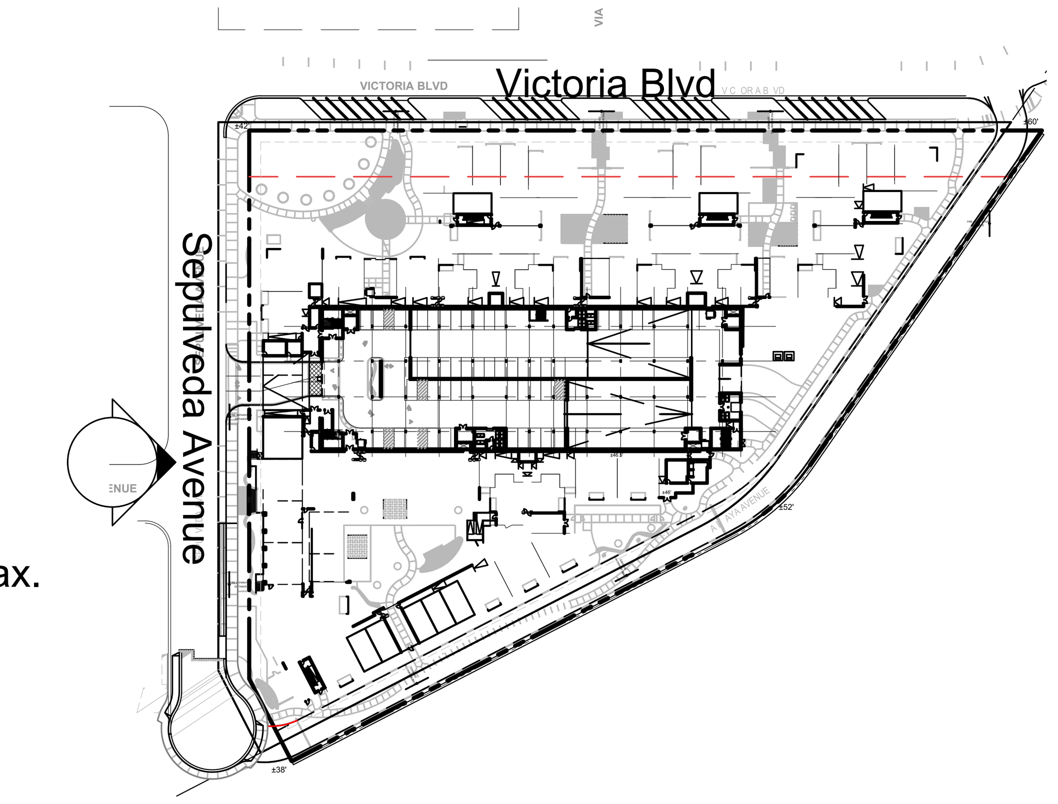
Note: All signs shown are conceptual and subject to change.

Signage Legend

1. Identification Sign
   Wall Mounted (on amenities feature wall)

2. Directional Sign
   Wall Mounted (for amenities), 24 sf area max.

3. Directional Sign
   Wall Mounted (in garage), 84 sf area max.



Key Map - n.t.s.

Signage Locations Along Sepulveda Avenue

Key Elevation (Sepulveda Avenue) - NTS

Summer Solstice (June 20th) - 9:00am

Summer Solstice (June 20th) - 12:00pm

Summer Solstice (June 20th) - 3:00pm

Winter Solstice (December 21st) - 9:00am

Winter Solstice (December 21st) - 12:00pm

Winter Solstice (December 21st) - 3:00pm

Architecture + Planning
888.456.5849
ktgy.com

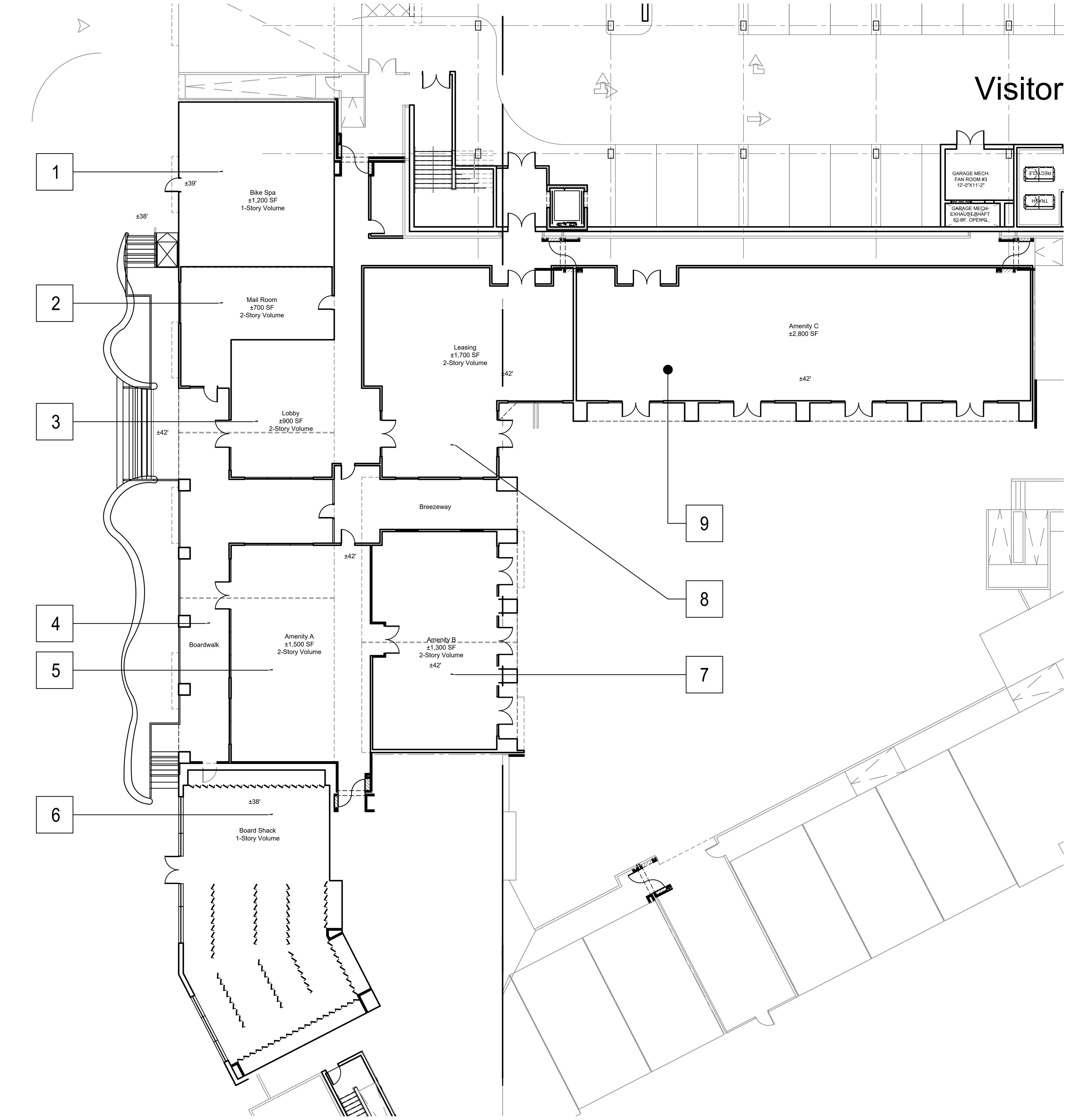
Toll Brothers Apartment Living
200 Spectrum Center Drive, Suite 300
Irvine, CA 92618

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

NTS

SHADE AND SHADOW ANALYSIS



Amenities Legend

1. Bike Spa
   1,200 sf of Bike Storage located along the streetfront of Sepulveda Avenue. Bike Spa to feature a range of bike storage for various bicyle styles, sizes and weights (ie: electric and cargo/utility bikes)

2. Mail Room
   700 sf of Mail and parcel boxes for residents located conveniently near the main entry and elevator lobby. Mail Room to feature pick-up point services or automated parcel systems to allow for deliveries via one truck stop (as opposed to multiple stops to individual residences).

3. Lobby
   900 sf. Serving as a primary entrance point for residents and future residents alike, this lobby entry prominently sits atop the steps of the Boardwalk and serves as a front door to the project along Sepulveda Avenue.

4. Boardwalk
   Taking inspiration from a beachside boardwalk, this design element fronts the project's main entry, providing a connection to all the amenities along Sepulveda as well as a connection to the adjacent interior Courtyard.

5. Amenity A
   1,500 sf of Club And Lounge space to further activate the Boardwalk feature along the streetfront.

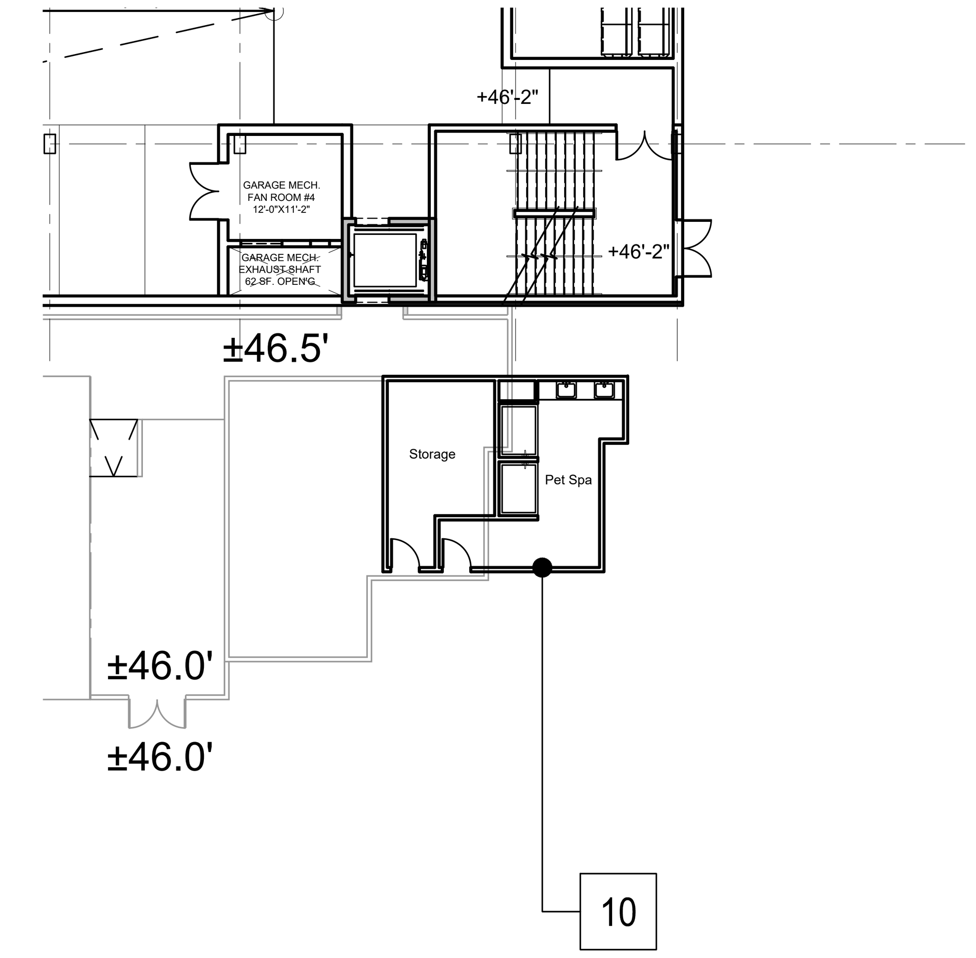
6. Board Shack
   2,290 sf of surfboard storage and work space to maintain the boards.

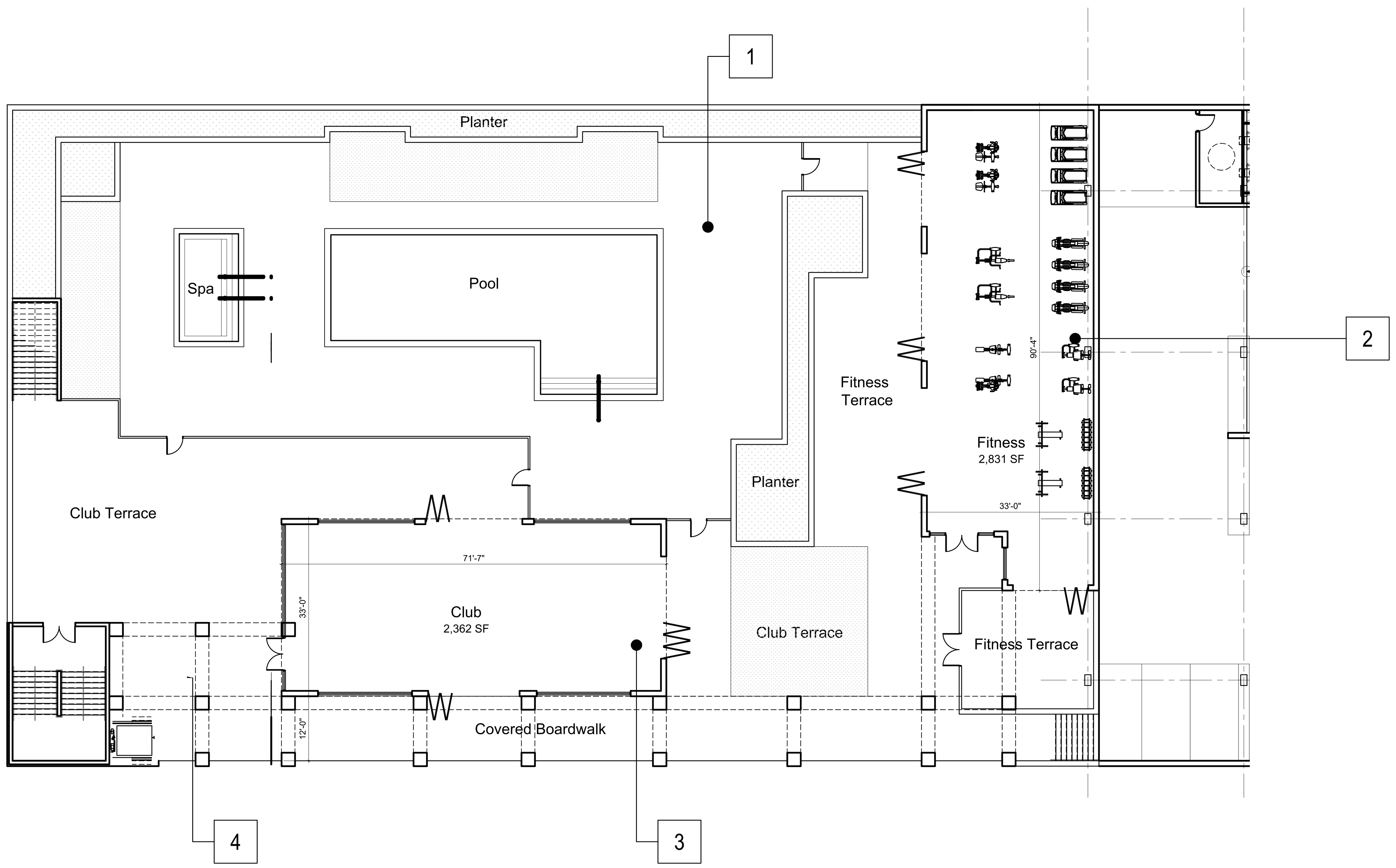
7. Amenity B
   1,300 sf of amenity space that can work independently from the adjacent Amenity A. This space can also open out into the adjacent Courtyard.

8. Leasing Office
   1,700 sf of Leasing Office space located off of both the main lobby along Sepulveda and the garage elevator lobby. This space is conveniently located adjacent to the amenities and the elevator to provide a leasing tour through the project efficiently.

9. Amenity C
   2,800 sf of Amenity Space to function separately from Amenity A and B while allowing for connecting to the adjacent Courtyard.

10. Pet Spa
    279 sf of washing and drying areas for your pets located conveniently at the outer edge of the project to open out to the nearby outdoor amenities.





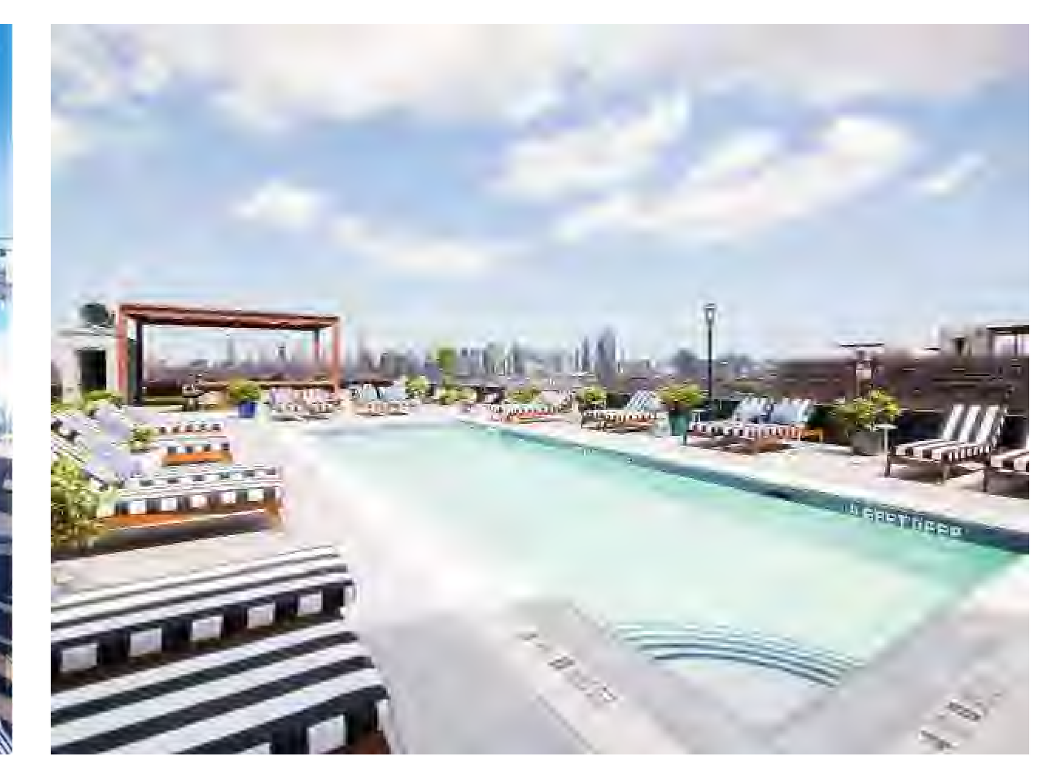
Amenities Legend

1. Pool Deck
   Located on top of the garage roof deck, the pool deck features sweeping city views featuring a pool and spa along the northern edge of the project site.

2. Fitness Room
   2,600 sf of Fitness space with an adjacent Fitness Terrace for outdoor work outs.

3. Club Room
   2,300 sf of Lounging and hosting events inside and outside with the adjacent Club Terrace spaces

4. Lobby
   The elevator lobby is housed under a Covered Boardwalk element which connects the residents to the Club, Fitness and Pool Deck.

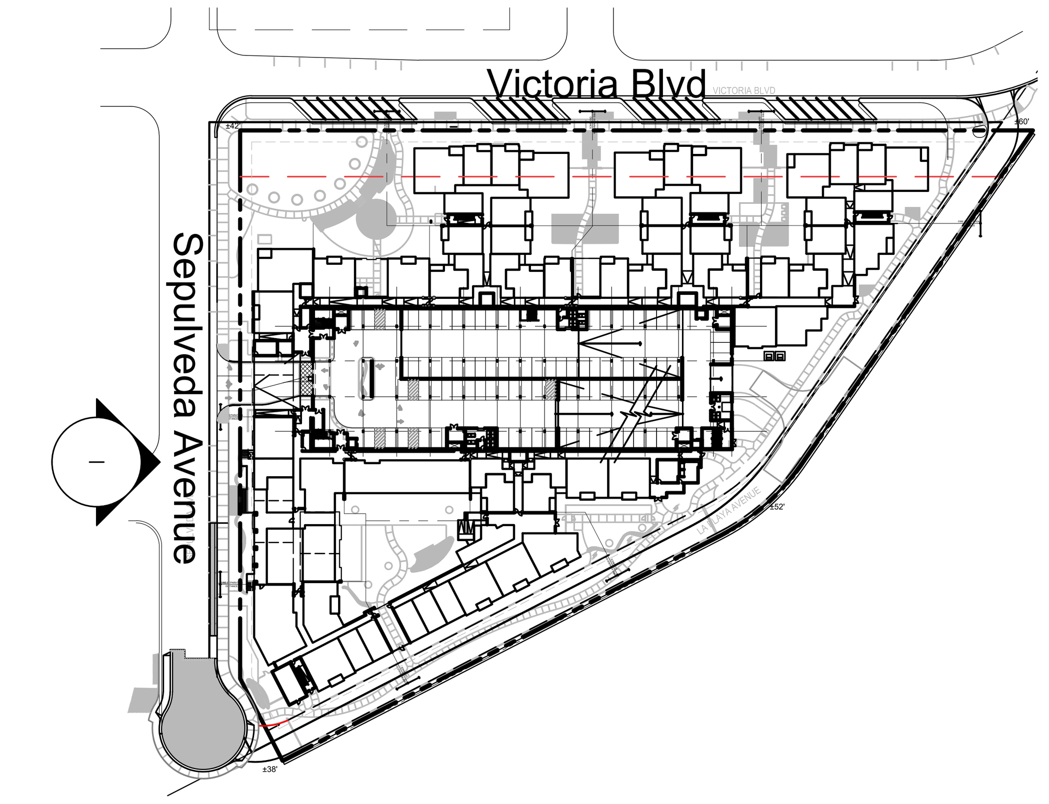


Notes:

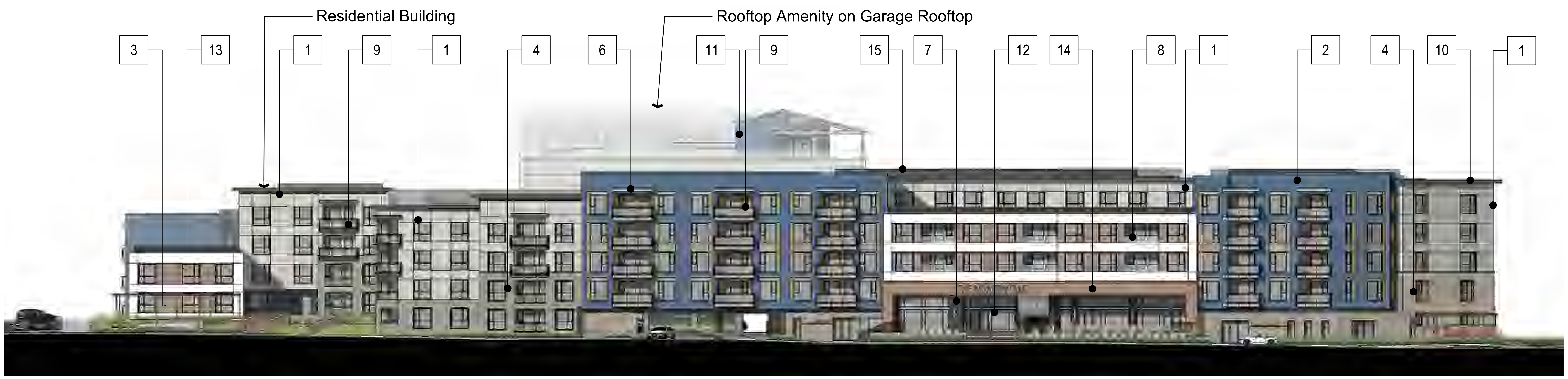
- All materials shown are conceptual.

Material Legend

1. Stucco
2. Vertical Siding
3. Horizontal Siding Panels
4. Stone Veneer
5. Metal Deck
6. Canopy
7. Metal Panel
8. Glass Railing
9. Metal Railing
10. Decorative Roof Trim
11. Decorative Roof
12. Storefront System
13. Vinyl Windows
14. Vertical Siding Panels
15. Rooftop Equipment Screen



Key Map - n.t.s.



West Elevation (Sepulveda Avenue)

Architecture + Planning
888.456.5849
ktgy.com

Toll Brothers Apartment Living
200 Spectrum Center Drive, Suite 300
Irvine, CA 92618

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

NTS

MATERIAL BOARD

Architecture + Planning
888.456.5849
ktgy.com

Toll Brothers Apartment Living
200 Spectrum Center Drive, Suite 300
Irvine, CA 92618

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

NTS

BUILDING HEIGHT EXHIBIT

Notes:

- Building height measured from finished grade or finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
- In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.

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Toll Brothers Apartment Living
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VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

NTS

BUILDING HEIGHT EXHIBIT

Notes:

- Building height measured from finished grade or finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
- In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.

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Toll Brothers Apartment Living
200 Spectrum Center Drive, Suite 300
Irvine, CA 92618

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

NTS

BUILDING HEIGHT EXHIBIT

A9.2

Notes:
- Building height measured from finished grade or finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
- In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.

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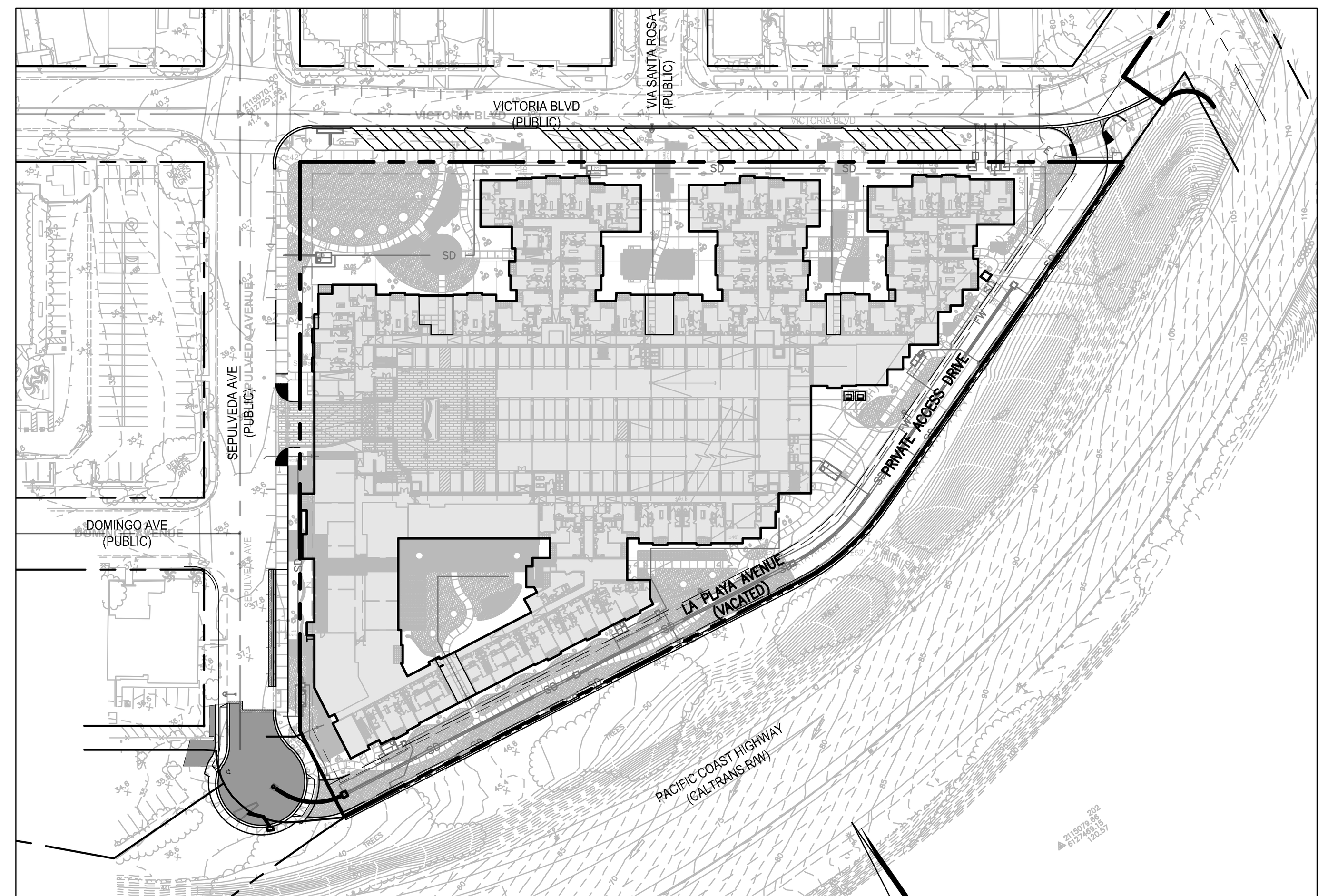
VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

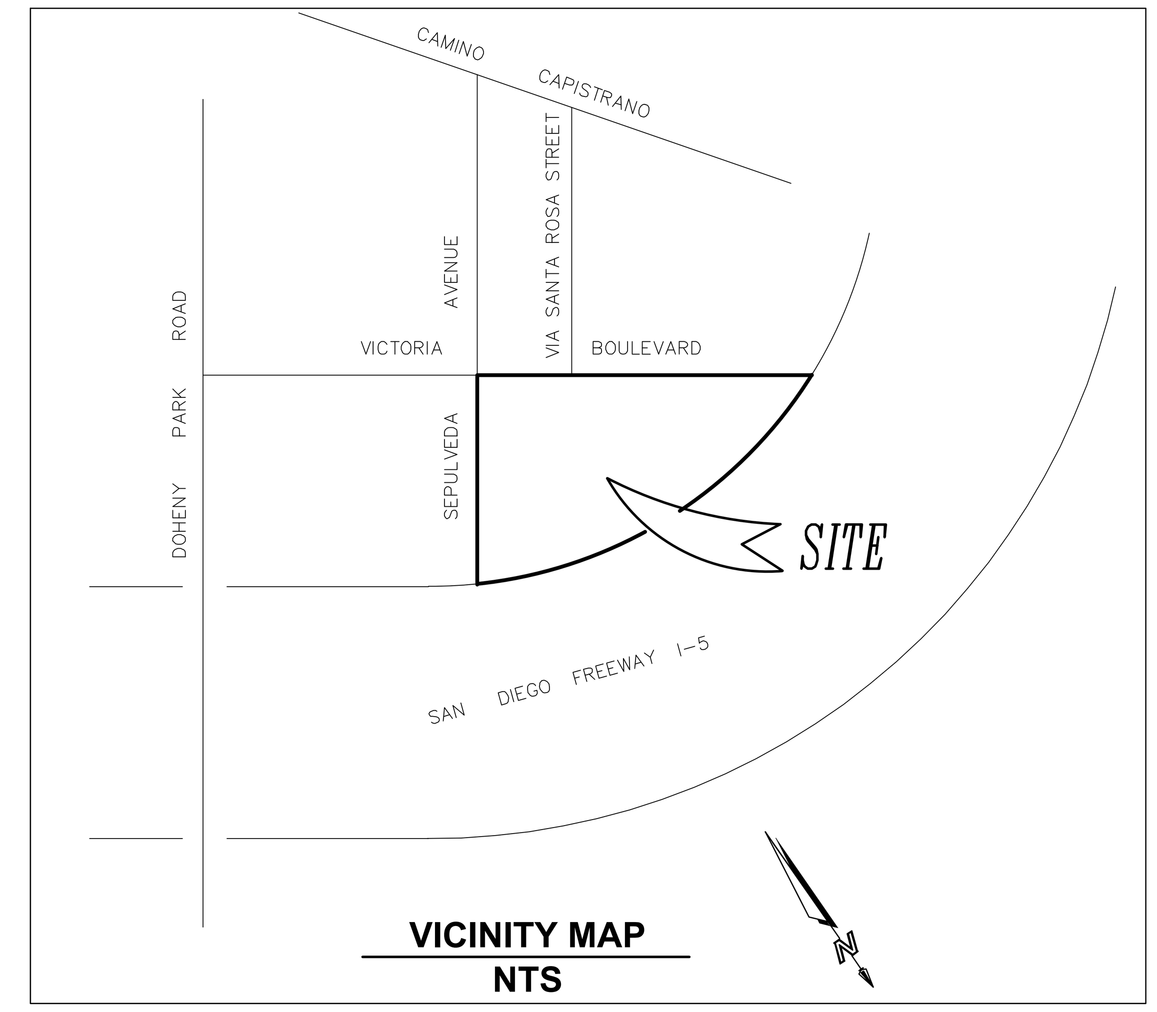
NTS

VICTORIA BLVD. HEIGHT EXHIBIT

VESTING TENTATIVE PARCEL MAP NO. 2020-141



SITE MAP
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

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

ALL OF BLOCKS FOUR AND FIVE OF TRACT NO. 735, AS SHOWN ON A MAP RECORDED IN BOOK 22, PAGES 21 TO 28, INCLUSIVE, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; TOGETHER WITH THE VACATED ALLEYS IN SAID BLOCKS FOUR AND FIVE, AS ABANDONED BY RESOLUTIONS OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, CERTIFIED COPIES OF WHICH RESOLUTIONS WERE RECORDED SEPTEMBER 11, 1939 IN BOOK 1009, PAGE 367 OF OFFICIAL RECORDS, AND MAY 19, 1953 IN BOOK 2505, PAGE 505 OF OFFICIAL RECORDS; AND ALSO THAT PORTION OF AMERICAN AVENUE EXTENDING FROM THE SOUTHWESTERLY LINE OF VICTORIA BOULEVARD SOUTHWESTERLY TO THE NORTHERLY LINE OF LA PLAYA AVENUE, AS SHOWN ON THE MAP OF SAID TRACT NO. 735, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH RESOLUTION WAS RECORDED SEPTEMBER 11, 1939 IN BOOK 1009, PAGE 367 OF OFFICIAL RECORDS AND ALSO TOGETHER WITH THAT PORTION OF LA PLAYA AVENUE, 80.00 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 735, AS ABANDONED BY RESOLUTION NO. 71-454 OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1971 IN BOOK 9627, PAGE 691 OF SAID OFFICIAL RECORDS, SAID PORTION BEING BOUNDED NORTHEASTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF VICTORIA BOULEVARD, 80.00 FEET IN WIDTH, AS SHOWN ON SAID MAP AND BOUNDED WESTERLY BY A LINE WHICH IS AT RIGHT ANGLES TO THE SOUTHERLY LINE OF BLOCK 4 OF TRACT NO. 735 AND WHICH PASSES THROUGH THE WESTERLY CORNER OF SAID BLOCK.

EXCEPTING FROM LOTS FOUR, SEVEN, EIGHT AND NINE IN SAID BLOCK FOUR ANY AND ALL COAL, OIL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND AND THE RIGHTS RELATING TO SAID SUBSTANCES, AS EXCEPTED IN THE DEED FROM CONSOLIDATED PACIFIC INVESTMENT CO., RECORDED DECEMBER 6, 1945 IN BOOK 1364, PAGE 445 OF OFFICIAL RECORDS, THE RIGHTS SO EXCEPTED PERTAINING TO THE REMOVAL OF SUCH SUBSTANCES HAVING BEEN MODIFIED BY AN INSTRUMENT RECORDED MARCH 17, 1947 IN BOOK 1482, PAGE 421 OF OFFICIAL RECORDS, WHICH PROVIDES, AMONG OTHER THINGS, THAT CONSOLIDATED PACIFIC INVESTMENT CO. SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LAND.

A.P.N. 668-361-01

BENCH MARK

OC PublicWorks
OC Survey

VERTICAL CONTROL DATA SHEET
O.C.S. 1995 ADJUSTMENT

Designation: E-785

Date Destroyed:
Date Revised:
GPS #:
OCS Index Map: Q20-07
Page/Grid: 972/A-6
City / Location: Dana Point

Line #/SSN: 402/0020
Established By: USC & GS 1946
Monument Type: Bronze / Brass Disk

NAVD88 (ft)	NGVD29 (ft)	Year Leveled
22.333	20.038	1989

For Reconnaisance Only!	
Latitude (30' +/-)	Longitude (30' +/-)
33 28 02.72	117 40 47.31

Description:
DESCRIBED BY OCS 2003 - FOUND 3 3\4" USCGS BRONZED DISK STAMPED "E 785 1946", SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF THE ATCHINSON/TOPEKA/SANTA FE RAILWAY, 0.3 MILES NORTHERLY ALONG THE RAILWAY FROM THE OVERCROSSING OF PACIFIC COAST HIGHWAY, 24.6 FT. NORTHERLY OF THE CENTERLINE OF A CONCRETE BOX CULVERT UNDERCROSSING, 5.2 FT. WESTERLY OF A CONCRETE CURB FOR A BOAT/RV PARKING FACILITY AND 15 FT. EASTERLY OF THE EASTERLY RAIL ALONG THE RAILWAY. MONUMENT IS SET 1 FT. LOWER THAN THE TRACKS.

BENCHMARKS MAY HAVE MORE THAN ONE HEIGHT DUE TO THE DATUM, ADJUSTMENTS, AND YEAR LEVELED. TO AVOID CONFUSION, ALWAYS STATE THESE AS REFERENCES WHEN USING BENCHMARK ELEVATION VALUES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEAST RIGHT-OF-WAY OF VICTORIA BOULEVARD SHOWN AS "N 56 14" W" ON TRACT NO. 735, FILED IN BOOK 22 PAGES 21 THROUGH 28, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDERS OFFICE, ORANGE COUNTY, STATE OF CALIFORNIA.

FLOOD HAZARD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ON FIRM (FLOOD INSURANCE RATE MAP) NUMBER 06059C0508K. MAP REVISED ON MARCH 21, 2019. DESIGNATED AS ZONE X.

LAND AREA

5.52 AC

TOPOGRAPHY NOTE

THE TOPOGRAPHY IS PREPARED BY:

DARYL CHRISTIAN, P.L.S.
CHRISTIAN LAND SERVICES, INC.
2832 WALNUT AVE.
TUSTIN, CA 92780
TEL: (714) 225-5933

NOTES

1. EXISTING LAND USE: PUBLIC SCHOOL YARD FACILITY
2. EXISTING ZONING: CF
3. GENERAL PLAN LAND USE DESIGNATION: COMMUNITY FACILITY
4. PROPOSED ZONING & LAND USE: RESIDENTIAL/COMMERCIAL – 306 DU
5. PROPOSED DENSITY: 55.5 DU/AC
6. ADJACENT ZONING: COMMERCIAL/RESIDENTIAL
7. PUBLIC DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED & MAINTAINED BY SOUTH COAST WATER DISTRICT.
8. ALL PROPOSED UTILITIES TO BE UNDERGROUND
   ELECTRICAL: SAN DIEGO GAS AND ELECTRIC
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
   TELEPHONE: AT&T
   CABLE TELEVISION: COX BUSINESS
8. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURE SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
9. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN AND OFFSITE STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES, CATCH BASINS AND AREA DRAINS. ONSITE SYSTEMS WILL BE PRIVATE & MAINTAINED BY THE APARTMENT OWNER. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS, CITY OF DANA POINT.
10. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE SOUTH COAST WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER, AND RECLAIMED WATER FACILITIES.
11. PROPOSED SEWER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE SOUTH COAST WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER, AND RECLAIMED WATER FACILITIES.

LEGEND

PROP. PROJECET BOUNDARY
PROP. TRACT BOUNDARY
STREET CENTERLINE
STREET RIGHT OF WAY
EASEMENT
SS — **EXISTING SEWER LINE**
DW — **EXISTING DOMESTIC WATER LINE**
SD — **EXISTING STORM DRAIN LINE**
T — **EXISTING TELEPHONE/DATA LINE**
E — **EXISTING UNDERGROUND ELECTRICAL LINE**
EXISTING OVERHEAD ELECTRICAL LINE
CATV — **EXISTING CATV LINE**
G — **EXISTING GAS LINE**
SS — **PROPOSED SEWER LINE**
IW — **PROPOSED IRRIGATION WATER LINE**
DW — **PROPOSED DOMESTIC WATER LINE**
FW — **PROPOSED FIRE WATER LINE**
SD — **PROPOSED STORM DRAIN LINE**
T — **PROPOSED TELEPHONE/DATA LINE**
E — **PROPOSED ELECTRICAL LINE**
CATV — **PROPOSED CATV**
G — **PROPOSED GAS**

ABBREVIATIONS

CATV	CABLE TELEVISION
DW	DOMESTIC WATER
DU	DWELLING UNITS
E	ELECTRIC
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
FW	FIRE WATER
G	GAS
INV	INVERT
IW	IRRIGATION WATER
MWS	MODULAR WETLANDS SYSTEM
OH	OVERHEAD
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
T	TELEPHONE
TYP	TYPICAL

PRELIMINARY EARTHWORK VOLUMES:

	CUT (CY)	FILL (CY)	NET (CY)
RAW VOLUMES:	31,600	3,000	28,550
SHRINKAGE (10%)		300	
OVEREXCAVATION	33,500	33,500	
SHRINKAGE (10%)		3,350	
	65,100	40,150	24,950(EXPORT)

DISTURBED AREA: 5.78 ACRES

PROJECT CONSULTANTS

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 VON KARMAN AVE, SUITE 100
IRVINE, CA 92606
TEL: (949) 474-1960

ARCHITECT

KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
TEL: (949) 851-2133

LANDSCAPE ARCHITECT

SUMMERS MURPHY & PARTNERS
34197 PACIFIC COAST HWY, SUITE 200
DANA POINT, CA 92629
TEL: (949) 443-1446

DEVELOPER

TOLL BROS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
TEL: (949) 573-7300

OWNER

CAPISTRANO BEACH SCHOOL DISTRICT OF ORANGE COUNTY, FORMERLY SERRA SCHOOL DISTRICT OF ORANGE COUNTY, AS TO LOTS 18 TO 31, BOTH INCLUSIVE IN BLOCK 4 AND ALL OF BLOCK 5 OF SAID TRACT NO. 735; AND CAPISTRANO BEACH SCHOOL DISTRICT OF ORANGE COUNTY, AS TO THE REMAINDER.

SHEET INDEX

SITE UTILITY PROVIDERS

CABLE/INTERNET/DATA
COX BUSINESS
TEL: (866) 272-5777

ELECTRIC
SAN DIEGO GAS & ELECTRIC
TEL: (877) 789-9866

GAS
SO CAL GAS
TEL: (714) 634-5073

SEWER & WATER
SOUTH COAST WATER DISTRICT
TEL: (949) 499-4555

STORM DRAIN
DANA POINT PUBLIC WORKS
TEL: (949) 248-3577

TELEPHONE
AT&T
TEL: (878) 737-2478

DATE OF MAP PREPARED

MAY, 2020

RIGHT OF WAY ON STREET PARKING SUMMARY

EXISTING CONDITIONS (REFER TO SHEET C3)

SEPULVEDA AVE – PROJECT FRONTAGE	
SOUTH OF SITE ACCESS DRIVE	14 PARKING SPACES
NORTH OF SITE ACCESS DRIVE	3 PARKING SPACES
TOTAL	**17 PARKING SPACES**

VICTORIA BLVD – PROJECT FRONTAGE	
WEST OF FIRST SITE ACCESS DRIVE	7 PARKING SPACES
BETWEEN FIRST AND SECOND ACCESS DRIVES	3 PARKING SPACES
BETWEEN SECOND AND THIRD ACCESS DRIVES	1 PARKING SPACES
EAST OF THIRD SITE ACCESS DRIVE	1 PARKING SPACES
TOTAL	**12 PARKING SPACES**

TOTAL: 29 PARKING SPACES

PROPOSED CONDITIONS (REFER TO SHEET C6 AND C7)

SEPULVEDA AVE – PROJECT FRONTAGE	
SOUTH OF SITE ACCESS DRIVE	5 PARKING SPACES
SOUTH OF SITE ACCESS DRIVE	2 LOADING/RIDE SHARE SPACES
NORTH OF SITE ACCESS DRIVE	6 PARKING SPACES
TOTAL	**13 PARKING SPACES**

VICTORIA BLVD – PROJECT FRONTAGE	
PROJECT FRONTAGE	27 PARKING SPACES
TOTAL	**27 PARKING SPACES**

TOTAL: 40 PARKING SPACES

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: FEI
DESIGNED BY: SS
CHECKED BY: SS

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER
SHELBY L. SHIRLOCK
NO. C75912
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

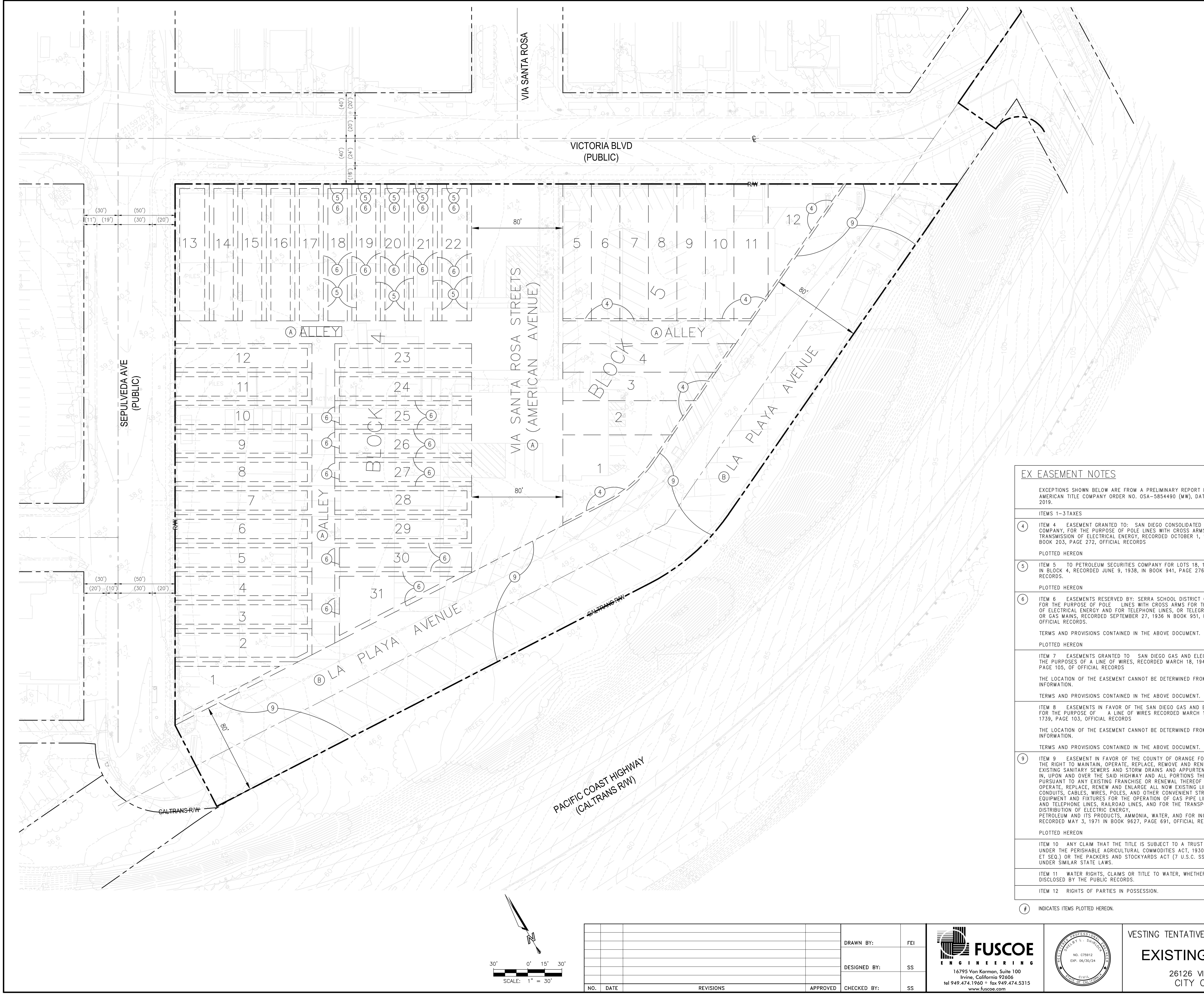
VESTING TENTATIVE PARCEL MAP NO. 2020-141

TITLE SHEET

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET **C1** OF 11

PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023



EX EASEMENT NOTES		DISPOSITION NOTES
	EXCEPTIONS SHOWN BELOW ARE FROM A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY ORDER NO. OSA-5854490 (MW), DATED JANUARY 9, 2019.	
	ITEMS 1-3 TAXES	
4	ITEM 4 EASEMENT GRANTED TO: SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, FOR THE PURPOSE OF POLE LINES WITH CROSS ARMS FOR THE TRANSMISSION OF ELECTRICAL ENERGY, RECORDED OCTOBER 1, 1928,RECORDED IN BOOK 203, PAGE 272, OFFICIAL RECORDS PLOTTED HEREON	- TO BE QUITCLAIMED
5	ITEM 5 TO PETROLEUM SECURITIES COMPANY FOR LOTS 18, 19, 20, 21 AND 22 IN BLOCK 4, RECORDED JUNE 9, 1938, IN BOOK 941, PAGE 276 OF OFFICIAL RECORDS. PLOTTED HEREON	- TO REMAIN. PETROLEUM SECURITY COMPANY NO LONGER EXIST
6	ITEM 6 EASEMENTS RESERVED BY: SERRA SCHOOL DISTRICT OF ORANGE COUNTY FOR THE PURPOSE OF POLE LINES WITH CROSS ARMS FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND FOR TELEPHONE LINES, OR TELEGRAPH, AND WATER OR GAS MAINS, RECORDED SEPTEMBER 27, 1936 N BOOK 951, PAGE 244, OF OFFICIAL RECORDS. TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT. PLOTTED HEREON	- TO BE QUITCLAIMED
	ITEM 7 EASEMENTS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR THE PURPOSES OF A LINE OF WIRES, RECORDED MARCH 18, 1948 IN BOOK 1739, PAGE 105, OF OFFICIAL RECORDS THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.	- TO BE QUITCLAIMED
	ITEM 8 EASEMENTS IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY FOR THE PURPOSE OF A LINE OF WIRES RECORDED MARCH 18, 1948 IN BOOK 1739, PAGE 103, OFFICIAL RECORDS THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.	- TO BE QUITCLAIMED
9	ITEM 9 EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR THE PURPOSE OF THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW ALL NOW EXISTING SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES IN, UPON AND OVER THE SAID HIGHWAY AND ALL PORTIONS THEREOF AND PURSUANT TO ANY EXISTING FRANCHISE OR RENEWAL THEREOF TO MAINTAIN, OPERATE, REPLACE, RENEW AND ENLARGE ALL NOW EXISTING LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES, AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES, AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER, AND FOR INCIDENTAL PURPOSES RECORDED MAY 3, 1971 IN BOOK 9627, PAGE 691, OFFICIAL RECORDS PLOTTED HEREON	- TO BE QUITCLAIMED
	ITEM 10 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C.SS499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. SS181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.	- TO BE QUITCLAIMED
	ITEM 11 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	- TO BE QUITCLAIMED
	ITEM 12 RIGHTS OF PARTIES IN POSSESSION.	- TO BE QUITCLAIMED

(#) INDICATES ITEMS PLOTTED HEREON.

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: FEI
DESIGNED BY: SS
CHECKED BY: SS

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER SHELBY L. SHIRLOCK NO. C75912 EXP. 06/30/24 CIVIL STATE OF CALIFORNIA

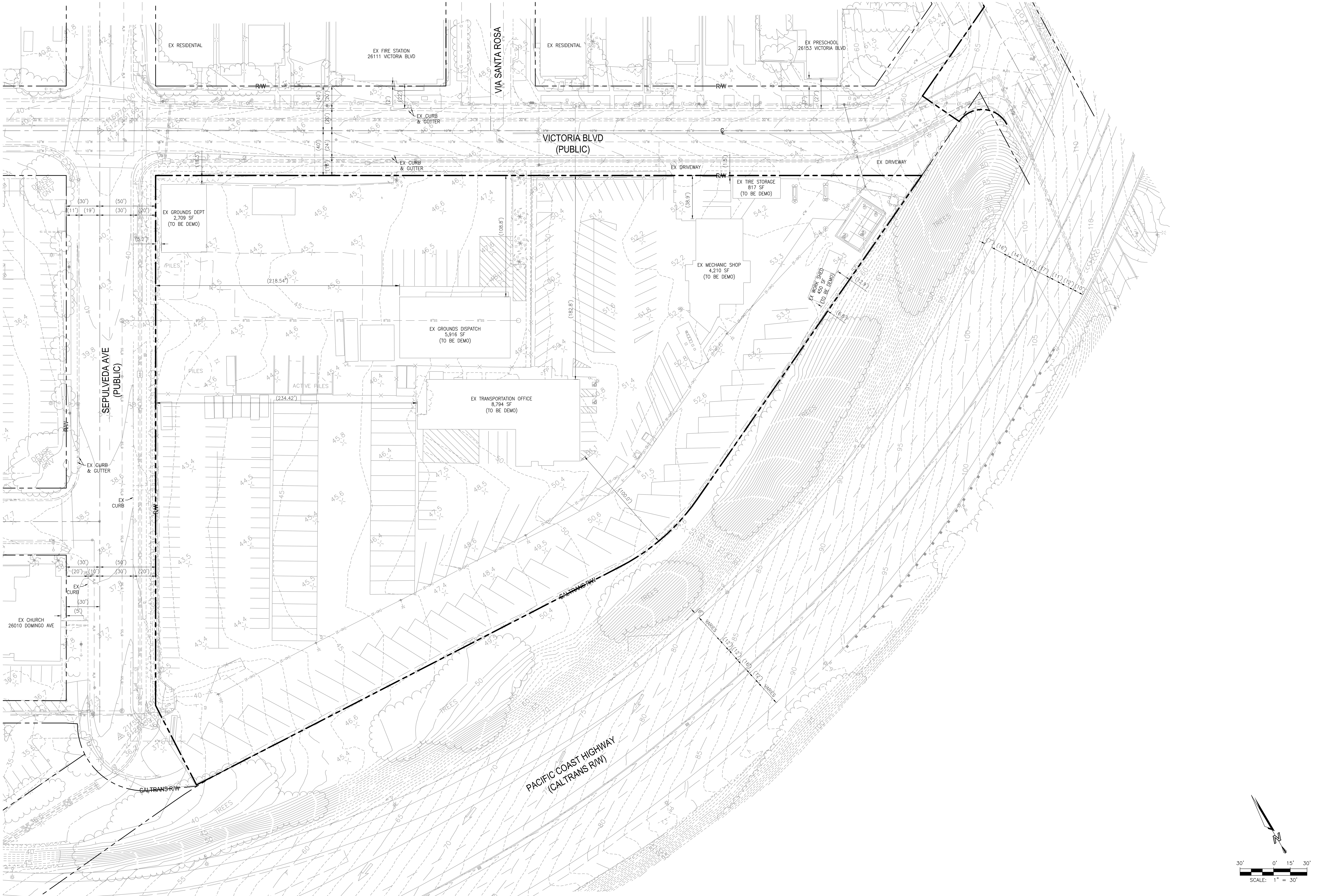
VESTING TENTATIVE PARCEL MAP NO. 2020-141

EXISTING CONDITIONS

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C2 OF 11

PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023



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DESIGNED BY: SS
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NO. C75912
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

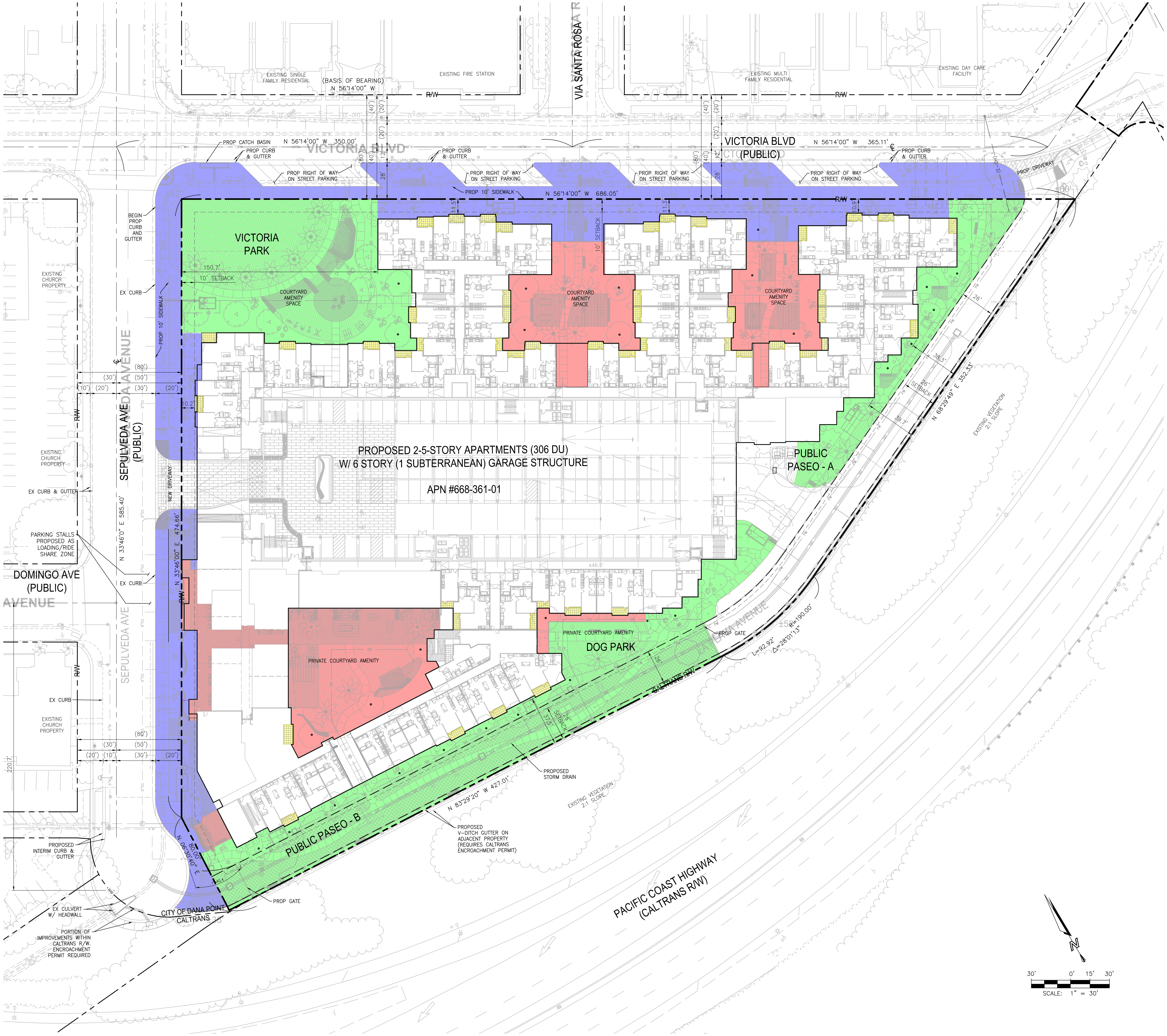
VESTING TENTATIVE PARCEL MAP NO. 2020-141

TOPOGRAPHIC SURVEY

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C3 OF 11

PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023



PER LANDSCAPE SITE PLAN OPEN EXHIBIT

PROPOSED LOT

APARTMENT BUILDING, PARKING STRUCTURE, COMMON AMMENITY COURTYARDS, EMERGENCY ACCESS & LANDSCAPING.

GROSS AREA: 240,263.23 SF/5.52 AC

PUBLIC OPEN SPACE LEGEND

PUBLIC OPEN SPACE - PUBLIC OPEN SPACE ACTIVE

ACTIVITY AREA = 46,399 SQ. FT.
OPEN SPACE, PARKS & MEANDERING TRAIL

PUBLIC OPEN SPACE AREA CALCULATION

PROPERTY BOUNDARY	240,262 SQ. FT.	5.51 ACRES
PUBLIC OPEN SPACE ACTIVE	46,399 SQ. FT.	1.065 ACRES
VICTORIA SHORE PARK	17,666 SQ. FT.	
DOG PARK	2,444 SQ. FT.	
PUBLIC PASEO-A	7,114 SQ. FT.	
PUBLIC PASEO-B	19,175 SQ. FT	

PUBLIC STREET & FRONTAGE OPEN SPACE 34,719 SQ. FT. 0.79 ACRES

ACTIVITY AREA = 34,719 SQ. FT.
OPEN SPACE, STREET AND FRONTAGE TRAIL

TABULATION	34,719 SQ. FT.	0.79 ACRES
INSIDE RIGHT OF WAY	22,901 SQ. FT.	
OUTSIDE RIGHT OF WAY	11,818 SQ. FT.	

PRIVATE OPEN SPACE LEGEND

COMMON OPEN SPACE

ACTIVITY AREA = 44,644 SQ. FT.
OPEN SPACE, COURTYARDS

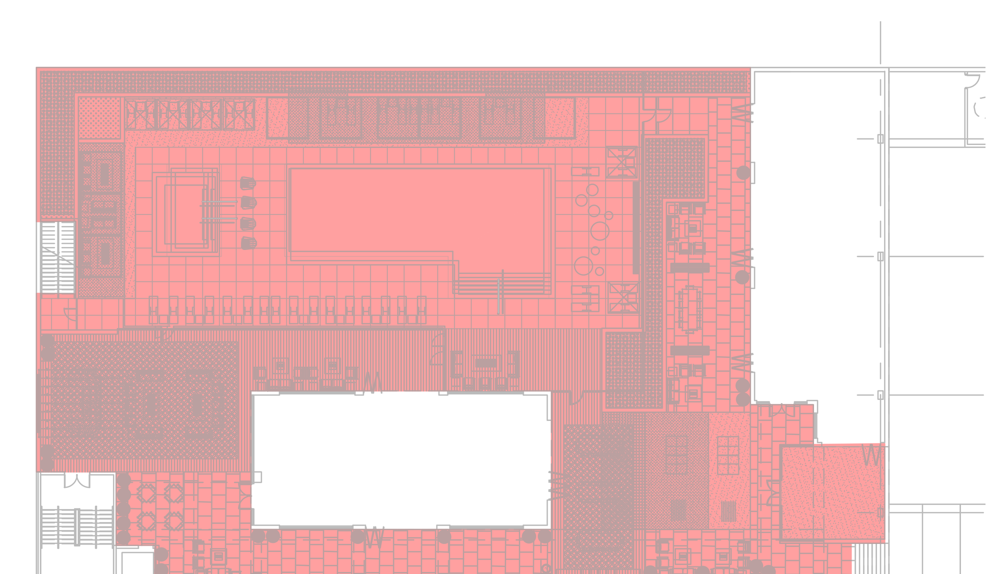
PRIVATE OPEN SPACE AREA CALCULATION SUMMARY

PRIVATE OPEN SPACE ACTIVE	44,644 SQ. FT.	1.02 ACRES
DOHENY GARDEN	7,067 SQ. FT.	
SALT CREEK COURT	5,110 SQ. FT	
HARBOR TERRACE	10,307 SQ. FT	
SHOWER COURT	544 SQ. FT.	
ROOF GARDEN	18,931 SQ. FT.	
DOG PARK EDGE	747 SQ. FT	
BOARD WALK ENTRY	1,938 SQ. FT	

PRIVATE OPEN SPACE CALCULATION SUMMARY

PASSIVE AREA = 15,778 SQ. FT.
OPEN SPACE, FRONT YARD

PRIVATE PATIO OPEN SPACE	15,778 SQ. FT.	0.34 ACRES
PRIVATE PATIO	15,778 SQ. FT	



ROOF GARDEN
SCALE: 1" = 30'

PLAN SET: F

VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141

06/30/2023

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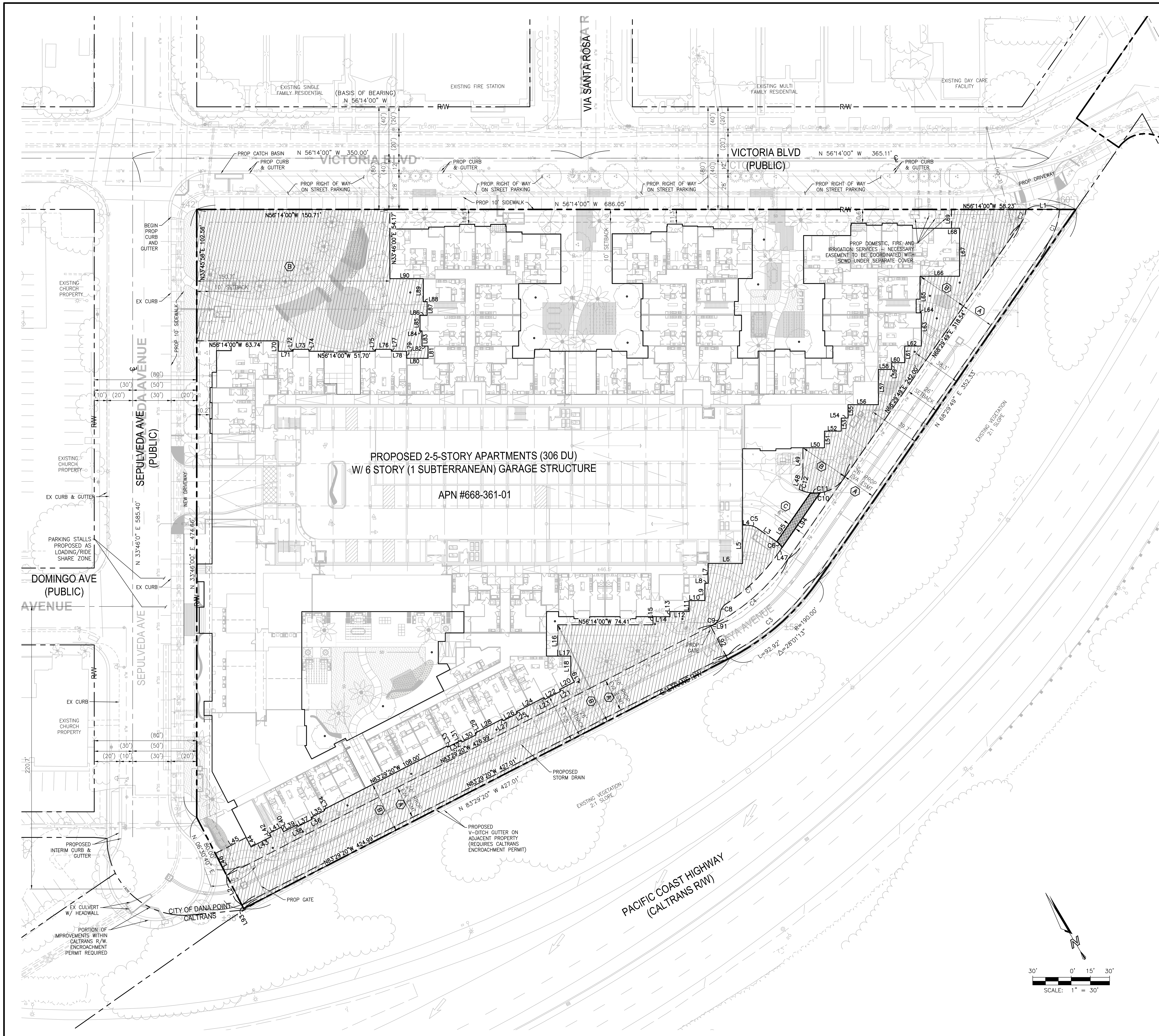
OPEN SPACE DETAIL

26126 VICTORIA BOULEVARD
CITY OF DANA POINT



PROPOSED LOT

APARTMENT BUILDING, PARKING STRUCTURE, COMMON AMMENITY COURTYARDS, EMERGENCY ACCESS & LANDSCAPING.

GROSS AREA: 240,263.23 SF/5.52 AC

PROPOSED EASEMENTS :

- A — PROPOSED FIRE ACCESS EASEMENT TO BE DEDICATED TO OCFA
- B — PROPOSED OPEN SPACE AMENITY EASEMENT TO CITY OF DANA POINT
- C — PROPOSED PUBLIC AND FIRE ACCESS EASEMENT TO BE CITY OF DANA POINT AND OCFA

LEGEND:

EASEMENT B
PROPOSED OPEN SPACE AMENITY EASEMENT TO CITY OF DANA POINT

EASEMENT C
PROPOSED PUBLIC ACCESS EASEMENT TO BE CITY OF DANA POINT

CURVE DATA

#	LENGTH	RADIUS	DELTA
C1	27.91'	51.00'	31°21'30"
C2	12.15'	25.00'	27°50'20"
C3	91.45'	187.00'	28°01'13"
C4	78.74'	161.00'	28°01'13"
C5	9.09'	15.00'	34°43'51"
C6	6.20'	15.00'	23°40'22"
C7	59.11'	152.00'	22°16'56"
C8	8.81'	10.00'	46°25'39"
C9	10.72'	10.00'	51°26'36"
C10	22.34'	28.00'	45°42'57"
C11	7.36'	28.00'	15°03'47"
C12	9.48'	28.00'	19°24'18"

LINE DATA

#	LENGTH	BEARING
L1	26.09'	N56°14'00"W
L2	26.00'	N06°30'41"E
L3	17.97'	N21°30'07"W
L4	3.31'	N56°14'00"W
L5	30.00'	N33°46'00"E
L6	26.95'	N56°14'00"W
L7	15.37'	N33°46'00"E
L8	2.50'	N56°14'00"W
L9	13.53'	N33°46'00"E
L10	12.29'	N56°14'00"W
L11	8.55'	N33°46'00"E
L12	15.00'	N56°14'00"W
L13	4.00'	N33°46'00"E
L14	13.15'	N56°14'00"W
L15	6.39'	N33°46'00"E
L16	24.40'	N33°46'00"E
L17	10.27'	N56°14'00"W
L18	14.92'	N33°46'00"E
L19	5.96'	N06°30'40"E
L20	14.92'	N83°29'20"W
L21	1.50'	N06°30'40"E
L22	13.67'	N83°29'20"W
L23	1.50'	N06°30'40"E
L24	24.33'	N83°29'20"W
L25	1.50'	N06°30'40"E
L26	12.25'	N83°29'20"W
L27	1.50'	N06°30'40"E
L28	23.92'	N83°29'20"W
L29	1.50'	N06°30'40"E
L30	12.25'	N83°29'20"W
L31	1.50'	N06°30'40"E
L32	11.87'	N83°29'20"W
L33	1.00'	N06°30'40"E
L34	1.00'	N83°29'20"W
L35	11.87'	N83°29'20"W
L36	1.50'	N06°30'40"E
L37	12.25'	N83°29'20"W
L38	1.50'	N06°30'40"E
L39	11.87'	N83°29'20"W
L40	3.00'	N06°30'40"E
L41	10.33'	N83°29'20"W
L42	3.00'	N06°30'40"E
L43	17.75'	N83°29'20"W
L44	8.31'	N06°30'40"E
L45	27.08'	N83°29'20"W
L46	19.31'	N06°30'40"E
L47	4.75'	N68°29'50"E
L48	11.74'	N48°29'54"E
L49	21.16'	N33°46'00"E
L50	16.78'	N56°14'00"W

LINE DATA

#	LENGTH	BEARING
L51	12.96'	N33°46'00"E
L52	13.04'	N56°14'00"W
L53	10.21'	N33°46'00"E
L54	5.29'	N56°14'00"W
L55	10.38'	N33°46'00"E
L56	23.75'	N56°14'00"W
L57	27.50'	N33°46'00"E
L58	10.38'	N56°14'00"W
L59	5.29'	N33°46'00"E
L60	10.21'	N56°14'00"W
L61	13.04'	N33°46'00"E
L62	12.96'	N56°14'00"W
L63	25.92'	N33°46'00"E
L64	1.00'	N56°14'00"W
L65	28.58'	N33°46'00"E
L66	30.83'	N56°14'00"W
L67	37.50'	N33°46'00"E
L68	6.36'	N56°14'00"W
L69	14.71'	N33°46'00"E
L70	8.17'	N33°46'00"E
L71	11.00'	N56°14'00"W
L72	1.50'	N33°46'00"E
L73	12.86'	N56°14'00"W
L74	1.50'	N33°46'00"E
L75	1.50'	N33°46'00"E
L76	12.86'	N56°14'00"W
L77	1.50'	N33°46'00"E
L78	11.58'	N56°14'00"W
L79	5.50'	N33°46'00"E
L80	16.83'	N56°14'00"W
L81	9.50'	N33°46'00"E
L82	4.75'	N56°14'00"W
L83	11.58'	N33°46'00"E
L84	1.67'	N56°14'00"W
L85	12.50'	N33°46'00"E
L86	5.67'	N56°14'00"W
L87	10.58'	N33°46'00"E
L88	3.00'	N56°14'00"W
L89	18.00'	N33°46'00"E
L90	26.06'	N56°14'00"W
L91	26.06'	N56°14'00"W
L92	29.00'	N06°30'40"E
L93	3.00'	N06°30'30"E
L94	51.98'	N68°29'49"E
L95	46.39'	N68°29'49"E

PLAN SET: F

VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141

06/30/2023

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CHECKED BY:	SS

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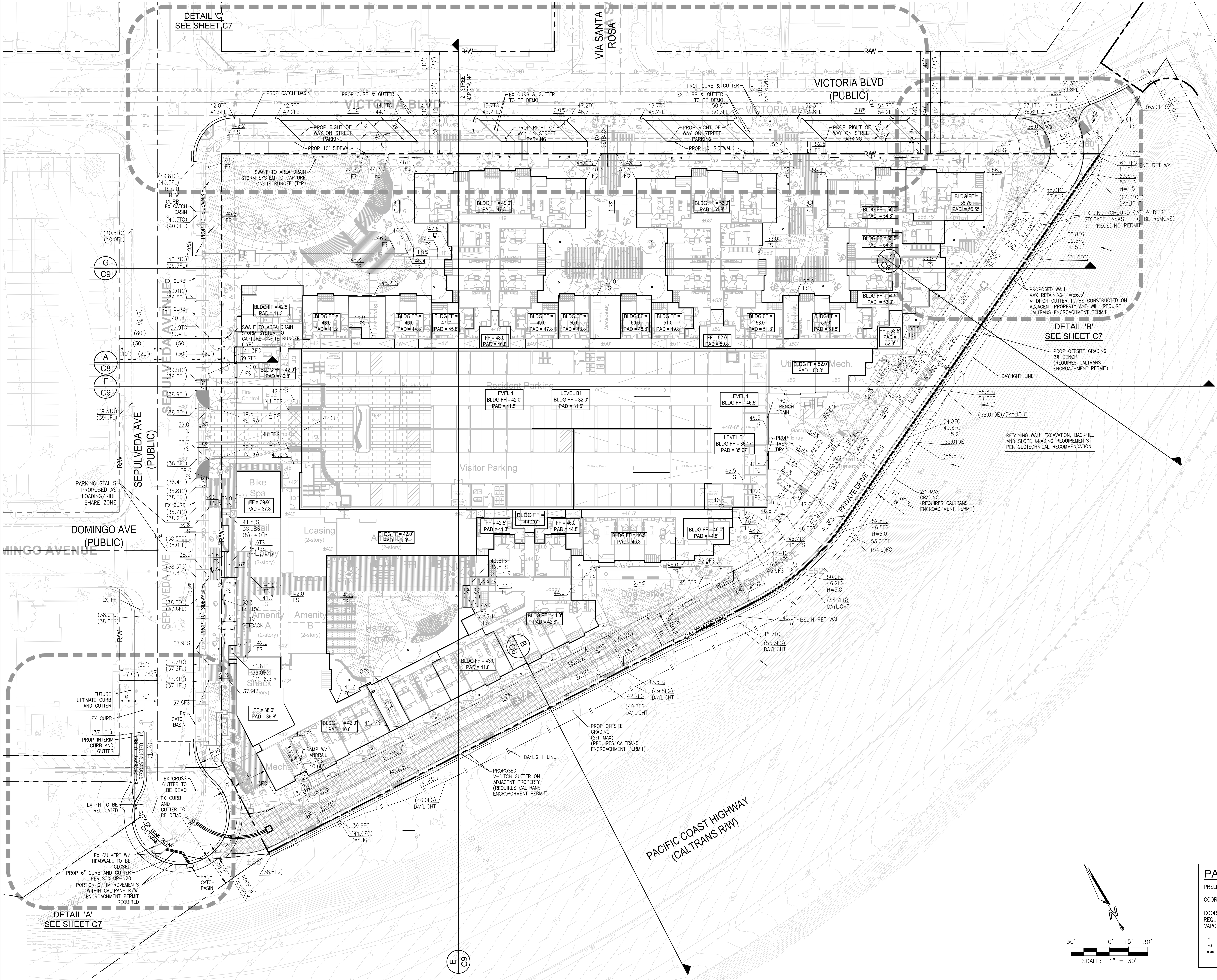
VESTING TENTATIVE PARCEL MAP NO. 2020-141

TENTATIVE MAP

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C5 OF 11



LEGEND

- PROP. PROJECET BOUNDARY / PROP. TRACT BOUNDARY
- STREET CENTERLINE
- STREET RIGHT OF WAY
- EASEMENT
- EX CURB & GUTTER/EX SIDEWALK
- PROPOSED CURB & GUTTER/PROP SIDEWALK
- FLOWLINE
- SS — **EXISTING SEWER LINE**
- DW — **EXISTING DOMESTIC WATER LINE**
- SD — **EXISTING STORM DRAIN LINE**
- T — **EXISTING TELEPHONE/DATA LINE**
- E — **EXISTING UNDERGROUND ELECTRICAL LINE**
- (E-OH) — **EXISTING OVERHEAD ELECTRICAL LINE**
- CATV — **EXISTING CATV LINE**
- G — **EXISTING GAS LINE**
- SS — **PROPOSED SEWER LINE**
- DW — **PROPOSED DOMESTIC WATER LINE**
- FW — **PROPOSED FIRE WATER LINE**
- SD — **PROPOSED STORM DRAIN LINE**

PLAN SET: F

VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141

06/30/2023

PAD CALCULATIONS ASSUMPTIONS

PRELIMINARY ASSUMPTIONS PENDING BUILDING FOUNDATION DESIGN PARAMETERS

COORDINATE WITH ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS.

COORDINATE WITH STRUCTURAL/FOUNDATION PLANS/GEOTECHNICAL REPORT FOR SLAB REQUIREMENTS INCLUDING SLAB THICKNESS AND APPROPRIATE MEASURES FOR MOISTURE & VAPOR BARRIER MITIGATION.

* PARKING GARAGE PAD = FF – 6" SLAB
** APARTMENT BLDG PAD = FF – 14" (12" SLAB + 2" SAND/LINER MOISTURE BARRIER)
*** COURTYARD PAD = ESTIMATED HARDSCAPE FS – ESTIMATED PAVEMENT THICKNESS = FS – 6"

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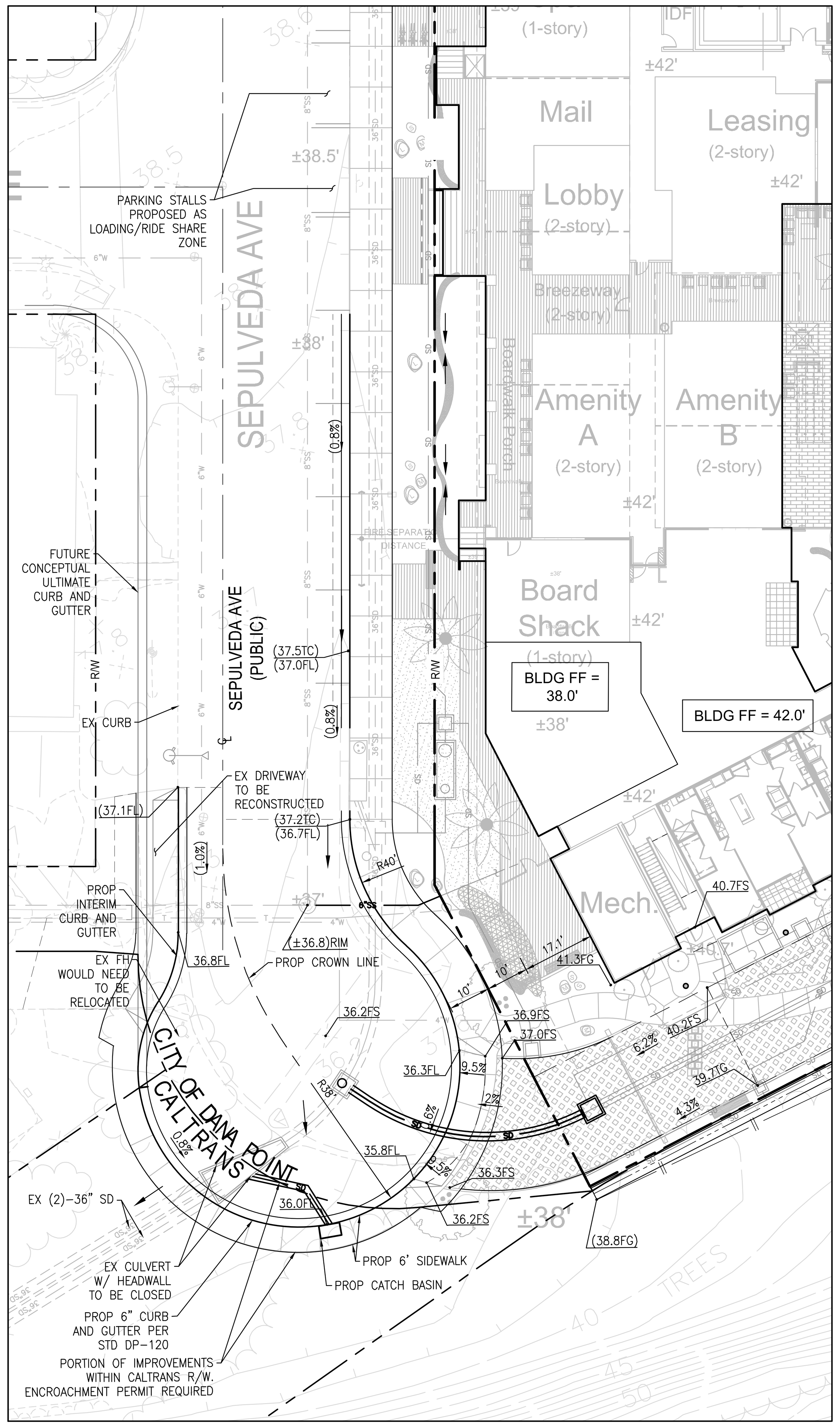
VESTING TENTATIVE PARCEL MAP NO. 2020–141

CONCEPTUAL GRADING

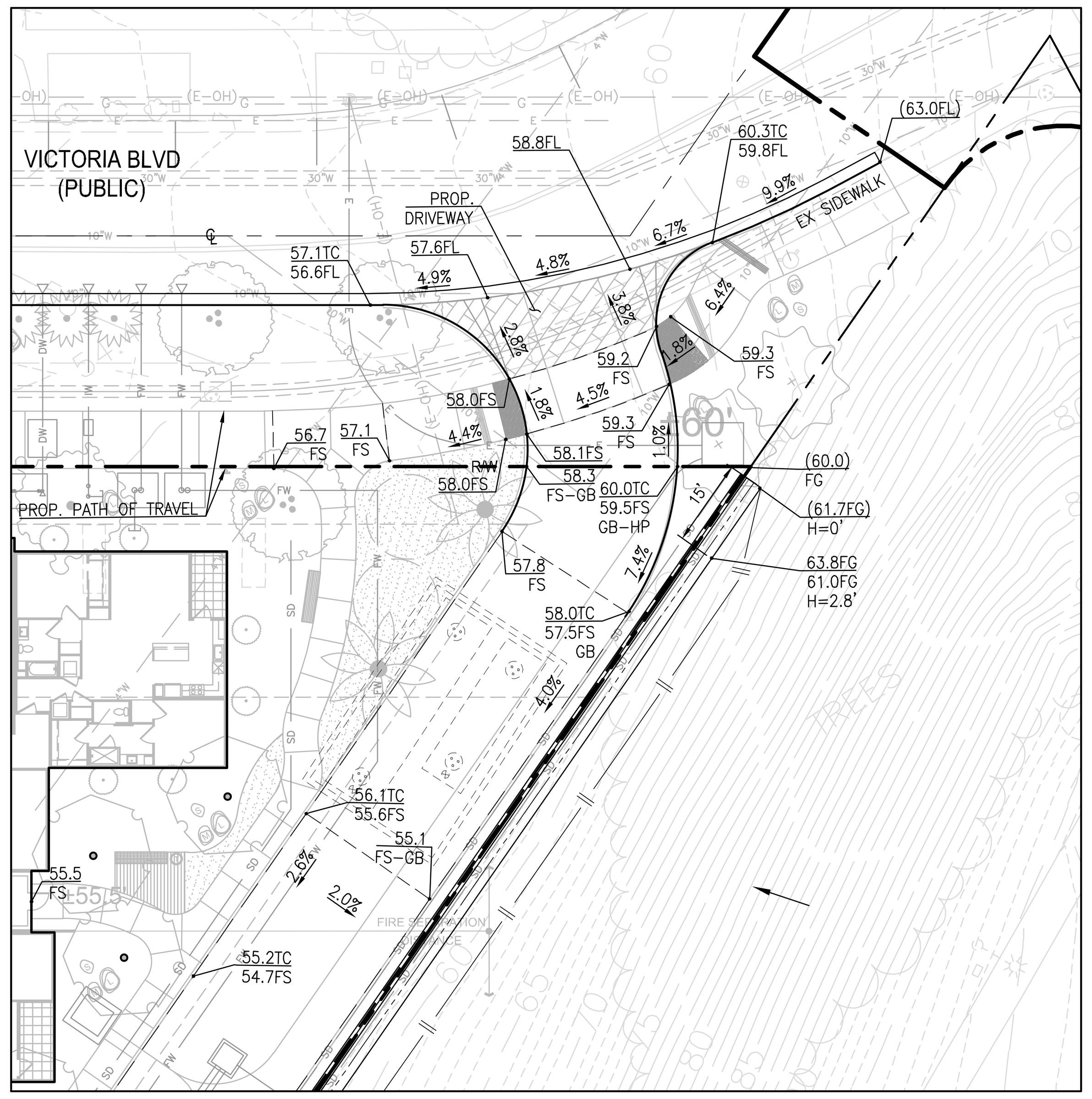
26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C6 OF 11



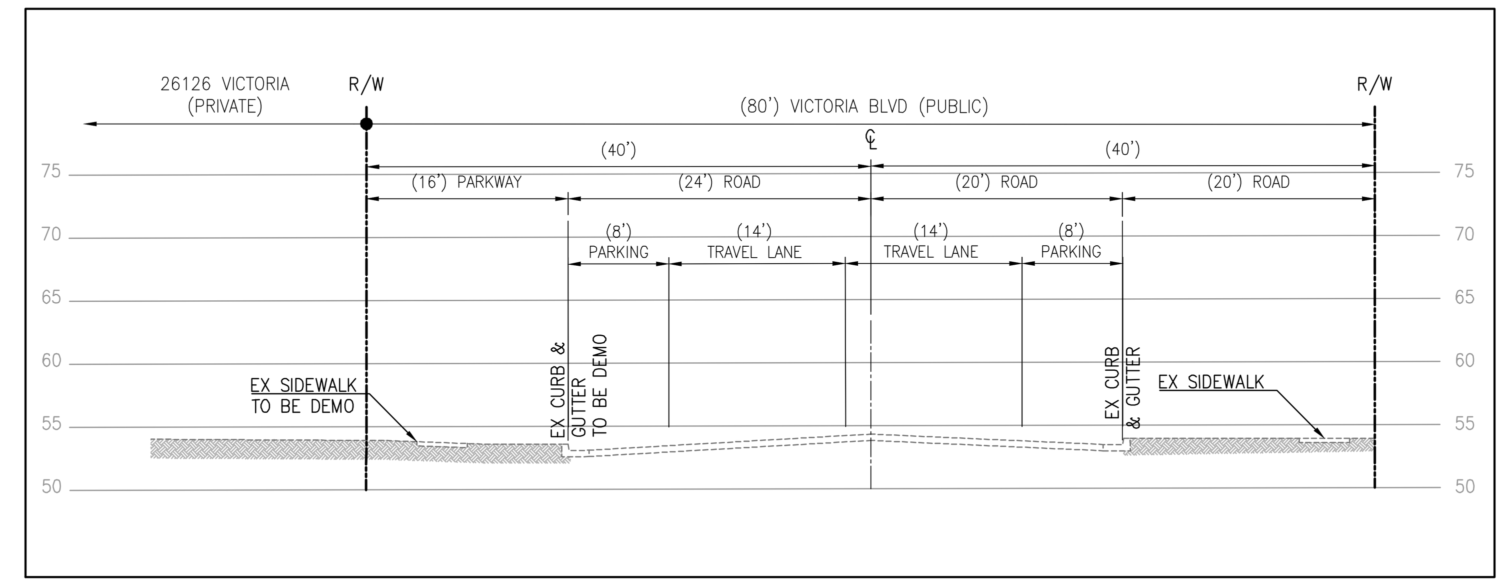
DETAIL 'A'
SEPULVEDA AVE IMPROVEMENTS

1"=20'



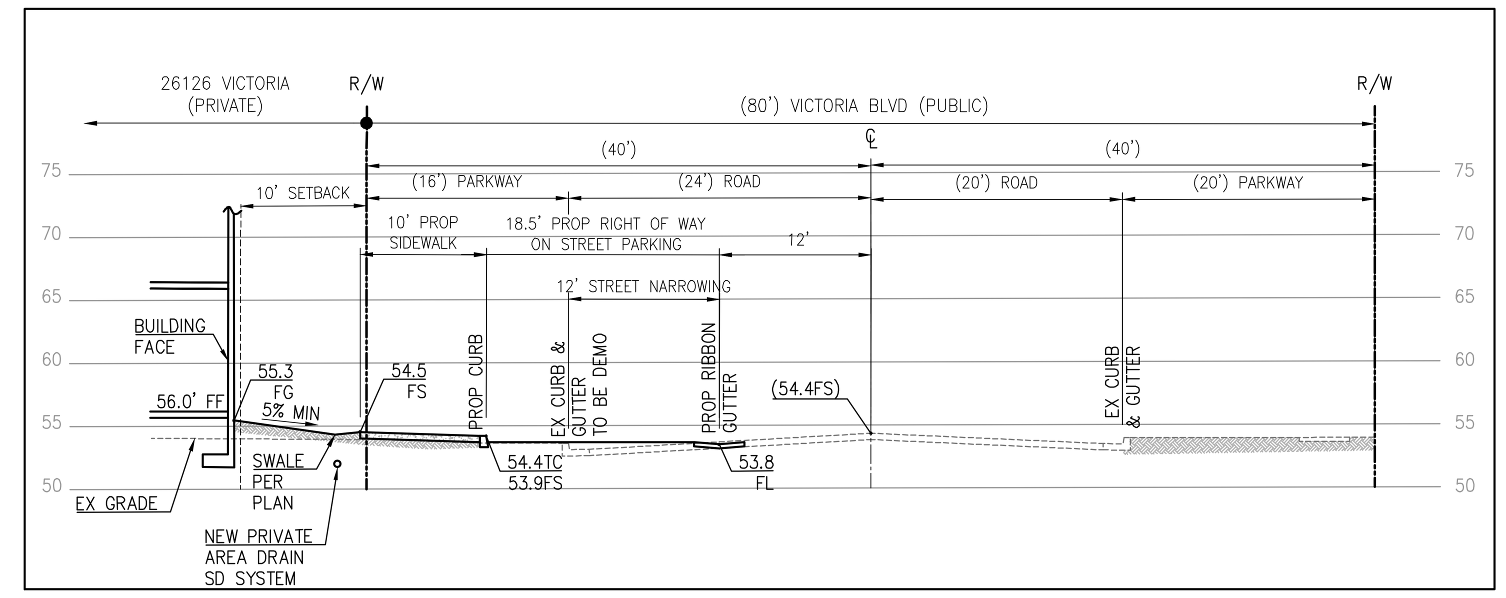
DETAIL 'B'
NORTHEAST ENTRY ENLARGED DETAIL

1"=20'



EXISTNG SECTION D (D/C7)

SCALE: 1"=10'



PROPOSED SECTION D (D/C7)

SCALE: 1"=10'

LEGEND

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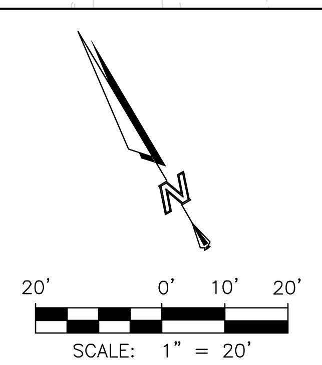
- EXISTING TELEPHONE/DATA LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING CATV LINE
- EXISTING GAS LINE
- PROPOSED SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN LINE

DETAIL 'C'
VICTORIA BLVD IMPROVEMENTS

1"=20'



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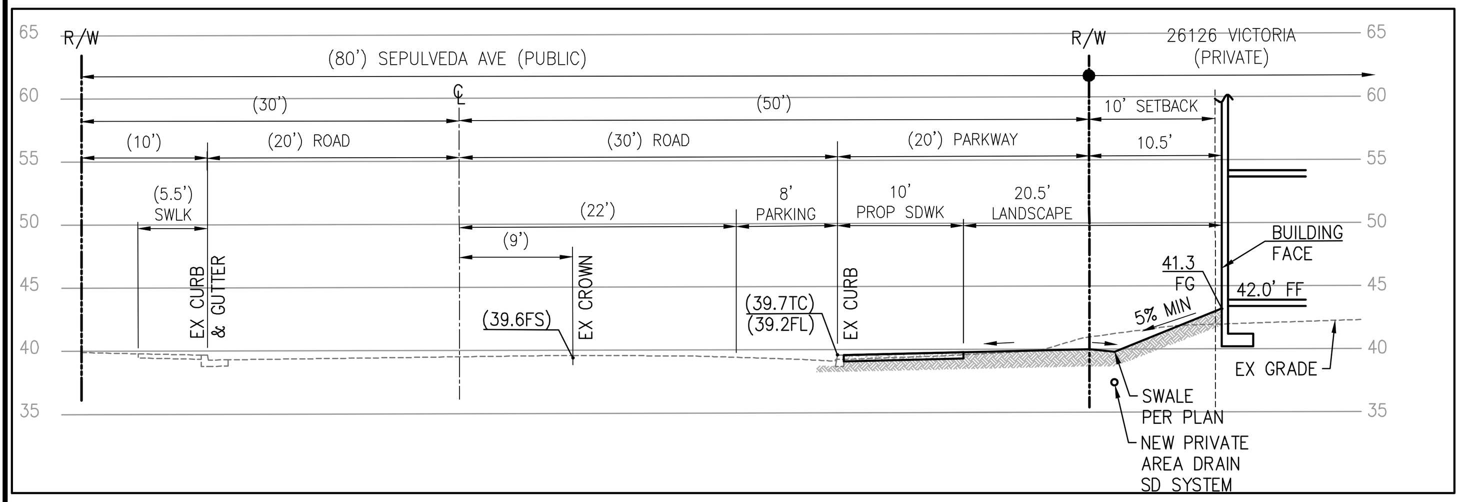
VESTING TENTATIVE PARCEL MAP NO. 2020-141

RIGHT OF WAY IMPROVEMENTS

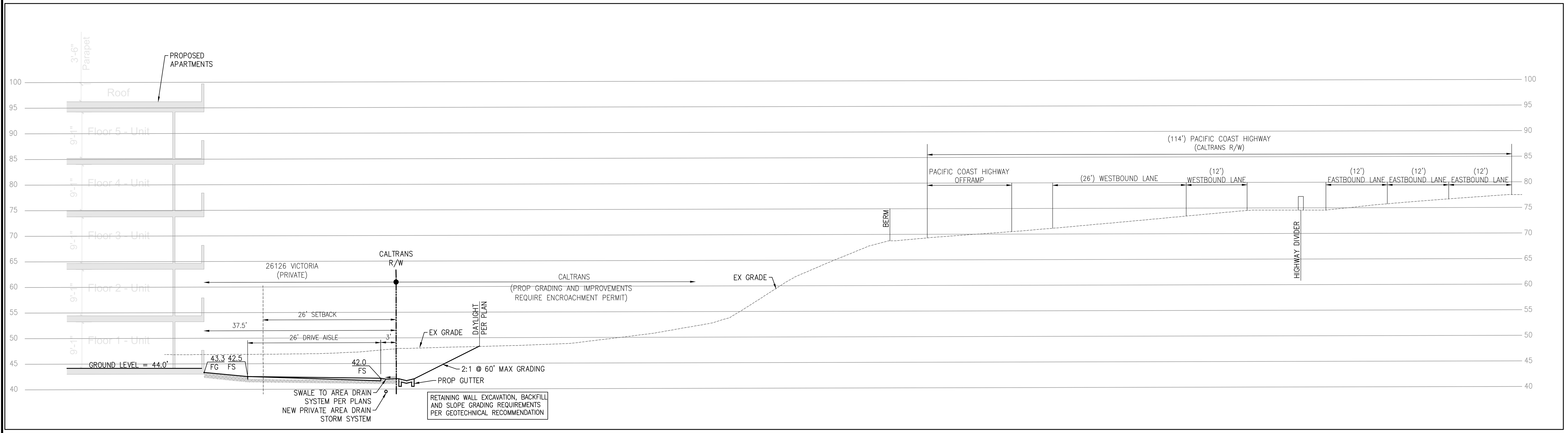
26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C7 OF 11

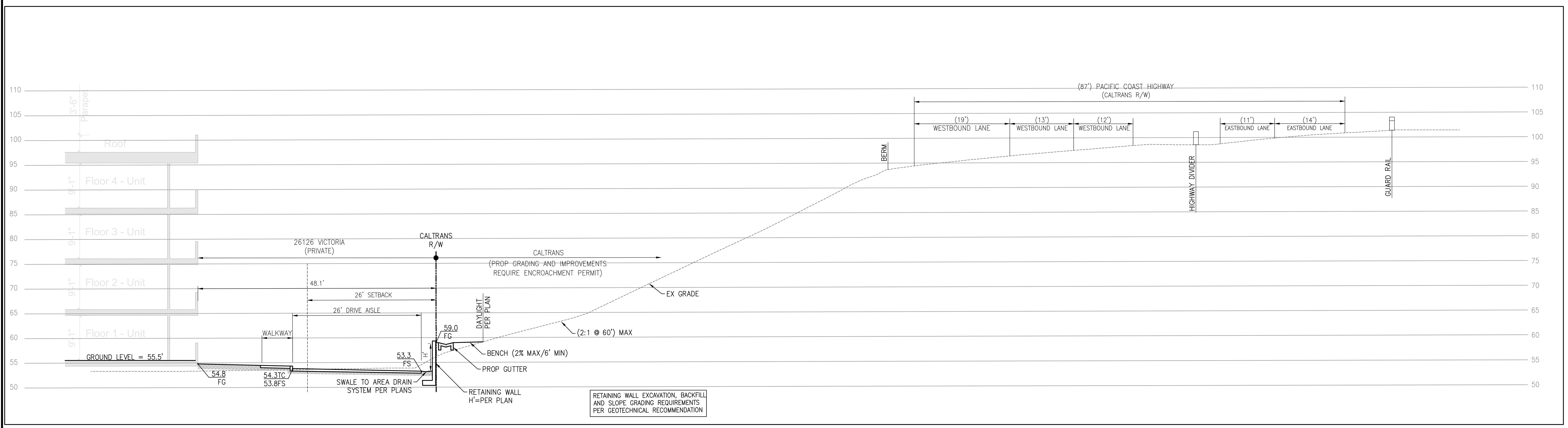
PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023



SECTION A (A / C8)
SCALE: 1"=10'



SECTION B (B / C8)
SCALE: 1"=10'



SECTION C (C / C8)
SCALE: 1"=10'

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VESTING TENTATIVE PARCEL MAP NO. 2020-141

GRADING SECTIONS

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

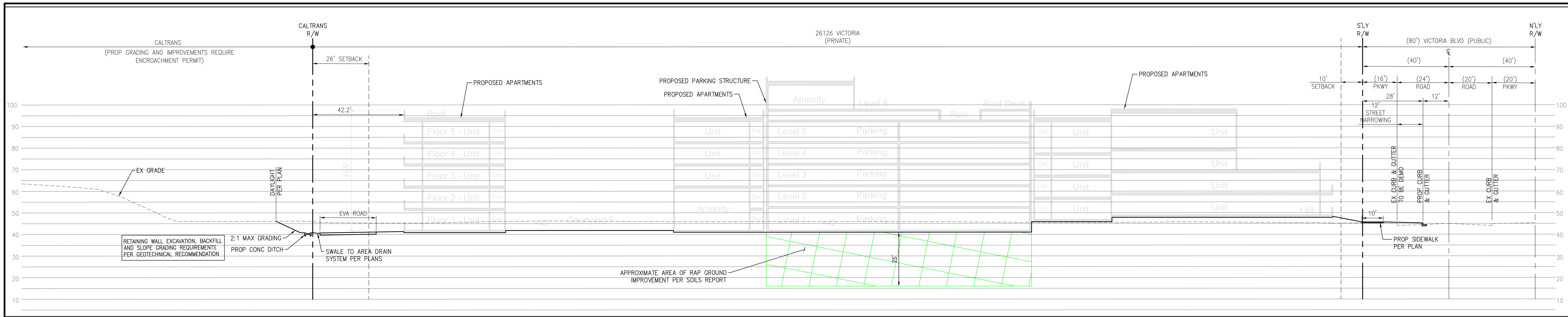
SHEET C8 OF 11

PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023

PLAN SET: F

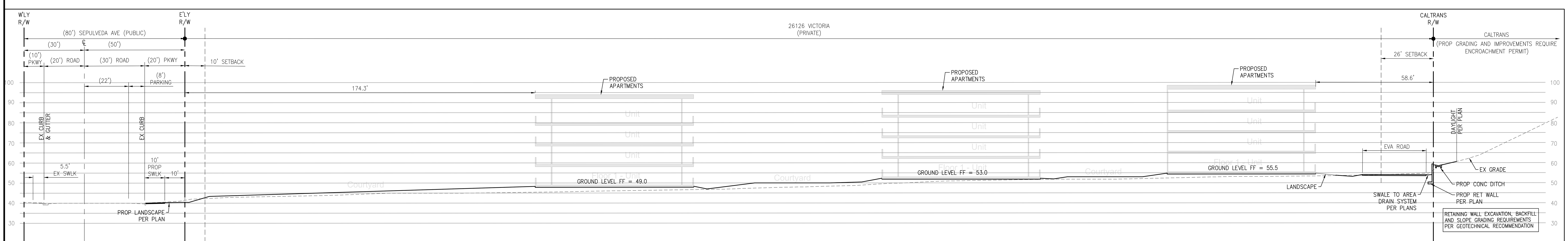
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141

06/30/2023



SECTION E (E/C9)
SCALE: 1"=20'

SECTION F (F/C9)
SCALE: 1"=20'



SECTION G (G/C9)
SCALE: 1"=20'

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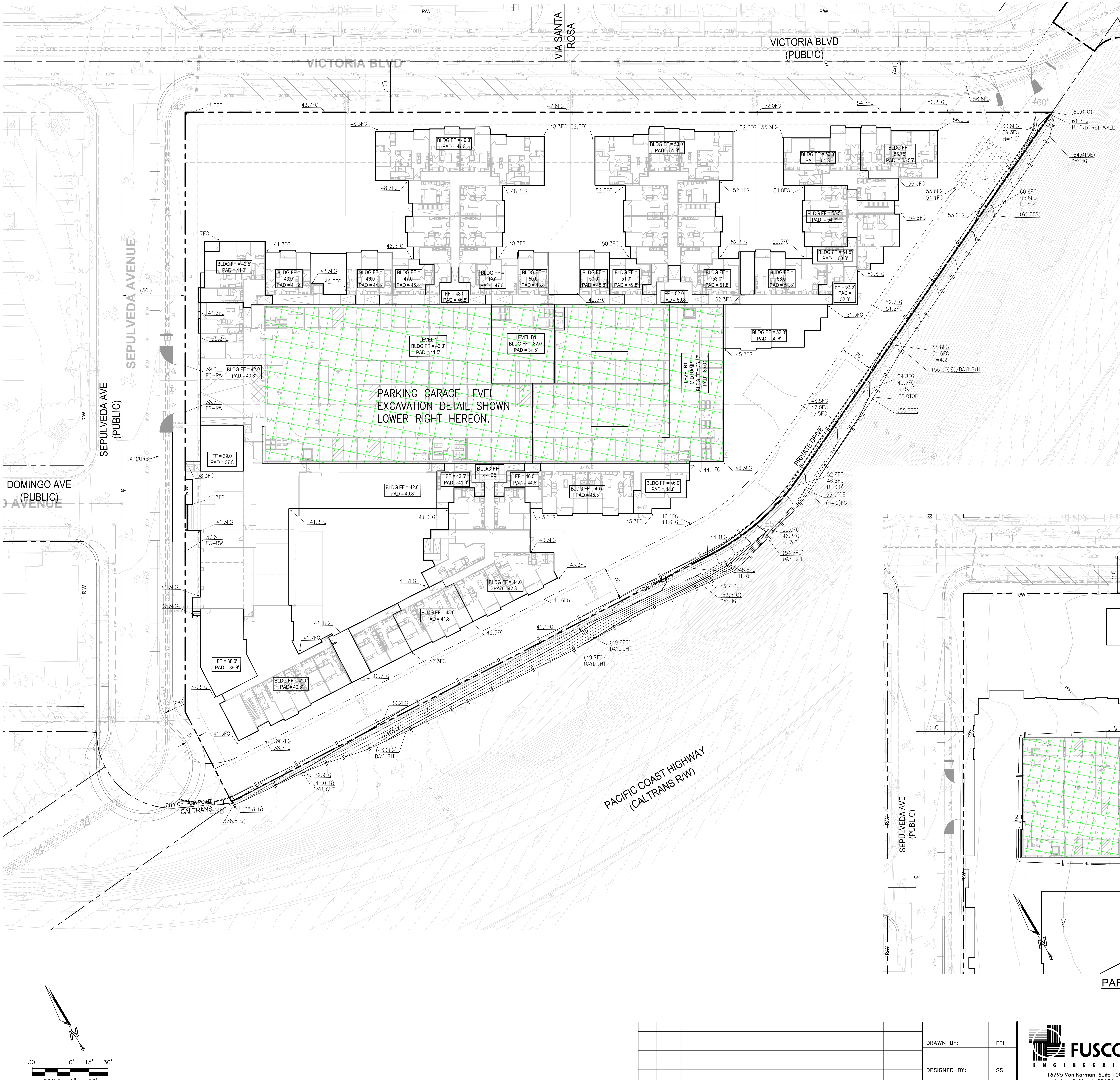
VESTING TENTATIVE PARCEL MAP NO. 2020-141

GRADING SECTIONS

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C9 OF 11



LEGEND

- PROP. PROJECT BOUNDARY / PROP. TRACT BOUNDARY
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- EASEMENT
- EX CURB & GUTTER/EX SIDEWALK
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- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING TELEPHONE/DATA LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING CATV LINE
- EXISTING GAS LINE
- PROPOSED SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN LINE
- APPROXIMATE AREA OF RAP GROUND IMPROVEMENT PER SOILS REPORT.

PAD CALCULATIONS ASSUMPTIONS

PRELIMINARY ASSUMPTIONS PENDING BUILDING FOUNDATION DESIGN PARAMETERS

COORDINATE WITH ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS.

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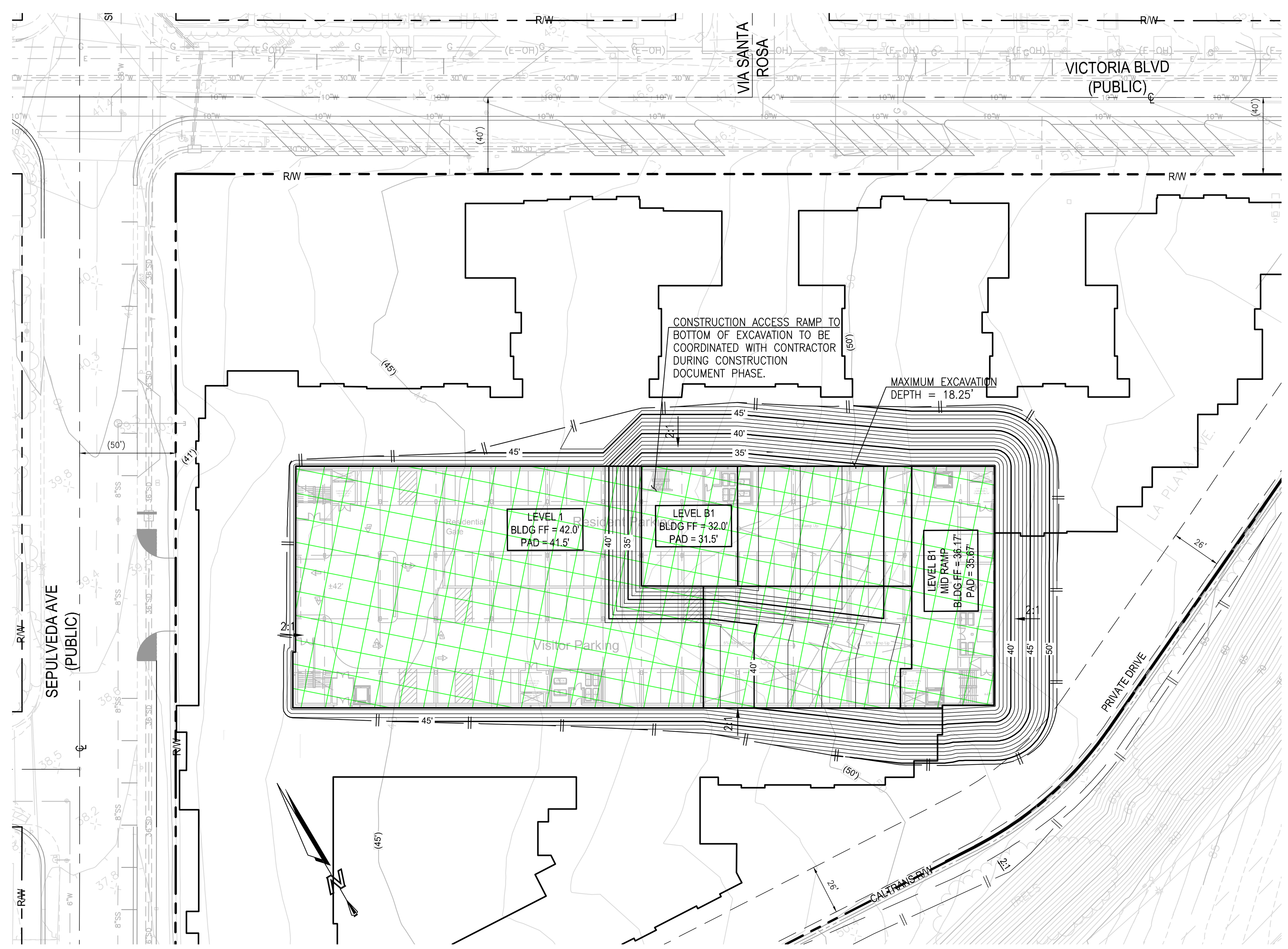
* PARKING GARAGE PAD = FF – 6" SLAB
** APARTMENT BLDG PAD = FF – 14" (12" SLAB + 2" SAND/LINER MOISTURE BARRIER)
*** COURTYARD PAD = ESTIMATED HARDSCAPE FS – ESTIMATED PAVEMENT THICKNESS = FS – 6"
**** FIRE LANE PAVEMENT FG = FS – 18.5" (4" AC + 14.5" AB)

NOTE: EXCAVATION FOR PARKING GARAGE ANTICIPATED TO OCCUR PRIOR TO ROUGH GRADING OF THE REMAINDER OF THE SITE.



PARKING GARAGE EXCAVATION DETAIL
SCALE: 1" = 40'

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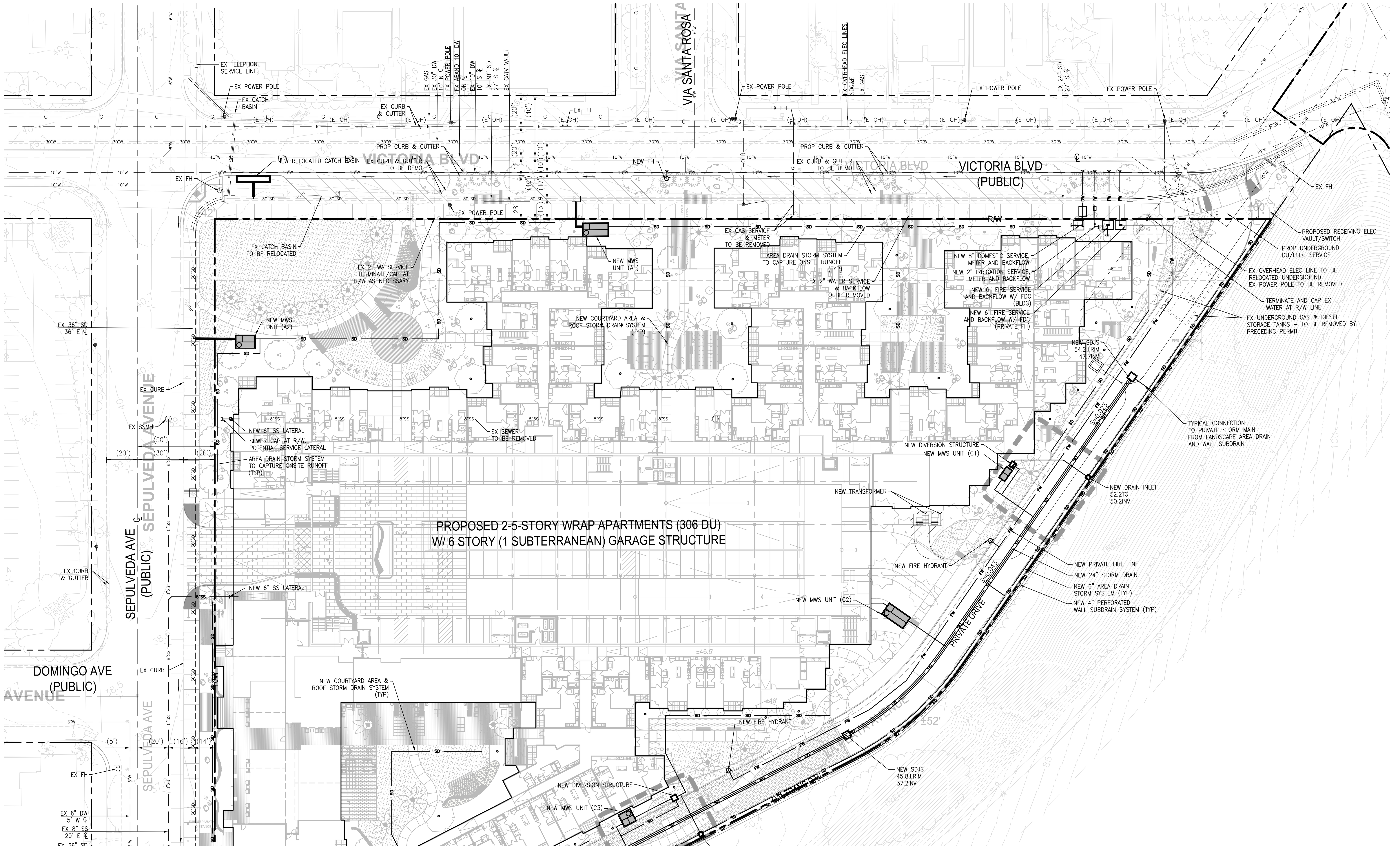
VESTING TENTATIVE PARCEL MAP NO. 2020-141

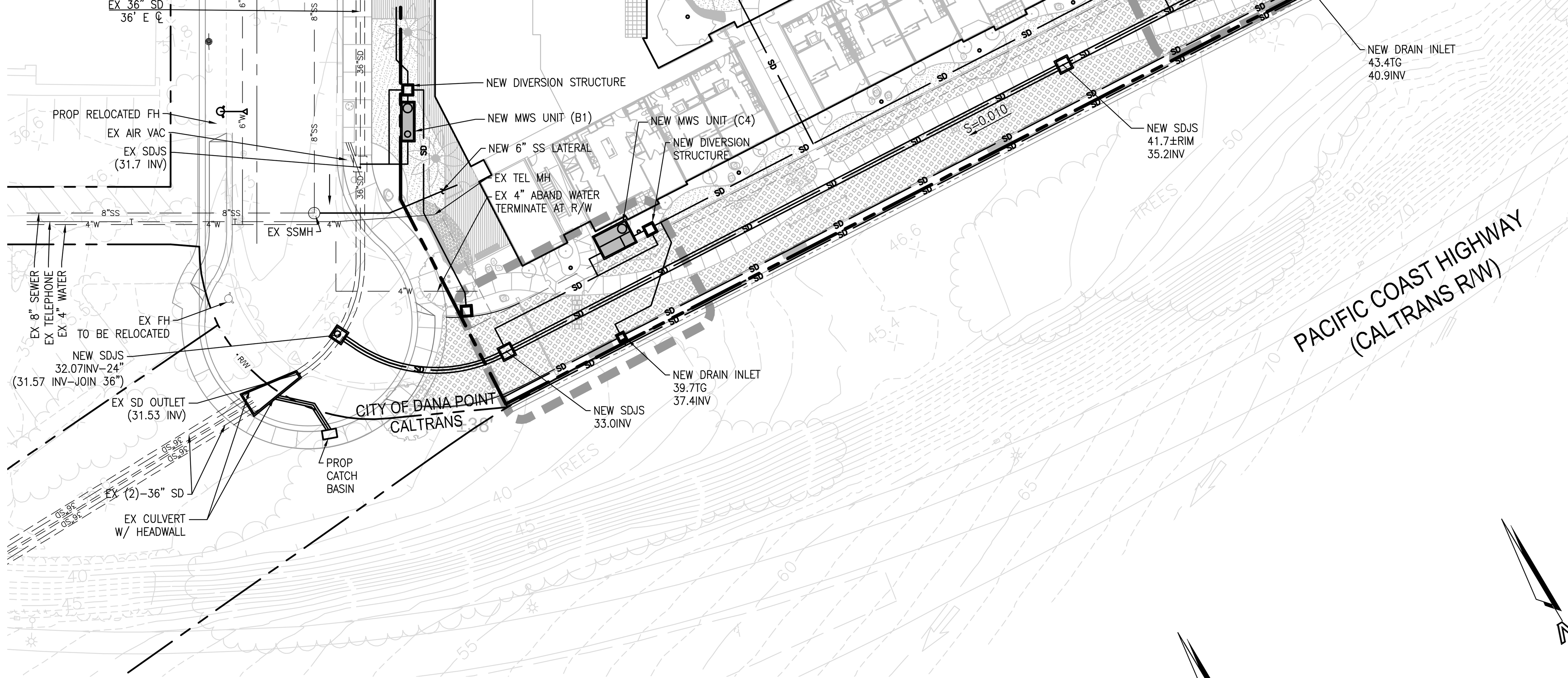
ROUGH GRADING

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C10 OF 11

PLAN SET: F
VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141
06/30/2023





LEGEND & ABBREVIATIONS

SS	EXISTING SEWER LINE
DW	EXISTING DOMESTIC WATER LINE
SD	EXISTING STORM DRAIN LINE
T	EXISTING TELEPHONE/DATA LINE
E	EXISTING UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRICAL LINE
CATV	EXISTING CATV LINE
G	EXISTING GAS LINE
SS	PROPOSED SEWER LINE
IW	PROPOSED IRRIGATION WATER LINE
DW	PROPOSED DOMESTIC WATER LINE
FW	PROPOSED FIRE WATER LINE
SD	PROPOSED STORM DRAIN LINE
T	PROPOSED TELEPHONE/DATA LINE
E	PROPOSED ELECTRICAL LINE
CATV	PROPOSED CATV
G	PROPOSED GAS

CATV	CABLE TELEVISION
DW	DOMESTIC WATER
DU	DWELLING UNITS
E	ELECTRIC
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
FW	FIRE WATER
G	GAS
INV	INVERT
IW	IRRIGATION WATER
MWS	MODULAR WETLANDS SYSTEM
OH	OVERHEAD
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
T	TELEPHONE
TYP	TYPICAL

BASIS OF DESIGN

1. CONCRETE GUTTER: MINIMUM SLOPE = 0.5%
2. TYPICAL DRIVE AISLE CROSS SLOPE = 2%
3. MINIMUM UTILITY COVER = 36"
4. PRIVATE SANITARY SEWER: MINIMUM SLOPE = 0.020
5. PRIVATE STORM DRAIN MINIMUM SLOPE = 0.005

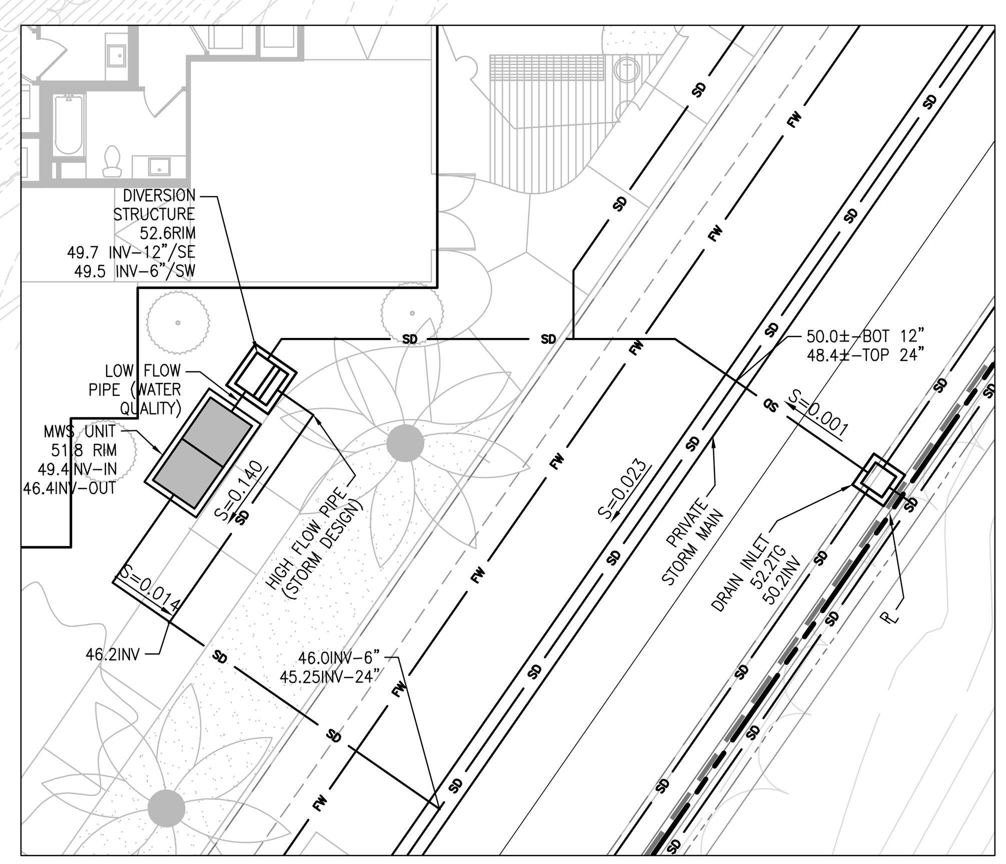
NOTE

PER SCWD CAPACITY ANALYSIS, EXISTING SEWER INFRASTRUCTURE IS SUFFICIENT FOR PROPOSED PROJECT DEVELOPMENT. PUBLIC WATER INFRASTRUCTURE WITHIN VICTORIA AND SEPULVEDA BLVDS ARE ALSO ADEQUATE. HOWEVER, A 55 LF SEGMENT OF PIPE MAY NEED TO BE UPSIZED NEAR THE INTERSECTION OF VIA CANON AND CAMINO CAPISTRANO.

ESTIMATED STORMWATER TREATMENT REQUIREMENTS

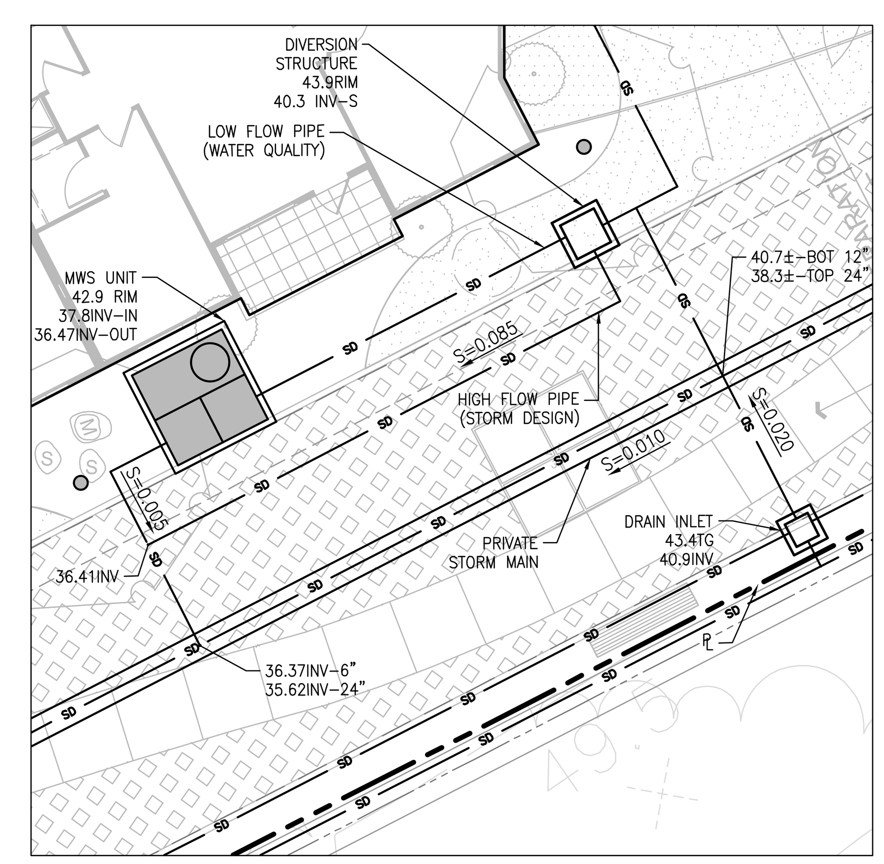
SUBAREA#/ (DMA#)	AREA (AC)	IMPERVIOUSNESS	TREATMENT FLOW REQUIREMENT (CFS) PER OC STANDARDS	DESIGN FLOW RATE (80% x 1.5) (CFS)	MWS MODEL (FTxFT) STD HGL=3.4'	BMP TREATMENT CAPACITY (CFS)
A1 (DMA 1)	1.16	85%	0.238	0.356	8'x16'	0.462
A2 (DMA 2)	0.81	85%	0.166	0.249	8'x12'	0.462
B1 (DMA 3)	0.41	95%	0.092	0.138	4'x13'	0.144
C1 (DMA 4)	0.33	85%	0.068	0.101	4'x8'	0.115
C2 (DMA 5)	1.12	100%	0.262	0.393	8'x16'	0.462
C3 (DMA 6)	0.73	85%	0.150	0.224	8'x8'	0.231
C4 (DMA 7)	0.96	85%	0.197	0.295	8'x12'	0.346

NOTE: REFER PRELIMINARY WQMP REPORT FOR WATER QUALITY CALCULATIONS
WATER QUALITY TREATMENT ASSUMES NO SITE INFILTRATION



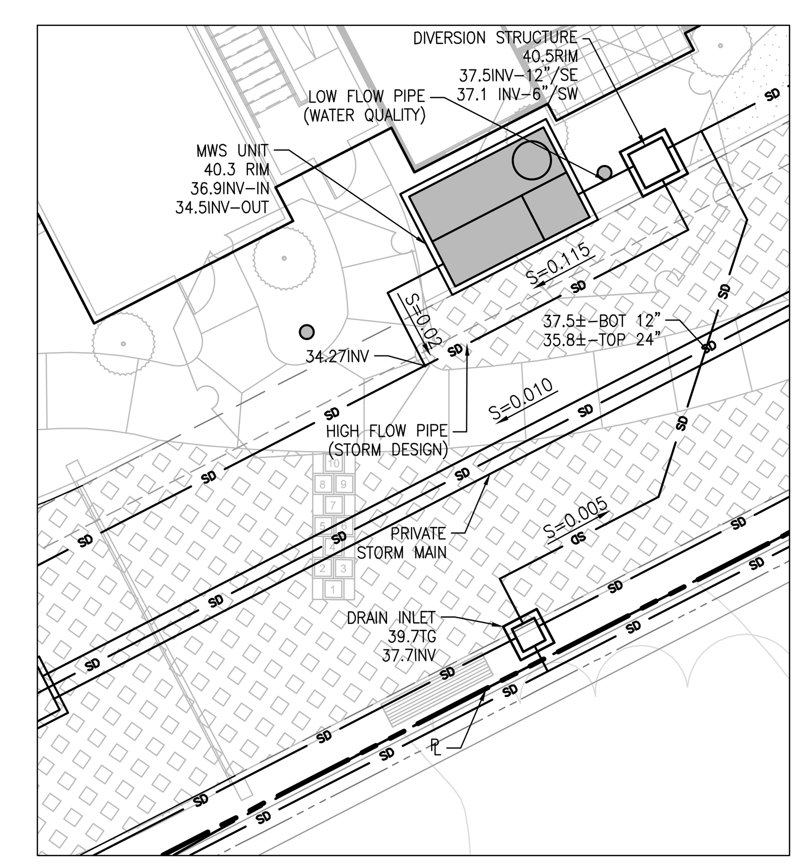
STORMWATER QUALITY (MWS-C1)
TYPICAL DIVERSION SCHEMATIC

SCALE: 1"=10'



STORMWATER QUALITY (MWS-C3)
TYPICAL DIVERSION SCHEMATIC

SCALE: 1"=10'



STORMWATER QUALITY (MWS-C4)
TYPICAL DIVERSION SCHEMATIC

SCALE: 1"=10'

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: FEI
DESIGNED BY: SS
CHECKED BY: SS

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STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP NO. 2020-141

CONCEPTUAL UTILITY

26126 VICTORIA BOULEVARD
CITY OF DANA POINT

SHEET C11 OF 11

PLAN SET: F

VICTORIA APARTMENTS/26126 VICTORIA
VESTING TENTATIVE PARCEL MAP 2020-141

06/30/2023