

# ALTA/NSPS LAND TITLE SURVEY

## ASSESSOR PARCEL NUMBER:

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

## TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PROFORMA REPORT ORDER NO. NCS-1170610-HHLY, DATED PROFORMA TYPED JULY 6, 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, RETURNELL, 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, RETURNELL, 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 (E) 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:

- 10009 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.
- 10019 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.
- 10109 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 LQWD AND RMWJ 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 06059004264, 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 SERVIDUTES 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:

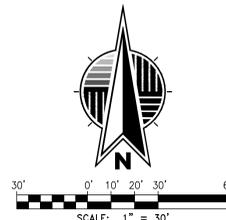
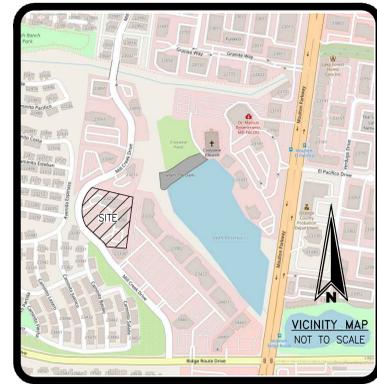
- SUBJECT PROPERTY LINES
- CENTERLINES
- EASEMENT LINES
- LOT LINES

## 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

KURT R. TROXELL, L.S. 7854  
DATE: 7/19/2023  
EMAIL: ktroxell@fuscoe.com



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



**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

M:\Mapping\4014\002\ALTA\ 2023\0014-002ALT.dwg | PLOT: 7/24/2023 3:56:18 PM

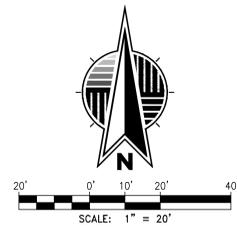
# ALTA/NSPS LAND TITLE SURVEY



- 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
  - ⊞ FIRE DEPARTMENT CONNECTION
  - ⊞ FIRE HYDRANT
  - ⊞ GAS VALVE
  - ⊞ LIGHT POLE
  - ⊞ TELEPHONE MANHOLE
  - ⊞ WATER VALVE

- LINE LEGEND:**
- SUBJECT PROPERTY LINES
  - - - CENTERLINES
  - · - · EASEMENT LINES
  - LOT LINES



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

ORIGINAL ISSUE DATE:

**FUSCOE ENGINEERING**  
 "BETTER CIRCLE THINKING"  
 15535 Sand Canyon Ave 949.474.1960  
 Suite 100 Irvine, California 92618 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\ALTA\NSPS\ALTA\_2023\0014-002ALT.dwg | PLOT: 7/24/2023 3:50:03 PM