

## ITEMS CORRESPONDING TO SCHEDULE B-II

5. An easement for underground electrical supply systems, communication systems and incidental purposes, recorded December 17, 1986 as Instrument No. 86-622574 of Official Records.

In Favor of: Southern California Edison Company  
Affects: As described therein  
THIS ITEM IS PLOTTED AND SHOWN HEREON.



## VICINITY MAP - NOT TO SCALE



VICINITY MAP IMAGERY PROVIDED BY www.google.com/maps on 04/18/2024

## SIGNIFICANT OBSERVATIONS

A A TRANSFORMER RESIDES OUTSIDE OF THE EASEMENT DESCRIBED IN SCHEDULE B-II ITEM NO. 5.

## MISCELLANEOUS NOTES

- SURVEY PERFORMED BY:  
BOCK & CLARK CORPORATION, AN NV5 COMPANY  
2525 NATOMAS PARK DRIVE STE 350  
SACRAMENTO, CA 95833  
PHONE: 800-787-8397, EMAIL: Jayne.Leavitt@nv5.com
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED, ALL MEASURED BEARINGS AND DISTANCES MATCH RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MILL CREEK DRIVE, ORANGE COUNTY, CALIFORNIA, SHOWN ON PM 147-43, HAVING A BEARING OF N05°49'30"E.
- PURSUANT TO TABLE A ITEM 2 AN ADDRESS OF 23161 MILL CREEK DRIVE WAS POSTED ON THE SURVEYED PROPERTY.
- PURSUANT TO TABLE A ITEM 4 THE SURVEYED PROPERTY CONTAINS AN AREA OF 2.441 ACRES (106,345 SQUARE FEET), MORE OR LESS.
- PURSUANT TO TABLE A 7 BUILDING SQUARE FOOTAGE WAS CALCULATED FROM THE OBSERVED APPARENT FOOTPRINT OF EACH BUILDING AT GROUND LEVEL.
- PURSUANT TO TABLE A ITEM 8 ONLY OBSERVABLE SURFACE AND ABOVE GROUND FEATURES WERE LOCATED. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY, NOR SUBSTANTIAL AREAS OF REFUSE.
- PURSUANT TO TABLE A ITEM 9 THERE ARE 180 STRIPED REGULAR PARKING SPACES AND 6 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 186 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- PURSUANT TO TABLE A ITEM 10 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- SURVEYOR IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED SURFACE AND ABOVE GROUND APPURTENANCES IN ORDER TO DEPICT UNDERGROUND UTILITIES. IF POSSIBLE, UTILITY PLANS OR GROUND MARKINGS WERE NOT PROVIDED IN ACCORDANCE WITH TABLE A 11a.
- PURSUANT TO TABLE A ITEM 16 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- PURSUANT TO TABLE A ITEM 17 AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MILL CREEK DRIVE, BEING A 60 FOOT WIDE DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY, AS SHOWN HEREON.
- OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE, WITH NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE PUBLIC RECORDS.

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

- |                        |                        |                                     |
|------------------------|------------------------|-------------------------------------|
| ⚡ LIGHT POLE           | ♿ HANDICAPPED SIGN     | O.R. OFFICIAL RECORDS               |
| ⚡ ELECTRIC VAULT       | ☐ CONCRETE             | N/F NOW OR FORMERLY                 |
| ⚡ TRANSFORMER          | ⏴ WATER VALVE          | BSL BUILDING SETBACK LINE           |
| ⚡ COMMUNICATIONS VAULT | ☑ FIRE HYDRANT         | ⚡ NO PARKING                        |
| ⚡ CABLE BOX            | ☑ BACKFLOW PREVENTER   | ● PUNCHED SPIKES, WASHERS ILLEGIBLE |
| ♿ HANDICAPPED PARKING  | ⚡ WATER METER          |                                     |
| ⚡ GAS METER            | ⚡ FIRE DEPT CONNECTION |                                     |

## ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6a & 6b.

## RECORD DESCRIPTION

REAL PROPERTY IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 6, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILL WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE, AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND AS GRANTED TO TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, IN A DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;  
THENCE SOUTH 81° 55' 24" EAST 145.00 FEET;  
THENCE SOUTH 62° 19' 45" EAST 134.52 FEET;  
THENCE NORTH 58° 11' 05" EAST 47.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILL CREEK DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 58° 11' 05" WEST;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 38' 25" AN ARC DISTANCE OF 144.53 FEET;  
THENCE SOUTH 05° 49' 30" EAST 114.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 38' 14" AN ARC DISTANCE OF 86.92 FEET;  
THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 65° 42' 50" WEST 145.48 FEET;  
THENCE NORTH 81° 55' 24" WEST 210.00 FEET;  
THENCE NORTH 08° 04' 36" EAST 306.00 FEET TO THE POINT OF BEGINNING.

APN: 588-142-07

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. OSA-7107080, DATED MARCH 28, 2024.

## ALTA/NSPS LAND TITLE SURVEY

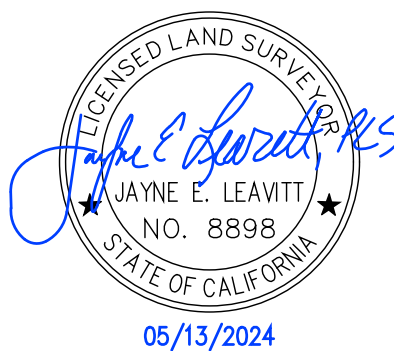
for  
**Mill Creek Drive Update**  
NV5 Project No. 202401363-001  
23161 Mill Creek Drive, Laguna Hills, CA

BASED UPON TITLE COMMITMENT NO. OSA-7107080  
OF FIRST AMERICAN TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF MARCH 28, 2024

Surveyor's Certification

To: Toll West Coast LLC, a Delaware limited liability company, and its successors and/or assigns; and First American Title Company; and Bock & Clark Corporation, an NV5 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on APRIL 23, 2024.



JAYNE E. LEAVITT  
REGISTRATION NO. PLS 8898  
IN THE STATE OF CALIFORNIA  
DATE OF PLAT OR MAP: APRIL 23, 2024  
DATE OF LAST REVISION: MAY 20, 2024  
NETWORK PROJECT NO. 202401363-001 ICW

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.  
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL

SHEET 1 OF 1

## FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, NUMBER 06059C0313J, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 3, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV), BY FIRMETTE CREATED ON APRIL 18, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

## PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
04/23/2024	EMAILED FOR NV5 REVIEW	-	-
05/10/2024	REVISED PER COMMENTS	-	-
05/20/2024	REVISED PER CLIENT COMMENT	-	-

## LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

Bock & Clark Corporation  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)

4580 Stephen Circle N.W., Suite 300, Canton, Ohio 44718

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CALIFORNIA BRANCH PROJECT NO. 520240XXXX