

**TITLE INFORMATION**

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. 01180-83917 DATED OCTOBER 20, 2015 AS PREPARED BY STEWART TITLE, GLENDALE, CA [TITLE OFFICER: LARRY MCCOURE, TELEPHONE: (818) 502-2723] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 10, BLOCK P, TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

**PARCEL 2:**

LOT 11, BLOCK P, TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 76°49'00" WEST, 64.88 FEET; THENCE SOUTH 51°35'00" EAST, 64.01 FEET; THENCE SOUTH 11°17'36" EAST, 66.29 FEET TO THE EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE, NORTH 0°01'00" EAST, 119.58 FEET TO THE POINT OF BEGINNING, AS CONDEMNED BY THE COUNTY OF ORANGE FOR PUBLIC STREET AND HIGHWAY PURPOSES BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 23, 1971 IN BOOK 3551 PAGE 818 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL STANDING, FLOWING, PERCOLATING OR OTHER WATERS NOW AND/OR HEREAFTER IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT TO REMOVE THE SAME THROUGH UNDERGROUND CHANNELS OF THE SAME MEANS OF WELLS OR TUNNELS ON OTHER PROPERTY.

ALSO EXCEPTING THEREFROM ALL RIPARIAN WATER RIGHTS FOR THE USE AND BENEFIT OF SAID RIPARIAN LAND.

**TITLE EXCEPTIONS AND EASEMENTS**

**A-C TAXES**

1 AN EASEMENT GRANTED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED IN BOOK 554 PAGE 209 OF DEEDS AND RECORDED JANUARY 21, 1928 IN BOOK 125 PAGE 83, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOT PLOTTABLE)

2 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED MAY 11, 1929 IN BOOK 265 PAGE 493 AND RECORDED MAY 24, 1932 IN BOOK 550 PAGE 403, BOTH OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [A])  
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [B])

3 AN EASEMENT IN FAVOR OF TITLE INSURANCE AND TRUST COMPANY FOR POLE LINES AND RIGHTS INCIDENTAL THEREON, RECORDED IN BOOK 265 PAGE 493 OF OFFICIAL RECORDS, AND RECORDED MAY 24, 1932 IN BOOK 550 PAGE 403, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [A])  
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [B])

4 AN UNRECORDED LEASE RECORDED MARCH 8, 1974 IN BOOK 11091 PAGE 863, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [C])

5 AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 2, 1974 IN BOOK 11187 PAGE 349, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [C])

6 AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED JULY 3, 1974 IN BOOK 11188 PAGE 349, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [D])

7 AN UNRECORDED LEASE RECORDED SEPTEMBER 4, 1974 IN BOOK 11236 PAGE 1, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [D])

8 AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC, A CORPORATION FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENTAL THERETO IN RECORDED SEPTEMBER 14, 1974 IN BOOK 11239 PAGE 35, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOT PLOTTABLE)

9 DEED OF TRUST RECORDED JANUARY 26 1987 AS INSTRUMENT NO. 87-040724, OF OFFICIAL RECORDS.

A REASSIGNMENT OF SAID DEED RECORDED APRIL 27, 2010 AS INSTRUMENT NO. 201000196367, OF OFFICIAL RECORDS.

10 TERMS AND PROVISIONS OF A SUBLEASE, A MEMORANDUM OF WHICH IS RECORDED NOVEMBER 4, 1986 AS INSTRUMENT NO. 19860557500, OFFICIAL RECORDS.

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT (SITE NO. DR134)" RECORDED JULY 22, 1997 AS INSTRUMENT 19970346475, OFFICIAL RECORDS.

11 AN EASEMENT IN FAVOR OF CITY OF DANA POINT, A MUNICIPAL CORPORATION, FOR TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO, RECORDED MARCH 13, 2012 AS INSTRUMENT NO. 201200144066, OF OFFICIAL RECORDS.

DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [E]

**TITLE EXCEPTIONS AND EASEMENTS (CONT.)**

12 DEED OF TRUST RECORDED APRIL 1, 2013 AS INSTRUMENT NO. 2013000193016, OF OFFICIAL RECORDS.

AN ASSIGNMENT OF RENTS AND LEASES, RECORDED APRIL 1, 2013 AS INSTRUMENT NO. 2013000193017, OF OFFICIAL RECORDS.

13-14 TITLE COMPANY STATEMENT.

**ABBREVIATIONS**

- ASPH/AC ASPHALT
- CAB CABINET
- CONC CONCRETE
- DWY DRIVEWAY
- ELEC ELECTRIC
- EV ELECTRIC VAULT
- FH FIRE HYDRANT
- FL FLOWLINE
- CATV CABLE TELEVISION BOX
- SCD SEWER CLEAN OUT
- SLPB STREET LIGHT PULL BOX
- TC TOP OF CURB
- TELE TELEPHONE
- TMH TELEPHONE MANHOLE
- TSPB TRAFFIC SIGNAL PULLBOX
- TYP TYPICAL
- VLT VAULT
- WM WATER METER

**SYMBOL LEGEND**

**MISCELLANEOUS**

- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- SIGN
- ⊙ TREE
- ⊕ TRAFFIC SIGNAL WITH ARM
- ⊕ TRAFFIC SIGNAL ON POLE
- ⊕ TRANSFORMER

**LINE LEGEND**

- PROPERTY LINE
- CENTER LINE
- - - EASEMENT
- - - PROPOSED BUILDING
- - - RIGHT-OF-WAY
- - - UNDERGROUND PARKING LIMITS

**VESTING TENTATIVE PARCEL MAP NO. 2015-171**

IN THE CITY OF DANA POINT,  
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 10 AND A PORTION OF LOT 11, BOTH OF BLOCK P, TRACT NO. 573, FILED IN BOOK 20 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

**FOR CONDOMINIUM PURPOSES**

FOR THE PURPOSE OF CREATING AIRSPACE OWNERSHIP OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL, SEPARATE FROM THE PROJECT'S "FOR RENT" RESIDENTIAL COMPONENT

**RECORD OWNER**

M & A GABAE, A CALIFORNIA LIMITED PARTNERSHIP

CONTACT PERSON:  
GEORGE RAY  
CHARLES COMPANY  
9034 W. SUNSET BOULEVARD  
HOLLYWOOD, CA 90069  
(949) 216-9496

**PROPERTY ADDRESS**

34175-34177 PACIFIC COAST HIGHWAY,  
DANA POINT, CA

**ASSESSOR PARCEL NO.**

682-322-09 & 10

**BENCHMARK**

BENCHMARK:  
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: M-1415 ELEV.: 139.550' (COUNTY OF ORANGE BENCHMARK)  
DATUM: NAVD 88

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 1/4" NGS BRONZED DISK STAMPED "M 1415 1988", SET IN THE NORTHWESTERLY CORNER OF A 1 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY PORTION OF THE "T" INTERSECTION OF NORTHBOUND PACIFIC COAST HIGHWAY AND EL ENCANTO, 1 FT. WESTERLY OF THE CENTERLINE OF EL ENCANTO PROLONGED TO THE SOUTH AND 21.7 FT. SOUTHERLY OF THE CENTERLINE OF NORTHBOUND PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**BASIS OF BEARINGS**

THE BEARINGS OF THE LINES SHOWN HEREIN ARE BASED ON A PORTION OF THE NORTHERLY SEGMENT OF THE WESTERLY TRACT BOUNDARY OF TRACT NO. 11153, FILED IN BOOK 502, PAGES 13 THROUGH 19 OF MISCELLANEOUS MAPS, IE N0°51'11"E.

**AREA**

PARCEL 1 GROSS LAND AREA IS: 26587 SF / 0.61 ACRES

**COVENANTS, CONDITIONS, & RESTRICTIONS NOTE**

1. THIS PROJECT WILL PROCESS AND RECORD CC&Rs FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY OF THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.

**PERMITS**

COASTAL DEVELOPMENT PERMIT: COP14-0012

SITE DEVELOPMENT PERMIT: SDP14-0014

VARIANCE PERMIT: V15-0003

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

PASCAL R. APOTHELOZ, PLS 7734

EMAIL: papatheloz@dr-c-eng.com

DRC ENGINEERING, INC.

160 S. OLD SPRINGS ROAD

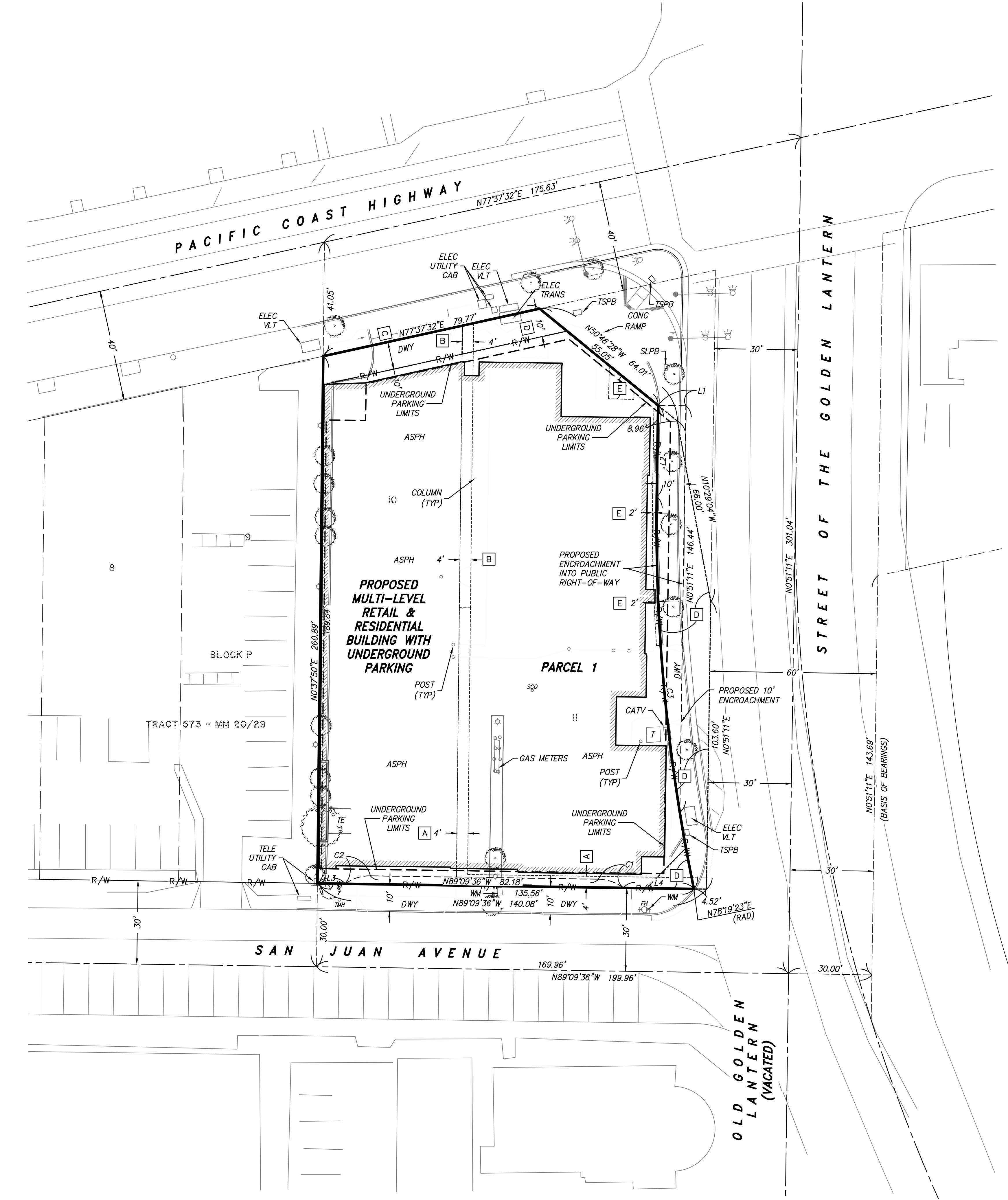
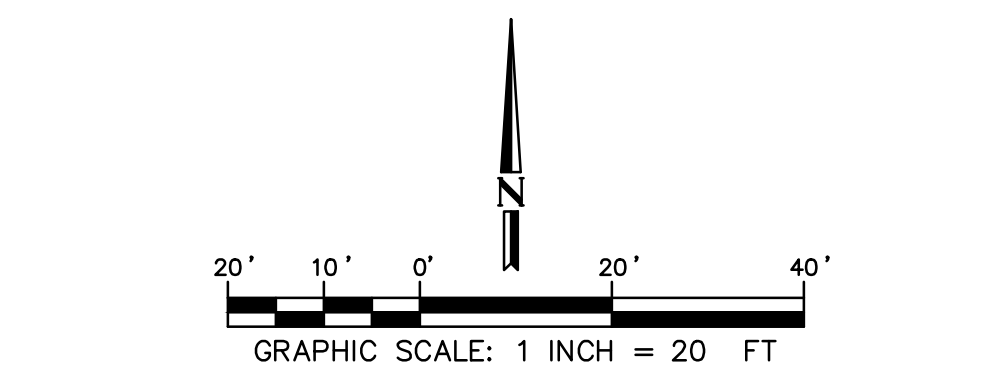
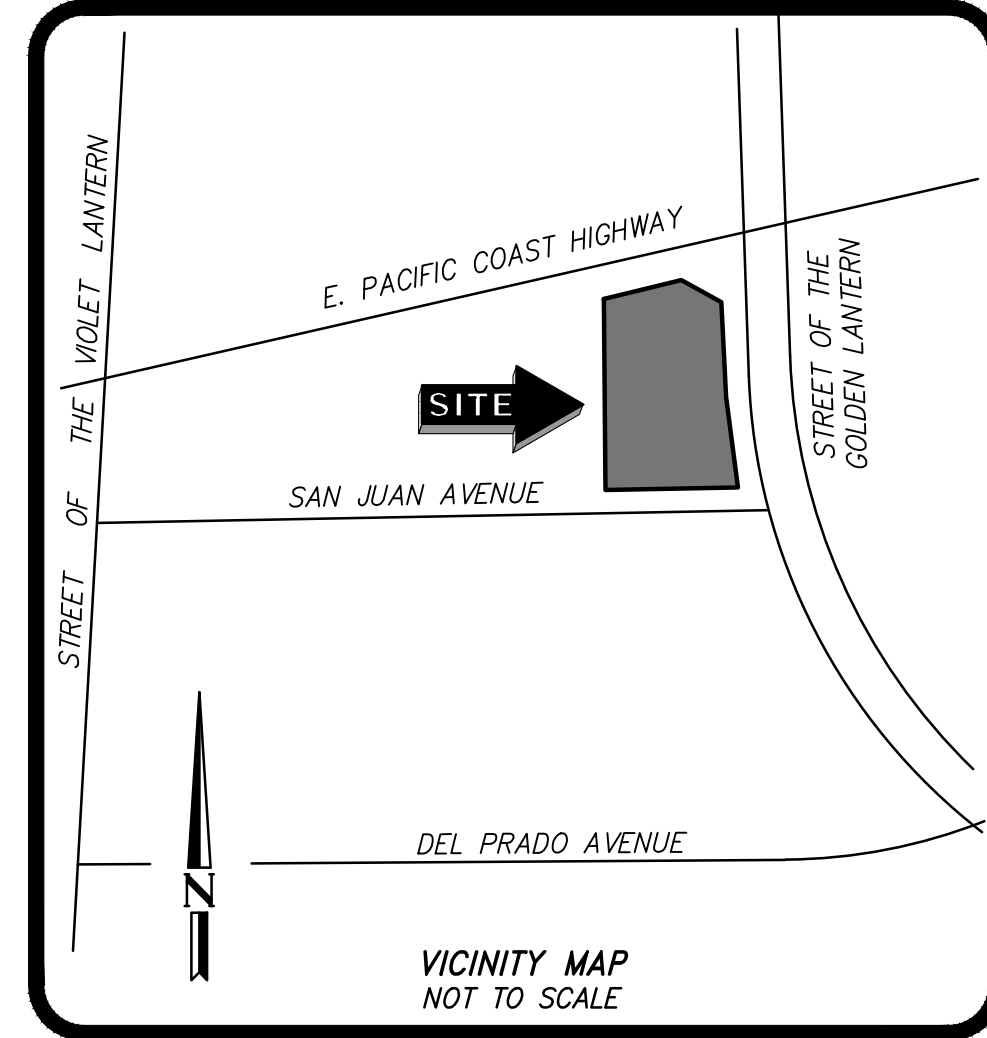
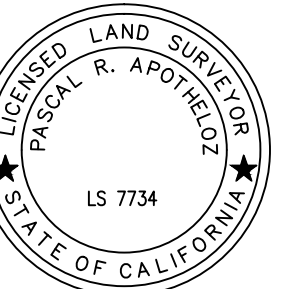
SUITE 210

ANAHEIM, CA 92808

PHONE: (714) 685-6860

FAX: (714) 685-6801

01/28/2016  
DATE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'49"W	10.00'
L2	N0°51'11"E	32.86'
L3	N89°09'36"W	9.98'
L4	N89°09'36"W	25.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	36°52'12"	15.00'	9.65'
C2	36°52'12"	15.00'	9.65'
C3	12°31'48"	650.00'	142.15'

**VESTING TENTATIVE PARCEL MAP NO. 2015-171**  
34175-34177 PACIFIC COAST HIGHWAY  
DANA POINT, CALIFORNIA

NO.	REVISION:	DATE:	ISSUE:
1	UPDATED PER 1ST PLAN CHECK COMMENTS	12/09/2015	FINAL
2	UPDATED PER 2ND PLAN CHECK COMMENTS	01/28/2016	DATE: 12/17/2015
3	UPDATED PER CITY COMMENTS DATED 01/28/2016	01/28/2016	CHECKED: PRA DRAWN: EFG

**DORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
(714) 685-6860

PROJECT NO.: 13-301  
SHEET NUMBER:  
1  
OF 1 SHEET  
SCALE: 1" = 20'