

LEGAL DESCRIPTION:

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

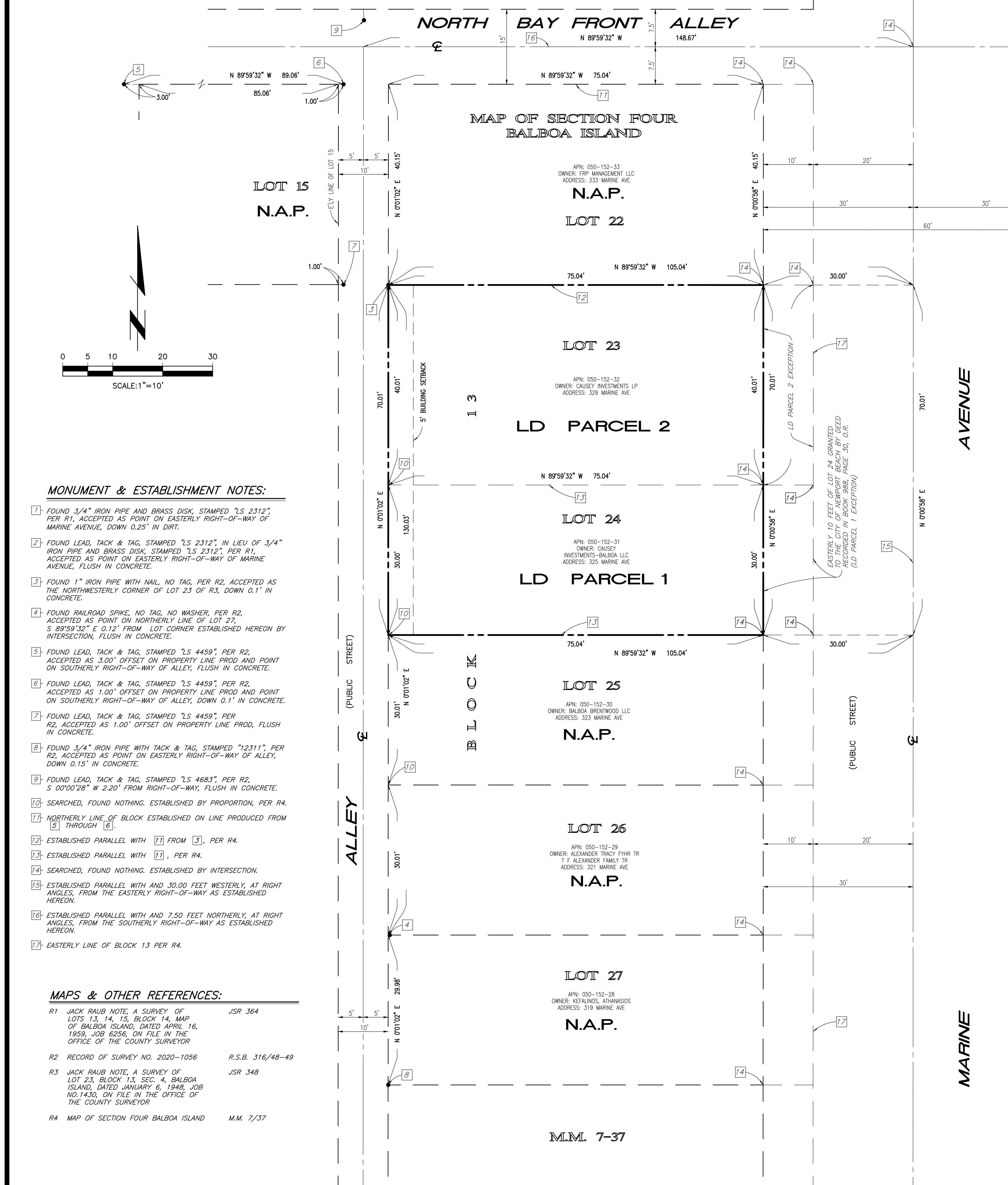
PARCEL 1: LOT 24 IN BLOCK 13 OF "SECTION 4, BALBOA ISLAND" IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. EXCEPT THE EASTERLY 10 FEET GRANTED TO THE CITY OF NEWPORT BEACH BY DEED RECORDED IN BOOK 988 PAGE 30 OF OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS:

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1210741-541 DATED FEBRUARY 29, 2024. NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID COMMITMENT FOR TITLE INSURANCE IS ASSUMED BY THE SURVEYOR.

SURVEYOR'S NOTES:

- 1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: CAUSEY INVESTMENTS, LP, A CALIFORNIA LIMITED PARTNERSHIP.
2. PROJECT ADDRESS: 325, 327, 329 & 331 MARINE AVENUE NEWPORT BEACH, CALIFORNIA
3. ASSESSOR'S PARCEL NUMBERS: 050-152-31 050-152-32
4. PARCEL AREAS: LAND DESCRIBED IN TITLE REPORT: 5,254 S.F./ 0.121 ACRES EXISTING STREET AREA: 0 S.F./ 0.000 ACRES PROPOSED STREET AREA: 0 S.F./ 0.000 ACRES NET AREA = FEE - STREET: 5,254 S.F./ 0.121 ACRES
5. ZONING INFORMATION: (THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF NEWPORT BEACH ZONING MAP) GENERAL ZONE DESIGNATION: MU-M2 MIXED USE WATER RELATED SPECIAL ZONE: COASTAL ZONE
NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF PARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE AS WELL AS ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS, FOR A GREATER DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.



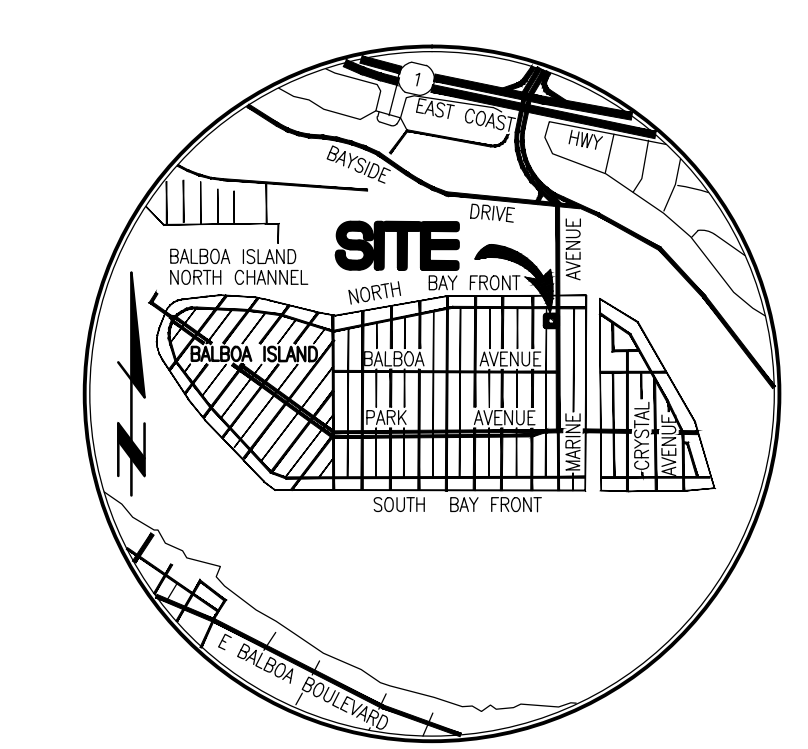
MONUMENT & ESTABLISHMENT NOTES:

- 1. FOUND 3/4" IRON PIPE AND BRASS DISK, STAMPED "S 2312" PER R1, ACCEPTED AS POINT ON EASTERLY RIGHT-OF-WAY OF MARINE AVENUE, DOWN 0.25' IN DIRT.
2. FOUND LEAD, TACK & TAG, STAMPED "S 2312", IN LIEU OF 3/4" IRON PIPE AND BRASS DISK, STAMPED "S 2312", PER R1, ACCEPTED AS POINT ON EASTERLY RIGHT-OF-WAY OF MARINE AVENUE, FLUSH IN CONCRETE.
3. FOUND 1" IRON PIPE WITH NAIL, NO TAG, PER R2, ACCEPTED AS THE NORTHWESTERLY CORNER OF LOT 23 OF R3, DOWN 0.1' IN CONCRETE.
4. FOUND RAILROAD SPIKE, NO TAG, NO WASHER, PER R2, ACCEPTED AS POINT ON NORTHERLY LINE OF LOT 27, S 89°59'32" E 0.12' FROM LOT CORNER ESTABLISHED HEREON BY INTERSECTION, FLUSH IN CONCRETE.
5. FOUND LEAD, TACK & TAG, STAMPED "S 4459" PER R2, ACCEPTED AS 3.00' OFFSET ON PROPERTY LINE PROD AND POINT ON SOUTHERLY RIGHT-OF-WAY OF ALLEY, FLUSH IN CONCRETE.
6. FOUND LEAD, TACK & TAG, STAMPED "S 4459" PER R2, ACCEPTED AS 1.00' OFFSET ON PROPERTY LINE PROD AND POINT ON SOUTHERLY RIGHT-OF-WAY OF ALLEY, DOWN 0.1' IN CONCRETE.
7. FOUND LEAD, TACK & TAG, STAMPED "S 4459" PER R2, ACCEPTED AS 1.00' OFFSET ON PROPERTY LINE PROD, FLUSH IN CONCRETE.
8. FOUND 3/4" IRON PIPE WITH TACK & TAG, STAMPED "12311", PER R2, ACCEPTED AS POINT ON EASTERLY RIGHT-OF-WAY OF ALLEY, DOWN 0.15' IN CONCRETE.
9. FOUND LEAD, TACK & TAG, STAMPED "S 4683", PER R2, S 00°00'28" W 2.20' FROM RIGHT-OF-WAY, FLUSH IN CONCRETE.
10. SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION, PER R4.
11. NORTHERLY LINE OF BLOCK ESTABLISHED ON LINE PRODUCED FROM 5 THROUGH 6.
12. ESTABLISHED PARALLEL WITH 17 FROM 3, PER R4.
13. ESTABLISHED PARALLEL WITH 17, PER R4.
14. SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION.
15. ESTABLISHED PARALLEL WITH AND 30.00 FEET WESTERLY, AT RIGHT ANGLES, FROM THE EASTERLY RIGHT-OF-WAY AS ESTABLISHED HEREON.
16. ESTABLISHED PARALLEL WITH AND 7.50 FEET NORTHERLY, AT RIGHT ANGLES, FROM THE SOUTHERLY RIGHT-OF-WAY AS ESTABLISHED HEREON.
17. EASTERLY LINE OF BLOCK 13 PER R4.

MAPS & OTHER REFERENCES:

- R1 JACK RAUB NOTE, A SURVEY OF LOTS 13, 14, 15, BLOCK 14, MAP OF BALBOA ISLAND, DATED APRIL 16, 1959, JOB 6256, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR. JSR 364
R2 RECORD OF SURVEY NO. 2020-1056 R.S.B. 316/48-49
R3 JACK RAUB NOTE, A SURVEY OF LOT 23, BLOCK 13, SEC. 4, BALBOA ISLAND, DATED JANUARY 6, 1948, JOB NO. 1430, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR. JSR 348
R4 MAP OF SECTION FOUR BALBOA ISLAND M.M. 7/37

- 1. TAXES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
6. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, LIME, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
8. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024. FIRST INSTALLMENT: \$11,634.08, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$11,634.08, OPEN PENALTY: \$0.00 1st RATE AREA: 03-087 A. P. NO.: 050-152-31 (AFFECTS PARCEL 1)
9. A NOTICE OF ASSESSMENT RECORDED AUGUST 16, 2021 AS INSTRUMENT NO. 202100752407 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 15, 2021 AS INSTRUMENT NO. 202100752407 OF OFFICIAL RECORDS. (THERE ARE NO PLOTTABLE SURVEY ITEMS CONTAINED IN SAID DOCUMENT)
10. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 10, GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR (NO SPECIFIC PLOTTABLE SURVEY MATTERS IDENTIFIED WITH THIS EXCEPTION)
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED MAY 27, 1924 AS INSTRUMENT NO. 48591 IN BOOK 524, PAGE 321 OF RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 13, 2023 AS INSTRUMENT NO. 202300057890 OF OFFICIAL RECORDS. (SAID INSTRUMENT NO. 48591, IN BOTH DOCUMENTS, REFERS TO ANOTHER LOT AND NOT THE SUBJECT PROPERTY, NOTHING PLOTTED HEREON)
12. NOTICE OF PENDENCY OF ACTION RECORDED AUGUST 30, 1982 AS INSTRUMENT NO. 24887 IN BOOK 683, PAGE 162 OF OFFICIAL RECORDS. COURT: IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE. CASE NO.: 108601 PLAINTIFF: PATRICIA A. GREGORIS DEFENDANT: MARK GREGORIS PURPOSE: OBTAIN A JUDGMENT REQUIRING DEFENDANT TO DELIVER UP CERTAIN DEEDS TO BE CANCELLED (AFFECTS PARCEL 1 AND OTHER PROPERTY) (THERE ARE NO PLOTTABLE SURVEY ITEMS CONTAINED IN SAID DOCUMENT)
13. THE EFFECT OF A DEED DATED MAY 13, 2021, EXECUTED BY CAUSEY INVESTMENTS, A CALIFORNIA LIMITED PARTNERSHIP, ERRONEOUSLY REFERRED TO AS CAUSEY INVESTMENTS, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS GRANTEE TO CAUSEY INVESTMENTS - BALBOA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED MAY 26, 2021, AS INSTRUMENT NO. 2021000344016 OF OFFICIAL RECORDS. NOTE: THE COMPANY WILL REQUIRE AN AFFIDAVIT OF EXECUTION AND DELIVERY OF DEEDS EXECUTED BY THE GRANTEE OR THE GRANTEE OF A FIRST AMERICAN NOTARY OR OTHER SATISFACTORY PROOF THAT THE DEED WAS VALID PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION. (AFFECTS PARCEL 1) (THERE ARE NO PLOTTABLE SURVEY ITEMS CONTAINED IN SAID DOCUMENT)
14. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
15. ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.
16. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
17. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
18. RIGHTS OF PARTIES IN POSSESSION.



SURVEYOR'S CERTIFICATE:

TO CLARK NEUHOFF, AND TO 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 15, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2024.

NAVEEN K. GALI P.L.S. NO. 9123 REC. EXP. 09/30/24 naveen@thieseng.com 03/27/2024 DATE

DATE OF ORIGINAL ISSUANCE: MARCH 27, 2024

SHEET INDEX: SHEET 1: SURVEYOR'S NOTES, CERTIFICATE, TITLE REPORT, BOUNDARY ESTABLISHMENT & EASEMENTS SHEET 2: DETAIL MAP SHEET

Table with columns: REVISIONS, LEGAL DESCRIPTION, BASIS OF BEARINGS, PREPARED FOR, PREPARED BY, ALTA/NSPS LAND TITLE SURVEY, 325, 327, 329 & 331 MARINE AVENUE, NEWPORT BEACH, CALIFORNIA. Includes revision table and project details.

