



# ***CITY COUNCIL AGENDA REPORT***

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MEETING DATE: JANUARY 3, 2012

ITEM NUMBER:

**SUBJECT: TRANSFER OF NEWPORT BOULEVARD PROJECT RIGHT-OF-WAY TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION**

**DATE: DECEMBER 13, 2012**

**FROM: PUBLIC SERVICES DEPARTMENT - TRANSPORTATION SERVICES DIVISION**

**PRESENTATION BY: ERNESTO MUNOZ, INTERIM DIRECTOR, PUBLIC SERVICES DEPARTMENT**

**FOR FURTHER INFORMATION CONTACT: RAJA SETHURAMAN, TRANSPORTATION SERVICES MANAGER, (714) 754-5032**

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## **RECOMMENDATION:**

1. Approve Grant Deeds (Attachment 1) to transfer parcels acquired for the Newport Boulevard Improvement Project to the State of California Department of Transportation (Caltrans).
2. Authorize the Mayor and City Clerk to execute the Grant Deeds.

## **BACKGROUND:**

The City of Costa Mesa, in cooperation with the State of California Department of Transportation (Caltrans), has implemented operational and capacity improvements on Newport Boulevard between 19<sup>th</sup> and 17<sup>th</sup> Streets. The project included:

- Addition of a fourth northbound travel lane on Newport Boulevard from 17th Street to north of 19th Street and a fourth southbound travel lane on Newport Boulevard from the State Route-55 Freeway terminus to the intersection with Broadway;
- Addition of a southbound right-turn lane at the intersection of Newport Boulevard and 17th Street;
- Landscaping and streetscape enhancements, including decorative sidewalks, crosswalks, palm trees, planters, and ornamental street lighting along the corridor;
- ADA compliant bus stops, handicap ramps, and new bus shelters; and
- Construction of missing sidewalk along the west side of Newport Boulevard, north of 17th Street.

In order to enable the construction of the project, the City of Costa Mesa acquired right-of-way from adjacent properties in the vicinity of the Newport Boulevard - 17<sup>th</sup> Street intersection. The sliver parcels, depicted in Attachment 2, were acquired in June and August of 2007. The City then intended to transfer the same right-of-way to Caltrans following the completion of the project.

**ANALYSIS:**

Construction of the operational and capacity improvements on Newport Boulevard was initiated in January 2009, and the project was completed and accepted by the Caltrans and the Costa Mesa City Council in January 2011. As part of the project, the City acquired two parcels of right-of-way in the vicinity of Newport Boulevard - 17<sup>th</sup> Street. In accordance with the Cooperative Agreement between the City and Caltrans, the attached Grant Deeds were prepared to complete the transfer of right-of-way acquired by the City to Caltrans. The Grant Deeds were reviewed by City staff and the City Attorney's office and were determined to be acceptable.

Staff, therefore, requests City Council approval and execution of the documents.

**ALTERNATIVES CONSIDERED:**

The City Council may select not to approve the Grant Deeds. This alternative will result in the City not being able to transfer the acquired right-of-way to Caltrans in accordance with the approved Cooperative Agreement. This will result in increased liability to the City and a breach of the Cooperative Agreement.

**FISCAL REVIEW:**

There is no fiscal impact with this item.

**LEGAL REVIEW:**

The City Attorney's office has reviewed and approved the Grant Deeds as to form.

**CONCLUSION:**

The City of Costa Mesa, in cooperation with Caltrans, completed transportation improvements on Newport Boulevard between 19<sup>th</sup> and 17<sup>th</sup> Streets. In order to enable construction of various elements that benefit the community, the City acquired parcels of right-of-way from two properties adjacent to the Newport Boulevard/17<sup>th</sup> Street intersection. In accordance with the Cooperative Agreement, Caltrans has prepared the attached Grant Deeds to transfer the project-acquired right-of-way. The City Attorney's office has reviewed the documents and approved them as to form.

Staff requests City Council approval and execution of the documents to satisfy the City's responsibility per the cooperative agreement.

  
\_\_\_\_\_  
**RAJA SETHURAMAN**  
Manager, Transportation Services

  
\_\_\_\_\_  
**ERNESTO MUNOZ**, Interim Director  
Public Services Department

DISTRIBUTION: Chief Executive Officer  
Interim Assistant Chief Executive Officer  
City Attorney  
Interim Director of Development Services  
City Clerk  
Staff  
File

ATTACHMENTS: 1 Grant Deeds for Parcels 102458-1 and 102459-1  
2 Parcels Acquired by City

RECORDING REQUESTED BY  
DEPARTMENT OF TRANSPORTATION

WHEN RECORDED MAIL TO:  
STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
3337 MICHELSON DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92612-8894  
ATTN: EVANGELINA WASHINGTON  
R/W TITLES & ESCROW

This office is exempt from filing fees under Government Code 6103 & 27383. No tax due for Revenue & Taxation Code 11922.

Written by: T.K. Checked by: R.L. EA: 0164A  
R/W Map No.: E120067 APN:None

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
12	ORA.	55	1.4	102458-1

The City of Costa Mesa, a corporation organized and existing under and by virtue of the laws of the State of California, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the City of Costa Mesa, County of Orange, State of California, described as:

**See Exhibit "A" for legal description attached hereto and made a part hereof.**

Number
102458-1

The grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for itself, its successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

By \_\_\_\_\_, City Clerk

By \_\_\_\_\_, Mayor

[CORPORATE SEAL]

State of California  
County of \_\_\_\_\_

} SS

**ACKNOWLEDGMENT**

On \_\_\_\_\_ before me, \_\_\_\_\_, personally  
(Here insert name and title of the officer)  
appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

**IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.**

Malcolm Dougherty  
Acting Director of Transportation

By \_\_\_\_\_  
Attorney in Fact  
Robert Enriquez  
Branch Chief  
Office of Right of Way

4

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 102458-1

That certain parcel of land, situated in the City of Costa Mesa, County of Orange, State of California, described in Exhibit "A" and shown on Exhibit "B" of Grant Deed to said City of Costa Mesa, recorded August 9, 2007 as Instrument No. 2007000498765 of Official Records in the Office of the County Recorder of said Orange County.

This real property description consisting of Exhibit "A" has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Raymond E. Lomont  
Date October 12, 2011



PARCEL 102458-1

3593

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

City of Costa Mesa  
P.O. Box 1200  
Costa Mesa, CA 92628-1200  
Attention: City Clerk



NO FEE

2007000498765 03:34pm 08/09/07

100 32 G02 5

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

(Space above this line for Recorder's use)

**Exempt from Recording Fee  
Government Code Section 6103**

**Exempt from Documentary Transfer Tax  
Revenue & Taxation Code § 11922**

Assessor's Parcel Number: 425-421-01  
Deed No.: 3593  
Location: 1726 Superior Avenue

All  
 Portion

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**SUPERIOR 17TH LLC, a Delaware limited liability company ("Grantor"),**

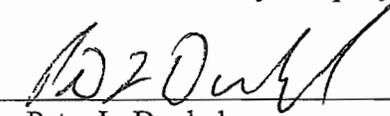
hereby grants and conveys to the **CITY OF COSTA MESA, a Municipal Corporation ("Grantee")**, all rights, title and interests, to that real property located in the City of Costa Mesa, County of Orange, State of California described on Exhibit "A" and shown on Exhibit "B", which exhibits are attached hereto and by reference made a part hereof.

The Grantor further understands that the present intention of the Grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the Grantor, for the Grantor and the Grantor's successors and assigns, hereby waives any claims for any and all damages to Grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

As used above, the term "Grantor" shall include the plural as well as the singular number.

IN WITNESS WHEREOF, the Grantor hereto has caused this Grant Deed to be executed as of this 8th day of August, 2007.

SUPERIOR 17TH LLC,  
a Delaware limited liability company

By:   
Name: Peter L. Dunkel  
Its: Manager

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On August 8, 2007, before me, the Seta Merganian, Notary Public, personally appeared Peter L. Dunkel

- personally known to me or
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(S E A L)

WITNESS my hand and official seal.

*Seta Merganian*  
Notary Public in and for said County and State



EXHIBIT "A"  
LEGAL DESCRIPTION  
RIGHT OF WAY ACQUISITION  
AP NO. 425-421-01  
NEWPORT BOULEVARD

THAT PORTION OF LOT 81 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 81 AND THE NORTHWESTERLY LINE OF THE LAND GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 26, 1982 IN BOOK 2334, PAGE 253 OF OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1239.014 METERS, A RADIAL BEARING TO SAID CURVE BEARS NORTH 76°24'17" WEST; THENCE NORTHEASTERLY 21.891 METERS ALONG SAID CURVE AND SAID NORTHWESTERLY LINE OF SAID DEED THROUGH A CENTRAL ANGLE OF 00°59'54"; THENCE NONTANGENT SOUTH 27°19'00" WEST 0.923 METERS; THENCE SOUTH 28°52'22" WEST 3.167 METERS; THENCE SOUTH 28°43'00" WEST 8.308 METERS TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1199.550 METERS, A RADIAL BEARING TO SAID CURVE BEARS NORTH 76°35'36" WEST; THENCE SOUTHWESTERLY 10.317 METERS ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°29'34" TO THE SOUTHWESTERLY LINE OF SAID LOT 81; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 49°31'28" EAST 2.727 METERS TO THE POINT OF BEGINNING.

CONTAINING 40.00 SQUARE METERS, MORE OR LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

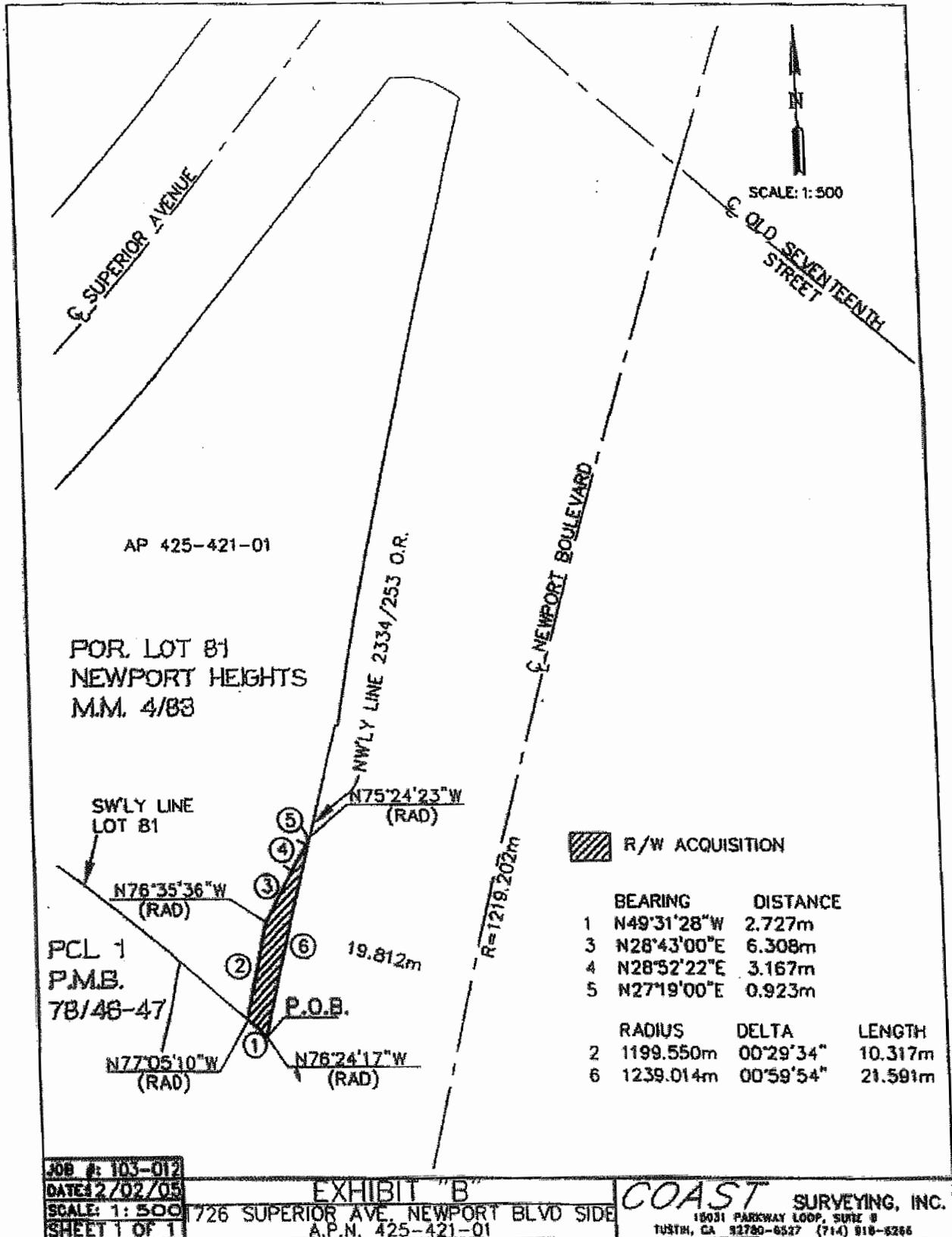
DATED THIS 8<sup>TH</sup> DAY OF FEBRUARY, 2006



GWEN-VERA DEL CASTILLO, PLS 5108  
REGISTRATION EXPIRES 6/30/07



**EXHIBIT "B"**



RECORDING REQUESTED BY  
DEPARTMENT OF TRANSPORTATION

WHEN RECORDED MAIL TO:  
STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
3337 MICHELSON DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92612-8894  
ATTN: EVANGELINA WASHINGTON  
R/W TITLES & ESCROW

This office is exempt from filing fees under Government  
Code 6103 & 27383. No tax due for Revenue & Taxation  
Code 11922.

Written by: T.K. Checked by: R.L. EA: 0164A  
R/W Map No.: E120067 APN:None

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
12	ORA.	55	1.4	102459-1

The City of Costa Mesa, a corporation organized and existing under and by virtue of the laws of the State of California, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the City of Costa Mesa, County of Orange, State of California, described as:

**See Exhibit "A" for legal description attached hereto and made a part hereof.**

<b>Number</b>
102459-1

The grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for itself, its successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20

By \_\_\_\_\_, City Clerk

By \_\_\_\_\_, Mayor

[CORPORATE SEAL]

**ACKNOWLEDGMENT**

State of California }  
 County of \_\_\_\_\_ } SS

On \_\_\_\_\_ before me, \_\_\_\_\_, personally  
(Here insert name and title of the officer)  
 appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20

**Malcolm Dougherty**  
 Acting Director of Transportation

By \_\_\_\_\_  
 Attorney in Fact  
 Robert Enriquez  
 Branch Chief  
 Office of Right of Way

12

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 102459-1

That certain parcel of land, situated in the City of Costa Mesa, County of Orange, State of California, described in Exhibit "A" and shown on Exhibit "B" of Grant Deed to said City of Costa Mesa, recorded June 22, 2007 as Instrument No. 2007000398600 of Official Records in the Office of the County Recorder of said Orange County.

This real property description consisting of Exhibit "A" has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Raymond E. Lomont  
Date October 12, 2011



PARCEL 102459-1

3595

Recorded In Official Records, Orange County

Tom Daly, Clerk-Recorder



NO FEE

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

2007000398600 12:19pm 06/22/07

108 73 G02 A04 5

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

City of Costa Mesa  
P.O. Box 1200  
Costa Mesa, CA 92628-1200  
Attention: City Clerk

(Space above this line for Recorder's use)

Exempt from Recording Fee  
Government Code Section 6103

Exempt from Documentary Transfer Tax  
Revenue & Taxation Code § 11922

Assessor's Parcel Number: 425-423-34

Deed No.: 3595

Location: 1696 NEWPORT BLVD.

[ ] All

[X] Portion

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

17<sup>TH</sup> & NEWPORT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

grants and conveys to the CITY OF COSTA MESA, a Municipal Corporation, all rights, title and interests, to that real property in the City of Costa Mesa, County of Orange, State of California described on Exhibit "A" and shown on Exhibit "B", which exhibits are attached hereto and by reference made a part hereof.

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

As used above, the term "grantor" shall include the plural as well as the singular number.

IN WITNESS WHEREOF, the grantor hereto has caused this Grant Deed to be executed as of this 22 day of Dec, 2006.

17<sup>th</sup> & Newport LLC, a California limited liability company

By: \_\_\_\_\_

By:   
EUGENE S. SCARCE



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by that certain Grant Deed attached hereto from 17<sup>th</sup> & Newport LLC, a California limited liability company to the City of Costa Mesa, is hereby accepted by the City Clerk of the City of Costa Mesa on behalf of the City Council of said City, pursuant to authority conferred by Resolution No 74-75 of the City Council of the City of Costa Mesa, adopted on the 1<sup>st</sup> day of October, 1974, and the grantee consents to recordation thereof by its duly authorized officer, namely, the City Clerk of the City of Costa Mesa.

Dated: March 20, 2007

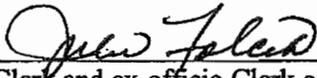
  
\_\_\_\_\_  
City Clerk and ex-officio Clerk of the  
City Council of the City of Costa Mesa

EXHIBIT A  
LEGAL DESCRIPTION

AP NO. 425-423-34

THAT PORTION OF PARCEL 1 IN LOT LINE ADJUSTMENT NO. LL-96-04, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS RECORDED JANUARY 30, 1997 AS INSTRUMENT NO. 19970045085 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

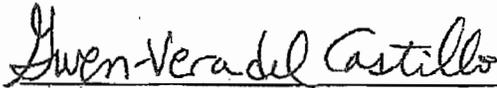
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1199.390 METERS, A RADIAL BEARING TO SAID POINT BEARS NORTH 73°00'47" WEST; THENCE SOUTHWESTERLY 31.673 METERS ALONG SAID CURVE, ALSO BEING THE NORTHWESTERLY LINE OF SAID PARCEL 1, THROUGH A CENTRAL ANGLE OF 01°30'48" TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY LINE NONTANGENT SOUTH 00°52'02" WEST 2.127 METERS TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1156.500 METERS, A RADIAL BEARING TO SAID POINT BEARS NORTH 75°19'39" WEST; THENCE SOUTHWESTERLY 26.109 METERS ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'37" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 6.600 METERS; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 13.201 METERS ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°36'08"; THENCE NONTANGENT NORTH 82°55'24" EAST 1.634 METERS TO THE SOUTHERLY LINE OF SAID PARCEL 1, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 217.323 METERS, A RADIAL BEARING TO SAID POINT BEARS NORTH 12°38'13" WEST; THENCE SOUTHWESTERLY 1.790 METERS ALONG SAID CURVE, ALSO BEING SAID SOUTHERLY LINE OF SAID PARCEL 1 THROUGH A CENTRAL ANGLE OF 00°28'19" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7.010 METERS; THENCE NORTHWESTERLY AND NORTHERLY 14.345 METERS ALONG SAID CURVE, ALSO BEING THE SOUTHWESTERLY LINE OF SAID PARCEL 1 THROUGH A CENTRAL ANGLE OF 117°14'34" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1199.390 METERS; THENCE NORTHEASTERLY 28.048 METERS ALONG SAID CURVE, ALSO BEING THE NORTHWESTERLY LINE OF SAID PARCEL 1 THROUGH A CENTRAL ANGLE OF 01°20'34" TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF SHOWN AS LOT C IN THE EASEMENT DEED TO THE CITY OF COSTA MESA RECORDED JANUARY 2, 1997 AS INSTRUMENT NO. 19970000646 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

CONTAINING 24.72 SQUARE METERS, MORE OR LESS.

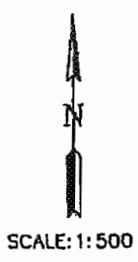
ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

DATED THIS 21<sup>ST</sup> DAY OF DECEMBER, 2005.

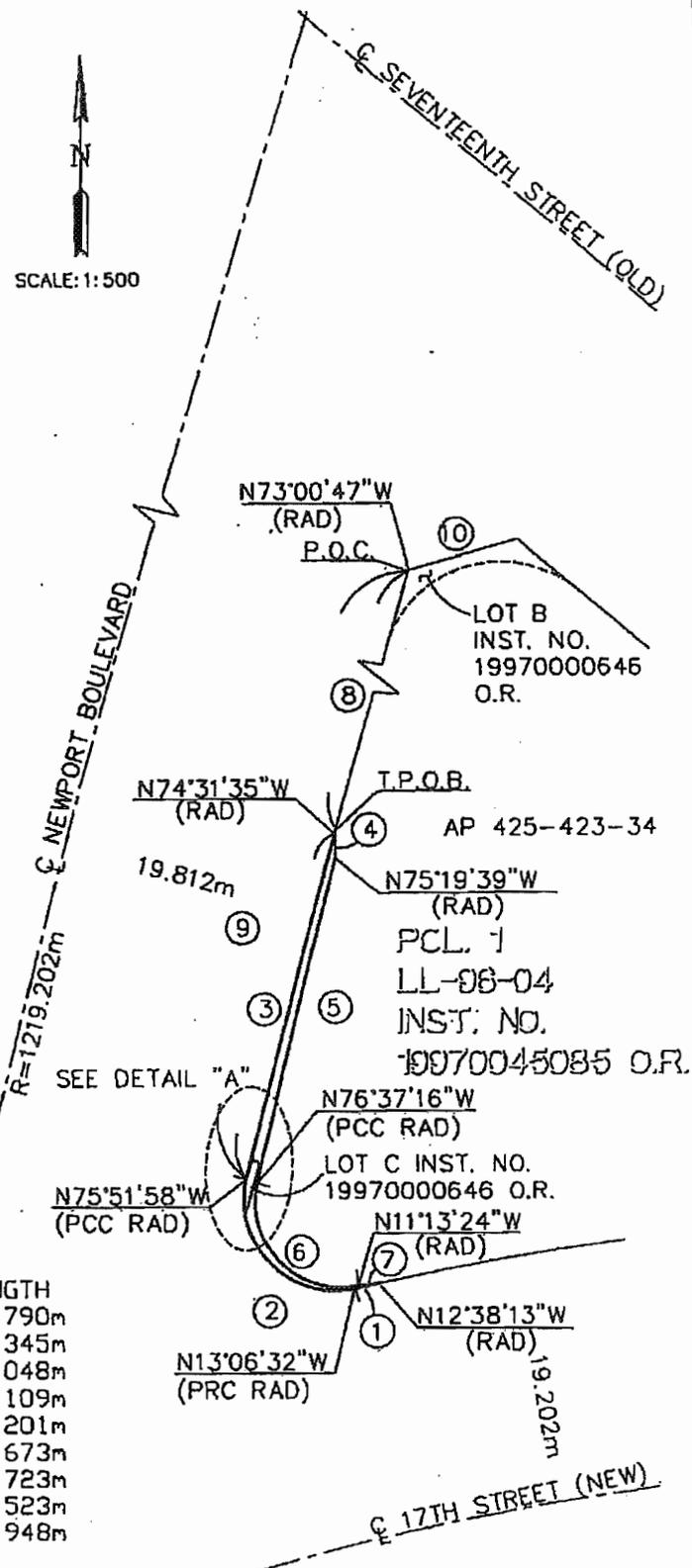
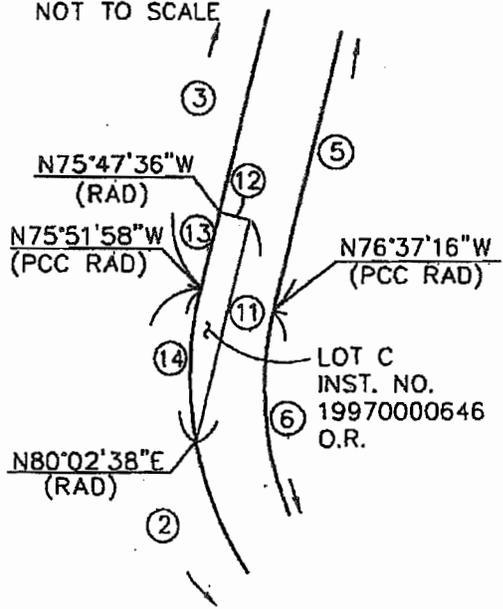


GWEN-VERA DEL CASTILLO, PLS 5108  
REGISTRATION EXPIRES 6/30/07





DETAIL "A"  
NOT TO SCALE



	BEARING	DISTANCE
4	S00° 52' 02" W	2.127m
7	N82° 55' 24" E	1.634m
10	N73° 52' 39" E	8.653m
11	N14° 07' 59" E	4.384m
12	N75° 47' 36" W	0.610m

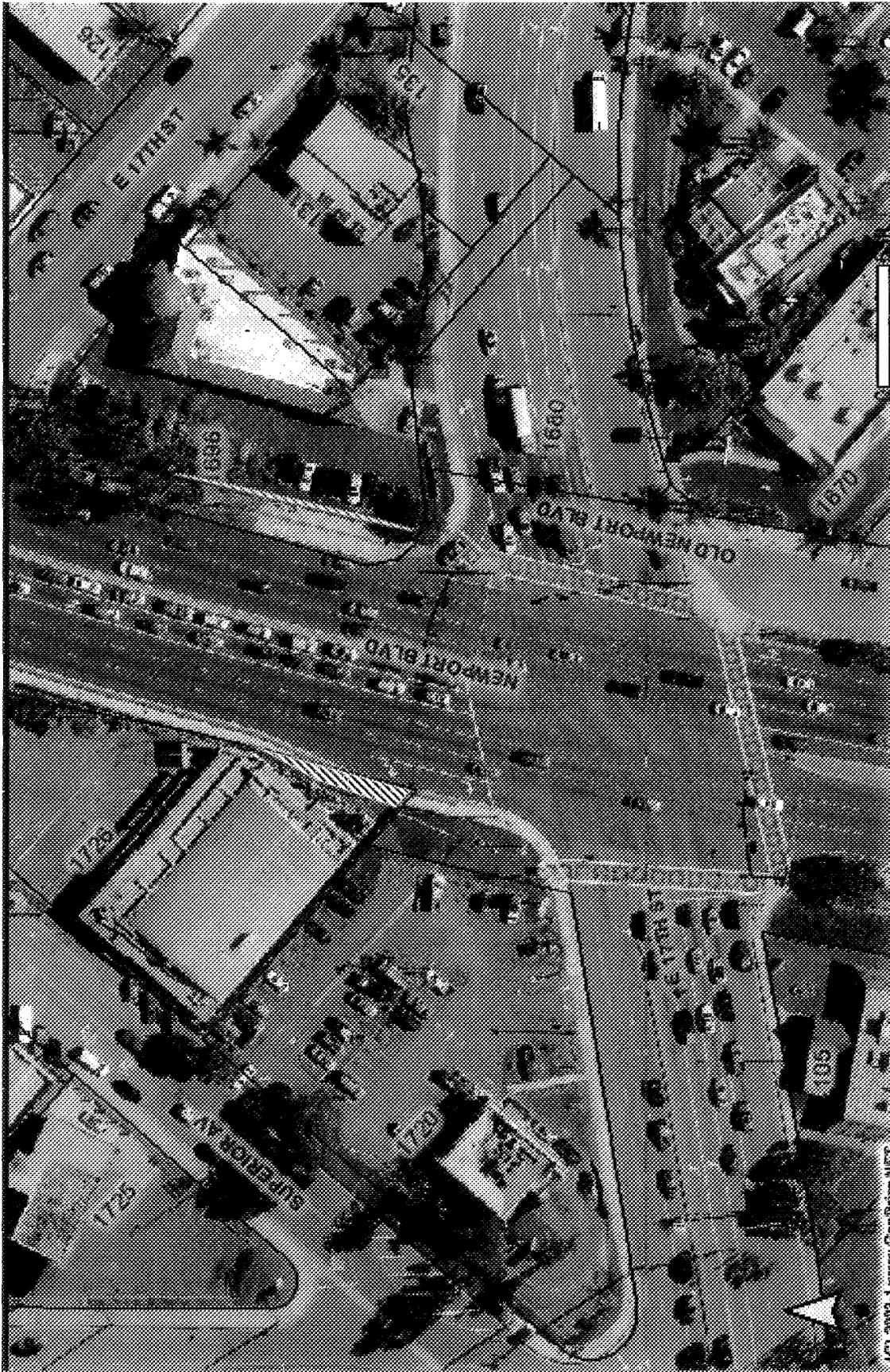
  

	RADIUS	DELTA	LENGTH
1	217.323m	00° 28' 19"	1.790m
2	7.010m	117° 14' 34"	14.345m
3	1199.390m	01° 20' 24"	28.048m
5	1156.500m	01° 17' 37"	26.109m
6	6.600m	114° 36' 08"	13.201m
8	1199.390m	1° 30' 48"	31.673m
9	1199.390m	2° 51' 11"	59.723m
13	1199.390m	0° 04' 22"	1.523m
14	7.010m	24° 05' 24"	2.948m

JOB #: 103-012  
DATE: 2/02/05  
SCALE: 1:500  
SHEET 1 OF 1

EXHIBIT "B"

**COAST SURVEYING, INC.**  
15031 PARKWAY LOOP, SUITE B  
TUSTIN, CA 92780-6527 (714) 918-6266



NEWPORT BOULEVARD IMPROVEMENT PROJECT – RW PARCELS ACQUIRED