ATTACHMENT 1

SHEET 1 OF 8 SHEETS
4 NUMBERED LOTS AND LETTERED LOTS 'A' THROUGH 'G', INCLUSIVE
AGGREGATE 3.750 ACRES
(ALL OF VESTING TENTATIVE TRACT NO. 16382)

TRACT NO. 16382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF LOT LINE ADJUSTMENT NO. LL 03-04 RECORDED MAY 31, 1993, AS INSTRUMENT NO. 93-[illegible] OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: JUNE, 2004

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE REQUEST OF

DATE: _____
TIME: _____ FEE: $_____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
TOM DAILY
COUNTY CLERK – RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, SOLE ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND EMBRACED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

(1) THE INGRESS-EGRESS EASEMENT OVER LOTS A THROUGH G, INCLUSIVE, FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELINQUISH AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO NEWPORT BOULEVARD, 18TH STREET, HARBOR BOULEVARD, BERNARD STREET AND THE PUBLIC ALLEY, EXCEPT AT ANNOUNCED ACCESS LOCATIONS.

KIM 1001 NEWPORT PLAZA, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER.

BY: _____
NAME: Barry Schlesinger
TITLE: PRESIDENT

RUTTER 1001 NEWPORT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER.

BY: _____
NAME: Rory J. Rutter
TITLE: President

KMF FINANCIAL II, INC., BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 31, 2002, AS INSTRUMENT NO. 2002000[illegible] OF OFFICIAL RECORDS.

BY: _____
NAME: TERRANCE LYLE
TITLE: SECRETARY

WACHOVIA BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 7, 2004, AS INSTRUMENT NO. 2004000[illegible] OF OFFICIAL RECORDS.

BY: _____
NAME: Sean Gilliland
TITLE: Director, vice president

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON OCT 5, 2004 BEFORE ME Brigitte M. P. Boudreau, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARRY SCHLESINGER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: Brigitte M. P. Boudreau
NOTARY PUBLIC IN AND FOR SAID STATE
BRIGITTE BOUDREAU
(NAME PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES 11-11-07

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON 10-5-04 BEFORE ME CAROL A. LUSTIG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RORY J. RUTTER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: Carol A. Lustig
NOTARY PUBLIC IN AND FOR SAID STATE
CAROL A. LUSTIG
(NAME PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IN ORANGE COUNTY.
MY COMMISSION EXPIRES 1-5-07

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RUTTER 1001, LLC, IN JUNE, 2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Rory S. Williams 9/22/04
RORY S. WILLIAMS L.S. 6654
LICENSE EXPIRES: 12/31/06

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT ALL MATTERS PROVIDED OF THE SUBDIVISION MAP ACT HAVE BEEN CONFORMED WITH AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

_____
RICHARD E. WAYNE, COUNTY SURVEYOR
L.S. 6582, EXPIRATION DATE 2-31-06

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH WITHOUTING LIMITATION TO BONDS PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2004.

JOHN W. MOORE (CA)
COUNTY TREASURER-TAX COLLECTOR
BY: _____
DEPUTY TREASURER-TAX COLLECTOR

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2004.

_____
DONALD MUNDIS, REGL. 41984
CITY ENGINEER, CITY OF COSTA MESA
REGISTRATION EXPIRES 12/31/08

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY STATE THAT THE MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT REGULAR MEETING HELD ON THE _____ DAY OF _____, 2004, AND THAT THEREUPON SAID COUNCIL DID, BY RESOLUTION NO. [illegible], ADOPTED SAID MAP.

AND DO ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

(1) THE INGRESS-EGRESS EASEMENT OVER LOTS A THROUGH G, INCLUSIVE, FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

(2) ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO NEWPORT BOULEVARD, 18TH STREET, HARBOR BOULEVARD, BERNARD STREET AND THE PUBLIC ALLEY, EXCEPT AT ANNOUNCED ACCESS LOCATIONS.

AND DO ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (A)(3) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2004.

_____
JOHN COUCH
DEPUTY CITY CLERK AND EX OFFICIO CLERK OF THE COUNCIL OF THE CITY OF COSTA MESA

SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED BY LEIGHTON AND ASSOCIATES ON MAY 31, 2002. THE REPORT AND ANY SUPPLEMENTAL THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

SEE SHEET 2 FOR SIGNATURE OMISSIONS AND ADDITIONAL NOTARY ACKNOWLEDGMENTS

SHEET 2 OF 5 SHEETS
4 NUMBERED LOTS AND LOTS
'A' THROUGH 'O', INCLUSIVE
ACREAGE 3.170 ACRES
(ALL OF TENTATIVE
TRACT NO. 16382)

TRACT NO. 16382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6854 DATE OF SURVEY: JUNE 2004

NOTARY ACKNOWLEDGMENTS (CONT'D):

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON [illegible] 2004 BEFORE ME, [illegible], NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED [illegible], PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME WAS SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [illegible]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES COUNTY

BRIGITTE P. BOURDEES
(NAME PRINTED)

MY COMMISSION EXPIRES 11-11-07

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON OCT 15, 2004 BEFORE ME, IRENE HYMANSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JON WINTERMUTE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [illegible]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES COUNTY

IRENE HYMANSON
(NAME PRINTED)

MY COMMISSION EXPIRES Feb 21, 2008

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

THE IRVINE COMPANY, A DELAWARE CORPORATION, HOLDER OF CERTAIN OIL, GAS AND WATER RIGHTS AS RESERVED IN A DEED RECORDED APRIL 18, 2002, AS INSTRUMENT NO. 20020000206 OF OFFICIAL RECORDS.

U.S. BANK AND WIFE, HOLDER OF AN EASEMENT FOR FIRE, GAME, SCENIC, AGRICULTURAL, SCIENTIFIC AND RESEARCH CREEK, LAKE AND RIVER LAKES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 5, 1970 IN BOOK 9810, PAGE 168 OF OFFICIAL RECORDS (NOT PLOTTABLE).

C.P. DYSON AND WIFE, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 3, 1958 IN BOOK 3484, PAGE 168 OF OFFICIAL RECORDS (NOT PLOTTABLE).

WILLIAM COMMERCIAL TRUST AND SAVINGS BANK, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PIPE LINES, STORAGE RESERVOIRS AND TEMPORARY AND INCIDENTAL LIGHT AND POWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 22, PAGE 280 OF DEEDS (NOT PLOTTABLE).

WILLIAM COMMERCIAL TRUST AND SAVINGS BANK, HOLDER OF AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 22, PAGE 280 OF DEEDS (NOT PLOTTABLE).

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 22, 1967 IN BOOK 9452, PAGE 882 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR DISTRIBUTION ELECTRICAL ENERGY AND FOR TRANSMITTING IN ELEVATED, BY ELECTRICAL WIRES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 30, 1967 IN BOOK 10047, PAGE 806 OF OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 16, 1983 AS INSTRUMENT NO. 83 OF OFFICIAL RECORDS.

MESA CONSOLIDATED WATER DISTRICT, AN AGENCY OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT TO INSTALL, MAINTAIN, REPAIR, REPLACE AND RELOCATE A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 89-0160000 OF OFFICIAL RECORDS, AND HOLDER OF WATER FACILITIES AS DESCRIBED BY THE DOCUMENT RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 89-0160000 OF OFFICIAL RECORDS (NOT PLOTTABLE).

CIM 1801, L.P., HOLDER OF AN EASEMENT FOR TEMPORARY ACCESS AND PARKING IN THE DOCUMENT RECORDED ON APRIL 6, 2000 RECORDED AS INSTRUMENT NO. 20000-0000000 OF OFFICIAL RECORDS (NOT PLOTTABLE).

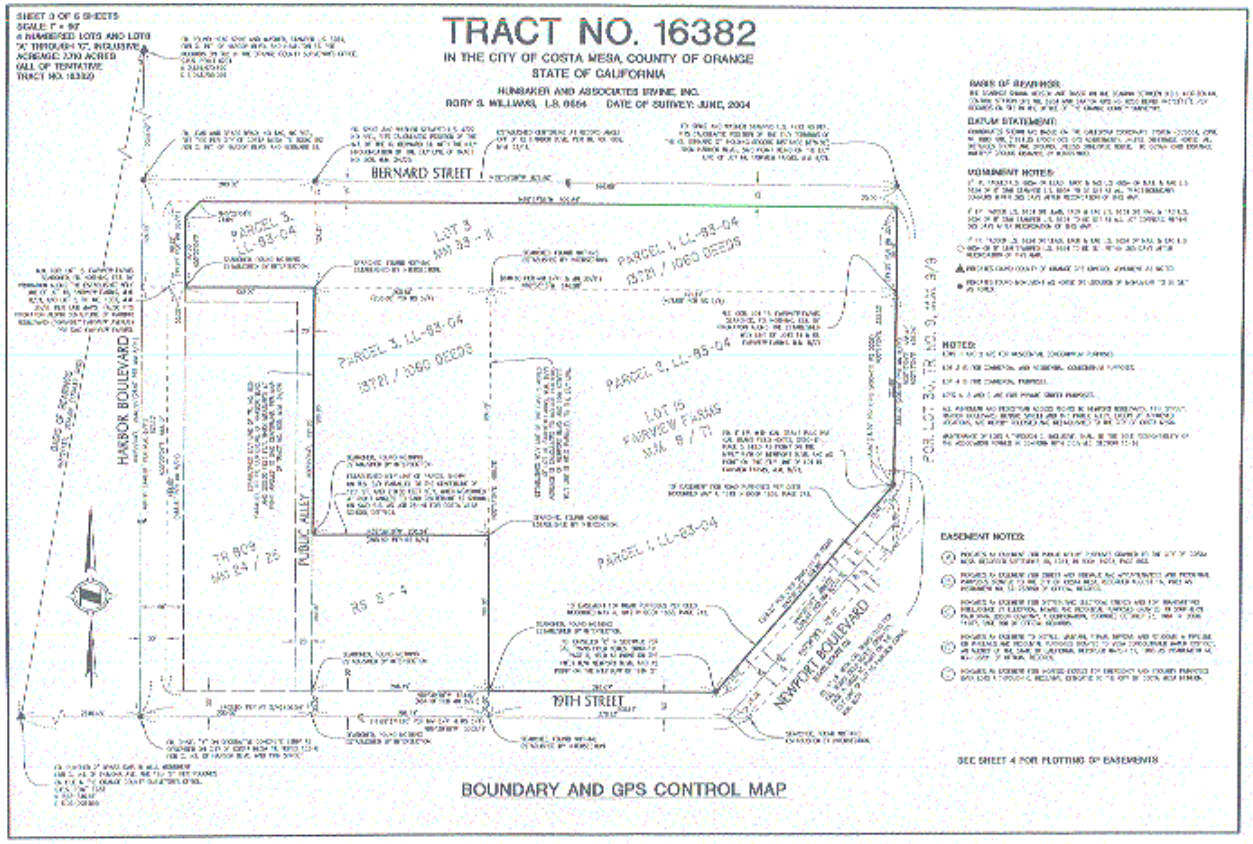
CIM 1801, L.P., HOLDER OF AN EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING AND DRAINAGE, IN THE DOCUMENT RECORDED ON APRIL 6, 2000 RECORDED AS INSTRUMENT NO. 20000-0000000 OF OFFICIAL RECORDS (NOT PLOTTABLE).

TRACT NO. 16382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIARD, L.S. 6664 DATE OF SURVEY: JUNE, 2004

SHEET 3 OF 6 SHEETS
SCALE: 1" = 60'
4 NUMBERED LOTS AND LOTS "A" THROUGH "Y", INCLUSIVE
ACREAGE: 2.710 ACRES
(ALL OF TENTATIVE TRACT NO. 16382)



BOUNDARY AND GPS CONTROL MAP

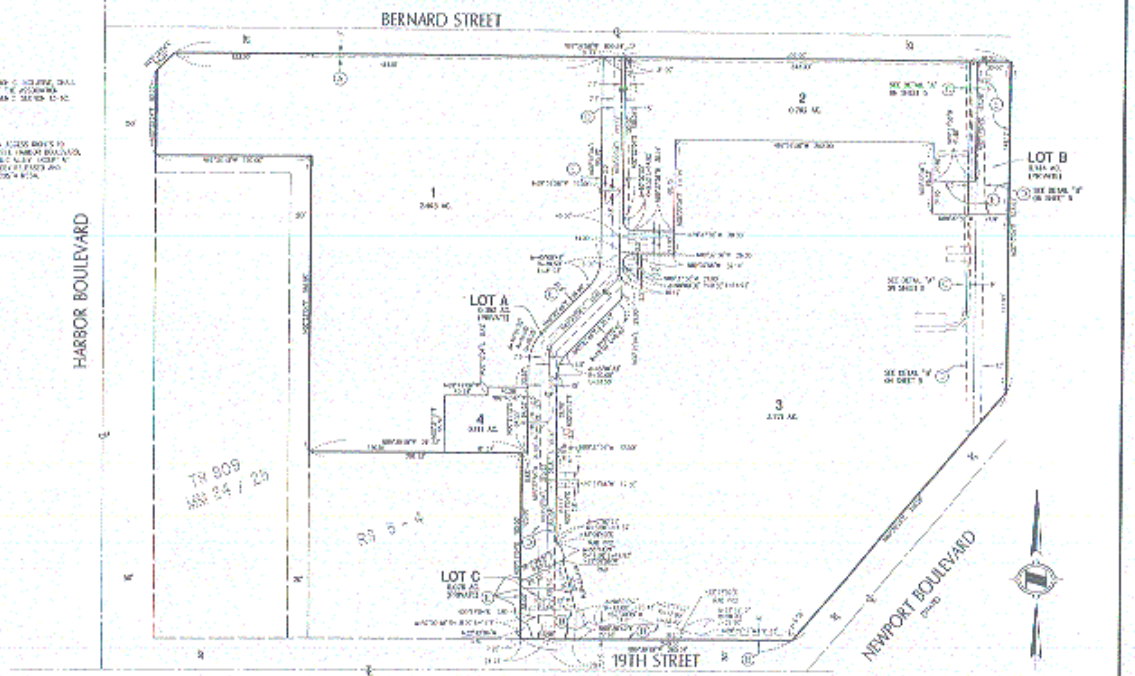
SHEET 4 OF 6 SHEETS
SCALE: 1" = 30'
4 NUMBERED LOTS AND LOTS
"A" THROUGH "C", INCLUSIVE
ACREAGE: 2.700 ACRES
(ALL OF TENTATIVE
TRACT NO. 16382)

TRACT NO. 16382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY D. WILLIAMS, L.S. 8664 DATE OF SURVEY: JUNE, 2004

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, BOUNDARY MAP, MONUMENT NOTES, SHEET INDEX AND GPS CONTROL MAP AND EASEMENT NOTES.



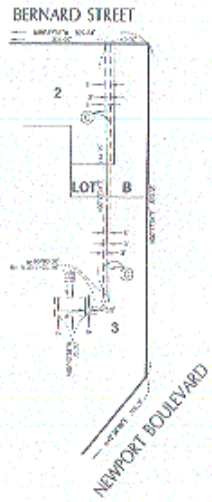
SHEET 5 OF 5 SHEETS
SCALE: 1" = 60'
4 NUMBERED LOTS AND LOTS
'A' THROUGH 'C', INCLUSIVE
AGGREGATE 7.79 ACRES
(ALL OF TENTATIVE
TRACT NO. 16382)

TRACT NO. 16382

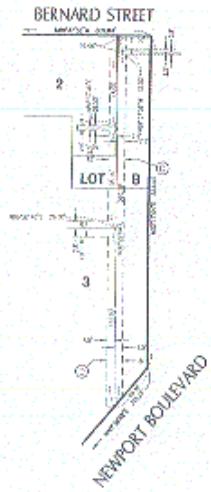
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6604 DATE OF SURVEY: JUNE, 2004

DETAIL SHEET



DETAIL "A"



DETAIL "B"

SEE SHEET 3 FOR EASEMENT NOTES.

(7)