE



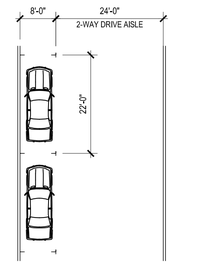
ACCESSIBLE PARKING - DUAL STALLS



ACCESSIBLE PARKING - ANGLED



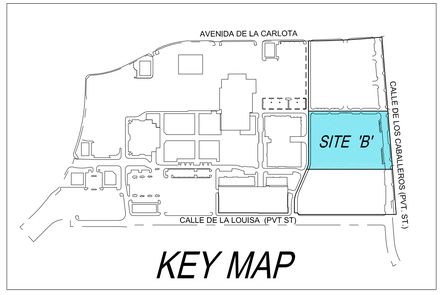
TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D



PARALLEL PARKING STANDARD

CITY OF LAGUNA HILLS PARKING STANDARDS
CHAPTER 9-44 LHMC

0 8' 16' 32' 48'



KEY MAP

LEGEND

RESIDENTIAL

STRUCTURED PARKING

0 15' 30' 60' 90'

N

REV. 03.03.2016

BUILDING 'B' FIRST FLOOR PLAN	R-3.2

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX

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The Residences at Five Lagunas — BUILDING 'B' - LEVEL 1 FLOOR PLAN — Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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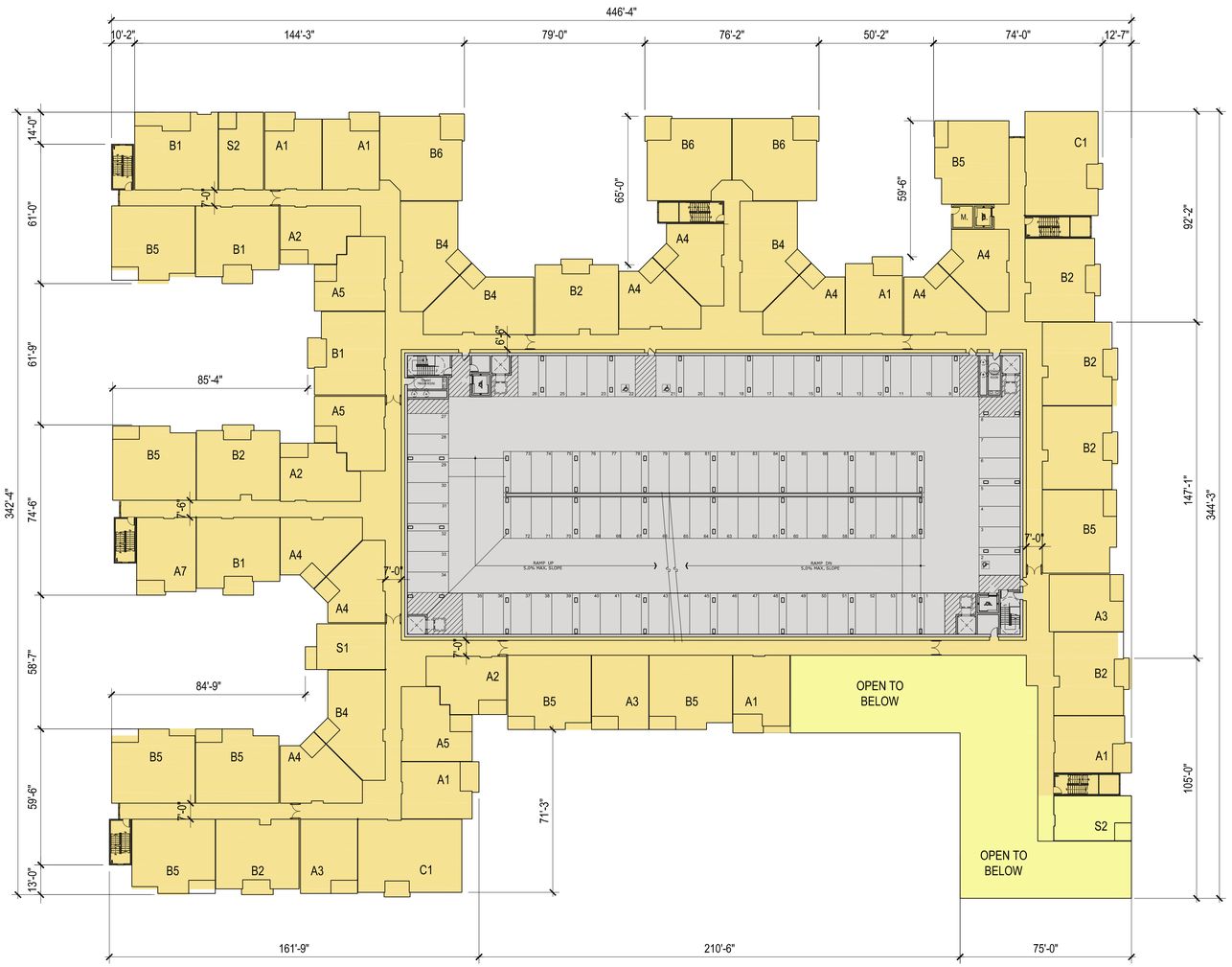
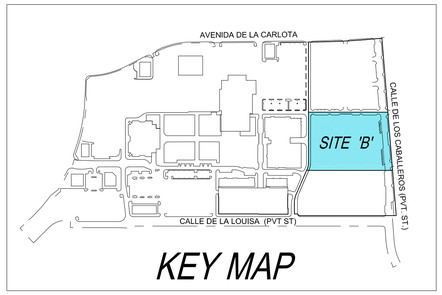
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



LEGEND

RESIDENTIAL

STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'B' - LEVEL 2 FLOOR PLAN

REV. 03.03.2016

BUILDING 'B' FLOOR PLAN	R-3.3	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

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XXX

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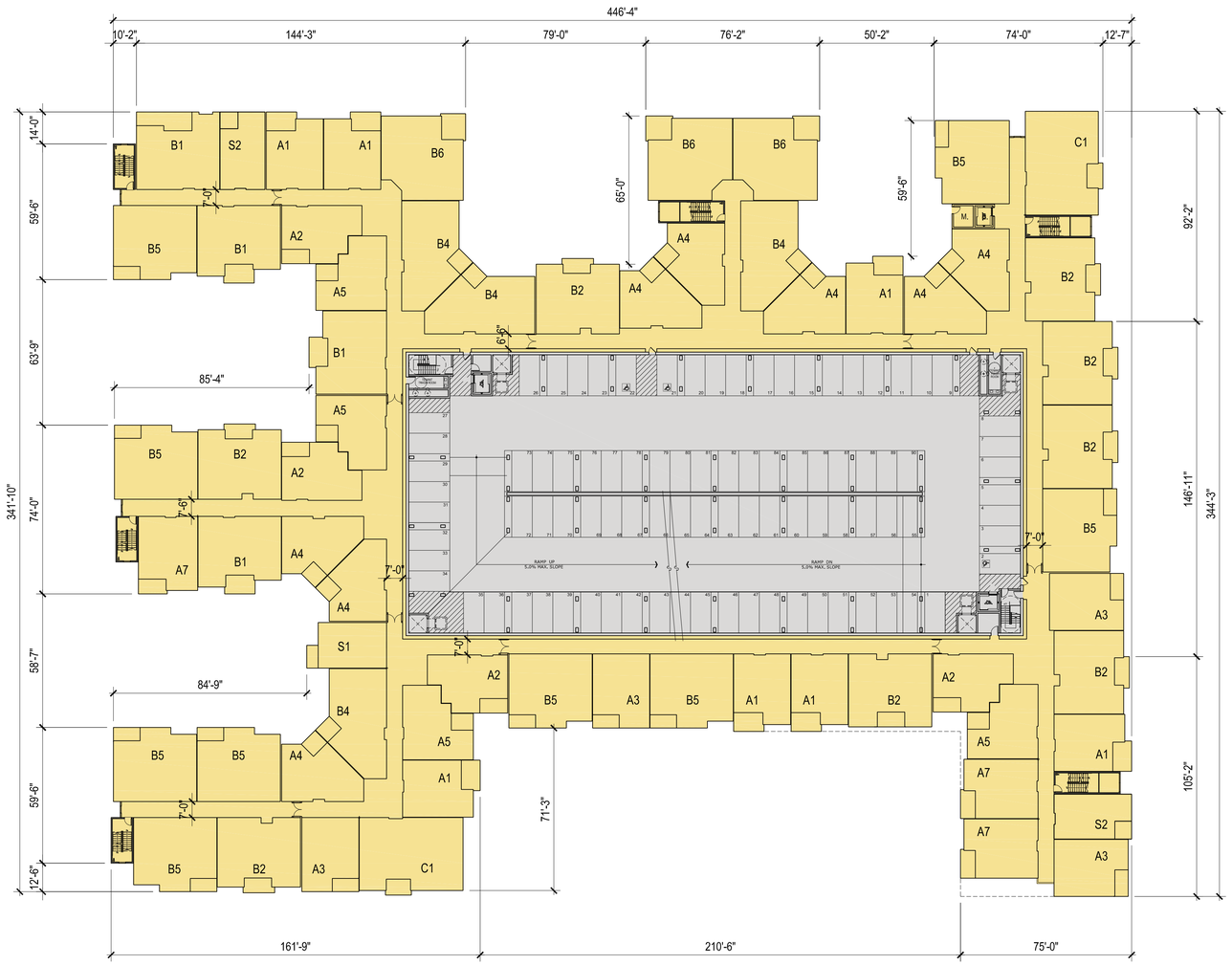
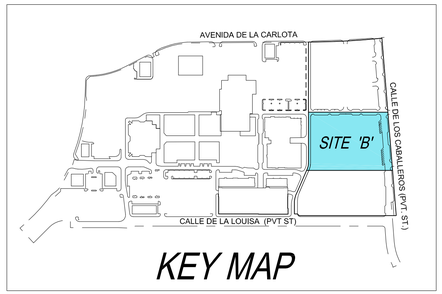


LEGEND

RESIDENTIAL

STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'B' - LEVEL 3-5 FLOOR PLAN

REV. 03.03.2016

BUILDING 'B' FLOOR PLAN	R-3.4	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX

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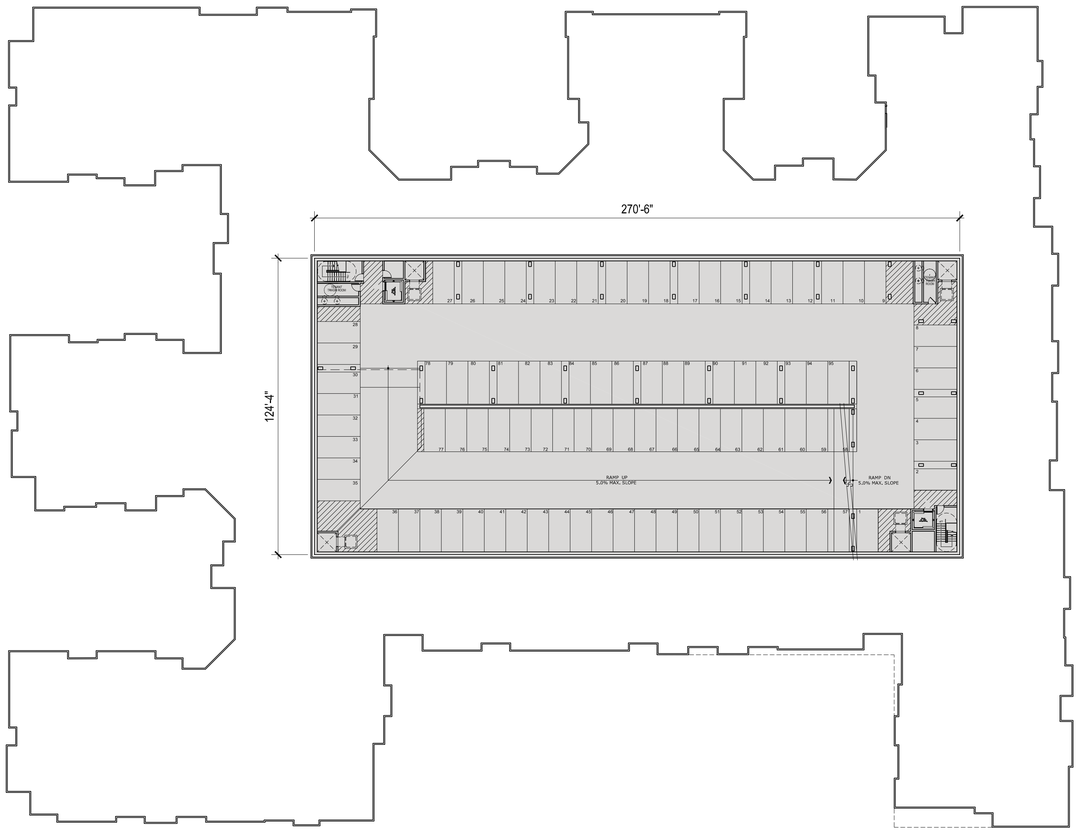

LEGEND

RESIDENTIAL

STRUCTURED PARKING

KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'B' - LEVEL 6 FLOOR PLAN

REV. 03.03.2016

BUILDING 'B' FLOOR PLAN	R-3.5

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX

The Residences at Five Lagunas

Laguna Hills, CA

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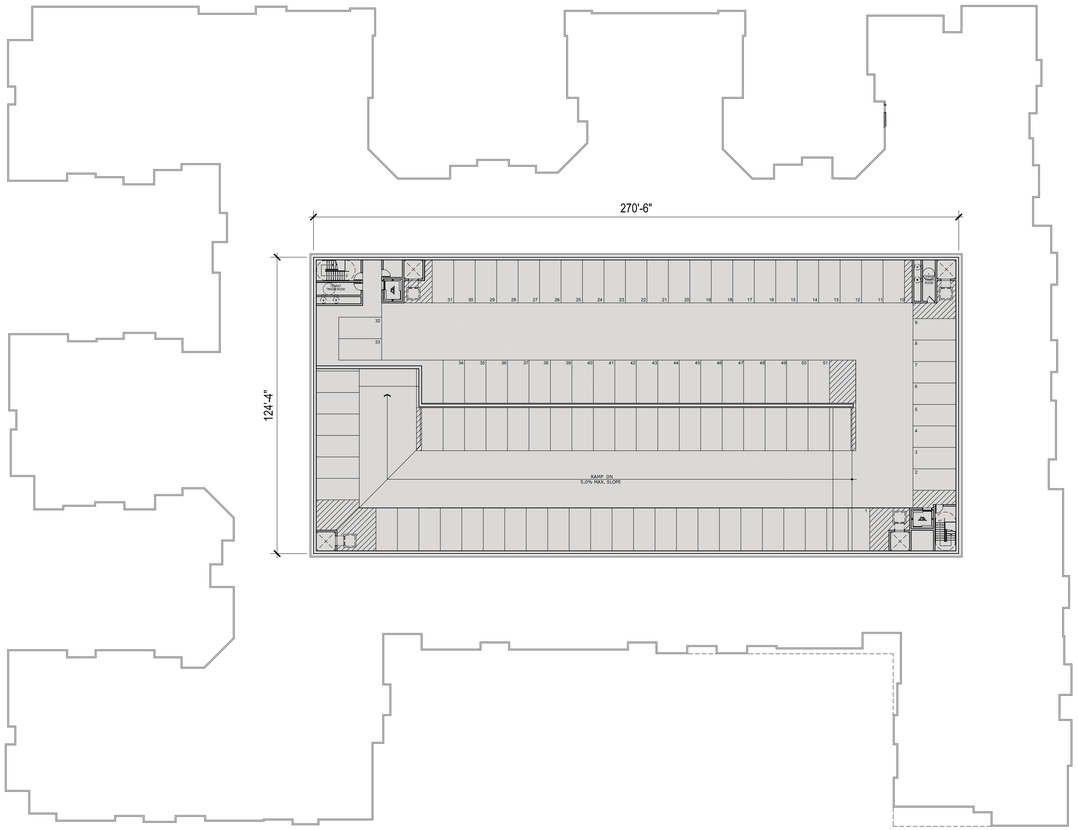
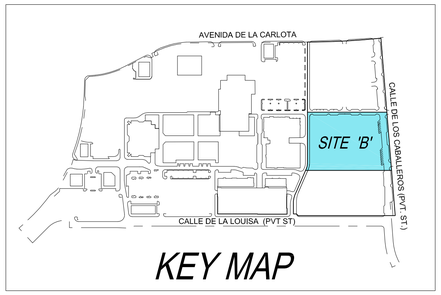


LEGEND

RESIDENTIAL

STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'B' - LEVEL 7 FLOOR PLAN

REV. 03.03.2016

BUILDING 'B' FLOOR PLAN	R-3.6

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

910213.03

XXX

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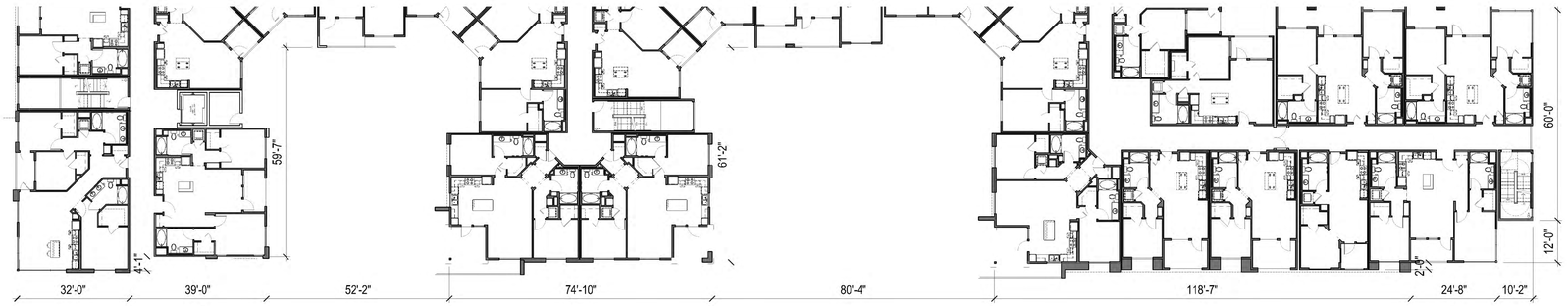
EAST ELEVATION



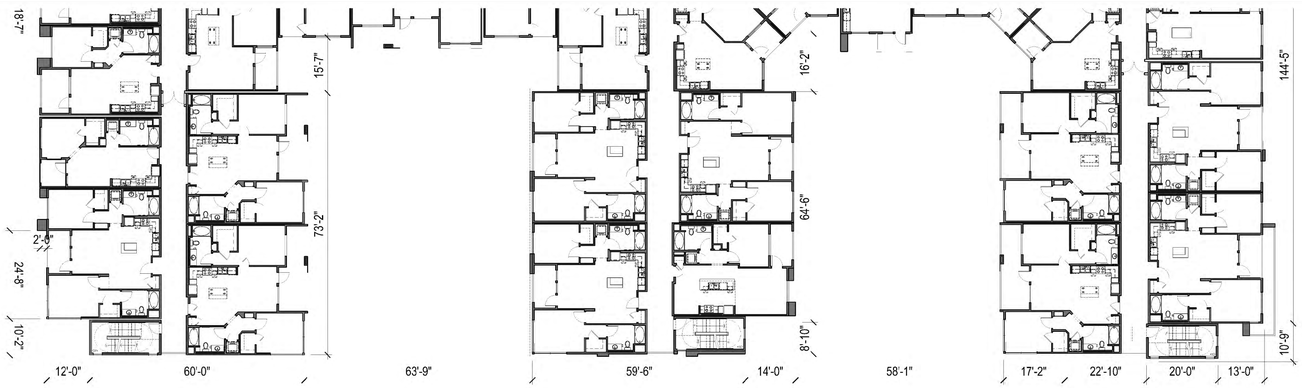
TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL PANEL SYSTEM
5. RAILING -PAINTED METAL
6. RAILING - COLORED GLASS PANEL
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM
10. BUILDING SIGNAGE - COLORED ACRYLIC PANEL W/ METAL FRAME

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL

NORTH ELEVATION



TYPICAL UPPER FLOOR PLAN

0 10' 20' 40' 60'

BUILDING 'B' ELEVATIONS W/ PLAN	R-3.7	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

REV. 03.03.2016

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The Residences at Five Lagunas — BUILDING 'B' — Laguna Hills, CA

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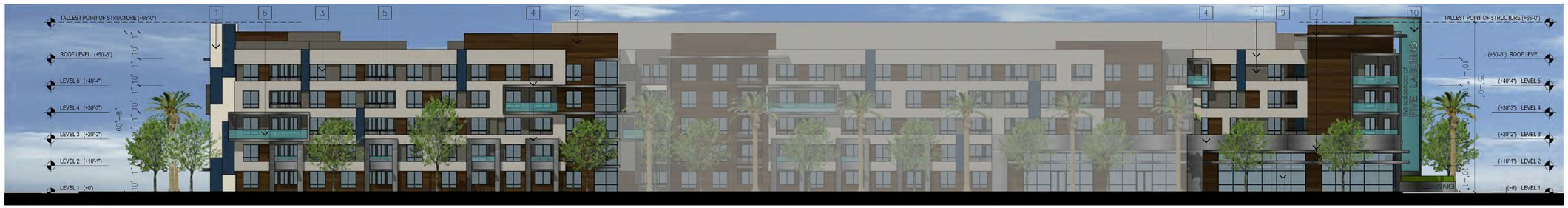
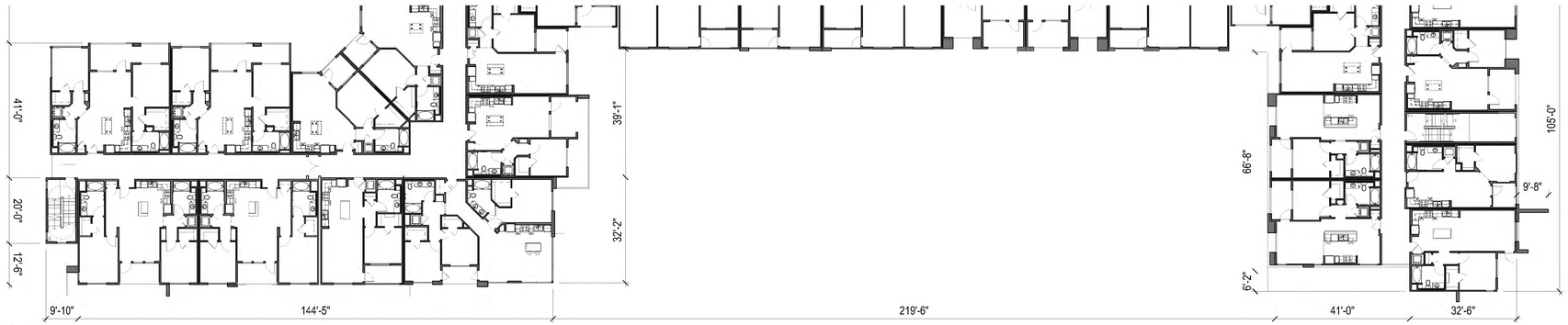


WEST ELEVATION



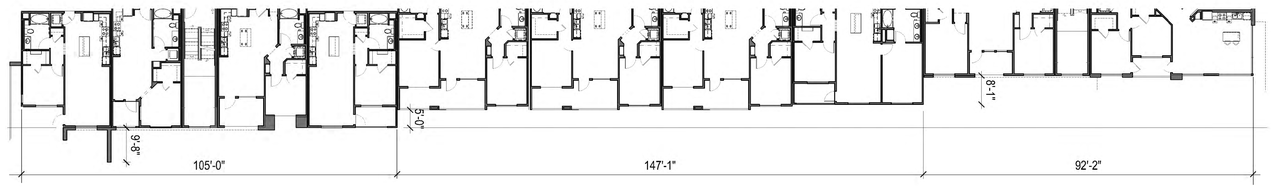
TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL PANEL SYSTEM
5. RAILING -PAINTED METAL
6. RAILING - COLORED GLASS PANEL
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM
10. BUILDING SIGNAGE - COLORED ACRYLIC PANEL W/ METAL FRAME

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL

SOUTH ELEVATION



TYPICAL UPPER FLOOR PLAN

0 10' 20' 40' 60'

BUILDING 'B' ELEVATIONS W/ PLAN	R-3.8	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

REV. 03.03.2016

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The Residences at Five Lagunas

BUILDING 'B'

Laguna Hills, CA

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3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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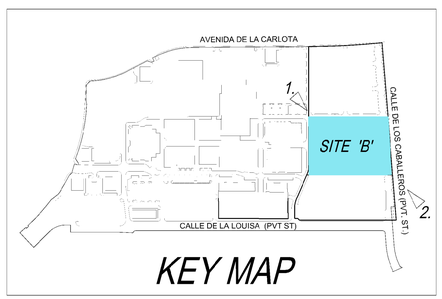
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

1. GROUND LEVEL VIEW LOOKING SOUTHWEST

2. GROUND LEVEL VIEW LOOKING SOUTHEAST



KEY MAP

The Residences at Five Lagunas

BUILDING 'B'

Laguna Hills, CA

Merlone Geier Partners
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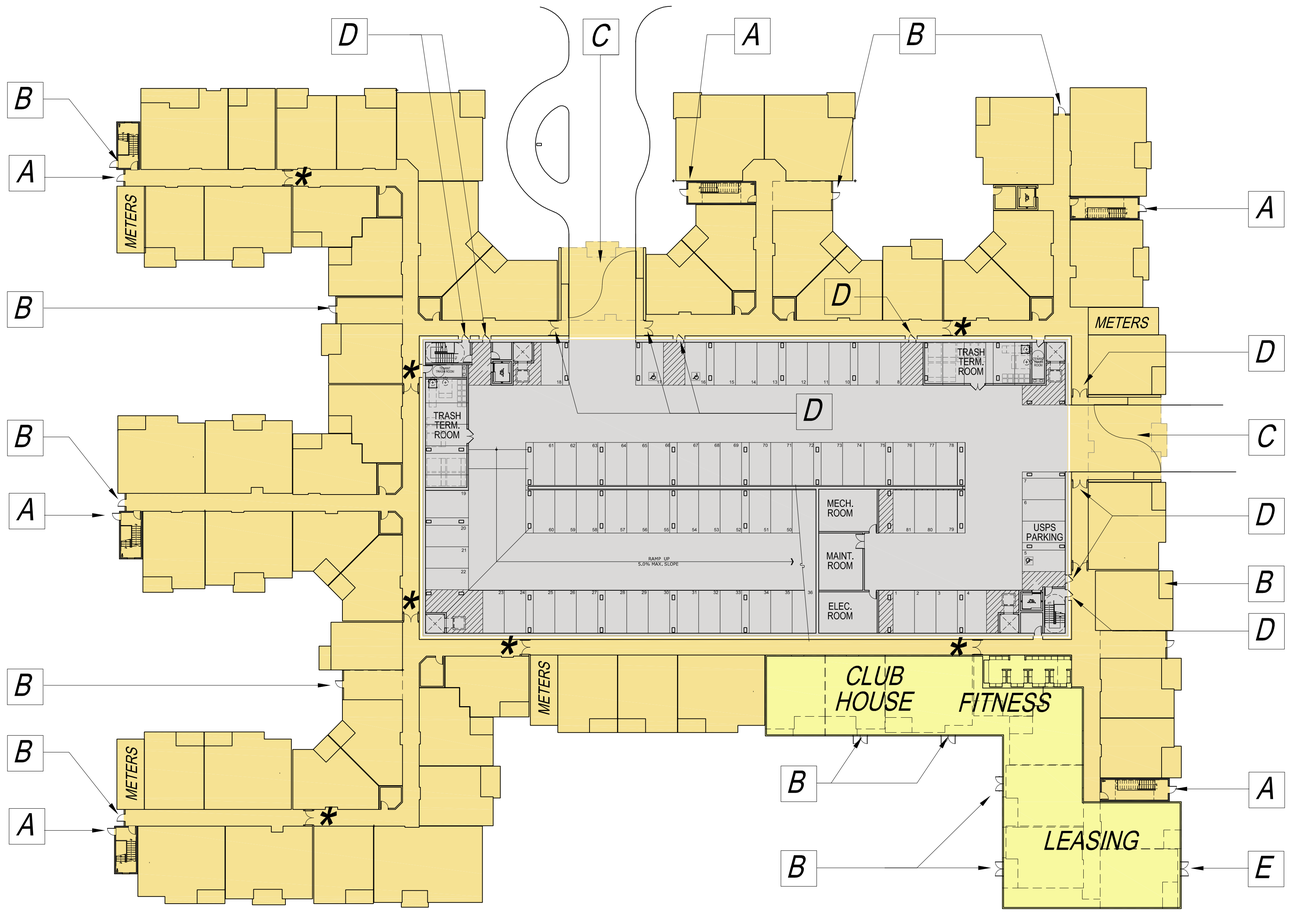
PERSPECTIVES R-3.9

03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX



- A — *EXIT STAIRWAY - RESIDENT ACCESS ONLY CARD-READER/FOB ACCESS CONTROL DEVICE*
- B — *RESIDENTIAL ENTRY - RESIDENT & GUEST ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE & VISITOR CALL-BOX*
- C — *AUTOMATIC GATE. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX*
- D — *SECURED CORRIDOR ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX*
- E — *PUBLIC ACCESS FOR LEASING OFFICE TO REMAIN UNLOCKED DURING NORMAL BUSINESS HOURS.*

* *NOTE: INTERMEDIATE DOORS LOCATED IN CORRIDORS ARE FIRE DOORS TO REMAIN IN THE OPEN POSITION UNTIL ACTIVATED BY ALARM.*

LEGEND

- *RESIDENTIAL*
- *STRUCTURED PARKING*
- *RETAIL*

KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'B' - RESIDENTIAL SECURITY FEATURES PLAN

The Residences at Five Lagunas — *Laguna Hills, CA*

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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REV. 03.03.2016

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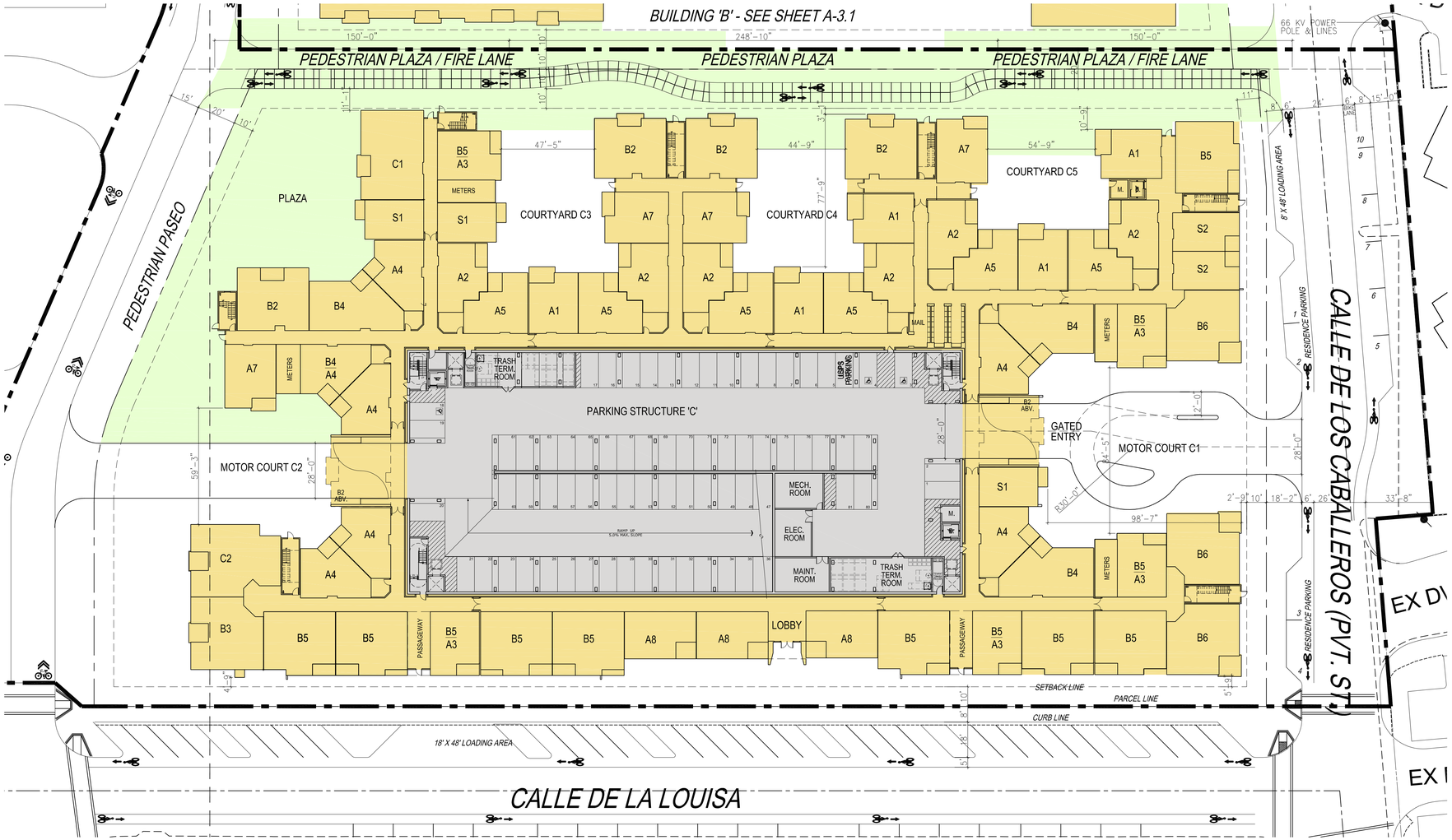
BUILDING 'B' RES. SECURITY PLANS — R-3.10

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016
XXX
XXX



PARKING TABULATIONS

Parking Summary: Five Lagunas 10/23/2015

Unit Type	Number of Units	Stalls/Unit	Stalls Req'd
STUDIO	25	1.5	38
1 BR	156	1.5	234
2 BR	127	2.0	254
3 BR	10	2.5	25
GUEST PARKING	318	0.2	64
Total	318	0	615
Total Required			**615**
Total Provided			**623**

Accessible Stalls:			Req'd Accessible
Dwelling Stalls	551	2%	11.0 =12 Req'd
Guest Stalls	64	5%	3.2 =4 Req'd
Accessible Van Parking	1 per 6 H/C stalls		=11 HC + 4 H/C van stalls

Parking Provided: Five Lagunas

Parking Provided	Units Per Level	Residential Parking	HC Stalls
1st Level	62	78	3
2nd Level	64	90	3
3rd Level	64	90	3
4th Level	64	90	3
5th Level	64	90	3
6th Level	0	97	0
7th Level		73	0
Total Provided	**318**	**608**	**15**
		623	

UNIT TABULATIONS

MERLONE GEIER PARTNERS
FIVE LAGUNAS RESIDENTIAL SITE "C"
5-Story Residential (Type III Construction)
DWELLING UNIT INFORMATION

UNIT	UNIT SF	QTY	SF TOTAL	%	%	#
S1	600	15	9,000	4.7%	7.9%	25
S2	604	10	6,040	3.1%		
A1	703	25	17,575	7.9%	49.1%	156
A2	728	30	21,840	9.4%		
A3	744	5	3,720	1.6%		
A4	755	31	23,405	9.7%		
A5	778	30	23,340	9.4%		
A6	745	0	0	0.0%		
A7	784	20	15,680	6.3%		
A8	788	15	11,820	4.7%		
B1	1,028	28	28,784	8.8%	39.9%	127
B2	1,044	5	5,220	1.6%		
B4	1,066	19	20,254	6.0%		
B5	1,084	60	65,040	18.9%		
B6	1,155	15	17,325	4.7%		
B7	1,463	0	0	0.0%		
B9	1,160	0	0	0.0%		
C1	1,400	5	7,000	1.6%	3.1%	10
C2	1,472	5	7,360	1.6%		
TOTAL	991	318	283,403	100.0%	100.0%	318

OPEN SPACE/AMENITY & LANDSCAPE AREAS

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	OPEN SPACE/AMENITY AREA: 10% LOT AREA	391,621	39162	30,741	7.8%
B	OPEN SPACE/AMENITY AREA: 10% LOT AREA	271,463	27146	35,150	12.9%
C	OPEN SPACE/AMENITY AREA: 10% LOT AREA	277,339	27734	29,315	10.6%
TOTAL	OPEN SPACE/AMENITY AREA: 10% LOT AREA	940,423	94042	95,206	10.1%

RESIDENTIAL DEVELOPMENT STANDARDS

LOT	DEVELOPMENT STANDARD	LOT AREA	REQUIRED	PROVIDED	
A	LANDSCAPE AREA: 15% LOT AREA	391,621	58743	59,172	15.1%
B	LANDSCAPE AREA: 15% LOT AREA	271,463	40719	58,157	21.4%
C	LANDSCAPE AREA: 15% LOT AREA	277,339	41600	47,385	17.1%
TOTAL	LANDSCAPE AREA: 15% LOT AREA	940,423	141061	164,714	17.5%

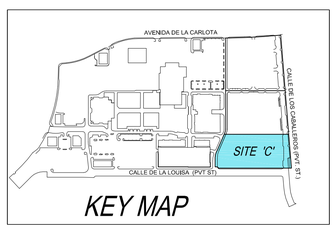
PUBLIC PLAZA CALCULATIONS

RESIDENTIAL PLAZA AREA CALCULATION	
TOTAL FLOOR AREA	SQ. FT.
BUILDING 'A' - RESIDENTIAL	486,119
BUILDING 'B'	396,000
BUILDING 'C'	417,880
TOTAL BUILDING FLOOR AREA	1,300,000
PLAZA REQUIRED SHALL BE A MINIMUM OF 3% OFTOTAL FLOOR AREA	39,000
PLAZA AREA PROVIDED	39,065 3.01%

BUILDING TABULATIONS

MERLONE GEIER PARTNERS - FIVE LAGUNAS RESIDENTIAL SITE "C"

FLOOR LEVEL	STUDIOS			1 BEDROOMS									2 BEDROOMS								3 BEDROOMS			BLDG. TOTAL
	S1	S2	TOTAL	A1	A2	A3	A4	A5	A6	A7	A8	TOTAL	B2	B3	B4	B5	B6	B7	B9	TOTAL	C1	C2	TOTAL	UNITS
1	3	2	5	5	6	5	7	6	0	4	3	36	4	1	3	8	3	0	0	19	1	1	2	62
2	3	2	5	5	6	0	6	6	0	4	3	30	6	1	4	13	3	0	0	27	1	1	2	64
3	3	2	5	5	6	0	6	6	0	4	3	30	6	1	4	13	3	0	0	27	1	1	2	64
4	3	2	5	5	6	0	6	6	0	4	3	30	6	1	4	13	3	0	0	27	1	1	2	64
5	3	2	5	5	6	0	6	6	0	4	3	30	6	1	4	13	3	0	0	27	1	1	2	64
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BLDG. TOTAL	15	10	25	25	30	5	31	30	0	20	15	156	28	5	19	60	15	0	0	127	5	5	10	318
MIX	4.7%	3.1%	7.9%	7.9%	9.4%	1.6%	9.7%	9.4%	0.0%	6.3%	4.7%	49.1%	8.8%	1.6%	6.0%	18.9%	4.7%	0.0%	0.0%	39.9%	1.6%	1.6%	3.1%	100.0%



KEY MAP

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING
- PLAZA

N

0 15' 30' 60' 90'

BUILDING 'C' SITE PLAN — R-4.1

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

03.03.2016

CASE FILE NUMBERS:

REV. 03.03.2016

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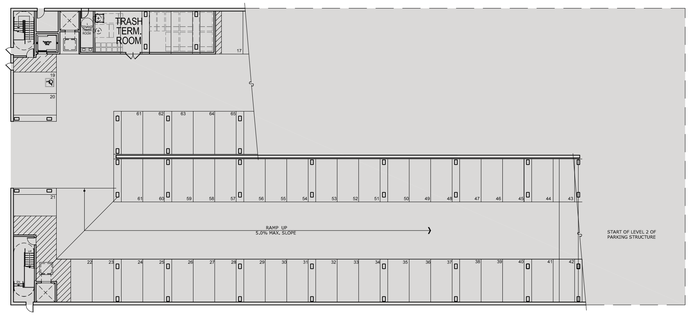
The Residences at Five Lagunas

BUILDING 'C' - SITE PLAN

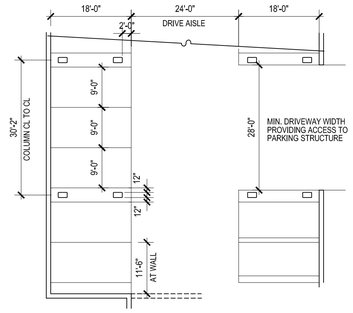
Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

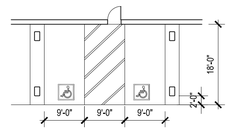
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



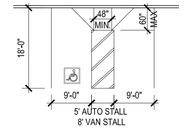
PARTIAL VIEW OF LEVEL 1 PARKING STRUCTURE AT RAMP



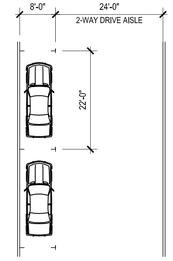
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



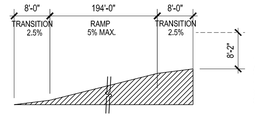
ACCESSIBLE PARKING - AT GARAGE



ACCESSIBLE PARKING - DUAL STALLS

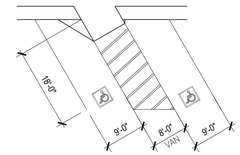


PARALLEL PARKING STANDARD



TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D

MIN. CEILING HEIGHTS:
ACCESSIBLE LEVELS: 8'-2"
NON ACCESSIBLE: 7'-0"
NO INTRUSIONS OF UTILITIES OR FIXTURES PERMITTED WITHIN CLEARANCE HEIGHT REQUIREMENTS



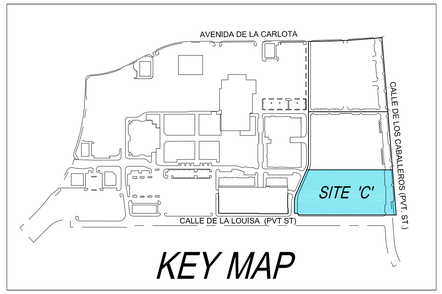
ACCESSIBLE PARKING - ANGLED

CITY OF LAGUNA HILLS PARKING STANDARDS
CHAPTER 9-44 LHMC

0 8' 16' 32' 48'

LEGEND

- RESIDENTIAL
- STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

REV. 03.03.2016

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BUILDING 'C' FIRST FLOOR PLAN	R-4.2	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

The Residences at Five Lagunas — *BUILDING 'C' - LEVEL 1 FLOOR PLAN* — *Laguna Hills, CA*

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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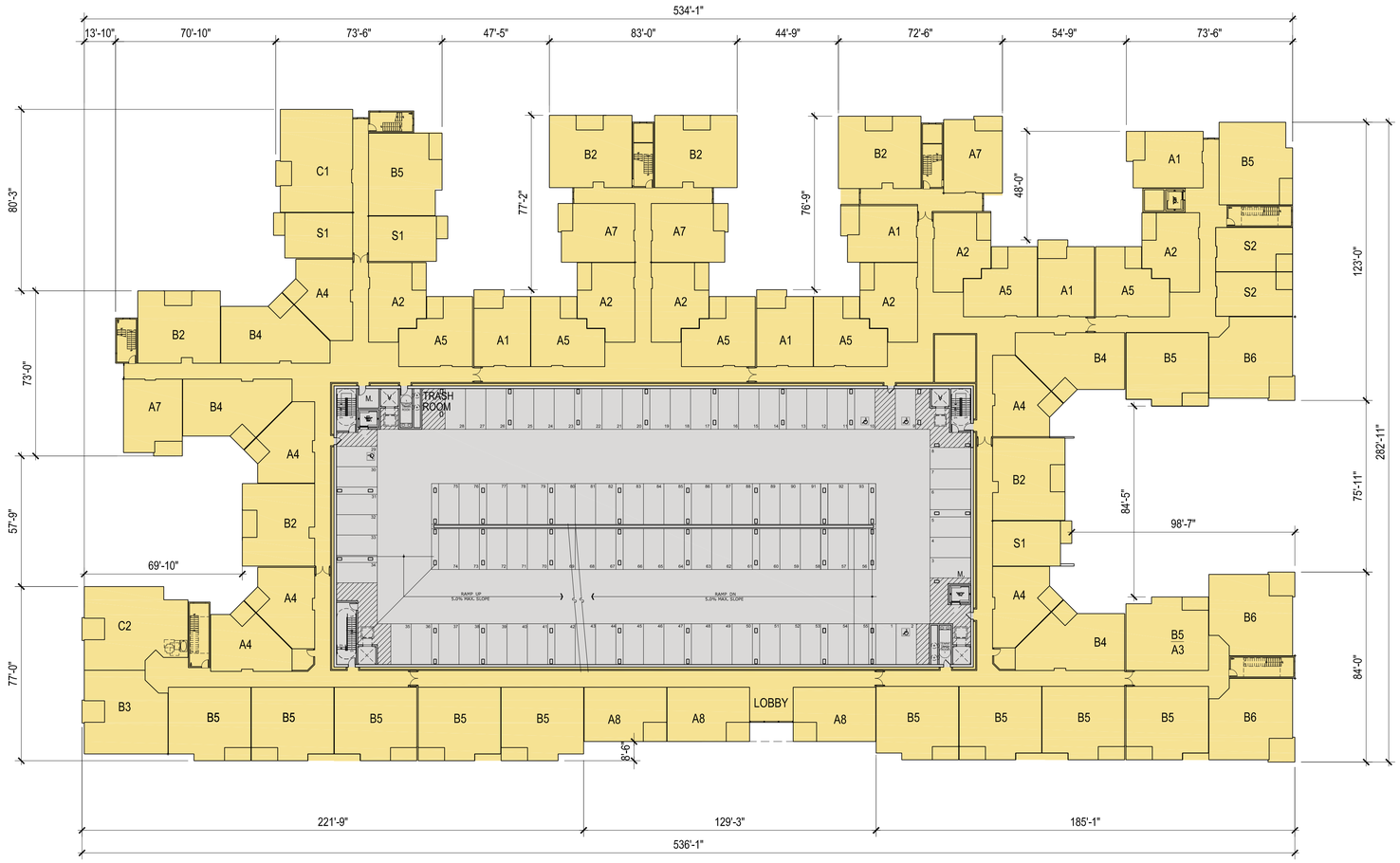
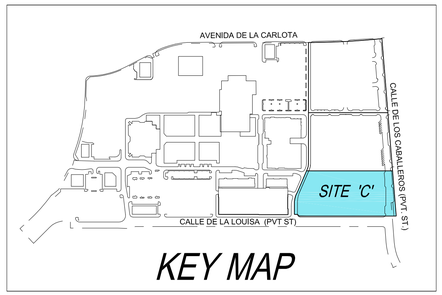
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



LEGEND

RESIDENTIAL

STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'C' - LEVEL 2-5 FLOOR PLAN

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners

3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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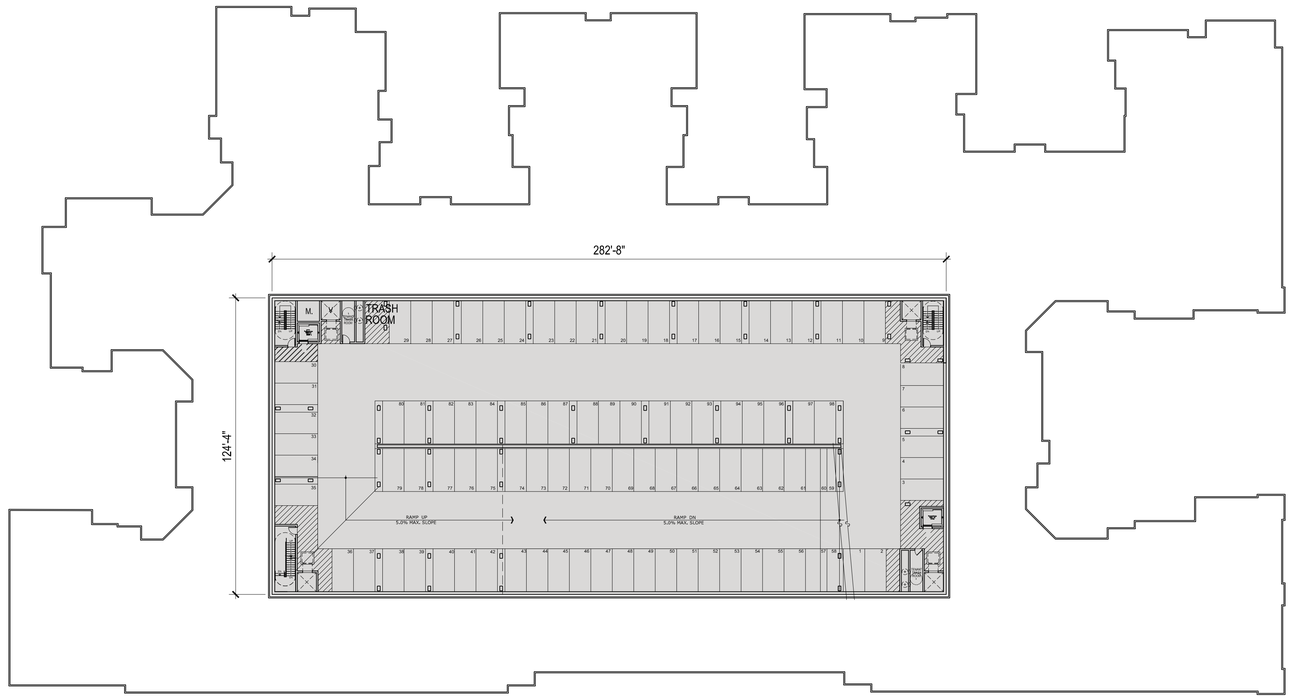
BUILDING 'C' TYP. UPPER FLOOR PLAN — R-4.3

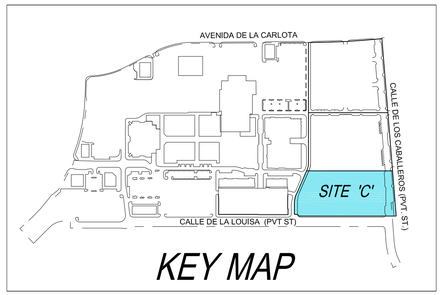
No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

03.03.2016

XXX





KEY MAP

LEGEND

RESIDENTIAL

STRUCTURED PARKING

0 15' 30' 60' 90'

N

BUILDING 'C' - LEVEL 6 FLOOR PLAN

REV. 03.03.2016

BUILDING 'C' FLOOR PLAN	R-4.4	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX

The Residences at Five Lagunas — *Laguna Hills, CA*

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3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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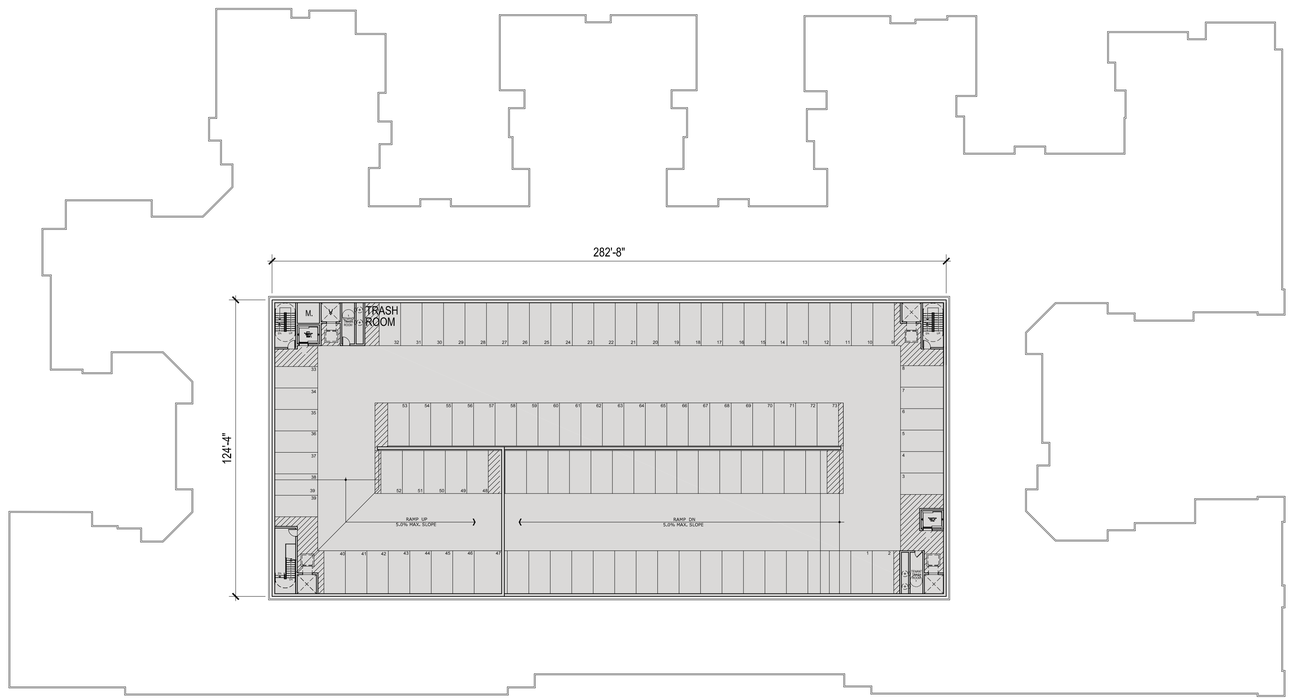

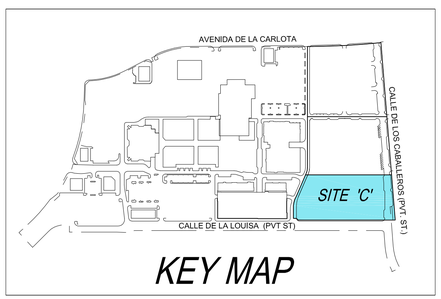

KEY MAP

LEGEND

RESIDENTIAL

STRUCTURED PARKING

0 15' 30' 60' 90'

N

BUILDING 'C' - LEVEL 7 FLOOR PLAN

BUILDING 'C' FLOOR PLAN	R-4.5

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

REV. 03.03.2016

03.03.2016

XXX
XXX

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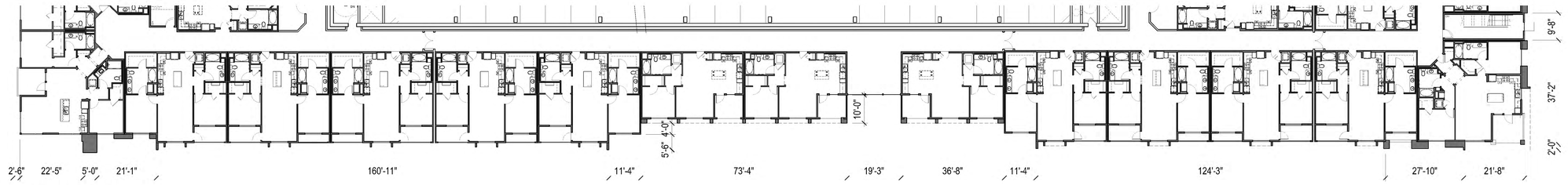
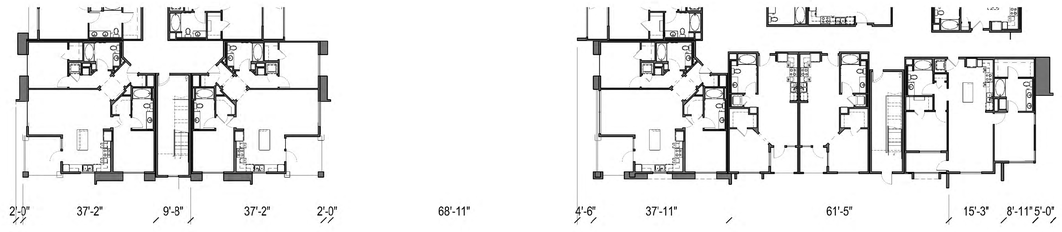
WEST ELEVATION



TYPICAL UPPER FLOOR PLAN

SOUTH ELEVATION



TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. THIN PORCELAIN MOSAIC TILE
4. VINYL WINDOW
5. METAL PANEL SYSTEM
6. RAILING -PAINTED METAL
7. RAILING - COLORED GLASS PANEL
8. PAINTED METAL PANEL
9. FOAM TRIM
10. METAL AWNING TRELLIS
11. ALUMINUM STOREFRONT SYSTEM
12. METAL SLAT WALL

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL

0 10' 20' 40' 60'

REV. 03.03.2016

The Residences at Five Lagunas

BUILDING 'C'

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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BUILDING 'C' ELEVATIONS W PLANS	R-4.6	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

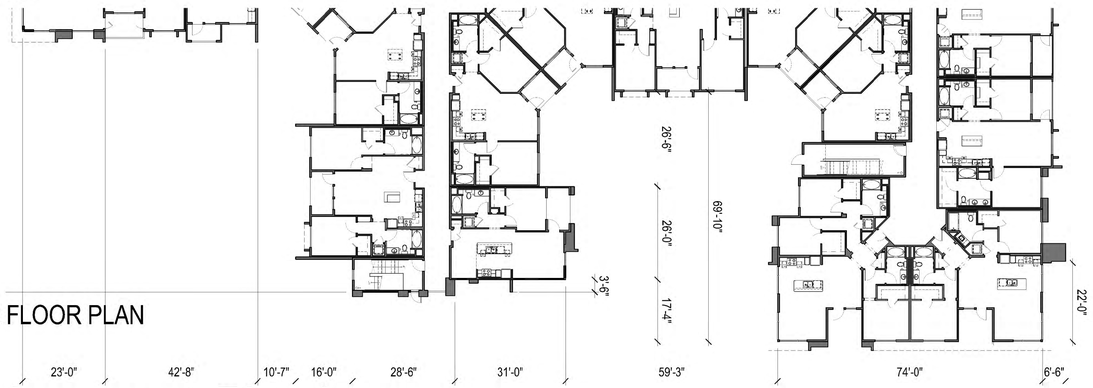
CASE FILE NUMBERS:

XXX
XXX

EAST ELEVATION

TYPICAL UPPER FLOOR PLAN

NORTH ELEVATION



TYPICAL UPPER FLOOR PLAN

MATERIAL LEGEND:

1. EXTERIOR PLASTER WITH REVEALS SAND FINISH
2. HORIZONTAL SIDING
3. THIN PORCELAIN MOSAIC TILE
4. VINYL WINDOW
5. METAL PANEL SYSTEM
6. RAILING -PAINTED METAL
7. RAILING - COLORED GLASS PANEL
8. PAINTED METAL PANEL
9. FOAM TRIM
10. METAL AWNING TRELLIS
11. ALUMINUM STOREFRONT SYSTEM
12. METAL SLAT WALL

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL

The Residences at Five Lagunas

BUILDING 'C'

Laguna Hills, CA

0 10' 20' 40' 60'

REV. 03.03.2016

Merlone Geier Partners

3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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BUILDING 'C' ELEVATIONS W PLANS — R-4.7

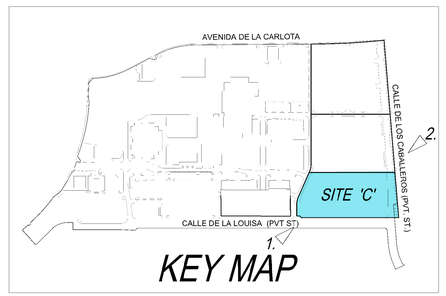
03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

1. GROUND LEVEL VIEW LOOKING SOUTHEAST

2. GROUND LEVEL VIEW LOOKING NORTHWEST



KEY MAP

The Residences at Five Lagunas

BUILDING 'C'

Laguna Hills, CA

Merlone Geier Partners

3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

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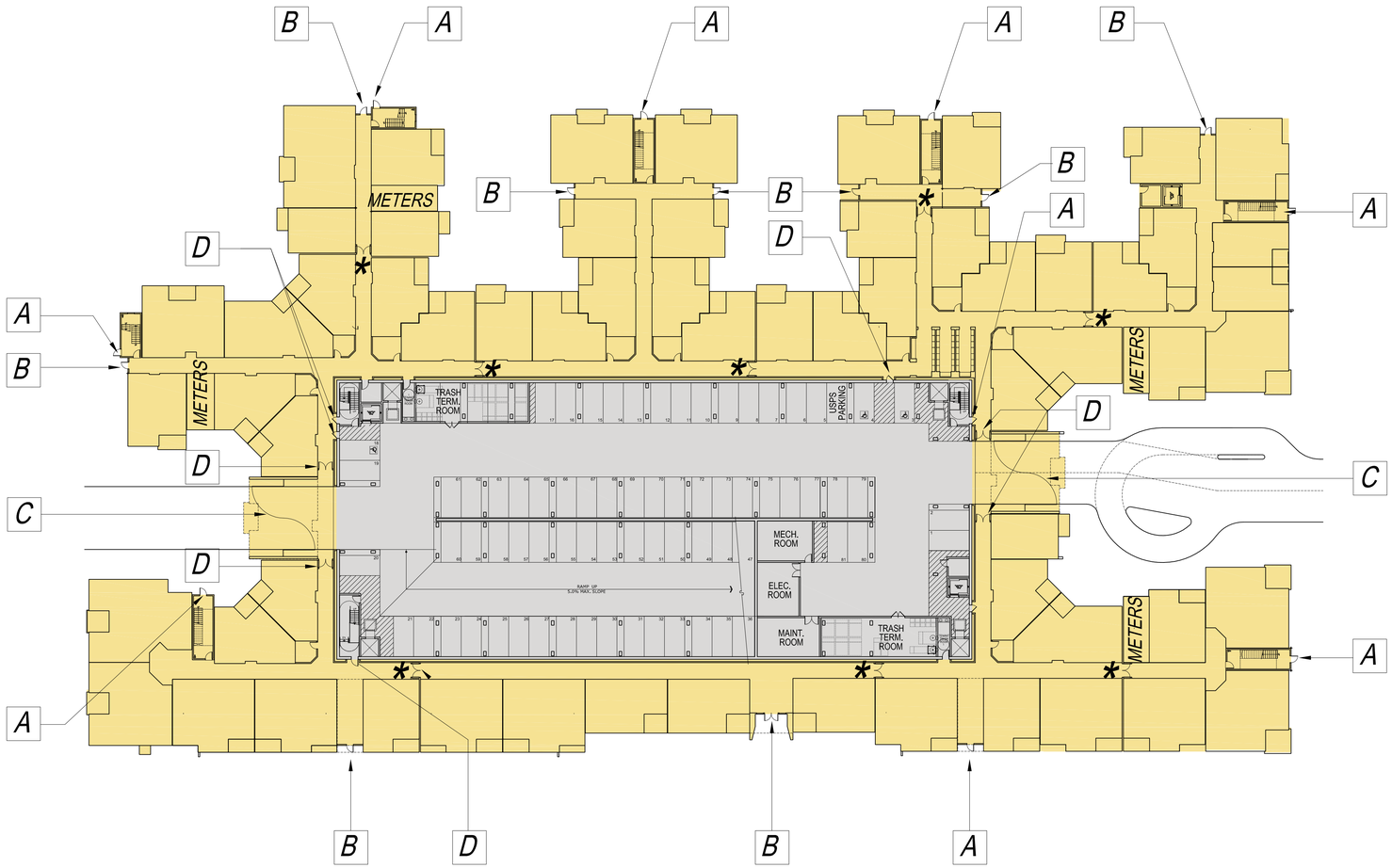
PERSPECTIVES R-4.8

03.03.16

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

XXX
XXX



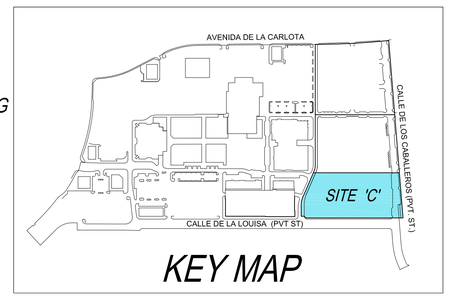
- A — EXIT STAIRWAY - RESIDENT ACCESS ONLY CARD-READER/FOB ACCESS CONTROL DEVICE
- B — RESIDENTIAL ENTRY - RESIDENT & GUEST ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE & VISITOR CALL-BOX
- C — AUTOMATIC GATE. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX
- D — SECURED CORRIDOR ACCESS. CARD-READER/FOB ACCESS CONTROL DEVICE FOR RESIDENTS & VISITOR CALL-BOX

* NOTE: INTERMEDIATE DOORS LOCATED IN CORRIDORS ARE FIRE DOORS TO REMAIN IN THE OPEN POSITION UNTIL ACTIVATED BY ALARM.

LEGEND

RESIDENTIAL

STRUCTURED PARKING



KEY MAP

0 15' 30' 60' 90'

N

BUILDING 'C' - RESIDENTIAL SECURITY FEATURES PLAN

The Residences at Five Lagunas — Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

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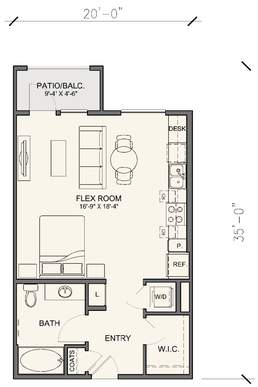
BUILDING 'C' RES. SECURITY PLANS — R-4.9

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

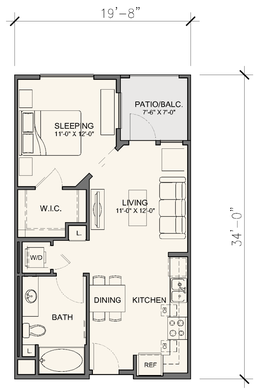
CASE FILE NUMBERS:

03.03.2016



UNIT S1: STUDIO / 1BA

NET LEASABLE AREA: 600 SQ. FT.
PATIO / BALC: 43 SQ. FT.



UNIT S2: STUDIO / 1BA

NET LEASABLE AREA: 604 SQ. FT.
PATIO / BALC: 52 SQ. FT.

UNIT A1: 1BR / 1BA

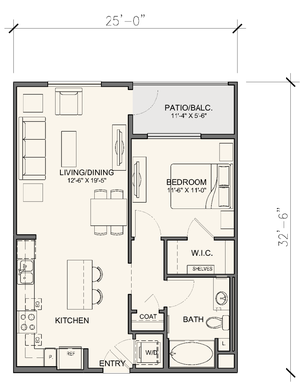
NET LEASABLE AREA: 703 SQ. FT.
PATIO / BALC: 96 SQ. FT.

UNIT A2: 1BR / 1BA

NET LEASABLE AREA: 722 SQ. FT.
PATIO / BALC: 71 SQ. FT.

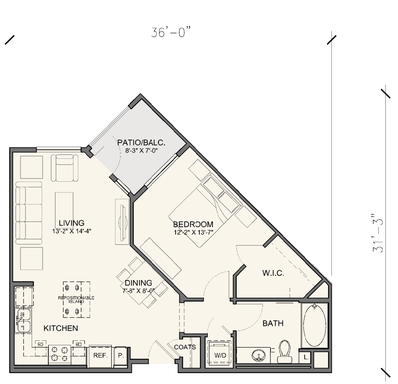
UNIT A5: 1BR / 1BA

NET LEASABLE AREA: 778 SQ. FT.
PATIO / BALC: 64 SQ. FT.



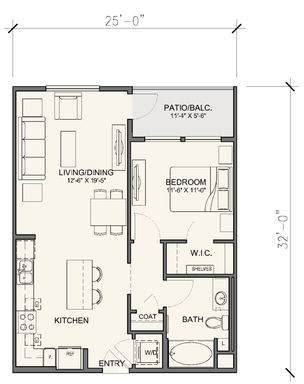
UNIT A3: 1BR / 1BA

NET LEASABLE AREA: 744 SQ. FT.
PATIO / BALC: 51 SQ. FT.



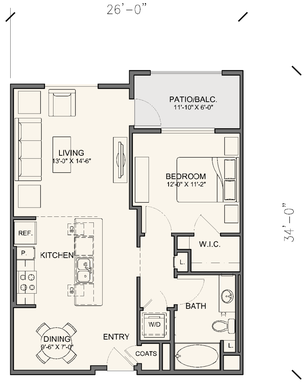
UNIT A4: 1BR / 1BA

NET LEASABLE AREA: 755 SQ. FT.
PATIO / BALC: 58 SQ. FT.



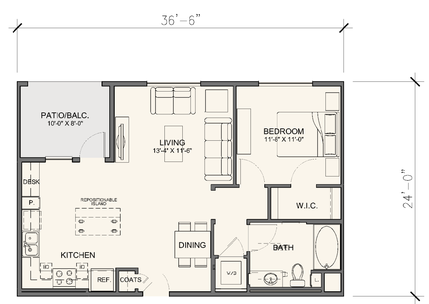
UNIT A6: 1BR / 1BA

NET LEASABLE AREA: 734 SQ. FT.
PATIO / BALC: 51 SQ. FT.



UNIT A7: 1BR / 1BA

NET LEASABLE AREA: 784 SQ. FT.
PATIO / BALC: 71 SQ. FT.



UNIT A8: 1BR / 1BA

NET LEASABLE AREA: 788 SQ. FT.
PATIO / BALC: 81 SQ. FT.

0 4' 8' 16' 24'

UNIT PLANS

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners
3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

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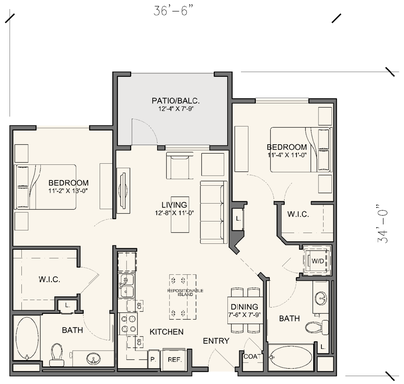
STUDIO & 1 BEDROOM PLANS — R-5.1

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

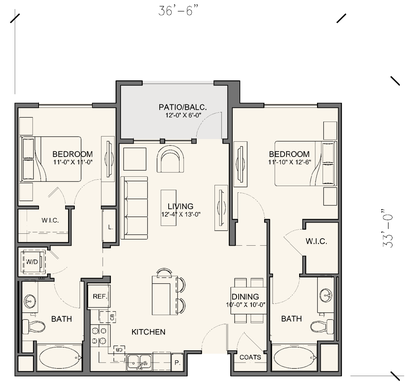
CASE FILE NUMBERS:

03.03.2016



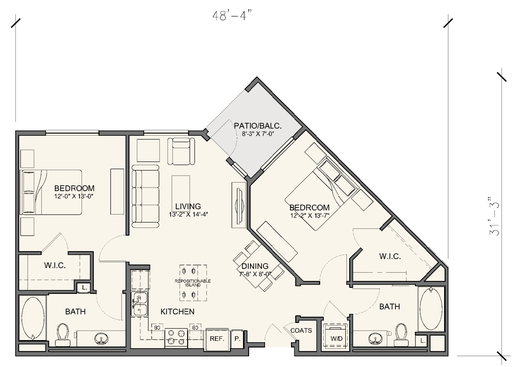
UNIT B1: 2BR / 2BA

NET LEASABLE AREA: 1,028 SQ. FT.
PATIO / BALC: 96 SQ. FT.



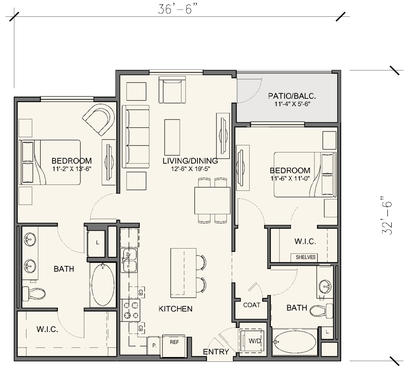
UNIT B2: 2BR / 2BA

NET LEASABLE AREA: 1,044 SQ. FT.
PATIO / BALC: 73 SQ. FT.



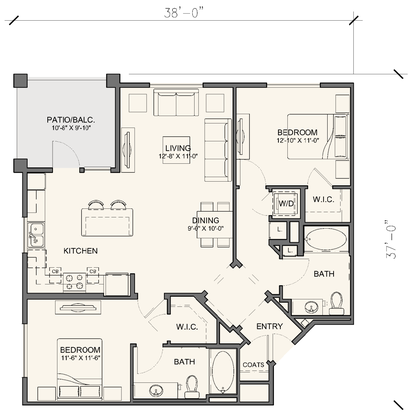
UNIT B4: 2BR / 2BA

NET LEASABLE AREA: 1,066 SQ. FT.
PATIO / BALC: 58 SQ. FT.



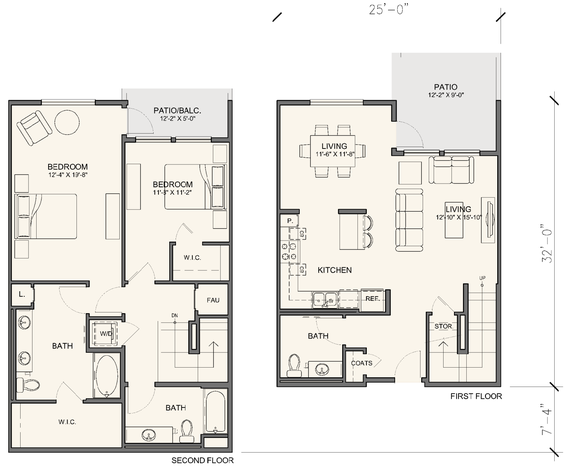
UNIT B5: 2BR / 2BA

NET LEASABLE AREA: 1,084 SQ. FT.
PATIO / BALC: 62 SQ. FT.



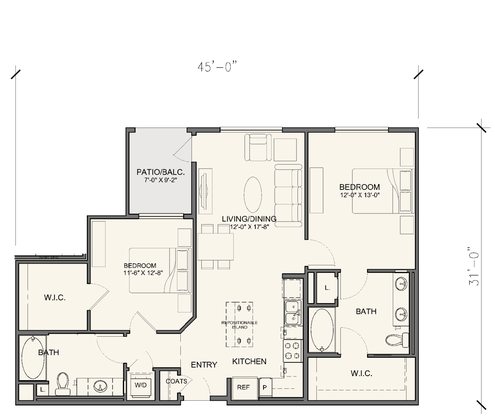
UNIT B6: 2BR / 2BA

NET LEASABLE AREA: 1,155 SQ. FT.
PATIO / BALC: 102 SQ. FT.



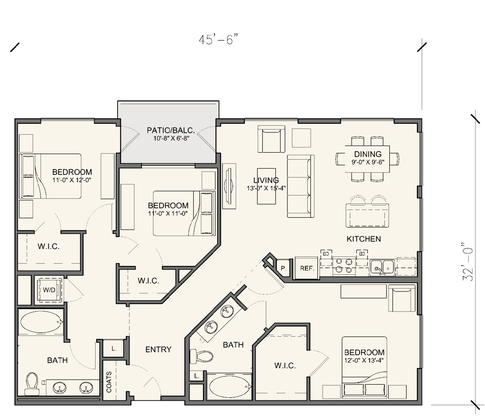
UNIT B7: 2BR / 2BA

NET LEASABLE AREA: 1,639 SQ. FT.
PATIO / BALC: 170 SQ. FT.



UNIT B9: 2BR / 2BA

NET LEASABLE AREA: 1160 SQ. FT.
PATIO / BALC: 64 SQ. FT.



UNIT C1: 3BR / 2BA

NET LEASABLE AREA: 1,400 SQ. FT.
PATIO / BALC: 71 SQ. FT.

0 4' 8' 16' 24'

UNIT PLANS

The Residences at Five Lagunas

Laguna Hills, CA

Merlone Geier Partners

3580 Carmel Mountain Road Suite 260, San Diego, CA 92130 (858) 350-1977

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

REV. 03.03.2016

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2 BEDROOM & 3 BEDROOM PLANS	R-5.2	03.03.2016

No.	ITEM	DATE
1	AGENCY SUBMITTAL	05.18.15
2	AGENCY RESUBMITTAL	07.28.15
3	AGENCY RESUBMITTAL	10.01.15
4	AGENCY RESUBMITTAL	10.30.15
5	AGENCY RESUBMITTAL	12.18.15
6	AGENCY RESUBMITTAL	03.03.16

CASE FILE NUMBERS:

PLANTING LEGEND

TREES SUCH AS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	EXISTING TREES TO REMAIN AND TO BE PROTECTED IN PLACE		N/A
	ACCENT PALM PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	20' BTH
	ACCENT TREE TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	48" BOX
	MAIN STREET TREE KOELREUTERIA BIPINNATA	CHINESE FLAME	36" BOX
	ACCENT TREE LAGERSTROEMIA INDICA PINUS CANARIENSIS	CRAPE MYRTLE CANARY ISLAND PINE	36" BOX 36" BOX
	CALLE LOUISA / CABALLEROS STREET TREE LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	HEALTH CENTER DRIVE TREE MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX
	RESIDENTAIL STREET TREE ULMUS PARVIFOLIA	CHINESE ELM TREE	36" BOX
	PARKING LOT SHADE TREE PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX
	SPECIMIN TREE PLATANUS RACEMOSA QUERCUS AGRIFOLIA	SYCAMORE TREE COAST LIVE OAK	48" BOX 48" BOX

CONSTRUCTION LEGEND

1. "LAGUNA WOODS" LANDSCAPE THEME AREA - SEE SHEET L1.00 BY STUDIO 111
2. "LAGUNA HILLS" LANDSCAPE THEME AREA - SEE SHEET L1.00 BY STUDIO 111
3. WATER TREATMENT PLANTERS
4. GROUP SHADE STRUCTURE WITH BUILT-IN BARBEQUE AND COUNTERTOP BELOW
5. OUTDOOR FIRE FEATURE/ BBQ
6. POOL TABLE
7. SEATWALL
8. SITE FURNITURE
9. BIKE RACK
10. ENTRY TRELLIS/ GATE
11. PRIVATE PATIO
12. SIDEWALK
13. HISTORIC CATTLE BRANDING STAMP ON PAVEMENT
14. WATER TREATMENT BASINS
15. FIRE LANE
16. DECORATIVE POTS
17. TRASH & RECYCLE RECEPTACLES
18. DOG PARK
19. 66KV POWER LINE TO REMAIN
20. OFF SITE PEDESTRIAN CONNECTION BY OTHERS
21. EXISTING WALL TO REMAIN
22. PLAY STRUCTURE
23. BOCCE COURT
24. POOL/SPA
25. LANDSCAPE BOULDER
26. CABANA

FIVE LAGUNAS

OVERALL LANDSCAPE PLAN

RL1.0

URBAN ARENA
11772 Sorrento Valley Road, Suite 212
San Diego, California 92121
T: 858.625.0112 F: 858.625.0113
San Diego · Orange County · San Francisco

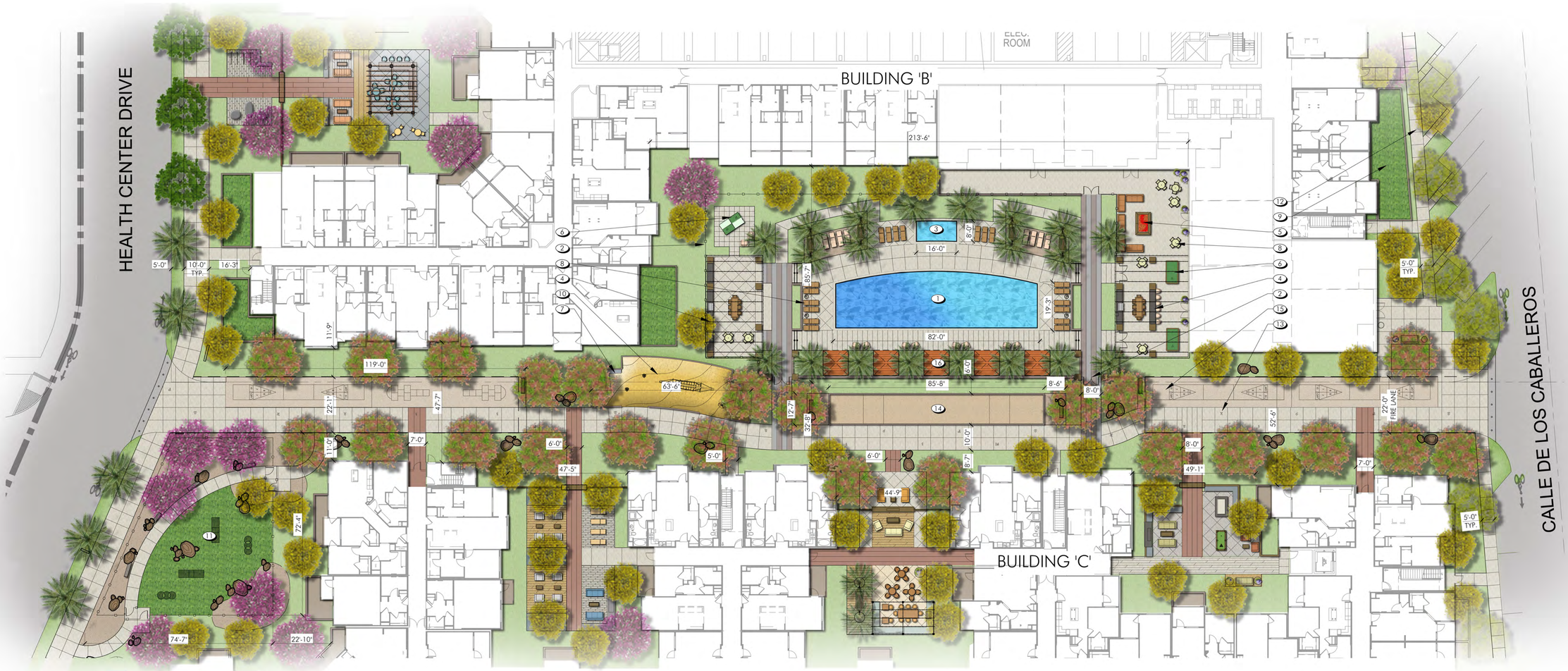
MerloneGeier Partners

NORTH

SCALE: 1" = 50'-0"

0 25 50 100 150

UA JOB NUMBER 15-049 DECEMBER 18, 2015



CONSTRUCTION LEGEND

1. POOL
2. POOL SECURITY FENCE / GATE
3. SPA
4. GROUP SHADE STRUCTURE WITH BUILT-IN BARBEQUE AND COUNTERTOP BELOW
5. OUTDOOR FIRE PIT
6. POOL/ PING-PONG TABLE
7. SEATWALL
8. SITE FURNITURE
9. WATER TREATMENT PLANTERS
10. TOT LOT
11. DOG PARK
12. SIDEWALK
13. CATTLE BRANDING ON PAVEMENT
14. BOCCE COURT
15. SHUFFLE BOARD
16. CABANA

FIVE LAGUNAS

LANDSCAPE ENLARGEMENT
LINEAR PARK/PLAZA

RL1.1

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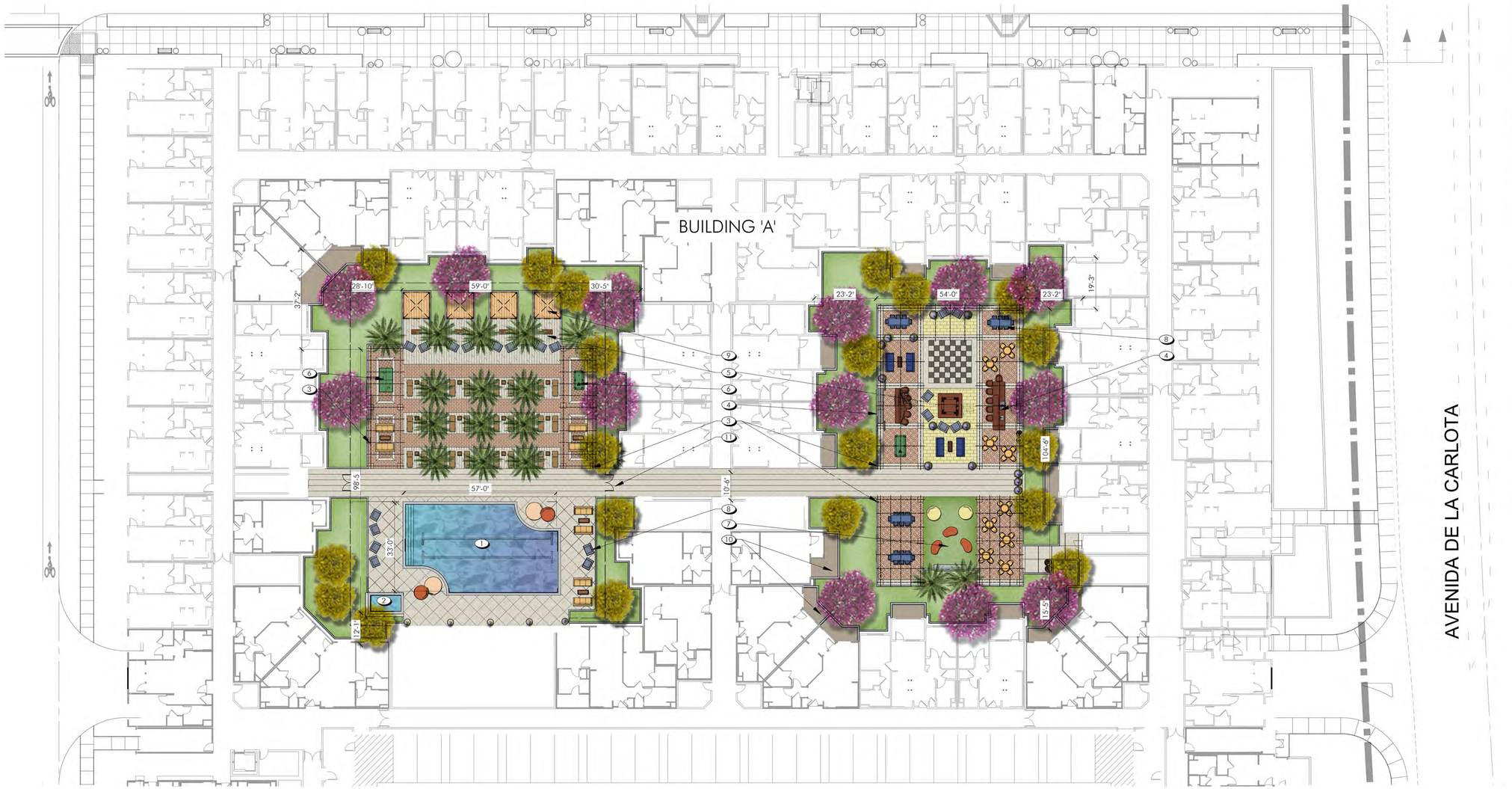
NORTH

SCALE: 1" = 20'-0"

0 10 20 40 60

UA JOB NUMBER 15-049 DECEMBER 18, 2015



CONSTRUCTION LEGEND

1. POOL
2. SPA
3. GROUP SHADE STRUCTURE
4. BUILT-IN BARBEQUE AND COUNTERTOP BELOW
5. OUTDOOR FIRE FEATURE
6. POOL/ PING-PONG TABLE
7. MOVIE-NIGHT AREA
8. SITE FURNITURE
9. POOL CABANA
10. PRIVATE PATIO
11. POOL GATE & FENCE

FIVE LAGUNAS

LANDSCAPE ENLARGEMENT
BUILDING 'A' AMENITY DECKS

RL1.2

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NORTH

SCALE: 1" = 20'-0"

0 10 20 40 60

UA JOB NUMBER 15-049 NOVEMBER 3, 2015

KEYNOTES

- Raised Planter
- At Grade Planter
- Modular Wetland

NOTE: See Civil Sheet C5.0 for additional Stormwater treatment information

FIVE LAGUNAS
STORM WATER PLAN

RL2.0

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NORTH

SCALE: 1" = 50'-0"
0 25 50 100 150

UA JOB NUMBER 15-049 DECEMBER 18, 2015

KEYNOTES

- Pedestrian Plaza
- Open Space & Amenities
- Landscape Coverage

PEDESTRIAN PLAZA

(PER URBAN VILLAGE SPECIFIC PLAN)
Pedestrian plazas should be a minimum of 3% of the total floor area of the building to be construction, replaced, or modified.

Building Total Floor Area	1,300,000 sq. ft.	
Plaza Area Provided:	39,065 sq. ft.	3.0%

OPEN SPACE

Open Space and Amenities should be a minimum of 10% of the building parcel area. Landscape Coverage should be a minimum of 15% of the building parcel area.

OPEN SPACE AND AMENITIES

Parcel	Lot Area	Req'd 10%	Provided
'A'	391,621 s.f.	39,162 s.f.	30,741 s.f.- 7.8%
'B'	271,463 s.f.	27,146 s.f.	35,150 s.f.- 12.9%
'C'	277,339 s.f.	27,734 s.f.	29,315 s.f.- 10.6%
Total:	940,423 s.f.	94,042 s.f.	95,206 s.f.- 10.1%

LANDSCAPE COVERAGE

Parcel	Lot Area	Req'd 15%	Provided
'A'	391,621 s.f.	58,743 s.f.	59,172 s.f.- 15.1%
'B'	271,463 s.f.	40,719 s.f.	58,157 s.f.- 21.4%
'C'	277,339 s.f.	41,600 s.f.	47,385 s.f.- 17.1%
Total:	940,423 s.f.	141,062 s.f.	164,714 s.f.- 17.5%

FIVE LAGUNAS

OPEN SPACE PLAN

RL3.0

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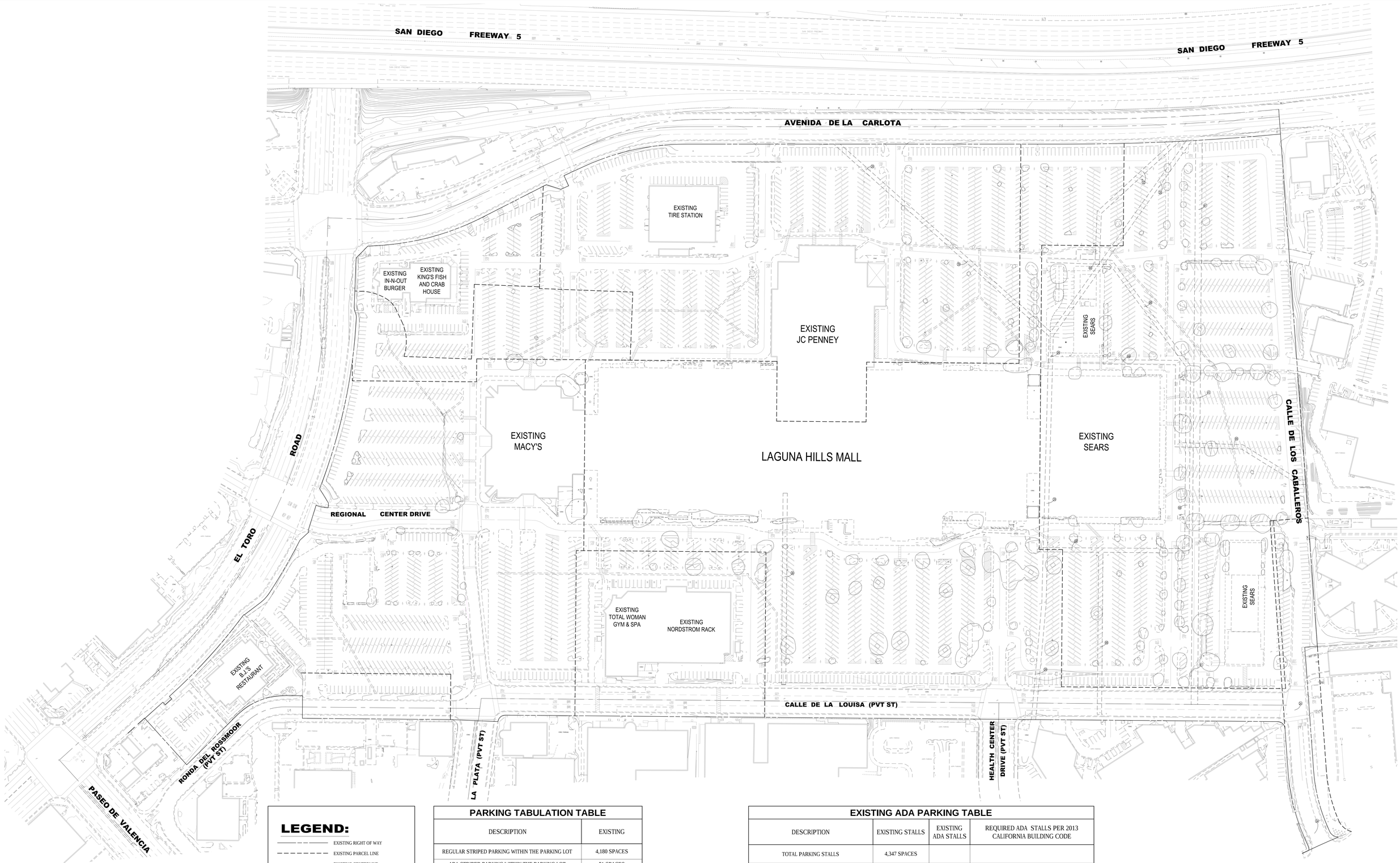
SCALE: 1" = 50'-0"
0 25 50 100 150

UA JOB NUMBER 15-049 DECEMBER 18, 2015



LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING PARCEL LINE
- EXISTING CENTERLINE
- EXISTING TOPOGRAPHY

FEET
80 40 0 80 160
1 1/2 0 1 2
INCHES

PARKING TABULATION TABLE

DESCRIPTION	EXISTING
REGULAR STRIPED PARKING WITHIN THE PARKING LOT	4,180 SPACES
ADA STRIPED PARKING WITHIN THE PARKING LOT	51 SPACES
VAN ADA STRIPED PARKING WITHIN THE PARKING LOT	17 SPACES
REGULAR NON-STRIPED PARKING ALONG THE PRIVATE STREET, CALLE DE LA LOUISE (ASSUMED 20' PER SPACE)	99 SPACES
TOTAL	4,347 SPACES

EXISTING ADA PARKING TABLE

DESCRIPTION	EXISTING STALLS	EXISTING ADA STALLS	REQUIRED ADA STALLS PER 2013 CALIFORNIA BUILDING CODE
TOTAL PARKING STALLS	4,347 SPACES		
ADA STRIPED WITHIN THE PARKING LOT		51 SPACES	45 SPACES
VAN ADA STRIPED PARKING WITHIN THE PARKING LOT		17 SPACES	9 SPACES
TOTAL		68 SPACES	54 SPACES

PR ARCHITECTS
Perkowitz&Ruth ARCHITECTS
Long Beach, CA [562]628.8000 www.prarchitects.com

Client
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Project
FIVE LAGUNAS
24155 Laguna Hills Mall
Laguna Hills, CA 92653

Civil Engineer
PSOMAS
28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 fax
www.psomas.com

EXISTING CONDITIONS

11.03.2015

C1.0

Plotted - 11/2/2015 5:03:05 PM :: Saved - 9/30/2015 6:32:17 AM :: V:\1MER01300\ENGR\SHEETS\C1.0.dwg :: sara.maskinay

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER.
EXAMPLE: (20) = SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.

1. General and special taxes and assessments for the fiscal year 2013–2014, a lien not yet due or payable.

1A. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $10,922.92, PAID Penalty: $0.00
Second Installment: $10,922.92, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–051–25 (Affects Parcel B)

2. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $87,596.10, PAID Penalty: $0.00
Second Installment: $87,596.10, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–051–29 (Affects Parcel D)

3. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $326,516.04, PAID Penalty: $0.00
Second Installment: $326,516.04, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–051–33 (Affects Parcel B)

4. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $24,124.11, PAID Penalty: $0.00
Second Installment: $24,124.11, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–051–34 (Affects Parcel A)

5. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $60,939.95, PAID Penalty: $0.00
Second Installment: $60,939.95, DELINQUENT Penalty: $6,117.00
Tax Rate Area: 31–009
A. P. No.: 621–051–35 (Affects Parcel C)

6. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $45,689.84, PAID Penalty: $0.00
Second Installment: $45,689.84, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–48 (Affects Parcel E)

7. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $0.00, NO TAX DUE Penalty: $0.00
Second Installment: $0.00, NO TAX DUE Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–49 (Affects Parcel F)

8. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $12,249.78, PAID Penalty: $0.00
Second Installment: $12,249.78, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–50 (Affects Parcel F)

9. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $40,600.93, PAID Penalty: $0.00
Second Installment: $40,600.93, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–51 (Affects Parcel F)

10. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $0.00, NO TAX DUE Penalty: $0.00
Second Installment: $0.00, NO TAX DUE Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–53 (Affects Parcel A)

11. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $11,251.37, PAID Penalty: $0.00
Second Installment: $11,251.37, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–54 (Affects Parcel F)

12. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $7,986.37, PAID Penalty: $0.00
Second Installment: $7,986.37, PAID Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–55 (Affects Parcel F)

13. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $0.00, NO TAX DUE Penalty: $0.00
Second Installment: $0.00, NO TAX DUE Penalty: $0.00
Tax Rate Area: 31–008
A. P. No.: 621–141–57 (Affects Parcel F)

14. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $15,317.88, PAID Penalty: $0.00
Second Installment: $15,317.88, PAID Penalty: $0.00
Tax Rate Area: 31–008
A. P. No.: 621–141–58 (Affects Parcel G)

15. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $0.00, NO TAX DUE Penalty: $0.00
Second Installment: $0.00, NO TAX DUE Penalty: $0.00
Tax Rate Area: 31–008
A. P. No.: 621–141–59 (Affects Parcel A)

16. General and special taxes and assessments for the fiscal year 2012–2013.
First Installment: $0.00, NO TAX DUE Penalty: $0.00
Second Installment: $0.00, NO TAX DUE Penalty: $0.00
Tax Rate Area: 31–009
A. P. No.: 621–141–81 (Affects Parcel B)

17. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

18. Water rights, claims or title to water, whether or not shown by the public records.

19. This item has been intentionally deleted.

20. An easement for water pipe lines, sanitary sewer lines and incidental purposes in the document recorded January 15, 1964 in Book 6885, Page 70; and January 15, 1964 in Book 6885, Page 72, both of Official Records.
Document(s) declaring modifications thereof recorded February 29, 1972 in Book 10018, Pages 258 and 261 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

21. Covenants, conditions, restrictions and easements in the document recorded in Book 6944, Page 449 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
Document(s) declaring modifications thereof recorded in Book 9293, Page 986 of Official Records.
[AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

22. An easement for pipe lines and incidental purposes, recorded September 16, 1964 in Book 7221, Page 727 of Official Records.
In Favor of: Southern Counties Gas Company of California, a corporation
Affects: Said land more particularly described therein.
Document(s) declaring modifications thereof recorded February 19, 1965 in Book 7420, Page 616 of Official Records.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

23. Terms and provisions of an unrecorded lease dated August 13, 1964, by and between Rossmoor Corporation, a California corporation as lessor and United California Bank as lessee, as disclosed by a Memorandum of Lease recorded November 12, 1964 in Book 7297, Page 17 of Official Records.
The lessor's interest under the lease has been assigned to Shopping Center Associates, a New York general partnership by assignment recorded November 21, 1989 as Instrument No. 89636873 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

24. An easement for pipelines and incidental purposes, recorded February 24, 1965 in Book 7423, Page 957 of Official Records.
In Favor of: Southern Counties Gas Company of California, a corporation
Affects: Said land more particularly described therein.
Note: A portion of said easement was quitclaimed by Quitclaim Deed recorded November 29, 1971 in Book 9905, Page 162 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

25. An easement for pipe lines and incidental purposes in the document recorded June 14, 1965 in Book 7555, Page 16; and August 13, 1965 in Book 7630, Page 541, both of Official Records.
Document(s) declaring modifications thereof recorded February 29, 1972 in Book 10018, Pages 258 and 261 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

26. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded September 03, 1965 in Book 7656, Page 227 of Official Records. By and between Rossmoor Corporation, a Corporation, and The Pacific Telephone an Telegraph Company, a corporation. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

EXCEPTIONS (CONT.)

27. The terms and provisions contained in the document entitled "Agreement" recorded September 27, 1965 in Book 7681, Page 72 of Official Records. By and between Rossmoor Corporation, a Corporation, and The Pacific Telephone an Telegraph Company, a corporation.
The terms and provisions contained in the document entitled "Amendment To Agreement" recorded November 12, 1965 in Book 7738, Page 924 of Official Records. [DOES NOT AFFECT THE PROPERTY.]

(28) An easement for public utilities and incidental purposes, recorded November 04, 1965 in Book 7729, Page 120 of Official Records.
In Favor of: Southern California Edison Company, a corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(29) The following matters shown or disclosed by the filed or recorded map referred to in the legal description:
Easement for drainage purposes. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(30) Matters contained in the dedication statement or elsewhere on the tract or parcel map shown below, which among the things provide:
Tract/Parcel Map: Tract No. 6106 recorded in Book 74, Pages 4 through 10, inclusive
Provisions: A. Said lots being intended for the exclusive use of the lot Owners in the Subdivision.
B. Said lots are not of sufficient rights of way or improved to County standards, and are therefore not acceptable as public streets.
(Affects Parcels C1, C2, D1, D2, E1 and E2) [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

31. This item has been intentionally deleted.

32. This item has been intentionally deleted.

(33) An easement for ingress and egress and incidental purposes, recorded August 17, 1966 in Book 8021, Page 185 of Official Records.
In Favor of: Ross W. Cortese and M.E. Ward, doing business as C & W Company
Affects: Said land more particularly described therein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

34. The rights of the public to use a portion of the land for ingress and egress and parking for adjacent facilities, as set forth in a Notice of Consent recorded September 19, 1967 in Book 8378, Page 171 of Official Records.
[AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

(35) An easement for ingress and egress and incidental purposes, recorded September 11, 1968 in Book 8717, Page 812 of Official Records.
In Favor of: Golden Rain Foundation of Laguna Hills Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(36) An easement for sanitary sewer pipe lines and incidental purposes, recorded November 26, 1969 in Book 9148, Page 179 of Official Records.
In Favor of: Rossmoor Sanitation, Inc. Affects: Said land more particularly described therein.
The terms and provisions contained in the document entitled "Modification of Easements" recorded February 29, 1972 in Book 10018, Page 258 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

37. This item has been intentionally deleted.

38. This item has been intentionally deleted.

(39) An easement for public utilities and incidental purposes, recorded March 10, 1971 in Book 9566, Page 948 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

40. The terms and provisions contained in the document entitled "Sewer Main Extension Contribution and Sewer Agreement" recorded September 29, 1971 in Book 9823, Page 673 of Official Records. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

(41) An easement for gas pipes and incidental purposes, recorded October 29, 1971 in Book 9868, Page 985 of Official Records.
In Favor of: Southern California Gas Company, a corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(42) Terms and provisions of an unrecorded lease dated October 05, 1971, by and between Rossmoor Corporation, a California corporation as lessor and Sear, Roebuck and Co., a New York corporation as lessee, as disclosed by a Short Form of Lease recorded February 29, 1972 in Book 10018, Page 274 of Official Records.
Document(s) declaring modifications thereof recorded April 18, 1974 in Book 11121, Page 1934 of Official Records.
The lessor's interest under the lease has been assigned to Shopping Center Associates, a New York general partnership by assignment recorded November 21, 1989 as Instrument Nos. 89636870 and 89–636873, both of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(43) Terms and provisions of an unrecorded lease dated December 10, 1971, by and between Rossmoor Corporation, a California corporation as lessor and Broadway–Hale Stores, Inc., a California corporation as lessee, as disclosed by a Short Form of Lease recorded February 29, 1972 in Book 10018, Page 292 of Official Records.
Document(s) declaring modifications thereof recorded April 18, 1974 in Book 11121, Page 1905; January 29, 1976 in Book 11632, Page 1436, both of Official Records.
The lessor's interest under the lease has been assigned to Shopping Center Associates, a New York general partnership by assignment recorded November 21, 1989 as instrument Nos. 89636870 and 89–636873, both of Official Records.
A deed recorded December 31, 1974 in Book 11315, Page 1440 of Official Records, executed by Carter Hawley Hale Stores, Inc., a California corporation, as grantor, and Barnsdale Modesto Properties, a New York limited partnership, as grantee, purports to convey "Buildings and Improvements, which Buildings and Improvements shall at all times be and remain Real Property" located on the real property affected by said lease.
The interest of Carter Hawley Hale Stores, Inc., formerly Broadway–Hale Stores, Inc. under said lease, has been assigned to Barnhale Modesto Properties, a New York limited partnership, by assignment which recorded December 31, 1974 in Book 11315, Page 1443 of Official Records, reference being hereby made to the record thereof for full particulars.
The interest of Imperial Corporate Income Fund L.P., a Delaware limited partnership, successor by merger to Barnhale Modesto Properties, L.P., a New York limited partnership, formerly known as Barnhale Modesto Properties, a New York limited partnership under said lease, has been assigned to JKS–Laguna Hills L.P., a Delaware limited partnership, by assignment which recorded October 09, 2007 as Instrument No. 2007000602399, Official Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

44. The terms and provisions contained in the document entitled "Construction, Operation and Reciprocal Easement Agreement" recorded February 29, 1972 in Book 10018, Page 325 of Official Records.
Document(s) declaring modifications thereof recorded April 18, 1974 in Book 11122, Page 72 of Official Records.
Document(s) declaring modifications thereof recorded November 17, 1989 as Instrument No. 89620609 of Official Records.
Note 1: The terms, provisions and conditions contained in a document entitled "Assignment and Assumption Agreement (REA)", executed by and between Rossmoor Corporation, a California corporation, and Continental Illinois Properties, a California Real Estate Investment Trust, recorded December 23, 1975 in Book 11604, Page 115 of Official Records.
Note 2: The terms, provisions and conditions contained in a document entitled "Assignment and Assumption Agreement (REA)", executed by and between Laguna Hills Associates, a California partnership, and Continental Illinois Properties, a California Real Estate Investment Trust, recorded February 28, 1977 in Book 12086, Page 283 of Official Records.
Note 3: The terms, provisions and conditions contained in a document entitled "Reciprocal Easement Agreement", executed by and between Pan–American Properties, formerly known as Continental Illinois Properties, a California Real Estate Investment Trust, J.C. Penney Properties, Inc., a Delaware Corporation, Sears, Roebuck and Co., a New York corporation, Carter Hawley Hale Stores, Inc., a California corporation, f/k/a Broadway–Hale Stores, and Laguna Hills Investment Company, recorded June 09, 1980 in Book 13629, Page 1347 of Official Records.
Note 4: The terms, provisions and conditions contained in a document entitled "Assignment and Assumption of Reciprocal Easement Agreement", executed by and between Pan–American Properties, Inc., a Delaware corporation, and Shopping Center Associates, a New York general partnership, recorded November 21, 1989 as Instrument Nos. 89–636871 and 89–636874 both of Official Records. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(45) The terms and provisions contained in the document entitled "Easement Agreement" recorded February 29, 1972 in Book 10018, Page 496 of Official Records. Executed by Broadway–Hale Stores, Inc., a Corporation and others.
Document(s) declaring modifications thereof recorded April 18, 1974 in Book 11122, Page 312 of Official Records.

(46) The terms and provisions contained in the document entitled "Reciprocal Easement Agreement" recorded June 09, 1980 in Book 13629, Page 1347 of Official Records. By and between Pan–American Properties, formerly known as Continental Illinois Properties, a California Real Estate Investment Trust, J.C. Penny Properties, Inc., a Delaware corporation, Sears, Roebuck and Co., a New York corporation, Laguna Hills Investment Company, a California general partnership.
The matters contained in a document entitled "Assignment and Assumption of Reciprocal Easement Agreement" by and between Pan–American Properties, Inc., a Delaware corporation and Shopping Center Associates, a New York general partnership recorded November 21, 1989 as Instrument No. 89–636871 of Official Records.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

EXCEPTIONS (CONT.)

47. An easement for public utilities and incidental purposes, recorded November 15, 1972 in Book 10427, Page 579 of Official Records.
In Favor of: Southern California Edison Company, a corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(48) An easement for pipe lines and incidental purposes, recorded March 20, 1973 in Book 10603, Page 320 of Official Records.
In Favor of: Southern California Gas Company, a corporation Affects: Parcel 5 of Parcel B
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

49. An easement for public utilities and incidental purposes, recorded in Book 10708, Page 932 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(50) An easement for traffic signalization system and incidental purposes, recorded January 21,1974 in Book 11060, Page 1142 of Official Records.
In Favor of: The County of Orange Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(51) An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: Rossmoor Corporation, a California corporation
Lessee: J. C. Penney Properties, Inc., a Delaware corporation
Disclosed by: Short Form of Lease
Recorded: April 18, 1974 in Book 11122, Page 1 of Official Records
Document(s) declaring modifications thereof recorded August 20, 1975 in Book 11489, Page 703 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(52) An easement for water main and incidental purposes, recorded April 26, 1974 in Book 11129, Page 210 of Official Records.
In Favor of: Rossmoor Water Company Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(53) An easement for sewer lines and incidental purposes, recorded December 04, 1975 in Book 11586, Page 817 of Official Records.
In Favor of: Rossmoor Sanitation, Inc. Affects: As described therein [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(54) The terms and provisions contained in the document entitled "Easement and Assumption Agreement" recorded December 23, 1975 in Book 11604, Page 118 of Official Records. By and between Rossmoor Corporation, a California corporation and Continental Illinois Properties, a Real Estate Investment Trust

(55) Terms and provisions of an unrecorded lease dated December 02, 1974, by and between Barnhale Modesto Properties, a New York limited partnership as lessor and Carter Hawley Hale Stores, Inc., a California corporation as lessee, as disclosed by a Short Form of Lease recorded January 29, 1976 in Book 11632, Page 1466 of Official Records.
The lessee's interest under the lease has been assigned to Carter Hawley Hale Stores, Inc., a Delaware corporation by assignment recorded August 27, 1984 as Instrument No. 84–357328 of Official Records.
The lessor's interest under the lease has been assigned to JKS–Laguna Hills L.P., a Delaware limited partnership by assignment recorded October 09, 2007 as Instrument No. 2007000602400 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(56) An easement for underground lines and incidental purposes in the document recorded in Book 11750, Page 1017 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(57) An easement for public utilities and incidental purposes, recorded May 26, 1976 in Book 11750, Page 1020 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(58) An easement for public utilities and incidental purposes, recorded May 26, 1976 in Book 11750, Page 1023 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(59) An easement for public utilities and incidental purposes, recorded May 26, 1976 in Book 11750, Page 1026 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(60) An easement for underground lines and incidental purposes in the document recorded in Book 11750, Page 1029 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(61) An easement for underground lines and incidental purposes in the document recorded in Book 11750, Page 1033 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(62) An easement for pipe lines and incidental purposes, recorded May 25, 1977 in Book 12211, Page 1290 of Official Records.
In Favor of: Southern California Gas Company, a corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

63. Terms and provisions of an unrecorded lease dated September 01, 1977, by and between Continental Illinois Properties as lessor and The Akron, a California corporation as lessee, as disclosed by a Memorandum of Lease recorded September 14, 1977 in Book 12376, Page 1158 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(64) An easement for sewer and water and incidental purposes, recorded January 31, 1986 as Instrument No. 86–045266 of Official Records.
In Favor of: El Toro Water District Affects: Said land as more particularly described therein
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

65. This item has been intentionally deleted.

66. The terms and provisions contained in the document entitled "License Agreement" recorded September 07, 1988 as Instrument No. 88–449440 of Official Records. By and between Pan American Properties, Inc., a Delaware corporation, successor–in–interest to Pan American Properties, a California Business Trust and Park/Abrams Development Company, Inc., a California corporation. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE]

(67) An easement for vehicular access and incidental purposes, recorded November 17, 1989 as Instrument No. 89–620610 of Official Records.
In Favor of: Orange County Transit District, a California public transit district
Affects: Said land more particularly described therein. 5. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(68) An easement for public utilities and incidental purposes, recorded September 03, 1996 asinstrument No. 19960448198 of Official Records.
In Favor of: El Toro Water District, public corporation Affects: Said land more particularly described therein.
Document(s) declaring modifications thereof recorded January 14, 2008 as Instrument No. 2008000019979 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(69) An easement for public utilities and incidental purposes, recorded September 03, 1996 as Instrument No. 19960448199 of Official Records.
In Favor of: El Toro Water District, public Corporation Affects: Said land more particularly described therein.
Document(s) declaring modifications thereof recorded July 27, 2010 as Instrument No. 2010000357159 of Official Records. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(70) Abutter's rights of ingress and egress to or from the highway have been relinquished in the document recorded July 22, 1997 as Instrument No. 19970346524 of Official Records. (Affects Portion of Parcels A and C)
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(71) An easement for public utility and incidental purposes, recorded September 11, 1997 as Instrument No. 19970444433 of Official Records.
In Favor of: El Toro Water District, public Corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(72) An easement for pipe lines and incidental purposes, recorded March 26, 1998 as Instrument No. 19980173326 of Official Records.
In Favor of: El Toro Water District Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

EXCEPTIONS (CONT.)

(73) Terms and provisions of an unrecorded lease dated August 18, 1998, by and between Shopping Center Associates, a New York general partnership as lessor and GB Acquisition, Inc. as lessee, as disclosed by a Memorandum of Lease recorded December 17, 1999 as Instrument No. 19990857805 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. (Affects Parcel G) [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(74) An easement for landscaping and incidental purposes, recorded August 18, 2006 as Instrument No. 2006000554766 of Official Records.
In Favor of: City of Laguna Hills Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(75) An easement for public utilities and incidental purposes, recorded November 14, 2007 as Instrument No. 2007000682176 of Official Records.
In Favor of: El Toro Water District, a public corporation Affects: Said land more particularly described therein.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

76. Rights of parties in possession.

EASEMENTS ENCROACHMENTS

THERE ARE NO ENCROACHEMENTS OTHER THAN AS FOLLOWS:

ENCROACHMENT "A"
ENCROACHMENT "B"
(39) An easement for pipe lines and incidental purposes in the document recorded June 14, 1965 in Book 7555, Page 16; and August 13, 1965 in Book 7630, Page 541, both of Official Records.
Document(s) declaring modifications thereof recorded February 29, 1972 in Book 10018, Pages 258 and 261 of Official Records.

ENCROACHMENT "C"
ENCROACHMENT "D"
ENCROACHMENT "E"
(29) The following matters shown or disclosed by the filed or recorded map referred to in the legal description:
Easement for drainage purposes

ENCROACHMENT "F"
(33) An easement for ingress and egress and incidental purposes, recorded August 17, 1966 in Book 8021, Page 185 of Official Records.
In Favor of: Ross W. Cortese and M.E. Ward, doing business as C & W Company
Affects: Said land more particularly described therein.

ENCROACHMENT "F"
(35) An easement for ingress and egress and incidental purposes, recorded September 11, 1968 in Book 8717, Page 812 of Official Records.
In Favor of: Golden Rain Foundation of Laguna Hills Affects: Said land more particularly described therein.

ENCROACHMENT "G"
(36) An easement for sanitary sewer pipe lines and incidental purposes, recorded November 26, 1969 in Book 9148, Page 179 of Official Records.
In Favor of: Rossmoor Sanitation, Inc. Affects: Said land more particularly described therein.
The terms and provisions contained in the document entitled "Modification of Easements" recorded February 29, 1972 in Book 10018, Page 258 of Official Records.

ENCROACHMENT "H"
(39) An easement for public utilities and incidental purposes, recorded March 10, 1971 in Book 9566, Page 948 of Official Records.
In Favor of: Southern California Edison Company Affects: Said land more particularly described therein.

ENCROACHMENT "I"
(53) An easement for sewer lines and incidental purposes, recorded December 04, 1975 in Book 11586, Page 817 of Official Records.
In Favor of: Rossmoor Sanitation, Inc. Affects: As described therein

NOTE:

(E) SEE PLOTTED EXISTING EASEMENTS ON SHEET C1.2.
(EXISTING EASEMENT INFORMATION PER THE
A.L.T.A./A.C.S.M. LAND TITLE SURVEY, DATED 4/23/2013)

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EXISTING EASEMENT NOTES

11.03.2015

C1.1

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SAN DIEGO FREEWAY 5

SAN DIEGO FREEWAY 5

ANENIDA DE LA CARLOTA

ROAD

EL TORO

REGIONAL CENTER DRIVE

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA (PVT ST)

HEALTH CENTER DRIVE (PVT ST)

CALLE DE LA PLATA (PVT ST)

RONDA DEL ROSSMOOR (PVT ST)

PASEO DE VALENCIA

FEET

80 40 0 80 160

1 1/2 0 1 2

INCHES

LEGEND:

#	SEE EXISTING NOTES ON SHEET C1.1 FOR DESCRIPTIONS AND PURPOSE
	EXISTING EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING PARCEL BOUNDARY
	EXISTING CENTERLINE
	EXISTING TOPOGRAPHY

LEGEND - EXISTING EASEMENTS

PUBLIC UTILITY EASEMENT	GAS EASEMENT	GAS EASEMENT
GAS EASEMENT	TRAFFIC SIGNAL EASEMENT	UTILITY EASEMENT
GAS EASEMENT	WATER MAIN EASEMENT	PUBLIC WATER UTILITY EASEMENT
SANITARY SEWER EASEMENT	SANITARY EASEMENT	PUBLIC WATER UTILITY EASEMENT
PUBLIC UTILITY EASEMENT	UTILITY EASEMENT	ROAD ACCESS RESTRICTION
DRAINAGE EASEMENT	PUBLIC UTILITY EASEMENT	PUBLIC WATER EASEMENT
SANITARY EASEMENT	PUBLIC UTILITY EASEMENT	WATER EASEMENT
PUBLIC UTILITY EASEMENT	PUBLIC UTILITY EASEMENT	LANDSCAPE EASEMENT
GAS EASEMENT	UTILITY EASEMENT	PUBLIC WATER UTILITY EASEMENT
RECIPROCAL EASEMENT AGREEMENT	UTILITY EASEMENT	

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EXISTING EASEMENT PLAN

11.03.2015

C1.2

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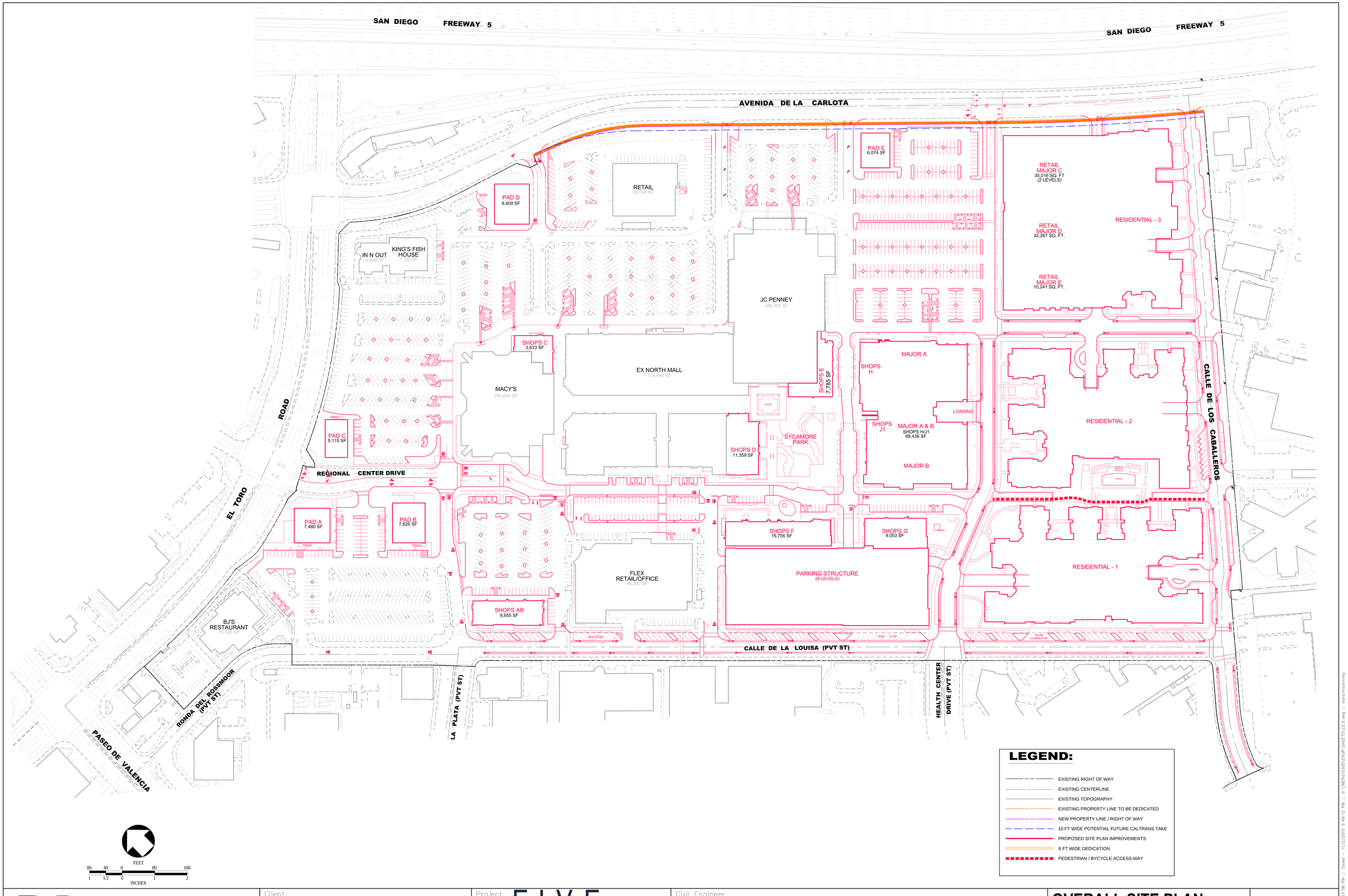

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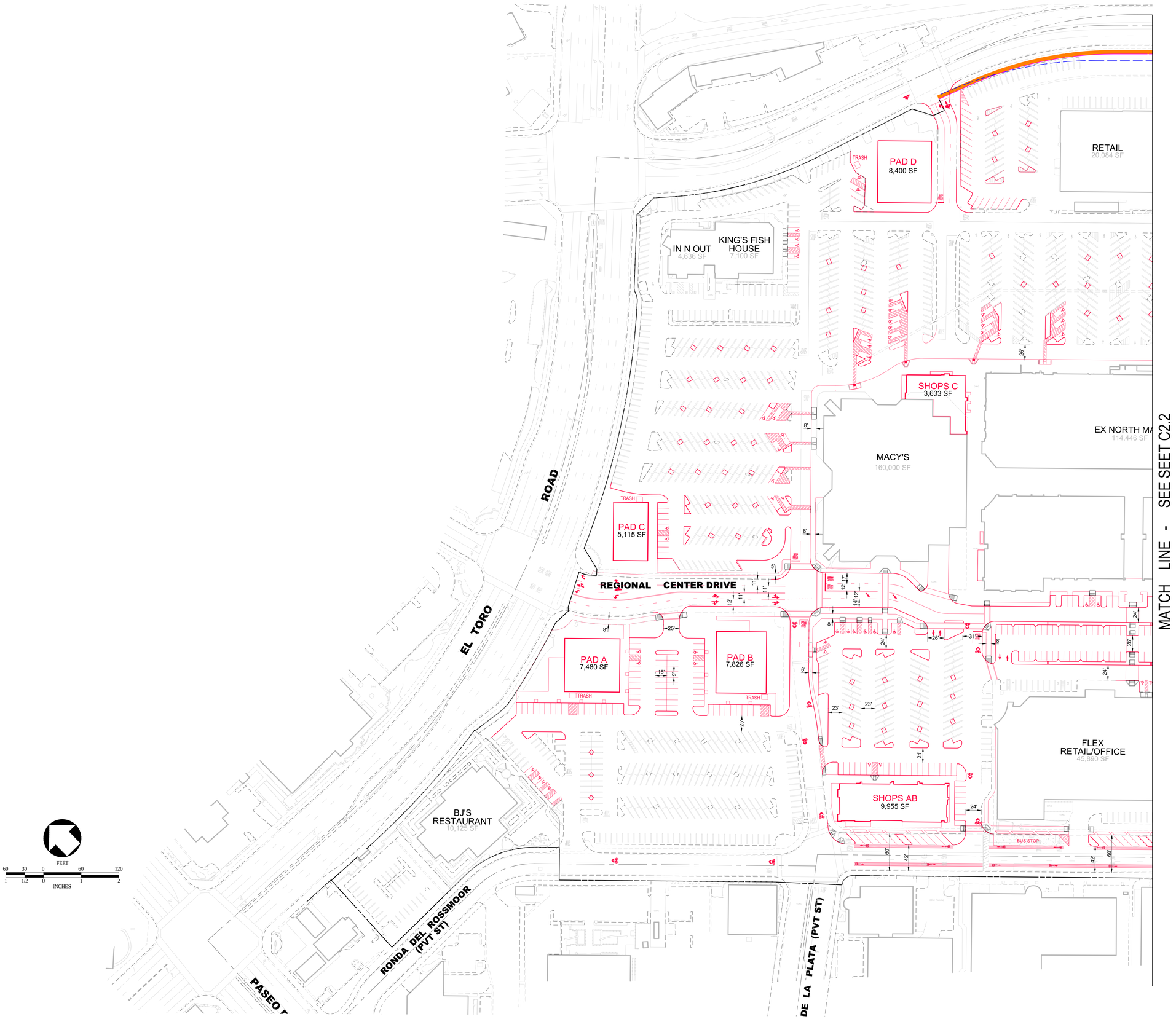
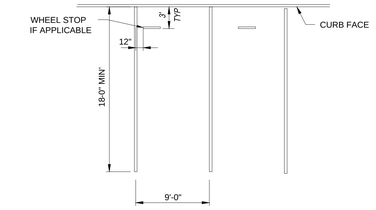
OVERALL SITE PLAN

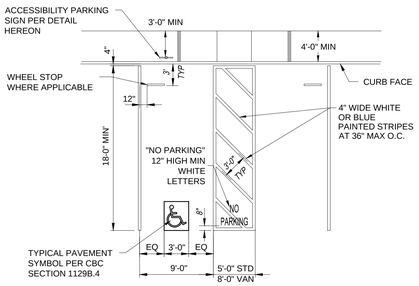
11.03.2015

C2.0





1 **STANDARD PARKING DETAIL**
NOT TO SCALE



NOTE:
1. PARKING STALL AND ACCESS AISLES PAVEMENT SURFACE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

2 ADA SINGLE PARKING STALL DETAIL
NOT TO SCALE

NOTE:
1. PARKING STALL AND ACCESS AISLES PAVEMENT SURFACE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

3 ADA DOUBLE PARKING STALL DETAIL
NOT TO SCALE

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING TOPOGRAPHY
- EXISTING PROPERTY LINE TO BE DEDICATED
- NEW PROPERTY LINE / RIGHT OF WAY
- 10 FT WIDE POTENTIAL FUTURE CALTRANS TAKE
- PROPOSED SITE PLAN IMPROVEMENTS
- 6 FT WIDE DEDICATION
- PEDESTRIAN / BYCYCLE ACCESS WAY

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SITE PLAN (SHEET 1 OF 2)

11.03.2015

C2.1

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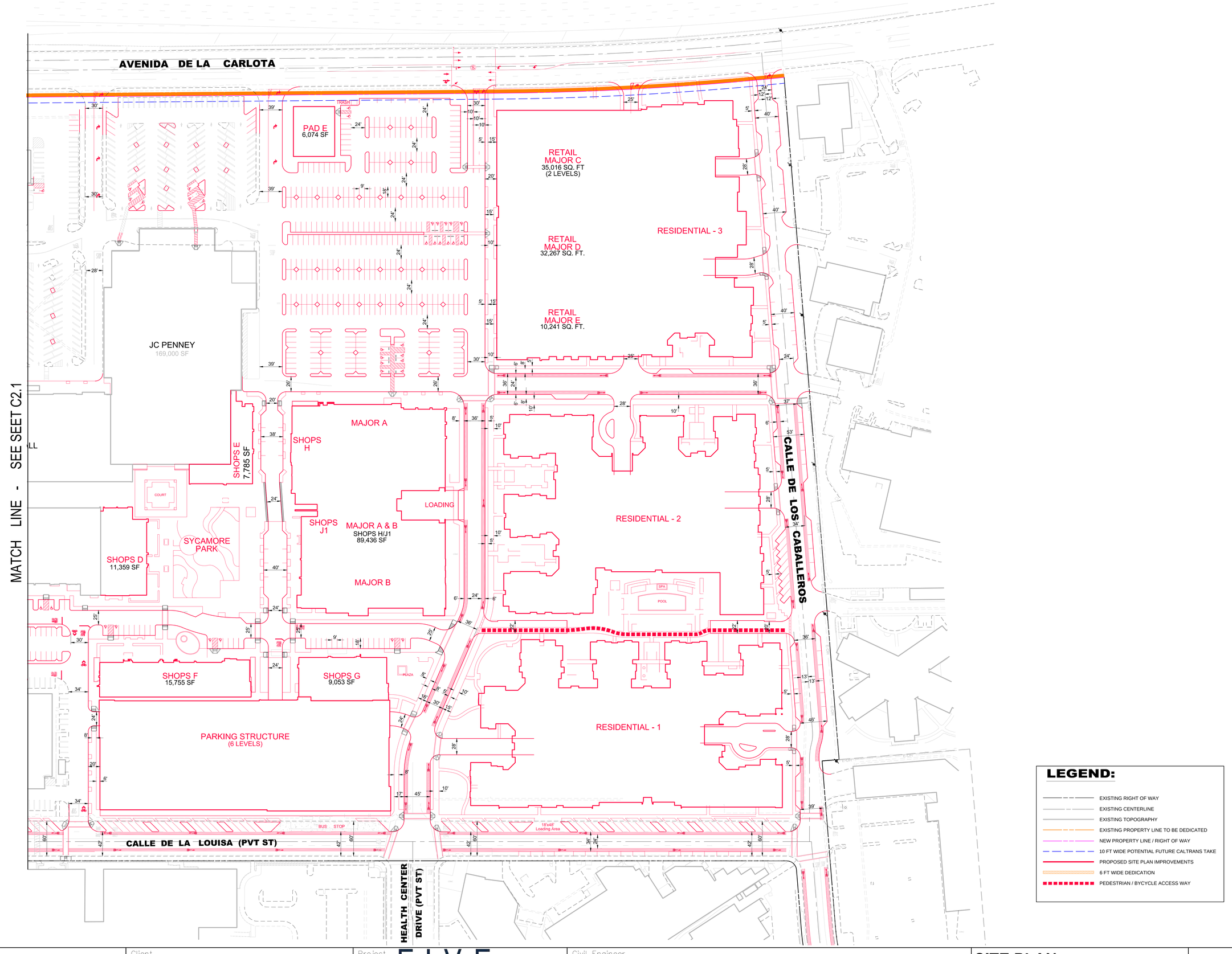

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING TOPOGRAPHY
- EXISTING PROPERTY LINE TO BE DEDICATED
- NEW PROPERTY LINE / RIGHT OF WAY
- 10 FT WIDE POTENTIAL FUTURE CALTRANS TAKE
- PROPOSED SITE PLAN IMPROVEMENTS
- 6 FT WIDE DEDICATION
- PEDESTRIAN / BYCYCLE ACCESS WAY

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SITE PLAN (SHEET 2 OF 2)

11.03.2015

C2.2

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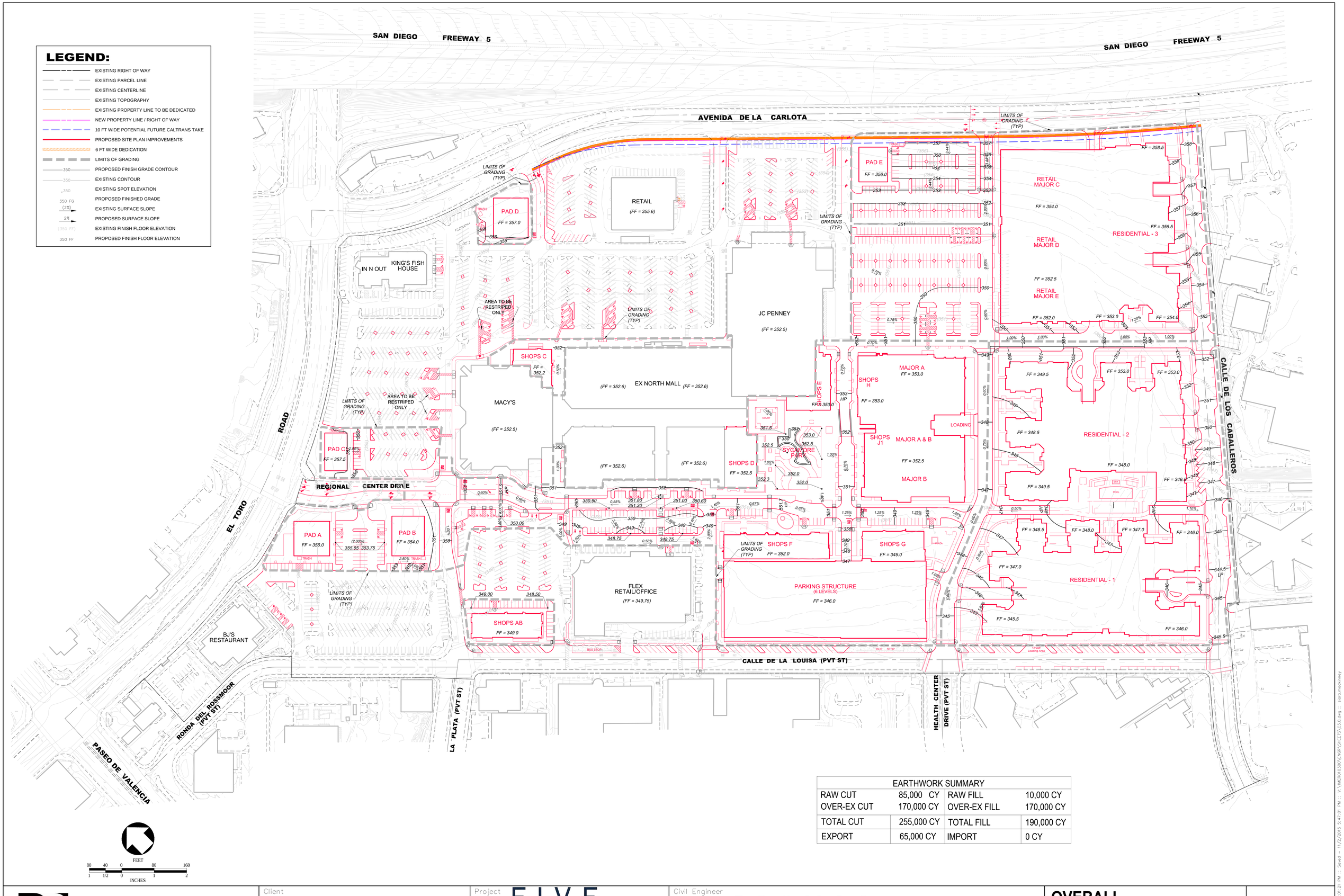

EARTHWORK SUMMARY			
RAW CUT	85,000 CY	RAW FILL	10,000 CY
OVER-EX CUT	170,000 CY	OVER-EX FILL	170,000 CY
TOTAL CUT	255,000 CY	TOTAL FILL	190,000 CY
EXPORT	65,000 CY	IMPORT	0 CY

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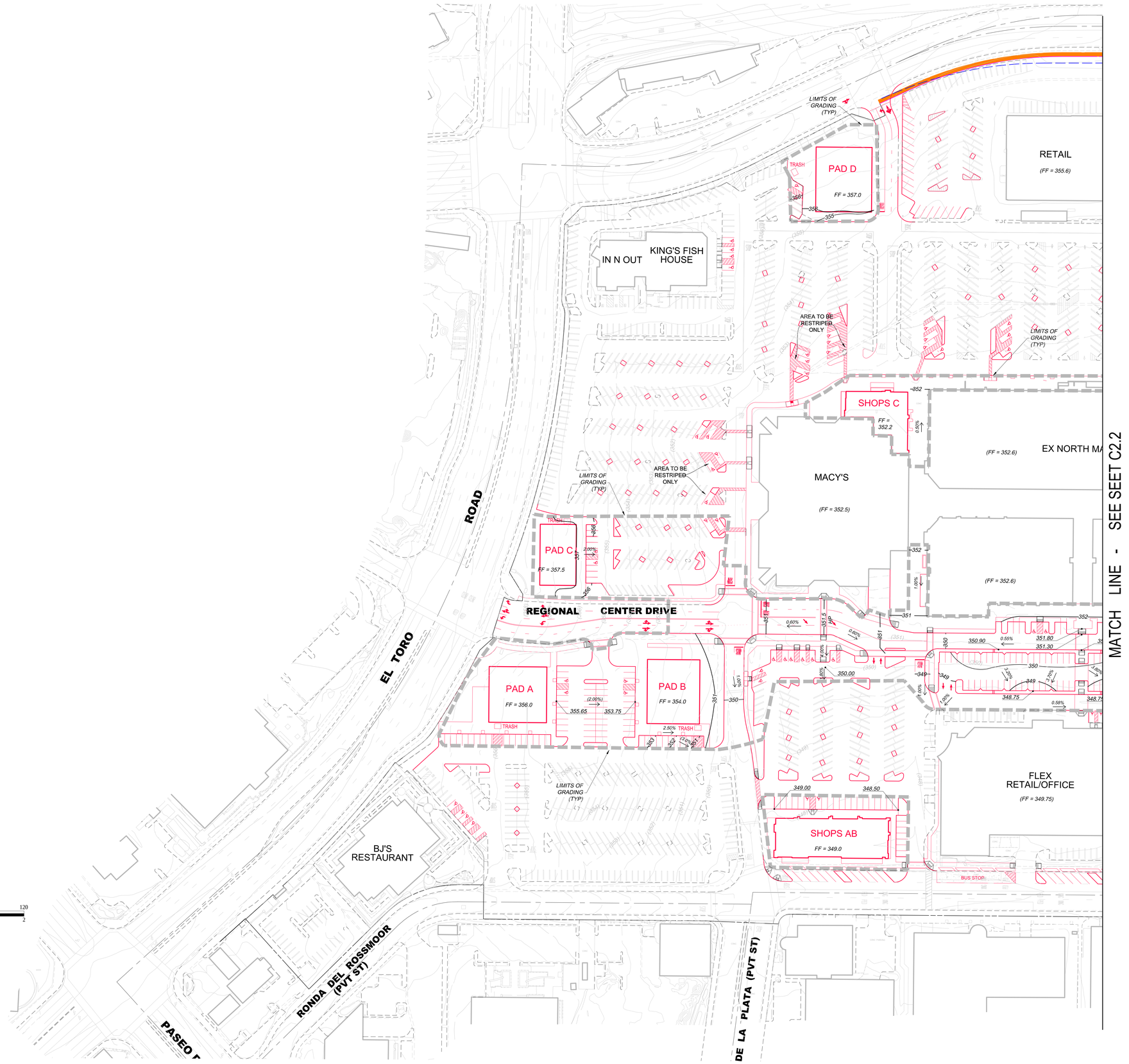
OVERALL GRADING PLAN

11.03.2015

C3.0



FEET
60 30 0 60 120
1 1/2 0 1 2
INCHES

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING PARCEL LINE
- EXISTING CENTERLINE
- EXISTING TOPOGRAPHY
- EXISTING PROPERTY LINE TO BE DEDICATED
- NEW PROPERTY LINE / RIGHT OF WAY
- 10 FT WIDE POTENTIAL FUTURE CALTRANS TAKE
- PROPOSED SITE PLAN IMPROVEMENTS
- 6 FT WIDE DEDICATION
- LIMITS OF GRADING
- 350 PROPOSED FINISH GRADE CONTOUR
- 350 EXISTING CONTOUR
- 350 EXISTING SPOT ELEVATION
- 350 FG PROPOSED FINISHED GRADE
- (2%) EXISTING SURFACE SLOPE
- 2% PROPOSED SURFACE SLOPE
- (350 FF) EXISTING FINISH FLOOR ELEVATION
- 350 FF PROPOSED FINISH FLOOR ELEVATION

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GRADING PLAN (SHEET 1 OF 2)

11.03.2015

C3.1

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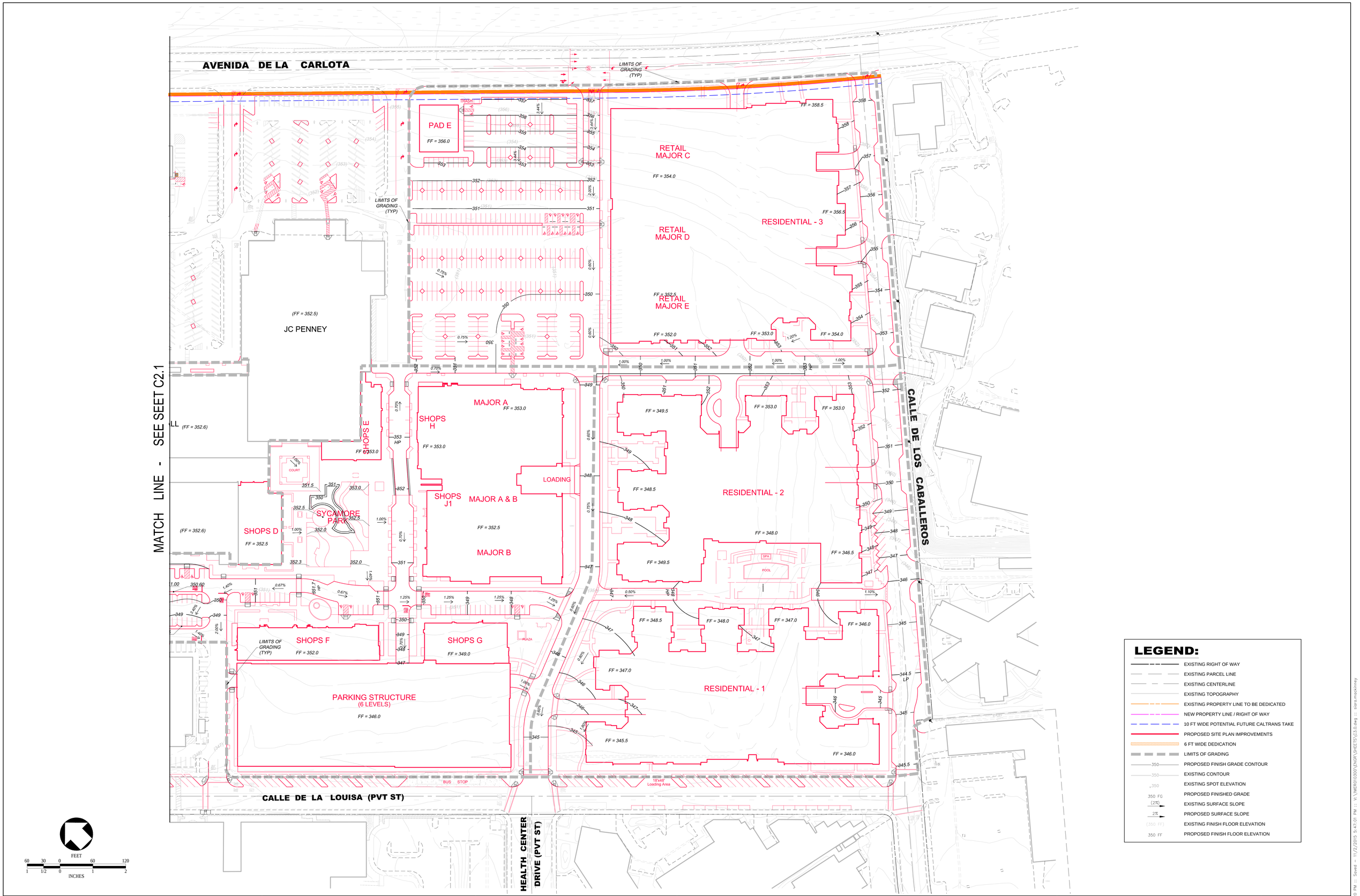

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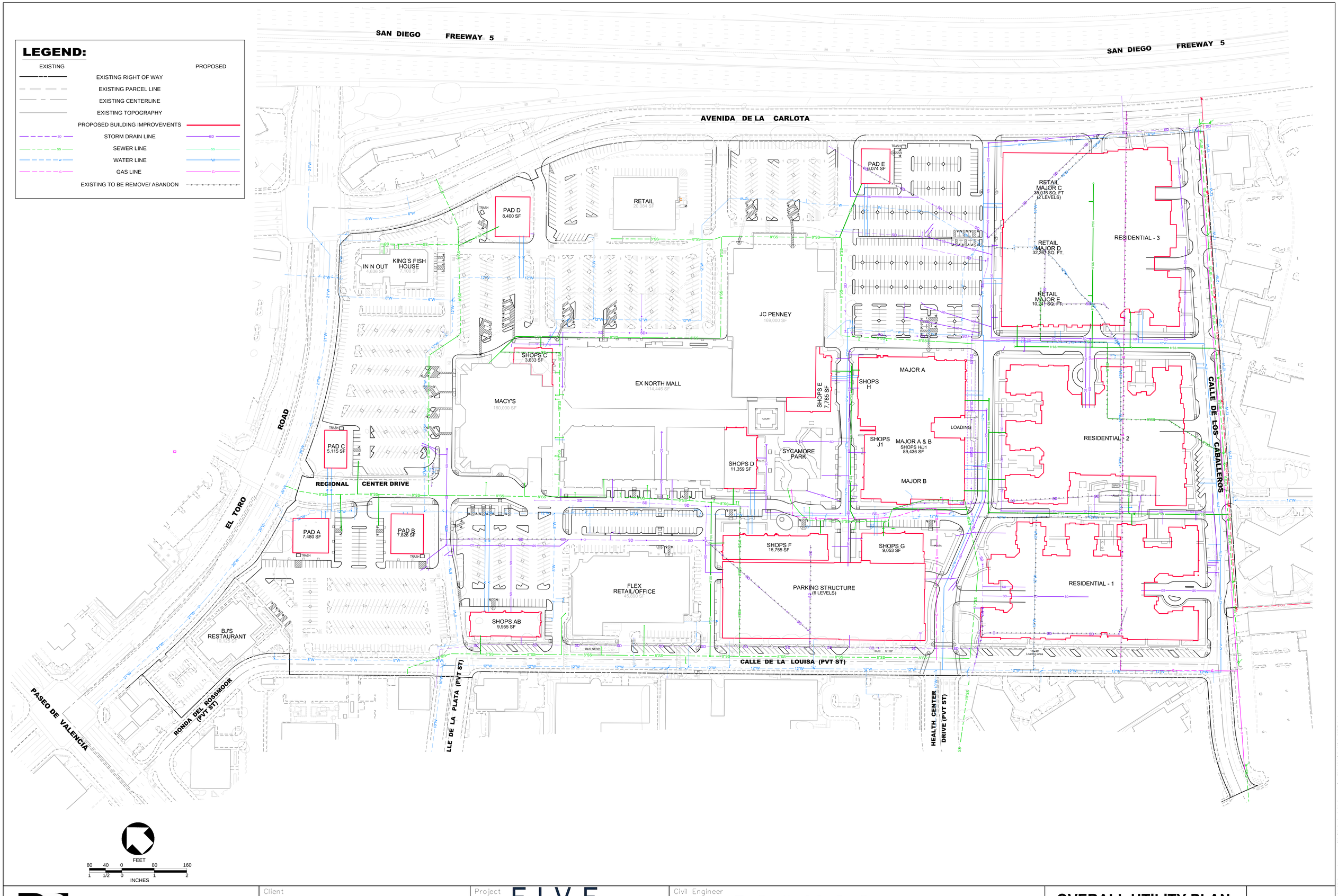
GRADING PLAN (SHEET 2 OF 2)

11.03.2015

C3.2



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Laguna Hills, CA 92653

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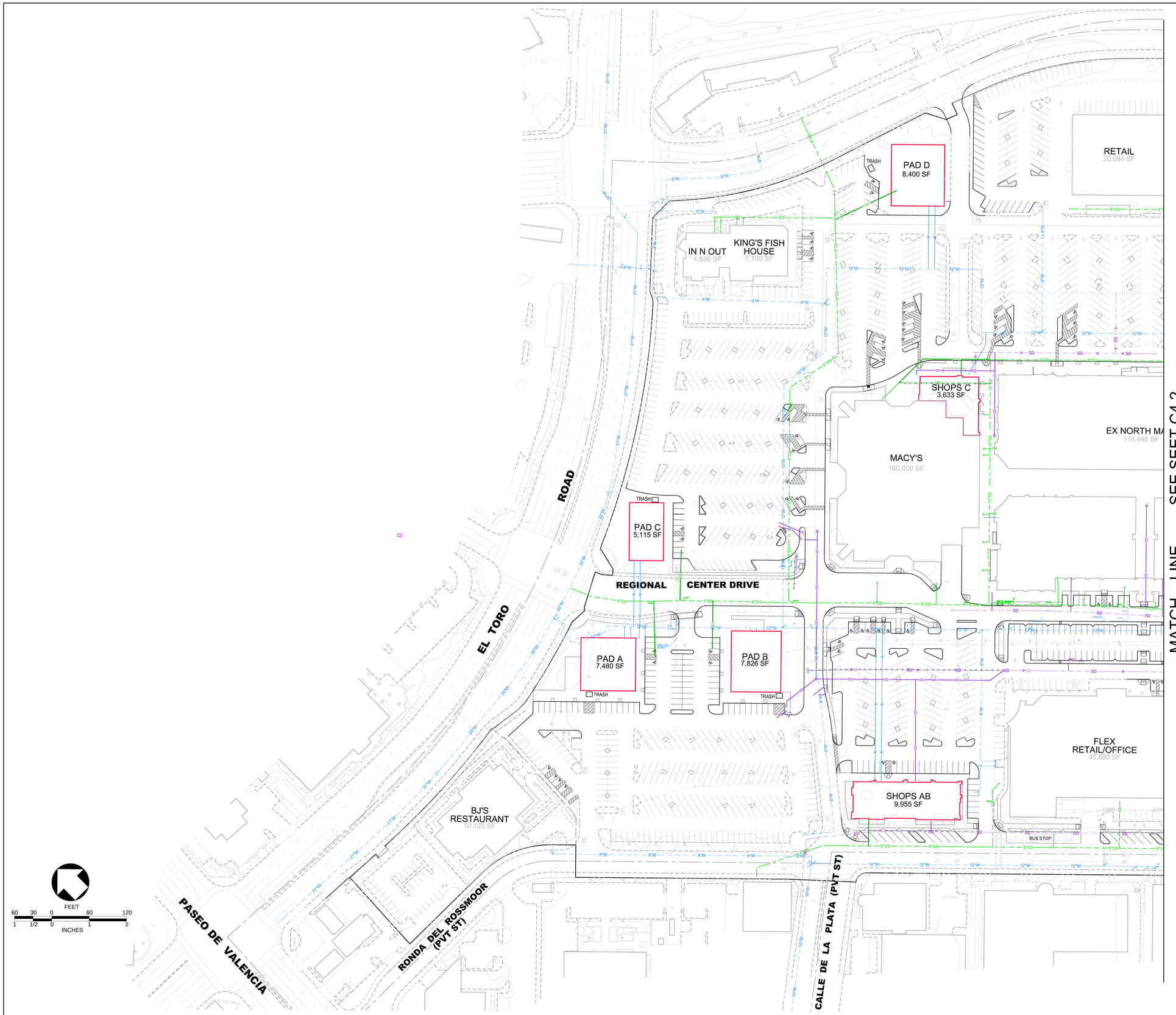
OVERALL UTILITY PLAN

11.03.2015

C4.0



FEET
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1 1/2 0 1 2
INCHES

LEGEND:

EXISTING		PROPOSED
	EXISTING RIGHT OF WAY	
	EXISTING PARCEL LINE	
	EXISTING CENTERLINE	
	EXISTING TOPOGRAPHY	
	PROPOSED BUILDING IMPROVEMENTS	
SD	STORM DRAIN LINE	SD
SS	SEWER LINE	SS
W	WATER LINE	W
G	GAS LINE	G
	EXISTING TO BE REMOVE/ ABANDON	

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UTILITY PLAN (SHEET 1 OF 2)

11.03.2015

C4.1

Plotted: 11/2/2015, 5:56:27 PM :: Saved: 9/30/2015 12:48:59 PM :: V:\1MERO\0500\ENGR\SHEETS\C4.0.dwg :: siora.maskimvy

AVENIDA DE LA CARLOTA

PAD E
6,074 SF

TRASH

RETAIL
MAJOR C
35,016 SQ. FT
(2 LEVELS)

RETAIL
MAJOR D
32,267 SQ. FT.

RETAIL
MAJOR E
10,241 SQ. FT.

RESIDENTIAL - 3

JC PENNEY
169,000 SF

MAJOR A

SHOPS
H

SHOPS E
7,785 SF

SHOPS
J1

MAJOR A & B
SHOPS H/J1
89,436 SF

LOADING

RESIDENTIAL - 2

SYCAMORE
PARK

SHOPS D
11,359 SF

MAJOR B

SPA

POOL

SHOPS F
15,755 SF

SHOPS G
9,053 SF

PLAZA

PARKING STRUCTURE
(6 LEVELS)

RESIDENTIAL - 1

BUS STOP

18'x48'
Loading Area

CALLE DE LA LOUISA (PVT ST)

CALLE DE LOS CABALLEROS

MATCH LINE - SEE SEET C4.1

FEET
60 30 0 60 120
1 1/2 0 1 2
INCHES

LEGEND:

EXISTING		PROPOSED
	EXISTING RIGHT OF WAY	
	EXISTING PARCEL LINE	
	EXISTING CENTERLINE	
	EXISTING TOPOGRAPHY	
	PROPOSED BUILDING IMPROVEMENTS	
SD	STORM DRAIN LINE	SD
SS	SEWER LINE	SS
W	WATER LINE	W
G	GAS LINE	G
	EXISTING TO BE REMOVE/ ABANDON	

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UTILITY PLAN (SHEET 2 OF 2)

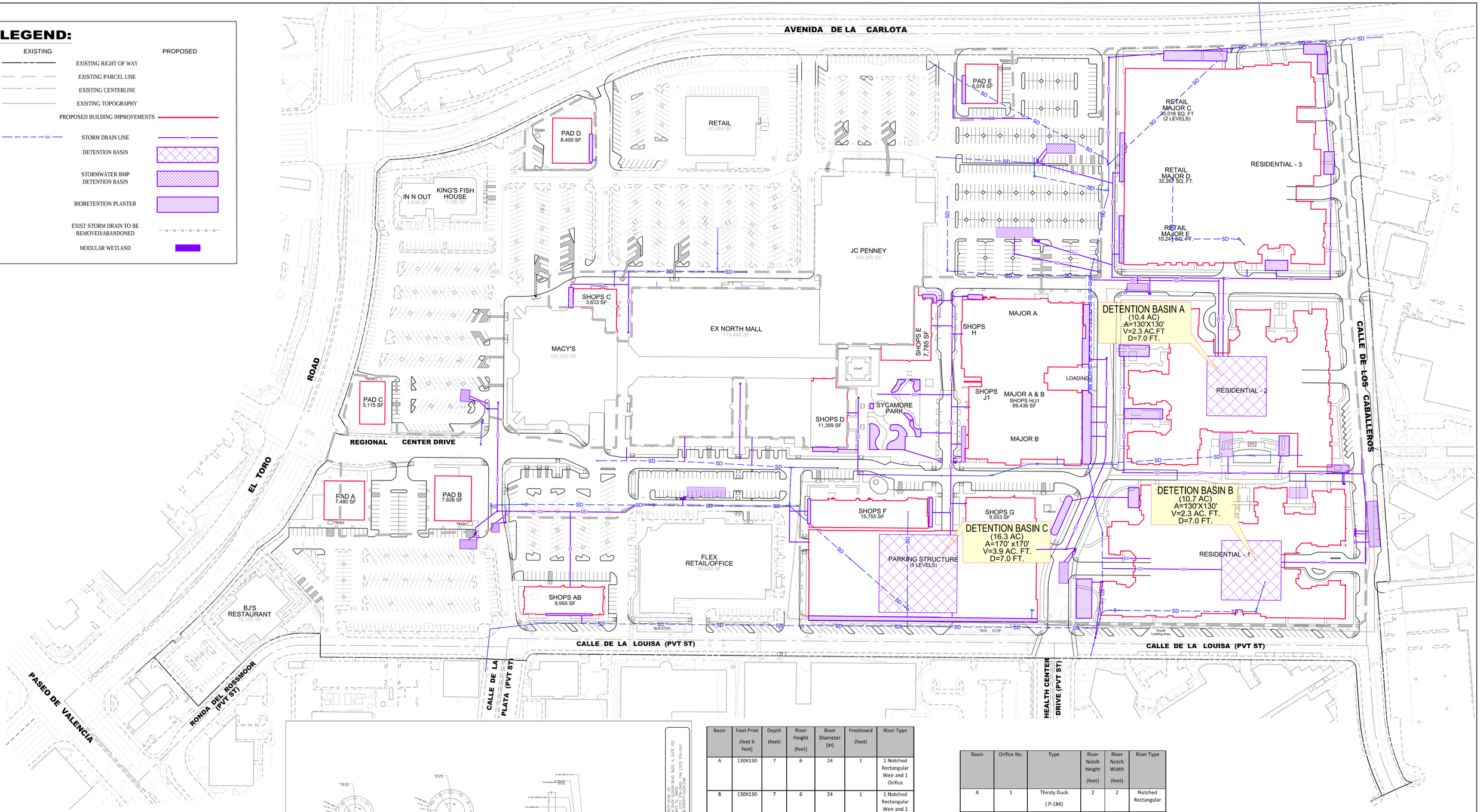
11.03.2015

C4.2

Plotted - 11/2/2015 5:56:43 PM :: Saved - 9/30/2015 12:48:59 PM :: V:\1MER010300\ENGR\SHEETS\C4.0.dwg :: stara.mackinney

LEGEND:

EXISTING	PROPOSED
EXISTING RIGHT OF WAY	
EXISTING PARCEL LINE	
EXISTING CENTERLINE	
EXISTING TOPOGRAPHY	
	PROPOSED BUILDING IMPROVEMENTS
STORM DRAIN LINE	SD
DETENTION BASIN	
STORMWATER BMP DETENTION BASIN	
BIORETENTION PLANTER	
EXIST STORM DRAIN TO BE REMOVED/ABANDONED	
MODULAR WETLAND	



FEET

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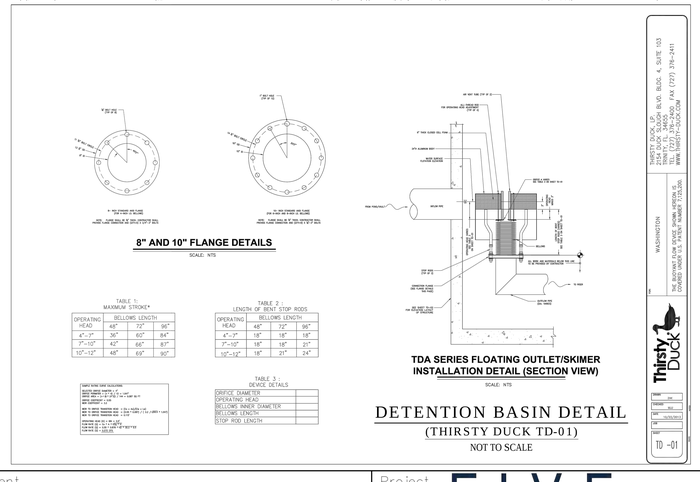
1 1/2 0 1 2

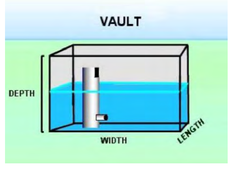
INCHES



DETENTION BASIN DETAIL
(THIRSTY DUCK TD-01)
NOT TO SCALE

Basin	Foot Print (feet X feet)	Depth (feet)	Riser Height (feet)	Riser Diameter (in)	Freeboard (feet)	Riser Type
A	130X130	7	6	24	1	1 Notched Rectangular Weir and 1 Orifice
B	130X130	7	6	24	1	1 Notched Rectangular Weir and 1 Orifice
C	170X170	7	6	24	1	1 Notched Rectangular Weir and 1 Orifice

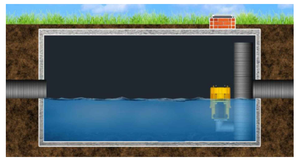
DETENTION VAULTS SIZE



VAULT DETAIL
NOT TO SCALE

Basin	Orifice No.	Type	Riser Notch Height (feet)	Riser Notch Width (feet)	Riser Type
A	1	Thirsty Duck (P-184)	2	2	Notched Rectangular
B	1	Thirsty Duck (P-184)	2	2	Notched Rectangular
C	1	Thirsty Duck (P-184)	2	2	Notched Rectangular

DETENTION VAULTS OUTLET STRUCTURES



VAULT OUTLET STRUCTURE DETAIL
NOT TO SCALE

DETENTION BASIN SUMMARY		
HYDROLOGIC AREA	AREA (AC)	VOLUME (AC- FT)
A	10.4	2.3 AC - FT
B	10.7	2.3 AC - FT
C	16.3	3.9 AC - FT

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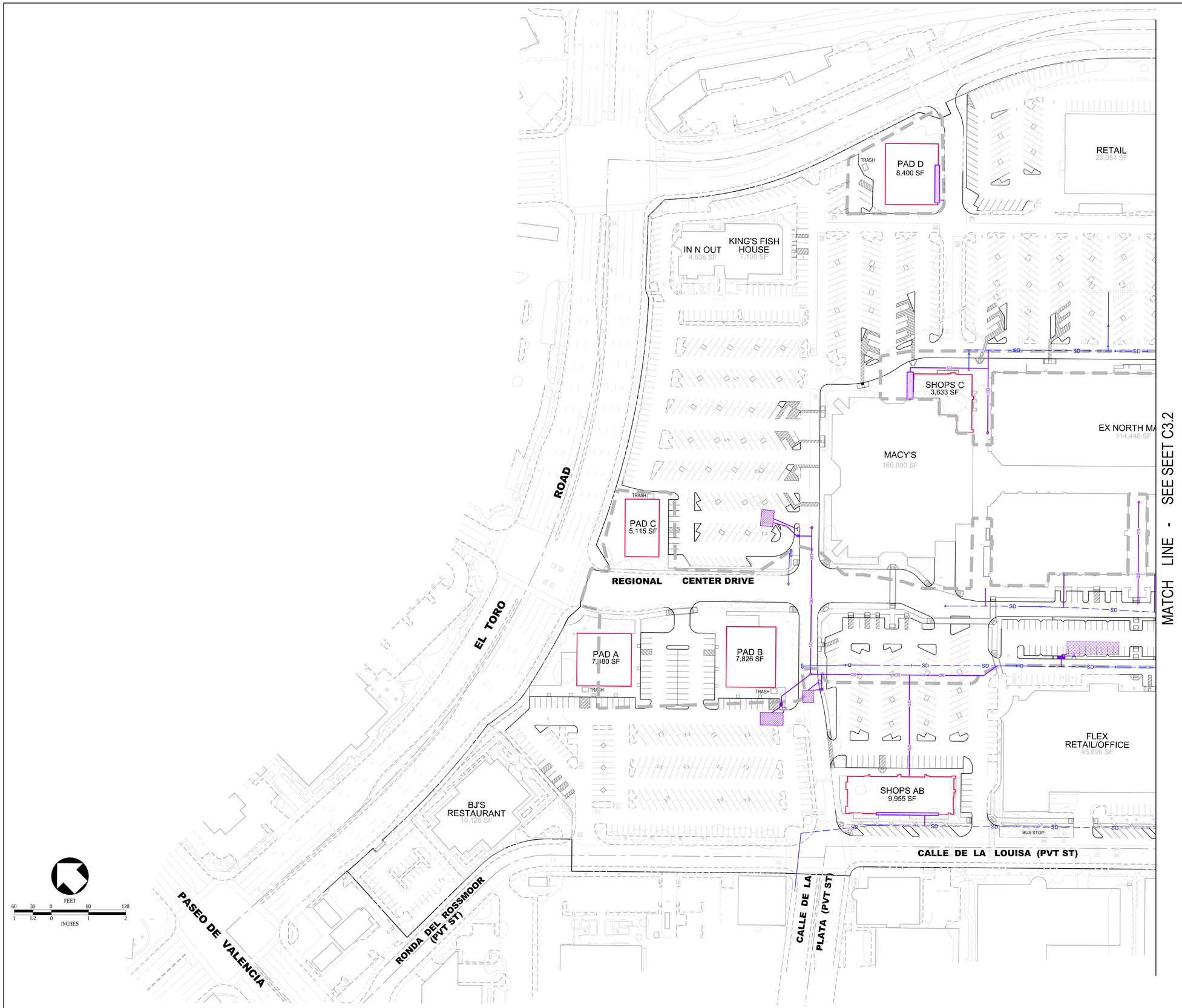
OVERALL STORM DRAIN PLAN

11.03.2015

C5.0

Plotted: 11/2/2015 6:06:53 PM :: Saved: 9/30/2015 3:22:52 PM :: V:\1MFR0103\00\ENGR\SHEETS\C5.0.dwg :: sara.mackinney



MATCH LINE - SEE SEET C3.2

LEGEND:

EXISTING	PROPOSED
EXISTING RIGHT OF WAY	
EXISTING PARCEL LINE	
EXISTING CENTERLINE	
EXISTING TOPOGRAPHY	
	PROPOSED BUILDING IMPROVEMENTS
SD	STORM DRAIN LINE
	DETENTION BASIN
	STORMWATER BMP DETENTION BASIN
	BIORETENTION PLANTER
	EXIST STORM DRAIN TO BE REMOVED/ABANDONED
	MODULAR WETLAND

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STORM DRAIN PLAN (SHEET 1 OF 2)

11.03.2015

C5.1

Plotted – 11/2/2015 6:07:43 PM :: Saved – 9/30/2015 3:22:52 PM :: V:\1MER01000\ENGR\SHEETS\C5.0.dwg :: siano.mack/mney

AVENIDA DE LA CARLOTA

MATCH LINE - SEE SEET C3.1

PAD E
6,074 SF

TRASH

RETAIL
MAJOR C
35,016 SQ. FT
(2 LEVELS)

RETAIL
MAJOR D
32,267 SQ. FT.

RETAIL
MAJOR E
10,241 SQ. FT.

RESIDENTIAL - 3

JC PENNEY
169,000 SF

MAJOR A

SHOPS
H

SHOPS E
7,785 SF

DETENTION BASIN A
(10.4 AC)
A=130'X130'
V=2.3 AC.FT
D=7.0 FT.

COURT

SHOPS
J1

MAJOR A & B
SHOPS H/J1
89,436 SF

LOADING

RESIDENTIAL - 2

SYCAMORE
PARK

SHOPS D
11,359 SF

MAJOR B

SPA

POOL

DETETION BASIN B
(10.7 AC)
A=130'X130'
V=2.3 AC. FT.
D=7.0 FT.

SHOPS F
15,755 SF

SHOPS G
9,053 SF

PLAZA

DETENTION BASIN C
(16.3 AC)
A=170' x170'
V=3.9 AC. FT.
D=7.0 FT.

RESIDENTIAL - 1

PARKING STRUCTURE
(6 LEVELS)

BUS STOP

18'x48'
Loading Area

CALLE DE LA LOUISA (PVT ST)

CALLE DE LOS CABALLEROS

HEALTH CENTER DRIVE (PVT ST)

FEET
60 30 0 60 120
INCHES
1 1/2 0 1 2

LEGEND:

EXISTING		PROPOSED
	EXISTING RIGHT OF WAY	
	EXISTING PARCEL LINE	
	EXISTING CENTERLINE	
	EXISTING TOPOGRAPHY	
	PROPOSED BUILDING IMPROVEMENTS	
SD	STORM DRAIN LINE	SD
	DETENTION BASIN	
	STORMWATER BMP DETENTION BASIN	
	BIORETENTION PLANTER	
	EXIST STORM DRAIN TO BE REMOVED/ABANDONED	
	MODULAR WETLAND	

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STORM DRAIN PLAN (SHEET 2 OF 2)

11.03.2015

C5.2

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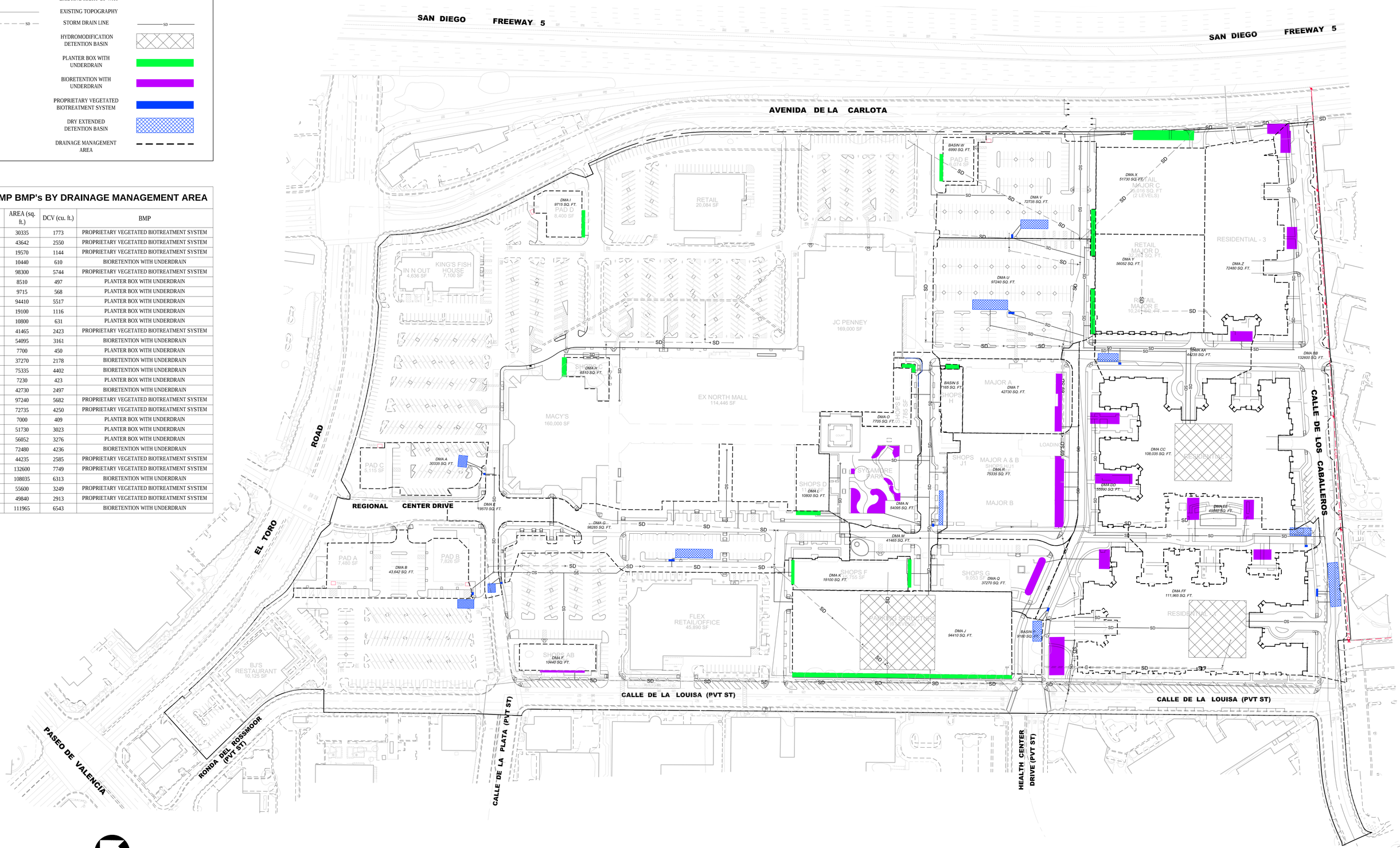
LEGEND:

EXISTING		PROPOSED
	EXISTING RIGHT OF WAY	
	EXISTING TOPOGRAPHY	
SD	STORM DRAIN LINE	SD
	HYDROMODIFICATION DETENTION BASIN	
	PLANTER BOX WITH UNDERDRAIN	
	BIORETENTION WITH UNDERDRRAIN	
	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM	
	DRY EXTENDED DETENTION BASIN	
	DRAINAGE MANAGEMENT AREA	

WQMP BMP's BY DRAINAGE MANAGEMENT AREA

DMA	AREA (sq. ft.)	DCV (cu. ft.)	BMP
A	30335	1773	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
B	43642	2550	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
E	19570	1144	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
F	10440	610	BIORETENTION WITH UNDERDRAIN
G	98300	5744	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
H	8510	497	PLANTER BOX WITH UNDERDRAIN
I	9715	568	PLANTER BOX WITH UNDERDRAIN
J	94410	5517	PLANTER BOX WITH UNDERDRAIN
K	19100	1116	PLANTER BOX WITH UNDERDRAIN
L	10800	631	PLANTER BOX WITH UNDERDRAIN
M	41465	2423	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
N	54095	3161	BIORETENTION WITH UNDERDRAIN
O	7700	450	PLANTER BOX WITH UNDERDRAIN
Q	37270	2178	BIORETENTION WITH UNDERDRAIN
R	75335	4402	BIORETENTION WITH UNDERDRAIN
S	7230	423	PLANTER BOX WITH UNDERDRAIN
T	42730	2497	BIORETENTION WITH UNDERDRAIN
U	97240	5682	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
V	72735	4250	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
W	7000	409	PLANTER BOX WITH UNDERDRAIN
X	51730	3023	PLANTER BOX WITH UNDERDRAIN
Y	56052	3276	PLANTER BOX WITH UNDERDRAIN
Z	72480	4236	BIORETENTION WITH UNDERDRAIN
AA	44235	2585	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
BB	132600	7749	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
CC	108035	6313	BIORETENTION WITH UNDERDRAIN
DD	55600	3249	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
EE	49840	2913	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM
FF	111965	6543	BIORETENTION WITH UNDERDRAIN



FEET
80 40 0 80 160
1 1/2 0 1 2
INCHES

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OVERALL WQMP PLAN

11.03.2015

C6.0

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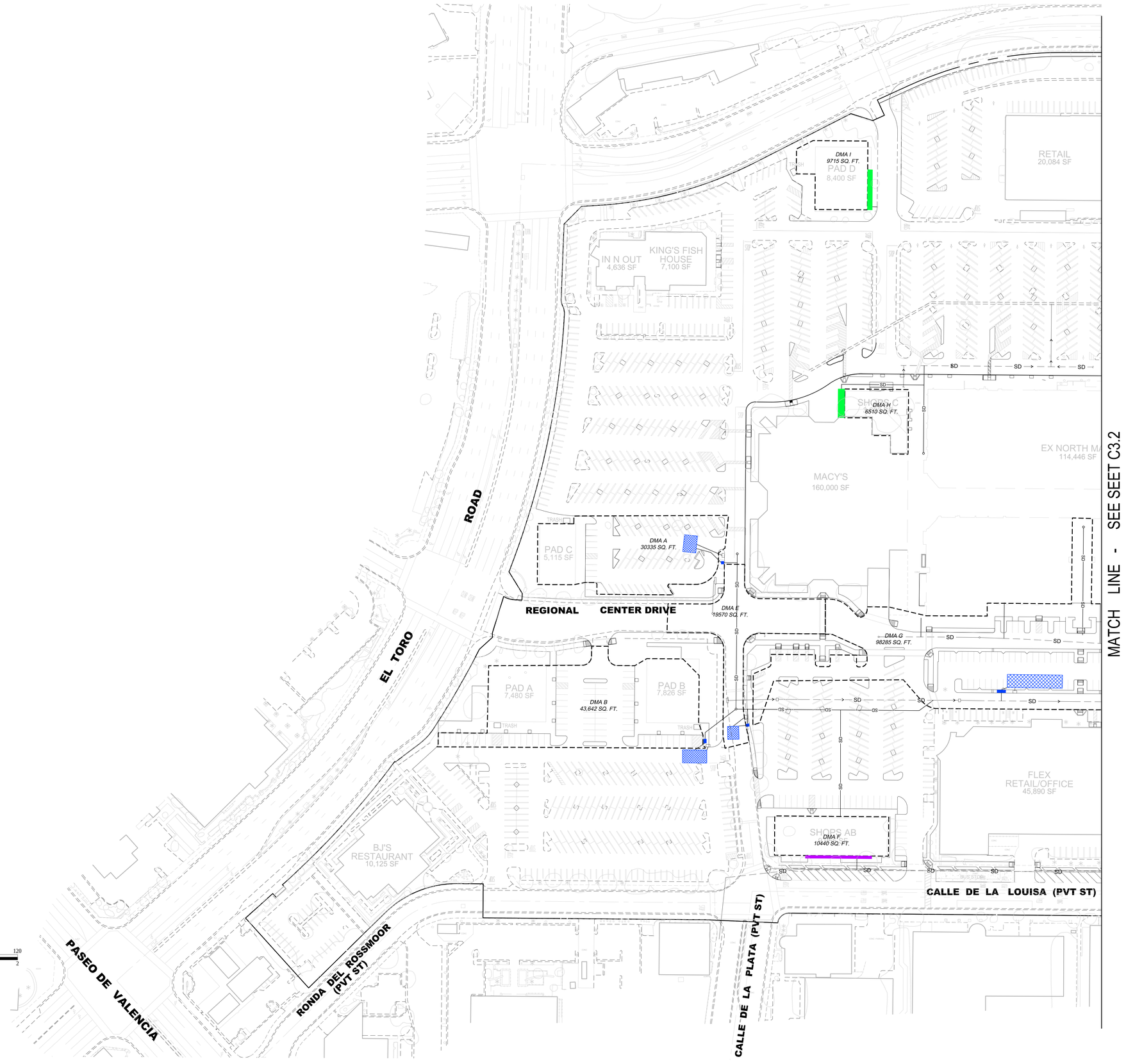

MATCH LINE - SEE SEET C3.2

LEGEND:

EXISTING		PROPOSED
	EXISTING RIGHT OF WAY	
	EXISTING TOPOGRAPHY	
SD	STORM DRAIN LINE	SD
	HYDROMODIFICATION DETENTION BASIN	
	PLANTER BOX WITH UNDERDRAIN	
	BIORETENTION WITH UNDERDRAIN	
	PROPRIETARY VEGETATED BIOTREATMENT SYSTEM	
	DRY EXTENDED DETENTION BASIN	
	DRAINAGE MANAGEMENT AREA	

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WQMP PLAN (SHEET 1 OF 2)

11.03.2015

C6.1

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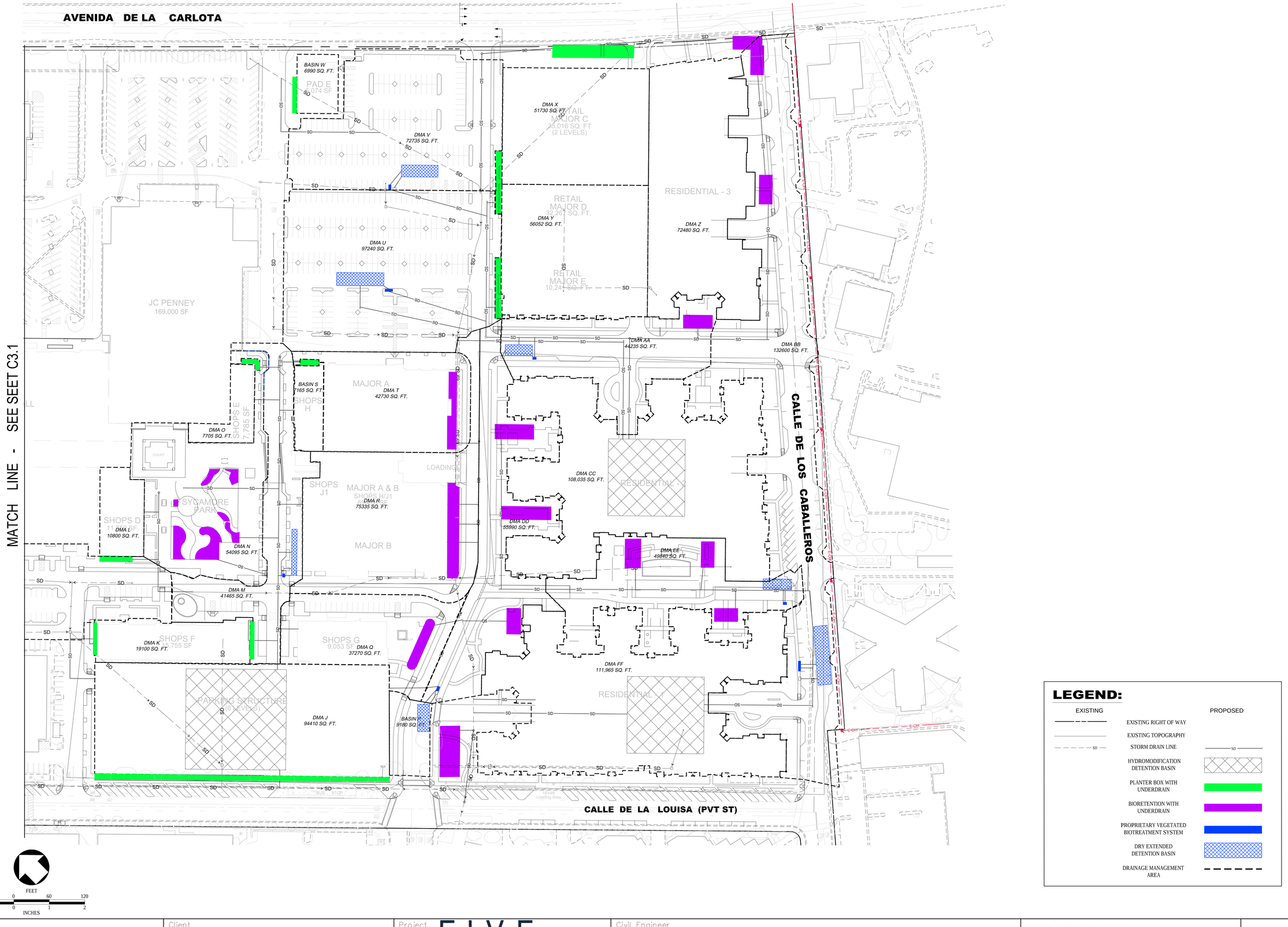

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WQMP PLAN (SHEET 2 OF 2)
11.03.2015

C6.2

OCFA FIRE MASTER PLAN NOTES

ALL OF THE NOTES LISTED IN THE INSPECTION REQUIREMENTS AND GENERAL REQUIREMENTS SECTIONS SHALL BE PLACED, VERBATIM, ON THE PLAN UNDER THE HEADING "FIRE AUTHORITY NOTES." INCLUDE INDIVIDUAL NOTES, AS APPLICABLE, FROM THE PROJECT-SPECIFIC REQUIREMENTS SECTION.

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2013 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION. PROJECT-SPECIFIC REQUIREMENTS (INCLUDE ONLY THOSE NOTES THAT ARE APPLICABLE TO THE PROJECT AS DESIGNED; SOME NOTES MAY NEED TO BE MODIFIED TO ADDRESS SPECIFIC PROJECT CONDITIONS)
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED—SEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE, SPECIAL FIRE PROTECTION AREA, OR WILDLAND-URBAN INTERFACE FIRE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2013 CBC AND/OR SECTION 327 OF THE 2013 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required te... notations hereon, conditions in correspondence a... conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 205104
Fee Codes: PR145
Plan Type: Fire Master plan
By: [illegible]
Emp #: 413 Date: 11 / 10 / 2015
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes:

RED CURBS DETAIL
NOT TO SCALE
(ATTACHMENT 9)

FIRE LANE SIGN MOUNTING DETAIL
NOT TO SCALE
(ATTACHMENT 14)

FIRE LANE SIGN DETAIL
NOT TO SCALE
(ATTACHMENT 11)

BUILDING #	BUILDING TYPE
MAJOR A	TYPE II-B SPRINKLED (PROPOSED)
MAJOR B	TYPE II-B SPRINKLED (PROPOSED)
PAD A	TYPE V-B (SPRINKLED)
PAD B	TYPE V-B (SPRINKLED)
PAD C	TYPE V-B (SPRINKLED
PAD D	TYPE V-B (SPRINKLED)
PAD E	TYPE V-B (SPRINKLED)
SHOPS A	TYPE V-B (SPRINKLED)
SHOPS C	TYPE II-B (SPRINKLED)
SHOPS D	TYPE II-B (SPRINKLED)
SHOPS E	TYPE II-B (SPRINKLED)
SHOPS F	TYPE V-B (SPRINKLED)
SHOPS G	TYPE V-B (SPRINKLED)
SHOPS H	TYPE II-B (SPRINKLED)
CINEMA	TYPE II-B (SPRINKLED) PROPOSED
INTERIOR MALL	TYPE II-B (SPRINKLED)
PARKING GARAGE	TYPE I-B (SPRINKLED)

CONSTRUCTION NOTES:

1. INSTALL FIRE LANE SIGN PER OCFA ATTACHMENT 11 (SEE DETAIL HEREON)
2. PAINT RED CURB WITH "NO PARKING-FIRE LANE PER OCFA ATTACHMENT 9 (SEE DETAIL HEREON)

LEGEND:

- EXISTING PROPERTY BOUNDARY/RIGHT OF WAY
- EXISTING STREET CENTERLINE
- EXISTING IMPROVEMENTS
- PROPOSED SITE PLAN IMPROVEMENTS
- PROPOSED FIRE LANE (20' WIDE MIN / R = 20' MIN)
- PROPOSED RED CURBS
- FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- FDC EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- FDC PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- Riser PROPOSED FIRE WATER RISER
- S PROPOSED FIRE LANE SIGN

Perkowitz&Ruth ARCHITECTS — P+R ARCHITECTS — Long Beach, CA [562]628.8000 www.prarchitects.com

Client: MerloneGeier Partners — 3580 Carmel Mountain Road Suite 260 San Diego, CA 92130

Project: FIVE LAGUNAS — 24155 Laguna Hills Mall Laguna Hills, CA 92653

Civil Engineer: PSOMAS — 28480 Avenue Stanford, Suite 200 Santa Clarita, CA 91355 (661) 219-6000 (661) 775-2718 fax www.psomas.com

REGISTERED PROFESSIONAL ENGINEER DAVID S. MARTIN C74143 Exp. 06/30/2017 CIVIL STATE OF CALIFORNIA — 10/27/2015

FIRE MASTER PLAN

09.30.2015

C7.0

Plotted -- 10/27/2015 8:48:43 AM :: Saved -- 10/27/2015 8:46:25 AM :: V:\1MER010300\ENGR\SHEETS\C7.0.dwg :: toustodio

VESTING TENTATIVE TRACT MAP NO.
FOR RESIDENTIAL/COMMERCIAL PURPOSES
24155 LAGUNA HILLS MALL
CITY OF LAGUNA HILLS
OCTOBER 2015

GENERAL NOTES:

CONTACT INFORMATION:

OWNER/DEVELOPER . . . . . MERLONE GEIER MANAGEMENT LLC
MGP FUND X LUGUNA HILLS, LLC
3580 CARMEL MOUNTAIN ROAD, SUITE 260
SAN DIEGO, CA 92130

SUBDIVIDER . . . . . MERLONE GEIER MANAGEMENT LLC
13580 CARMEL MOUNTAIN ROAD, SUITE 260
SAN DIEGO, CA 92130

SURVEYOR/ENGINEER. . . . . PSOMAS
ATTN: DAVID MARTIN
28480 AVENUE STANFORD, SUITE 200
SANTA CLARITA, CA. 91355
(661) 219-6000

EXISTING CONDITIONS:

APN: . . . . . 621-141-58, 621-141-51, 621-141-53, 621-141-48, 621-051-33, 621-051-29, 621-051-35, 621-051-25,621-051-34, 621-141-81, 621-141-80 AND 621-141-53

THOMAS BROS. GUIDE: . . . . LA PAGE 591/E5

FLOOD ZONE: . . . . . ZONE "X" - AREA DETERMINED TO BE OUTSIDE 2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 06059 C0471, DATED: 12/3/2009

PUBLIC EASEMENTS: . . . . . THERE ARE PUBLIC UTILITY EASEMENTS ON THE PROPERTY (SEE SHEET 2)

AREA: . . . . . BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON,
THE AREA IS:

NET: 2,882,599 SQ. FT. = 66.18 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING PUBLIC STREET. NET IS DEFINED AS THE REMAINING SUBJECT PROPERTY AFTER SUBTRACTION OF ABUTTING PUBLIC STREET

TREES: . . . . . THERE ARE NO PROTECTED TREES ON THE SITE

HAZARD AREAS: . . . . . N/A

CUREENT ZONING PER CITY OF LAGUNA HILLS:

UVSP - URBAN VILLAGE SPECIFIC PLAN

BUILDING SETBACKS:

FRONT: . . . . . 10 FT MIN. (PARKING LOT)
20 FT MIN. (PARKING STRUCTURE)
20 FT MIN. (BUILDING)

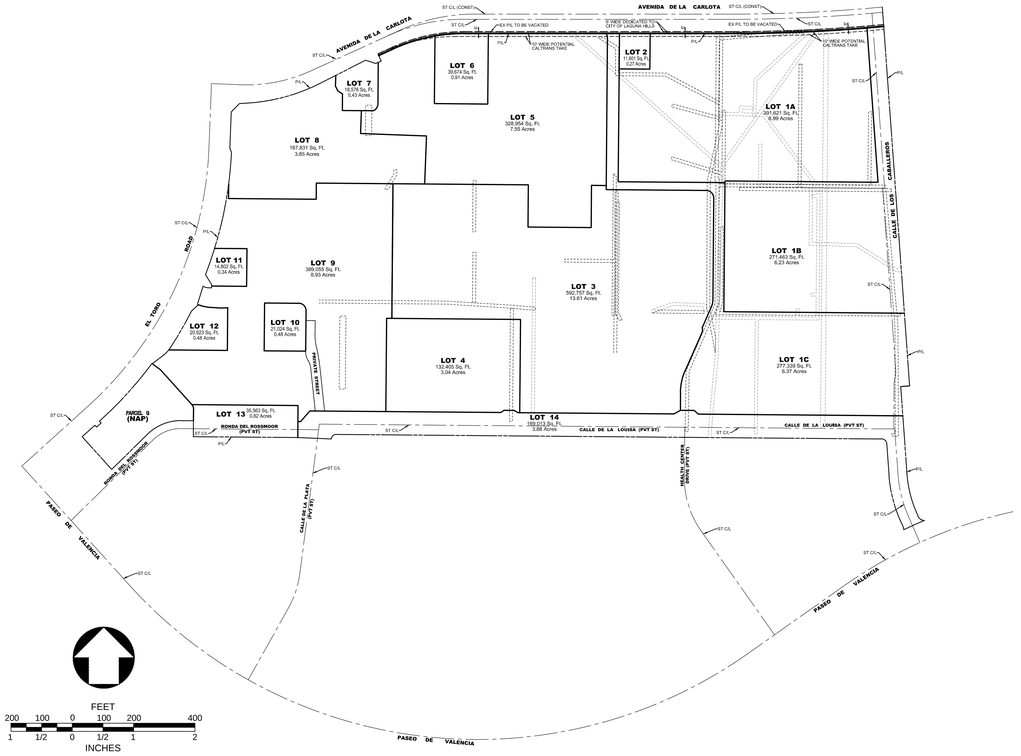
SIDE (INTERIOR): . . . . . 10 FT MIN. (ABUTTING RESIDENTIAL)
0 FT (COMMERCIAL ABUTING NON-RESIDENTIAL)

STREET SIDE: . . . . . 10 FT

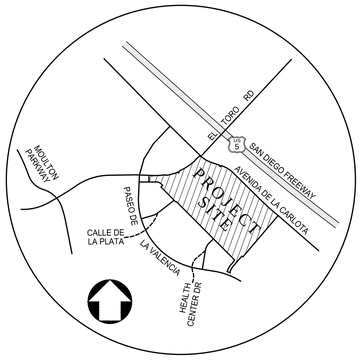
REAR: . . . . . 20 FT (ABUTING RESIDENTIAL)
10 FT (ABUTING NON-RESIDENTIAL)

RESIDENTIAL UNITS = 63 UNITS (STUDIO)
493 UNITS (1-BEDROOM)
407 UNITS (2-BEDROOM)
25 UNITS (3-BEDROOM)
988 TOTAL UNITS

COMMERCIAL UNITS = 12 UNITS (PROPOSED)
8 UNITS (EXISTING)



KEY MAP
SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	TITLE
1	GENERAL NOTES. VICINITY MAP, KEY MAP, MISCELLANEOUS NOTES
2	EASEMENTS NOTES
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	PROPOSED CONDITIONS
6	PROPOSED CONDITIONS
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY GRADING PLAN

PARCELS / LOTS SUMMARY

LOTS	SQ FT	ACRES
LOT 1A	391,621	8.99
LOT 1B	271,463	6.23
LOT 1C	277,339	6.37
LOT 2	11,601	0.27
LOT 3	592,757	13.61
LOT 4	132,405	3.04
LOT 5	328,954	7.55
LOT 6	39,674	0.91
LOT 7	18,576	0.43
LOT 8	167,831	3.85
LOT 9	389,055	8.93
LOT 10	21,024	0.48
LOT 11	14,802	0.34
LOT 12	20,923	0.48
LOT 13	35,563	0.82
LOT 14	169,013	3.88
TOTAL AREA	2,882,600	66.19

ABBREVIATIONS:

PL	PROPERTY LINE
BDRY	BOUNDARY
R/W	RIGHT OF WAY
C/L	CENTERLINE
EX/EXIST	EXISTING
ESMT	EASEMENT
MAX	MAXIMUM
MIN	MINIMUM
TC	TOP OF CURB
TW	TOP OF WALL
BW	BACK OF WALK
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
C&G	CURB AND GUTTER
CONC	CONCRETE
AC	ASPHALT CONC PAVEMENT
PVMT	PAVEMENT
CLF	CHAIN LINK FENCE
TG	TOP OF GRATE
GB	GRADE BREAK
FG	FINISHED GRADE
FS	FINISHED SURFACE
FF	FINISH FLOOR
HP	HIGH POINT
LP	LOW POINT
FL	FLOWLINE
INV	INVERT
UT	UTILITY
JT	JOINT TRENCH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
DW	DOMESTIC WATER
FW	FIRE WATER
I / IRRI	IRRIGATION
ICV	IRRIGATION CONTROL BOX
G	GAS
E	ELECTRIC
T	TELEPHONE
COM	COMMUNICATION
SL	STREET LIGHT
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULL BOX
E-OH	ELECTRIC (OVERHEAD)
T-OH	TELEPHONE (OVERHEAD)
SDMH	STORM DRAIN MANHOLE
SSMH	SEWER MANHOLE
EMH	ELECTRIC MANHOLE
E VLT	ELECTRIC VAULT
EPB	ELECTRIC PULL BOX
TMH	TELEPHONE MANHOLE
T VLT	TELEPHONE VAULT
TPB	TELEPHONE PULL BOX
CB	CATCH BASIN
RCP	REINFORCE CONCRETE PIPE
FH	FIRE HYDRANT
FDC	FIRE DEPT CONNECTION
WV	WATER VALVE
W VLT	WATER VAULT

LEGEND:

- EXIST PROPERTY LINE
- NEW PROPERTY LINE
- EXIST PROPERTY LINE TO BE VACATED
- NEW PARCEL/LOT LINE
- EXISTING EASEMENT
- NEW EASEMENT
- STREET CENTERLINE
- 6' WIDE DEDICATED TO CITY OF LAGUNA HILLS

LEGAL DESCRIPTIONS:

PORTIONS OF PARCEL MAP 74-4 TO 10, PORTIONS OF TRACT NO. 5061 MICS. MAP 183-4 TO 8, TRACT NO. 7467 MISC. MAP 294-43 & 44, TRACT NO. 6106 MISC. MAP 232-6 TO 10 AND TRACT NO. 7763 MISC. MAP 302-18 & 19

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF EL TORO ROAD BEING NORTH 46°42'52"EAST PER PARCEL MAP. BOOK 74, PAGES 4 THRU 10

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.
POWER	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
WATER	EL TORO WATER DISTRICT	(949) 837-7050
CABLE T.V.	COX COMMUNICATIONS	(800) 240-1212
TELEPHONE	AT&T	(949) 362-9978
GAS	SO. CALIFORNIA GAS COMPANY	(800) 427-2200
STORM DRAIN	EL TORO WATER DISTRICT	(949) 837-7050
SEWER	EL TORO WATER DISTRICT	(949) 837-7050

CALL UNDERGROUND SERVICE ALERT (USA) 1 - 800 - 227 - 2600 USA represents many, but not necessarily all, utility and oil companies that have underground lines within the project area. In order to avoid damage to these lines, contact USA two working days prior to digging or excavation. USA will assist in identifying those companies that they represent which have utility lines in the area and contacting the respective companies they represent to have those lines marked on the ground.

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: PSOMAS — DATE 7/24/2015
DESIGNED BY: PSOMAS — DATE 7/24/2015
CHECKED BY: PSOMAS — DATE 12/8/2015
DAVID MARTIN RCE 74143 — DATE 12/8/2015

REGISTERED PROFESSIONAL ENGINEER DAVID S. MARTIN No. C 74143 Exp. 06-30-2017 CIVIL STATE OF CALIFORNIA

PLAN PREPARED BY:
PSOMAS
28480 Avenue Stanford, Suite 4300
Santa Clarita, CA 91355
(661) 219-6000
(661) 775-2718 fax
www.psomas.com

PLANS PREPARED FOR / OWNER:
MerloneGeier Partners
3580 Carmel Mountain Road Suite 260
San Diego, CA 92130

APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. 6/30/16
DATE

CITY OF LAGUNA HILLS
TTM
24155 LAGUNA HILLS MALL
TITLE SHEET

PERMIT NO. GRA-_____
SHEET 1 OF 8
DRAWING NO. -

V:\LMERO\0005\ENGR\SHEETS\TITMTTSL\LHMS01.dwg 12/09/15 09:47

TITLE REPORT EXCEPTIONS:

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER.
EXAMPLE: (20) = SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2013-2014, A LIEN NOT YET DUE OR PAYABLE.

1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $10,922.92, PAID PENALTY: $0.00
SECOND INSTALLMENT: $10,922.92, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-051-25 (AFFECTS PARCEL B)

2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $87,596.10, PAID PENALTY: $0.00
SECOND INSTALLMENT: $87,596.10, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-051-29 (AFFECTS PARCEL D)

3. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $326,516.04, PAID PENALTY: $0.00
SECOND INSTALLMENT: $326,516.04, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-051-33 (AFFECTS PARCEL B)

4. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $24,124.11, PAID PENALTY: $0.00
SECOND INSTALLMENT: $24,124.11, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-051-34 (AFFECTS PARCEL A)

5. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $60,939.95, PAID PENALTY: $0.00
SECOND INSTALLMENT: $60,939.95, DELINQUENT PENALTY: $6,117.00
TAX RATE AREA: 31-009
A. P. NO.: 621-051-35 (AFFECTS PARCEL C)

6. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $45,689.84, PAID PENALTY: $0.00
SECOND INSTALLMENT: $45,689.84, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-48 (AFFECTS PARCEL E)

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
SECOND INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-49 (AFFECTS PARCEL F)

8. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $12,249.78, PAID PENALTY: $0.00
SECOND INSTALLMENT: $12,249.78, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-50 (AFFECTS PARCEL F)

9. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $40,600.93, PAID PENALTY: $0.00
SECOND INSTALLMENT: $40,600.93, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-51 (AFFECTS PARCEL F)

10. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
SECOND INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-53 (AFFECTS PARCEL A)

11. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $11,251.37, PAID PENALTY: $0.00
SECOND INSTALLMENT: $11,251.37, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-54 (AFFECTS PARCEL F)

12. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $7,986.37, PAID PENALTY: $0.00
SECOND INSTALLMENT: $7,986.37, PAID PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-55 (AFFECTS PARCEL F)

13. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
SECOND INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
TAX RATE AREA: 31-008
A. P. NO.: 621-141-57 (AFFECTS PARCEL F)

14. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $15,317.88, PAID PENALTY: $0.00
SECOND INSTALLMENT: $15,317.88, PAID PENALTY: $0.00
TAX RATE AREA: 31-008
A. P. NO.: 621-141-58 (AFFECTS PARCEL G)

15. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
SECOND INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
TAX RATE AREA: 31-008
A. P. NO.: 621-141-59 (AFFECTS PARCEL A)

16. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013.
FIRST INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
SECOND INSTALLMENT: $0.00, NO TAX DUE PENALTY: $0.00
TAX RATE AREA: 31-009
A. P. NO.: 621-141-81 (AFFECTS PARCEL B)

17. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

18. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(20) AN EASEMENT FOR WATER PIPE LINES, SANITARY SEWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 15, 1964 IN BOOK 6885, PAGE 70; AND JANUARY 15, 1964 IN BOOK 6885, PAGE 72, BOTH OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGES 258 AND 261 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 6944, PAGE 449 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED IN BOOK 9293, PAGE 986 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

TITLE REPORT EXCEPTIONS, CONT'D.

(22) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 16, 1964 IN BOOK 7221, PAGE 727 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 19, 1965 IN BOOK 7420, PAGE 616 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(23) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED AUGUST 13, 1964, BY AND BETWEEN ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AS LESSOR AND UNITED CALIFORNIA BANK AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED NOVEMBER 12, 1964 IN BOOK 7297, PAGE 17 OF OFFICIAL RECORDS. THE LESSOR'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP BY ASSIGNMENT RECORDED NOVEMBER 21, 1989 AS INSTRUMENT NO. 89636873 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(24) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1965 IN BOOK 7423, PAGE 957 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY QUITCLAIM DEED RECORDED NOVEMBER 29, 1971 IN BOOK 905, PAGE 162 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(25) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 14, 1965 IN BOOK 7555, PAGE 16; AND AUGUST 13, 1965 IN BOOK 7630, PAGE 541, BOTH OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGES 258 AND 261 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 03, 1965 IN BOOK 7656, PAGE 227 OF OFFICIAL RECORDS. BY AND BETWEEN ROSSMOOR CORPORATION, A CORPORATION, AND THE PACIFIC TELEPHONE AN TELEGRAPH COMPANY, A CORPORATION. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED SEPTEMBER 27, 1965 IN BOOK 7681, PAGE 72 OF OFFICIAL RECORDS. BY AND BETWEEN ROSSMOOR CORPORATION, A CORPORATION, AND THE PACIFIC TELEPHONE AN TELEGRAPH COMPANY, A CORPORATION. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDMENT TO AGREEMENT" RECORDED NOVEMBER 12, 1965 IN BOOK 7738, PAGE 924 OF OFFICIAL RECORDS. [DOES NOT AFFECT THE PROPERTY.]

(28) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 04, 1965 IN BOOK 7729, PAGE 120 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(29) THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: EASEMENT FOR DRAINAGE PURPOSES. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(30) MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG THE THINGS PROVIDE:
TRACT/PARCEL MAP: TRACT NO. 6106 RECORDED IN BOOK 74, PAGES 4 THROUGH 10, INCLUSIVE PROVISIONS:
A. SAID LOTS BEING INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS IN THE SUBDIVISION.
B. SAID LOTS ARE NOT OF SUFFICIENT RIGHTS OF WAY OR IMPROVED TO COUNTY STANDARDS, AND ARE THEREFORE NOT ACCEPTABLE AS PUBLIC STREETS. (AFFECTS PARCELS C1, C2, D1, D2, E1 AND E2) [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

31. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

32. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(33) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 1966 IN BOOK 8021, PAGE 185 OF OFFICIAL RECORDS. IN FAVOR OF: ROSS W. CORTESE AND M.E. WARD, DOING BUSINESS AS C & W COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

34. THE RIGHTS OF THE PUBLIC TO USE A PORTION OF THE LAND FOR INGRESS AND EGRESS AND PARKING FOR ADJACENT FACILITIES, AS SET FORTH IN A NOTICE OF CONSENT RECORDED SEPTEMBER 19, 1967 IN BOOK 8378, PAGE 171 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

(35) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1968 IN BOOK 8717, PAGE 812 OF OFFICIAL RECORDS.
IN FAVOR OF: GOLDEN RAIN FOUNDATION OF LAGUNA HILLS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(36) AN EASEMENT FOR SANITARY SEWER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1969 IN BOOK 9148, PAGE 179 OF OFFICIAL RECORDS.
IN FAVOR OF: ROSSMOOR SANITATION, INC. AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MODIFICATION OF EASEMENTS" RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 258 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

37. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

38. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(39) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1971 IN BOOK 9566, PAGE 948 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

40. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SEWER MAIN EXTENSION CONTRIBUTION AND SEWER AGREEMENT" RECORDED SEPTEMBER 29, 1971 IN BOOK 9823, PAGE 673 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.]

(41) AN EASEMENT FOR GAS PIPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1971 IN BOOK 9868, PAGE 985 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(42) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED OCTOBER 05, 1971, BY AND BETWEEN ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AS LESSOR AND SEAR, ROEBUCK AND CO., A NEW YORK CORPORATION AS LESSEE, AS DISCLOSED BY A SHORT FORM OF LEASE RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 274 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF CORDED APRIL 18, 1974 IN BOOK 11121, PAGE 1934 OF OFFICIAL RECORDS. HE LESSOR'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO SHOPPING NTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP BY ASSIGNMENT RECORDED OVEMBER 21, 1989 AS INSTRUMENT NOS. 89636870 AND 89-636873, BOTH OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

TITLE REPORT EXCEPTIONS, CONT'D.

(43) ERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 10, 1971, BY ND BETWEEN ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AS LESSOR ND BROADWAY-HALE STORES, INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A SHORT FORM OF LEASE RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 292 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 18, 1974 IN BOOK 11121, PAGE 1905; JANUARY 29, 1976 IN BOOK 11632, PAGE 1436, BOTH OF OFFICIAL RECORDS. THE LESSOR'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP BY ASSIGNMENT RECORDED NOVEMBER 21, 1989 AS INSTRUMENT NOS. 89636870 AND 89-636873, BOTH OF OFFICIAL RECORDS.
A DEED RECORDED DECEMBER 31, 1974 IN BOOK 11315, PAGE 1440 OF OFFICIAL RECORDS, EXECUTED BY CARTER HAWLEY HALE STORES, INC., A CALIFORNIA CORPORATION, AS GRANTOR, AND BARNSDALE MODESTO PROPERTIES, A NEW YORK LIMITED PARTNERSHIP, AS GRANTEE, PURPORTS TO CONVEY "BUILDINGS AND IMPROVEMENTS, WHICH BUILDINGS AND IMPROVEMENTS SHALL AT ALL TIMES BE AND REMAIN REAL PROPERTY" LOCATED ON THE REAL PROPERTY AFFECTED BY SAID LEASE. THE INTEREST OF CARTER HAWLEY HALE STORES, INC., FORMERLY BROADWAY-HALE STORES, INC. UNDER SAID LEASE, HAS BEEN ASSIGNED TO BARNHALE MODESTO PROPERTIES, A NEW YORK LIMITED PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED DECEMBER 31, 1974 IN BOOK 11315, PAGE 1443 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS. THE INTEREST OF LEPERCQ CORPORATE INCOME FUND L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO BARNHALE MODESTO PROPERTIES, L.P., A NEW YORK LIMITED PARTNERSHIP, FORMERLY KNOWN AS BARNHALE MODESTO PROPERTIES, A NEW YORK LIMITED PARTNERSHIP UNDER SAID LEASE, HAS BEEN ASSIGNED TO JKS-LAGUNA HILLS L.P., A DELAWARE LIMITED PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED OCTOBER 09, 2007 AS INSTRUMENT NO. 2007000602399, OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

44. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 325 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 18, 1974 IN BOOK 11122, PAGE 72 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 17, 1989 AS INSTRUMENT NO. 89620609 OF OFFICIAL RECORDS.
NOTE 1: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT (REA)", EXECUTED BY AND BETWEEN ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION, AND CONTINENTAL ILLINOIS PROPERTIES, A CALIFORNIA REAL ESTATE INVESTMENT TRUST, RECORDED DECEMBER 23, 1975 IN BOOK 11604, PAGE 115 OF OFFICIAL RECORDS.
NOTE 2: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT (REA)", EXECUTED BY AND BETWEEN LAGUNA HILLS ASSOCIATES, A CALIFORNIA PARTNERSHIP, AND CONTINENTAL ILLINOIS PROPERTIES, A CALIFORNIA REAL ESTATE INVESTMENT TRUST, RECORDED FEBRUARY 28, 1977 IN BOOK 12086, PAGE 283 OF OFFICIAL RECORDS.
NOTE 3: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN PAN-AMERICAN PROPERTIES, FORMERLY KNOWN AS CONTINENTAL ILLINOIS PROPERTIES, A CALIFORNIA REAL ESTATE INVESTMENT TRUST, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, CARTER HAWLEY HALE STORES, INC., A CALIFORNIA CORPORATION, F/K/A BROADWAY-HALE STORES, AND LAGUNA HILLS INVESTMENT COMPANY, RECORDED JUNE 09, 1980 IN BOOK 13629, PAGE 1347 OF OFFICIAL RECORDS.
NOTE 4: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN PAN-AMERICAN PROPERTIES, INC., A DELAWARE CORPORATION, AND SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP, RECORDED NOVEMBER 21, 1989 AS INSTRUMENT NOS. 89-636871 AND 89-636874 BOTH OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(45) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 496 OF OFFICIAL RECORDS. EXECUTED BY BROADWAY-HALE STORES, INC., A CORPORATION AND OTHERS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 18, 1974 IN BOOK 11122, PAGE 312 OF OFFICIAL RECORDS.

(46) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED JUNE 09, 1980 IN BOOK 13629, PAGE 1347 OF OFFICIAL RECORDS. BY AND BETWEEN PAN-AMERICAN PROPERTIES, FORMERLY KNOWN AS CONTINENTAL ILLINOIS PROPERTIES, A CALIFORNIA REAL ESTATE INVESTMENT TRUST, J.C. PENNY PROPERTIES, INC., A DELAWARE CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, LAGUNA HILLS INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT" BY AND BETWEEN PAN-AMERICAN PROPERTIES, INC., A DELAWARE CORPORATION AND SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP RECORDED NOVEMBER 21, 1989 AS INSTRUMENT NO. 89-636871 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

47. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1972 IN BOOK 10427, PAGE 579 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE]

(48) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1973 IN BOOK 10603, PAGE 320 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: PARCEL 5 OF PARCEL B [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

49. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 10708, PAGE 932 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(50) AN EASEMENT FOR TRAFFIC SIGNALIZATION SYSTEM AND INCIDENTAL PURPOSES, RECORDED JANUARY 21,1974 IN BOOK 11060, PAGE 1142 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF ORANGE AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(51) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.
LESSOR: ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION
LESSEE: J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION
DISCLOSED BY: SHORT FORM OF LEASE
RECORDED: APRIL 18, 1974 IN BOOK 11122, PAGE 1 OF OFFICIAL RECORDS
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 20, 1975 IN BOOK 11489, PAGE 703 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(52) AN EASEMENT FOR WATER MAIN AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1974 IN BOOK 11129, PAGE 210 OF OFFICIAL RECORDS. IN FAVOR OF: ROSSMOOR WATER COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(53) AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 04, 1975 IN BOOK 11586, PAGE 817 OF OFFICIAL RECORDS. IN FAVOR OF: ROSSMOOR SANITATION, INC. AFFECTS: AS DESCRIBED THEREIN [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(54) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND ASSUMPTION AGREEMENT" RECORDED DECEMBER 23, 1975 IN BOOK 11604, PAGE 118 OF OFFICIAL RECORDS. BY AND BETWEEN ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AND CONTINENTAL ILLINOIS PROPERTIES, A REAL ESTATE INVESTMENT TRUST .

TITLE REPORT EXCEPTIONS, CONT'D.

(55) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 02, 1974, BY AND BETWEEN BARNHALE MODESTO PROPERTIES, A NEW YORK LIMITED PARTNERSHIP AS LESSOR AND CARTER HAWLEY HALE STORES, INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A SHORT FORM OF LEASE RECORDED JANUARY 29, 1976 IN BOOK 11632, PAGE 1466 OF OFFICIAL RECORDS. THE LESSEE'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO CARTER HAWLEY HALE STORES, INC., A DELAWARE CORPORATION BY ASSIGNMENT RECORDED AUGUST 27, 1984 AS INSTRUMENT NO. 84-357328 OF OFFICIAL RECORDS. THE LESSOR'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO JKS-LAGUNA HILLS L.P., A DELAWARE LIMITED PARTNERSHIP BY ASSIGNMENT RECORDED OCTOBER 09, 2007 AS INSTRUMENT NO. 2007000602400 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(56) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 11750, PAGE 1017 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(57) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1976 IN BOOK 11750, PAGE 1020 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(58) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1976 IN BOOK 11750, PAGE 1023 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(59) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1976 IN BOOK 11750, PAGE 1026 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(60) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 11750, PAGE 1029 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(61) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 11750, PAGE 1033 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(62) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 25, 1977 IN BOOK 12211, PAGE 1290 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

63. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED SEPTEMBER 01, 1977, BY AND BETWEEN CONTINENTAL ILLINOIS PROPERTIES AS LESSOR AND THE AKRON, A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 14, 1977 IN BOOK 12376, PAGE 1158 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE.]

(64) AN EASEMENT FOR SEWER AND WATER AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1986 AS INSTRUMENT NO. 86-045266 OF OFFICIAL RECORDS.
IN FAVOR OF: EL TORO WATER DISTRICT AFFECTS: SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
[AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

65. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

66. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE AGREEMENT" RECORDED SEPTEMBER 07, 1988 AS INSTRUMENT NO. 88-449440 OF OFFICIAL RECORDS. BY AND BETWEEN PAN AMERICAN PROPERTIES, INC., A DELAWARE CORPORATION, SUCCESSOR-IN-INTEREST TO PAN AMERICAN PROPERTIES, A CALIFORNIA BUSINESS TRUST AND PARK/ABRAMS DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION. [AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE]

(67) AN EASEMENT FOR VEHICULAR ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1989 AS INSTRUMENT NO. 89-620610 OF OFFICIAL RECORDS.
IN FAVOR OF: ORANGE COUNTY TRANSIT DISTRICT, A CALIFORNIA PUBLIC TRANSIT DISTRICT AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. 5. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(68) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 1996 ASINSTRUMENT NO. 19960448198 OF OFFICIAL RECORDS.
IN FAVOR OF: EL TORO WATER DISTRICT, PUBLIC CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 14, 2008 AS INSTRUMENT NO. 2008000019979 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(69) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 1996 AS INSTRUMENT NO. 19960448199 OF OFFICIAL RECORDS.
IN FAVOR OF: EL TARO WATER DISTRICT, PUBLIC CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 27, 2010 AS INSTRUMENT NO. 2010000357159 OF OFFICIAL RECORDS. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(70) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 22, 1997 AS INSTRUMENT NO. 19970346524 OF OFFICIAL RECORDS. (AFFECTS PORTION OF PARCELS A AND C) [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(71) AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1997 AS INSTRUMENT NO. 19970444433 OF OFFICIAL RECORDS.
IN FAVOR OF: EL TORO WATER DISTRICT, PUBLIC CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(72) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1998 AS INSTRUMENT NO. 19980173326 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(73) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED AUGUST 18, 1998, BY AND BETWEEN SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP AS LESSOR AND GB ACQUISITION, INC. AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 17, 1999 AS INSTRUMENT NO. 19990857805 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (AFFECTS PARCEL G) [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(74) AN EASEMENT FOR LANDSCAPING AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 2006 AS INSTRUMENT NO. 2006000554766 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF LAGUNA HILLS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

(75) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2007 AS INSTRUMENT NO. 2007000682176 OF OFFICIAL RECORDS.
IN FAVOR OF: EL TORO WATER DISTRICT, A PUBLIC CORPORATION AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. [AFFECTS THE PROPERTY AS SHOWN ON THE SURVEY.]

76. RIGHTS OF PARTIES IN POSSESSION.

EASEMENTS ENCROACHMENTS:

THERE ARE NO ENCROACHMENTS OTHER THAN AS FOLLOWS:

ENCROACHMENT "A"
ENCROACHMENT "B"

(25) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 14, 1965 IN BOOK 7555, PAGE 16; AND AUGUST 13, 1965 IN BOOK 7630, PAGE 541, BOTH OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGES 258 AND 261 OF OFFICIAL RECORDS.

ENCROACHMENT "C"
ENCROACHMENT "D"
ENCROACHMENT "E"

(29) THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: EASEMENT FOR DRAINAGE PURPOSES.

ENCROACHMENT "F"

(33) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 1966 IN BOOK 8021, PAGE 185 OF OFFICIAL RECORDS.
IN FAVOR OF: ROSS W. CORTESE AND M.E. WARD, DOING BUSINESS AS C & W COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

ENCROACHMENT "F"

(35) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1968 IN BOOK 8717, PAGE 812 OF OFFICIAL RECORDS.
IN FAVOR OF: GOLDEN RAIN FOUNDATION OF LAGUNA HILLS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

ENCROACHMENT "G"

(36) AN EASEMENT FOR SANITARY SEWER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1969 IN BOOK 9148, PAGE 179 OF OFFICIAL RECORDS.
IN FAVOR OF: ROSSMOOR SANITATION, INC. AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MODIFICATION OF EASEMENTS" RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 258 OF OFFICIAL RECORDS.

ENCROACHMENT "H"

(39) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1971 IN BOOK 9566, PAGE 948 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

ENCROACHMENT "I"

(53) AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 04, 1975 IN BOOK 11586, PAGE 817 OF OFFICIAL RECORDS.
IN FAVOR OF: ROSSMOOR SANITATION, INC. AFFECTS: AS DESCRIBED THEREIN

V:\1MER010300\ENGR\SHEETS\TTM\TTM_LHM-02.dwg 10/23/15 11:50

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: PSOMAS — DATE 7/24/2015
DESIGNED BY: PSOMAS — DATE 7/24/2015
CHECKED BY: PSOMAS — DATE 12/8/2015
DAVID MARTIN RCE 74143 — 12/8/2015 DATE

REGISTERED PROFESSIONAL ENGINEER
DAVID S. MARTIN
No. C 74143
Exp. 06-30-2017
CIVIL
STATE OF CALIFORNIA

PLAN PREPARED BY:
PSOMAS
28480 Avenue Stanford, Suite 4300
Santa Clarita, CA 91355
(661) 219-6000
(661) 775-2718 fax
www.psomas.com

PLANS PREPARED FOR / OWNER:
MerloneGeier Partners
3580 Carmel Mountain Road Suite 260
San Diego, CA 92130

APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. 6/30/16
DATE

CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
EASEMENTS NOTES

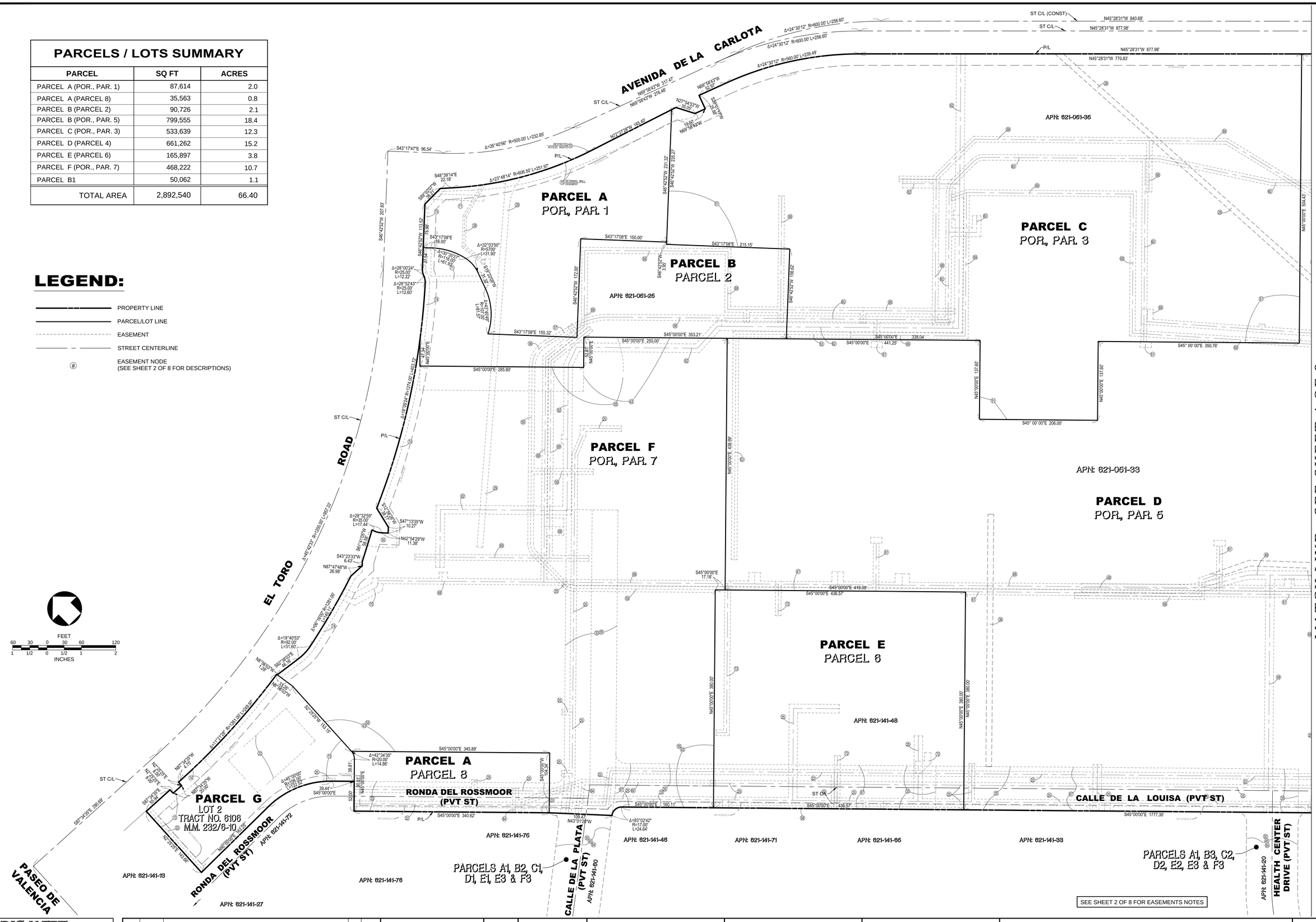
PERMIT NO. GRA-________
SHEET 2 OF 8
DRAWING NO. -

PARCELS / LOTS SUMMARY

PARCEL	SQ FT	ACRES
PARCEL A (POR., PAR. 1)	87,614	2.0
PARCEL A (PARCEL 8)	35,563	0.8
PARCEL B (PARCEL 2)	90,726	2.1
PARCEL B (POR., PAR. 5)	799,555	18.4
PARCEL C (POR., PAR. 3)	533,639	12.3
PARCEL D (PARCEL 4)	661,262	15.2
PARCEL E (PARCEL 6)	165,897	3.8
PARCEL F (POR., PAR. 7)	468,222	10.7
PARCEL B1	50,062	1.1
TOTAL AREA	2,892,540	66.40

LEGEND:

- PROPERTY LINE
- PARCEL/LOT LINE
- EASEMENT
- STREET CENTERLINE
- (#) EASEMENT NODE (SEE SHEET 2 OF 8 FOR DESCRIPTIONS)



SEE SHEET 2 OF 8 FOR EASEMENTS NOTES

DIGALERT — DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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12/8/2015
DAVID MARTIN RCE 74143 DATE

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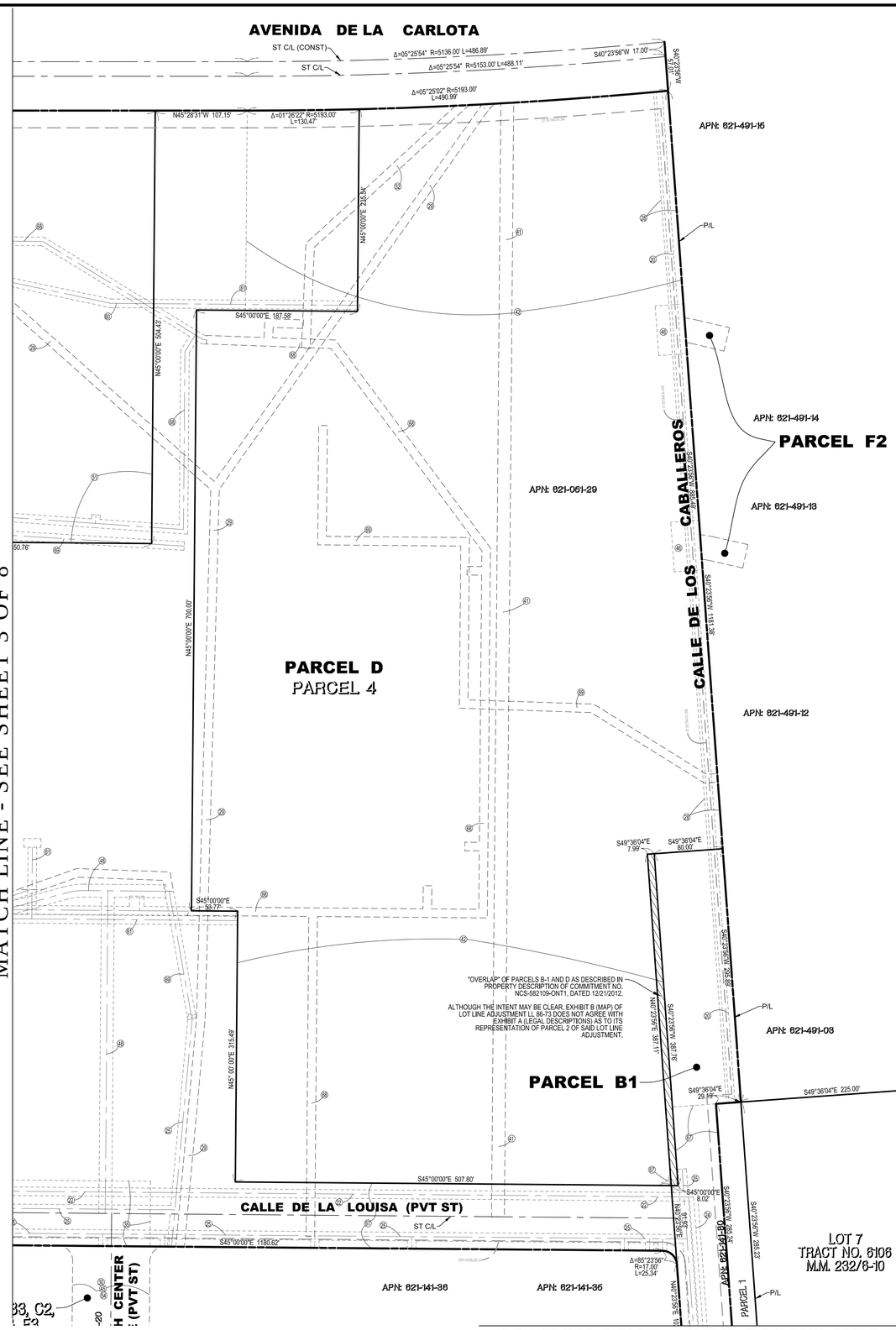
DATE

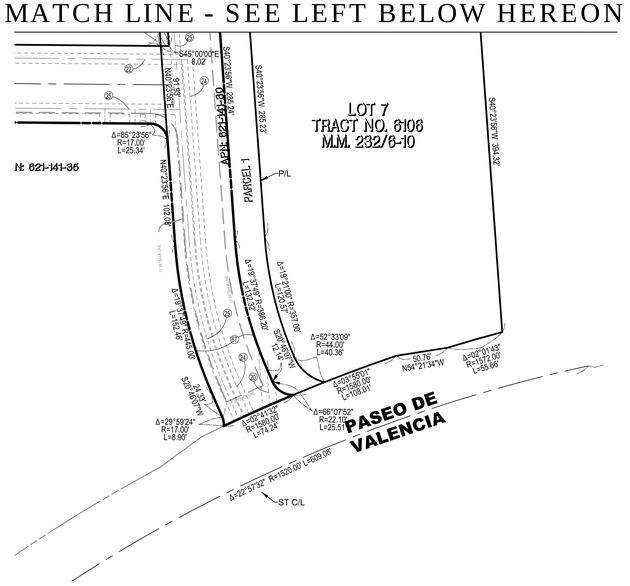
CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
EXISTING PARCELS

PERMIT NO. GRA-_____
SHEET 3 OF 8
DRAWING NO. -

V:\TMEROI\0009\ENGR\SHEETS\VTTMTTM_LHM-03.dwg 10/20/15 11:52





SEE SHEET 2 OF 8 FOR EASEMENTS NOTES

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PARCEL B1	50,062	1.1
TOTAL AREA	2,892,540	66.40

LEGEND:

- PROPERTY LINE
- PARCEL/LOT LINE
- EASEMENT
- STREET CENTERLINE
- (#) EASEMENT NODE (SEE SHEET 2 OF 8 FOR DESCRIPTIONS)

FEET
60 30 0 30 60 120
1 1/2 0 1/2 1 2
INCHES

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: PSOMAS — DATE 7/24/2015
DESIGNED BY: PSOMAS — DATE 7/24/2015
CHECKED BY: PSOMAS — DATE 12/8/2015

DAVID MARTIN RCE 74143 — 12/8/2015 DATE

REGISTERED PROFESSIONAL ENGINEER — DAVID S. MARTIN — No. C 74143 Exp. 06-30-2017 — CIVIL — STATE OF CALIFORNIA

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San Diego, CA 92130

APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. 6/30/16
DATE

CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
EXISTING PARCELS

PERMIT NO. GRA-_____
SHEET 4 OF 8
DRAWING NO. -

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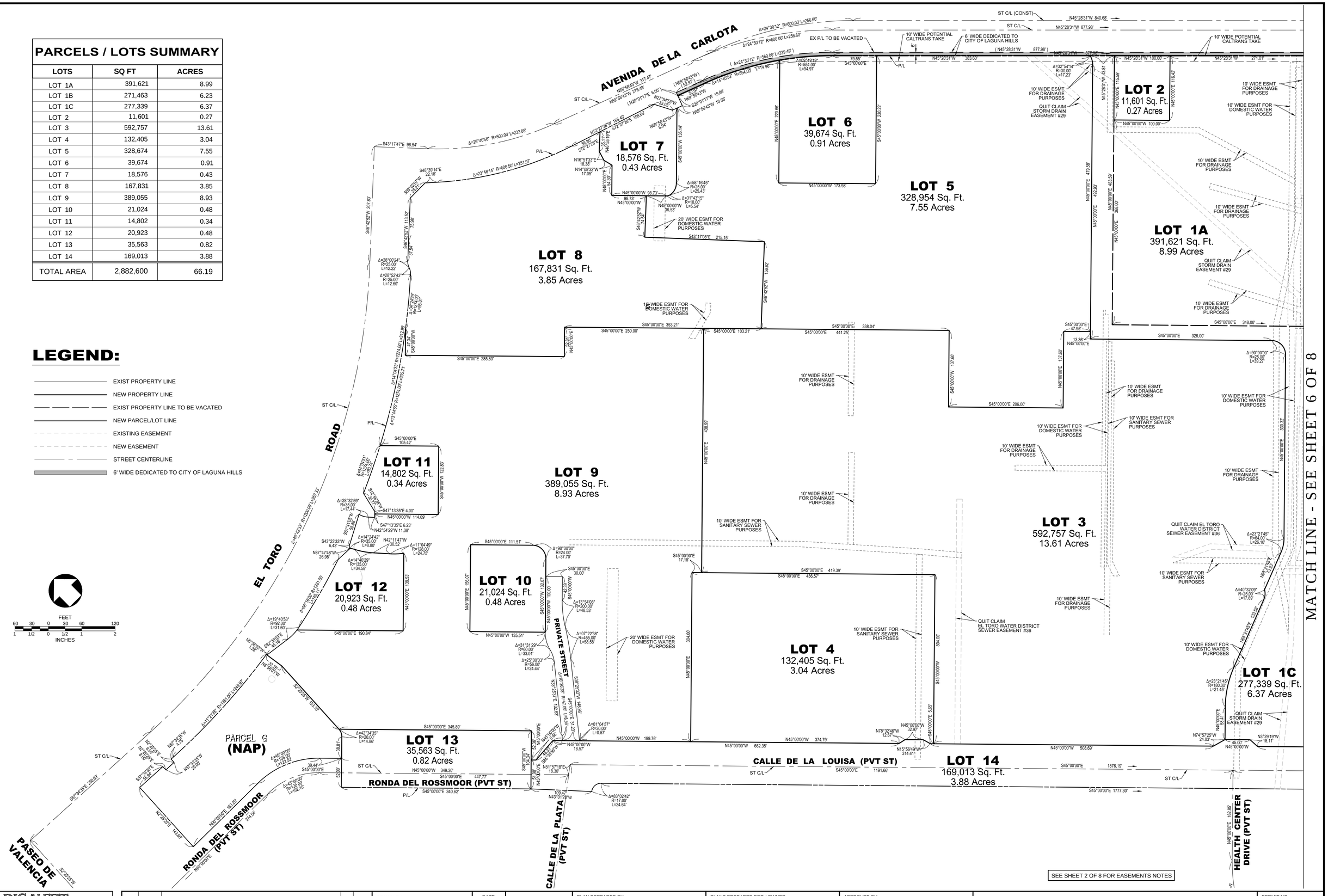
PARCELS / LOTS SUMMARY

LOTS	SQ FT	ACRES
LOT 1A	391,621	8.99
LOT 1B	271,463	6.23
LOT 1C	277,339	6.37
LOT 2	11,601	0.27
LOT 3	592,757	13.61
LOT 4	132,405	3.04
LOT 5	328,674	7.55
LOT 6	39,674	0.91
LOT 7	18,576	0.43
LOT 8	167,831	3.85
LOT 9	389,055	8.93
LOT 10	21,024	0.48
LOT 11	14,802	0.34
LOT 12	20,923	0.48
LOT 13	35,563	0.82
LOT 14	169,013	3.88
TOTAL AREA	2,882,600	66.19

LEGEND:

- EXIST PROPERTY LINE
- NEW PROPERTY LINE
- EXIST PROPERTY LINE TO BE VACATED
- NEW PARCEL/LOT LINE
- EXISTING EASEMENT
- NEW EASEMENT
- STREET CENTERLINE
- 6' WIDE DEDICATED TO CITY OF LAGUNA HILLS



SEE SHEET 2 OF 8 FOR EASEMENTS NOTES

DIGALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY:	PSOMAS	DATE 7/24/2015
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CHECKED BY:	PSOMAS	DATE 12/8/2015
DAVID MARTIN	RCE 74143	12/8/2015 DATE

REGISTERED PROFESSIONAL ENGINEER DAVID S. MARTIN No. C 74143 Exp. 06-30-2017 CIVIL STATE OF CALIFORNIA

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DATE

CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
PROPOSED PARCELS

PERMIT NO. GRA-
SHEET 5 OF 8
DRAWING NO. -

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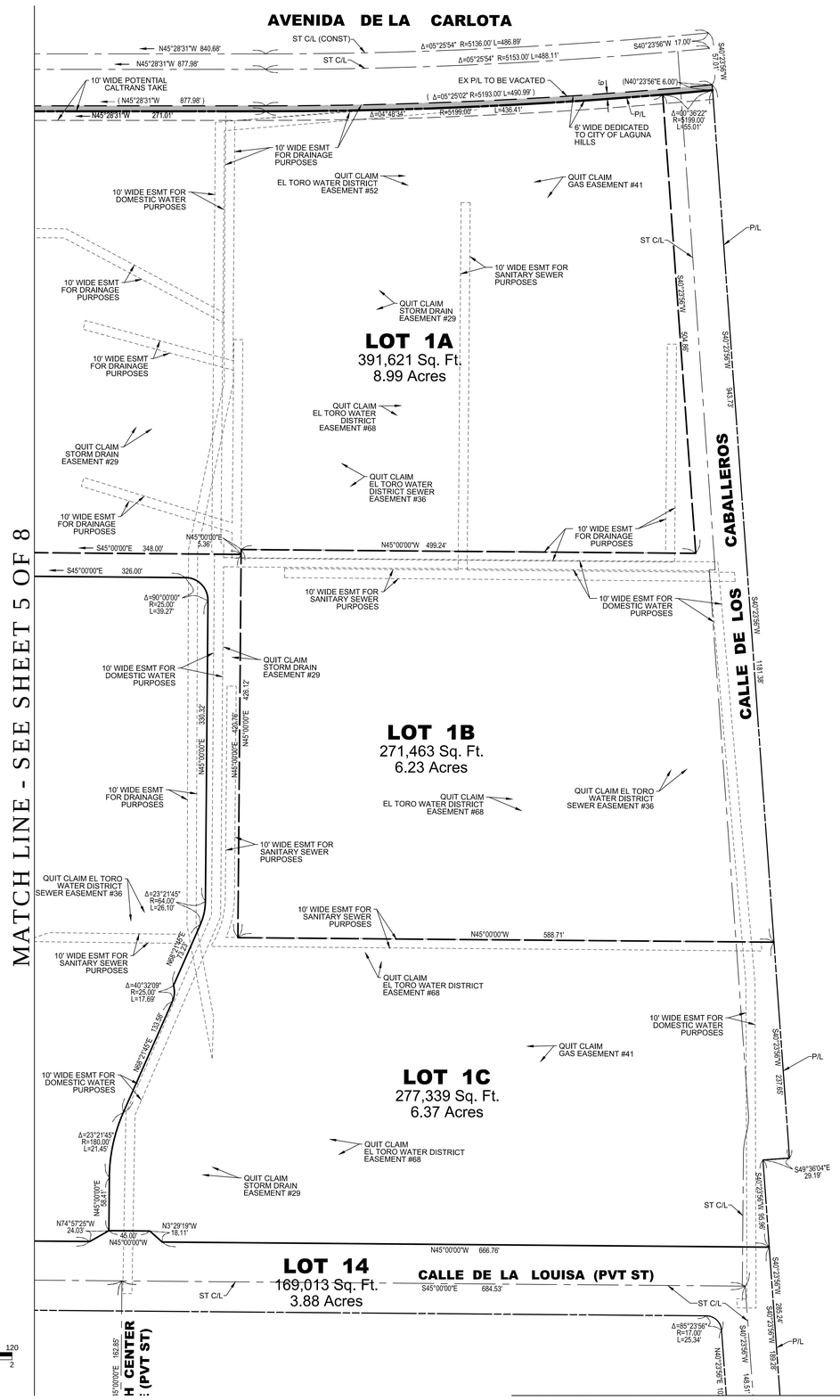

MATCH LINE - SEE SHEET 5 OF 8

MATCH LINE - SEE RIGHT HEREON

PARCELS / LOTS SUMMARY

LOTS	SQ FT	ACRES
LOT 1A	391,621	8.99
LOT 1B	271,463	6.23
LOT 1C	277,339	6.37
LOT 2	11,601	0.27
LOT 3	592,757	13.61
LOT 4	132,405	3.04
LOT 5	328,954	7.55
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LOT 7	18,576	0.43
LOT 8	167,831	3.85
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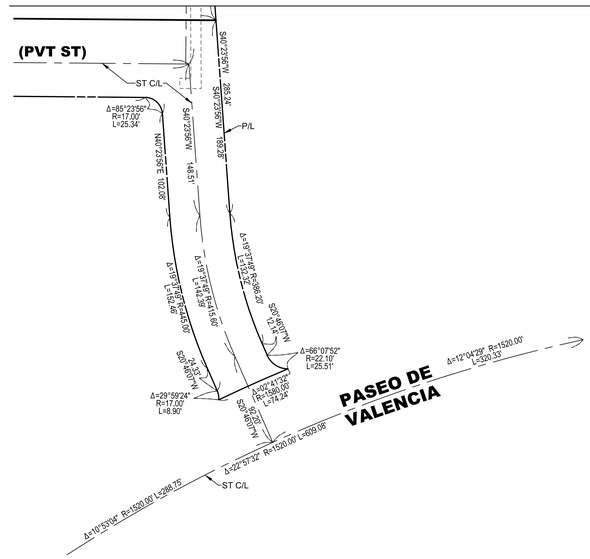
LOT 14	169,013	3.88
TOTAL AREA	2,882,600	66.19

LEGEND:

- EXIST PROPERTY LINE
- NEW PROPERTY LINE
- EXIST PROPERTY LINE TO BE VACATED
- NEW PARCEL/LOT LINE
- EXISTING EASEMENT
- NEW EASEMENT
- STREET CENTERLINE
- 6' WIDE DEDICATED TO CITY OF LAGUNA HILLS

MATCH LINE - SEE LEFT BELOW HEREON



SEE SHEET 2 OF 8 FOR EASEMENTS NOTES

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DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	DATE	DESCRIPTION	BY	APP'D

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KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. 6/30/16
DATE

CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
PROPOSED PARCELS

PERMIT NO. GRA-_____
SHEET 6 OF 8
DRAWING NO. -

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LEGEND:

- NEW PROPERTY LINE
- PARCEL/LOT LINE
- STREET CENTERLINE
- 350 PROPOSED CONTOURS
- 350 EXISTING CONTOURS

AVENIDA DE LA CARLOTA

ST C/L (CONST)

ST C/L

P/L

CALTRANS TAKE

PAD D
8,400 SF
FF = 357.0

RETAIL
20,084 SF
(FF = 355.6)

PAD E
6,074 SF
FF = 356.0

TRASH

LIMITS OF GRADING (TYP)

IN N OUT
4,636 SF

KING'S FISH HOUSE
7,100 SF

JC PENNEY
169,000 SF
(FF = 352.5)

SHOPS C
3,633 SF
FF = 352.2

MACY'S
160,000 SF
(FF = 352.5)

EX NORTH MALL
114,446 SF
(FF = 352.6)

SHOPS E
2,785 SF
FF = 353.0

MAJOR A
FF = 353.0

SHOPS H
FF = 353.0

LOADING

SHOPS J1

MAJOR A & B
SHOPS H/J1
89,436 SF
FF = 352.5

SYCAMORE PARK

SHOPS D
11,359 SF
FF = 352.5

MAJOR B

PAD C
5,115 SF
FF = 357.5

PAD A
7,480 SF
FF = 356.0

PAD B
7,826 SF
FF = 354.0

PRIVATE STREET

SHOPS AB
9,955 SF
FF = 349.0

FLEX RETAIL/OFFICE
45,890 SF
(FF = 349.75)

SHOPS F
15,755 SF
FF = 352.0

SHOPS G
9,053 SF
FF = 349.0

PARKING STRUCTURE
(6 LEVELS)
FF = 346.0

PLAZA

BJ'S RESTAURANT
10,125 SF

BUS STOP

ROAD

EL TORO

RONDA DEL ROSSMOOR (PVT ST)

CALLE DE LA LOUISA (PVT ST)

CALLE LA PLATA (PVT ST)

HEALTH CENTER DRIVE (PVT ST)

PASEO DE VALENCIA

FEET
60 30 0 30 60 120
1 1/2 0 1/2 1 2
INCHES

MATCH LINE - SEE SHEET 8 OF 8

DIGALERT
DIAL TOLL FREE
811
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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KENNETH H. ROSENFIELD

RCE NO. 33496 EXP. 6/30/16
DATE

CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO. GRA-_____
SHEET 7 OF 8
DRAWING NO. -

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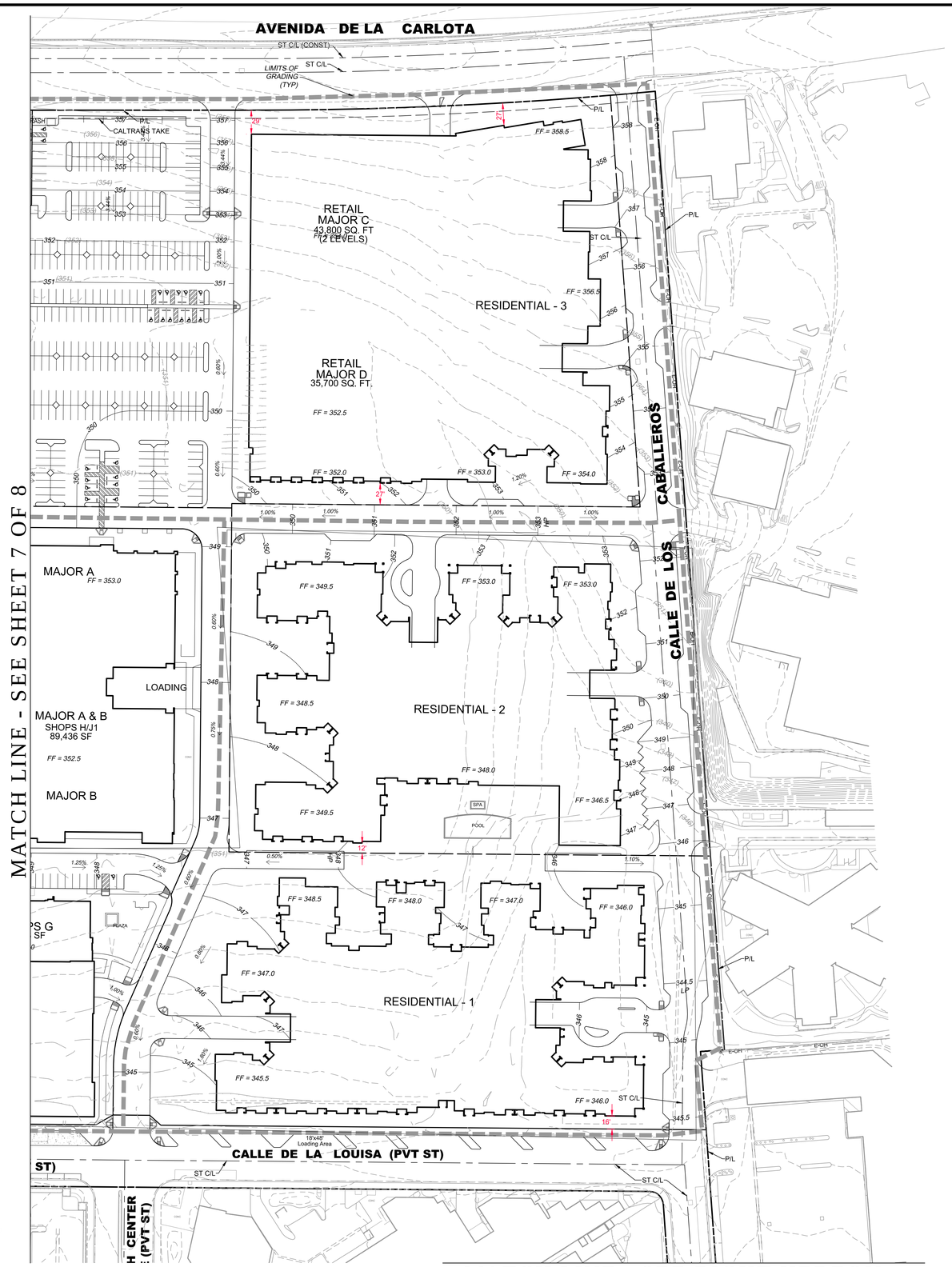
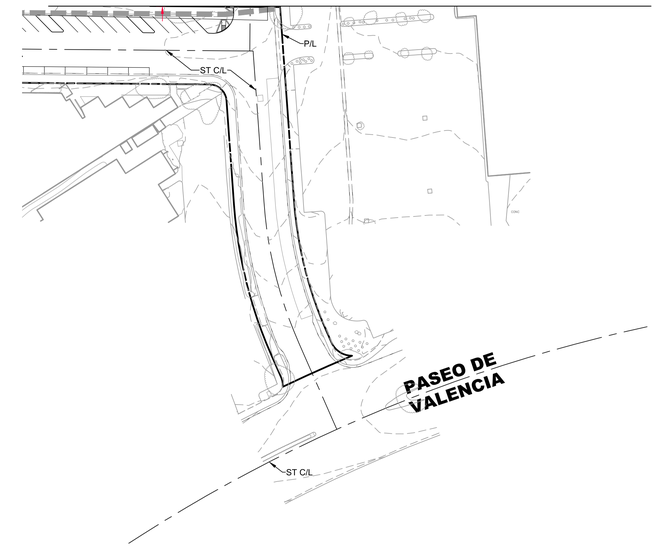


LEGEND:

- NEW PROPERTY LINE
- PARCEL/LOT LINE
- STREET CENTERLINE
- 350 PROPOSED CONTOURS
- 350 EXISTING CONTOURS

MATCH LINE - SEE LEFT BELOW HEREON



FEET
60 30 0 30 60 120
1 1/2 0 1/2 1 2
INCHES

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811
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CITY OF LAGUNA HILLS

TTM
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO. GRA-
SHEET 8 OF 8
DRAWING NO. -

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