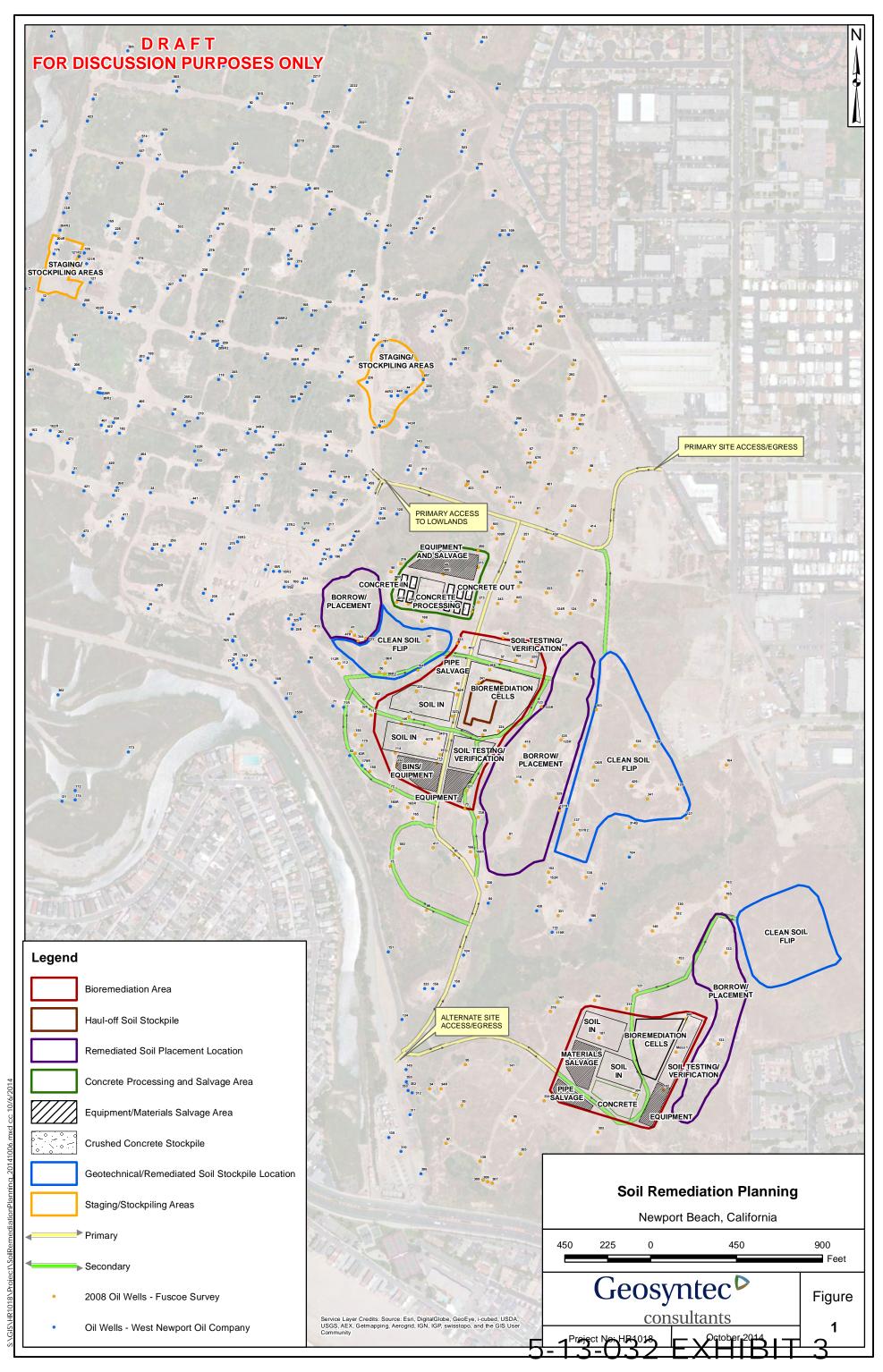


Page 1 of 1





Page 1 of 1

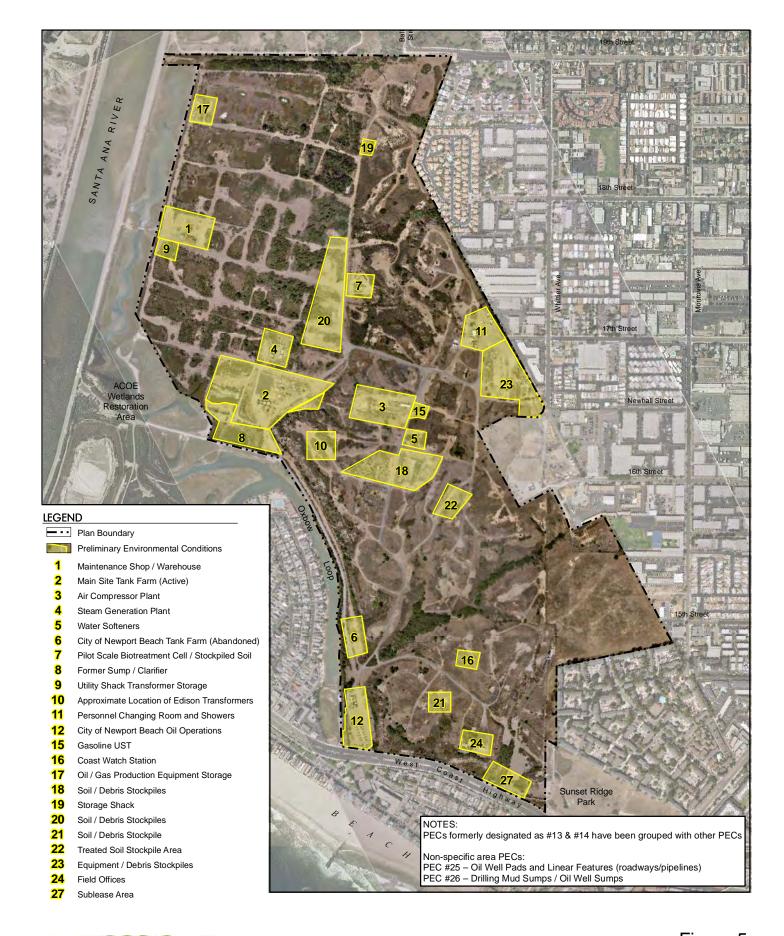
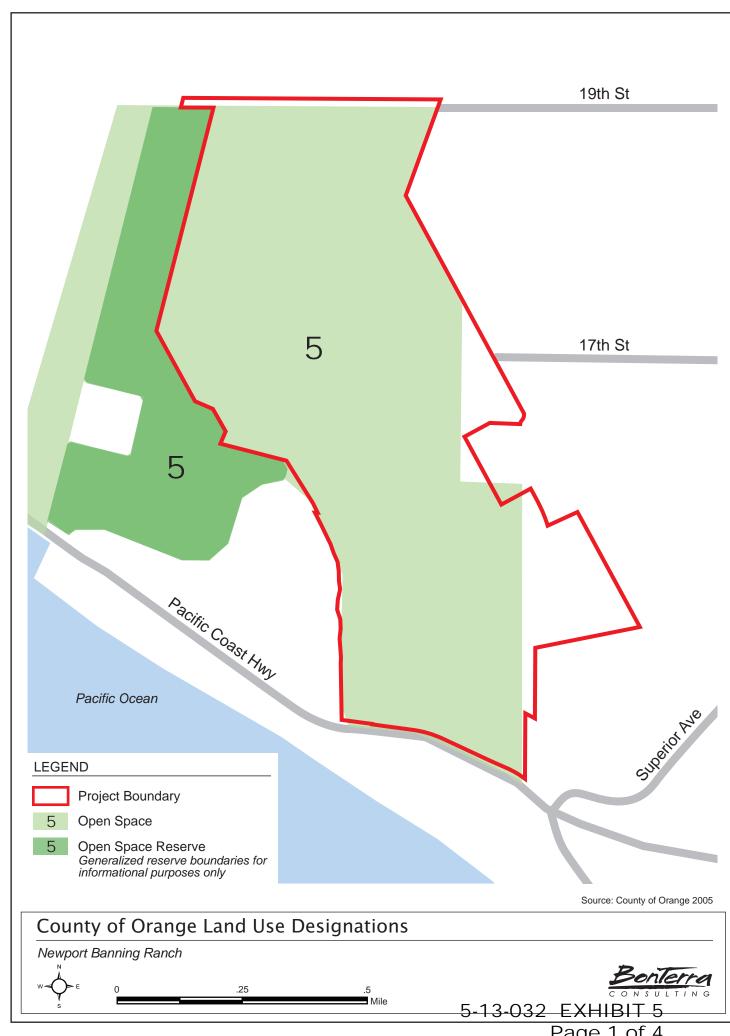
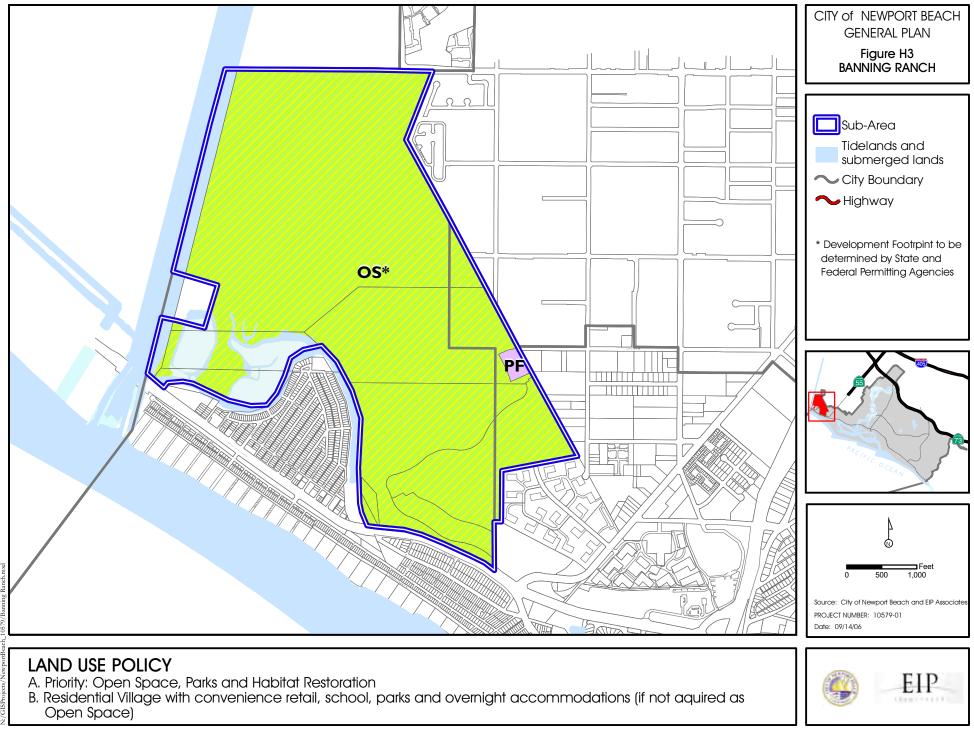




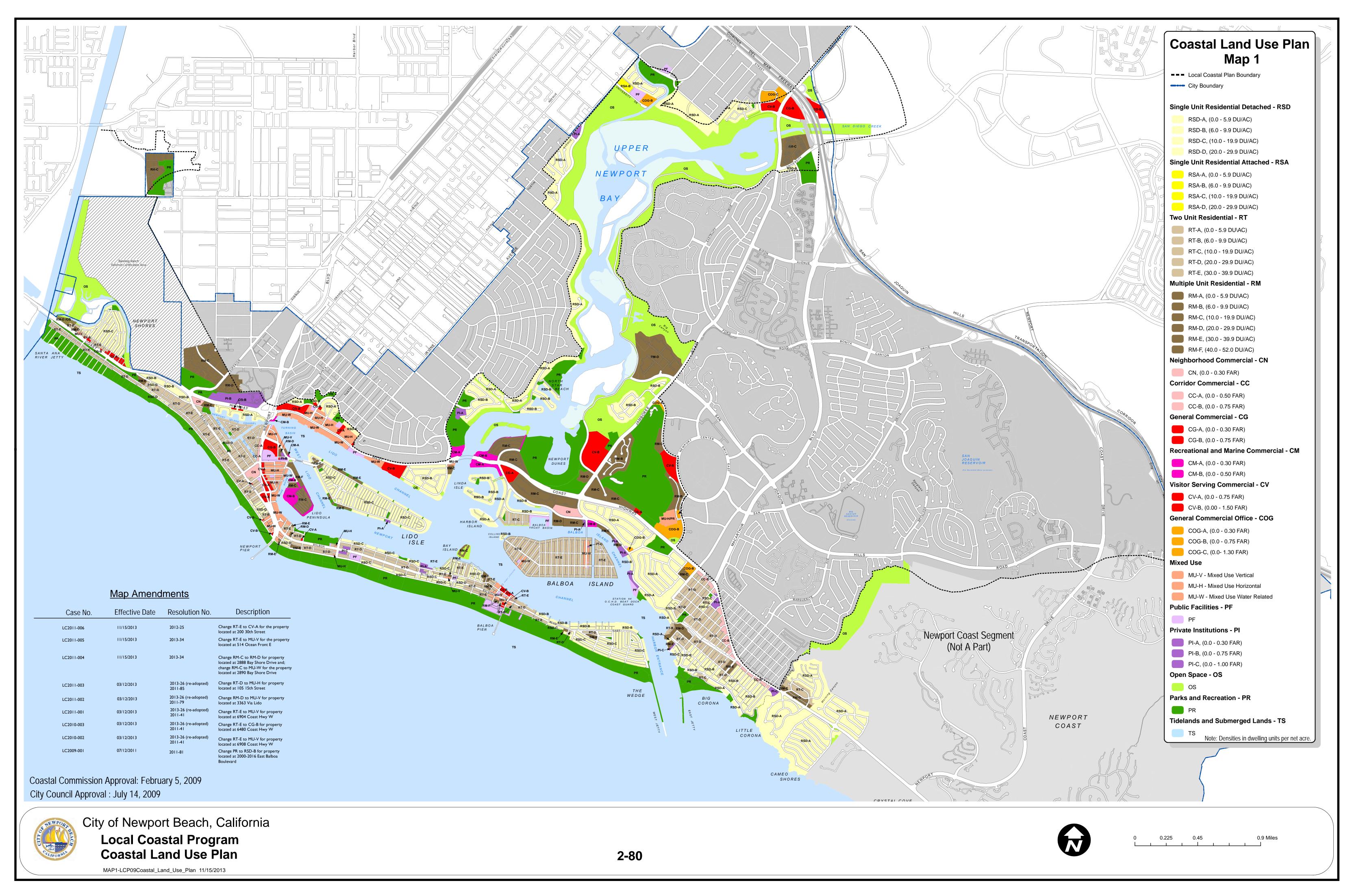
Figure 5



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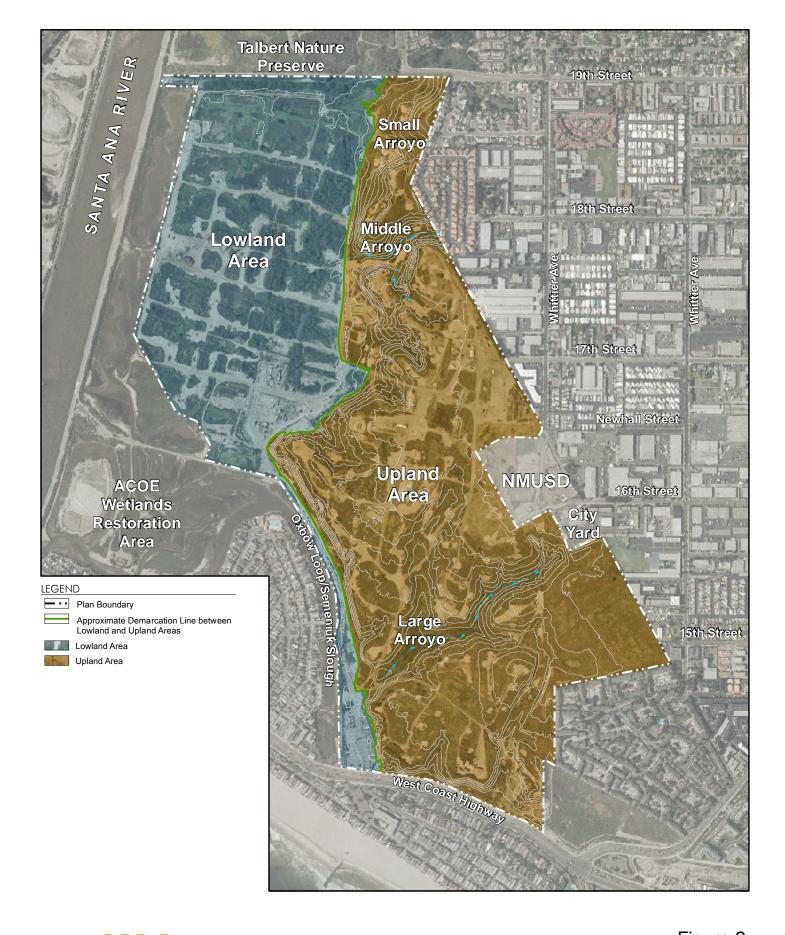




Figure 2
Topographic Areas and Features Map



NOTES:

- 1. EXISTING LAND USE: OIL EXTRACTION ADJACENT LAND USE:
 - N- RESIDENTIAL/OPEN SPACE
- S- RESIDENTIAL
- E- COMMERCIAL/RESIDENTIAL/INDUSTRIAL
- W- OPEN SPACE/RESIDENTIAL
- PROPOSED LAND USES: RESIDENTIAL, PARK, OIL EXRACTION/OPEN SPACE, COMMERCIAL, COASTAL
- 2. ZONING: PER THE NEWPORT BANNING RANCH PLANNED COMMUNITY ZONING.
- 3. DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF NEWPORT BEACH.
- 4. ALL PROPOSED UTILITIES TO BE UNDERGROUND ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY GAS: SOUTHERN CALIFORNIA GAS COMPANY TELEPHONE: PAC BELL CABLE CABLE: TIME WARNER
- 5. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURE SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- 6. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM CONVEYANCE SYSTEM CONSISTING OF VARYING SIZES OF CHANNELS, STORM DRAIN PIPES, CULVERTS, AREA DRAINS AND BROW DITCHES.
- 7. SIDEWALK RETURN TO BE PER CITY OF NEWPORT BEACH STANDARD PLAN NO. 181 AND TITLE 24 OF AMERICAN WITH DISABILITIES ACT.
- 8. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE ON MAP.
- 9. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
- 10. TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 19,330 LF.
- 11. TOTAL PROJECT ACREAGE IS 401 GROSS AC.
- 12. THERE ARE 209 NUMBERED LOTS AND 19 LETTERED LOTS. SEE LOT SUMMARY TABLES FOR PROPOSED LAND USE BY LOT
- 13. MULTIPLE FINAL TRACT MAPS CAN BE FILED FOR THIS TENTATIVE TRACT MAP.
- 14. THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE: 114-170-24, 43, 49, 50, 52, 72, 75, 77, 79, 83, & 424-041-04.
- 15. ALL EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, SOLID OR LIQUID WASTE DISPOSAL SITES, AND UNDERGROUND STRUCTURES WITHIN THE SUBDIVISION WILL BE ABANDONED PER THE GOVERNING AGENCIES SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 16. ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE DIVIDED ON THE FINAL MAPS INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
- 17. ALL FIRE ACCESS ROADS SHALL COMPLY WITH N.B. FIRE DEPARTMENT STANDARDS.

PROPOSED DEVIATIONS:

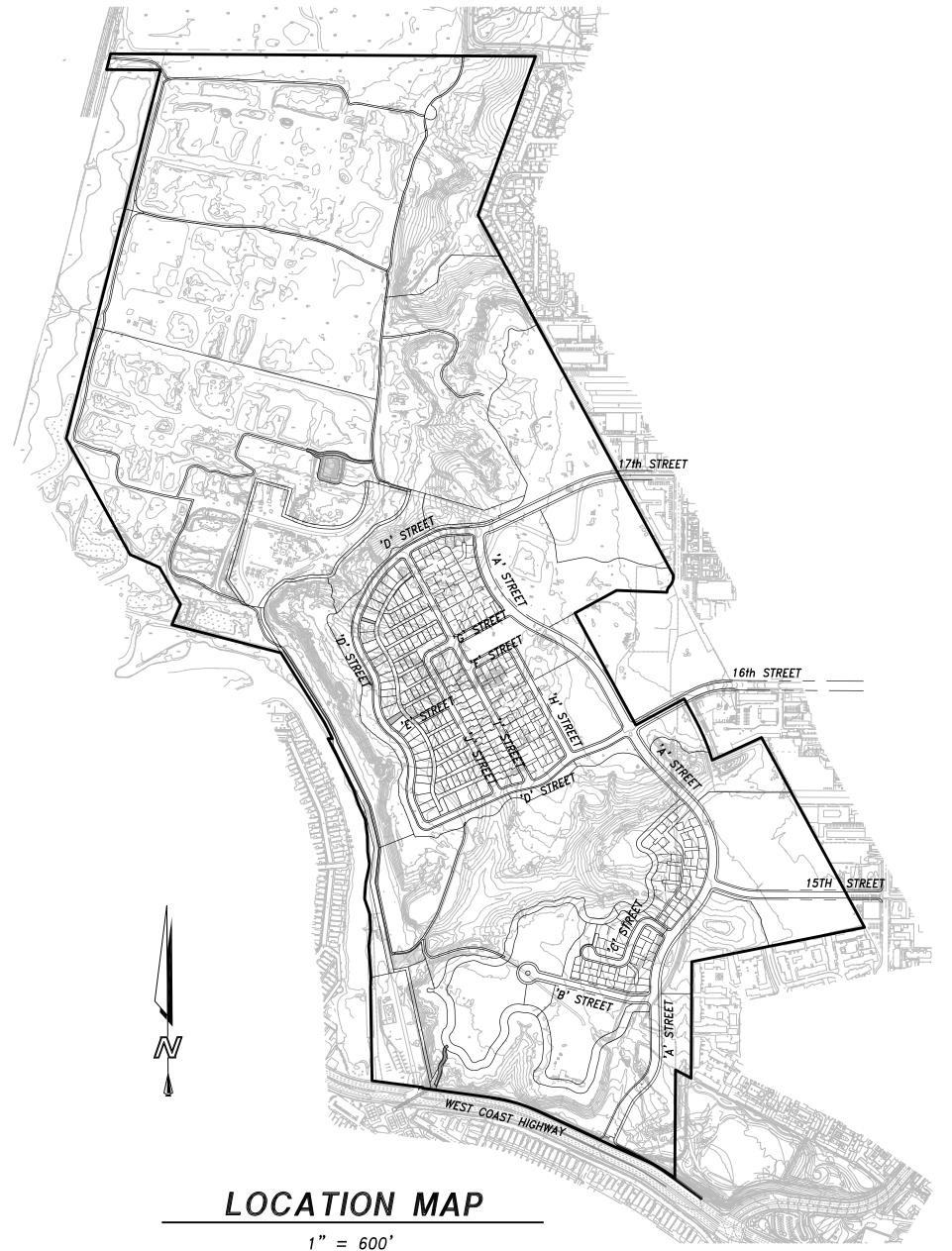
- 1. MODIFIED KNUCKLES ARE ALLOWABLE AS SHOWN AT THE BEND IN 'C' STREET AND 'E' STREET. SEE MODIFIED KNUCKLE DETAIL ON SHEET 2.
- 2. 5' WIDE BIKE LANES ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET AND 17TH STREET.
- 3. BIOSWALES/BIOCELLS WITH A 5' WALK OR 8' MEANDERING WALK ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET, 16TH STREET AND 17TH STREET.
- 4. SIDEWALK IS NOT PROPOSED ON THE WEST SIDE OF 'A' STREET (FROM WEST COAST HIGHWAY TO 'B' STREET), DUE TO THE ADJACENCY OF OPEN SPACE.
- 5. BIOSWALES/BIOCELLS ARE ALLOWABLE AS A PARKWAY TREATMENT ON LOCAL STREETS AS SHOWN ON TENTATIVE TRACT MAP.
- 6. AT CITY OF NEWPORT BEACH REQUEST. 'B' STREET (FROM WEST COAST HIGHWAY TO 'C' STREET) IS AT AN ALLOWABLE MAXIMUM CENTERLINE GRADIENT OF 8%.

TENTATIVE TRACT MAP NO. 17308

FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 387 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



STREET DEDICATIONS

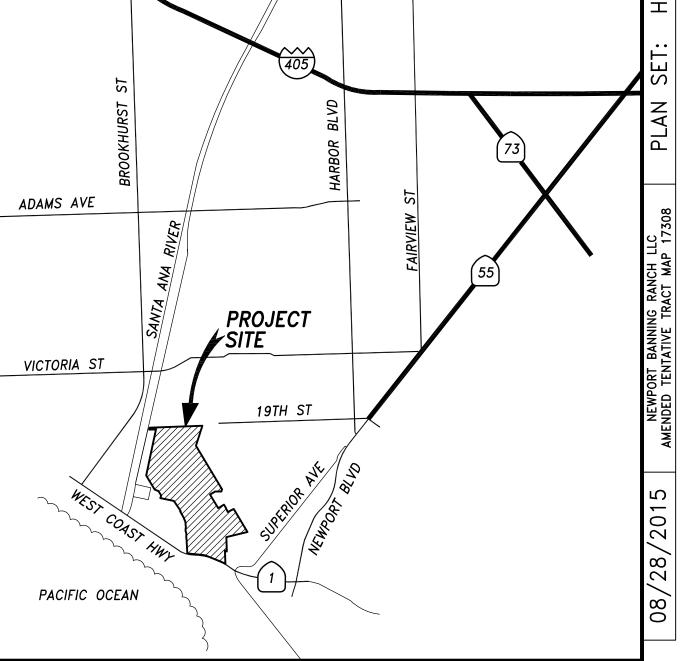
STREET	PROPOSED	LAND USE	MAINTENANCE RESPONSIBILITY
WEST COAST HIGHWAY	PUBLIC	STREET	CALTRANS
'A' STREET	PUBLIC	STREET	CITY
'B' STREET	PUBLIC	STREET	CITY
'C' STREET	PUBLIC	STREET	CITY
'D' STREET	PUBLIC	STREET	CITY
'E' STREET	PUBLIC	STREET	CITY
'F' STREET	PUBLIC	STREET	CITY
'G' STREET	PUBLIC	STREET	CITY
'H' STREET	PUBLIC	STREET	CITY
'I' STREET	PUBLIC	STREET	CITY
'J' STREET	PUBLIC	STREET	CITY
15TH STREET	PUBLIC	STREET	CITY
16TH STREET	PUBLIC	STREET	CITY
17TH STREET	PUBLIC	STREET	CITY
TOTAL			

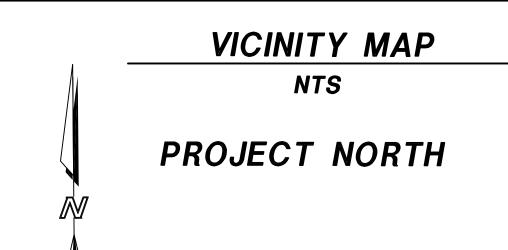
NOTE: CITY RESERVES THE RIGHT TO REQUIRE MAINTENANCE OF PARKWAY AND MEDIAN LANDSCAPE TO BE BY MASTER HOA.

APPROVED CHECKED BY:

LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
Α	OPEN SPACE	CONSERVATION
В	OPEN SPACE	CONSERVATION
C	OPEN SPACE	CONSERVATION
D	OPEN SPACE	CONSERVATION
E	OPEN SPACE	CONSERVATION
F	OPEN SPACE	CONSERVATION
G	OPEN SPACE	CONSERVATION
Н	OPEN SPACE	CONSERVATION
1	OPEN SPACE	CONSERVATION
J	OPEN SPACE	CONSERVATION
K	WATER DIFFUSING BASIN	CONSERVATION/HOA
L	OPEN SPACE	CONSERVATION
M	OPEN SPACE	CONSERVATION
N	OPEN SPACE	CONSERVATION
TATAL		

LOT NUMBER | PROPOSED LAND USE





OWNER/SUBDIVIDER NEWPORT BANNING RANCH LLC 1300 QUAIL STREET, SUITE 100 NEWPORT BEACH, CA 92660

MICHAEL A. MOHLER Authorized Signatory

SHEET INDEX:

LOT NUMBER | PROPOSED LAND USE

TITLE & LOT SUMMARY STREET SECTION & DETAILS

CROSS SECTIONS LOT SUBDIVISION 4-7

LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
1	WATER QUALITY BASIN	CONSERVATION
2	INTERIM OIL OPERATION SITE	OIL OPERATOR
3	MIXED USE/RESIDENTIAL	НОА
4	MIXED USE/RESIDENTIAL	НОА
5	LANDSCAPE	HOA
6	RESIDENTIAL	HOMEOWNER
7	RESIDENTIAL	HOMEOWNER
8	RESIDENTIAL	HOMEOWNER
9	LANDSCAPE	НОА
10	RESIDENTIAL	HOMEOWNER
11	RESIDENTIAL	HOMEOWNER
12	RESIDENTIAL	HOMEOWNER
13	RESIDENTIAL	HOMEOWNER
14	RESIDENTIAL	HOMEOWNER
15	RESIDENTIAL	HOMEOWNER
16	RESIDENTIAL	HOMEOWNER
17	RESIDENTIAL	HOMEOWNER
18	RESIDENTIAL	HOMEOWNER
19	RESIDENTIAL	HOMEOWNER
20	RESIDENTIAL	HOMEOWNER
21	RESIDENTIAL	HOMEOWNER
22	RESIDENTIAL	HOMEOWNER
23	RESIDENTIAL	HOMEOWNER
24	RESIDENTIAL	HOMEOWNER
25	RESIDENTIAL	HOMEOWNER
26	RESIDENTIAL	HOMEOWNER
27	RESIDENTIAL	HOMEOWNER
28	RESIDENTIAL	HOMEOWNER
29	RESIDENTIAL	HOMEOWNER
30	RESIDENTIAL	HOMEOWNER
31	RESIDENTIAL	HOMEOWNER
32	LANDSCAPE	НОА
33	RESIDENTIAL	HOMEOWNER
34	RESIDENTIAL	HOMEOWNER
35	RESIDENTIAL	HOMEOWNER

RESIDENTIAL

HOMEOWNER

		RESPONSIBILITY		
37	RESIDENTIAL	HOMEOWNER		
38	RESIDENTIAL	HOMEOWNER		
39	RESIDENTIAL	HOMEOWNER		
40	RESIDENTIAL	HOMEOWNER		
41	RESIDENTIAL	HOMEOWNER		
42	RESIDENTIAL	HOMEOWNER		
43	RESIDENTIAL	HOMEOWNER		
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48	RESIDENTIAL	HOMEOWNER		
49	RESIDENTIAL	HOMEOWNER		
50	RESIDENTIAL	HOMEOWNER		
51	RESIDENTIAL	HOMEOWNER		
52	RESIDENTIAL	HOMEOWNER		
53	LANDSCAPE	НОА		
54	RESIDENTIAL	HOMEOWNER		
55	RESIDENTIAL	HOMEOWNER		
56	RESIDENTIAL	HOMEOWNER		
57	RESIDENTIAL	HOMEOWNER		
58	ALLEY	НОА		
59	RESIDENTIAL	HOMEOWNER		
60	RESIDENTIAL	HOMEOWNER		
61	RESIDENTIAL	HOMEOWNER		
62	RESIDENTIAL	HOMEOWNER		
63	RESIDENTIAL	HOMEOWNER		
64	LANDSCAPE	НОА		
65	RESIDENTIAL	HOMEOWNER		
66	RESIDENTIAL	HOMEOWNER		
67	RESIDENTIAL	HOMEOWNER		
68	RESIDENTIAL	HOMEOWNER		
69	RESIDENTIAL	HOMEOWNER		
70	RESIDENTIAL	HOMEOWNER		
71	RESIDENTIAL	HOMEOWNER		
72	RESIDENTIAL	HOMEOWNER		
73	LANDSCAPE	НОА		
		· · · · · · · · · · · · · · · · · · ·		

MAINTENANCE

LOT NUMBER | PROPOSED LAND USE

LOT NUMBER	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
74	RESIDENTIAL	HOMEOWNER
75	RESIDENTIAL	HOMEOWNER
76	LANDSCAPE	НОА
77	RESIDENTIAL	HOMEOWNER
78	RESIDENTIAL	HOMEOWNER
79	RESIDENTIAL	HOMEOWNER
80	RESIDENTIAL	HOMEOWNER
81	RESIDENTIAL	RESIDENTIAL
82	RESIDENTIAL	HOMEOWNER
83	RESIDENTIAL	HOMEOWNER
84	RESIDENTIAL	HOMEOWNER
85	RESIDENTIAL	HOMEOWNER
86	RESIDENTIAL	HOMEOWNER
87	RESIDENTIAL	HOMEOWNER
88	RESIDENTIAL	HOMEOWNER
89	RESIDENTIAL	HOMEOWNER
90	RESIDENTIAL	HOMEOWNER
91	RESIDENTIAL	HOMEOWNER
92	RESIDENTIAL	HOMEOWNER
93	RESIDENTIAL	HOMEOWNER
94	RESIDENTIAL	HOMEOWNER
95	RESIDENTIAL	HOMEOWNER
96	ALLEY	НОА
97	RESIDENTIAL	HOMEOWNER
98	RESIDENTIAL	HOMEOWNER
99	RESIDENTIAL	HOMEOWNER
100	RESIDENTIAL	HOMEOWNER
101	RESIDENTIAL	HOMEOWNER
102	RESIDENTIAL	HOMEOWNER
103	RESIDENTIAL	HOMEOWNER
104	RESIDENTIAL	HOMEOWNER
105	RESIDENTIAL	HOMEOWNER
106	RESIDENTIAL	HOMEOWNER
107	RESIDENTIAL	HOMEOWNER
108	RESIDENTIAL	HOMEOWNER
109	RESIDENTIAL	HOMEOWNER
110	RESIDENTIAL	HOMEOWNER

111	RESIDENTIAL	HOMEOWNER		
112	RESIDENTIAL	HOMEOWNER		
113	LANDSCAPE	HOA		
114	RESIDENTIAL	HOMEOWNER		
115	RESIDENTIAL	HOMEOWNER		
116	RESIDENTIAL	HOMEOWNER		
117	RESIDENTIAL	HOMEOWNER		
118	RESIDENTIAL	HOMEOWNER		
119	RESIDENTIAL	HOMEOWNER		
120	RESIDENTIAL	HOMEOWNER		
121	RESIDENTIAL	HOMEOWNER		
122	RESIDENTIAL	HOMEOWNER		
123	RESIDENTIAL	HOMEOWNER		
124	RESIDENTIAL	HOMEOWNER		
125	RESIDENTIAL	HOMEOWNER		
126	LANDSCAPE	НОА		
127	RESIDENTIAL	HOMEOWNER		
128	RESIDENTIAL	HOMEOWNER/HOA		
129	RESIDENTIAL	HOMEOWNER/HOA		
130	RESIDENTIAL	HOMEOWNER		
131	RESIDENTIAL	HOMEOWNER		
132	RESIDENTIAL	HOMEOWNER		
133	RESIDENTIAL	HOMEOWNER		
134	RESIDENTIAL	HOMEOWNER		
135	RESIDENTIAL	HOMEOWNER		
136	RESIDENTIAL	HOMEOWNER		
137	RESIDENTIAL	HOMEOWNER		
138	RESIDENTIAL	HOMEOWNER		
139	RESIDENTIAL	HOMEOWNER		
140	RESIDENTIAL	HOMEOWNER		
141	RESIDENTIAL	HOMEOWNER		
142	RESIDENTIAL	HOMEOWNER		
143	RESIDENTIAL	HOMEOWNER		
144	RESIDENTIAL	HOMEOWNER		
145	RESIDENTIAL	HOMEOWNER		
146	RESIDENTIAL	HOMEOWNER		
147	RESIDENTIAL	HOMEOWNER		

LOT NUMBER | PROPOSED LAND USE

MAINTENANCE RESPONSIBILITY

		RESPONSIBILITY		
148	RESIDENTIAL	HOMEOWNER		
149	RESIDENTIAL	HOMEOWNER		
150	RESIDENTIAL	HOMEOWNER		
151	RESIDENTIAL	HOMEOWNER		
152	RESIDENTIAL	HOMEOWNER		
153	RESIDENTIAL	HOMEOWNER		
154	RESIDENTIAL	HOMEOWNER		
155	RESIDENTIAL	HOMEOWNER		
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160	RESIDENTIAL	HOMEOWNER		
161	RESIDENTIAL	HOMEOWNER		
162	RESIDENTIAL	HOMEOWNER		
163	RESIDENTIAL	HOMEOWNER		
164	RESIDENTIAL	HOMEOWNER		
165	RESIDENTIAL	HOMEOWNER		
166	RESIDENTIAL	HOMEOWNER		
167	RESIDENTIAL	HOMEOWNER		
168	RESIDENTIAL	HOMEOWNER		
169	RESIDENTIAL	HOMEOWNER		
170	RESIDENTIAL	HOMEOWNER		
171	LANDSCAPE	CONSERVATION		
172	ACCESS ROAD	OIL OPERATOR/HOA		
173	PARK	НОА		
174	PARK	НОА		
175	PARK	НОА		
176	PARK	CITY		
177	OPEN SPACE	CONSERVATION		
178	PARK	CITY		
179	PARK	CITY		
180	OPEN SPACE	CONSERVATION		
181	RESIDENTIAL	HOMEOWNER		
182	RESIDENTIAL	HOMEOWNER		
183	LANDSCAPE	НОА		
184	RESIDENTIAL	HOMEOWNER		

		RESPONSIBILITY
185	RESIDENTIAL	HOMEOWNER
186	OPEN SPACE	CONSERVATION
187	LANDSCAPE	НОА
188	PARK	НОА
189	PARK	НОА
190	COMMERCIAL	OWNER
191	PARK	НОА
192	RESIDENTIAL	HOMEOWNER/HOA
193	RESORT	OWNER
194	RESORT	OWNER
195	OPEN SPACE	CONSERVATION
196	LANDSCAPE	НОА
197	PARK	НОА
198	RESIDENTIAL	НОА
199	INTERIM OIL OPERATION SITE	OIL OPERATOR
200	LANDSCAPE	НОА
201	ALLEY	НОА
202	ALLEY	НОА
203	ALLEY	НОА
204	ALLEY	НОА
205	ALLEY	НОА
206	ALLEY	НОА
207	ALLEY	НОА
208	ALLEY	НОА
209	ACCESS ROAD	OIL OPERATOR/HOA

PREPARED UNDER THE SUPERVISION OF:						
NO. 0445668				DRAWN BY:	IL	
Exp. 06/30/16				DESIGNED BY:		
JOHN C. OLIVIER RCE 044568 EXP. 03/31/12	1 08/20/15 REVISE TO INCORPORATE OF NO. DATE	CCC SUBMITTAL REVISIONS	APPROVED	CHECKED BY:	JO	

REVISIONS

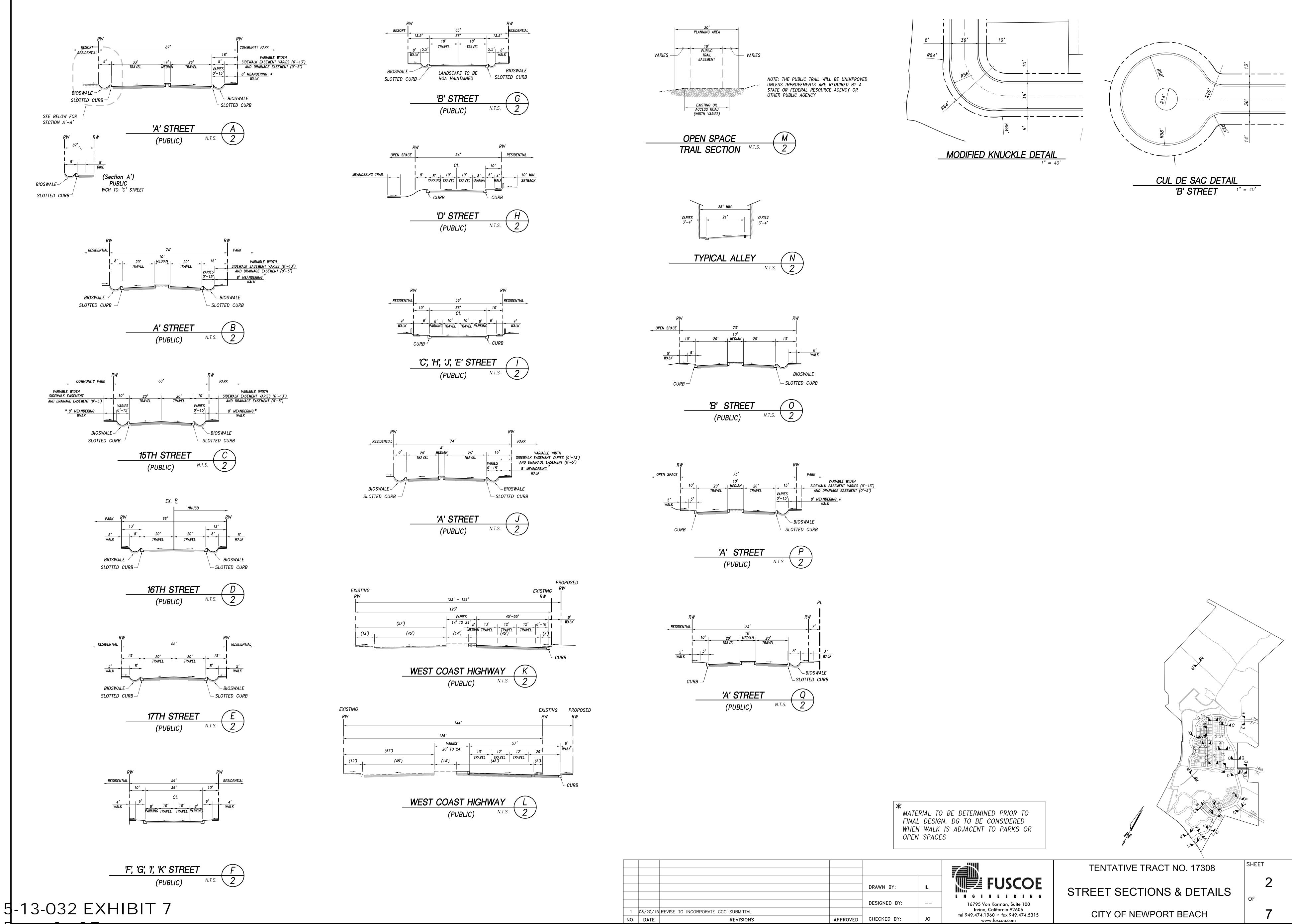
NO. DATE

Irvine, California 92606 tel 949.474.1960 ° fax 949.474.5315

MAINTENANCE

TENTATIVE TRACT NO. 17308 TITLE SHEET

CITY OF NEWPORT BEACH



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