

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

PROPERTY OWNERS:

KB RIDGE ROUTE, LLC
KB MILL CREEK, DST
KB SPECTRUM SUMMIT PLAZA, LLC
ADDRESS:
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134

LAKEHILLS CORPORATE PARK OWNERS ASSOCIATION, INC.,
ADDRESS:
C/O WORTH PROPERTY MANAGEMENT
P.O. BOX 449

URBAN ARENA

SHEET INDEX

COVER SHEET	CS 1
SHEET INDEX	INDEX

PLANNING

ILLUSTRATIVE SITE PLAN	SP0
OVERALL SITE PLAN	SP1
PARTIAL SITE PLAN	SP2
PARTIAL SITE PLAN	SP3
PARTIAL SITE PLAN	SP4
PARTIAL SITE PLAN	SP5
PARTIAL SITE PLAN	SP6
TYPICAL PROTOTYPE	SP7

LANDSCAPE

OVERALL ILLUSTRATIVE PLAN	L1
LANDSCAPE PLAN	L2
LANDSCAPE PLAN	L3
LANDSCAPE PLAN	L4
LANDSCAPE PLAN	L5
LANDSCAPE PLAN	L6
CORNER PARK	L7
PARKS	L8
COURTYARD	L9
ROOFDECK COURTYARD	L10
FENCE & WALL PLAN	L11
FENCE & WALL ELEVATIONS	L12
MONUMENT SIGNAGE & ENTRY FEATURE	L13
MONUMENTSIGNAGE & ENTRY FEATURE	L14
SUN/ SHADE STUDY	L15
TRASH P/U EXHIBIT	L16
SITE PESPECTIVE RENDERINGS	L17

UA DUET - LOT 1 - SFD, ATTACHED "A"

DUET COVER SHEET	A1
DUET SCHEME 1 FRONT PERSPECTIVE	A2
DUET SCHEME 2 FRONT PERSPECTIVE	A3
DUET REAR PERSPECTIVE	A4
DUET FLOOR PLAN 1	A5
DUET FLOOR PLAN 2	A6
DUET COMPOSITE PLANS	A7
DUET SCHEME 1 ELEVATIONS	A8
DUET SCHEME 2 ELEVATIONS	A9
DUET SCHEME 1 FRONT PERSPECTIVE - OPT. BALCONY	A10
DUET REAR PERSPECTIVE - OPT. BALCONY	A11
DUET FLOOR PLAN 1 - OPT. BALCONY	A12
DUET FLOOR PLAN 2 - OPT. BALCONY	A13
DUET COMPOSITE PLANS - OPT. BALCONY	A14
DUET SCHEME 1 ELEVATIONS - OPT. BALCONY	A15
DUET SCHEME 1 COLORS & MATERIALS	A16
DUET SCHEME 2 COLORS & MATERIALS	A17
DUET SCHEME 3 COLORS & MATERIALS	A18
DUET SCHEME 4 COLORS & MATERIALS	A19

UA TRIPLEX - LOT 2 - SFD, ATTACHED "B"

TRIPLEX COVER SHEET	A20
TRIPLEX FLOOR PLAN 1	A21
TRIPLEX FLOOR PLAN 2	A22
TRIPLEX FLOOR PLAN 3	A23
TRIPLEX COMPOSITE PLANS	A24
TRIPLEX SCHEME A ELEVATIONS	A25
TRIPLEX SCHEME A COLORS & MATERIALS	A26
TRIPLEX SCHEME B ELEVATIONS	A27
TRIPLEX SCHEME B COLORS & MATERIALS	A28

UA DUPLEX - LOT 3 - SFD, ATTACHED "C"

DUPLEX COVER SHEET	A29
DUPLEX FRONT A PERSPECTIVE	A30
DUPLEX FRONT B PERSPECTIVE	A31
DUPLEX REAR PERSPECTIVE	A32
DUPLEX FLOOR PLAN 1	A33
DUPLEX FLOOR PLAN 2	A34
DUPLEX COMPOSITE PLANS	A35
DUPLEX SCHEME A ELEVATIONS	A36
DUPLEX SCHEME A COLORS & MATERIALS	A37
DUPLEX SCHEME B ELEVATIONS	A38
DUPLEX SCHEME B COLORS & MATERIALS	A39

AO - LOT 4 - MULTIFAMILY

PROJECT DATA	G1.0
SITE PLAN	A1.0
WASTE PLAN	A1.2
LEVEL 1 & TYP. UPPER PLAN	A1.3
ROOF & POOL DECK PLAN	A1.4
UNIT PLANS	A2.0
BUILDING SECTIONS	A3.0
BUILDING ELEVATIONS	A4.0
COLOR & MATERIAL	A5.0
ARTIST RENDERING	A6.0

CIVIL

ALTA SURVEY LOT 1	1
ALTA SURVEY LOT 1	2
ALTA SURVEY LOTS 2-4	3
ALTA SURVEY LOTS 2-4	4
VESTING TENTATIVE TRACT MAP LOT 1	T.1
VESTING TENTATIVE TRACT MAP LOTS 2-4	T1.2 - T1.4
CONCEPTUAL SITE PLAN	C1.0 - C1.6
SECTIONS	C2.0 - C2.1
CONCEPTUAL GRADING & DRAINAGE PLAN	3.0 - 3.6

PRELIMINARY FIRE ACCESS LAYOUT	F-1
FIRE ACCESS DETAILS AND NOTES	F-2
PHOTOMETRIC SITE PLAN	EP 1.1
PHOTOMETRIC SITE PLAN	EP 1.2

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KELEMEN COMPANY

URBAN ARENA



Project Description:

A residential development on 18.51 acres northeast of the intersection of Ridge Route Drive and Mill Creek Road in the City of Laguna Hills. The project includes 254 attached single-family units and 210 multifamily units. The single-family units include duets (46 units), duplexes (108 units), and triplexes (108 units), all three stories in height. The multifamily building is five stories in height with 210 apartment units wrapped around a parking structure. Twenty four of the total units will be restricted for very low income households. Density Bonus Law incentives and waivers are requested.

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1"= 50'-0" SCALE

0 50 100

NORTH

ILLUSTRATIVE SITE PLAN | SP0

URBAN ARENA



PARKING SUMMARY (ATTACHED RESIDENTIAL)

MIN. PARKING REQUIRED			Spaces required
Single-family, attached	2 covered spaces/unit	254 units	508 spaces
	0.3 unassigned spaces/unit	254 units	76.2 spaces
		Total Required	584 spaces

PARKING PROVIDED	Spaces provided
LOT 1 (SINGLE-FAMILY ATTACHED "A")	
Garage - std	92 spaces
Garage - offset	46 spaces
Driveway	46 spaces
Open spaces	11 spaces
	195 spaces
LOT 2 (SINGLE-FAMILY ATTACHED "B")	
Garage - std	216 spaces
Driveway - std	0 spaces
Open spaces	10 spaces
	226 spaces
LOT 3 (SINGLE-FAMILY ATTACHED "C")	
Garage - std	100 spaces
Garage - offset	100 spaces
Driveway	50 spaces
Open spaces	1 spaces
	251 spaces
Total Provided	672 spaces

SITE SUMMARY

DESCRIPTION	AREA (ACRE)	TOTAL UNITS	TY (DU/AC)
LOT 1 UA SINGLE-FAMILY ATTACHED "A"	3.24	46	14.2
LOT 2 UA SINGLE-FAMILY ATTACHED "B"	5.47	108	19.7
LOT 3 UA SINGLE-FAMILY ATTACHED "C"	6.62	100	15.11
LOT 4 MULTI-FAMILY	2.40	210	
LOT A TERRACE PARK	0.38		
LOT B CORNER PARK	0.40		
GRAND TOTAL	18.51	464	25.1
Affordable Unit (5% of total) =		24 units total	
(All affordable units are located in the Multi-Family Building, Lot 4)			

UNIT SUMMARY

LOT 1 (UA SINGLE-FAMILY ATTACHED "A") Floor Plan Breakdown

Floor Plan	SF (Net)	SF (Gross)	Garage SF	SF (Construction)	# Units	Total SF (Res)	Total SF (Construction)
Plan 1	2,121	2,328	414	2,742	23	48,783	63,066
Plan 2	2,738	3,054	407	3,461	23	62,974	79,603
					46	111,757	142,669

LOT 2 (UA SINGLE-FAMILY ATTACHED "B") Floor Plan Breakdown

Floor Plan	SF (Net)	SF (Gross)	Garage SF	SF (Construction)	Total	Total SF (Res)	Total SF (Construction)
Plan 1	1,820	2,010	423	2,433	36	65,520	87,588
Plan 2	1,965	2,151	438	2,589	36	70,740	93,204
Plan 3	2,130	2,316	437	2,753	36	76,680	99,108
					108	212,940	279,900

LOT 3 (UA SINGLE-FAMILY ATTACHED "C") Floor Plan Breakdown

Floor Plan	SF (Net)	SF (Gross)	Garage SF	SF (Construction)	Total	Total SF (Res)	Total SF (Construction)
Plan 1	2,094	2,334	414	2,748	50	104,700	137,400
Plan 2	2,777	3,025	400	3,425	50	138,850	171,250
					100	243,550	308,650

LOT 4 (MULTIFAMILY) Unit Mix

Floor Plan	Total
Studio	17
1 Bed	135
2 Bed	58
	210

SEE SHEETS SP2 TO SP6 FOR 20 SCALE ENLARGEMENT PLANS

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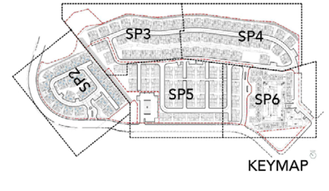
NORTH

OVERALL SITE PLAN | SP1

URBAN ARENA





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0 20 40

NORTH

PARTIAL SITE PLAN | SP2

URBAN ARENA

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

EXISTING RESERVOIR

TERRACE GARDEN
-RAILROAD TIE STEPS
-POT

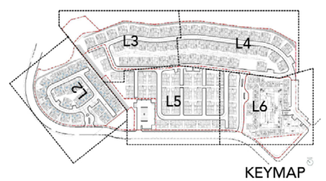
SEE SHEET SP1

EXISTING
RETAINING WALL

SEE SHEET SP4

SEE SHEET SP5

SEE SHEET SP5



KEYMAP

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NORTH

PARTIAL SITE PLAN | SP3

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(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

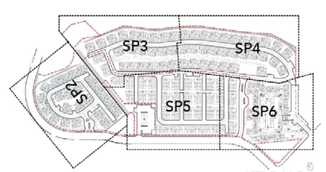
EXISTING RESERVOIR

SEE SHEET SP3

SEE SHEET SP5

ENTRY PARK
SEE ENLARGEMENT PLAN
SHEET XX

SEE SHEET SP6



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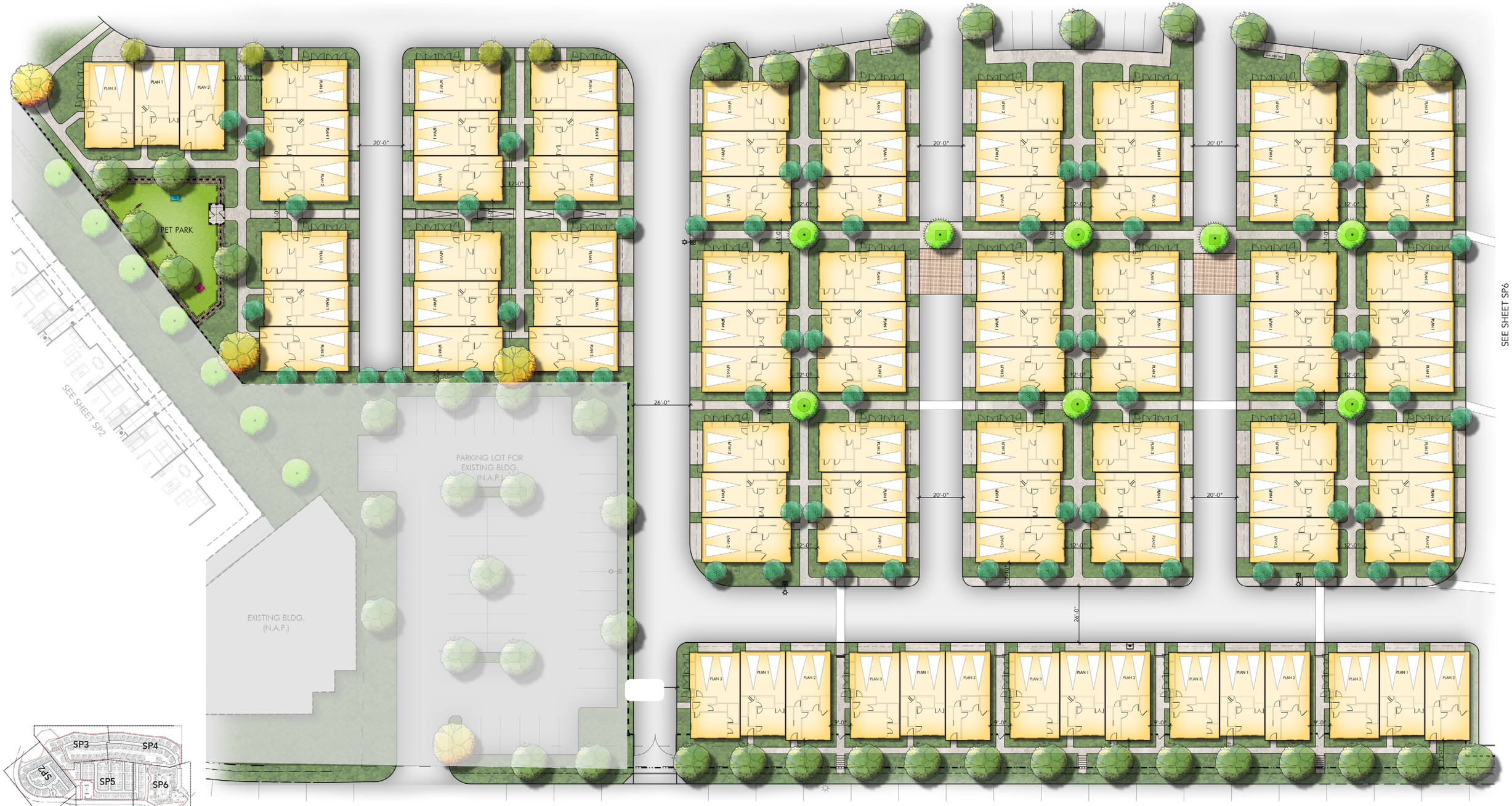
NORTH

URBAN ARENA

PARTIAL SITE PLAN | SP4



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NORTH

PARTIAL SITE PLAN | SP5

URBAN ARENA

SEE SHEET SP4

SEE SHEET SP5

E.V.A
COLLAPSIBLE
BOLLARDS

VEHICULAR
GATE ENTRY

CALL BOX

FITNESS

PARKING
STRUCTURE

MILL CREEK DRIVE

RIDGE ROUTE DR

SEE ABOVE RIGHT

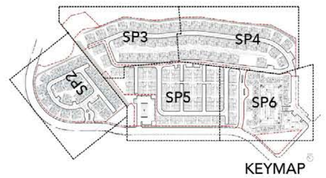
SEE BELOW

CORNER PARK

MILL CREEK DRIVE

RIDGE ROUTE DR

EXISTING BLDG.



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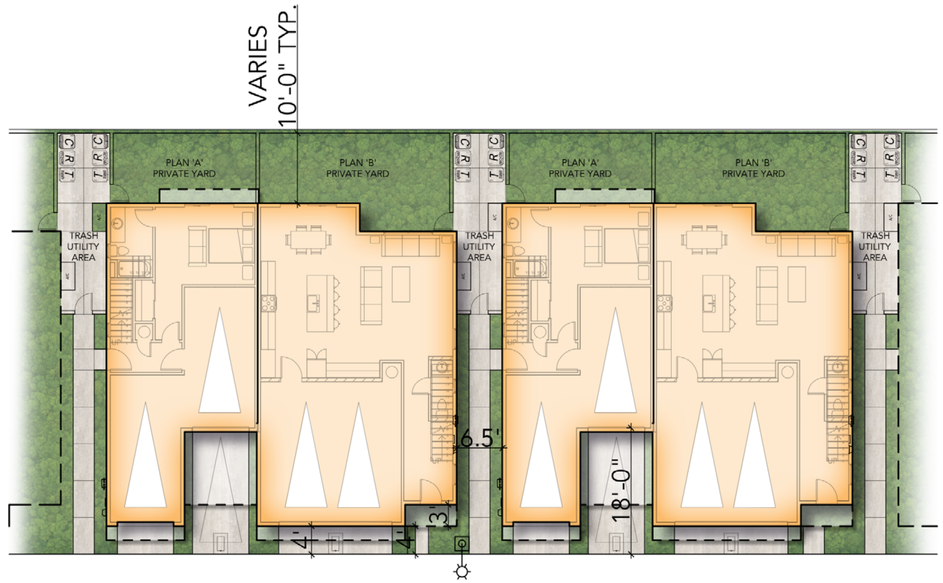
PARTIAL SITE PLAN | SP6

URBAN ARENA



TYPICAL DUPLEX LAYOUT
(UA SINGLE FAMILY ATTACHED "C")

TYPICAL TRIPLEX LAYOUT
(UA SINGLE FAMILY ATTACHED "B")



TYPICAL DUET LAYOUT
(UA SINGLE FAMILY ATTACHED "A")

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TYPICAL PROTOTYPE | SP7

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NORTH

ILLUSTRATIVE SITE PLAN | L1

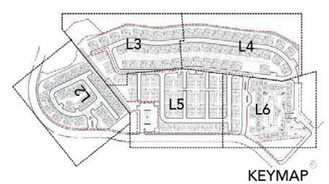
URBAN ARENA



PLANT_SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT
TREES		
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	24" BOX
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX
	OLEA EUROPAEA / OLIVE MULTI-TRUNK	FIELD GROWN
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	36" BOX
	PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM	18' BTH
	PINUS HALEPENSIS / ALLEPO PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL	24" BOX
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	14' BTH

SYMBOL	BOTANICAL / COMMON NAME	CONT
SHRUBS		
	AGAVE SPP. / AGAVE	5 GAL
	ALOE SPP. / ALOE	5 GAL
	BACCHARIS PILULARIS / COYOTE BRUSH	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL
	CARISSA SPP. / NATAL PLUM	1 GAL
	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	5 GAL
	CISTUS SPP. / ROCKROSE	5 GAL
	DIANELLA SPP. / DIANELLA	5 GAL
	EUPHORBIA MILII 'REDI RED' / REDI RED CROWN OF THORNS	5 GAL
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL
	ILEX VOMITORIA / YAUPON HOLLY	5 GAL
	LANTANA SPP. / LANTANA	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL
	MUHLENBERGIA SPP. / MUHLY GRASS	5 GAL
	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	15 GAL
	RHAPHIOLEPIS 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY INDIAN HAWTHORN	5 GAL
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL
	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL
	RHUS OVATA / SUGAR BUSH	3 GAL
	SALVIA SPP. / SAGE	5 GAL
	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL
	WESTRINGIA SPP. / COAST ROSEMARY	5 GAL



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NORTH

LANDSCAPE PLAN | L2

URBAN ARENA

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

EXISTING RESERVOIR

TERRACE GARDEN
-RAILROAD TIE STEPS
-POT

SEE SHEET L1

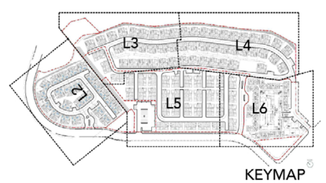
EXISTING
RETAINING WALL

SEE SHEET L4

SEE SHEET L5

SEE SHEET L5

SEE SHEET L2 FOR PLANTING LEGEND



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LANDSCAPE PLAN | L3

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EXISTING RESERVOIR

PLANTED MSE WALL
(REFER TO PLANS BY
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FOR OVERALL HEIGHT)

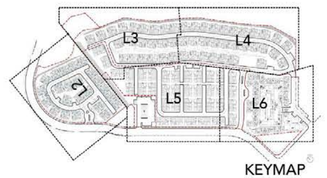
SEE SHEET L3

SEE SHEET L5

SEE SHEET L6

ENTRY PARK
SEE ENLARGEMENT PLAN
SHEET XX

SEE SHEET L2 FOR PLANTING LEGEND



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LANDSCAPE PLAN | L4

URBAN ARENA

SEE SHEET L3

SEE SHEET L4

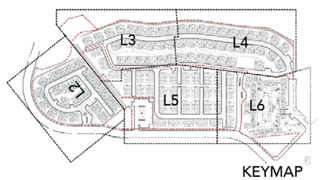
SEE SHEET L6

PARKING LOT
(N.A.P.)

PET PARK
SEE ENLARGEMENT PLAN
SHEET L8

EXISTING
BLDG.
(N.A.P.)

SEE SHEET L2 FOR PLANTING LEGEND



MILL CREEK DRIVE

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LANDSCAPE PLAN | L5

URBAN ARENA

SEE SHEET L4

VEHICULAR GATE ENTRY

E.V.A
COLLAPSIBLE BOLLARDS

EXISTING BLDG.

CALL BOX

SEE SHEET L5

COURTYARDS
SEE ENLARGEMENT
PLAN SHEET XX

ROOF DECK
COURTYARD
SEE ENLARGEMENT
PLAN SHEET XX

FITNESS

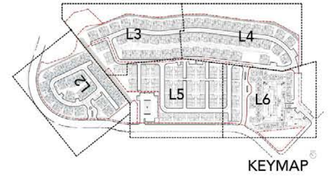
PARKING STRUCTURE

MILL CREEK DRIVE

RIDGE ROUTE DR

CORNER PARK
SEE ENLARGEMENT PLAN - SHEET XX

SEE SHEET L2 FOR PLANTING LEGEND



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LANDSCAPE PLAN | L6

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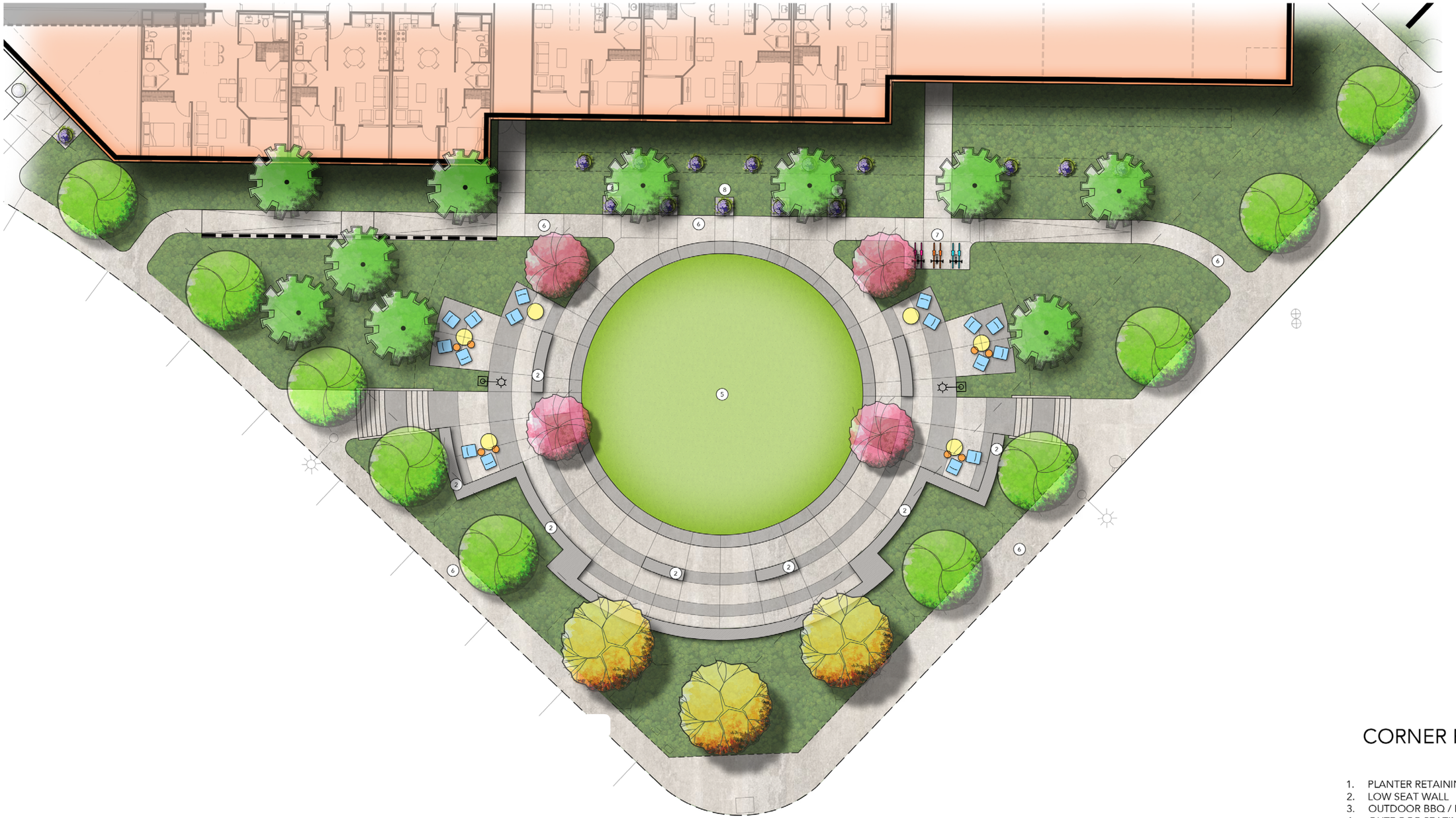

CORNER PARK

1. PLANTER RETAINING WALL
2. LOW SEAT WALL
3. OUTDOOR BBQ / DINING AREA
4. OUTDOOR SEATING
5. OPEN PLAY TURF AREA
6. SIDEWALK
7. BIKE RACK
8. PLANTER POT ON LOW PEDESTAL

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1"= 10'-0" SCALE

0 10 20

NORTH

CORNER PARK | L7

URBAN ARENA



PET PARK



ENTRY PARK

1. ADJACENT PERIMETER WALL
2. LOW SEAT WALL
3. OUTDOOR BBQ / DINING AREA
4. OUTDOOR SEATING
5. OPEN PLAY TURF AREA
6. SIDEWALK
7. 42" HIGH DOG PARK FENCING & GATES
8. PERIMETER FENCING
9. DOG RUN AREA / DG
10. GRAVEL BAND
11. DOG AGILITY EQUIPMENT

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PARKS | L8

URBAN ARENA



1. DECORATIVE POT ON TOP OF LOW PEDESTAL
2. OUTDOOR REFRESHMENT BAR
3. FIRE TABLE
4. BBQ
5. SIDEWALK
6. CALL BOX
7. VEHICULAR GATE
8. PEDESTRIAN GATE & FENCING ENCLOSURE

MULTI FAMILY BLDG. COURTYARDS & ENTRY DRIVE

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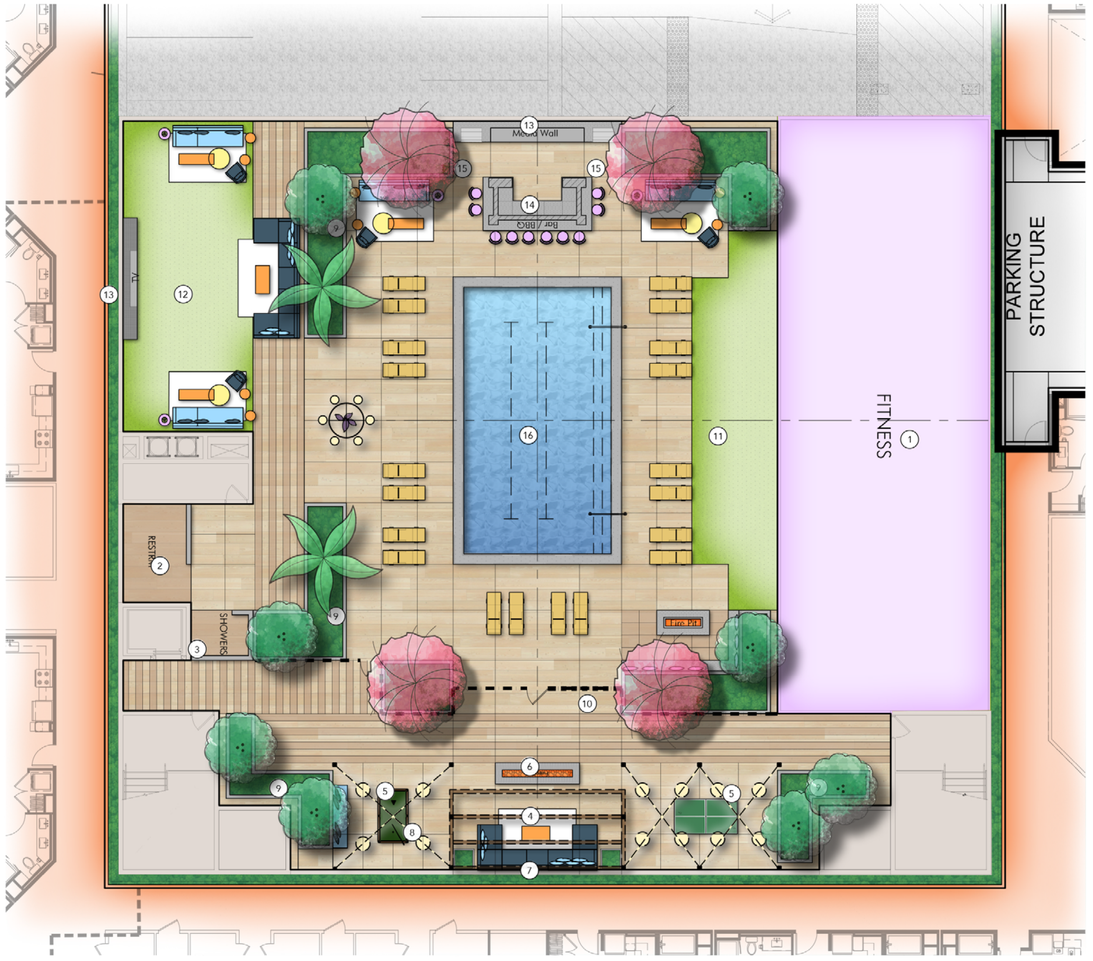
COURTYARD | L9

URBAN ARENA



MULTI FAMILY BLDG. ROOF DECK - LEVEL 7

1. FITNESS / CLUB-ROOM (@ LEVEL 7 ROOF DECK)
2. RESTROOM
3. SHOWERS
4. OVERHEAD TRELLIS @ LOUNGE AREA
5. OVERHEAD STRING LIGHTS
6. OUTDOOR FIRE PIT
7. OUTDOOR LOUNGE AREA
8. TABLE GAME AREA
9. RAISED PLANTER
10. GLASS POOL ENCLOSURE
11. ARTIFICIAL TURF AREA - FITNESS LAWN
12. ARTIFICIAL TURF AREA - MOVIE LAWN
13. MEDIA WALL
14. OUTDOOR REFRESHMENT BAR
15. BBQ
16. POOL

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

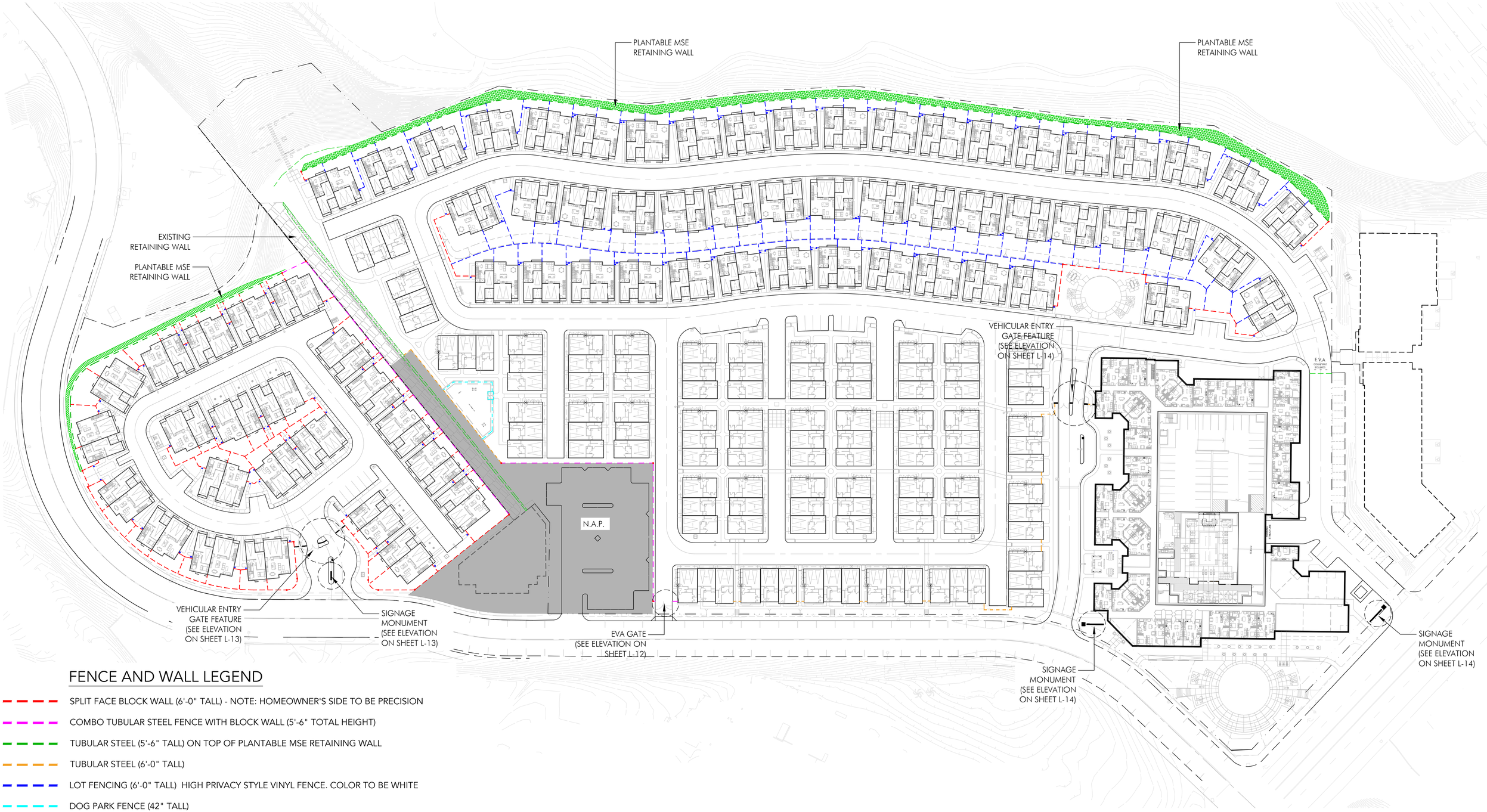
1"= 10'-0" SCALE

0 10 20

NORTH

ROOFDECK COURTYARD | L10

URBAN ARENA



FENCE AND WALL LEGEND

- SPLIT FACE BLOCK WALL (6'-0" TALL) - NOTE: HOMEOWNER'S SIDE TO BE PRECISION
- COMBO TUBULAR STEEL FENCE WITH BLOCK WALL (5'-6" TOTAL HEIGHT)
- TUBULAR STEEL (5'-6" TALL) ON TOP OF PLANTABLE MSE RETAINING WALL
- TUBULAR STEEL (6'-0" TALL)
- LOT FENCING (6'-0" TALL) HIGH PRIVACY STYLE VINYL FENCE. COLOR TO BE WHITE
- DOG PARK FENCE (42" TALL)
- SIDE YARD ACCESS GATE LOCATION
- PLANTABLE MSE RETAINING WALL - SEE PLANS BY CIVIL ENGINEER

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KELEMEN COMPANY

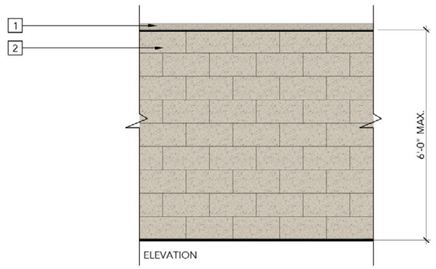
1"= 50'-0" SCALE

0 50 100

NORTH

FENCE & WALL PLAN | L11

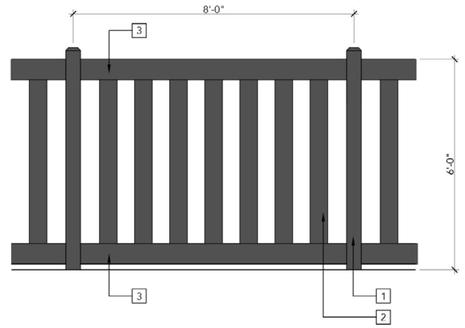
URBAN ARENA



1 SPLIT-FACE CAP
2 ONE-SIDED SIDE SPLIT-FACE BLOCK

C.M.U. SPLIT-FACE BLOCK WALL

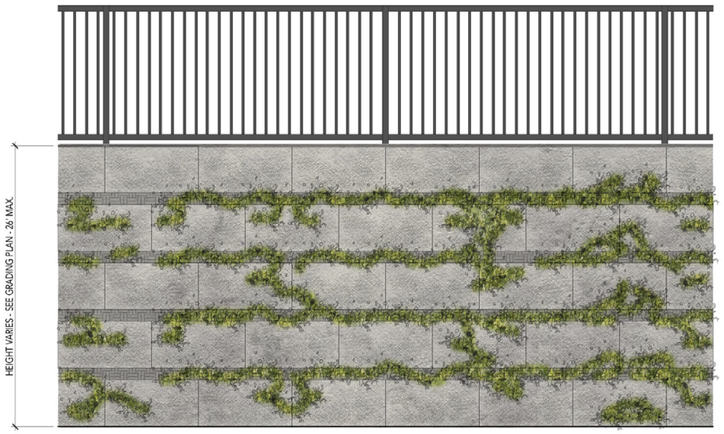
1/2" = 1'-0"



1 5"X 5" ALUMINUM POST WITH VINYL SLEEVE
2 6" TONGUE & GROOVE VINYL PLANK
3 2"X 7" ALUMINUM TOP & BOTTOM RAIL WITH VINYL SLEEVE

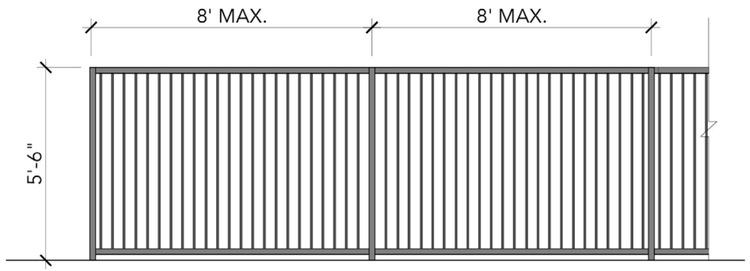
VINYL PRIVACY FENCE

1/2" = 1'-0"



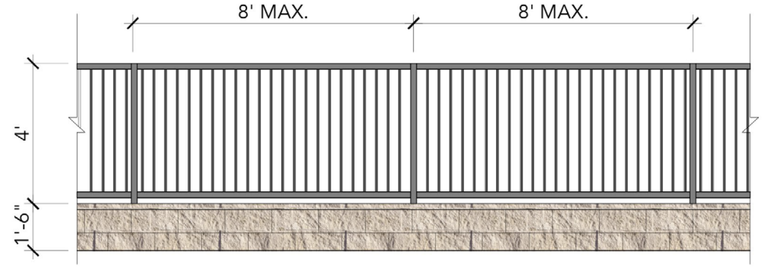
PLANTABLE MSE RETAINING WALL

1/2" = 1'-0"



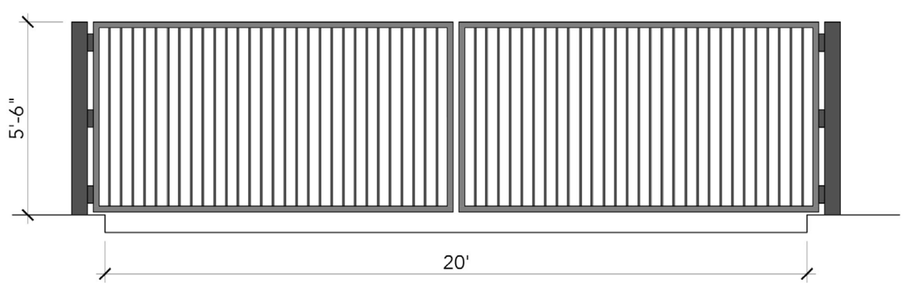
TUBULAR STEEL FENCE

1/2" = 1'-0"



COMBO TUBULAR STEEL FENCE WITH LOW BLOCK WALL BELOW

1/2" = 1'-0"



EVA GATE

1/2" = 1'-0"

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KELEMEN COMPANY

1/2"= 1'-0" SCALE

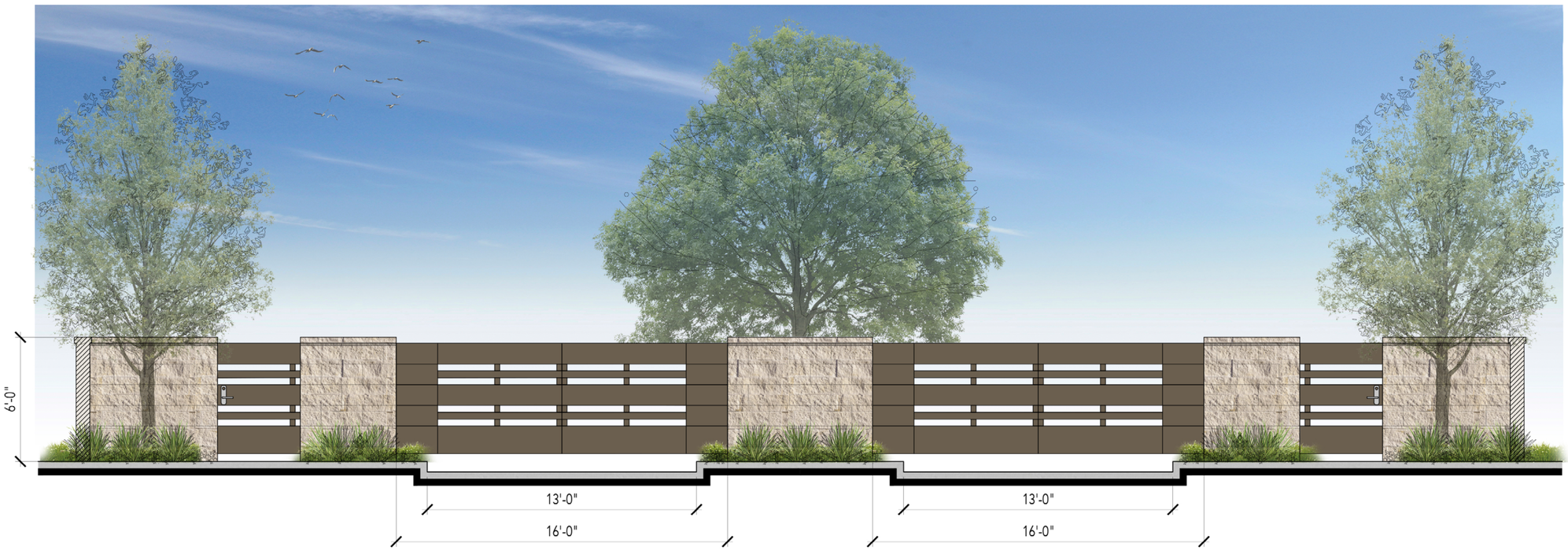
0 2 4

FENCE & WALL ELEVATIONS | L12

URBAN ARENA







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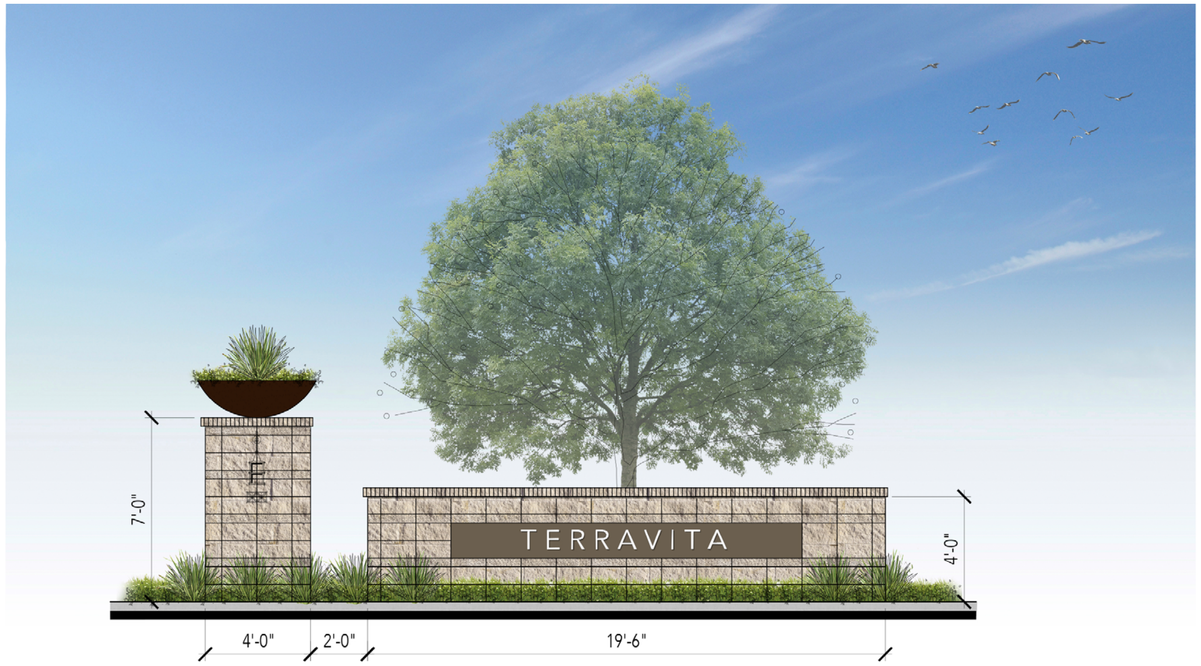
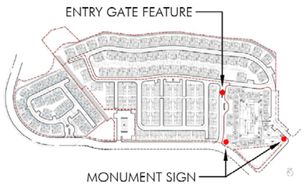
KELEMEN COMPANY

MONUMENT SIGNAGE & ENTRY FEATURE | L13

URBAN ARENA







TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

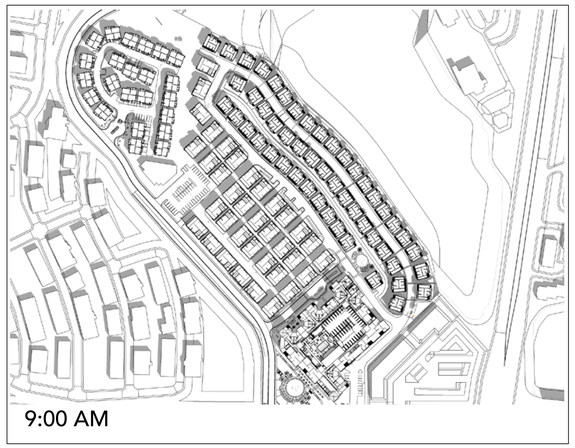
DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

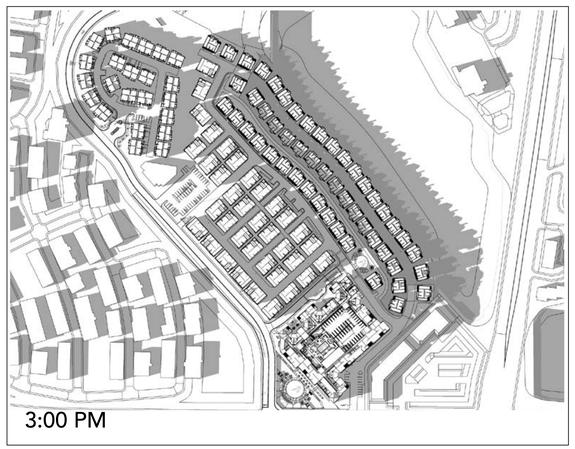
KELEMEN COMPANY

URBAN ARENA

MARCH

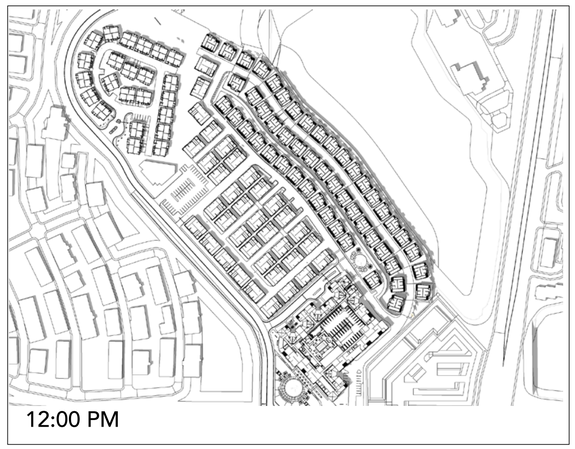


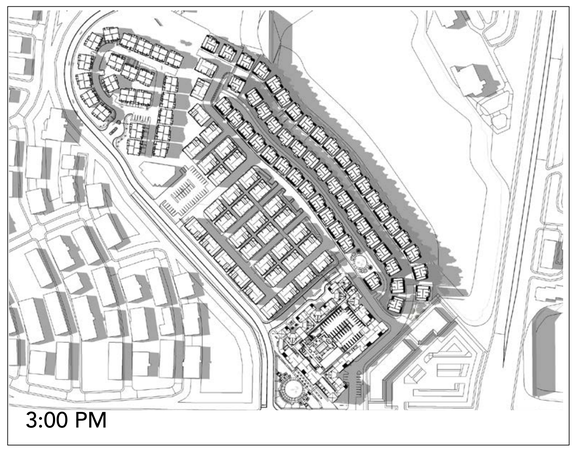




JUNE







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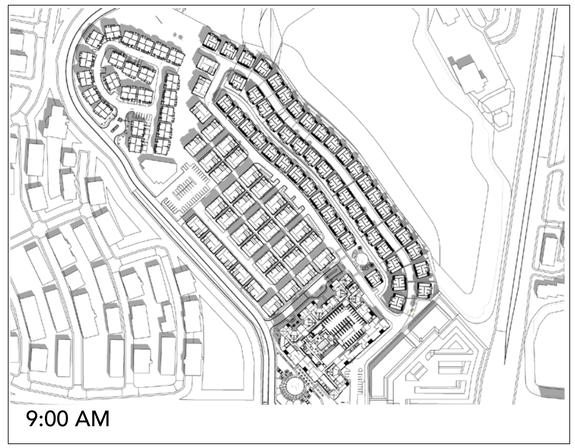
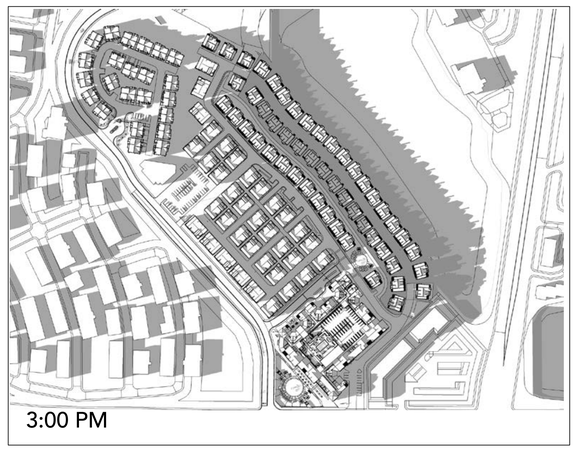
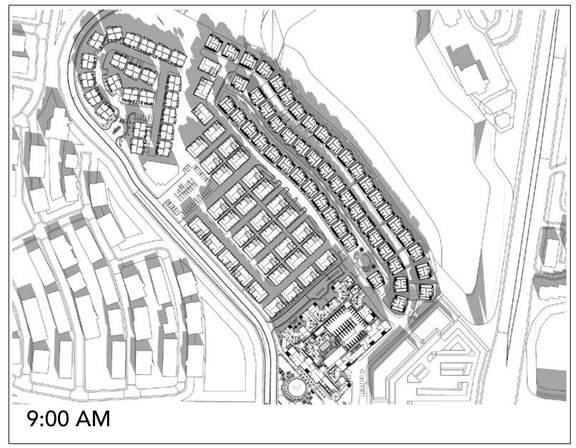
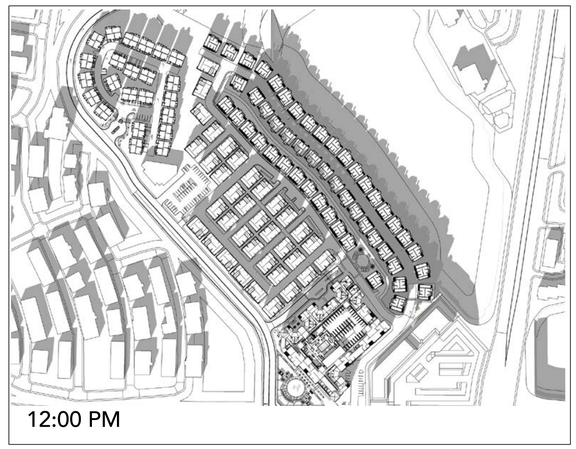






DECEMBER







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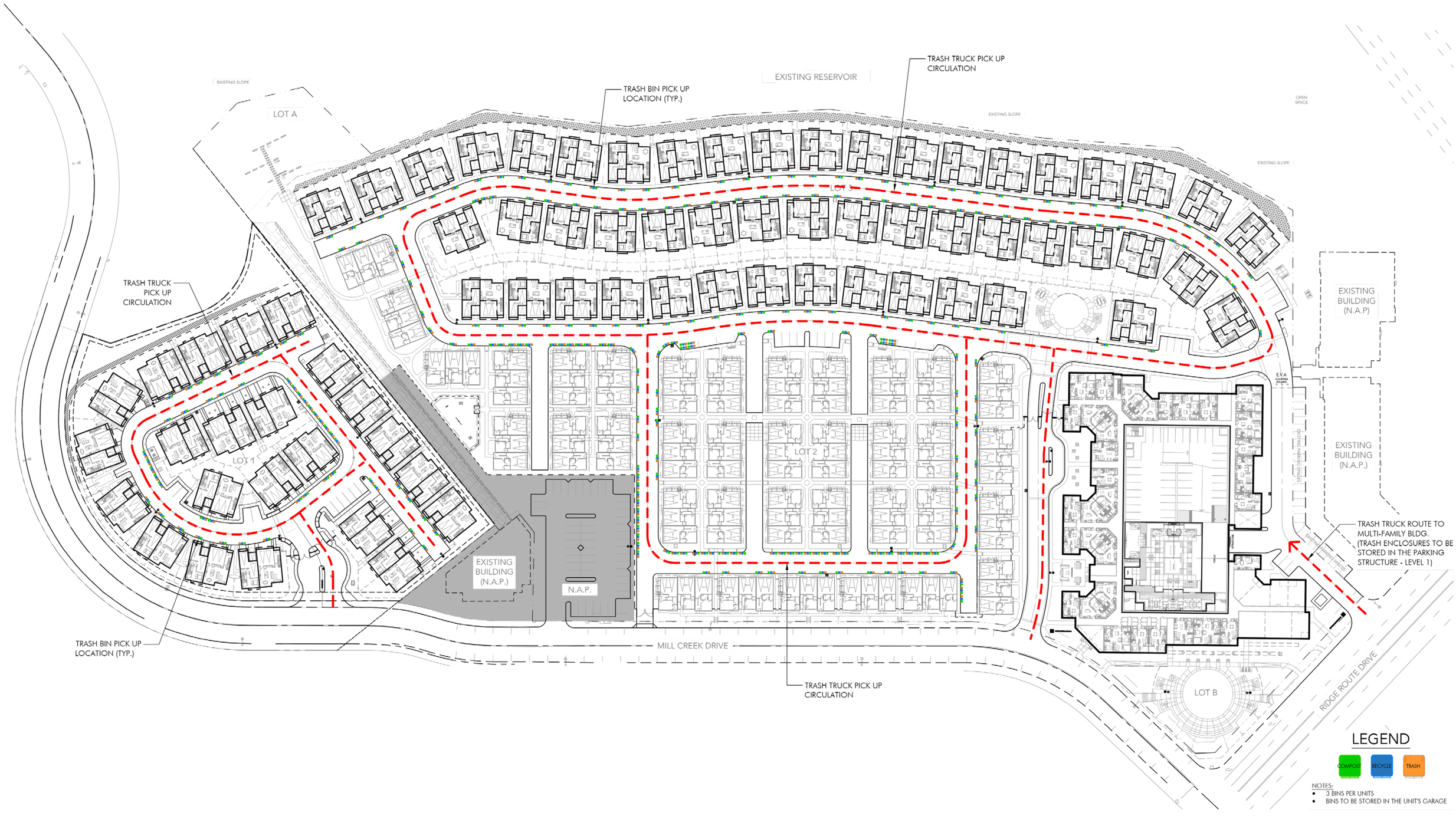
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

NORTH

SUN/ SHADE STUDY | L15

URBAN ARENA



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DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

NORTH

TRASH P/U EXHIBIT | L16

URBAN ARENA



1



2



3



4



KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

SITE PERSPECTIVE RENDERINGS | L17

URBAN ARENA

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LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED “A”
DUET COVER SHEET | A1

URBAN ARENA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED “A”
DUET SCHEME 1 FRONT PERSPECTIVE | A2

URBAN ARENA



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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED “A”
DUET SCHEME 2 FRONT PERSPECTIVE | A3

URBAN ARENA

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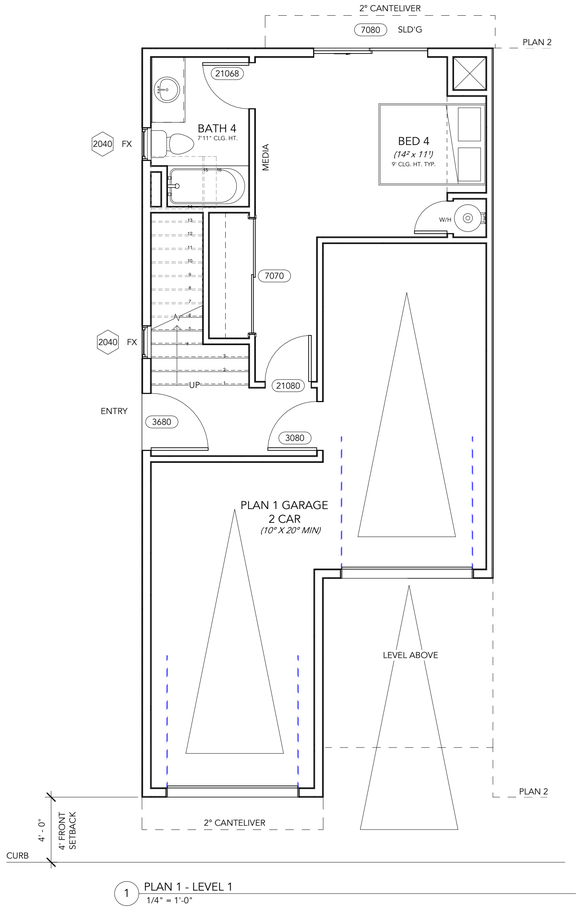
KINGSBARN REALTY CAPITAL

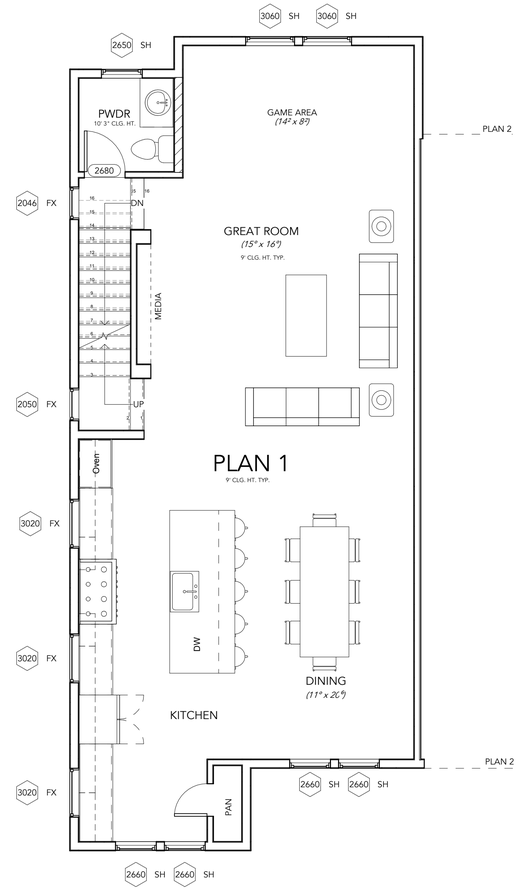
KELEMEN COMPANY

LOT 1 - SFD, ATTACHED “A”
DUET REAR PERSPECTIVE | A4

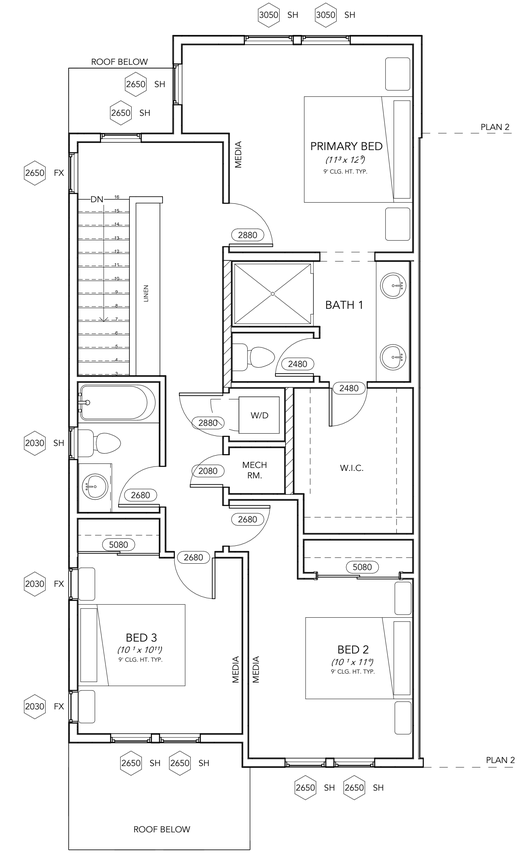
URBAN ARENA



1 PLAN 1 - LEVEL 1
1/4" = 1'-0"



2 PLAN 1 - LEVEL 2
1/4" = 1'-0"



3 PLAN 1- LEVEL 3
1/4" = 1'-0"

PLAN 1
2,328 SF GROSS

PLAN 1 • 4 BR/3.5 BA - NET SQFT	
PLAN 1 • FIRST FLOOR NET	364 SF
PLAN 1 • SECOND FLOOR NET	939 SF
PLAN 1 • THIRD FLOOR NET	818 SF
PLAN 1 • TOTAL	2121 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF

PLAN 1 • 4 BR/3.5 BA - GROSS SQFT	
PLAN 1 • FIRST FLOOR GROSS	404 SF
PLAN 1 • SECOND FLOOR GROSS	1010 SF
PLAN 1 • THIRD FLOOR GROSS	915 SF
PLAN 1 • TOTAL	2328 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
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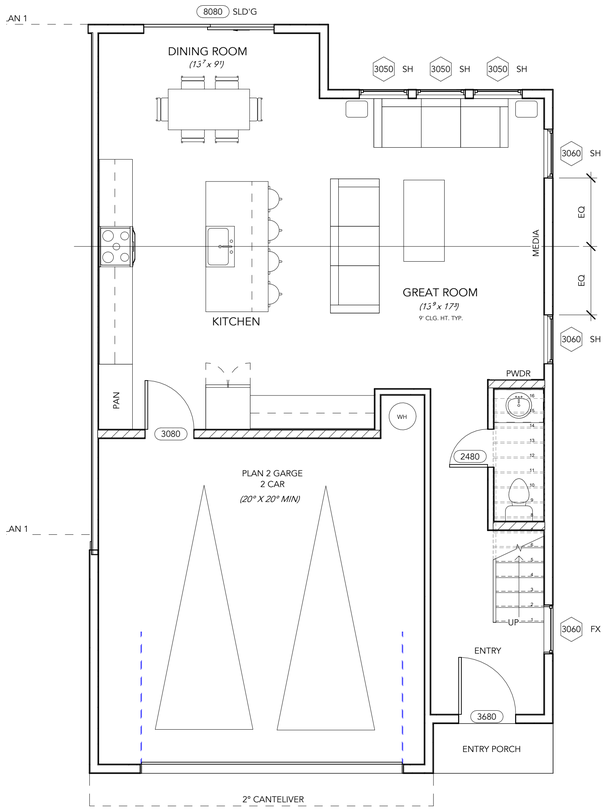
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

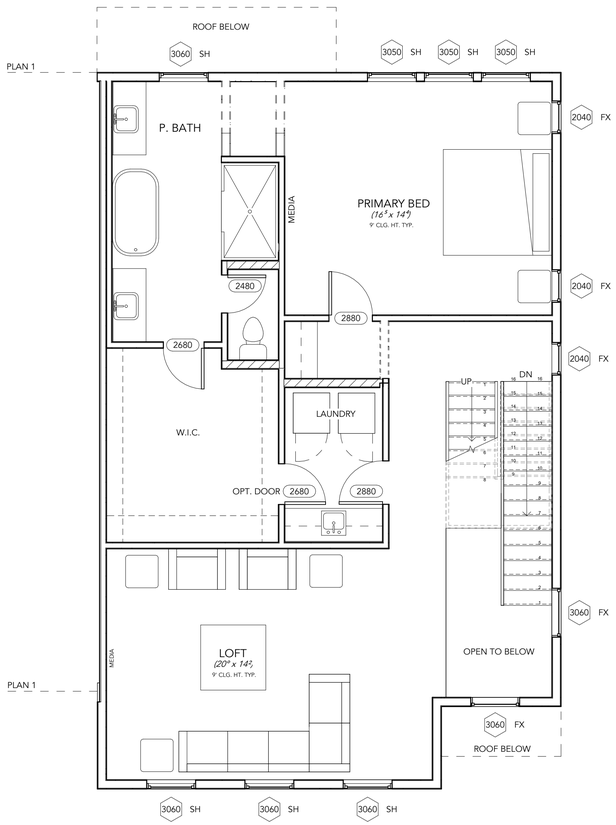
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 1 | A5

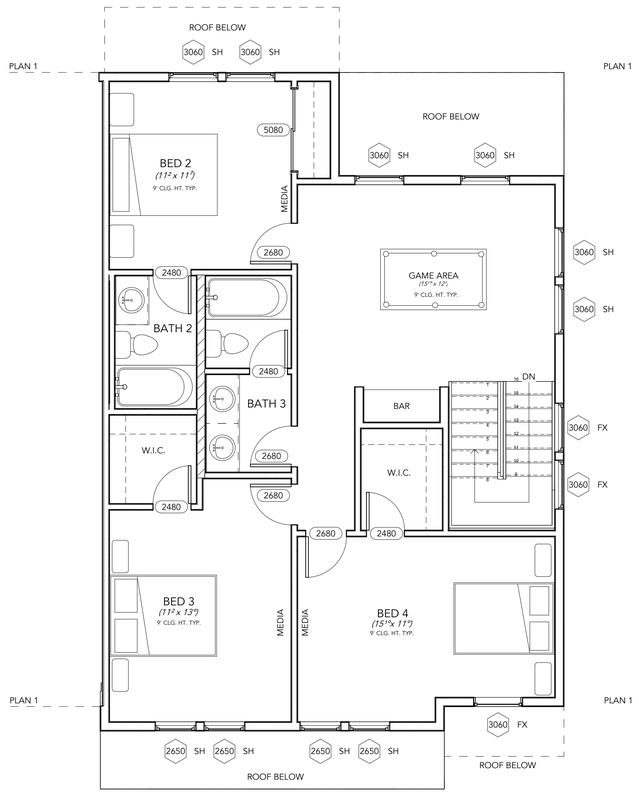
URBAN ARENA



1 PLAN 2 - LEVEL 1
1/4" = 1'-0"



2 PLAN 2 - LEVEL 2
1/4" = 1'-0"



3 PLAN 2 - LEVEL 3
1/4" = 1'-0"

PLAN 2
3,054 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET SQFT	
PLAN 2 • FIRST FLOOR NET	723 SF
PLAN 2 • SECOND FLOOR NET	1068 SF
PLAN 2 • THIRD FLOOR NET	947 SF
PLAN 2 • TOTAL	2738 SF

PLAN 2 • 2-CAR GARAGE NET	407 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA - GROSS SQFT	
PLAN 2 • FIRST FLOOR GROSS	797 SF
PLAN 2 • SECOND FLOOR GROSS	1209 SF
PLAN 2 • THIRD FLOOR GROSS	1047 SF
PLAN 2 • TOTAL	3054 SF

TERRAVITA
LAGUNA HILLS | CA
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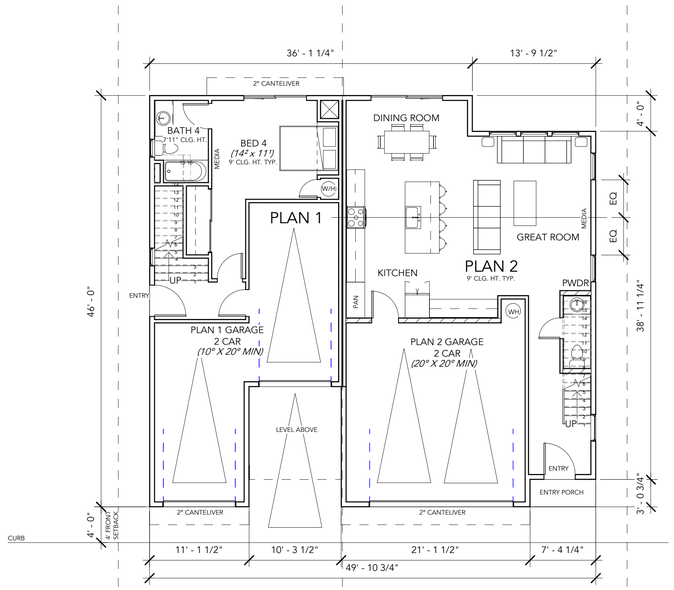
KELEMEN COMPANY

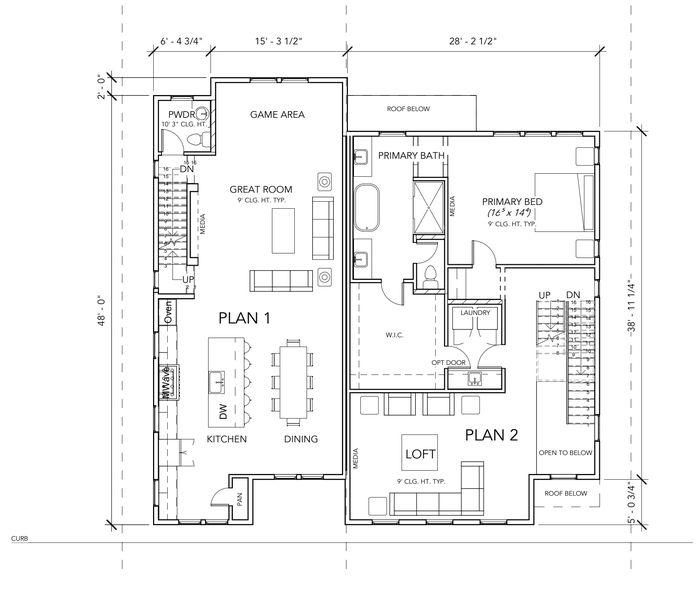
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 2 | A6

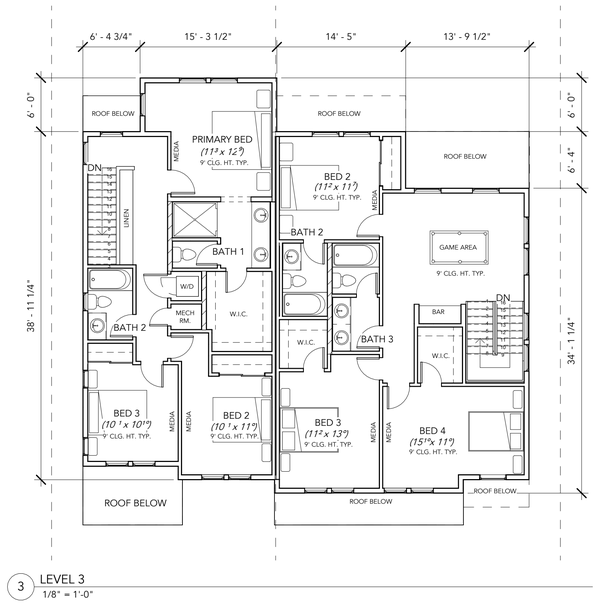
URBAN ARENA



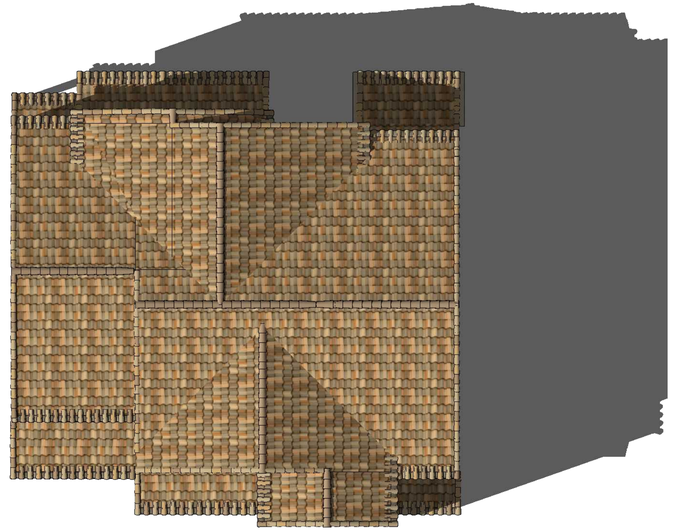
1 LEVEL 1
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



3 LEVEL 3
1/8" = 1'-0"



ROOF PLAN

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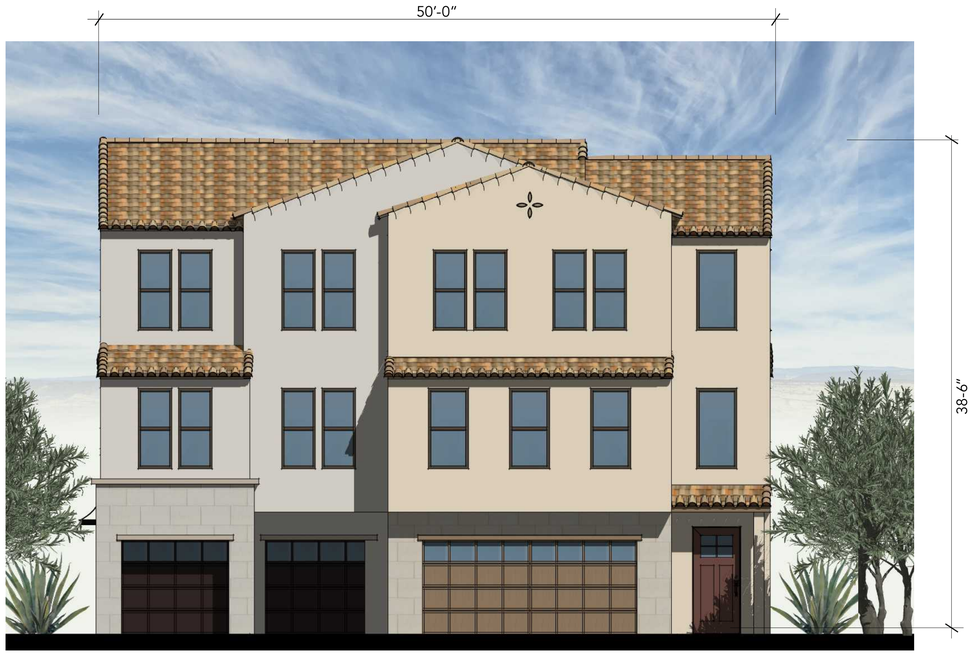
KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 1 - SFD, ATTACHED "A"
DUET COMPOSITE PLANS | A7

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

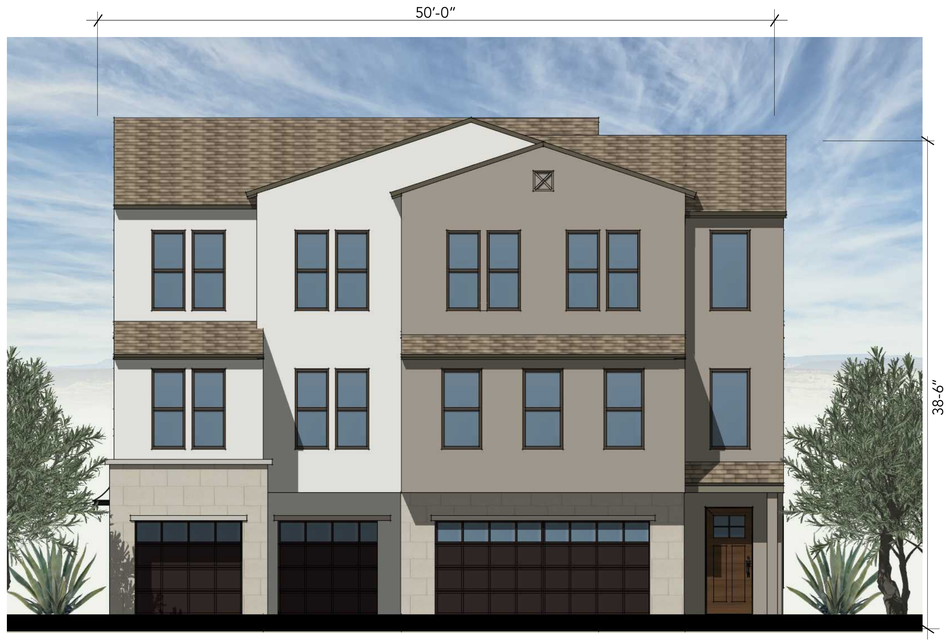
1/8" - 1' - 0" SCALE

0 8 16

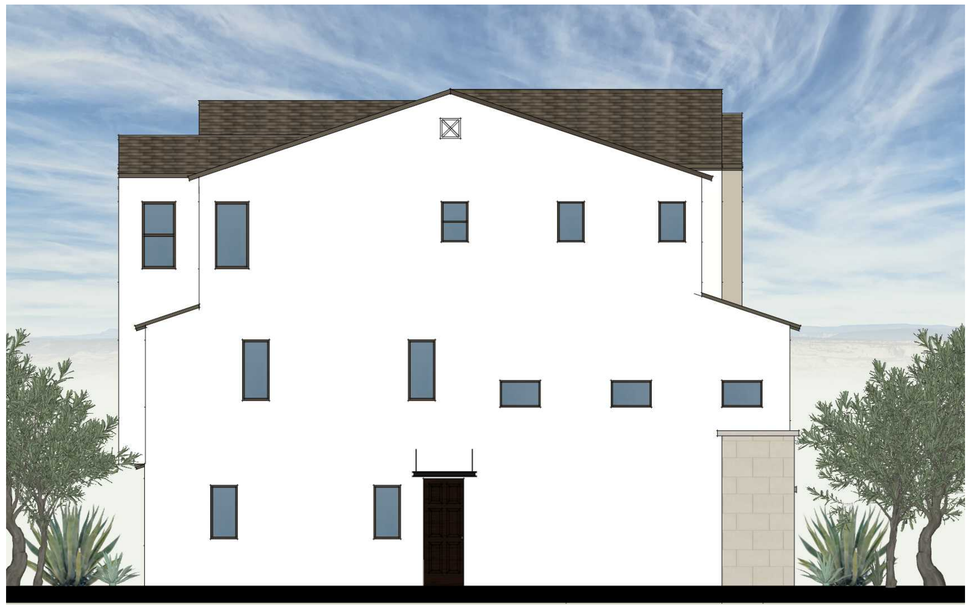
LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 1 ELEVATIONS | A8

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 2 ELEVATIONS | A9

URBAN ARENA

TERRAVITA

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DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED “A”

DUET FRONT PERSPECTIVE - OPTIONAL BALCONY | A10

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

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DATE 01 | 17 | 25

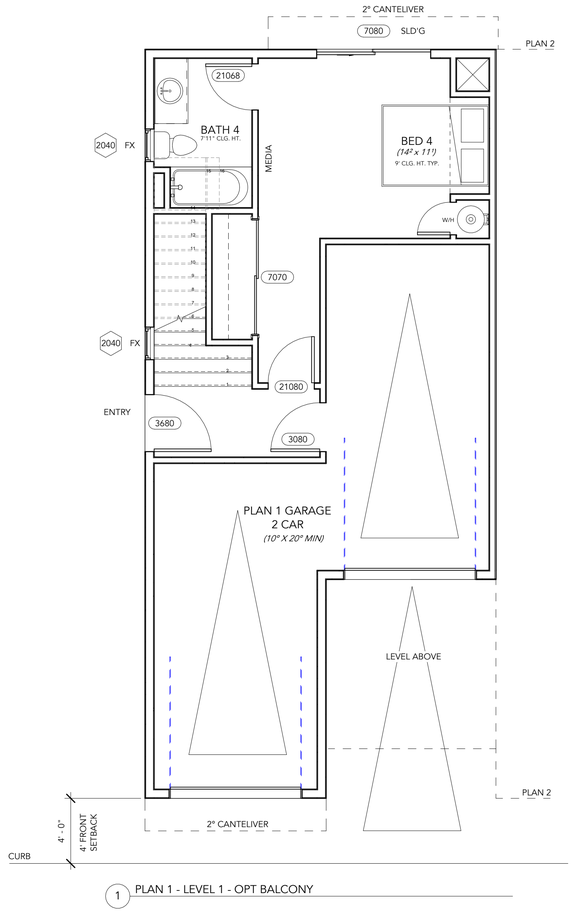
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

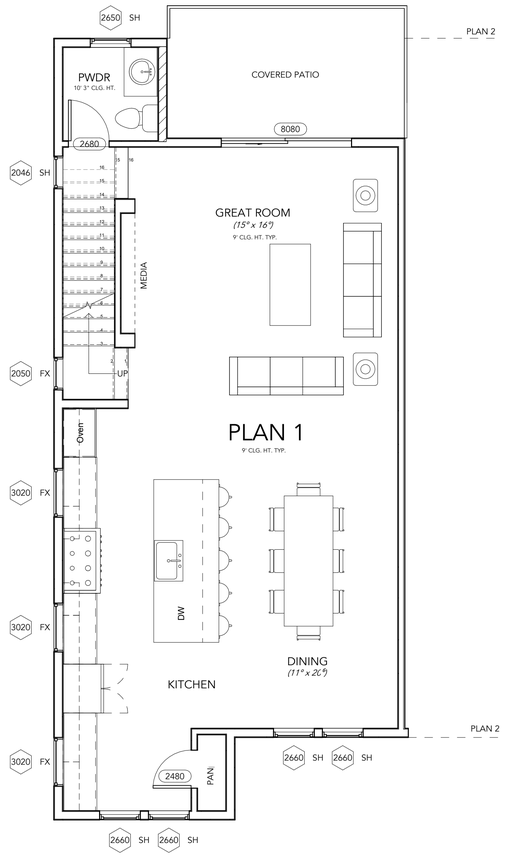
LOT 1 - SFD, ATTACHED "A"

DUET REAR PERSPECTIVE - OPTIONAL BALCONY | A11

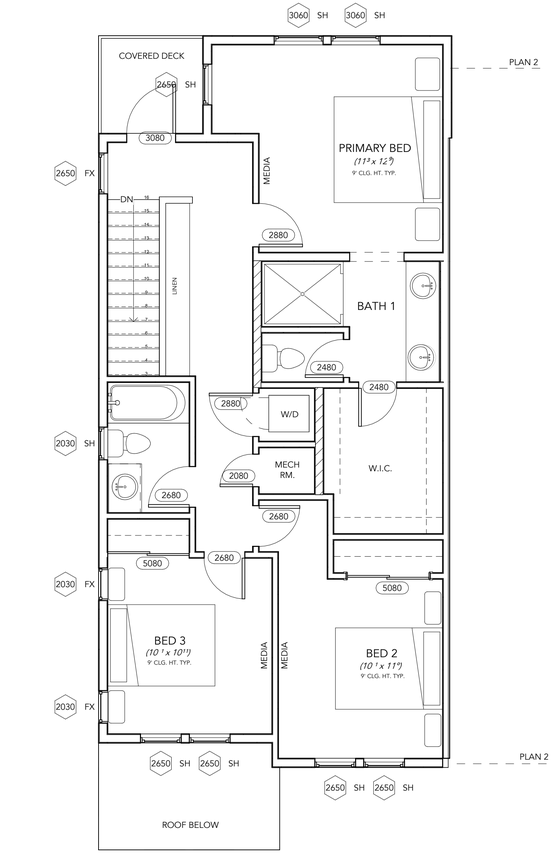
URBAN ARENA



1 PLAN 1 - LEVEL 1 - OPT BALCONY



2 PLAN 1 - LEVEL 2 - OPT BALCONY



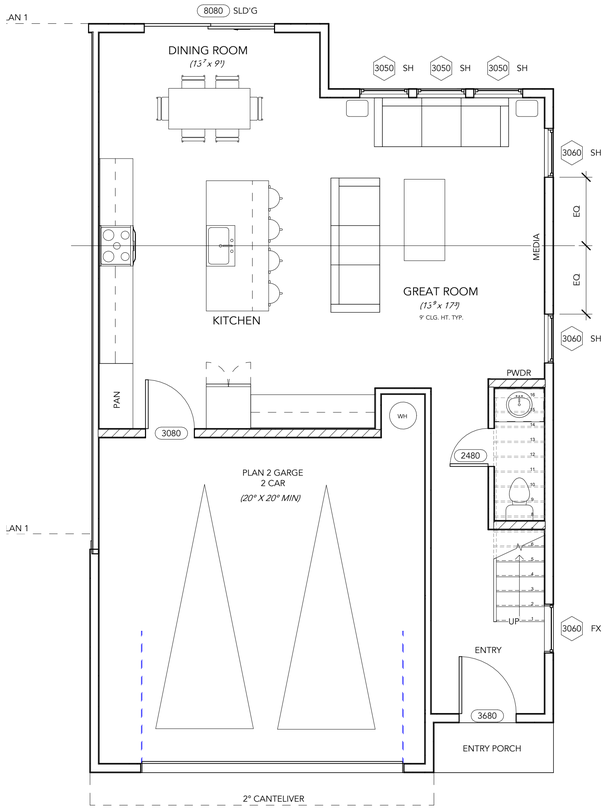
3 PLAN 1- LEVEL 3 - OPT BALCONY

PLAN 1 - OPT BALCONY
2,218 SF GROSS

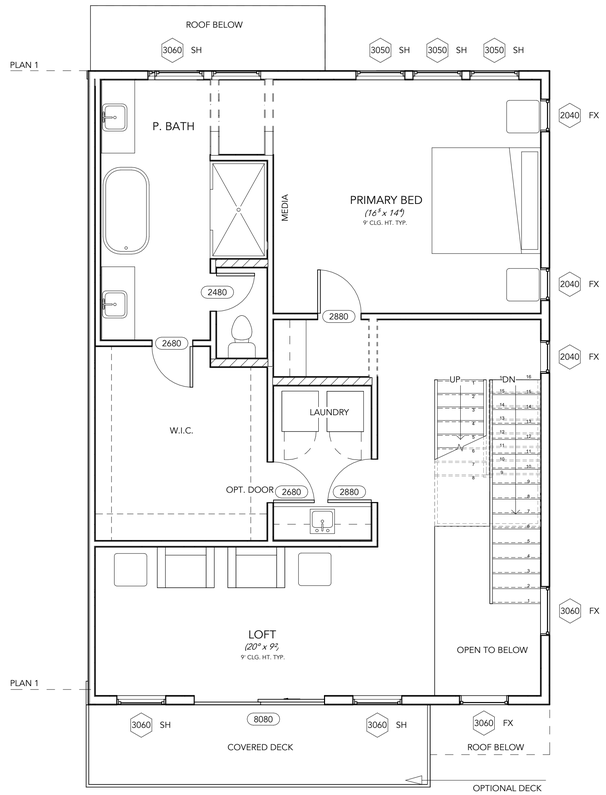
PLAN 1 • 4 BR/3.5 BA - NET SQFT - OPT BALCONY	
PLAN 1 • FIRST FLOOR NET OPT BALCONY	364 SF
PLAN 1 • SECOND FLOOR NET OPT BALCONY	827 SF
PLAN 1 • THIRD FLOOR NET OPT BALCONY	818 SF
PLAN 1 • TOTAL	2009 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF

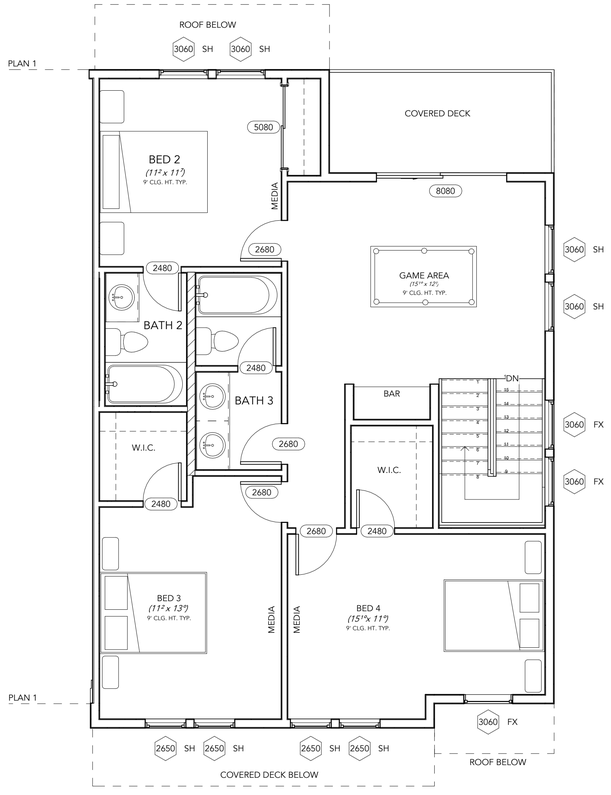
PLAN 1 • 4 BR/3.5 BA - GROSS SQFT - OPT BALCONY	
PLAN 1 • FIRST FLOOR GROSS OPT BALCONY	404 SF
PLAN 1 • SECOND FLOOR GROSS OPT BALCONY	899 SF
PLAN 1 • THIRD FLOOR GROSS OPT BALCONY	915 SF
PLAN 1 • TOTAL	2218 SF



1 PLAN 2 - LEVEL 1 - OPT BALCONY



2 PLAN 2 - LEVEL 2 - OPT BALCONY



3 PLAN 2 - LEVEL 3 - OPT BALCONY

PLAN 2 - OPT BALCONY
2,947 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET SQFT - OPT BALCONY	
PLAN 2 • FIRST FLOOR NET OPT BALCONY	723 SF
PLAN 2 • SECOND FLOOR NET OPT BALCONY	966 SF
PLAN 2 • THIRD FLOOR NET OPT BALCONY	947 SF
PLAN 2 • TOTAL	2636 SF

PLAN 2 • 2-CAR GARAGE NET	407 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA - GROSS SQFT OPT BALCONY	
PLAN 2 • FIRST FLOOR GROSS OPT BALCONY	797 SF
PLAN 2 • SECOND FLOOR GROSS OPT BALCONY	1103 SF
PLAN 2 • THIRD FLOOR GROSS OPT BALCONY	1047 SF
PLAN 2 • TOTAL	2947 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

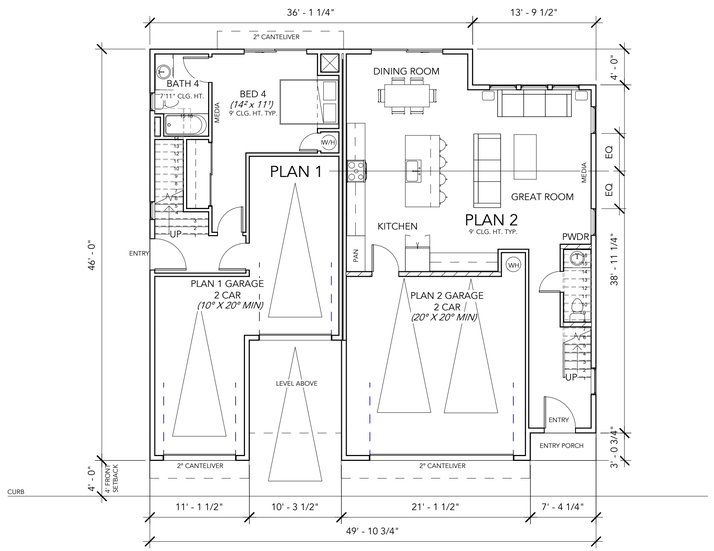
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

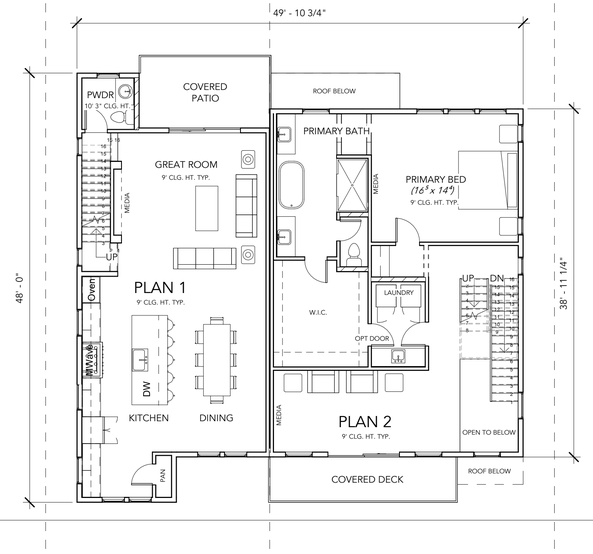
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 2 - OPTIONAL BALCONY | A13

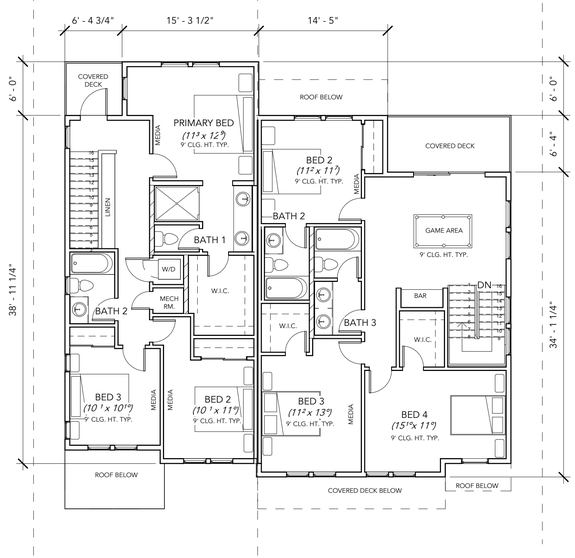
URBAN ARENA



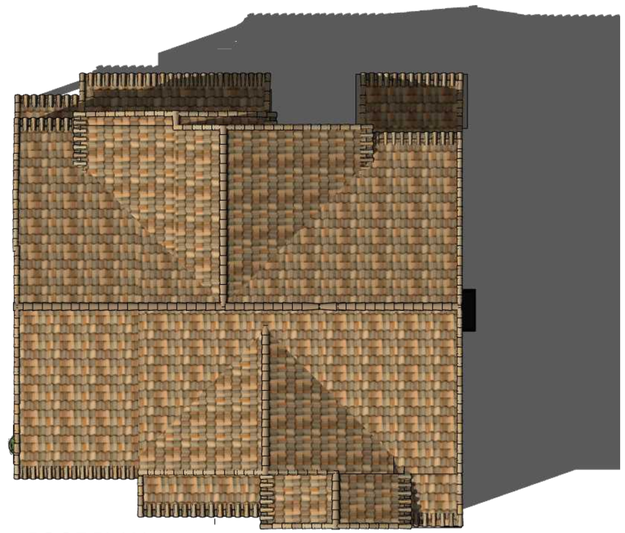
1 LEVEL 1 - OPT BALCONY



2 LEVEL 2 - OPT BALCONY



3 LEVEL 3 - OPT BALCONY



ROOF PLAN

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

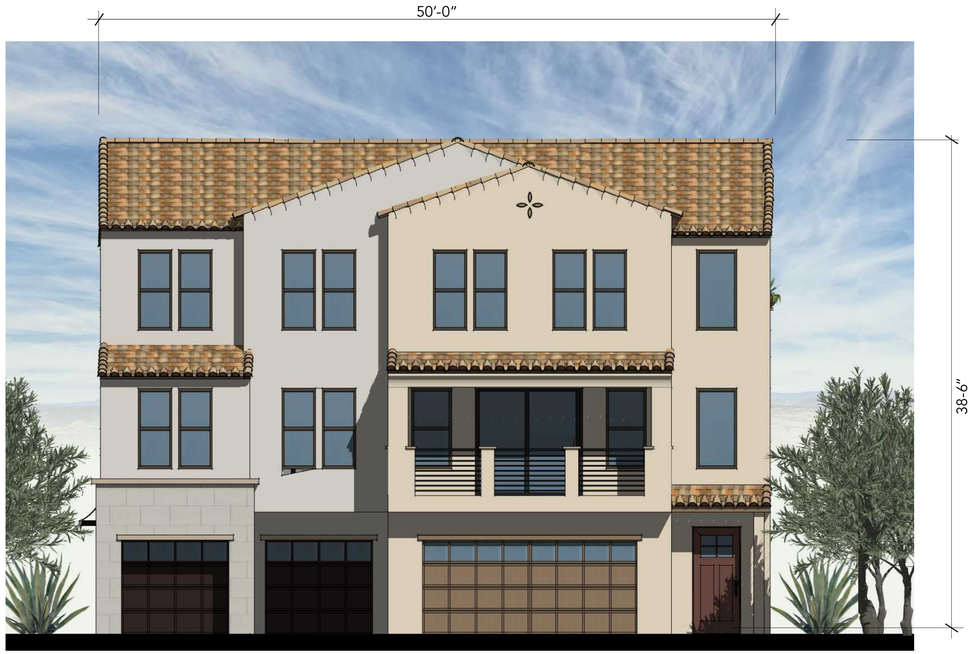
1/8" - 1' - 0" SCALE

0 8 16

LOT 1 - SFD, ATTACHED "A"

DUET COMPOSITE PLANS - OPTIONAL BALCONY | A14

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE

0 4 8

LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 1 ELEVATIONS - OPT. BALCONY | A15

URBAN ARENA

STUCCO BODY



City Loft

FOAM TRIM



Loggia

FASCIA/EAVES/ SHUTTERS



Connected Gray

ROOF (S)



Walnut Creek Blend

SHINGLE



Sagewood

LIMESTONE TILE



Pietra Italia White

DOOR STAIN



Therma Tru Driftwood

DOOR STAIN



Jeld-Wen Ebony

GUTTERS



Musket

WINDOWS



Dark Bronze

METAL



Black Fox

GARAGE



Bronze

STUCCO BODY



Pure White

FOAM TRIM



Repose Gray

FASCIA/EAVES/ SHUTTERS



Stamped Concrete

ROOF (FLAT)



Brown Gray Range

SHINGLE



Sagewood

LIMESTONE TILE



Pietra Italia Beige

DOOR STAIN



Therma Tru Driftwood

DOOR STAIN



Jeld-Wen Ebony

GUTTERS



Musket

WINDOWS



Dark Bronze

METAL



Black Fox

GARAGE



Bronze

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"
DUET SCHEME 2 COLORS & MATERIALS | A17

URBAN ARENA

STUCCO BODY



Intellectual Gray

FOAM TRIM



Neutral Ground

FASCIA/EAVES/ SHUTTERS



Suitable Brown

ROOF (FLAT)



Brown Gray Range

SHINGLE



Sagewood

LIMESTONE TILE



Pietra Italia Beige

DOOR STAIN



Therma Tru Driftwood

DOOR STAIN



Jeld-Wen Ebony

GUTTERS



Musket

WINDOWS



Dark Bronze

METAL



Black Fox

GARAGE



Bronze

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"
DUET SCHEME 3 COLORS & MATERIALS | A18

URBAN ARENA

STUCCO BODY



Navajo White

TRIM/PRECAST



Antler Velvet

ROOF (S)



Walnut Creek Blend

SHUTTERS



Rockwood Medium Brown

WINDOWS



Dark Bronze

EXPOSED WOOD TRIM



Resort Tan

DOOR STAIN



Therma Tru New Earth

DOOR STAIN



Jeld Wen Sable

PAINT GRADE FRONT DOOR



Rookwood Medium Brown

GARAGE



Resort Tan

FRENCH DOORS



Antler Velvet

METAL



Black Fox

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

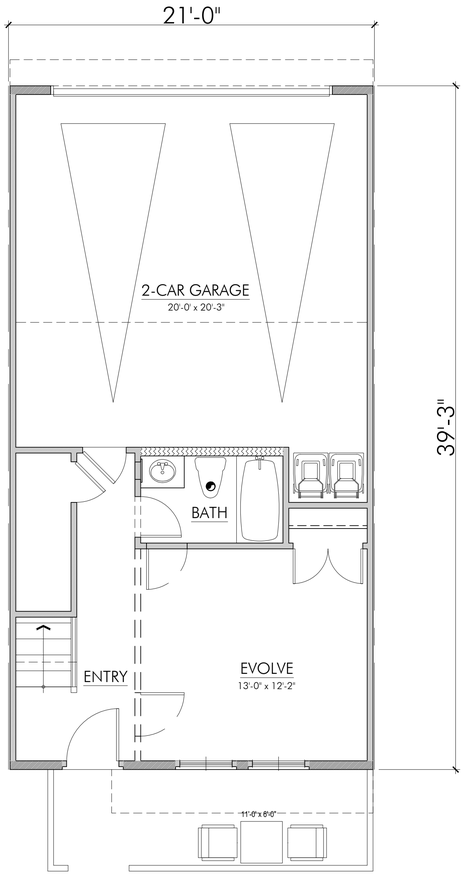
DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

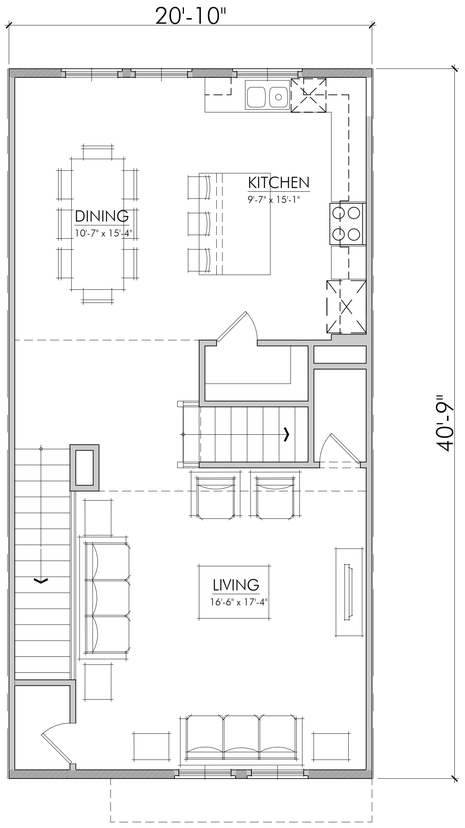
KELEMEN COMPANY

LOT 2 - SFD, ATTACHED “B”
TRIPLEX COVER SHEET | A20

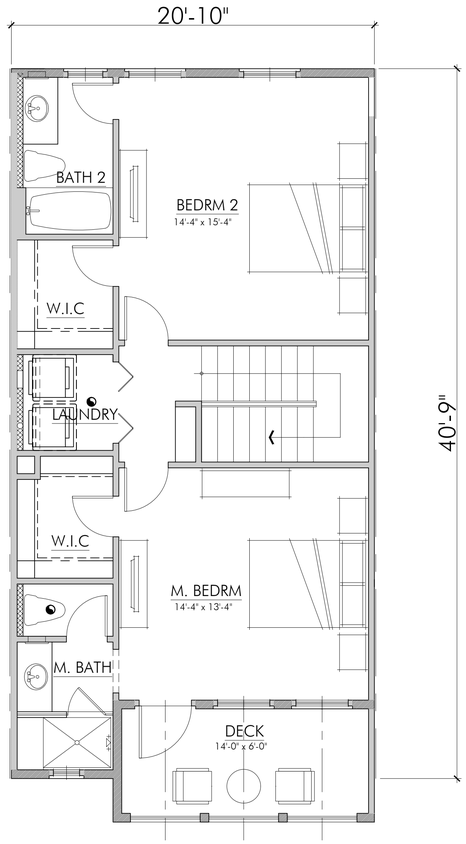
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 1 • 2 BR/EVOLVE/3 BA	
PLAN 1 • FIRST FLOOR	340 SF
PLAN 1 • SECOND FLOOR	780 SF
PLAN 1 • THIRD FLOOR	700 SF
PLAN 1 • TOTAL NET	1,820 SF
PLAN 1 • 2-CAR GARAGE - NET	423 SF
PLAN 1 • DECK - NET	85 SF

PLAN 1
2,010 SF GROSS

PLAN 1 • 2 BR/EVOLVE/3 BA	
PLAN 1 • FIRST FLOOR	370 SF
PLAN 1 • SECOND FLOOR	849 SF
PLAN 1 • THIRD FLOOR	791 SF
PLAN 1 • TOTAL GROSS	2,010 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

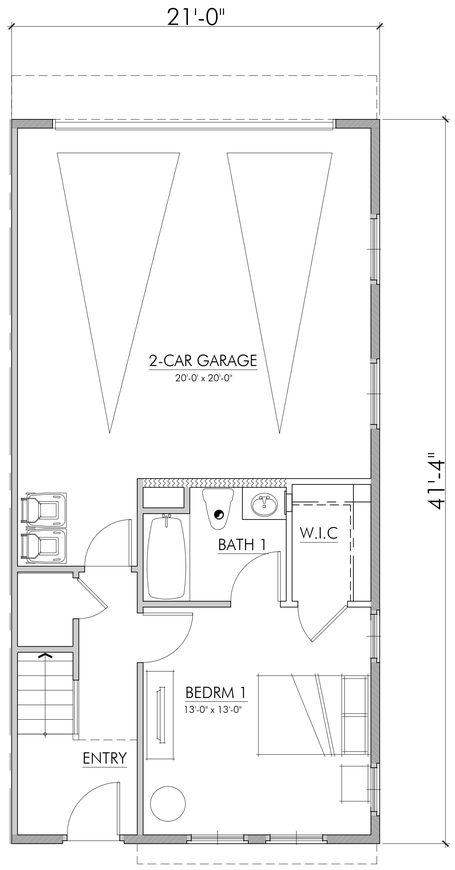
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

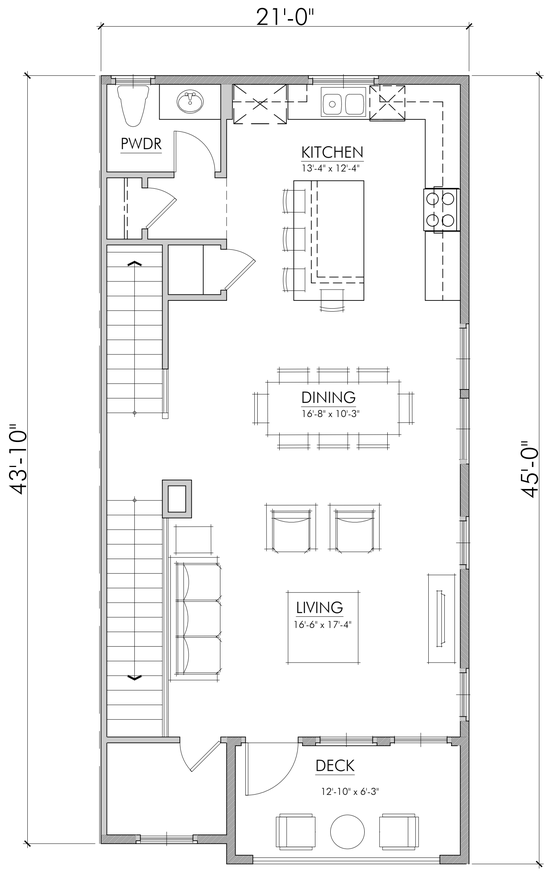
1/4" - 1' - 0" SCALE
0 4 8

LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 1 | A21

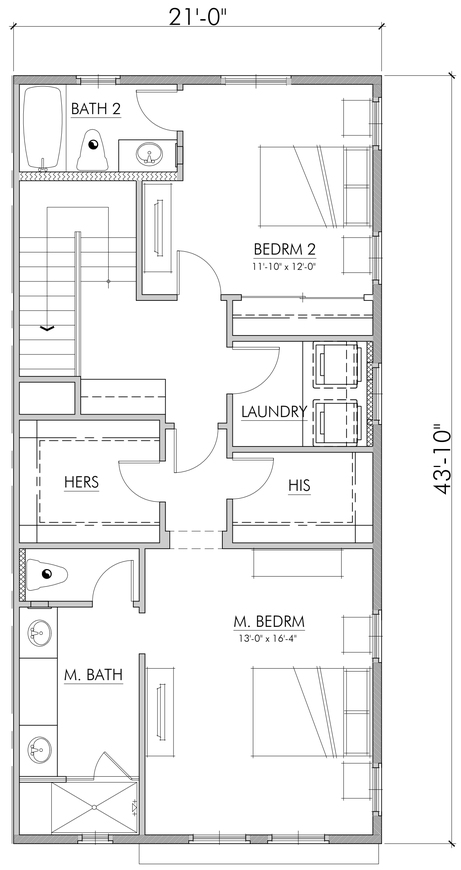
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST FLOOR	362 SF
PLAN 2 • SECOND FLOOR	774 SF
PLAN 2 • THIRD FLOOR	829 SF
PLAN 2 • TOTAL NET	1,965 SF
PLAN 2 • 2-CAR GARAGE - NET	438 SF
PLAN 2 • DECK - NET	79 SF

PLAN 2
2,151 SF GROSS

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST FLOOR	398 SF
PLAN 2 • SECOND FLOOR	840 SF
PLAN 2 • THIRD FLOOR	913 SF
PLAN 2 • TOTAL GROSS	2,151 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

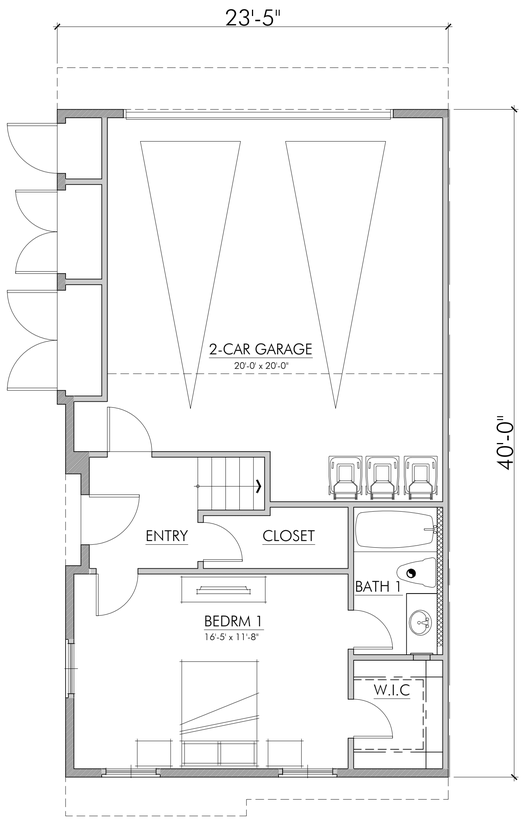
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

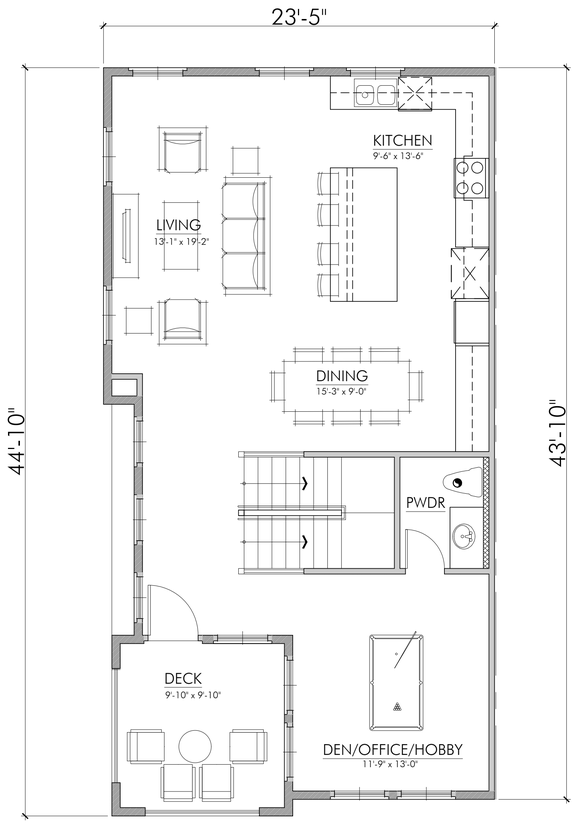
1/4" - 1' - 0" SCALE
0 4 8

LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 2 | A22

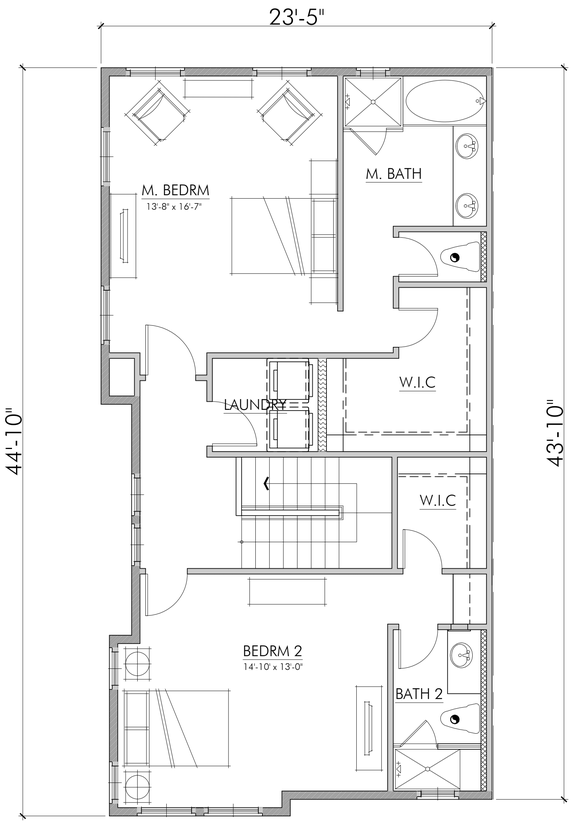
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 3 • 3 BR/3.5 BA	
PLAN 3 • FIRST FLOOR - NET	371 SF
PLAN 3 • SECOND FLOOR - NET	836 SF
PLAN 3 • THIRD FLOOR - NET	923 SF
PLAN 3 • TOTAL NET	2,130 SF
PLAN 3 • 2-CAR GARAGE - NET	437 SF
PLAN 3 • DECK - NET	97 SF

PLAN 3
2,316 SF GROSS

PLAN 3 • 3 BR/3.5 BA	
PLAN 3 • FIRST FLOOR - GROSS	410 SF
PLAN 3 • SECOND FLOOR - GROSS	899 SF
PLAN 3 • THIRD FLOOR - GROSS	1007 SF
PLAN 3 • TOTAL GROSS	2,316 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

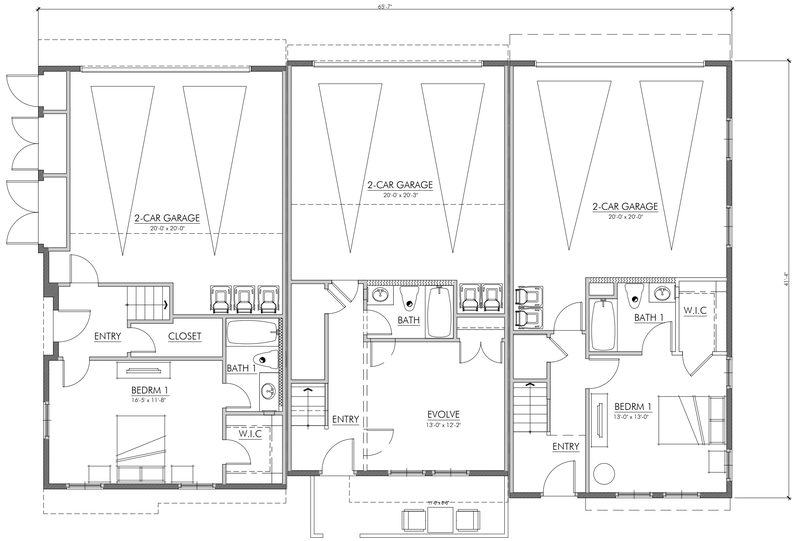
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE
0 4 8

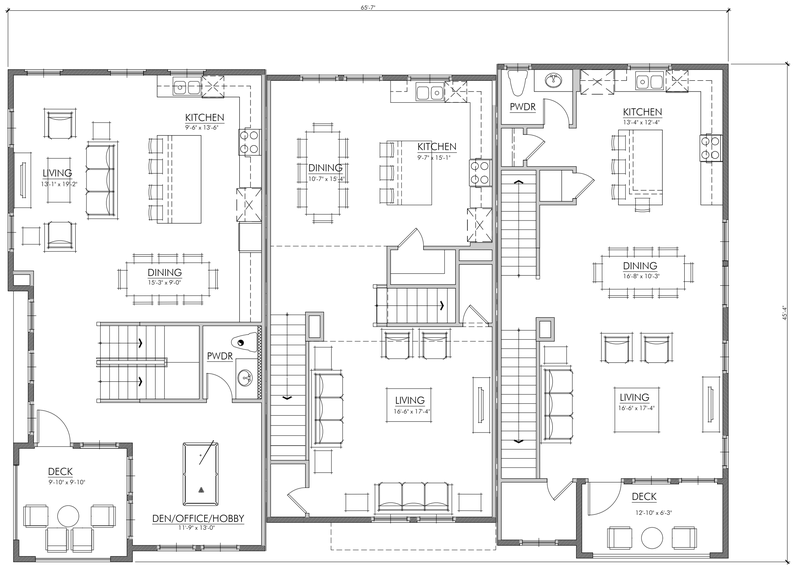
LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 3 | A23

URBAN ARENA



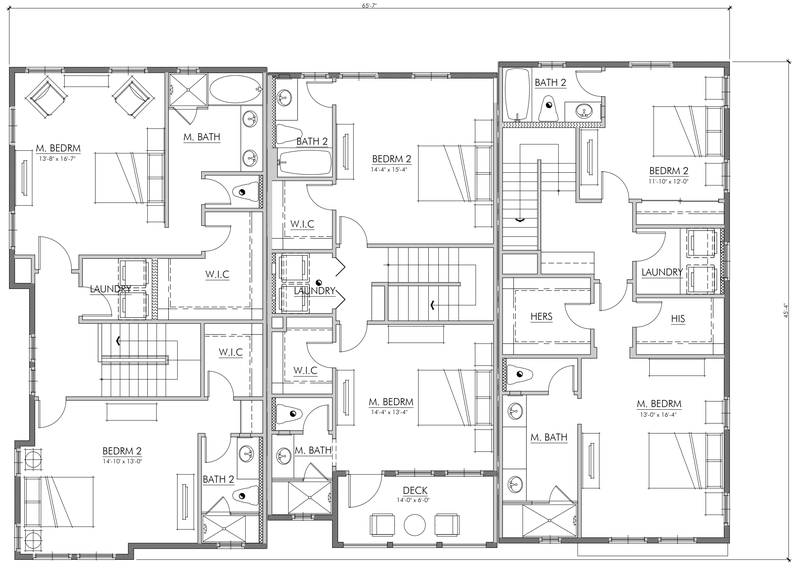
PLAN 3 PLAN 1 PLAN 2

FIRST LEVEL



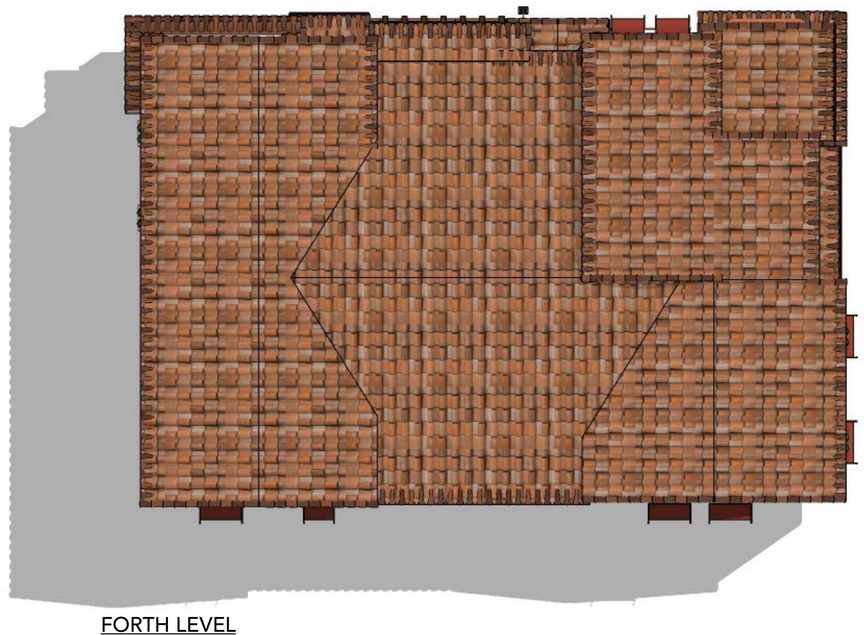
PLAN 3 PLAN 1 PLAN 2

SECOND LEVEL



PLAN 3 PLAN 1 PLAN 2

THIRD LEVEL



FORTH LEVEL

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE

0 4 8

LOT 2 - SFD, ATTACHED "B"
TRIPLEX COMPOSITE PLANS | A24

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

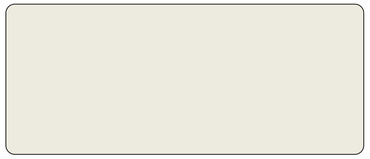
3/16" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "B"

TRIPLEX SCHEME A ELEVATIONS | A25

URBAN ARENA



A STUCCO 1 LIGHT SAND FINISH
SW 7008 “ALABASTER”
SHERWIN WILLIAMS



B STUCCO LIGHT SAND FINISH
SW 7006 “EXTRA WHITE”
SHERWIN WILLIAMS



C STUCCO LIGHT SAND FINISH
SW 6073 “PERFECT GREIGE”
SHERWIN WILLIAMS



D TRIM, SHUTTERS, WOOD POSTS, & GARAGE
SW 6082 “SABLE”
SHERWIN WILLIAMS



E ENTRY DOORS
SW 6143 “BASKET BEIGE”
SHERWIN WILLIAMS



F RAILINGS
SW 6991 “BLACK MAGIC”
SHERWIN WILLIAMS



G AWNINGS
CAST LAGOON
SUNBRELLA



H TERRA COTTA TILE & WALL CAP
MISSION RED
ARTO 8x8



I ALUMINUM STOREFRONT - SINGLE HUNG -BRONZE
MILGARD



J TILE ROOF
3636 PIEDMONT BLEND
EAGLE ROOFING - CAPISTRANO



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

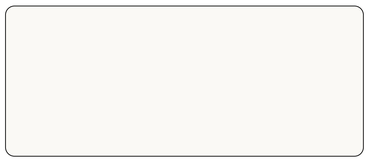
3/16" - 1' - 0" SCALE

0 8 16

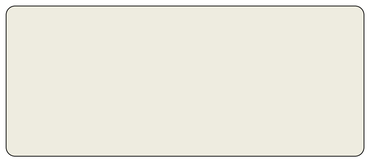
LOT 2 - SFD, ATTACHED "B"

TRIPLEX SCHEME B ELEVATIONS | A27

URBAN ARENA



A STUCCO 1 LIGHT SAND FINISH
SW 7005 “PURE WHITE”
SHERWIN WILLIAMS



B STUCCO 2 LIGHT SAND FINISH
SW 7551 “GREEK VILLA”
SHERWIN WILLIAMS



C STUCCO 3 LIGHT SAND FINISH
& TRIM 1
SW 7052 “GRAY AREA”
SHERWIN WILLIAMS



D SHUTTERS & ENTRY DOORS 1
SW 0047 “STUDIO BLUE GREEN”
SHERWIN WILLIAMS



E WOOD POSTS, TRIM 2, GARAGE
& ENTRY DOORS 2
SW 6082 “SABLE”
SHERWIN WILLIAMS



F AWNINGS
CANVAS BURGUNDY
SUNBRELLA



G RAILINGS
SW 6991 “BLACK MAGIC”
SHERWIN WILLIAMS



H WALL CAP & ACCENT
DESERT
ARTO



I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD



J TILE ROOF
SCC 8806 “TUSCON BLEND”
EAGLE ROOFING - CAPISTRANO



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED “C”
DUPLEX COVER SHEET | A29

URBAN ARENA



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED “C”
DUPLEX FRONT A PERSPECTIVE | A30

URBAN ARENA



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED “C”
DUPLEX FRONT B PERSPECTIVE | A31

URBAN ARENA



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

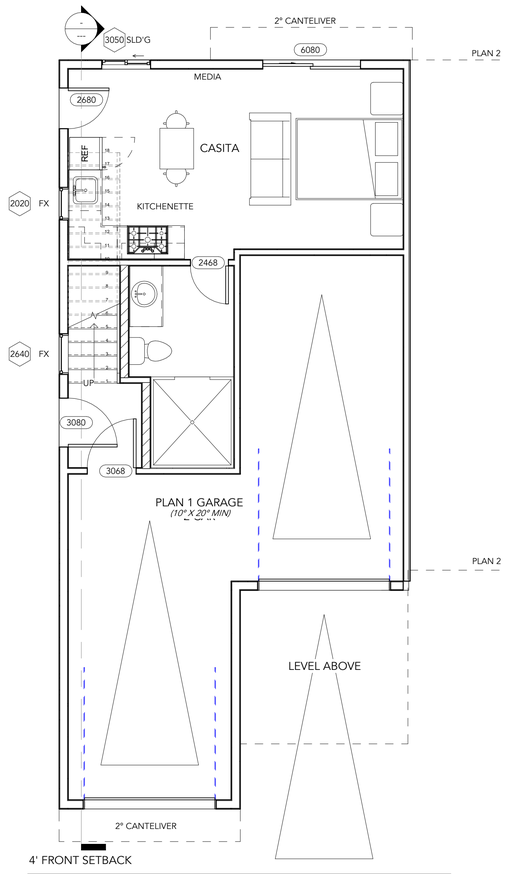
DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

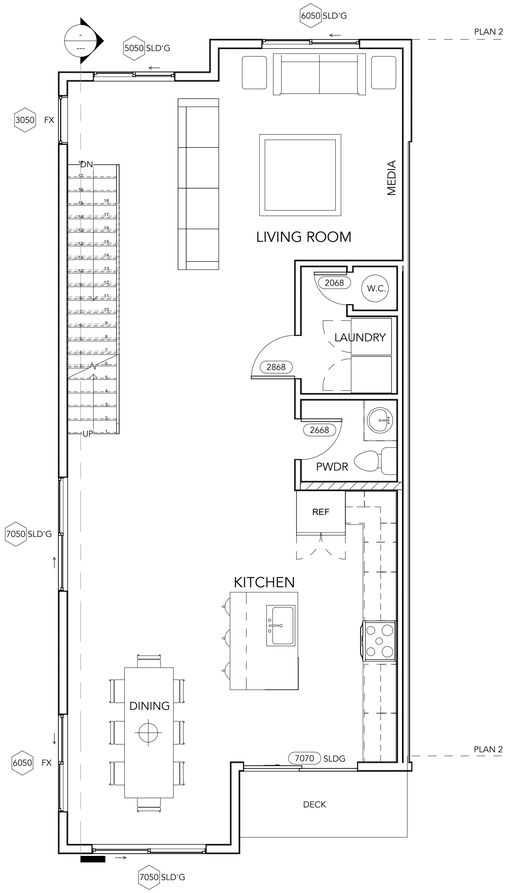
KELEMEN COMPANY

LOT 3 - SFD, ATTACHED “C”
DUPLEX REAR PERSPECTIVE | A32

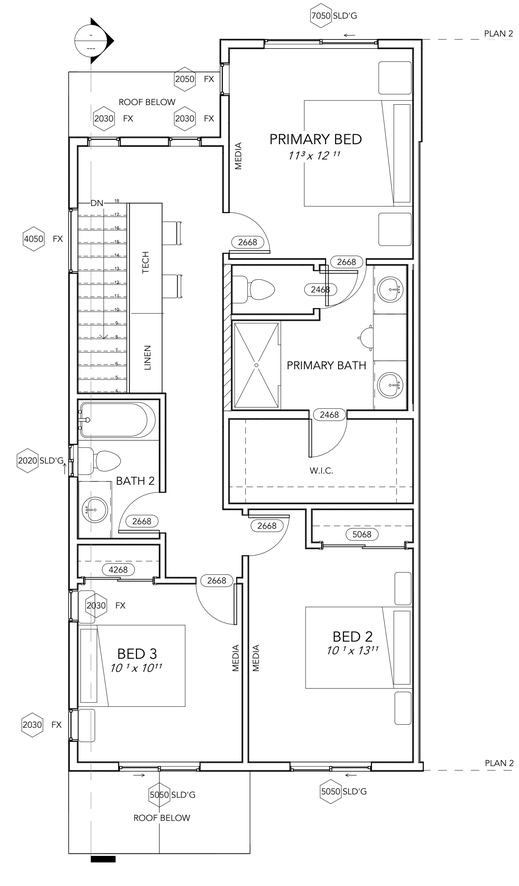
URBAN ARENA



1 PLAN 1 - LEVEL 1
1/4" = 1'-0"



2 PLAN 1 - LEVEL 2
1/4" = 1'-0"



3 PLAN 1- LEVEL 3
1/4" = 1'-0"

PLAN 1
2,334 SF GROSS

PLAN 1 • 4 BR/3.5 BA - NET	
PLAN 1 • FIRST FLOOR NET	340 SF
PLAN 1 • SECOND FLOOR NET	933 SF
PLAN 1 • THIRD FLOOR NET	821 SF
PLAN 1 • TOTAL	2094 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF
PLAN 1 • DECK	41 SF

PLAN 1 • 4 BR/3.5 BA - GROSS	
PLAN 1 • FIRST FLOOR GROSS	408 SF
PLAN 1 • SECOND FLOOR GROSS	1012 SF
PLAN 1 • THIRD FLOOR GROSS	914 SF
PLAN 1 • TOTAL	2334 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

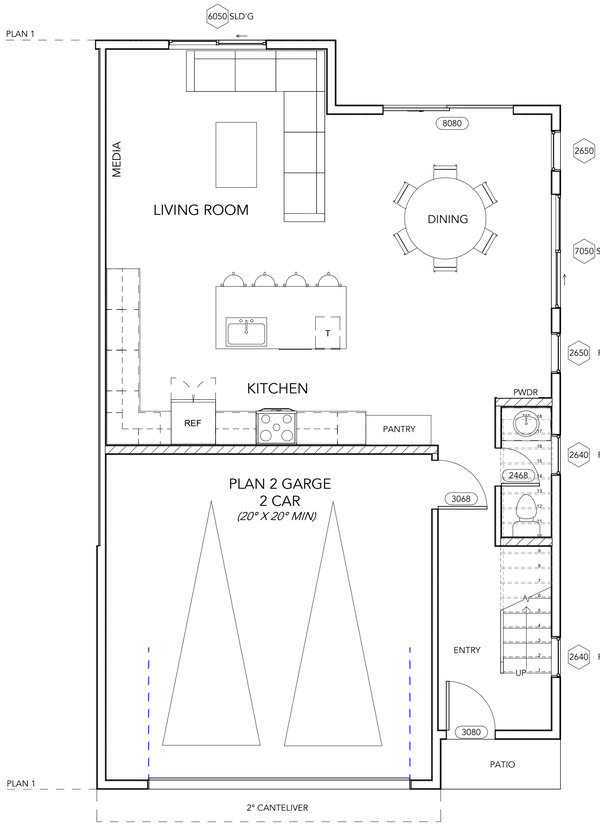
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

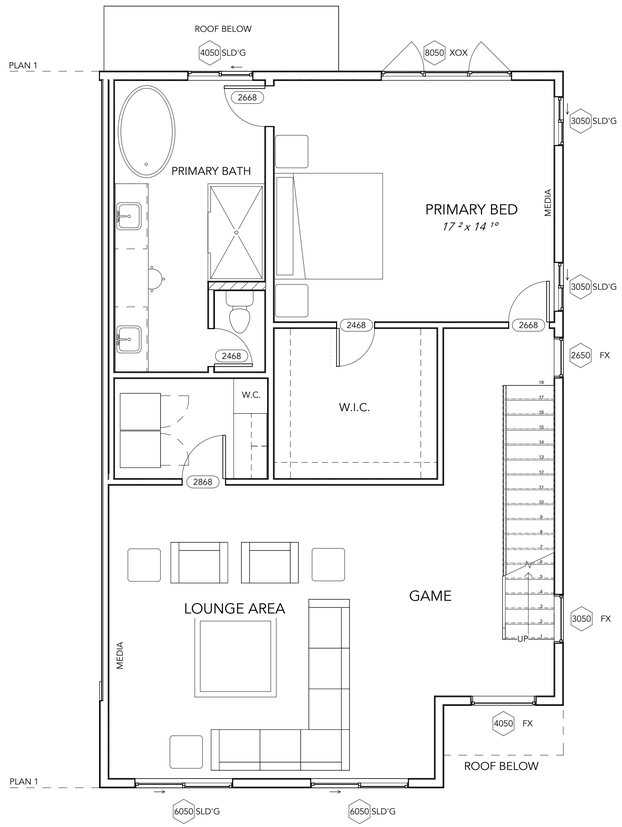
1/8" - 1' - 0" SCALE
0 8 16

LOT 3 - SFD, ATTACHED "C"
DUPLEX FLOOR PLAN 1 | A33

URBAN ARENA



1 PLAN 2 - LEVEL 1



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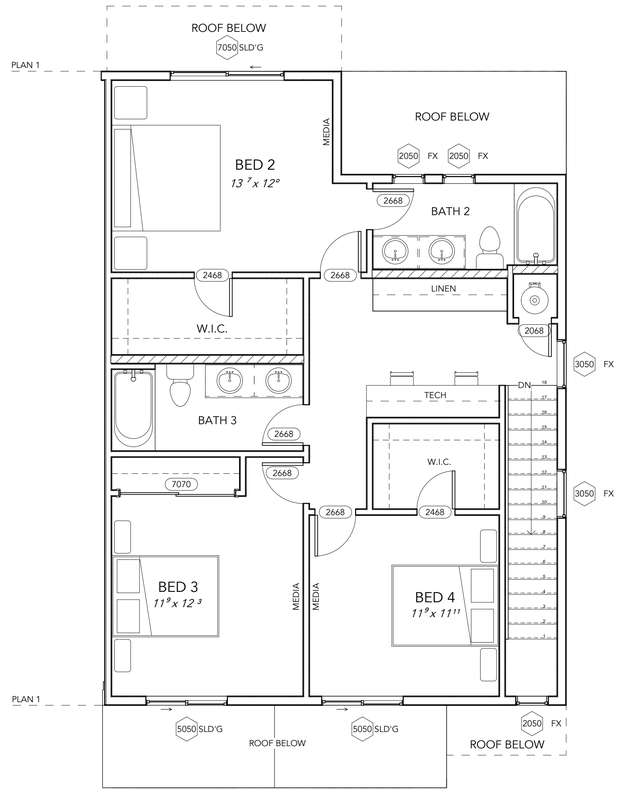


3 PLAN 2 - LEVEL 3
1/4" = 1'-0"

PLAN 2
3,025 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET	
PLAN 2 • FIRST FLOOR NET	731 SF
PLAN 2 • SECOND FLOOR NET	1135 SF
PLAN 2 • THIRD FLOOR NET	911 SF
PLAN 2 • TOTAL	2777 SF

PLAN 2 • 2-CAR GARAGE NET	400 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA -GROSS	
PLAN 2 • FIRST FLOOR GROSS	804 SF
PLAN 2 • SECOND FLOOR GROSS	1205 SF
PLAN 2 • THIRD FLOOR GROSS	1016 SF
PLAN 2 • TOTAL	3025 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 01 | 17 | 25

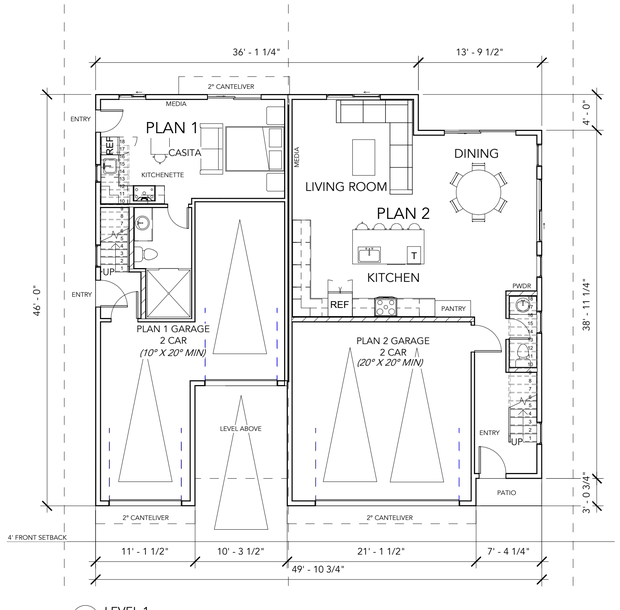
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

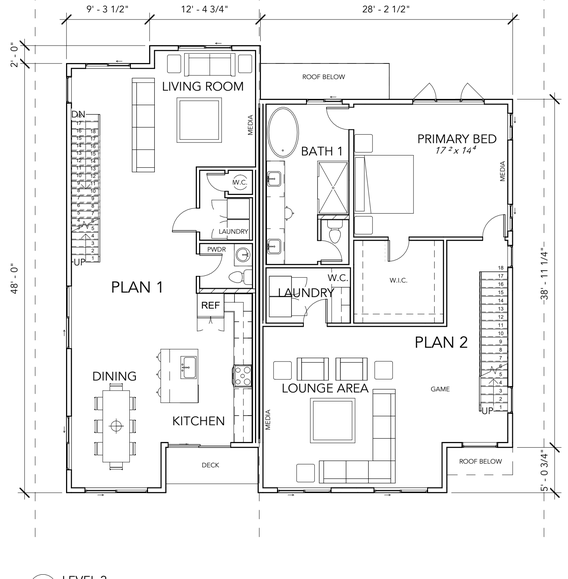
1/8" - 1' - 0" SCALE
0 8 16

LOT 3 - SFD, ATTACHED "C"
DUPLEX FLOOR PLAN 2 | A34

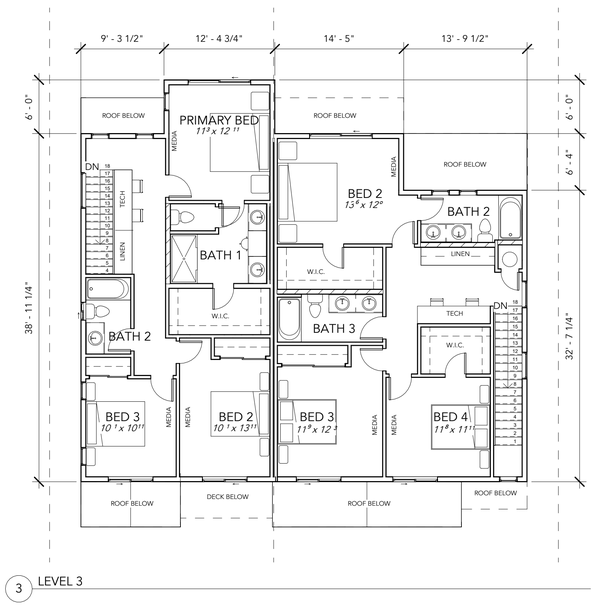
URBAN ARENA



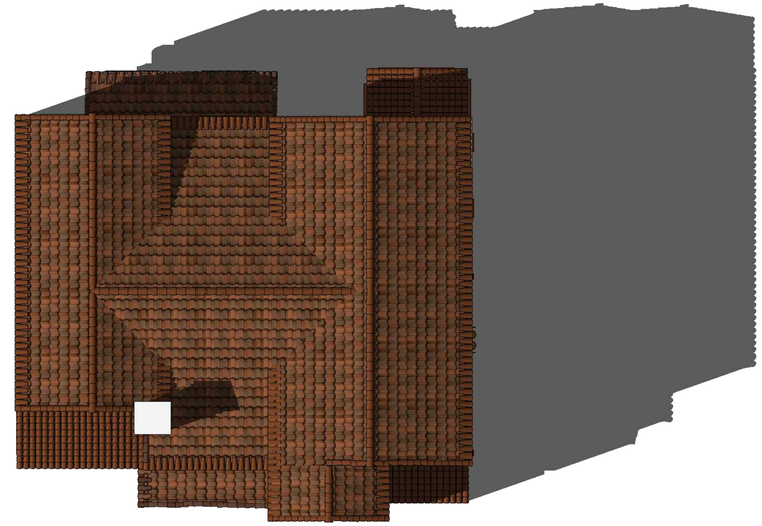
1 LEVEL 1
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



3 LEVEL 3



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 3 - SFD, ATTACHED "C"
DUPLEX COMPOSITE PLANS | A35

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

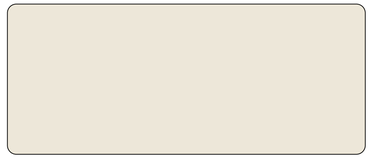
KELEMEN COMPANY

3/16" - 1' - 0" SCALE

0 8 16

LOT 3 - SFD, ATTACHED "C"
DUPLEX SCHEME A ELEVATIONS | A36

URBAN ARENA



A STUCCO LIGHT SAND FINISH
SW 7511 "BUNGALOW BEIGE"
SHERWIN WILLIAMS



B STUCCO LIGHT SAND FINISH
SW 7008 "ALABASTER"
SHERWIN WILLIAMS



C GARAGE 1 & ENTRY DOORS 1,
SHUTTERS, POSTS
SW 7020 "BLACK FOX"
SHERWIN WILLIAMS



D GARAGE 2 & ENTRY DOORS 2
SW 2808 "ROCKWOOD DARK BROWN"
SHERWIN WILLIAMS



E RAILING
SW 6990 "CAVIAR"
SHERWIN WILLIAMS



F AWNINGS
SAPPHIRE BLUE
SUNBRELLA



G TERRA COTTA TILE & WALL CAP
MISSION RED
ARTO 8x8



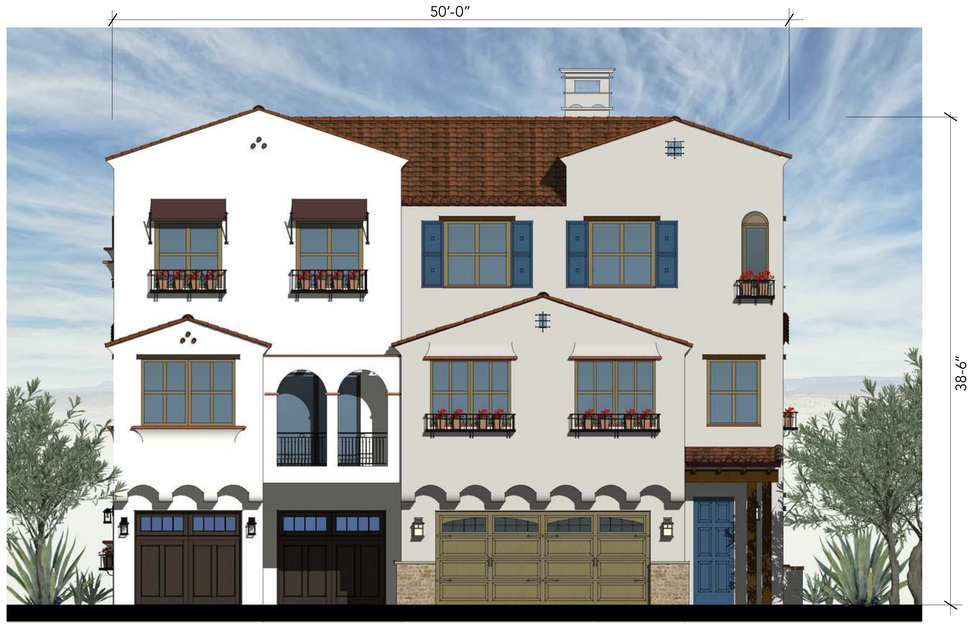
H PORCELAIN TILE - CEMENTINE
POSA 4
ARIZONA TILE 8x8



I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD



J TILE ROOF
3636 PIEDMONT BLEND
EAGLE ROOFING - CAPISTRANO



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

3/16" - 1' - 0" SCALE

0 8 16

LOT 3 - SFD, ATTACHED "C"

DUPLEX SCHEME B ELEVATIONS | A38

URBAN ARENA



A STUCCO LIGHT SAND FINISH
SW 7006 “EXTRA WHITE”
SHERWIN WILLIAMS



B STUCCO LIGHT SAND FINISH
SW 7632 “MODERN GRAY”
SHERWIN WILLIAMS



C GARAGE 1, ENTRY DOORS,
& SHUTTERS 1
SW 7020 “BLACK FOX”
SHERWIN WILLIAMS



D GARAGE 2
SW 6102 “PORTABELLO”
SHERWIN WILLIAMS



E RAILING
SW 6990 “CAVIAR”
SHERWIN WILLIAMS



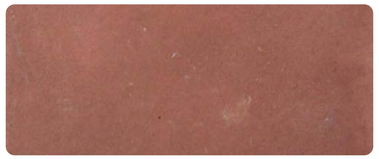
F ENTRY DOORS & SHUTTERS 2
SW 9684 “AZURE TIDE”
SHERWIN WILLIAMS



G AWNINGS
MAHOGANY
SUNBRELLA



H AWNINGS
SAPPHIRE BLUE
SUNBRELLA



I TILE ACCENT
SPANISH INN RED
ARTO



J STONE - CUT COARSE STONE
SEASHELL
EL DORADO STONE



K ALUMINUM STOREFRONT
SINGLE HUNG -BRONZE
MILGARD



L PORCELAIN TILE - CEMENTINE
POSA 1
ARIZONA TILE 8x8



M TILE ROOF
3606 VALLEJO RANGE
EAGLE ROOFING - CAPISTRANO

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 01 | 17 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED “C”
DUPLEX SCHEME B COLOR & MATERIALS | A39

URBAN ARENA

BUILDING SUMMARY

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	PERCENTAGE	TOTAL
S1	2	3	3	3	3	6.67%	14
S2	0	0	1	1	1	1.43%	3
STUDIOS	2	3	4	4	4	**8.10%**	**17**
A1	7	11	12	12	10	24.76%	52
A1A	5	5	5	5	5	11.90%	25
A1B	2	0	0	0	0	0.95%	2
A3	12	11	11	11	11	26.67%	56
1 BEDS	26	27	28	28	26	**64.29%**	**135**
B1	1	1	1	1	1	2.38%	5
B2	6	11	11	11	10	23.33%	49
B3	0	1	1	1	1	1.90%	4
2 BEDS	7	13	13	13	12	**27.62%**	**58**
SUBTOTAL	**35**	**43**	**45**	**45**	**42**	**100%**	**210**
TOTAL	**210**						

UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
S1	561	14	7,854	6.8%
A1	615	52	31,980	65.2%
A1A	614	25	15,350	
A1B	709	2	1,418	
A3	745	56	41,720	
B1	1,079	5	5,395	28.0%
B2	977	49	47,873	
B3	1,079	4	4,316	
TOTAL	**753 AVERAGE**	**207**	**155,906**	**100%**

PRIVATE OPEN SPACE

UNIT TYPE	BALCONY NET AREA (SQ. FT.)	NUMBER OF UNITS	BALCONY DIMENSIONS	TOTAL NET AREA (SQ. FT.)
S1	0	14	-	0
A1	76	52	9'-9" X 7'-9"	3,952
A1A	76	25	9'-9" X 7'-9"	1,900
A1B	66	2	11'-10" X 5'-6"	132
A3	41	56	6'-0" X 6'-6"	2,296
B1	75	5	7'-5" X 10'-1"	375
B2	73	49	8'-0" X 9'-1"	3,577
B3	41	4	6'-0" X 6'-9"	164
TOTAL	**#VALUE!**	**207**		**M**

VEHICLE PARKING SUMMARY

RESIDENTIAL STALLS REQUIRED PER STATE DENSITY BONUS

UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS
STUDIOS	17	1.00	17
1 BEDROOM	135	1.00	135
2 BEDROOM	58	1.50	87
TOTAL UNITS	210		239
TOTAL RESIDENTIAL STALLS		**1.14 RATIO**	**239**
USPS STALL PROVIDED			1
LEASING STALLS PROVIDED			3
TOTAL STALLS REQUIRED			**243**

ACCESSIBLE STALLS REQUIRED (CBC 1109A.4 & 1109A.5)

USE TYPE	QUANTITY*	RATIO	TOTAL REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
ASSIGNED RESIDENTIAL	186	0.02	4	3	1
UNASSIGNED GUEST	0	0.05	0	0	0
UNASSIGNED LEASING	3	0.05	1	0	1
TOTAL ACCESSIBLE STALLS REQUIRED:			**5**	**3**	**2**

NOTE:
* THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT.
* (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV READY CHARGERS & EV READY RECEPTACLES)

EV STALLS REQUIRED (CGBC 4.106.4.2.2.1.b & 4.106.4.2.2.2.b)

EV CATEGORY	NUMBERS OF STALLS	RATIO	REQUIRED
ASSIGNED RESIDENTIAL STALLS			
EV READY - CHARGERS	364	10%	36
EV READY - RECEPTACLES		40%	146
RESIDENTIAL EV STALLS REQUIRED		**50%**	**182**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	182	8	174
UNASSIGNED LEASING STALLS			
EV READY - CHARGERS	3	10%	1
EV READY - RECEPTACLES		40%	2
RESIDENTIAL EV STALLS REQUIRED		**50%**	**3**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	3	1	2

NOTE:
* THE NUMBER OF EV CAPABLESPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED. CGBC 4.106.4.2.2 EXCEPTION.
ALL ACCESSIBLE EVSE EQUIPMENT SHALL COMPLY WITH 11B-812. ALL ACCESSIBLE EV STALLS SHALL COMPLY WITH 11A AND 1109A.

RESIDENTIAL STALLS PROVIDED

PARKING LEVEL	STALL COUNT PER USE							TOTAL STALLS PROVIDED
	STANDARD	USPS	GUEST ADA	STANDARD ADA	EV ADA 8' AISLE	EV CHARGERS	EV RECEPTACLES	
1	8	1	0	1	2	2	10	24
2	33			1	2	7	28	71
3	33			1	2	7	28	71
4	33			1	2	7	28	71
5	35			1		7	29	72
6	29					6	24	59
TOTALS	**171**	**1**	**0**	**5**	**8**	**36**	**147**	**368**

TOTAL STALLS PROVIDED

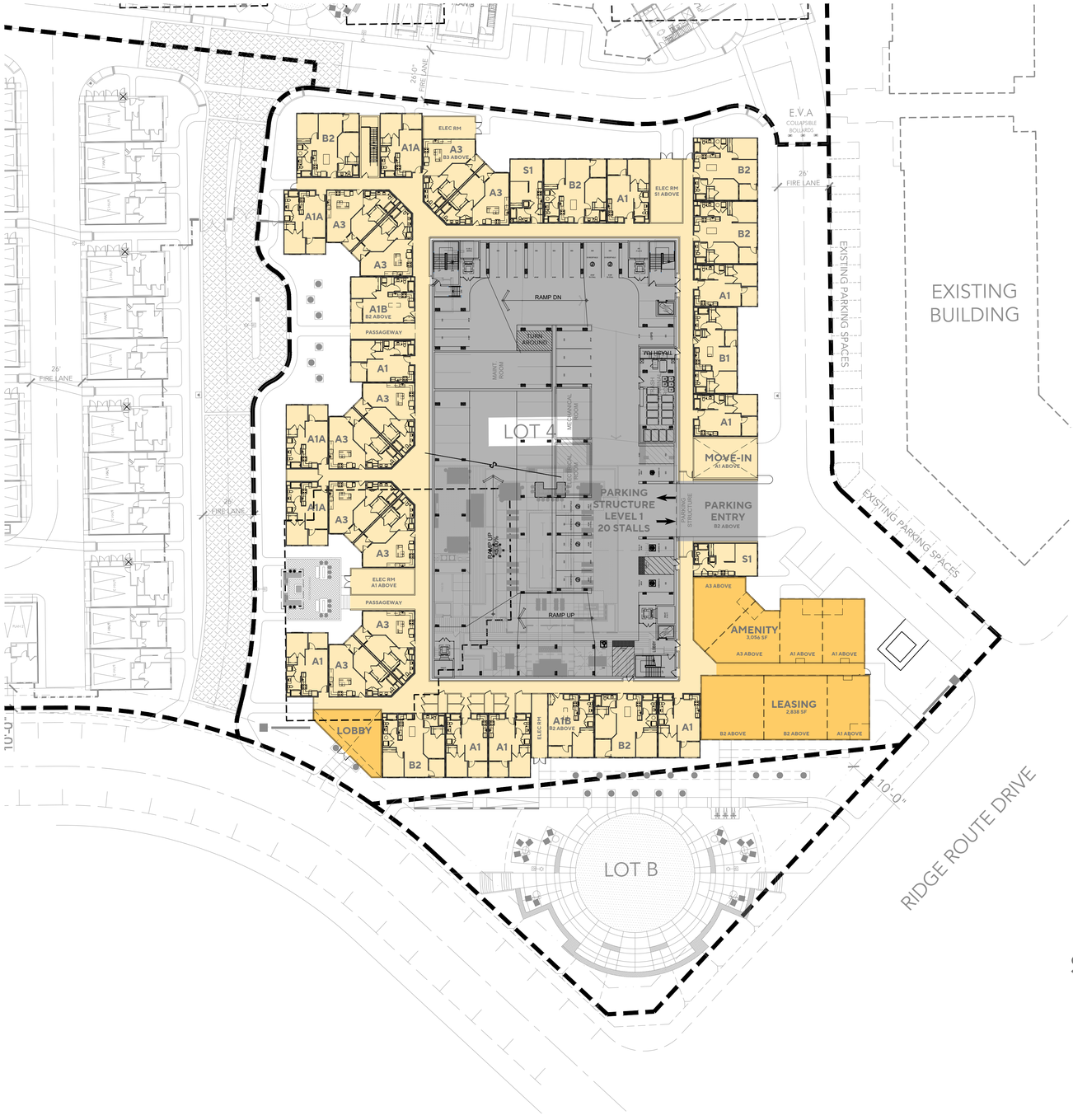
TOTAL STALLS PROVIDED	**368**

TERRAVITA

TERRAVITA IS A 210-UNIT MULTI-FAMILY DEVELOPMENT FEATURING A FIVE-STORY RESIDENTIAL BUILDING DESIGNED AROUND A SIX-LEVEL PARKING STRUCTURE. TOPPING THE STRUCTURE IS A ROOFTOP AMENITY DECK WITH A POOL, OFFERING RESIDENTS A PREMIUM LEISURE SPACE. **TERRAVITA** INCLUDES ± 11,000 SQUARE FEET OF INDOOR AMENITIES AND MULTIPLE LANDSCAPED OUTDOOR COURTYARDS. APARTMENT OPTIONS RANGE FROM STUDIOS TO TWO-BEDROOM UNITS, WITH SIZES VARYING FROM 561 TO 1,179 SQUARE FEET.

PROJECT ADDRESS: LAGUNA HILLS	
ZONING:	
GROSS LAND AREA:	2.4 ACRES
TOTAL UNITS:	210 UNITS
DENSITY [1]:	87.5 DU/AC
LOT COVERAGE:	71 %
BUILDING GROSS AREA:	233,418 SF
PARKING STRUCTURE GROSS AREA:	161,000 SF

[1] DENSITY CALCULATED FOR PROJECT AS A WHOLE (MULTI-FAMILY & TOWN HOMES).

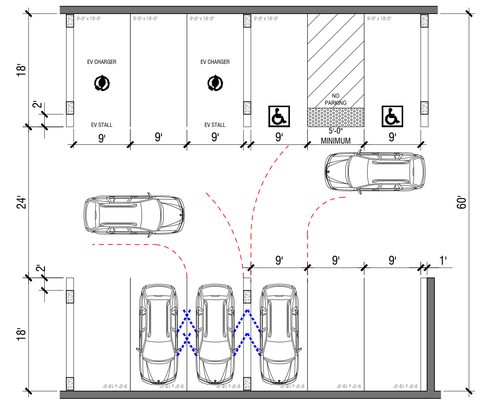


SITE PLAN

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

PARKING DIMENSIONS



NOTES:

1. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT ACCESS AND MANEUVERABILITY TO ALLOW PARKING WITHIN STANDARD OR COLUMN OBSTRUCTED STALLS.
2. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT OR GREATER DIMENSIONS AND ACCESS FOR PASSENGER LOADING AND UNLOADING AT COLUMN OBSTRUCTED STALLS THAN WHAT IS PROVIDED AT STANDARD STALLS.
3. THE PROPOSED STALL DIMENSIONS ARE 9' X 18' DEEP FOR BOTH STANDARD AND COLUMN OBSTRUCTED STALLS (1' OF ADDITIONAL WIDTH IS PROPOSED AT WALL AND OTHER OBSTRUCTIONS).

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

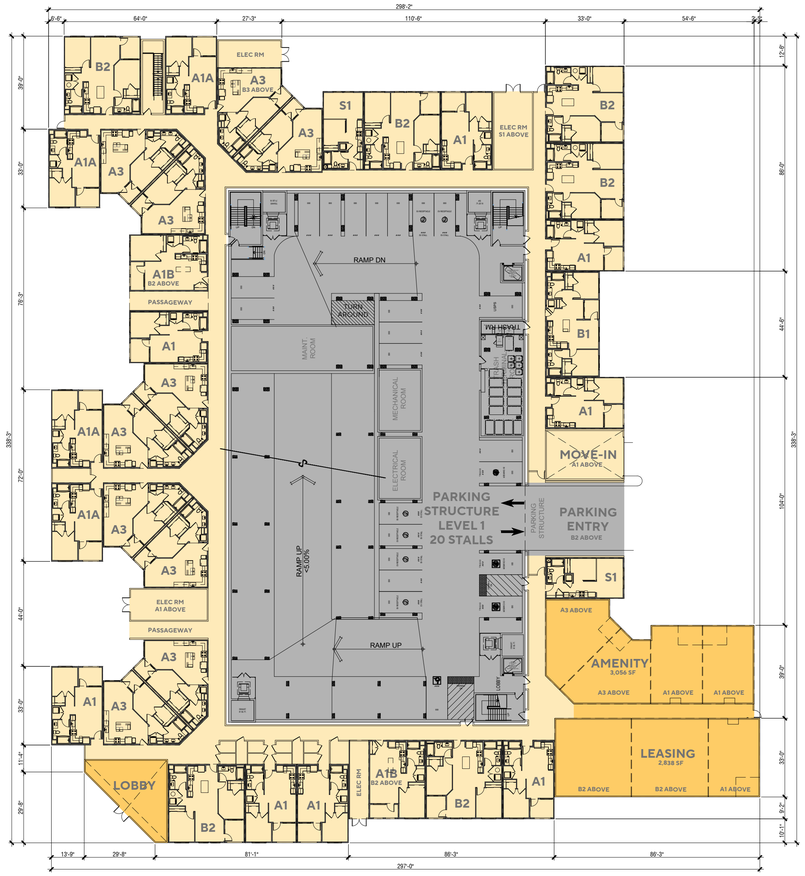
KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

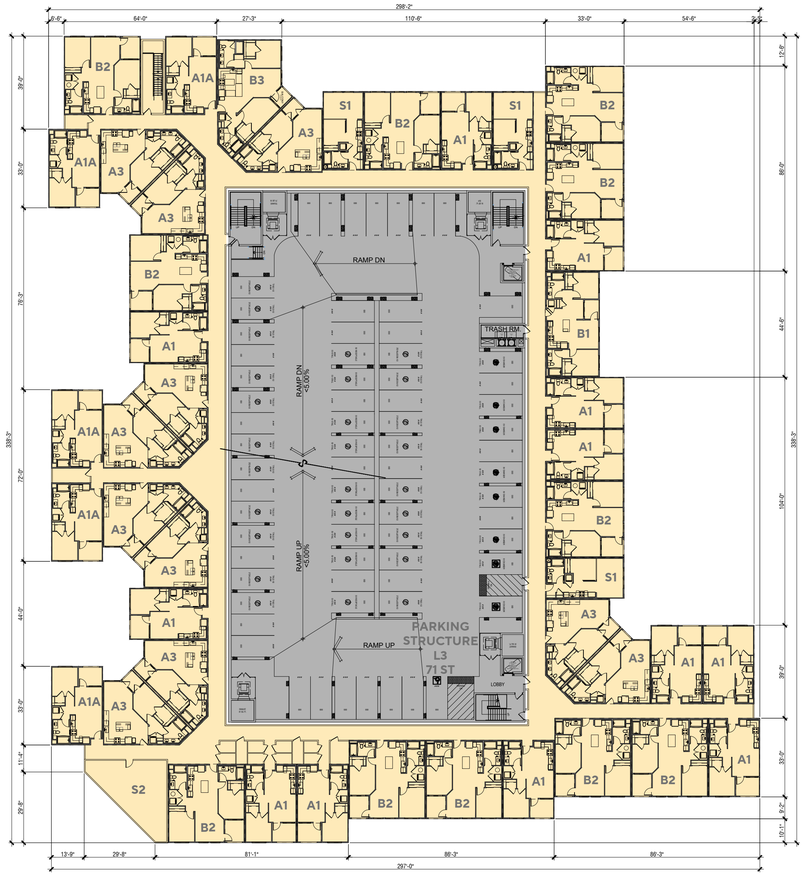
1"=30'-0" SCALE NORTH

0 30 60

MULTI FAMILY
SITE PLAN | A1.0



LEVEL 1

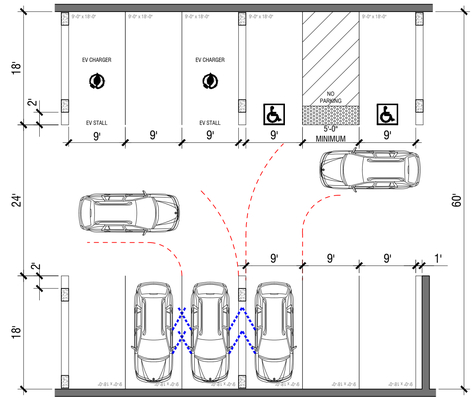


TYPICAL UPPER

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

PARKING DIMENSIONS



NOTES:

1. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT ACCESS AND MANEUVERABILITY TO ALLOW PARKING WITHIN STANDARD OR COLUMN OBSTRUCTED STALLS.
2. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT OR GREATER DIMENSIONS AND ACCESS FOR PASSENGER LOADING AND UNLOADING AT COLUMN OBSTRUCTED STALLS THAN WHAT IS PROVIDED AT STANDARD STALLS.
3. THE PROPOSED STALL DIMENSIONS ARE 9' X 18' DEEP FOR BOTH STANDARD AND COLUMN OBSTRUCTED STALLS (1' OF ADDITIONAL WIDTH IS PROPOSED AT WALL AND OTHER OBSTRUCTIONS).

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

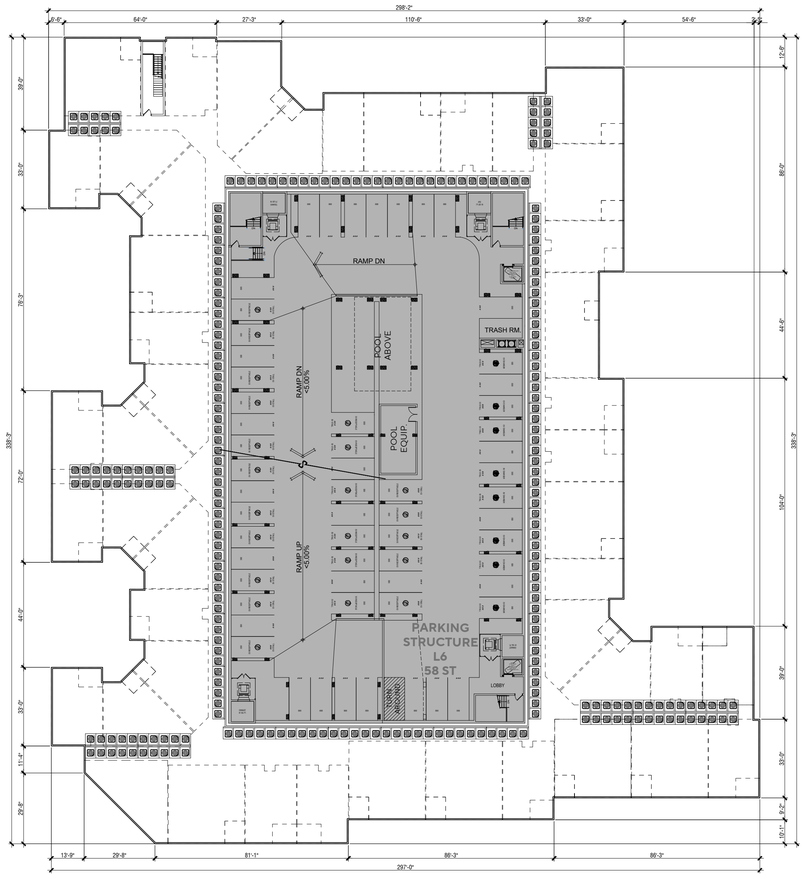
KELEMEN
COMPANY

1"=30'-0" SCALE
0 30 60

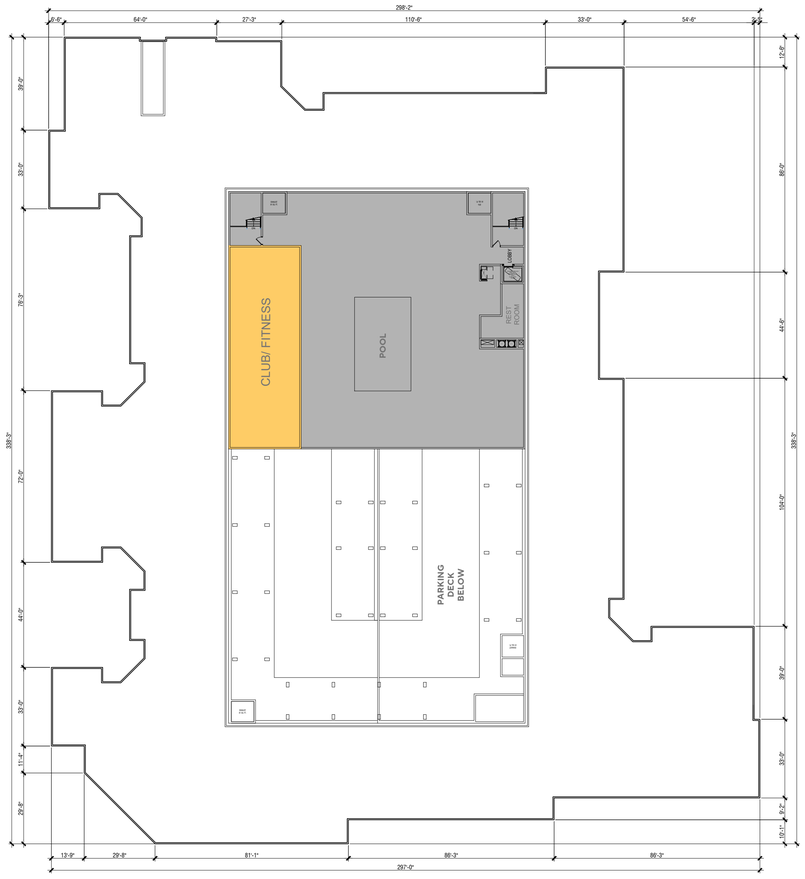
NORTH

MULTI FAMILY

LEVEL 1 & TYP. UPPER PLANS | A1.1



ROOF PLAN

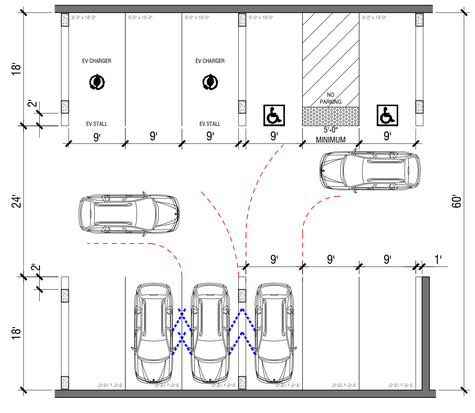


POOL DECK

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

PARKING DIMENSIONS



NOTES:

1. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT ACCESS AND MANEUVERABILITY TO ALLOW PARKING WITHIN STANDARD OR COLUMN OBSTRUCTED STALLS.
2. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT OR GREATER DIMENSIONS AND ACCESS FOR PASSENGER LOADING AND UNLOADING AT COLUMN OBSTRUCTED STALLS THAN WHAT IS PROVIDED AT STANDARD STALLS.
3. THE PROPOSED STALL DIMENSIONS ARE 9' X 18' DEEP FOR BOTH STANDARD AND COLUMN OBSTRUCTED STALLS (1' OF ADDITIONAL WIDTH IS PROPOSED AT WALL AND OTHER OBSTRUCTIONS).

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

1"=30'-0" SCALE

0 30 60

NORTH

MULTI FAMILY

ROOF & POOL DECK PLANS | A1.2



SITE PLAN

LEGEND

- TRASH TERMINAL ROOM
- TRASH STAGING AREA
- INTERNAL TRASH BIN ROUTE
- TRASH TRUCK PICK-UP ROUTE

WASTE SUMMARY

NUMBER OF UNITS	210
NUMBER OF TRASH TERMINATION ROOMS	1
RESIDENTIAL SOLID WASTE (C.Y./UNIT/WEEK)	0.5
RESIDENTIAL RECYCLING (C.Y./UNIT/WEEK)	0.5
RESIDENTIAL ORGANIC (GAL/UNIT/WEEK)	4
NUMBER OF PICK-UPS PER WEEK	3

WASTE TYPE	TOTAL	COMPACTION RATE	BIN SIZE	LOADS PER WEEK	BINS PER TERMINATION ROOM
SOLID WASTE	105.00 C.Y.	3	2 C.Y.	18	**6**
RECYCLING	105.00 C.Y.	N/A	4 C.Y.	27	**9**
ORGANICS	840.00 GAL.	N/A	64 GAL.	14	**5**

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

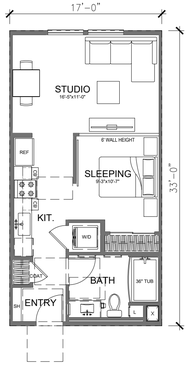
KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

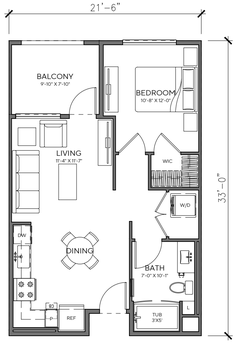
1"=30'-0" SCALE
0 30 60

NORTH

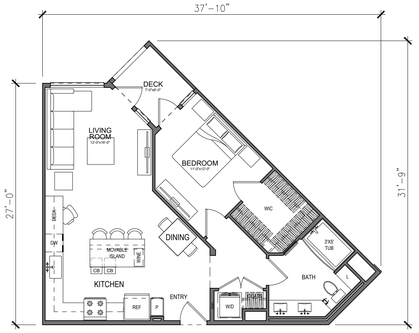
MULTI FAMILY
WASTE PLAN | A1.3



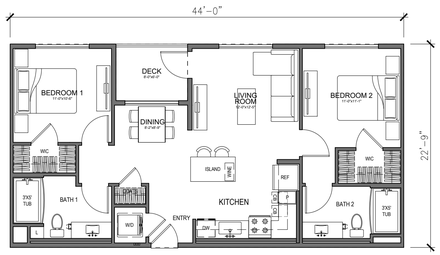
UNIT S1: STUDIO
LIVABLE AREA: 561 SQ. FT.
PATIO/ BALCONY AREA: 0



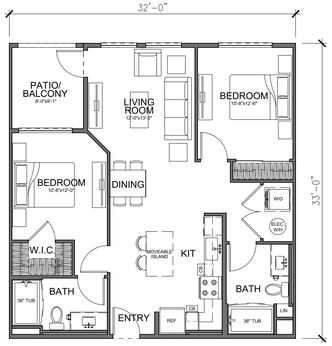
UNIT A1: 1 BD/ 1 BA
LIVABLE AREA: 615 SQ. FT.
PATIO/ BALCONY AREA: 76 SQ. FT.



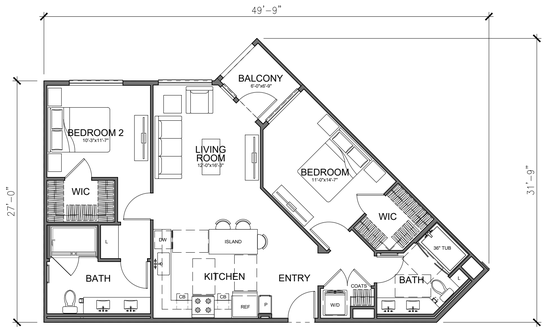
UNIT A3: 1 BD/ 1 BA
LIVABLE AREA: 756 SQ. FT.
PATIO/ BALCONY: 42 SQ. FT.



UNIT B1: 2 BD/ 2 BA
LIVABLE AREA: 950 SQ. FT.
PATIO/ BALCONY AREA: 48 SQ. FT.



UNIT B2: 2 BD/ 2 BA
LIVABLE AREA: 977 SQ. FT.
PATIO/ BALCONY AREA: 73 SQ. FT.



UNIT B3: 2BR/ 2BA
LIVABLE AREA: 1,079 SQ. FT.
PATIO/ BALCONY AREA: 41 SQ. FT.

TERRAVITA
LAGUNA HILLS | CA

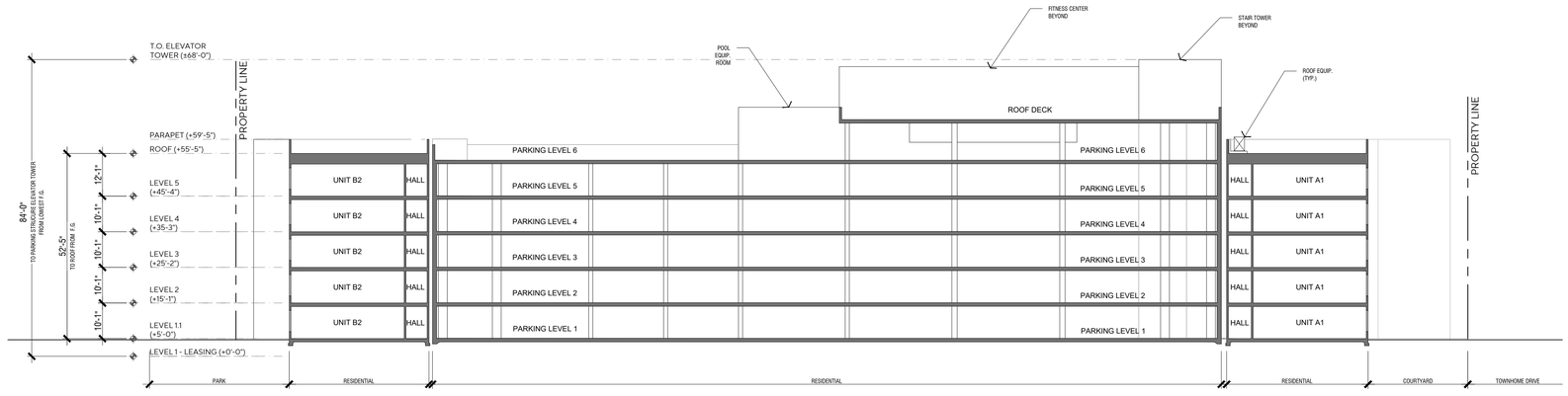
KINGSBARN | KELEMEN CO. | 22-0661
DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

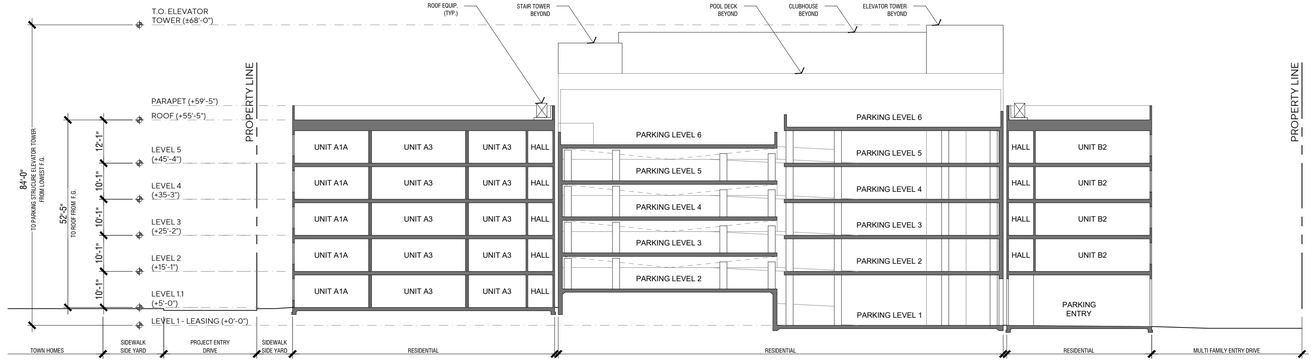
KELEMEN
COMPANY

1/8"=1'-0" SCALE
0 8 16

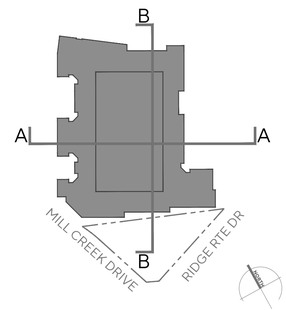
MULTI FAMILY
UNIT PLANS | A2.0



SECTION A-A



SECTION B-B



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

1"=20'-0" SCALE
0 20 40

MULTI FAMILY
BUILDING SECTIONS | A3.0



1. NORTH ELEVATION



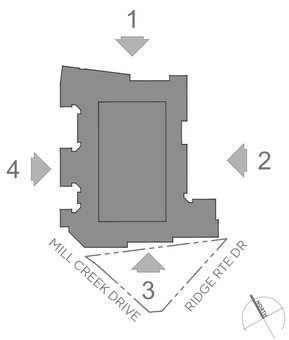
2. EAST ELEVATION



3. SOUTH ELEVATION



4. WEST ELEVATION



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

1"=20'-0" SCALE
0 20 40

MULTI FAMILY
BUILDING ELEVATIONS | A4.0



SOUTH ELEVATION

COLORS

A. SW 7757 HIGH REFLECTIVE WHITE

B. SW 9061 SYMMETRY

C. SW 9594 SETTLEMENT

D. SW 7034 STATUS BRONZE

E. SW 6258 TRICORN BLACK

MATERIALS



1. STUCCO 20/30 - LIGHT SAND FINISH



2. STUCCO - SANTA BARBARA FINISH



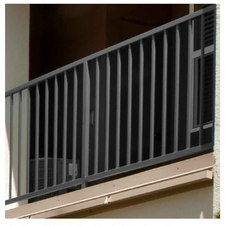
3. PORCELAIN TILE



4. METAL CANOPY



5. METAL AWNING



6. METAL RAILING



7. ALUMINUM WINDOW SYSTEM



8. VINYL WINDOWS



9. TRELLIS STRUCTURE



10. CONCRETE TILE ROOF

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

MULTI FAMILY
COLOR & MATERIAL | A5.0



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 01 | 15 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

MULTI FAMILY
ARTIST RENDERING | A6.0

ALTA/NSPS LAND TITLE SURVEY

ASSESSOR PARCEL NUMBER:

588-141-11 (AFFECTS PARCEL ONE); AND 5881-141-12 (AFFECTS PARCEL TWO)

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PROFORMA REPORT ORDER NO. NCS-1170610-HHLV, DATED PROFORMA TYPED JULY 5, 2023, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, LAS VEGAS, CA (TITLE OFFICER: KRISTIN RAVELO, TELEPHONE: (702)251-5106). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

KB ACQUISITIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY

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 ONE:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 10 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 9 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 9; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 81° 54' 00" EAST 123.59 FEET; THENCE SOUTH 60° 06' 00" WEST 100.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL CREEK DRIVE, BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 76.54 FEET THROUGH A CENTRAL ANGLE OF 19° 55' 59" TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 10; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 81° 54' 00"WEST 228.25 FEET; THENCE NORTH 60° 06' 00" EAST 289.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 10; THENCE ALONG SAID EASTERLY LINE SOUTH 8° 06' 00" WEST 178.33 FEET TO THE POINT OF BEGINNING.

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, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, 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 THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED 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 OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR 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 DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

PARCEL TWO:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 9 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 10 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

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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, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, 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 THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED 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 OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR 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 DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

TITLE EXCEPTIONS:

ITEMS SHOWN AS ⟨#⟩ HAVE BEEN PLOTTED ON THE SURVEY.

1.-6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

7. TAXES.

8.-9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

10. TAXES.

⟨11⟩ AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS.

IN FAVOR OF: EL TORO WATER DISTRICT

⟨12⟩ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN

13. THE EFFECT OF A DOCUMENT ENTITLED "DEDICATION OF FACILITIES TO EL TORO WATER DISTRICT OF WATER MAINS AND APPURTENANCES AND/OR SANITATION COLLECTION FACILITIES", RECORDED JANUARY 23, 1985 AS INSTRUMENT NO. 85-024429 OF OFFICIAL RECORDS.

DOCUMENT STATES 8X6 REDUCER(S) TO BE QUITCLAIMED, NOTHING TO PLOT.

14. AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 2001 AS INSTRUMENT NO. 20010304291 OF OFFICIAL RECORDS.

IN FAVOR OF: COXCOM INC., D/B/A COX COMMUNICATIONS ORANGE COUNTY
AFFECTS: AS DESCRIBED THEREIN.

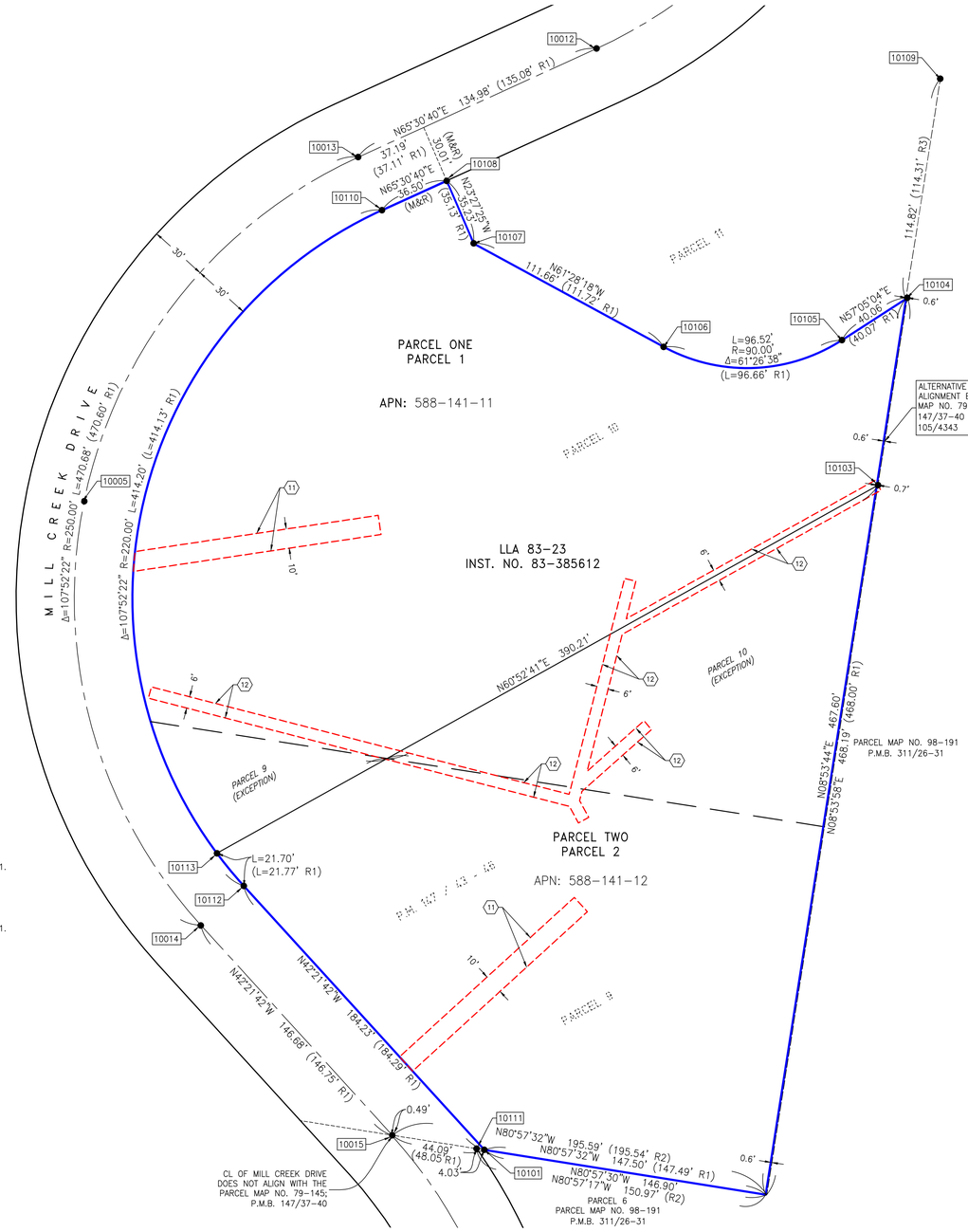
DOCUMENT AFFECTS THE PROPERTY, EXACT LOCATION OF SAID EASEMENT COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT.

15.-19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

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

21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED _____: _____

22. RIGHTS OF CURRENT TENANTS OF THE LAND PURSUANT TO UNRECORDED LEASES WITHOUT ANY PURCHASE OPTION RIGHTS.



MONUMENT AND ESTABLISHMENT NOTES:

10005 FOUND GEAR SPIKE & WASHER, LS 5411, PER R1.
10012 FOUND GEAR SPIKE & WASHER, LS 5411, PER R1.
10013 FOUND GEAR SPIKE & WASHER, LS 5411, PER R1.
10014 FOUND GEAR SPIKE & WASHER, LS 5411, PER R1.
10015 FOUND GEAR SPIKE & WASHER, LS 5411, PER R1.
10101 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 19593, DWN. 0.60', PER R1.
10103 FOUND 1" I.P. OPEN, SET MAG, UP 0.30', PER R1.
10104 FOUND 1" I.P. W/ PLASTIC PLUG, DESTROYED, SET MAG, DWN 0.10', PER R1.
10105 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 9757, DILAPIDATED, DWN 0.20', PER R1.
10106 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 9757, DILAPIDATED, PER R1.
10107 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 9757, DILAPIDATED, PER R1.
10108 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 9757, DILAPIDATED, DWN 0.70', PER R1.
10109 FOUND LEAD, TACK & TAG, RCE 13737, PER R3.
10110 FOUND 1" I.P. W/ PLASTIC PLUG, RCE 19593, DWN 1.0', PER R1.
10111 FOUND 1" I.P. W/ PLASTIC PLUG, RCE 12507, DWN 0.40', PER R2.
10112 FOUND 1" I.P. W/ PLASTIC PLUG, RCE 19593, DWN 0.60', PER R1.
10113 FOUND 1" I.P. W/ PLASTIC PLUG & TACK, RCE 19593, DWN 1.0', PER R1.

RECORD REFERENCES:

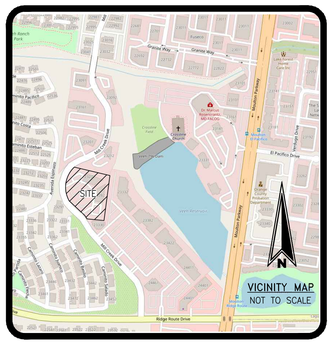
R1 RECORD OF SURVEY; RSB 105/43

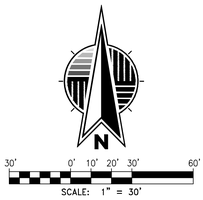
R2 PARCEL MAP NO. 85-367
P.M.B. 262/5-6

R3 PARCEL MAP NO. 98-191
P.M.B. 311/26-31

BASIS OF BEARINGS:

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS LGWD AND RMVJ AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER BEARING S 43°43'27" E.





ALTA/NSPS TABLE A ITEMS:

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 23272 AND 23282 MILL CREEK DRIVE, LAGUNA HILLS, CA

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06059C0426J, EFFECTIVE ON 12/03/2009.

ITEM 4 THE GROSS LAND AREA IS: 141,041 SF / 3.238 ACRES

ITEM 8 SEE THE SURVEY PLAT FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 3/27/23 AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN APRIL, 2023.

ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18 THE COMMITMENT DID NOT LIST OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

ITEM 19 PROFESSIONAL LIABILITY INSURANCE WAS IN EFFECT THROUGHOUT THE CONTRACT TERM.

BENCH MARK STATEMENT:

COUNTY OF ORANGE BM#: 3X-66-13

ELEV = 261.118 NAVD88 YEAR LEVELED 2014

DESCRIPTION:
DESCRIBED BY OCS - FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-66-13". SET IN THE NE'LY CORNER OF A 11' X 7' CONCRETE EDISON PAD, 0.5' ABOVE THE GROUND LEVEL. MONUMENT IS LOCATED IN ALONG THE WESTERLY SIDE OF MOULTON PKWY., 225' +/- N'LY FROM ITS INTERSECTION WITH EL PACIFICO DR.

LINE LEGEND:

SUBJECT PROPERTY LINES
CENTERLINES
EASEMENT LINES
LOT LINES

SURVEYOR'S CERTIFICATE:

TO: KB ACQUISITIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE 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 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023

7/19/2023

KURT R. TROXELL, L.S. 7854 DATE
EMAIL: ktroxell@fuscoe.com

PROFESSIONAL LAND SURVEYOR KURT R. TROXELL No. 7854 STATE OF CALIFORNIA

NO.	DATE	REVISION
1	7/19/2023	UPDATED PER NEW PROFORMA

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
FULL CIRCLE THINKING
15535 Sand Canyon Ave Suite 100 Irvine, California 92618
949.474.1960 fuscoe.com

ALTA/NSPS LAND TITLE SURVEY
of: 23272 & 23282 MILL CREEK DRIVE
LAGUNA HILLS, CALIFORNIA
for: KB LAGUNA HILLS MEMBER, LLC
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134

DATE: 7/21/2023
FN: 4014-002ALT
JN: 4014-002-01
DRAWN BY: JJO
CHECKED BY: KRT

SHEET 1 OF 2

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ALTA/NSPS LAND TITLE SURVEY



LEGEND:

BFP	BACK FLOW PREVENTOR
DDC	DOUBLE DETECTOR CHECK
DI	DRAIN INLET
EC	ELECTRIC CABINET
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
SN	SIGN
TMH	TELEPHONE MANHOLE
WM	WATER METER
WV	WATER VALVE

SYMBOLS LEGEND:

- BOLLARD/POST
- DRAIN INLET
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- TELEPHONE MANHOLE
- WATER VALVE

LINE LEGEND:

- SUBJECT PROPERTY LINES
- CENTERLINES
- EASEMENT LINES
- LOT LINES

N

20' 0' 10' 20' 40'

SCALE: 1" = 20'

NO.	DATE	REVISION
1	7/19/2023	UPDATED PER NEW PROFORMA

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
FULL CIRCLE THINKING
15535 Sand Canyon Ave Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com

ALTA/NSPS LAND TITLE SURVEY

of: 23272 & 23282 MILL CREEK DRIVE
LAGUNA HILLS, CALIFORNIA

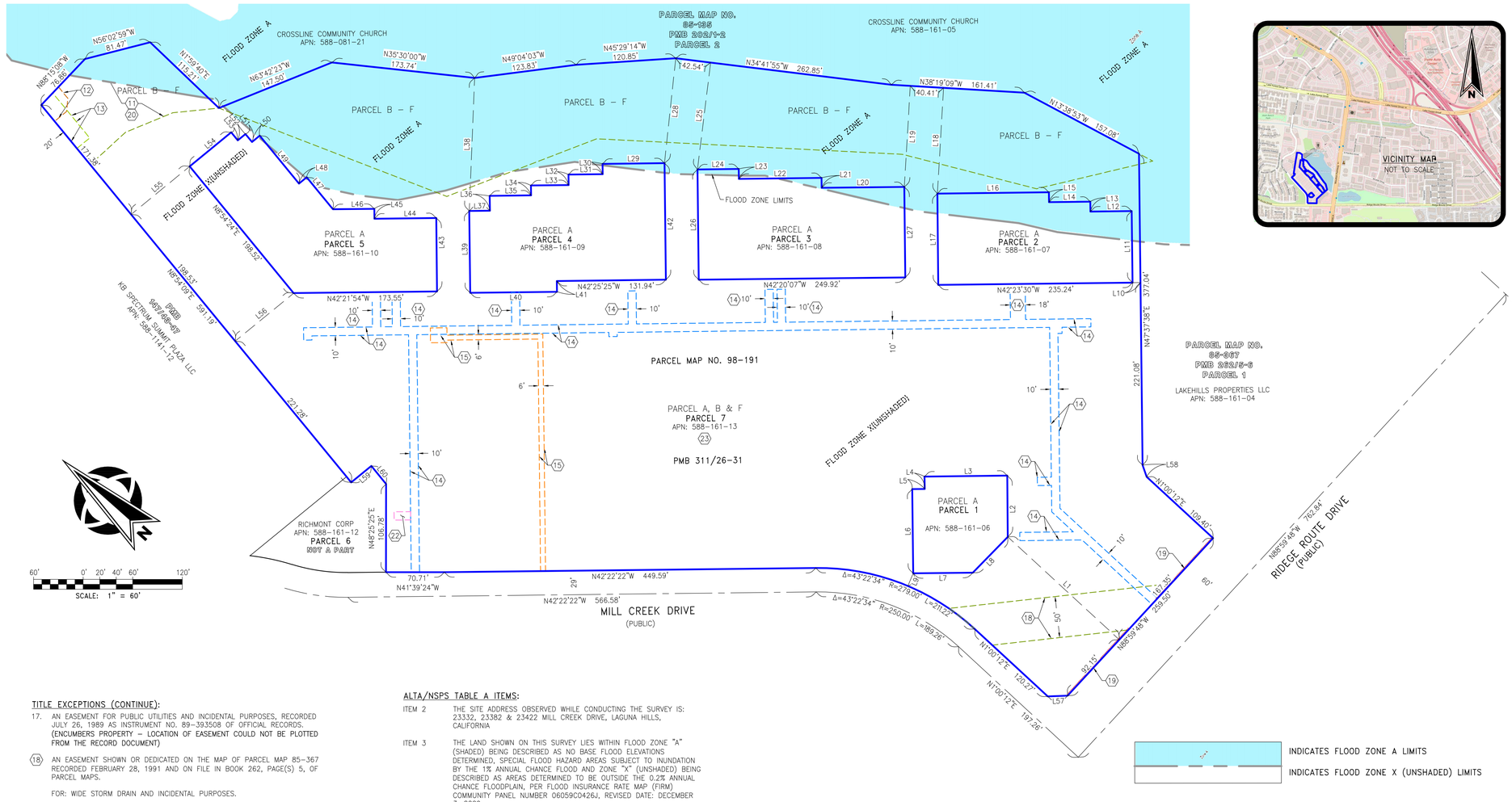
for: KB LAGUNA HILLS MEMBER, LLC
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134

DATE: 7/21/2023
FN: 4014-002ALT
JN: 4014-002-01
DRAWN BY: JJO
CHECKED BY: KRT

SHEET 2 OF 2

M:\Mapping\4014\002\ALT\ALTA 2023\4014-002ALT.dwg | Plot: 7/24/2023 3:50:03 PM

ALTA/NSPS LAND TITLE SURVEY



INDICATES FLOOD ZONE A LIMITS

INDICATES FLOOD ZONE X (UNSHADED) LIMITS

ASSESSOR PARCEL NUMBER:

588-161-06 (AFFECTS: PARCEL 1)
588-161-07 (AFFECTS: PARCEL 2)
588-161-08 (AFFECTS: PARCEL 3)
588-161-09 (AFFECTS: PARCEL 4)
588-161-10 (AFFECTS: PARCEL 5)
588-161-13 (AFFECTS: PARCEL 7)

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT ORDER NO. NCS-1236666-HHLV, DATED OCTOBER 03, 2024, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, LAS VEGAS, NV (TITLE OFFICER: MARTIN BRESSLER, TELEPHONE: (702)855-0856). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

KB RIDGE ROUTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 2, KB MILL CREEK, DST, A DELAWARE STATUTORY TRUST, AS TO PARCELS 3, 4 AND 5

LAKEHILLS CORPORATE PARK OWNERS ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, AS TO PARCEL 7 THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: FEE AS TO PARCEL A AND AN EASEMENT AS TO PARCELS B THROUGH F

LEGAL DESCRIPTION:

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

PARCEL A:

PARCELS 1 THROUGH 5 AND 7 INCLUSIVE AS SHOWN ON PARCEL MAP NO. 98-191, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 311, PAGES 26 THROUGH 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER, OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 15, 1974 IN BOOK 11076, PAGE 773 OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR SURFACE DRAINAGE FROM PARCEL 2 OVER PARCEL 1 ("PARCEL 1") OF PARCEL MAP 85-367 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 262, PAGE 5 THROUGH 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THROUGH THE DRAINAGE PATTERNS AND SYSTEMS AS ARE ESTABLISHED FROM TIME TO TIME UPON PARCEL 1 AS SET FORTH IN THE DEED RECORDED APRIL 26, 1991 AS INSTRUMENT NO. 91-197995 OF OFFICIAL RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED IN SCHEDULE 1 ATTACHED THERETO AS "SLOPE MAINTENANCE AREA" AND "SLOPE MAINTENANCE AREA ACCESS" FOR THE SOLE PURPOSES OF PERMITTING ACCESS TO ACCOMPLISH CERTAIN SLOPE MAINTENANCE AREA LOCATED WITHIN PARCEL 2, AS SET FORTH IN THE ABOVE-MENTIONED DEED.

PARCEL D:

A NON-EXCLUSIVE EASEMENT OF ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED ON SCHEDULE 1 ATTACHED THERETO AS "PEDESTRIAN ACCESS" FOR THE SOLE PURPOSE OF PERMITTING ACCESS TO PARCEL 1, AS SET FORTH IN THE FIRST ABOVE-MENTIONED DEED.

PARCEL E:

AN EASEMENT TO MAINTAIN, REPAIR, RESTORE AND/OR REPLACE ONE (1) TEMPORARY PROJECT LEASING INFORMATION SIGN ("TEMPORARY LEASING SIGN") FOR THE BENEFIT OF PARCEL 2 AND LOCATED ON PARCEL 1 ADJACENT TO MOULTON PARKWAY AT THE LOCATION SHOWN ON SCHEDULE 1 ATTACHED THERETO AS SET FORTH ALSO IN THE FIRST ABOVE-MENTIONED DEED.

PARCEL F:

NON-EXCLUSIVE EASEMENTS FOR ACCESS AND PARKING AS MORE PARTICULARLY SET FORTH IN SECTION 4.2 OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 17, 2006 AS INSTRUMENT NO. 2006000332225 OF OFFICIAL RECORDS.

TITLE EXCEPTIONS:

ITEMS SHOWN AS (#) HAVE BEEN PLOTTED ON THE SURVEY.

1. – 6. GENERAL AND SPECIAL TAXES.

7. THE LIEN OF SUPPLEMENTAL TAXES.

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1974 AS BOOK 11076, PAGE 785 OF OFFICIAL RECORDS.

   DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 6, 1984 AS INSTRUMENT NO. 84-233712 OF OFFICIAL RECORDS. (ENCUMBERS PROPERTY – NOTHING TO PLOT)

9. AN AIRCRAFT OPERATIONS, SOUND, AIR SPACE AND AVIGATION EASEMENT OVER SAID LAND SHOWN HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 763 FEET FOR PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA AS DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF PARCEL MAP NO. 85-367AND 92-141 AS PER MAP IN BOOK 13213, PAGE(S) 1111 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY. (ENCUMBERS PROPERTY – AFFECTS ABOVE AIRSPACE – NOT PLOTTED HEREON)

10. A PERPETUAL EASEMENT IN GROSS FOR AIRCRAFT OPERATIONS, AIRCRAFT SOUND AND NOISE, AIRCRAFT AVIGATION AND FLIGHT, HAZARD AND AIR SPACE, OVER THAT PORTION OF SAID LAND LYING ABOVE A MEAN SEA LEVEL OF 500 FEET TO AN INDEFINITE HEIGHT ABOVE SAID MEAN SEA LEVEL OF 500 FEET, AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 28, 1980 IN BOOK 13590, PAGE 1386 OF OFFICIAL RECORDS. (ENCUMBERS PROPERTY – AFFECTS ABOVE AIRSPACE – NOT PLOTTED HEREON)

(11) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 09, 1980 AS BOOK 13659, PAGE 958 OF OFFICIAL RECORDS. (SLOPE MAINTENANCE AREA PLOTTED)

(12) AN EASEMENT FOR OPEN YARD SPACE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1982 AS INSTRUMENT NO. 82-355433 OF OFFICIAL RECORDS.

(13) AN EASEMENT FOR EXCAVATION, CONSTRUCTION, GRADING, IMPROVEMENT, USE AND MAINTENANCE OF SLOPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1982 AS INSTRUMENT NO. 82-355434 OF OFFICIAL RECORDS.

(14) AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1987 AS INSTRUMENT NO. 87-502144; JUNE 1, 1989 AS INSTRUMENT NO. 89-289215 AND NOVEMBER 23, 1999 AS INSTRUMENT NO. 99-811213, ALL OF OFFICIAL RECORDS.

(15) AN EASEMENT FOR WIDE ELECTRICAL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-447131 AND RE-RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-377312, BOTH OF OFFICIAL RECORDS.

16. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-377257 OF OFFICIAL RECORDS. (ENCUMBERS PROPERTY – LOCATION OF EASEMENT COULD NOT BE PLOTTED FROM THE RECORD DOCUMENT)

TITLE EXCEPTIONS (CONTINUE):

17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1989 AS INSTRUMENT NO. 89-393508 OF OFFICIAL RECORDS. (ENCUMBERS PROPERTY – LOCATION OF EASEMENT COULD NOT BE PLOTTED FROM THE RECORD DOCUMENT)

(18) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP 85-367 RECORDED FEBRUARY 28, 1991 AND ON FILE IN BOOK 262, PAGE(S) 5, OF PARCEL MAPS.

   FOR: WIDE STORM DRAIN AND INCIDENTAL PURPOSES.

(19) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RIDGE ROUTE DRIVE, EXCEPT AT APPROVED DRIVEWAY LOCATIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP 85-367 ON FILE IN BOOK 262, PAGE 5, OF PARCEL MAPS.

(20) AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1991 AS INSTRUMENT NO. 91-197995 OF OFFICIAL RECORDS. (SLOPE MAINTENANCE AREA PLOTTED)

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS" RECORDED FEBRUARY 25, 1993 AS INSTRUMENT NO. 93-118675 OF OFFICIAL RECORDS.

   THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT" RECORDED MAY 17, 2006 AS INSTRUMENT NO. 2006000332225 OF OFFICIAL RECORDS.

   DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 22, 2024 AS INSTRUMENT NO. 2024000216785 OF OFFICIAL RECORDS.

   THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF AGREEMENT" RECORDED JULY 20, 2015 AS INSTRUMENT NO. 2015000375746 OF OFFICIAL RECORDS.

   THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS" RECORDED OCTOBER 07, 2022 AS INSTRUMENT NO. 2022000329045 OF OFFICIAL RECORDS. (ENCUMBERS PROPERTY – EASEMENT BLANKET IN NATURE – NOTHING TO PLOT)

(22) AN EASEMENT FOR INSTALL, ENLARGE, CONSTRUCT, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE A PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 2, 1999 AS INSTRUMENT NO. 99-767419 OF OFFICIAL.

(23) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 98-191 RECORDED DECEMBER 22, 1999 AND ON FILE IN BOOK 311, PAGE(S) 26-31, OF PARCEL MAPS.

   FOR: FIRE PROTECTION ACCESS, RECIPROCAL PARKING AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES. FIRE PROTECTION ACCESS EASEMENT, RECIPROCAL PARKING AND INGRESS AND EGRESS OVER PARCEL 7. PARCEL 7 IS RESERVED AS AN EASEMENT FOR RECIPROCAL PARKING AND INGRESS AND EGRESS AND INCIDENTAL FOR THE BENEFIT OF PARCELS 1 THROUGH 6.

24. A DEED OF TRUST. (NOTHING TO PLOT)

25. A DEED OF TRUST. (NOTHING TO PLOT)

26. A FINANCING STATEMENT. (NOTHING TO PLOT)

27. A DEED OF TRUST. (NOTHING TO PLOT)

28. A FINANCING STATEMENT. (NOTHING TO PLOT)

29. – 33. TITLE COMPANY NOTES.

ALTA/NSPS TABLE A ITEMS:

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 23332, 23382 & 23422 MILL CREEK DRIVE, LAGUNA HILLS, CALIFORNIA

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "A" (SHADED) BEING DESCRIBED AS NO BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06059C0426J, REVISED DATE: DECEMBER 3, 2009.

ITEM 4 THE GROSS LAND AREA IS:
PARCEL 1: 12,316 SF / 0.283 ACRES
PARCEL 2: 24,205 SF / 0.556 ACRES
PARCEL 3: 29,792 SF / 0.684 ACRES
PARCEL 4: 29,935 SF / 0.687 ACRES
PARCEL 5: 30,145 SF / 0.692 ACRES
PARCEL 7: 695,725 SF / 15.972 ACRES (GROSS AREA)

ITEM 6(a) NO ZONING REPORT WAS PROVIDED BY THE CLIENT, AT THE TIME OF THE SURVEY.

ITEM 6(b) NO ZONING REPORT WAS PROVIDED BY THE CLIENT, AT THE TIME OF THE SURVEY.

ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL.

ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF BUILDINGS.

ITEM 8 SEE THE SURVEY PLAT FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 9 SEE THE SURVEY PLAT FOR PARKING STRIPING AND TYPE OF PARKING SPACE. THE PARKING COUNT IS AS FOLLOWS:

REGULAR SPACES	841
EV CHARGING SPACES	5
HANDICAP SPACES	20
TOTAL SPACES	866

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 16 THERE IS (NO) OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.

ITEM 17 THERE ARE (NO) PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS (NO) OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18 SEE THE SURVEY PLAT FOR THE OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY PER THE REPORT.

ITEM 19 PROFESSIONAL LIABILITY INSURANCE WAS IN EFFECT THROUGHOUT THE CONTRACT TERM.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°00'12"W	183.65'
L2	S47°44'40"W	74.12'
L3	S42°22'38"E	100.07'
L4	N47°40'17"E	14.98'
L5	S42°22'38"E	15.01'
L6	N47°39'43"E	102.04'
L7	N42°21'02"W	72.10'
L8	N87°23'47"W	60.70'
L9	S71°04'52"W	16.58'
L10	S42°23'49"E	9.46'
L11	S47°34'51"W	86.57'
L12	S42°23'30"E	50.00'
L13	S47°36'30"W	12.02'
L14	S42°21'27"E	50.01'
L15	S47°36'30"W	12.00'
L16	S42°23'30"E	134.98'
L17	N47°42'55"E	110.62'
L18	N51°40'51"E	128.16'
L19	S51°40'51"W	122.52'
L20	S42°21'07"E	100.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S47°38'53"W	12.00'
L22	S42°21'44"E	100.02'
L23	S47°37'22"W	12.02'
L24	S42°22'38"E	50.03'
L25	N55°18'05"E	130.36'
L26	N47°37'22"E	133.52'
L27	S47°41'39"W	109.61'
L28	S54°25'27"W	127.66'
L29	N42°23'24"W	75.00'
L30	S47°36'36"W	12.53'
L31	N42°23'24"W	41.33'
L32	S47°36'36"W	12.61'
L33	N42°22'35"W	45.64'
L34	S47°37'25"W	12.00'
L35	N42°22'35"W	50.00'
L36	S47°37'25"W	18.05'
L37	N42°22'35"W	25.00'
L38	N50°37'06"E	161.21'
L39	S47°37'25"W	99.06'
L40	S42°22'02"E	105.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N47°35'32"E	12.99'
L42	N47°36'36"E	141.20'
L43	N47°39'59"E	88.97'
L44	N42°21'48"W	74.92'
L45	N47°38'12"E	12.03'
L46	N42°21'48"W	49.99'
L47	N08°54'24"E	50.09'
L48	N81°05'36"W	12.08'
L49	N08°54'24"E	75.05'
L50	N81°03'45"W	12.02'
L51	N08°56'15"E	12.50'
L52	N81°03'45"W	12.09'
L53	N08°56'15"E	12.50'
L54	N81°03'45"W	65.00'
L55	N81°05'57"W	91.66'
L56	S81°05'57"E	91.64'
L57	S43°59'48"E	24.03'
L58	N28°57'33"E	15.17'
L59	S80°58'56"E	31.53'
L60	S09°01'04"W	28.28'

SURVEYOR'S CERTIFICATE:

TO: KB RIDGE ROUTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KB MILL CREEK, DST, A DELAWARE STATUTORY TRUST AND FIRST AMERICAN TITLE INSURANCE 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, 5, 6(a), 6(b), 7(a),7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____.

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KURT R. TROXELL, L.S. 7854 DATE
EMAIL: ktroxell@fuscoe.com

LICENSED LAND SURVEYOR KURT R. TROXELL No. 7854 STATE OF CALIFORNIA

NO.	DATE	REVISION

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

ALTA/NSPS LAND TITLE SURVEY
of: 23332, 23382 & 23422 MILL CREEK DRIVE
LAGUNA HILLS, CALIFORNIA
for:

DATE: 10/15/2024
FN: 4014-002ALT
JN: 4014-002-01/0140
DRAWN BY: JJO
CHECKED BY: KRT

SHEET 1 OF 2

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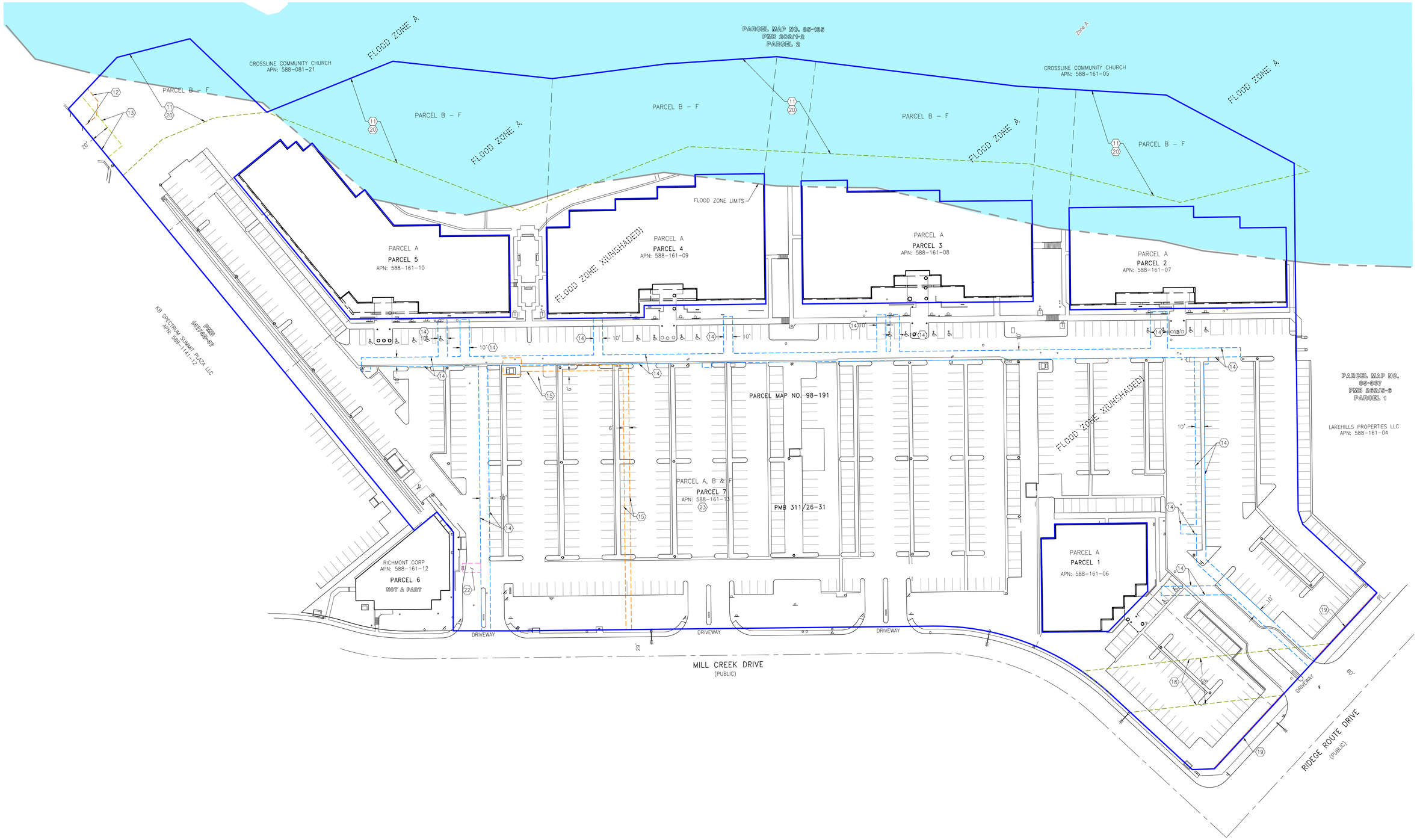
ALTA/NSPS LAND TITLE SURVEY



INDICATES FLOOD ZONE A LIMITS

INDICATES FLOOD ZONE X (UNSHADED) LIMITS

40' 0' 20' 40' 80'

SCALE: 1" = 40'

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NO.	DATE	REVISION

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

ALTA/NSPS LAND TITLE SURVEY

of: 23332, 23382 & 23422 MILL CREEK DRIVE
LAGUNA HILLS, CALIFORNIA

for:

DATE: 10/15/2024
FN: 4014-002ALT
JN: 4014-002-01/0140
DRAWN BY: JJO
CHECKED BY: KRT

SHEET 2 OF 2

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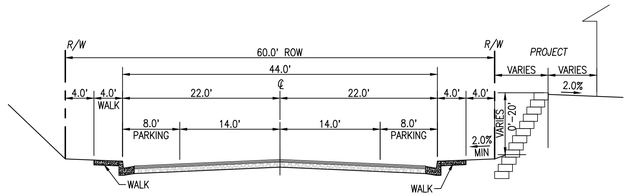
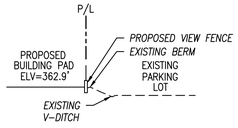


SECTION "C-C"

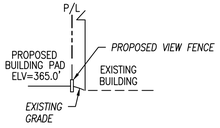
(PARKING ON EACH SIDE)
N.T.S.

(MILLCREEK - PUBLIC)



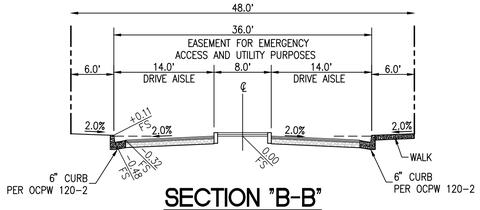
SECTION "E-E"

EASTERN EDGE
N.T.S.



SECTION "F-F"

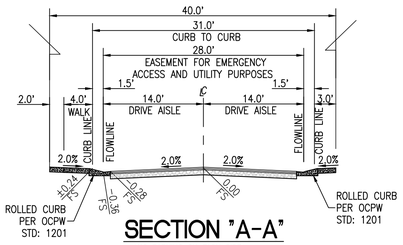
SOUTHERN EDGE
N.T.S.



SECTION "B-B"

(NO PARKING ON EACH SIDE)
N.T.S.

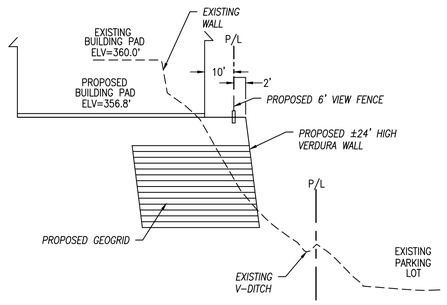
(RESIDENTIAL - PRIVATE WAY)



SECTION "A-A"

(NO PARKING ON EACH SIDE)
N.T.S.

(RESIDENTIAL - PRIVATE WAY)



SECTION "D-D"

RETAINING WALL
N.T.S.



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

EASEMENT NOTES

- EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS — (A)
- EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES — (B)
- EX. EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS — (C)
- EX. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. — (D)

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 ONE:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 10 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 9 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 9; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 81° 54' 00" EAST 123.59 FEET; THENCE SOUTH 60° 06' 00" WEST 100.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL CREEK DRIVE, BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 76.54 FEET THROUGH A CENTRAL ANGLE OF 19° 55' 59" TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 10; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 81° 54' 00" WEST 228.25 FEET; THENCE NORTH 60° 06' 00" EAST 289.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 10; THENCE ALONG SAID EASTERLY LINE SOUTH 8° 06' 00" WEST 178.33 FEET TO THE POINT OF BEGINNING.

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, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, 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 THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED 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 OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR 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 DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

PARCEL TWO:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

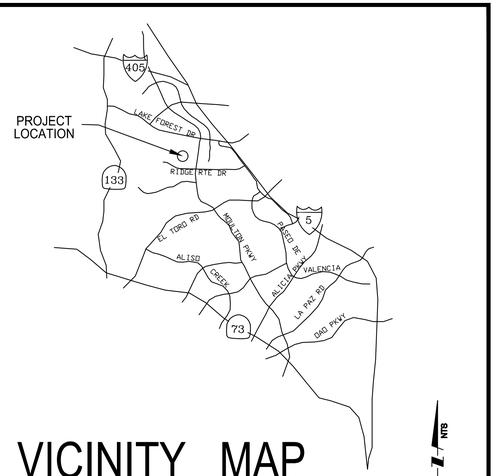
PARCEL 9 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 10 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 10; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 81° 54' 00" WEST 228.25 FEET; THENCE NORTH 60° 06' 00" EAST 289.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 10; THENCE ALONG SAID EASTERLY LINE SOUTH 8° 06' 00" WEST 178.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 9; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 81° 54' 00" EAST 123.59 FEET; THENCE SOUTH 60° 06' 00" WEST 100.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL CREEK DRIVE, BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 76.54 FEET THROUGH A CENTRAL ANGLE OF 19° 55' 59" TO THE POINT OF BEGINNING.

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, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, 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 THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED 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 OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR 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 DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.



VICINITY MAP

NTS

LOT SUMMARY

DESCRIPTION:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT (INCLUSIVE OF THE FOLLOWING)	141,041	3.24
PRIVATE LOCAL STREET	34,657	0.79
LANDSCAPE (NON-DEVELOPED SLOPE AREA)	12,632	0.29
PRIVATE PARK	3215	0.07

PROPOSED PHASING

SINGLE PHASE CONSTRUCTION
- A. B. ROUGH GRADING
- B. ONSITE & OFFSITE UTILITIES
- C. PRECISE GRADING
- D. BUILDING CONSTRUCTION
- E. SITEWORK & LANDSCAPING

TELEPHONE / CABLE TELEVISION
VERIZON / GTE - (800) 483-1000
AT&T - (800) 310-2355
COX - (800) 234-3993

ELECTRIC
SOUTHERN CALIFORNIA EDISON
4155 BAKE PARKWAY
IRVINE, CA 92618

WASTE MANAGEMENT
CR&R
30111 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CA 92677

ASSESSOR PARCEL NUMBERS
588-141-11
588-141-12

GAS
SOUTHERN CALIFORNIA GAS COMPANY
738 SOUTH HARBOR BLVD.
SANTA ANA, CA 92704

WATER & SEWER
EL TORO WATER DISTRICT (ETWD)
24251 LOS ALISOS BLVD.
LAKE FOREST, CA 92630

LEGEND AND ABBREVIATIONS

	PROJECT BOUNDARY		FLOWLINE
	RIGHT OF WAY		FLOOD PLAIN LIMIT (EL. 1265.8 NGVD88)
	STREET CENTERLINE	SS	PROPOSED SEWER
A	LOT NUMBER	SD	PROPOSED STORM DRAIN
10	CONDOMINIUM UNIT NUMBER	W	PROPOSED WATER
PAD=1275.0	PAD ELEVATION		SWALE HIGH POINT
	TOP AND TOE OF SLOPE		GRADE BREAK
1250	PROPOSED CONTOUR	EX	EXISTING
1250	EXISTING CONTOUR	PR	PROPOSED
2%	SHEET FLOW RATE	HP	HIGH POINT
	WATER QUALITY UNIT	LP	LOW POINT
		GB	GRADE BREAK

ENGINEER'S NOTES

1. ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
2. ALL PROPOSED CURB FACES SHALL BE 6" TALL PER CITY STANDARDS.
3. CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
4. ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
5. SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMWD.
6. ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
7. EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
8. ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
9. ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
10. ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
11. PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDRGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
12. ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE CONTECH, STORMTECH, OR ADS AND SHALL BE DESIGNED TO DETAIN THE DIFFERENTIAL VOLUME BETWEEN THE PRE-CONSTRUCTION AND POST-CONSTRUCTION 10 YEAR, 24 HOUR STORM EVENTS.
13. NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
14. ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE ARCHITECT SHALL DESIGN A YARD DRAIN SYSTEM TO CONVEY NUISANCE WATER TO THE PRIVATE STREETS AND/OR THE ONSITE STORM DRAIN NETWORK. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
15. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
16. PLUMBER SHALL DESIGN ROOF DRAINAGE SYSTEM WITH GUTTER DOWNSPOUTS, DECK DRAIN SYSTEM AND PATIO DRAINAGE SYSTEM TO DRAIN INTO THE ADJACENT LANDSCAPE AND OPEN SPACE AREAS WHERE POSSIBLE.
17. PROPOSED DEVELOPMENT IS FOR DETACHED MULTI-FAMILY CLUSTER RESIDENTIAL PRODUCTS.

DATE OF FILING: 11/16/23

REVISION	DATE	DESCRIPTION	APPROVED

REGISTERED PROFESSIONAL ENGINEER — SCOTT M. WILSON — No. 49884 — Exp. 09/30/24 — CIVIL — STATE OF CALIFORNIA

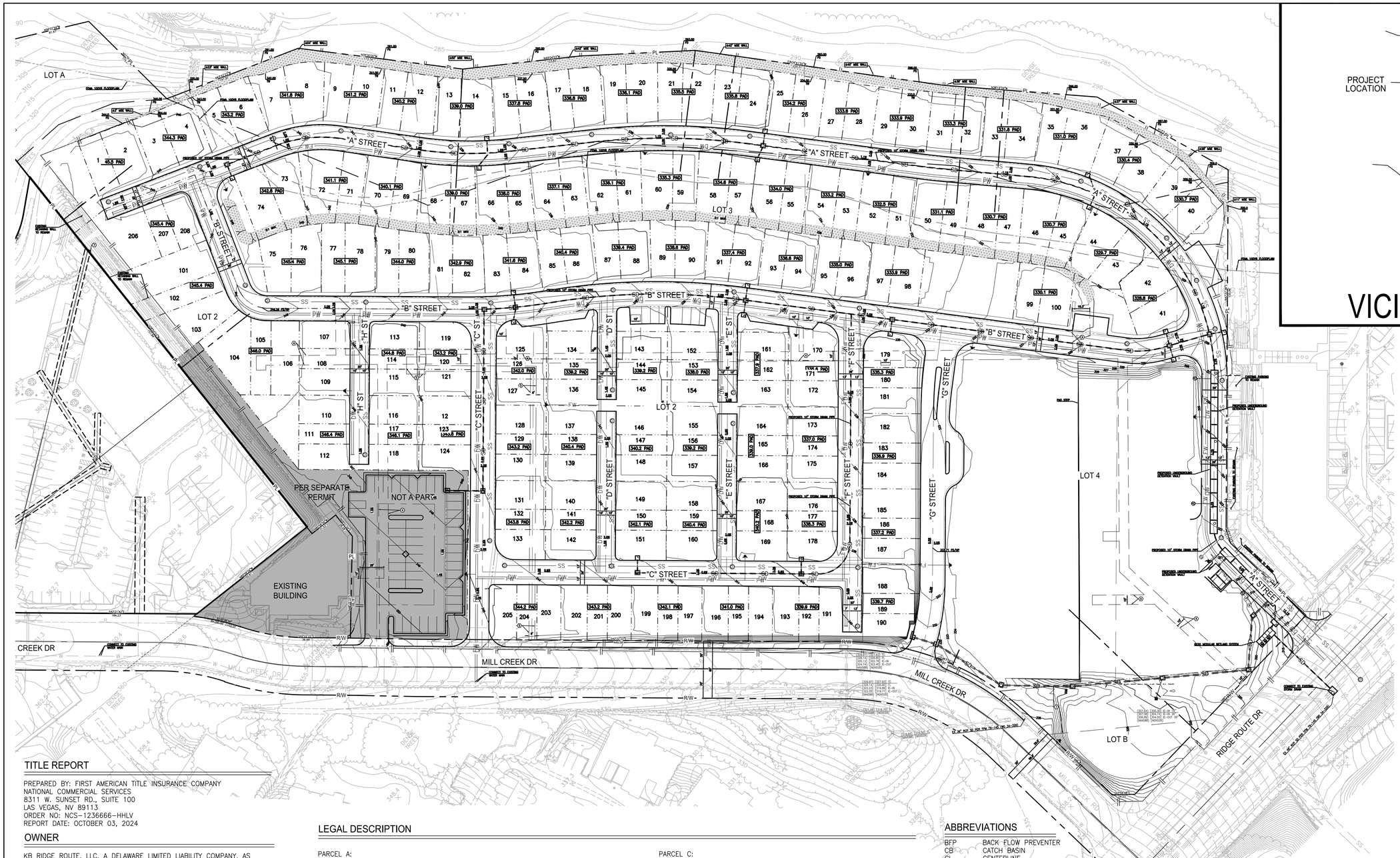
PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100, IRVINE, CA 92606
T: 949-679-0090 | F: 949-679-0091

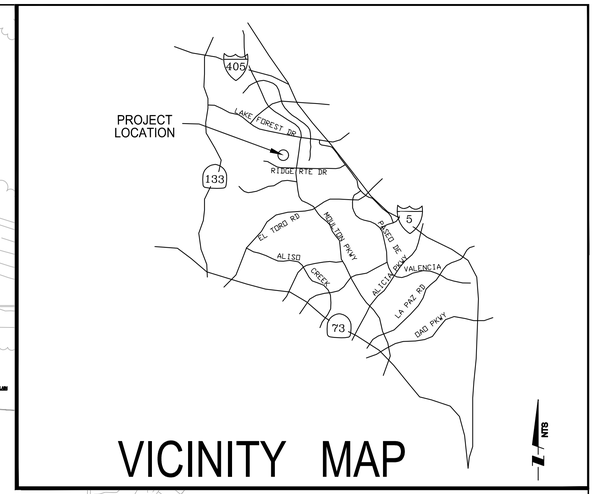
CIVIL ENGINEER: SCOTT M. WILSON — LICENSE NO. 49884 — EXP. DATE 9-30-24

OWNER:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
350 COMMERCE, SUITE 200
IRVINE, CA 92602
OFFICE: (714) 347-1375
CONTACT: AYLENE CHU

VESTING TENTATIVE TRACT NO. 19312
LAGUNA HILLS MILL CREEK
FOR CONDOMINIUM PURPOSES

SHEET T.1 OF 1





VICINITY MAP

NTS

LEGEND

STREET CENTERLINE	
RIGHT OF WAY	RW
EASEMENT	
SEWER PIPE	SS
SEWER MANHOLE	
SEWER CLEANOUT	
FIRE WATER	FW
DOMESTIC WATER	W
FIRE HYDRANT	
STORM DRAIN	SD
CATCH BASIN	
JUNCTION STRUCTURE	
STORM DRAIN INLET	
BUILDING	
CONCRETE	
ASPHALT CONCRETE	
ELECTRICAL	E
GAS	G
SIDEWALK	
CURB AND GUTTER	
MODULAR WETLAND SYSTEM (MWS)	
STORM WATER DETENTION VAULT	
FILTERRA BIOFILTRATION SYSTEM	
LOT NUMBER	A
CONDOMINIUM UNIT NUMBER	10
PAD ELEVATION	PAD=1275.0
TOP AND TOE OF SLOPE	
PROPOSED CONTOUR	1250
EXISTING CONTOUR	1250

TITLE REPORT

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
8311 W. SUNSET RD., SUITE 100
LAS VEGAS, NV 89113
ORDER NO: NCS-1236666-HHLV
REPORT DATE: OCTOBER 03, 2024

OWNER

KB RIDGE ROUTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 2

KB MILL CREEK, DST, A DELAWARE STATUTORY TRUST, AS TO PARCELS 3, 4 AND 5

LAKEHILLS CORPORATE PARK OWNERS ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT
CORPORATION, AS TO PARCEL 7

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF EL CENTRO AND THE IMPERIAL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."

KENNETH KOZLIK RCE NO. 71883 EXP. 12/31/2025 _____ DATE

LEGAL DESCRIPTION

PARCEL A:

PARCELS 1 THROUGH 5 AND 7 INCLUSIVE AS SHOWN ON PARCEL MAP NO. 98-191, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 311, PAGES 26 THROUGH 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER, OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 15, 1974 IN BOOK 11076, PAGE 773 OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR SURFACE DRAINAGE FROM PARCEL 2 OVER PARCEL 1 ("PARCEL 1") OF PARCEL MAP 85-367 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 262, PAGE 5 THROUGH 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THROUGH THE DRAINAGE PATTERNS AND SYSTEMS AS ARE ESTABLISHED FROM TIME TO TIME UPON PARCEL 1 AS SET FORTH IN THE DEED RECORDED APRIL 26, 1991 AS INSTRUMENT NO. 91-197995 OF OFFICIAL RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED IN SCHEDULE 1 ATTACHED THERETO AS "SLOPE MAINTENANCE AREA" AND "SLOPE MAINTENANCE AREA ACCESS" FOR THE SOLE PURPOSES OF PERMITTING ACCESS TO ACCOMPLISH CERTAIN SLOPE MAINTENANCE AREA LOCATED WITHIN PARCEL 2, AS SET FORTH IN THE ABOVE-MENTIONED DEED.

PARCEL D:

A NON-EXCLUSIVE EASEMENT OF ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED ON SCHEDULE 1 ATTACHED THERETO AS "PEDESTRIAN ACCESS" FOR THE SOLE PURPOSE OF PERMITTING ACCESS TO PARCEL 1, AS SET FORTH IN THE FIRST ABOVE-MENTIONED DEED.

PARCEL E:

AN EASEMENT TO MAINTAIN, REPAIR, RESTORE AND/OR REPLACE ONE (1) TEMPORARY PROJECT LEASING INFORMATION SIGN ("TEMPORARY LEASING SIGN") FOR THE BENEFIT OF PARCEL 2 AND LOCATED ON PARCEL 1 ADJACENT TO MOULTON PARKWAY AT THE LOCATION SHOWN ON SCHEDULE 1 ATTACHED THERETO AS SET FORTH ALSO IN THE FIRST ABOVE-MENTIONED DEED

PARCEL F:

NON-EXCLUSIVE EASEMENTS FOR ACCESS AND PARKING AS MORE PARTICULARLY SET FORTH IN SECTION 4.2 OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 17, 2006 AS INSTRUMENT NO. 2006000332225 OF OFFICIAL RECORDS.

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
C&G	CURB AND GUTTER
EX	EXISTING
FL	FLOWLINE
FYS	FRONT YARD SETBACK
LIP	LIP OF GUTTER
MTR	METER
NTS	NOT TO SCALE
PB	PULLBOX
PL	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
RYS	REAR YARD SETBACK
SQR	SQUARE
SYS	SIDE YARD SETBACK
TRANS	TRANSFORMER
UM	UTILITY MARKER
WV	WATER VALVE

ASSESSOR'S PARCEL NUMBER

588-161-06 (AFFECTS: PARCEL 1)
588-161-07 (AFFECTS: PARCEL 2)
588-161-08 (AFFECTS: PARCEL 3)
588-161-09 (AFFECTS: PARCEL 4)
588-161-10 (AFFECTS: PARCEL 5)
588-161-13 (AFFECTS: PARCEL 7)

SITE SUMMARY

DESCRIPTION	AREA (ACRE)	TOTAL UNITS
LOT 2 UA SINGLE-FAMILY ATTACHED "B"	5.47	108
LOT 3 UA SINGLE-FAMILY ATTACHED "C"	6.62	100
LOT 4 MULTI-FAMILY	2.40	210
LOT A TERRACE PARK	0.38	
LOT B CORNER PARK	0.40	
GRAND TOTAL	15.27	418
Affordable Unit (5% of total) =		24 units total
(All affordable units are located in the Multi-Family Building, Lot 4)		

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

50' 0' 25' 50'
SCALE: 1" = 50'

VESTING TENTATIVE TRACT NO. _____ LAGUNA HILLS TERRAVITA FOR CONDOMINIUM PURPOSES

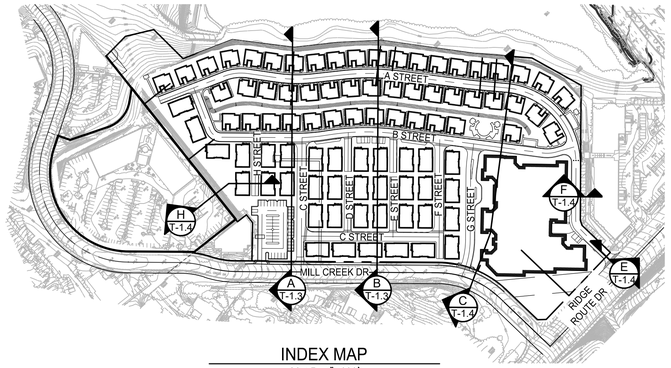
REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
LAND PLANNING ENGINEERING SURVEYING
6390 Greenwich Dr
Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

December 13, 2024
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.2

F:\PROJECTS\2014\1000\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\2014-002 VTM.DWG (01-22-2025 12:20:04PM) Plotted by: dBevins

CONCEPTUAL SITE PLAN SECTIONS



INDEX MAP
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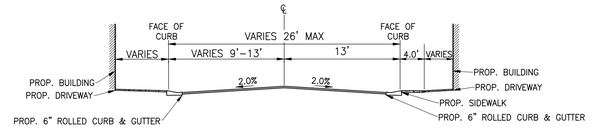
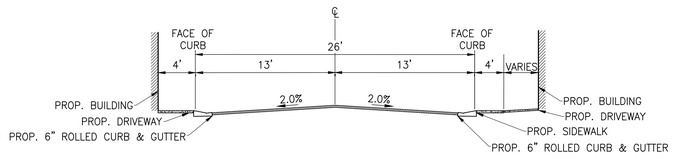


TYPICAL SECTION - "A" STREET (A-A)
NOT TO SCALE



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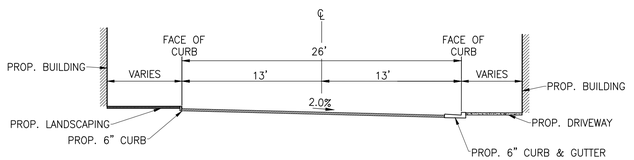

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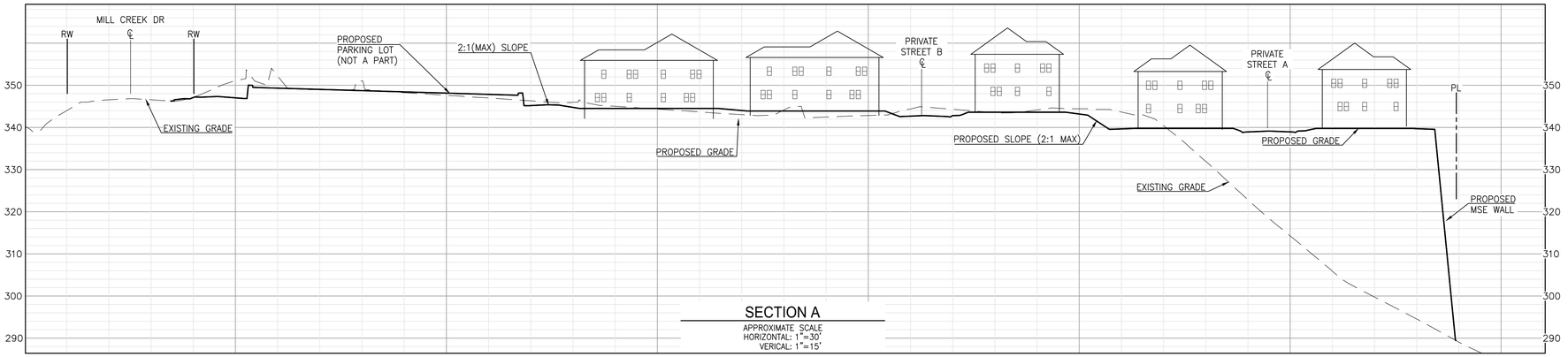

SECTION A
APPROXIMATE SCALE
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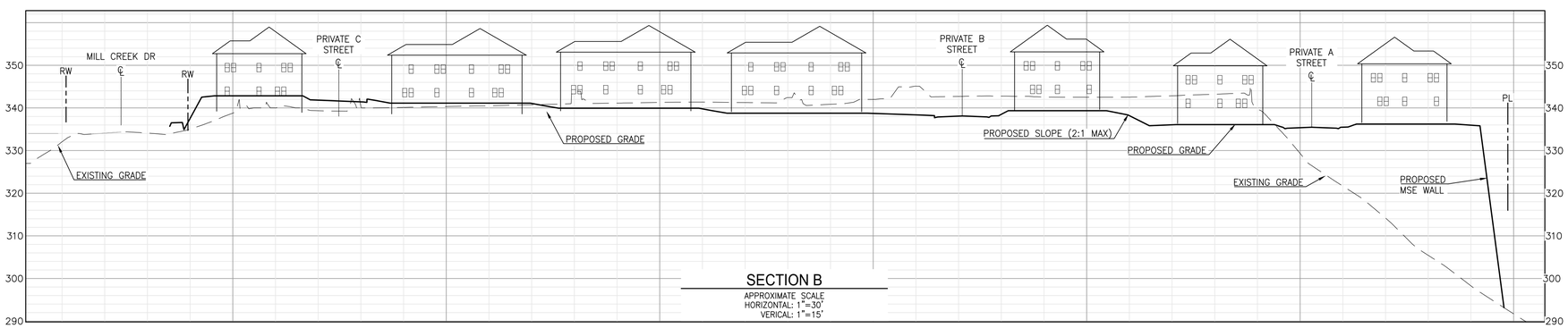
VERICAL: 1"=15'



SECTION B
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOLLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT NO.
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

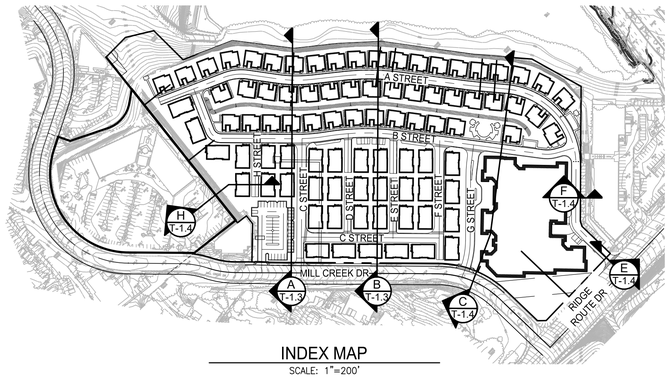
REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
FULL CIRCLE THINKING®
6390 Greenwich Dr
Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

December 13, 2024
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.3

F:\PROJECTS\2014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\2014-002 VTM SECTIONS (01-21-2025 9:45:48PM) Plotted by: dbevins

SITE PLAN SECTIONS



INDEX MAP
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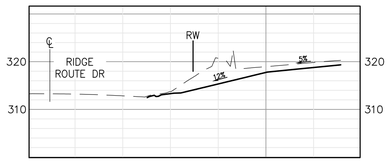

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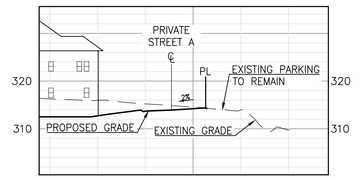

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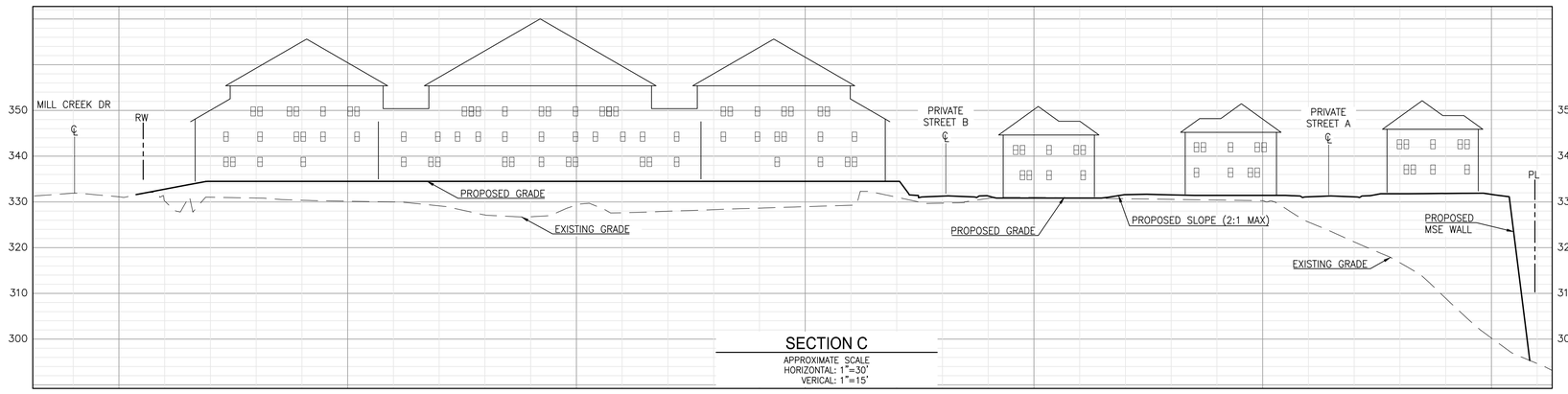

SECTION C
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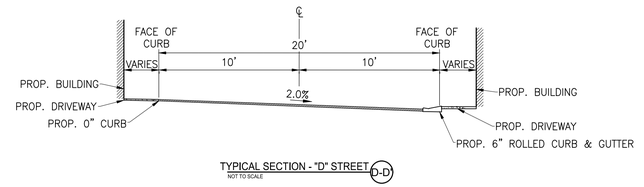
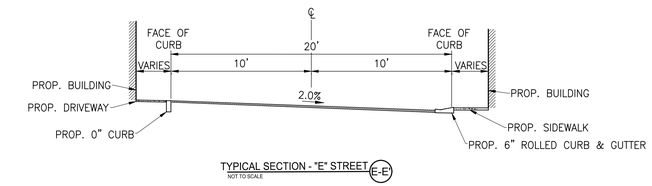
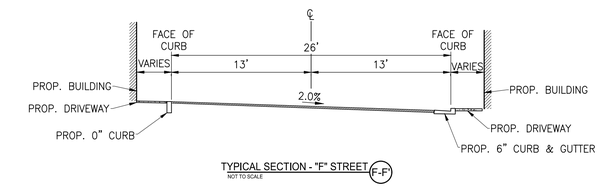
VERICAL: 1"=15'



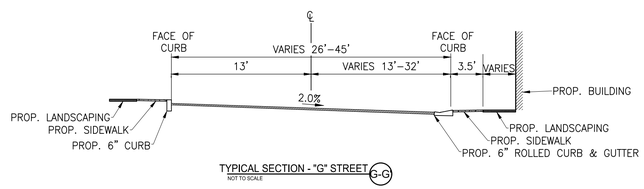
TYPICAL SECTION - "D" STREET (D-D)
NOT TO SCALE



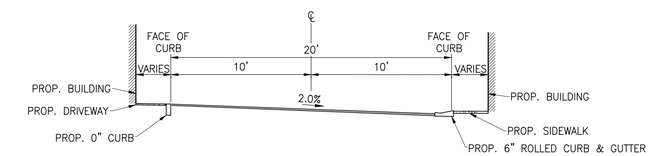
TYPICAL SECTION - "E" STREET (E-E)
NOT TO SCALE



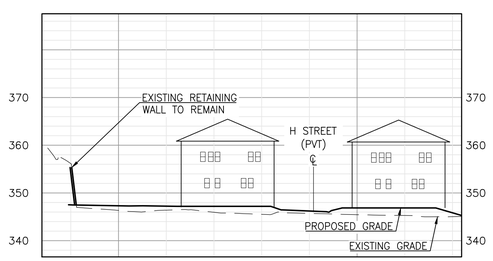
TYPICAL SECTION - "F" STREET (F-F)
NOT TO SCALE



TYPICAL SECTION - "G" STREET (G-G)
NOT TO SCALE



TYPICAL SECTION - "H" STREET (H-H)
NOT TO SCALE



SECTION H
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOLLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT NO.
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

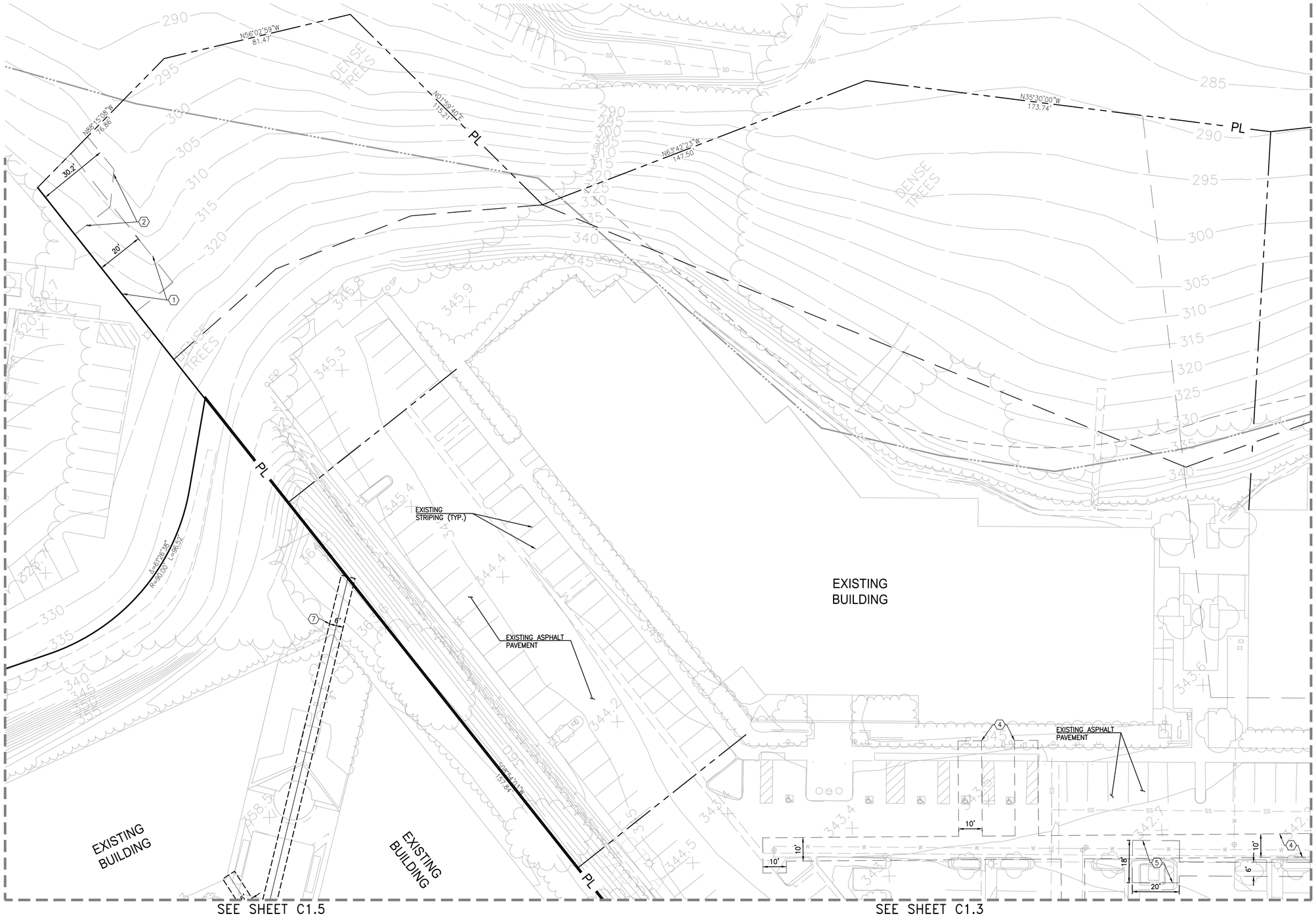
REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
FULL CIRCLE THINKING®
6390 Greenwich Dr
Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

December 13, 2024
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.4

F:\PROJECTS\2014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\2014-002 VTM SECTIONS (01-21-2025 8:41:15PM) Plotted by: dbevins

EXISTING CONDITIONS PLAN



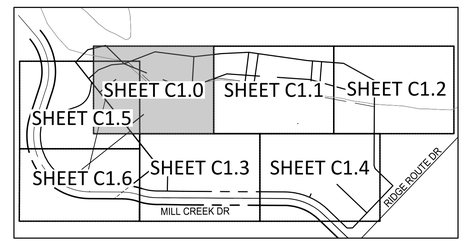
LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE (R/W, PL)

EASEMENTS NOTES

1. EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82–3555433, OF OFFICIAL RECORDS.
2. EASEMENT FOR EXCAVATION, CONSTRUCTION, GRADING, IMPROVEMENT, USE AND MAINTENANCE OF SLOPES RECORDED OCTOBER 8, 1982, INSTRUMENT NO. 82–355434, OF OFFICIAL RECORDS.
4. EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87–502144, AND RE–RECORDED JUNE 1, 19989, INSTRUMENT NO.89–289215, AND RE–RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99–811213, OF OFFICIAL RECORDS.
5. EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88–447131, AND RE–RECORDED JULY 18, 1989, INSTRUMENT NO. 89–377312, OF OFFICIAL RECORDS.
7. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 12, 1984 AS INSTRUMENT NO. 84–423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'–0" SCALE
0 20 40

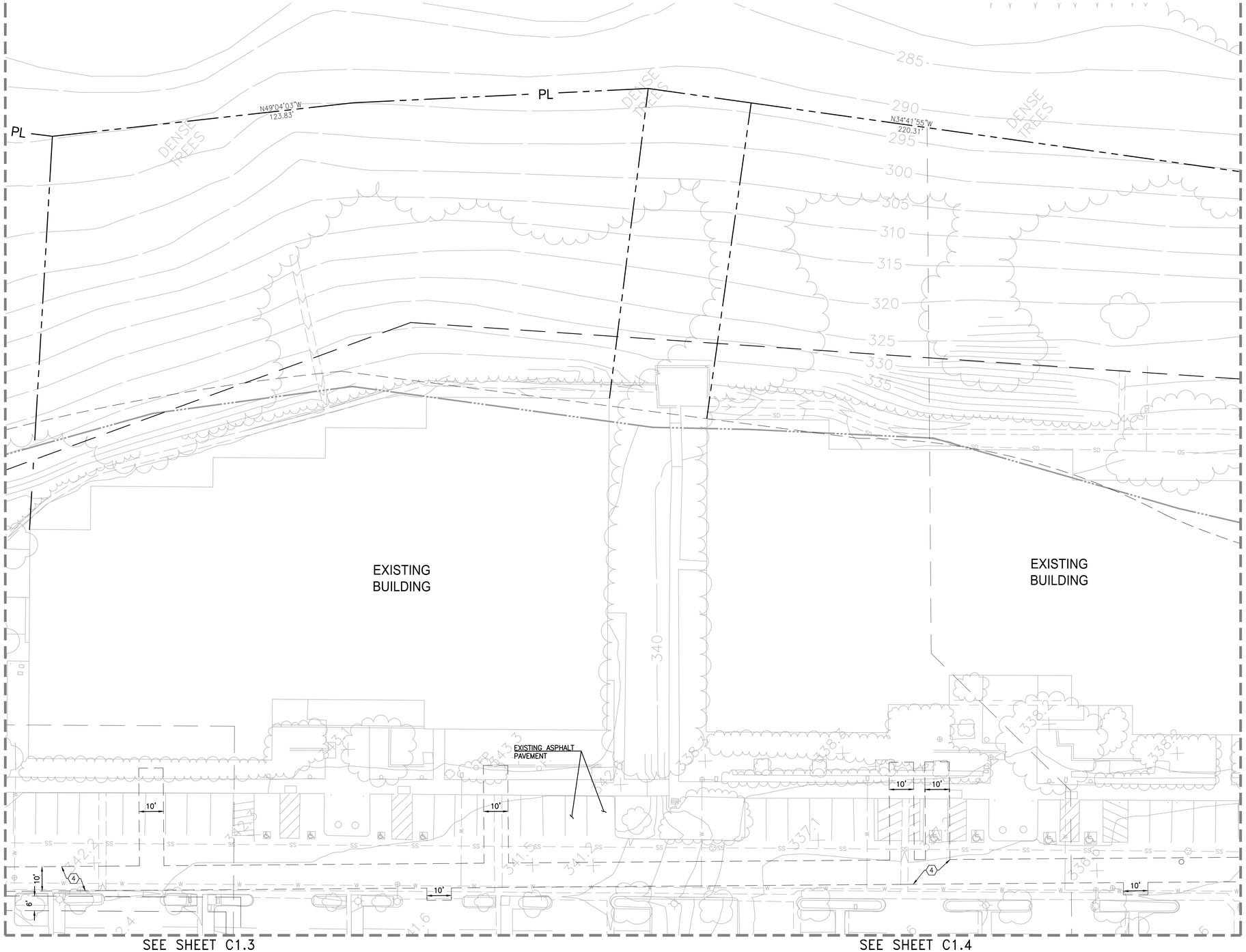
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014–002 EC1.DWG (01–21–2025 8:25:26PM) Plotted by: JBlevins

CONCEPTUAL SITE PLAN | C1.0

URBAN ARENA

EXISTING CONDITIONS PLAN



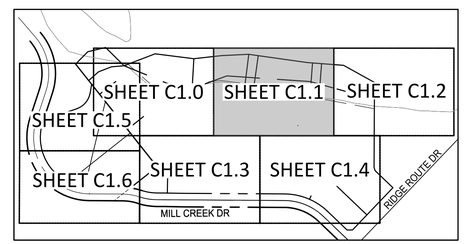
LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE — SS
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER — FW
- DOMESTIC WATER — W
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE — R/W PL

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



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REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
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1"=20'-0" SCALE
0 20 40

NORTH

URBAN ARENA

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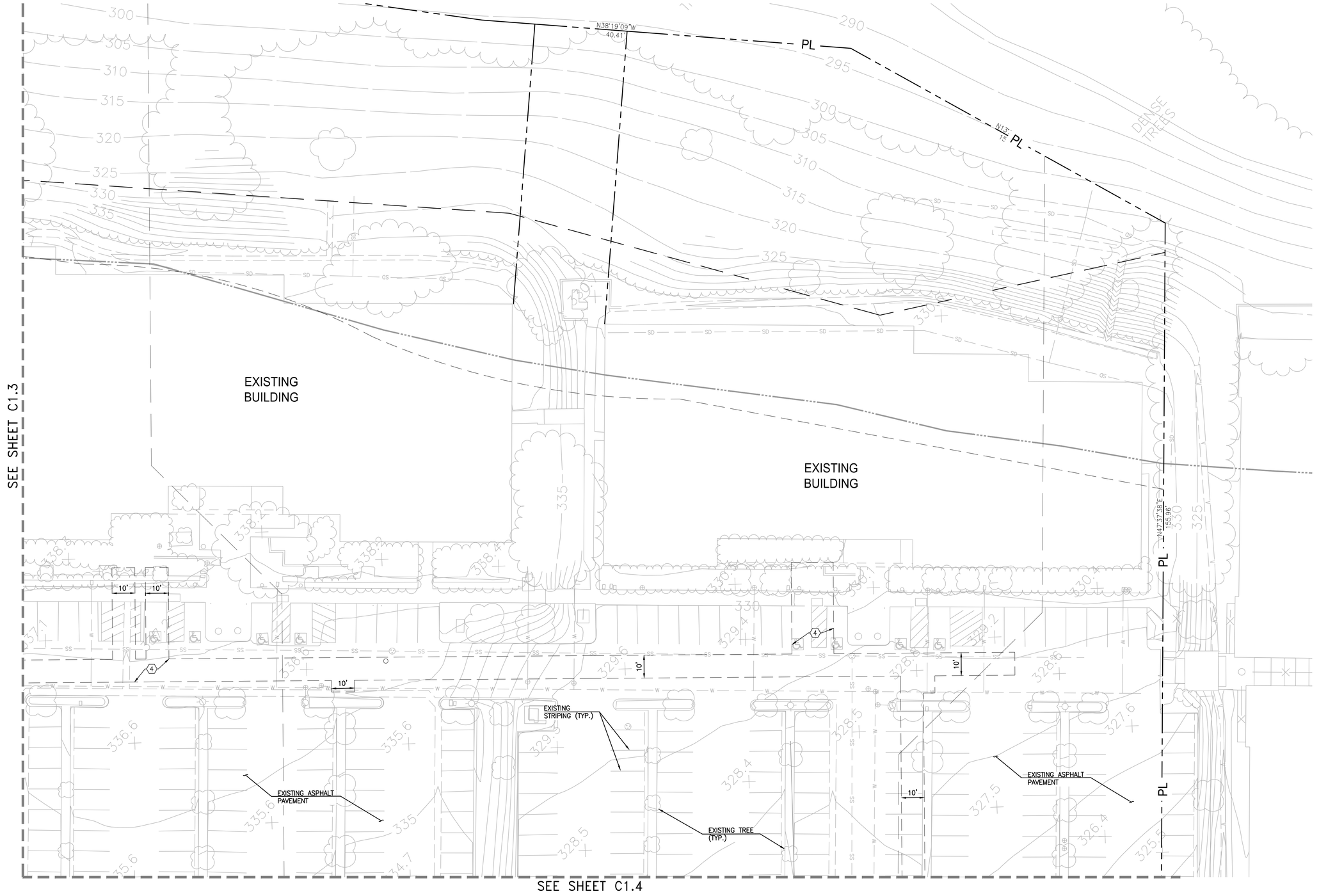
CONCEPTUAL SITE PLAN | C1.1

EXISTING CONDITIONS PLAN



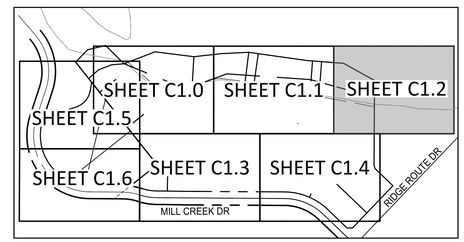
LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE (R/W, PL)

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



TERRAVITA

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REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE
0 20 40

NORTH

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CONCEPTUAL SITE PLAN | C1.2

URBAN ARENA

EXISTING CONDITIONS PLAN

SEE SHEET C1.0
SEE SHEET C1.1
SEE SHEET C1.5
SEE SHEET C1.4
SEE SHEET C1.6

EXISTING STRIPING (TYP.)
EXISTING ASPHALT PAVEMENT
EXISTING TREE (TYP.)
EXISTING TREE (TYP.)
EXISTING STRIPING (TYP.)
EXISTING ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING DRIVEWAY
EXISTING DRIVEWAY

PL
PL
PL
N89°08'56"W 150.97'
N00°21'04"W 28.18'
N48°25'25"E 106.78'
S42°22'22"E 36.99'
S42°22'22"E 449.59'
L=52.01'
R=2173.00'
Δ=01°22'04"
R=2173.00'
Δ=00°49'50"

NOT A PART PER SEPARATE PERMIT

R/W
R/W
R/W
R/W

MILL CREEK DR
MILL CREEK DR

60'
30'
30'

LEGEND

EXISTING:

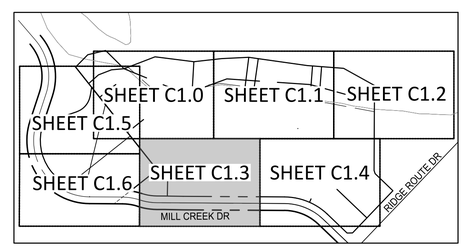
- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE (R/W, PL)

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

(5) EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.

(8) EASEMENT FOR INSTALL, ENLARGE, CONSTRUCT, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN REPAIR, IMPROVE AND RELOCATE PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, RECORDED NOVEMBER 2,1999, INSTRUMENT NO. 99-767419, OFFICIAL RECORDS.



TERRAVITA
LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099
DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE
0 20 40

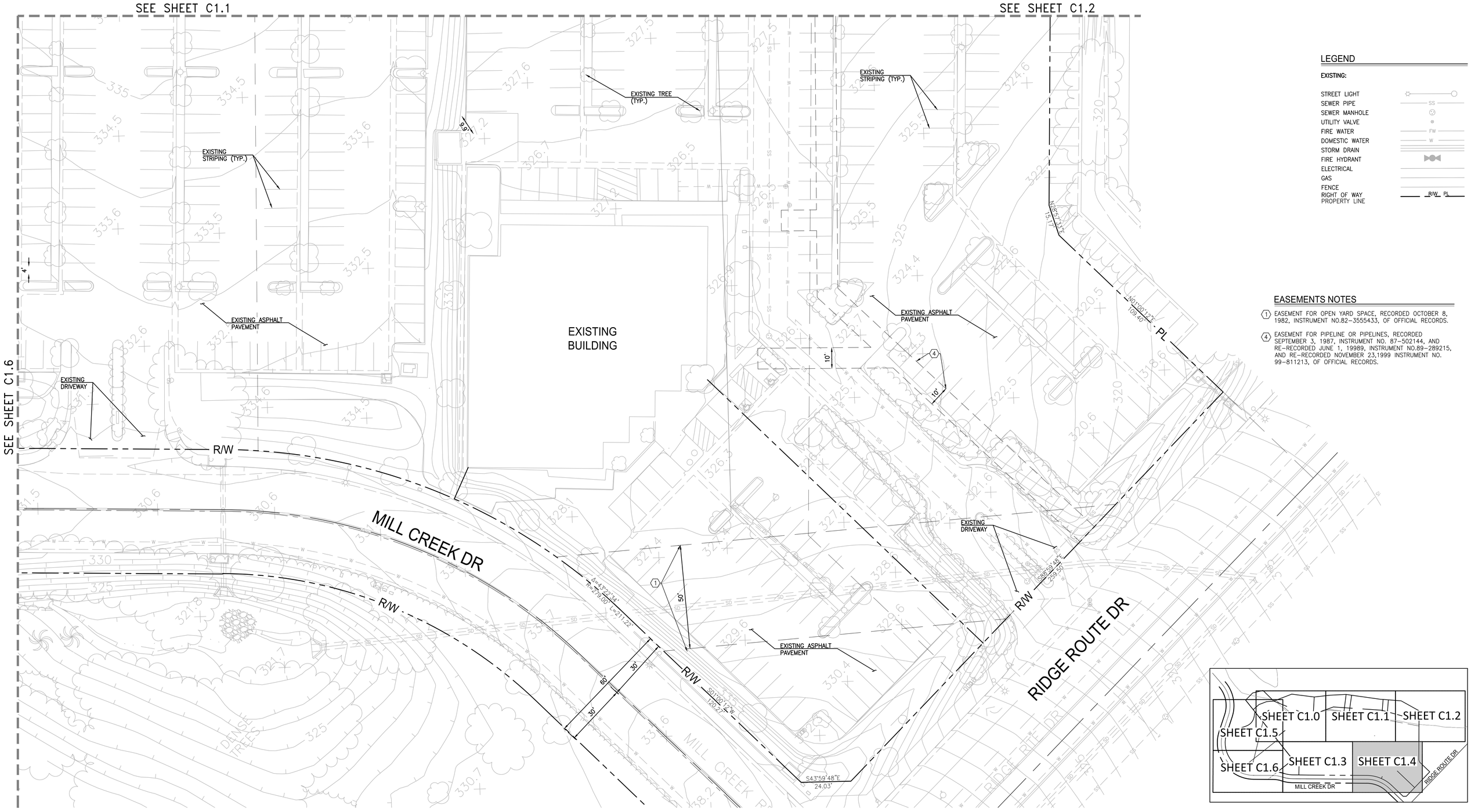
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EC1.DWG (01-21-2025 8:26:12PM) Plotted by: JBlevins

CONCEPTUAL SITE PLAN | C1.3

URBAN ARENA

EXISTING CONDITIONS PLAN



LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY PROPERTY LINE

EASEMENTS NOTES

1. EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.
4. EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE 0 20 40

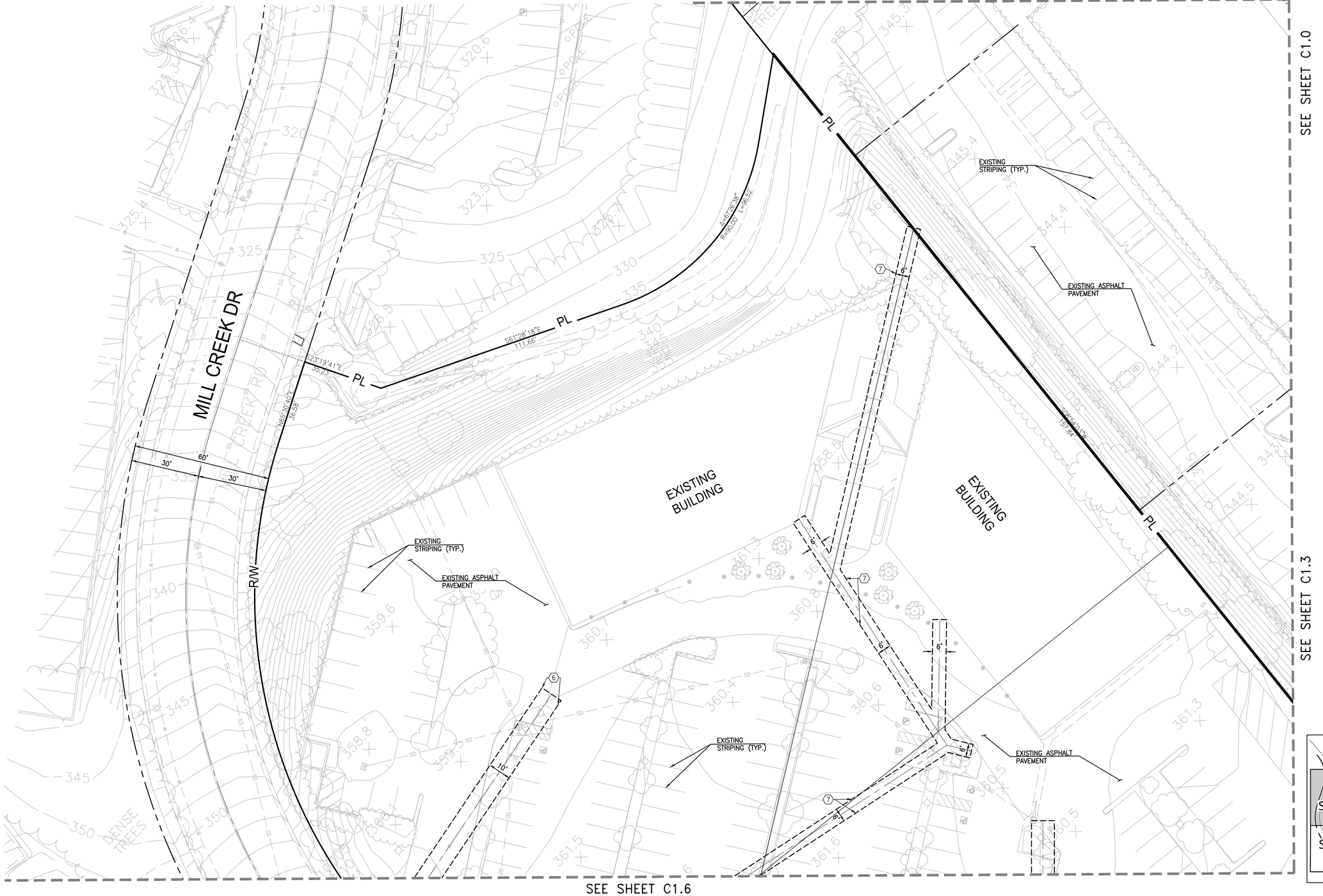
NORTH

CONCEPTUAL SITE PLAN | C1.4

URBAN ARENA

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EC1.DWG (01-21-2025 8:26:25PM) Plotted by: JBlevins

EXISTING CONDITIONS PLAN



LEGEND

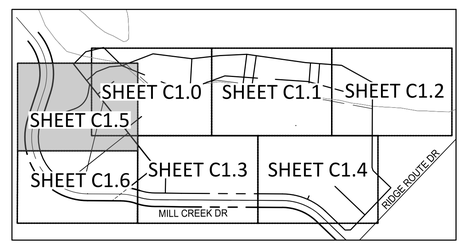
EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE (R/W, PL)

EASEMENTS NOTES

(6) EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.

(7) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

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REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

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FUSCOE ENGINEERING

1"=20'-0" SCALE
0 20 40

NORTH

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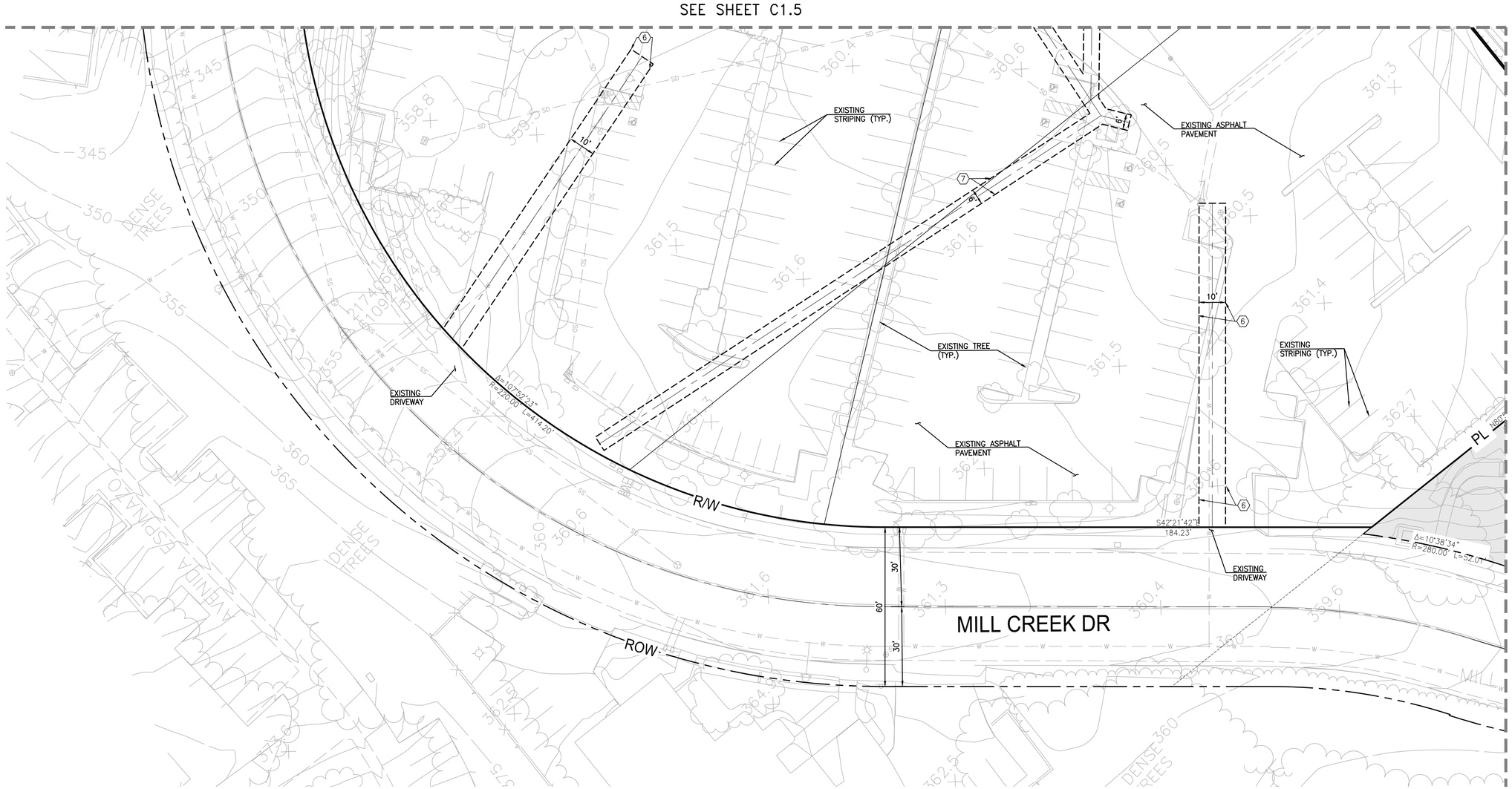
CONCEPTUAL SITE PLAN | C1.5

URBAN ARENA

EXISTING CONDITIONS PLAN



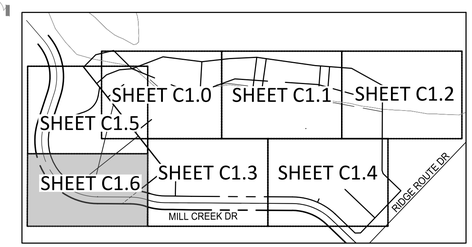
LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE — SS
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER — FW
- DOMESTIC WATER — W
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY — R/W
- PROPERTY LINE — PL

EASEMENTS NOTES

(6) EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER — KENNETH T. KOZLIN — No. RCE 71883 — Civil — STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE — 0 — 20 — 40

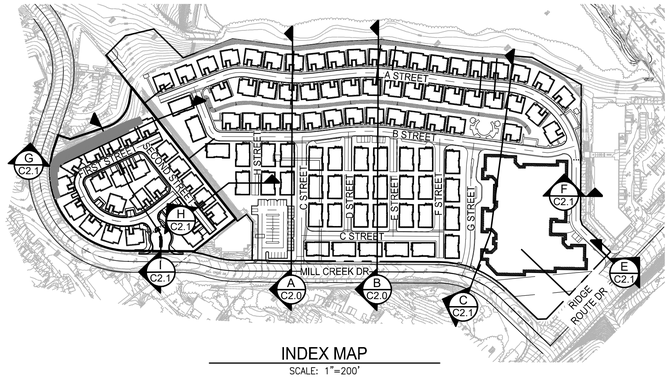
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EC1.DWG (01-21-2025 8:27:00PM) Plotted by: JBlevins

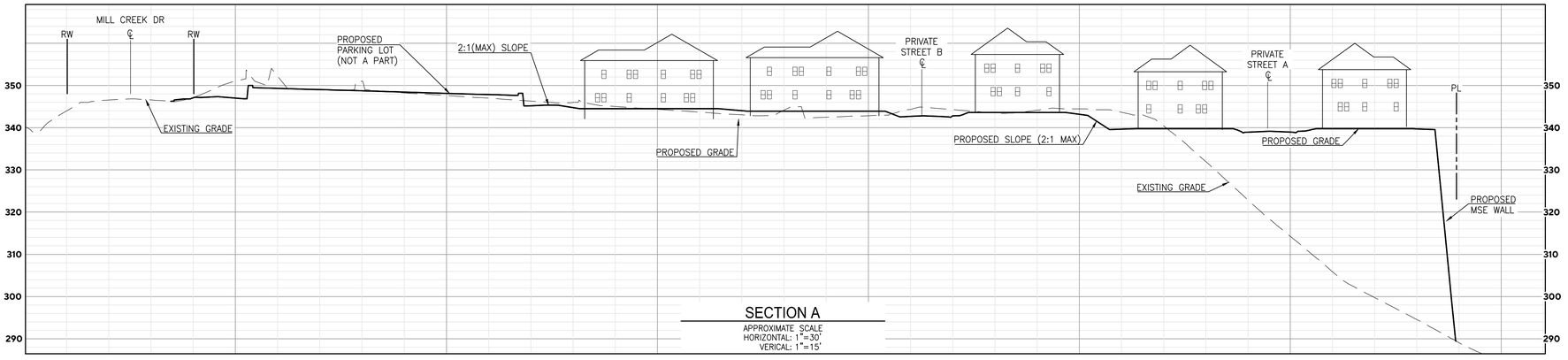
CONCEPTUAL SITE PLAN | C1.6

URBAN ARENA

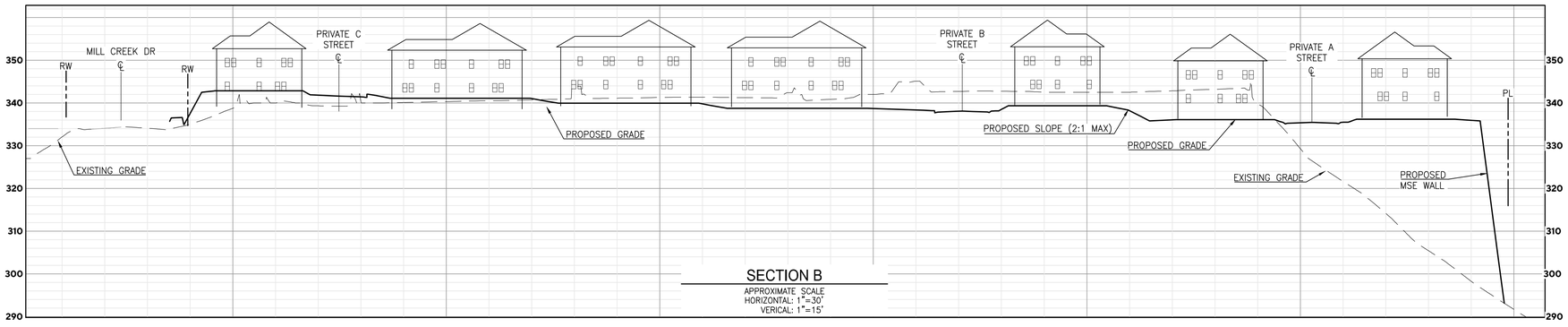
CONCEPTUAL SITE PLAN SECTIONS



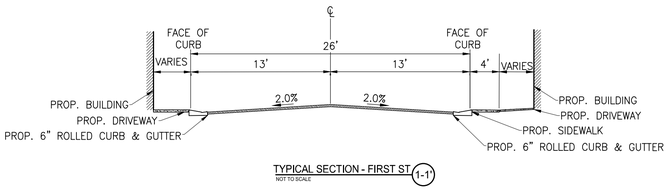
INDEX MAP
SCALE: 1"=200'



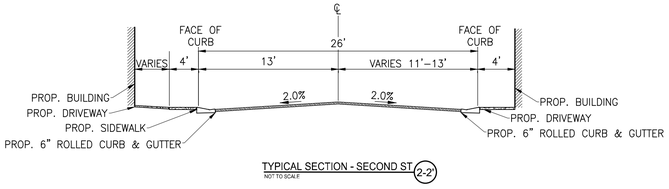
SECTION A
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



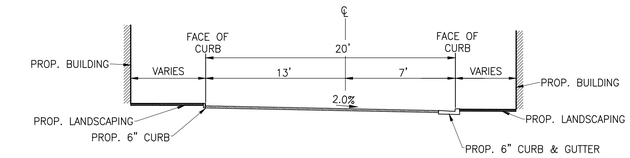
SECTION B
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



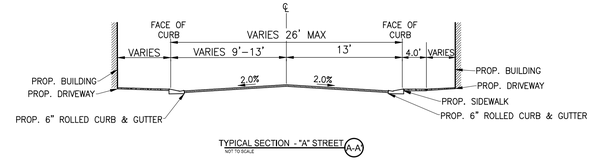
TYPICAL SECTION - FIRST ST 1-1'
NOT TO SCALE



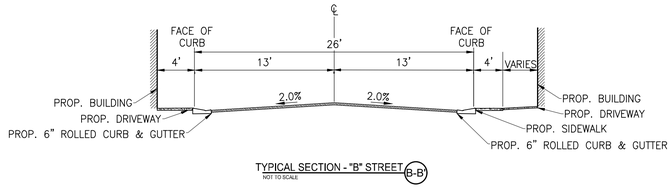
TYPICAL SECTION - SECOND ST 2-2'
NOT TO SCALE



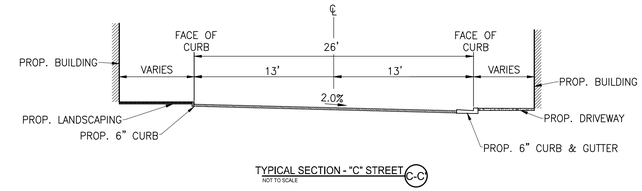
TYPICAL SECTION - ALLEY 3-3'
NOT TO SCALE



TYPICAL SECTION - "A" STREET A-A'
NOT TO SCALE



TYPICAL SECTION - "B" STREET B-B'
NOT TO SCALE



TYPICAL SECTION - "C" STREET C-C'
NOT TO SCALE

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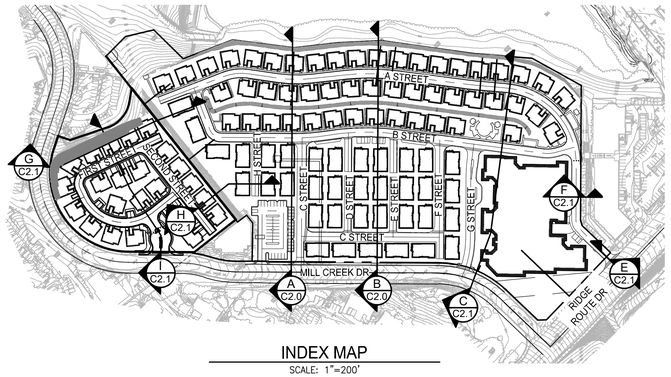
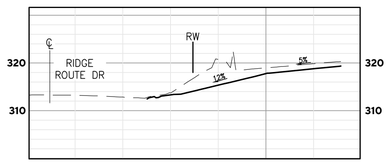
SECTIONS | C2.0

URBAN ARENA

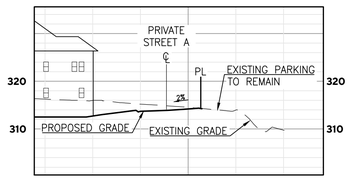
CONCEPTUAL SITE PLAN SECTIONS



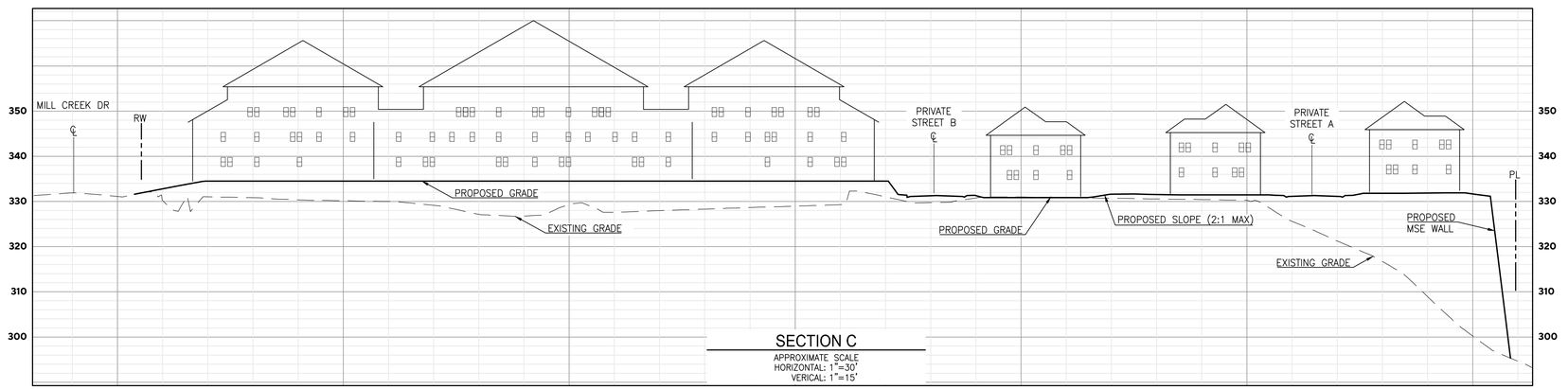
INDEX MAP
SCALE: 1"=200'



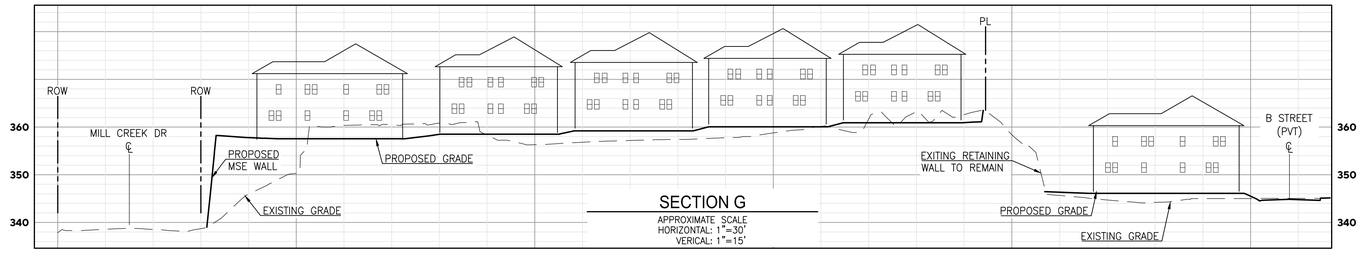
SECTION E
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



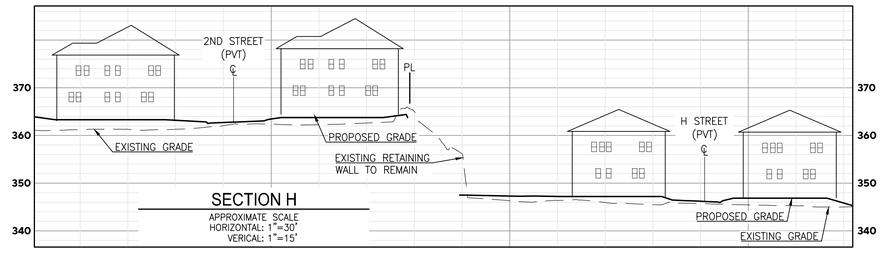
SECTION F
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



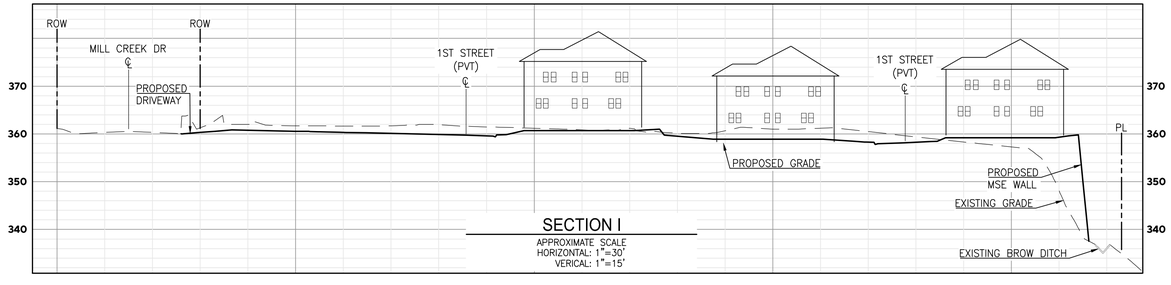
SECTION C
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



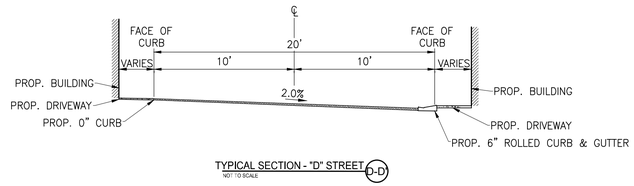
SECTION G
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



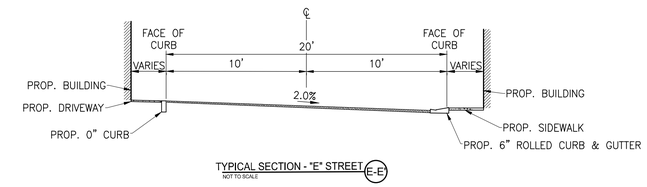
SECTION H
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



SECTION I
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



TYPICAL SECTION - "D" STREET D-D
NOT TO SCALE



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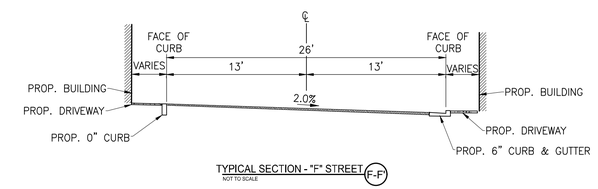
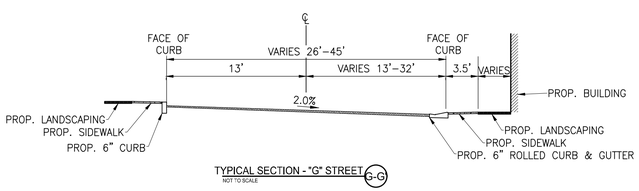
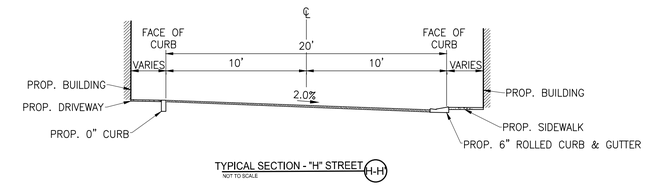
NOT TO SCALE



TYPICAL SECTION - "F" STREET F-F
NOT TO SCALE



TYPICAL SECTION - "G" STREET G-G
NOT TO SCALE



TYPICAL SECTION - "H" STREET H-H
NOT TO SCALE

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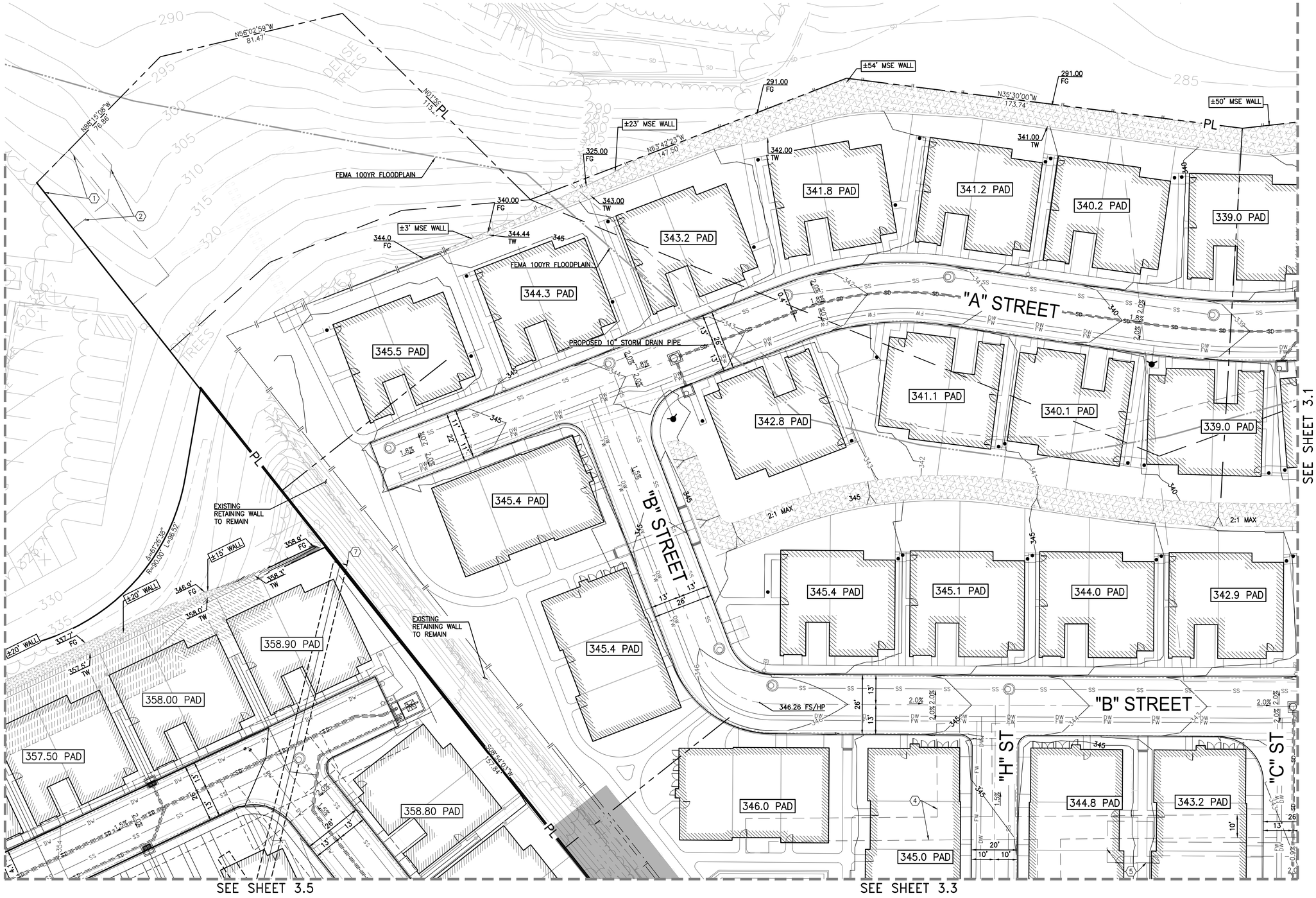
SECTIONS | C2.1

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

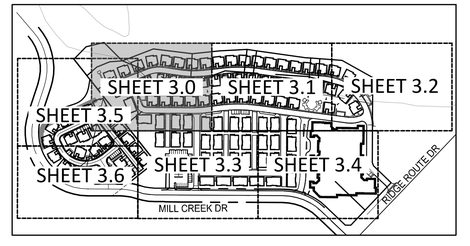
- STREET CENTERLINE
- RIGHT OF WAY (R/W)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

1. EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.
2. EASEMENT FOR EXCAVATION, CONSTRUCTION, GRADING, IMPROVEMENT, USE AND MAINTENANCE OF SLOPES RECORDED OCTOBER 8, 1982, INSTRUMENT NO. 82-355434, OF OFFICIAL RECORDS.
4. EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.
5. EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.
7. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



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0 20 40

NORTH

URBAN ARENA

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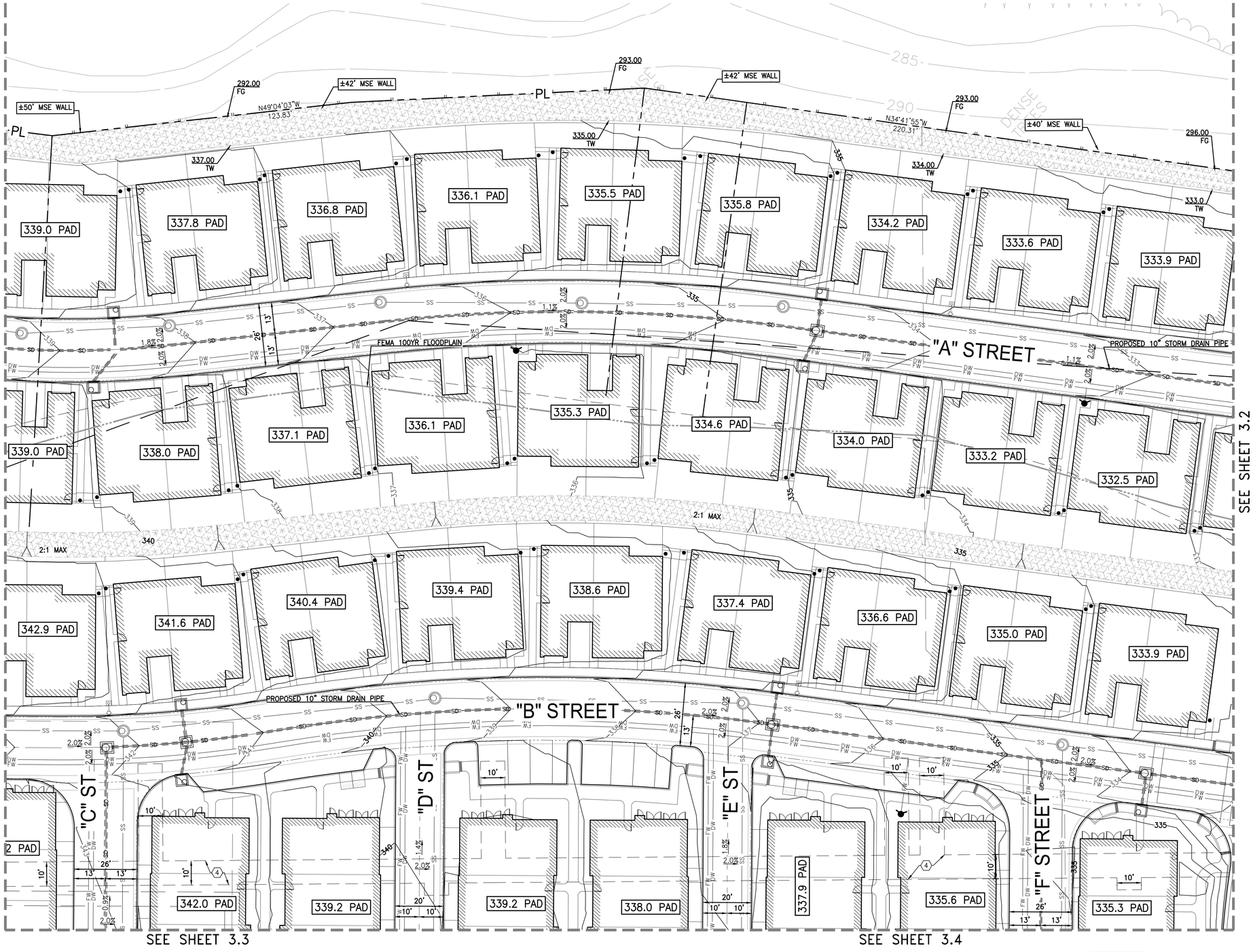
CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.0

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

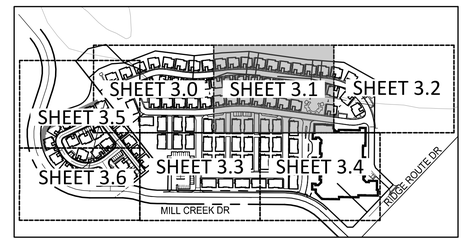
- STREET CENTERLINE
- RIGHT OF WAY (R/W)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY (R/W)

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



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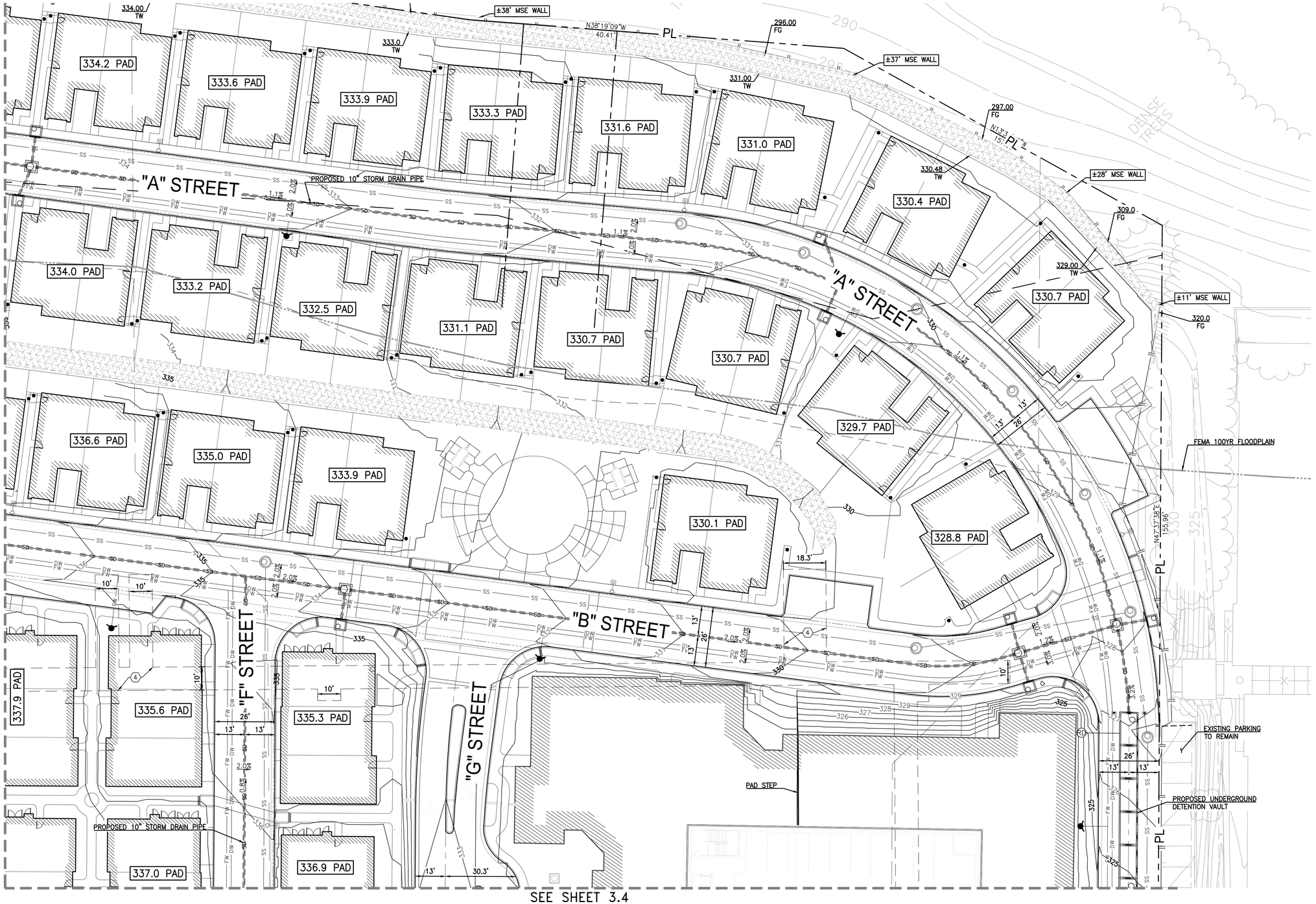
CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.1

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

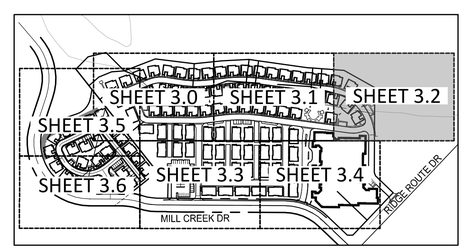
- STREET CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SEWER PIPE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER
- DOMESTIC WATER
- FIRE HYDRANT
- STORM DRAIN
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL
- GAS
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING
- WATER POC TO BUILDING
- ROOF DRAIN
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87–502144, AND RE–RECORDED JUNE 1, 19989, INSTRUMENT NO.89–289215, AND RE–RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99–811213, OF OFFICIAL RECORDS.



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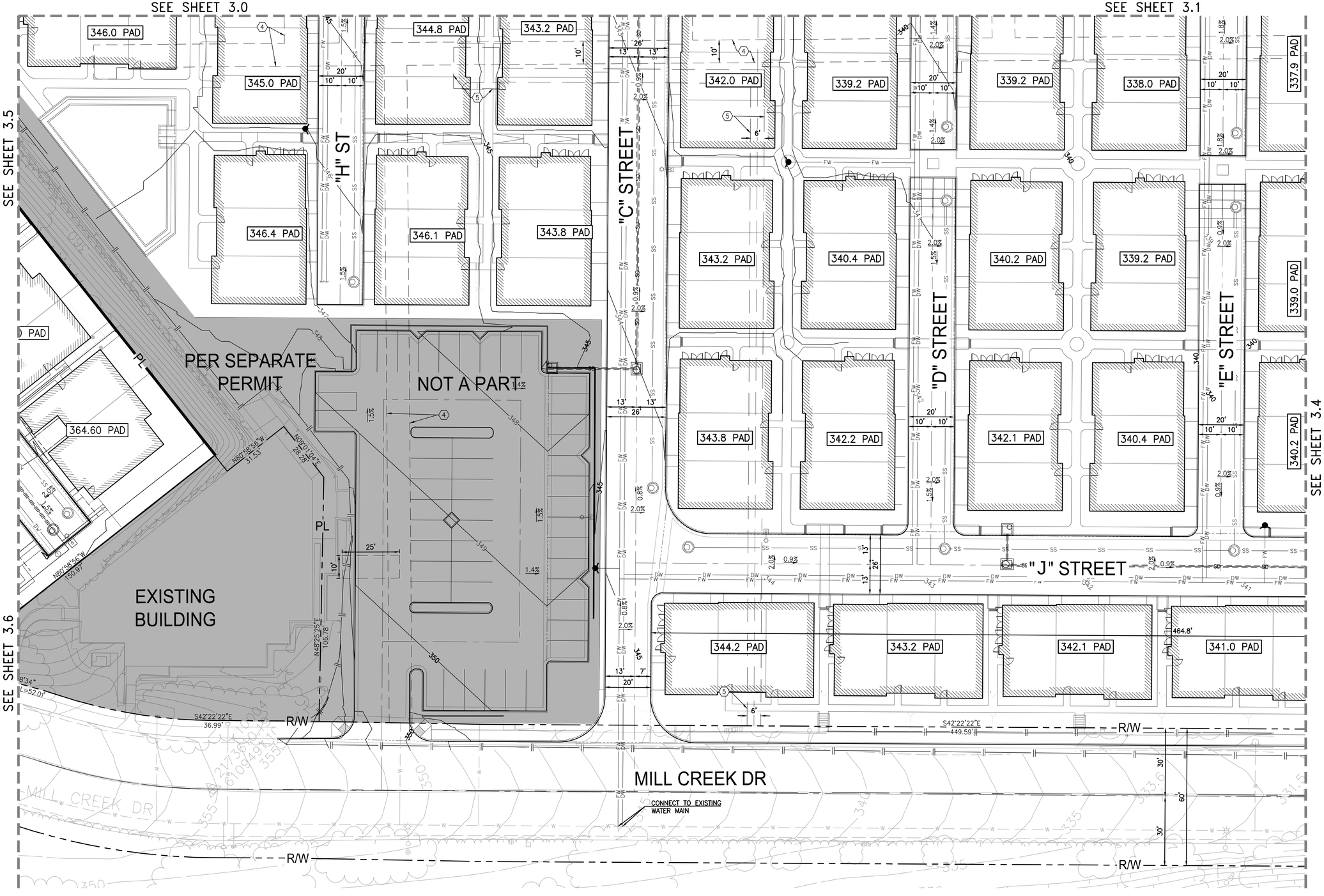
CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.2

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SEWER PIPE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER
- DOMESTIC WATER
- FIRE HYDRANT
- STORM DRAIN
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL
- GAS
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING
- WATER POC TO BUILDING
- ROOF DRAIN
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

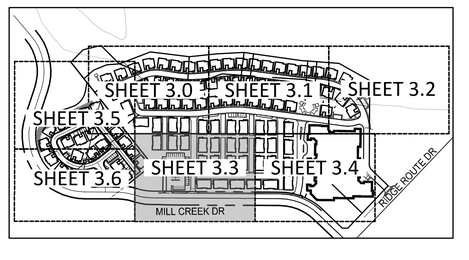
- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87–502144, AND RE–RECORDED JUNE 1, 19989, INSTRUMENT NO.89–289215, AND RE–RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99–811213, OF OFFICIAL RECORDS.

(5) EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88–447131, AND RE–RECORDED JULY 18, 1989, INSTRUMENT NO. 89–377312, OF OFFICIAL RECORDS.

(8) EASEMENT FOR INSTALL, ENLARGE, CONSTRUCT, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN REPAIR, IMPROVE AND RELOCATE PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, RECORDED NOVEMBER 2,1999, INSTRUMENT NO. 99–767419, OFFICIAL RECORDS.



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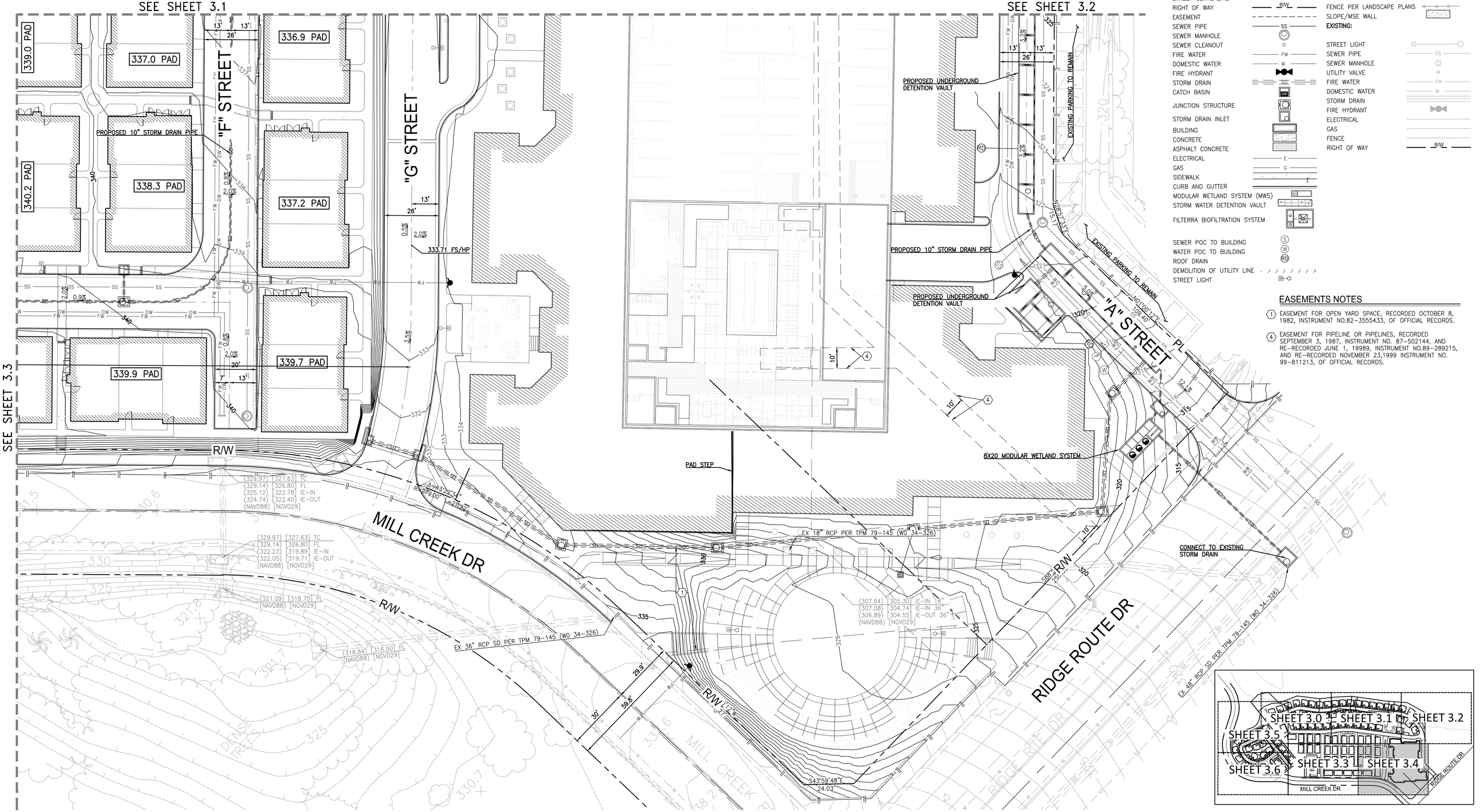
CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.3

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SEWER PIPE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER
- DOMESTIC WATER
- FIRE HYDRANT
- STORM DRAIN
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL
- GAS
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING
- WATER POC TO BUILDING
- ROOF DRAIN
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY

EASEMENTS NOTES

(1) EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

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1"=20'-0" SCALE

0 20 40

NORTH

URBAN ARENA

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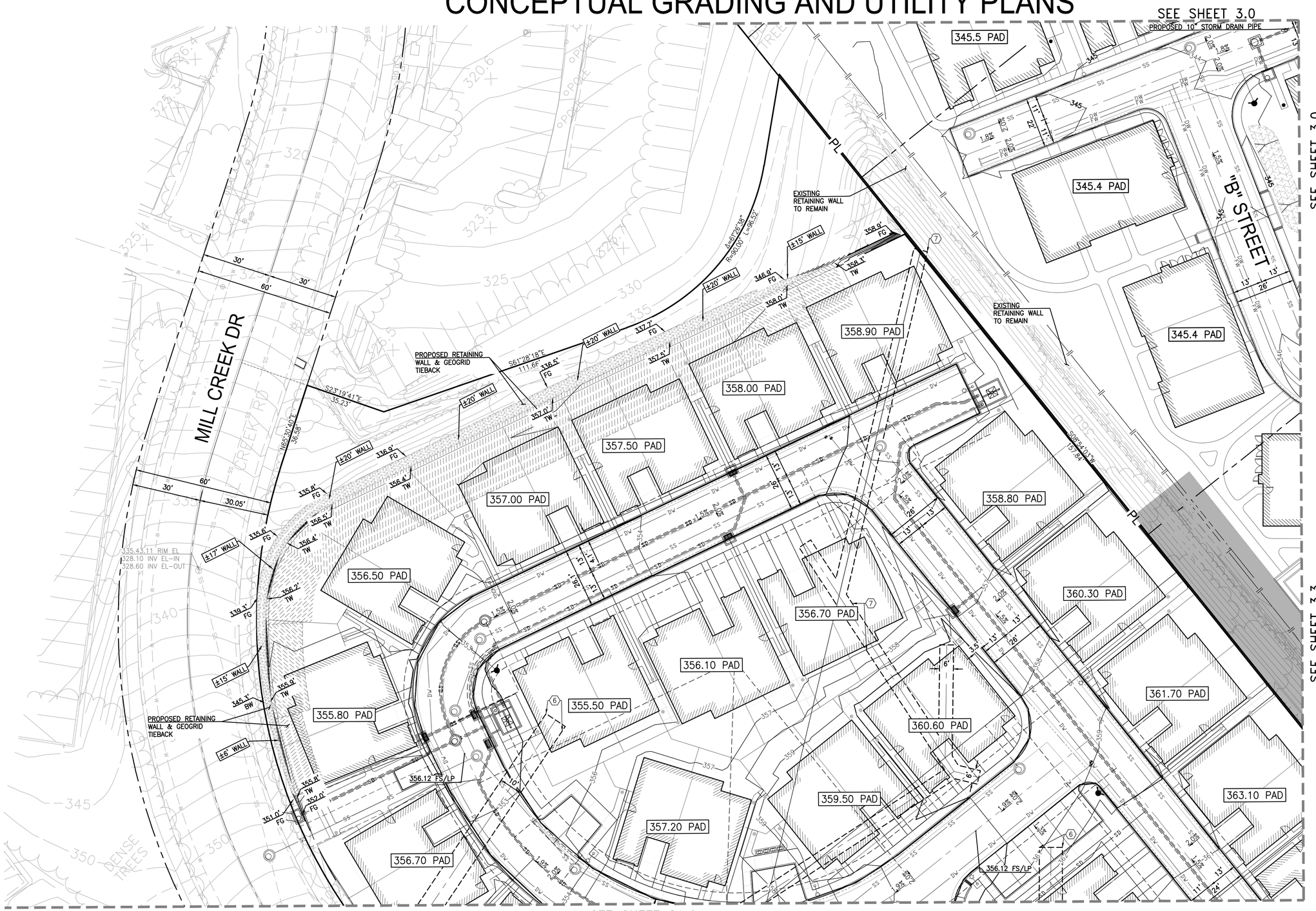
CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.4

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SEWER PIPE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER
- DOMESTIC WATER
- FIRE HYDRANT
- STORM DRAIN
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL
- GAS
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING
- WATER POC TO BUILDING
- ROOF DRAIN
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

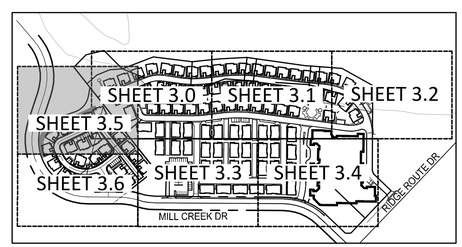
EXISTING:

- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY

EASEMENTS NOTES

EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84–027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.

EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 12, 1984 AS INSTRUMENT NO. 84–423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'–0" SCALE
0 20 40

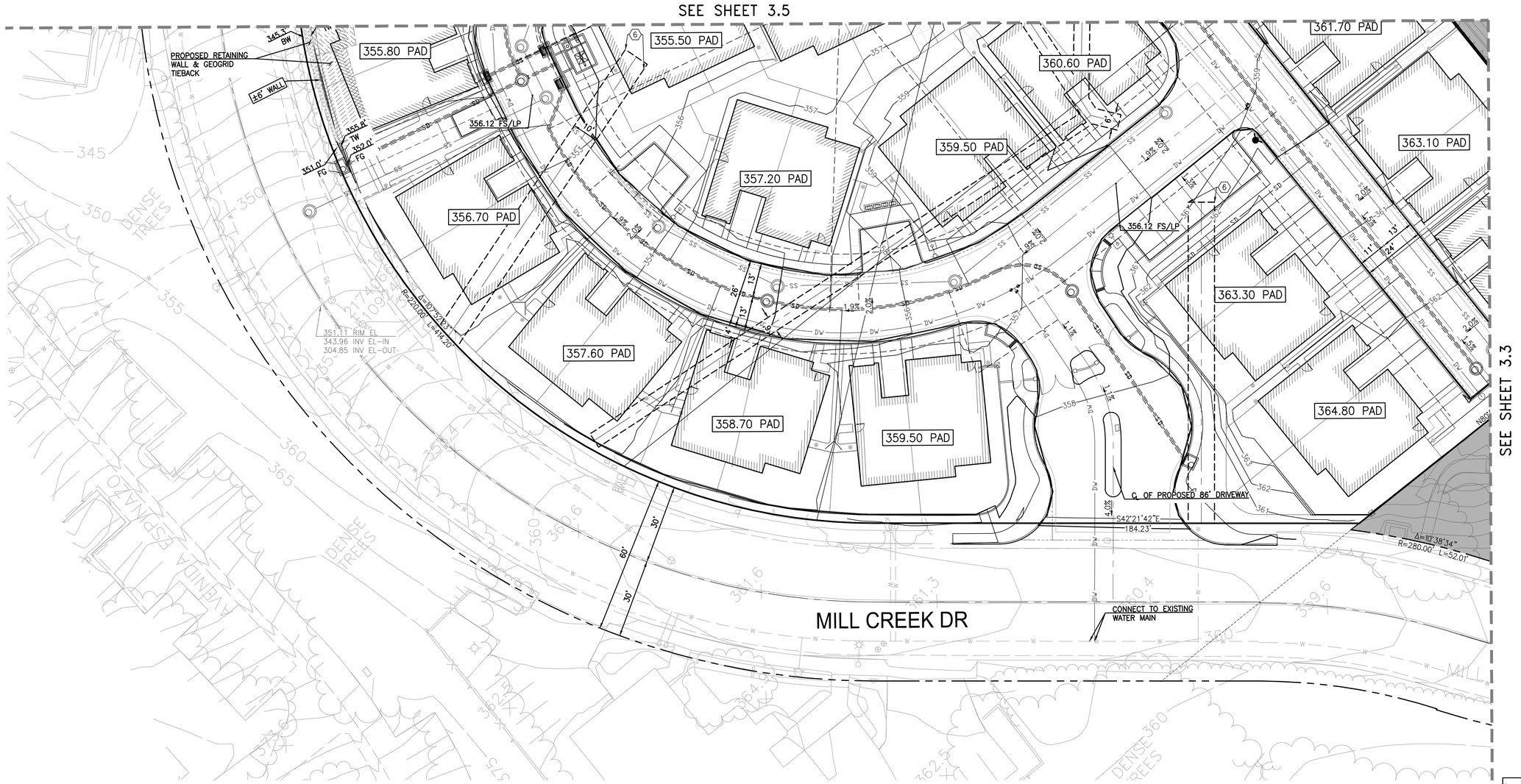
NORTH

URBAN ARENA

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014–002 GP.DWG (01–17–2025 9:20:20AM) Plotted by: JBlackwelder

CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.5

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

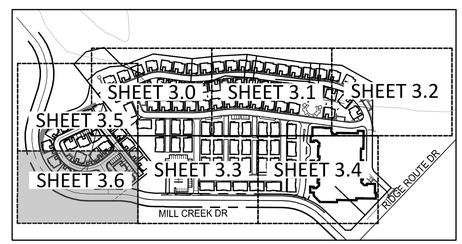
- STREET CENTERLINE
- RIGHT OF WAY (R/W)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY (R/W)

EASEMENTS NOTES

(6) EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 20 | 24

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

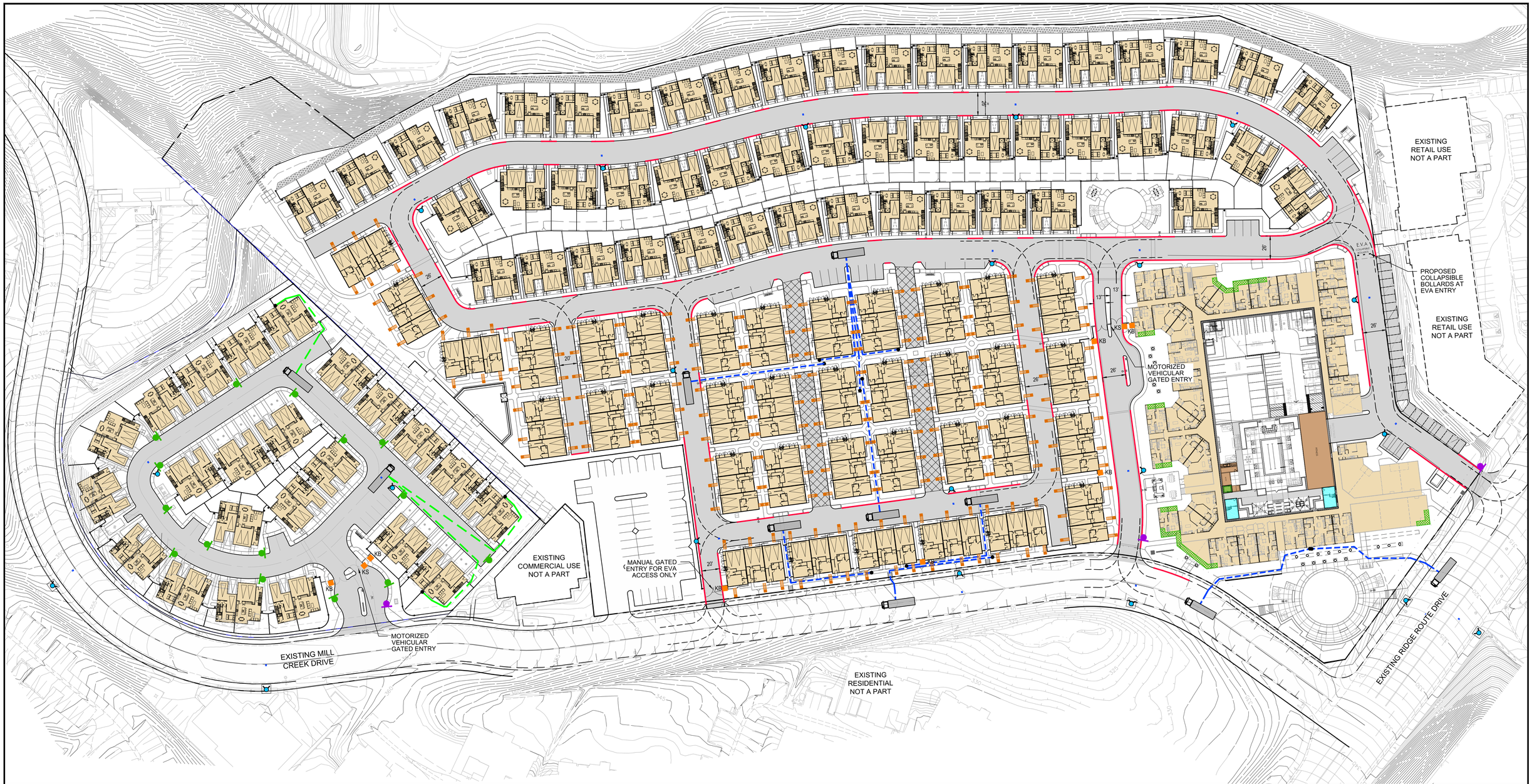
1"=20'-0" SCALE
0 20 40

NORTH

URBAN ARENA

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 GP.DWG (01-17-2025 9:20:39AM) Plotted by: JBlackwelder

CONCEPTUAL GRADING AND DRAINAGE PLAN | 3.6



LEGEND

- EXISTING PUBLIC FIRE HYDRANT WITH BLUE MARKER.
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE MARKER.
- 150' HOSE PULL DISTANCE
- 300' HOSE PULL DISTANCE FOR DUPLEX UNITS ONLY
- PROPOSED FIRE LANE ENTRY SIGN PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- PROPOSED FIRE LANE NO PARKING SIGN PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- PROPOSED PAINTED RED CURB FIRE LANE NO PARKING MARKINGS PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- INDICATES PROPOSED BUILDINGS
- INDICATES ENCLOSED INTERIOR PORTIONS AT THE AMENITY DECK AT THE TOP LEVEL OF THE PARKING STRUCTURE
- INDICATES STAIR LOCATIONS AT THE AMENITY DECK ON TOP LEVEL OF THE PARKING STRUCTURE
- INDICATES ELEVATOR LOCATION AT THE AMENITY DECK ON TOP LEVEL OF THE PARKING STRUCTURE
- PROPOSED PAVED ACCESS ROAD THAT SHALL BE DESIGNED TO MAINTAINED SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER OCFA B-01 GUIDELINE REQUIREMENTS.
- INDICATES ROADWAYS NOT REQUIRED FOR FIRE DEPARTMENT ACCESS
- FIRE APPARATUS TURNING RADII: 20' WIDE PATH WITH A 20' INSIDE RADIUS AND 40' OUTSIDE RADIUS (R=40', R=20', 20')
- INDICATES GROUND LADDERING ACCESS POINT TO RESCUE LOCATIONS TO SLEEPING AREAS AT THE 3RD LEVEL OF THE TRI-PLEX BUILDINGS. SEE OCFA LADDER PLACEMENT DETAIL PROVIDED ON SHEET F-2 FOR SETBACKS AND NOTES. (10', 3' PAD, SETBACK SEE DETAIL)
- INDICATES AERIAL TRUCK LADDER ACCESS 5-LEVEL APARTMENT BUILDING BETWEEN 20' - 40' FROM ACCESS ROAD ROADWAY
- KS — INDICATES APPROXIMATE LOCATION OF A SUB-KEYED KNOX KEY SWITCH FOR THE VEHICULAR ACCESS GATE
- KB — INDICATES APPROXIMATE LOCATION OF THE SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS FOR THE PEDESTRIAN WALK IN GATES AT THE PROJECT ENTRIES, AND THE MANUAL VEHICULAR GATE EVA.

NO.	DATE	REVISIONS
1		
2		
3		
4		

SCALE: 1" = 50'-0"

0 50' 100' 150' 200'

NORTH

PROJECT - PLAN TYPE	PLAN SET: "A"
PLAN CONTROL	DATE: 01/16/2025

CIVIL ENGINEER:
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960

PLANNING / ARCHITECT / LANDSCAPE:
URBAN ARENA
3195 RED HILL AVE, LOFT F
COSTA MESA, CA 92626
PHONE: (714) 754-4500

PREPARED FOR:
KINGSBARN CAPITAL & DEVELOPMENT
2500 SAND HILL ROAD, SUITE 320
MENIO PARK, CA 94025
PHONE: (650) 782-3300

PREPARED BY:
firesafe PLANNING, INC.
28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

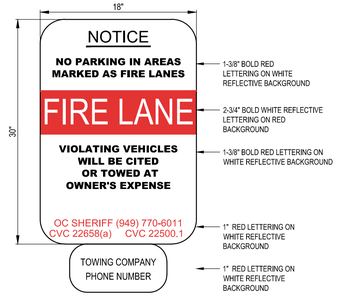
TERRAVITA
PRELIMINARY FIRE ACCESS PLAN
PRELIMINARY FIRE ACCESS LAYOUT

CITY OF LAGUNA HILLS, CALIFORNIA

ORANGE COUNTY FIRE AUTHORITY

SHEET F-1

FIRE LANE SIGN DETAILS

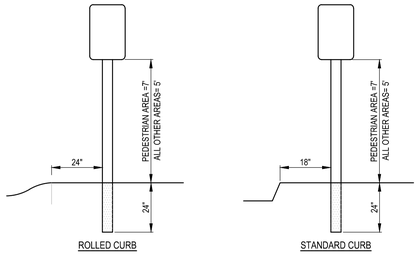


PROPOSED FIRE LANE ENTRY SIGN

NOTE: TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.



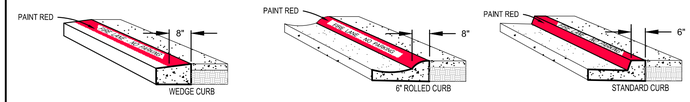
PROPOSED FIRE LANE NO PARKING SIGN



NOTES:
1. SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.
2. SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.
3. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED.

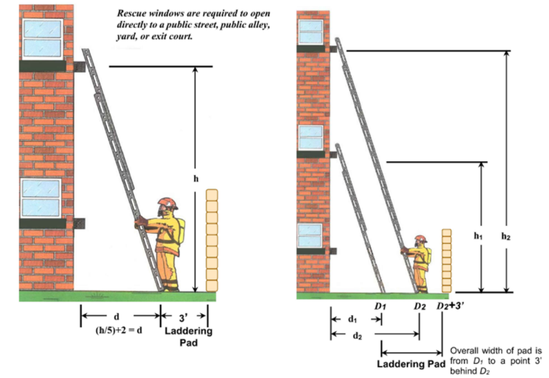
RED CURB DETAILS

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.



OCFA GROUND LADDERING REQUIREMENTS

ATTACHMENT 5
Ladder Pad Setback at Rescue Openings



Placement of Ladders

Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)
35'	9'-0"	25'	7'-0"	15'	5'-0"
34'	8'-10"	24'	6'-10"	14'	4' to 5'
33'	8'-7"	23'	6'-7"	13'	4' to 5'
32'	8'-5"	22'	6'-5"	12'	3' to 5'
31'	8'-2"	21'	6'-2"	11'	3' to 4'
30'	8'-0"	20'	6'-0"	10'	2' to 4'
29'	7'-10"	19'	5'-10"	9'	2' to 4'
28'	7'-7"	18'	5'-7"	8'	2' to 3'
27'	7'-5"	17'	5'-5"	7'	1' to 3'
26'	7'-2"	16'	5'-2"	<7'	1' to 2'

NO.	DATE	REVISIONS
1		
2		
3		
4		

PROJECT - PLAN TYPE	PLAN SET: "A"
PLAN CONTROL	DATE: 01//16/2025

CIVIL ENGINEER:
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960

PLANNING / ARCHITECT / LANDSCAPE:
URBAN ARENA
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firesafe PLANNING, INC.
28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

TERRAVITA
PRELIMINARY FIRE ACCESS PLAN
FORE ACCESS DETAILS AND NOTES

CITY OF LAGUNA HILLS, CALIFORNIA
ORANGE COUNTY FIRE AUTHORITY

SHEET
F-2
2 OF 2



LIGHTING FIXTURE LEGEND



A1
36W LED POST LIGHT ON 16FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3096 LUMENS



A2
10W LED BOLLARD TYPE 2 DISTRIBUTION
3000K - 774 LUMENS



A3
12.6W LED SIGN LIGHT
3000K - 1119 LUMENS

LED BUILDING LIGHT
**SHOWN FOR PHOTOMETRIC PURPOSES ONLY

SCALE: 1" = 40'

40' 20' 0' 40' 80'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CLIENT:
KINGSBARN REALTY CAPITAL
1645 Village Center Circle #200
Las Vegas, NV 89134
Phone: (702) 454-9000

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:

BASIS OF BEARING:

ENGINEER OF RECORD'S SEAL

Intelligent Lighting Systems
Design • Procurement
1255 W. COLTON AVE STE 610
REDLANDS, CA 92374
(424) 888-3071
SALES@LIGHTINGSYSTEMS.COM

PLANS PREPARED UNDER THE SUPERVISION OF:

NAME R.C.E. # EXP. DATE

CITY OF LAGUNA HILLS
ORANGE COUNTY

TERRIVITA
LAGUNA HILLS, CA
PHOTOMETRIC SITE PLAN

ACCT. NO.

SHEET EP1.1 OF 2

FOR: W.O CITY I. D. NO.



LIGHTING FIXTURE LEGEND



A1
36W LED POST LIGHT ON 16FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3096 LUMENS



A2
10W LED BOLLARD TYPE 2 DISTRIBUTION
3000K - 774 LUMENS



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PLANS PREPARED UNDER THE SUPERVISION OF:

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CITY OF LAGUNA HILLS
ORANGE COUNTY

TERRIVITA
LAGUNA HILLS, CA
PHOTOMETRIC SITE PLAN

ACCT. NO.

SHEET EP1.2 OF 2

FOR: W.O CITY I. D. NO.