

La Paz Village Senior Living

Applicant: La Paz Village Investors, Inc.
Nick Buchanan - (949) 441-7442
Architect: WHA Inc.
Ron Nestor AIA - (949) 662-8776
Subject Address: 25254 La Paz Road, Laguna Hills, CA 92653
Assessor Parcel #: 620-211-17 (subject site)
Gross Subject Site Area: Appx. 106,121 SF or 2.43 ac.
Current Zoning: CC Community Commercial
Gen. Plan Land Use: CC Community Commercial

Entitlement Request: 180 Units of Senior Living including Memory Care, Assited Living & Independent Living
Height: Five Stories (Four Stories of Type V-A Residential over One Story of Type I Podium with Parking, Memory Care, Lobby & Administration, and Back-of-House Functions) and Type I Basement Parking Level.
Coverage (abv grade): 67,661 63.7%
Above Grade Courtyards: 14,720 IL Courtyard
1,885 AL Courtyard
3,094 Roof Terrace
19,699 TOTAL

FAR Floor Area: Lev 1: 21,307
Lev 2: 48,107
Lev 3: 46,931
Lev 4: 46,931
Lev 5: 43,582

TOTAL: 206,858
Floor Area Ratio: 1.95 FAR

PROJECT:
Residential: 180 Senior Living Units:
MC Studio 14 (8.3%) - 381 SF
MC Studio BMR 3 (1.7%) - 381 SF
MC 1BR 2 (1.1%) - 536 SF
AL 1BR 37 (23.0%) - 800 SF
AL 1BR BMR 3 (1.7%) - 726 SF
IL 1BR 32 (17.8%) - 800 SF
IL 1BR BMR 14 (7.8%) - 726 SF
IL 2BR 56 (31.1%) - 1041 SF
IL 2BR BMR 18 (10.0%) - 888 SF

PARKING:
Parking Req'd: Senior Housing Parked at 1.2 Spaces/Unit = 216 Spaces
Parking Provided: appx. 266 Total

COMMON OPEN SPACE:
MC Courtyard: 1,411
Abv Grade Ctyds: 19,699
TOTAL: 21,110

PRIVATE OPEN SPACE:
Total 11,013 SF for IL and AL Units = 69 SF/Unit

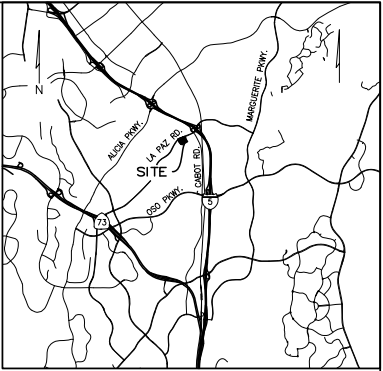
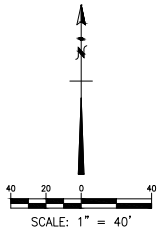
SUSTAINABILITY: Project will comply with CalGreen

SHEET INDEX
Cover Sheet
C1- ALTA
C2- ALTA
Basement Parking Level
Street Level / Site Plan
Level 2
Level 3
Level 4
Level 5
Building Section
Unit Floor Plans
Elevations
Elevations
L1- Landscape Design Imagery
L2- Overall Conceptual Landscape Plan
L3- Conceptual Landscape Plan Level One (on-grade)
L4- Conceptual Landscape Plan Level Two (podium)
L5- Conceptual Landscape Plan Level Two (podium)
L6- Conceptual Landscape Plan Level Five (podium)



ALTA / NSPS LAND TITLE SURVEY

25250-25260 LA PAZ ROAD LAGUNA HILLS, CALIFORNIA



VICINITY MAP
N.T.S.

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (GPS) "SBCC" AND "WHY" BEING NORTH 75°54.2" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.999946949. (PROJECT SPECIFIC).

NORTHING	EASTING
SBCC: 2147752.459	6131651.132
WHY: 2191882.934	6137734.226

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 3CC-6-70
ELEV: 381.226 (NAVD83, LEVELED 1991)
DESCRIBED AS: 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3CC-6-70", SET IN THE NORTHEASTLY CORNER OF A 4 FT. BY 11 FT. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF LA PAZ ROAD AND CABOT ROAD, 39 FT. SOUTHEASTLY OF THE CENTERLINE OF LA PAZ AND 63 FT. SOUTHWESTLY OF THE CENTERLINE OF CABOT ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK. (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP NO. 06059C04314, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON APRIL 27, 2023. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS. (TABLE A-8 & 15)

SURVEYOR'S NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- ALL STREETS SHOWN HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. (TABLE A-16)
- NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES. (TABLE A-17)
- NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION (TABLE A-17).

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

SURVEYOR'S CERTIFICATE:

TO: CAPE POINT DEVELOPMENT, LLC; FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 13, 14, 15, 16, 17 & 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 27, 2023.

DATE OF MAP: JUNE 7, 2023

DRAFT

DANE P. MCDUGALL, L.S. 9297
DMCDUGALL@CVC-INC.NET



TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-1096906-SD DATED MARCH 21, 2022 AT 7:30 AM

(E) DENOTES PLOTTED ITEM.

- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MARCO POLO ROAD (NOW KNOWN AS LA PAZ ROAD), HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT NO. 5641 ON FILE IN BOOK 204, PAGE 1-9, OF TRACT MAPS. (RELINQUISHMENT FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 42 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 51 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 622 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 1)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED APRIL 29, 1968 AS BOOK 8586, PAGE 885 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, RECORDED FEBRUARY 6, 1969 AS BOOK 8867, PAGE 318 OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2, 3, 4)
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 9, 1973 AS BOOK 10635, PAGE 624 OF OFFICIAL RECORDS
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11951, PAGE 1994 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11952, PAGE 1 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM 7-ELEVEN FOOD STORE AT 25758 LA PAZ ROAD OF THE DRIVEWAYS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 1)
- AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF ORANGE - A BODY CORPORATE AND POLITICAL, RECORDED JUNE 15, 1973 AS BOOK 10753, PAGE 157 OF OFFICIAL RECORDS.
- THE FACT THAT THE OWNERSHIP OF THE LAND DOES NOT INCLUDE VEHICULAR ACCESS TO AND FROM A PORTION OF LA PAZ ROAD, SAID RIGHTS HAVING BEEN PARTIALLY OUTCLAIMED BY DEED FROM MISSION HILLS PLAZA, LTD., A PARTNERSHIP, TO THE COUNTY OF ORANGE, RECORDED FEBRUARY 4, 1974 IN BOOK 11069, PAGE 1012 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)
- AN EASEMENT FOR WATER TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 23, 1974 AS BOOK 11125, PAGE 1351 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 29, 1974 AS BOOK 11130, PAGE 1432 AND RE-RECORDED MAY 15, 1974 IN BOOK 11145, PAGE 272 BOTH OF OFFICIAL RECORDS. (EASEMENT IS OUTSIDE OF SURVEY AREA)
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED DECEMBER 24, 1974 AS BOOK 11311, PAGE 847 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LA PAZ ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 30, 1977 AS BOOK 12124, PAGE 424 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 996 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2, 3)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NONPROFIT, RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNER" RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS" RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 201800053465 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNERS" RECORDED MAY 20, 2011 AS INSTRUMENT NO. 2011-251806 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LAND OWNERS" RECORDED MARCH 08, 2012 AS INSTRUMENT NOS. 2012000131670 AND RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 201800053465, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE PTR PARCEL 1, 2, 3, 4)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NON-PROFIT, RECORDED AUGUST 08, 1980 AS BOOK 13693, PAGE 1673 OF OFFICIAL RECORDS.

VESTED OWNER:

SOUTHO PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS TO PARCEL 1;
BEAR LAKE REALTY LIMITED, A TURKS AND CAICOS ISLANDS EXEMPTED COMPANY, AS TO PARCEL 2;
ROBERT E. THARP AS TRUSTEE OF THE MISSION HILLS PLAZA TRUST DATED JANUARY 1, 1983 AS TO PARCEL 3; AND SOUTHO PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCEL 4

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL 2:

PARCEL 3, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO, PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL 2A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS PURPOSES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN LANDOWNERS RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING A STRIP OF LAND 15.00 FEET WIDE, IN PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 22° 54' 56" EAST 121.22 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 30° 07' 13" EAST 119.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED (A) TO TERMINATE NORTHWESTERLY IN THE SOUTHEASTERLY LINE OF LA PAZ ROAD, AS SHOWN ON SAID PARCEL MAP; AND (B) TO TERMINATE SOUTHEASTERLY IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL 2.

PARCEL 3:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (CONTINUED):

PARCEL 3A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

PARCEL 4:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (CONTINUED):

PARCEL 4A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879 AS SET FORTH IN CORPORATION GRANT DEED RECORDED MARCH 24, 1980 IN BOOK 13545, PAGE 514, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

PARCEL 4B:

A NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS RECORDED ON MARCH 08, 2012 AS INSTRUMENT NO. 2012000131670 OF OFFICIAL RECORDS FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS.

FOR CONVEYANCING PURPOSES ONLY:

- APN: 620-211-09 (AFFECTS: PARCEL 1)
APN: 620-211-15 (AFFECTS: PARCEL 2)
APN: 620-211-18 (AFFECTS: PARCEL 3)
APN: 620-211-17 (AFFECTS: PARCEL 4)

PREPARED BY:



CONSULTING, INC. INFO@C&VINC.NET
CIVIL ENGINEERING
LAND PLANNING & SURVEYING WWW.C&VINC.NET

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ALTA / NSPS LAND TITLE SURVEY

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.

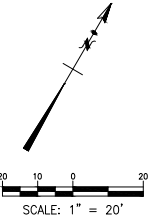
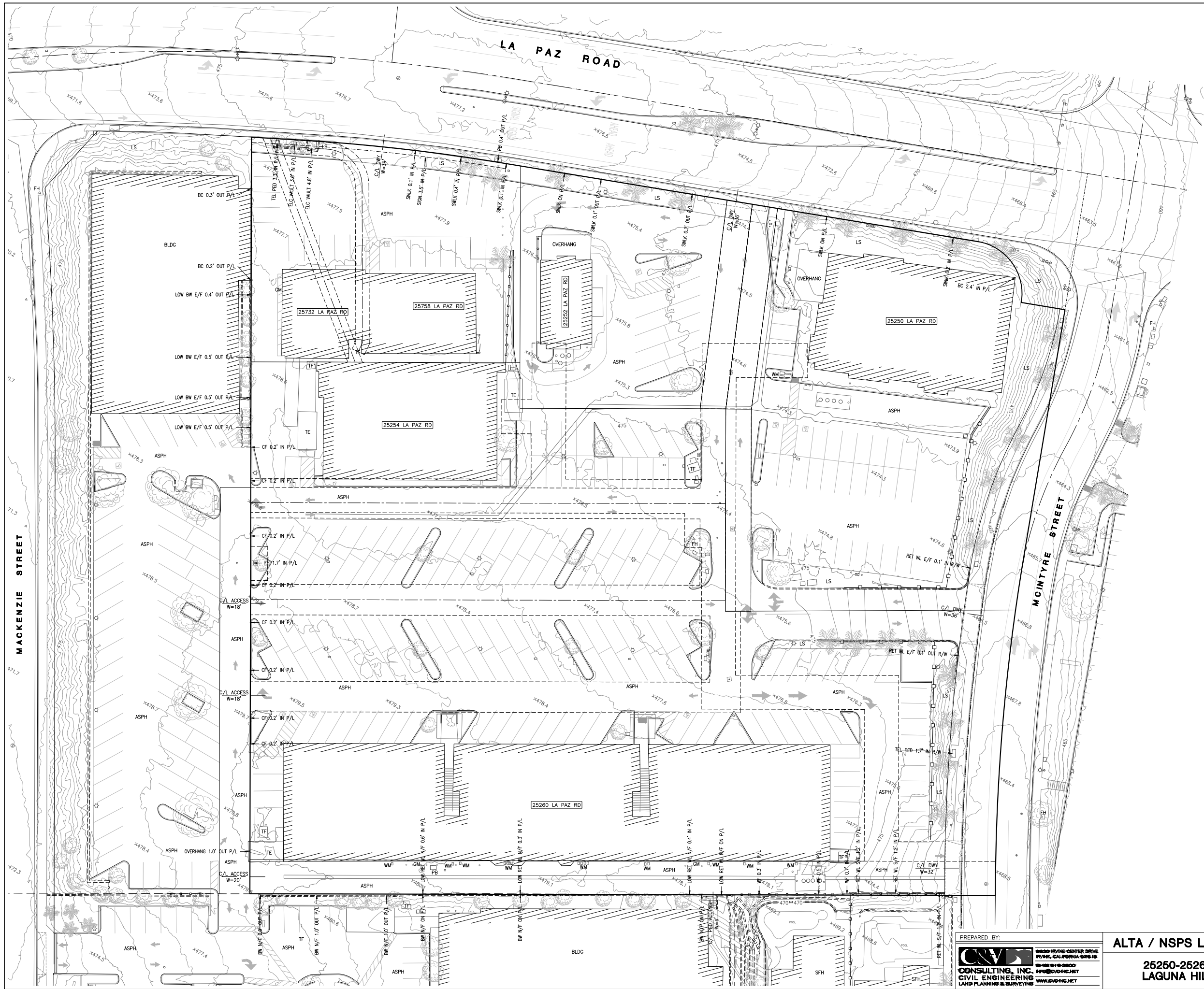
CAPE-001

SHEET

1

OF

2



LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CONC CONCRETE PAVEMENT
- DI DRAIN INLET
- DWY DRIVEWAY
- FH FIRE HYDRANT
- GM GAS METER
- LS LANDSCAPING
- MH MANHOLE
- PB PULL BOX
- PED PEDISTAL
- PKWY PARKWAY
- P/L PROPERTY LINE
- RET RETAINING
- R/W RIGHT-OF-WAY
- SFH SINGLE-FAMILY HOME
- ST LT STREET LIGHT
- TE TRASH ENCLOSURE
- TEL TELECOMMUNICATIONS
- TEMP TEMPORARY
- TF TRANSFORMER
- WF WOOD FENCE
- WL WALL
- WM WATER METER
- V VALVE

- IN P/L INSIDE OF PROPERTY LINE
- OUT P/L OUTSIDE OF PROPERTY LINE
- IN R/W INSIDE OF R/W (OFF SITE)
- OUT R/W OUTSIDE OF R/W (ON SITE)

- N/F NORTH FACE
- S/F SOUTH FACE
- E/F EAST FACE
- W/F WEST FACE

SYMBOLS:

- BO BLOW-OFF VALVE
- DI DRAIN INLET
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- MH MANHOLE
- SM SANITARY SEWER MANHOLE
- SP SIGN POST
- GM GAS METER
- WM WATER METER
- V VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF FLOW
- MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- SPOT ELEVATION

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

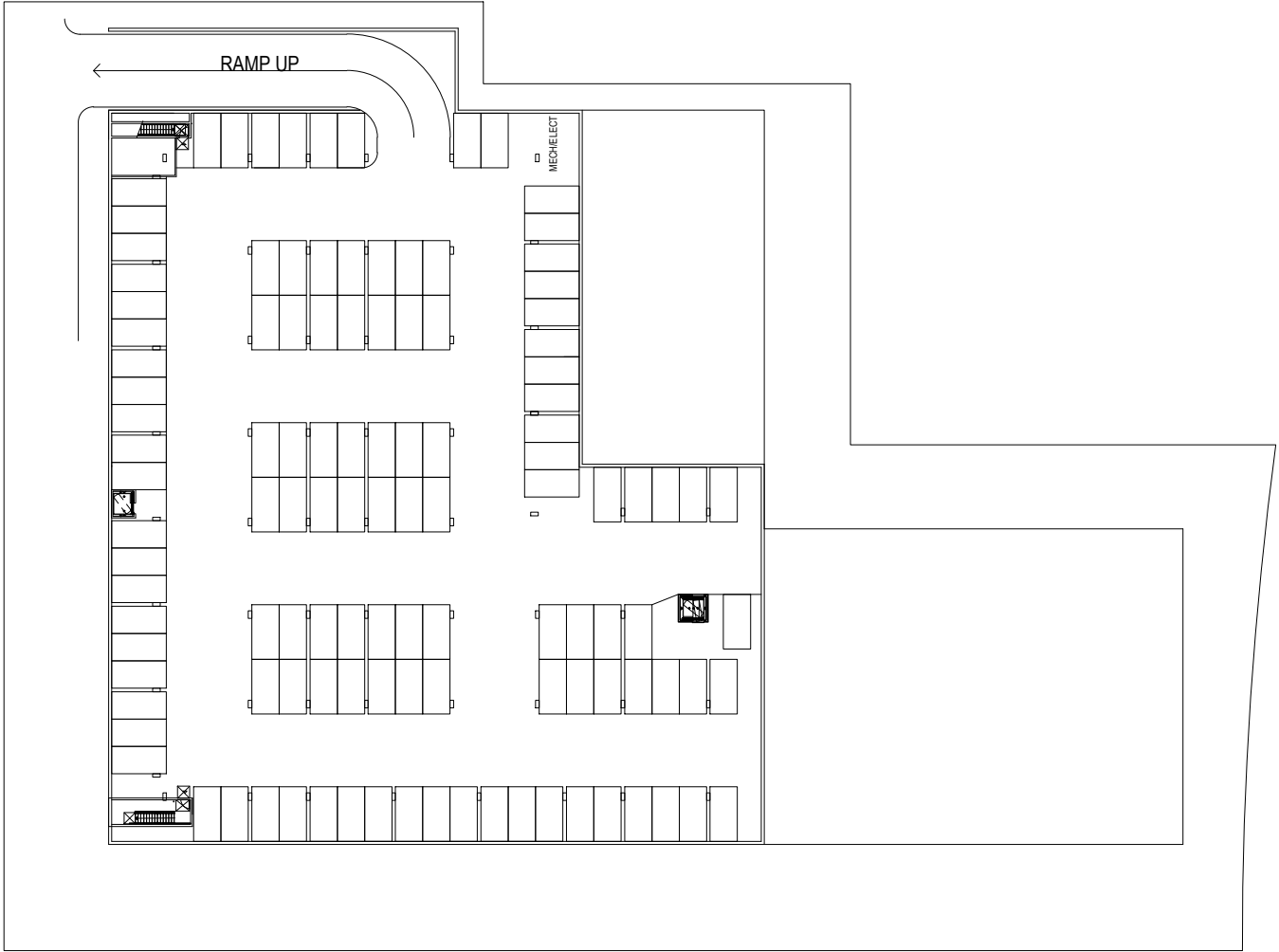
3030 RIVINE CENTER DRIVE
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ALTA / NSPS LAND TITLE SURVEY

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.	CAPE-001
SHEET	2
OF	2

Drawing Name: P:\C\CAPE-001\Map\Sheets\ALTA-01.dwg



- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.

LPVI LLC

LA PAZ VILLAGE
LAGUNA HILLS, CA

0 15 30 60

CONCEPTUAL DESIGN

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La Paz Village
SITE AREA: appx. 2.44 ac.
DENSITY: 77.86 du/ac
Laguna Hills Zoning: HDR 18-30 du/ac

180 Senior Living
4-LEVELS OVER ON-GRADE PARKING
MEMORY CARE & B.O.H. PODIUM PLUS BASEMENT

15 - MC Studio -	381 sf (8.3%)
3 - MC Studio BMR -	381 sf (1.7%)
2 - MC 1BR -	536 sf (1.1%)
37 - AL 1BR -	800 sf (20.6%)
3 - AL 1BR BMR -	726 sf (1.7%)
32 - IL 1BR -	800 sf (17.8%)
14 - IL 1BR BMR -	726 sf (7.8%)
56 - IL 2BR -	1041 sf (31.1%)
18 - IL 2BR BMR -	888 sf (10.0%)

PARKING:
180 Units @1.2 (incl. of guests) = 216 Req'd
Provid = 273.0

OPEN SPACE:
Common: 17,500 sf Courtyards = 92 sf/Unit
Private: Appx. 50 sf/avg/unit = 9500 sf

- Notes:**
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 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



NOT A PART

NOT A PART

EXISTING COMMERCIAL BUILDING

EXISTING DRIVE-THRU

EXISTING COMMERCIAL BUILDING

MC Studio 18
MC 1BR 2
IL 1BR BMR 17
IL 1BR Mkt 77
IL 2BR BMR 18
IL 2BR Mkt 48
TOTAL 180

m w
terrace club
golf
pool
dining kitchen
whiskey rm
open to below
med
ab
roof deck
open to below

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LPVI LLC

LA PAZ VILLAGE

LAGUNA HILLS, CA

0 15 30 60

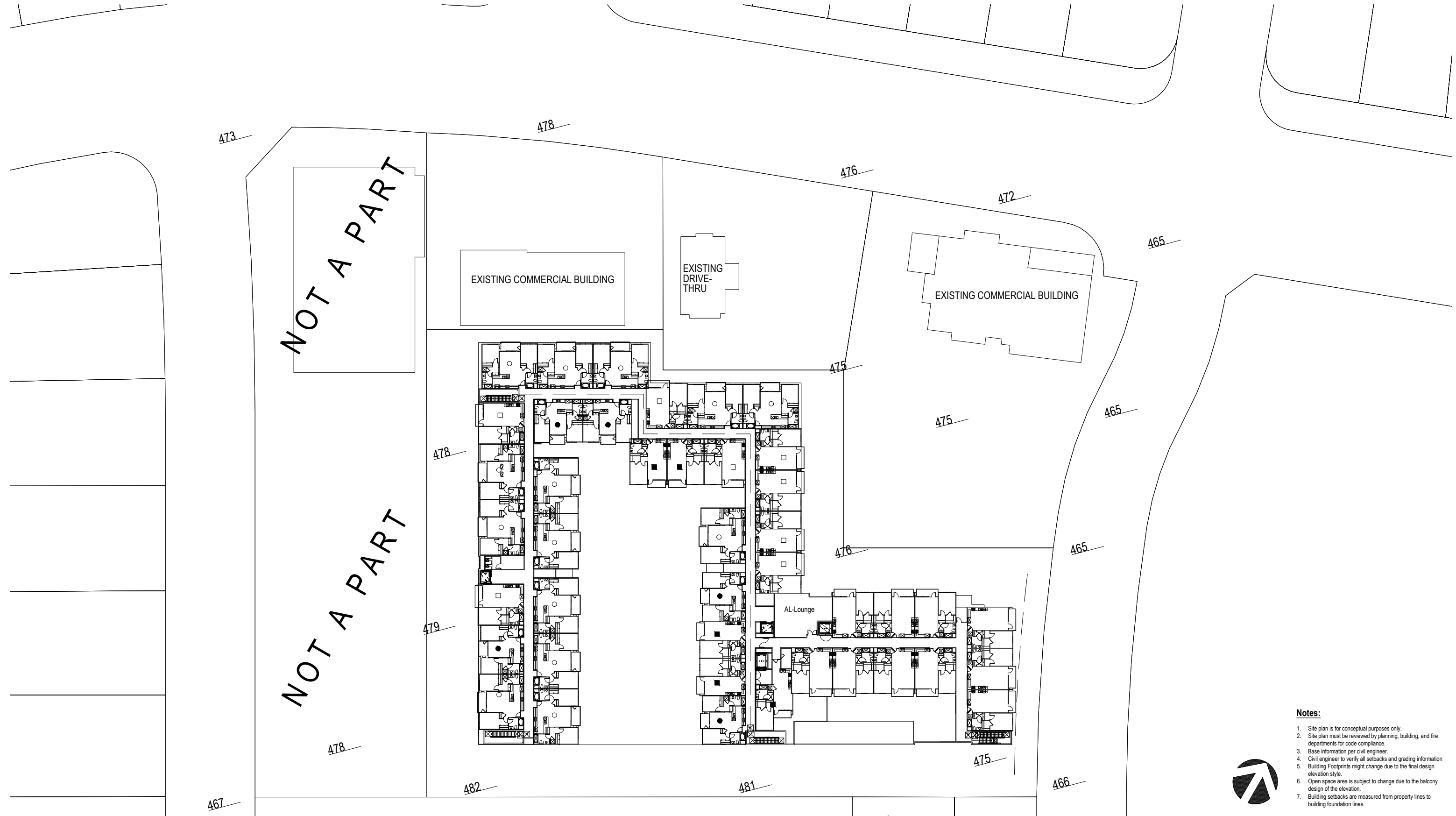
CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS

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ORANGE COUNTY . LOS ANGELES . BAY AREA



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WHA

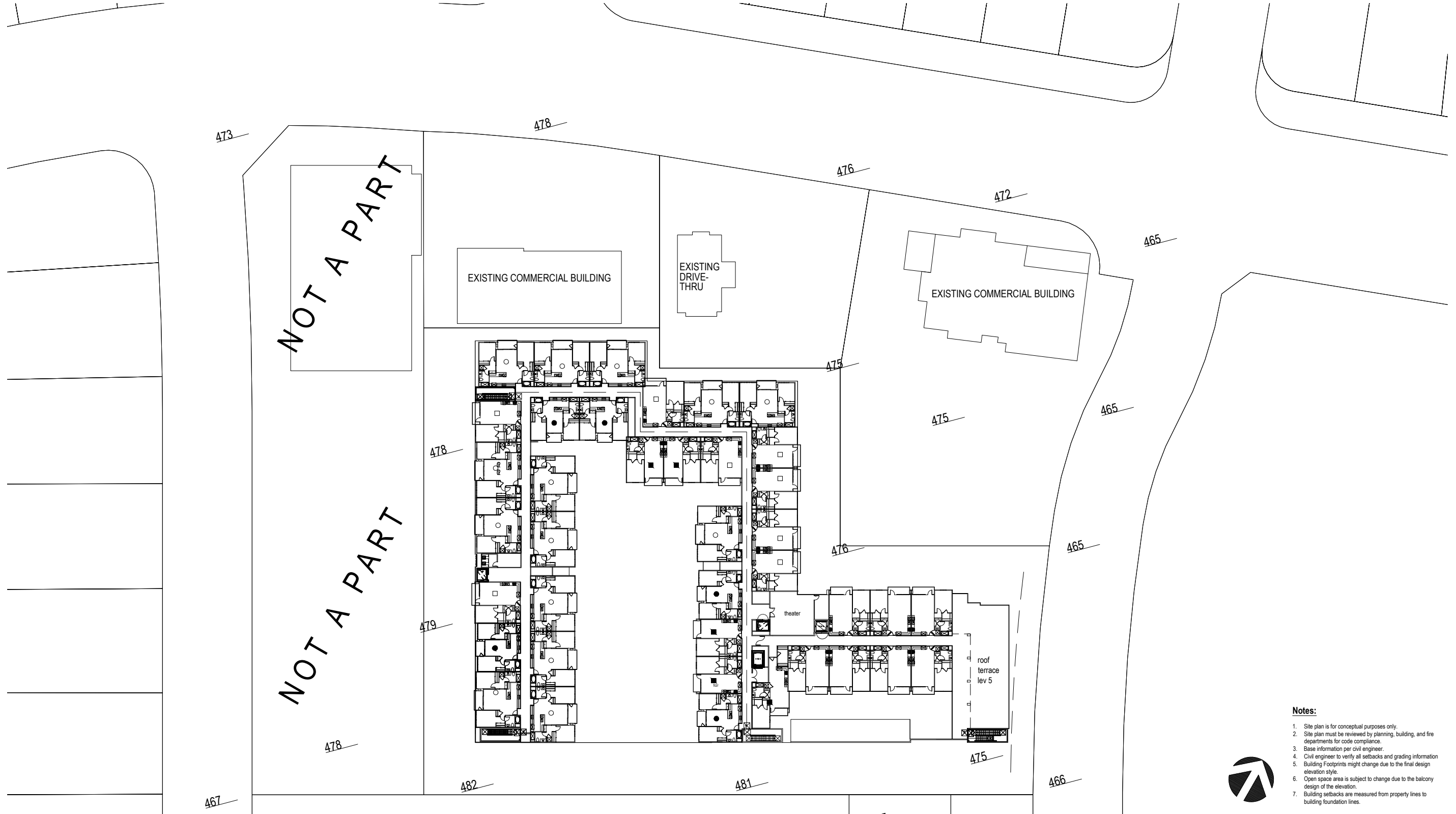
ORANGE COUNTY • LOS ANGELES • BAY AREA



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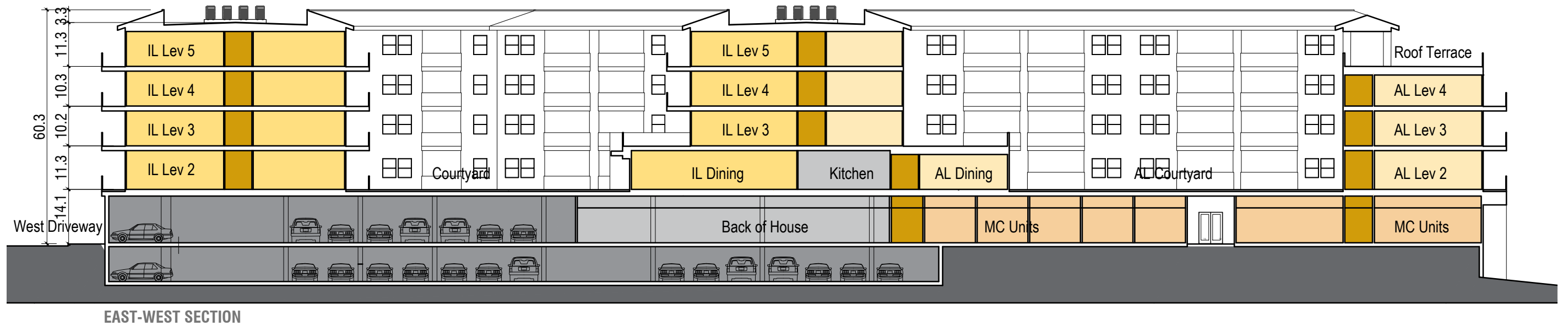
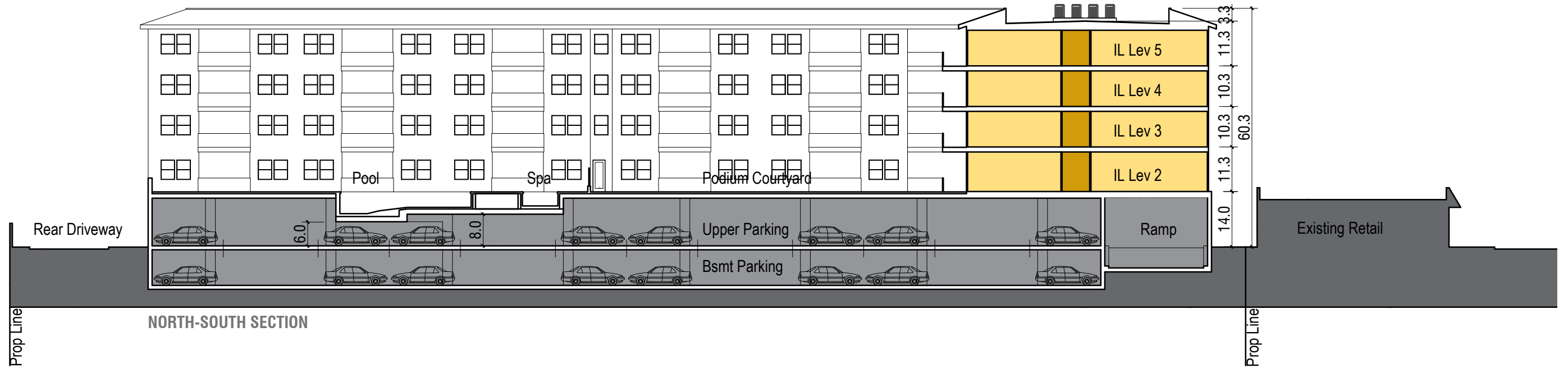




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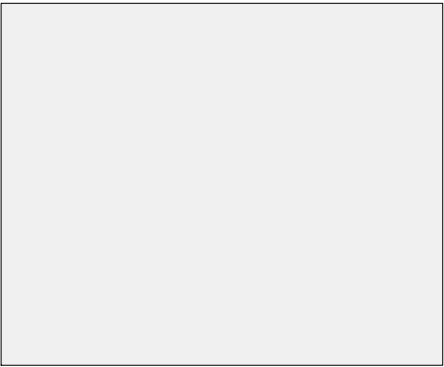




1-LA PAZ ROAD ELEVATION



2-MCINTYRE STREET ELEVATION

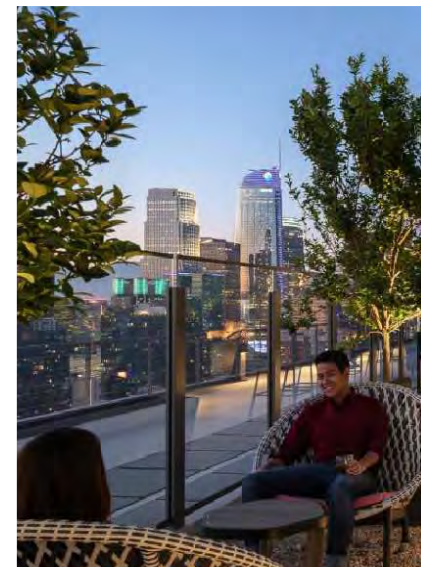
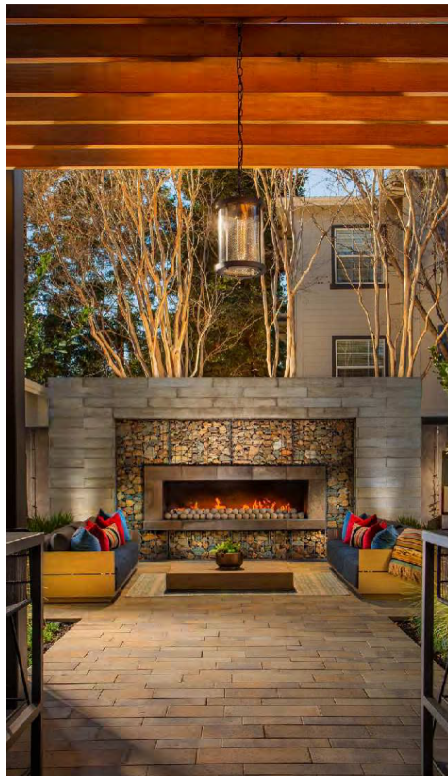
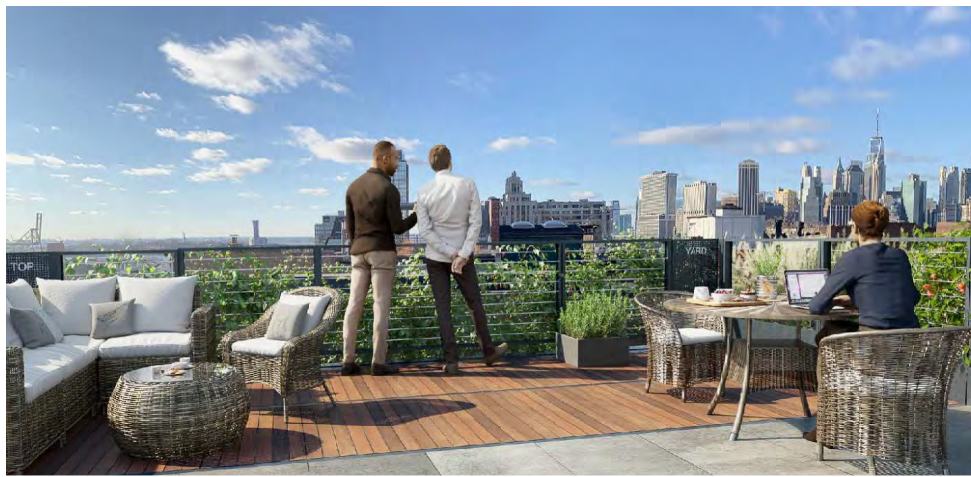




3-REAR ELEVATION



4-SIDE ELEVATION



MACKENZIE STREET

LA PAZ ROAD

MCINTYRE STREET

NOT A PART

NOT A PART

EXISTING COMMERCIAL BUILDING

EXISTING DRIVE-THRU

EXISTING COMMERCIAL BUILDING

IL- Activity

pool

terrace

roof or roof deck

not open to below

LEGEND

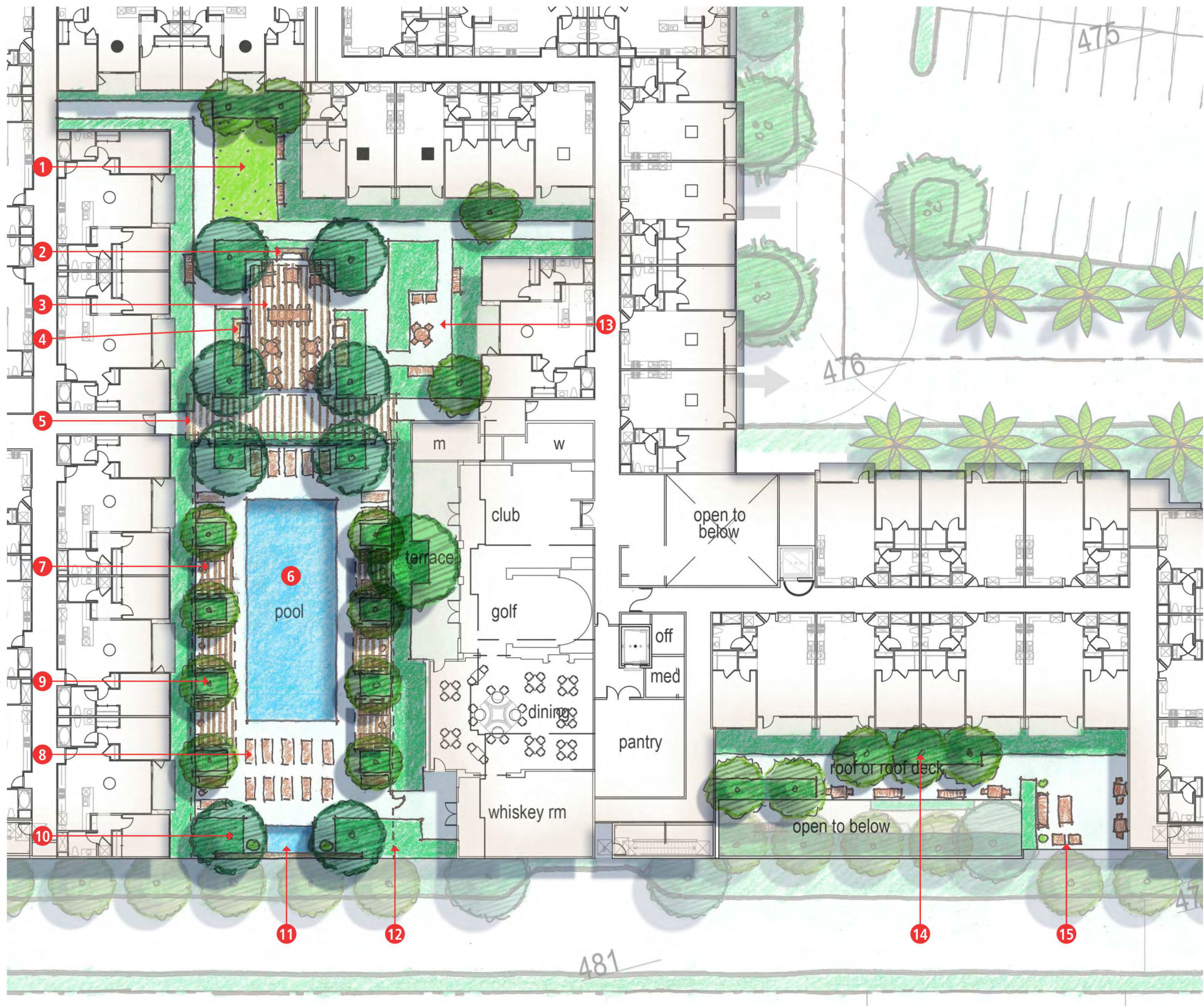
- 1 New Monument and Sign Wall
- 2 Date Palm Corridor
- 3 Accent Shade Tree
- 4 Re-Clad Existing Retaining Wall
- 5 Memory Care Lobby Entrance
- 6 Raised Planters w/Accent Shade Trees
- 7 Buffer Hedge Planting
- 8 Built-In Bench Seating
- 9 6' Wide Corridor





LEGEND

- 1 Lawn Panel w/Bench Seating
- 2 Fireplace w/Lounge Seating
- 3 Dining Terrace w/Shade Structure
- 4 Barbecue Counter
- 5 Main Pedestrian Corridor w/Shade Structure
- 6 Pool - approx. 24'x58' (1,392 s.f.)
- 7 Cabana Structure
- 8 Chaise Lounge Furniture
- 9 Palm Trees in Planters
- 10 Accent Shade Trees
- 11 Spa w/Water Feature Wall 7'x13' (91 s.f.)
- 12 Glass Pool Fence
- 13 Parterre Garden w/Lounge Seating
- 14 Raised Planters w/Shade Trees
- 15 Terrace w/Lounge Seating



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LEGEND

- 1 Communal Bar Table
- 2 Shade Structure Canopy
- 3 Lounge Nodes w/Partitioned Hedge Planters
- 4 Dining Tables and Chairs
- 5 Raised Planter w/Accent Shade Trees
- 6 2-Station Barbecue Counter
- 7 Beverage Bar w/Media Wall

MACKENZIE STREET

LA PAZ ROAD

