SHEET 1 OF 3 SHEETS
6 NUMBERED LOTS
2 LETTERED LOTS
0.863 ACRES
ACE OR T.T.M. No. 16526
DATE OF SURVEY: APRIL 2004

TRACT MAP NO. 16526

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

BEING A PORTION OF LOT 119 OF TRACT No. 300, AS SHOWN ON A MAP FILED IN BOOK 13, PAGES 11 AND 12 OF MISCELLANEOUS MAPS AND A PORTION OF FUSTIN AVENUE, JOINING SAID LAND ON THE SOUTHEAST AS ABANDONED BY THE COUNTY OF ORANGE, RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED APRIL 9, 1965 IN BOOK 8567, PAGE 512 O.R., BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

ROBIN B. HAMERS & ASSOCIATES

ROBIN B. HAMERS, R.C.E. 31720

ACCEPTED AND FILED AT THE REQUEST OF

DATE _____
TIME _____ FEE $ _____
INSTRUMENT # _____
BOOK _____ PAGE _____

FOR COUNTY CLERK-RECORDER USE ONLY

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

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

WE ALSO HEREBY OFFER FOR DEDICATION TO THE CITY OF COSTA MESA:

LOTS "A" AND "B", PRIVATE STREETS, TO BE DEDICATED FOR EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES ONLY, INCLUDING PEDESTRIAN AND BICYCLE RIGHTS FOR INGRESS OR ACCESS PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY RECEIVE AND ACKNOWLEDGE TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO WINSTON TERRACE AND WINSTON AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY GRANT BY DEDICATION TO THE IRVINE RANCH WATER DISTRICT THE PUBLIC EASEMENT FOR WATER PURPOSES AND ARE OFFERING PURPOSES AS SHOWN ON THIS MAP AND AS NOTED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID PRIVATE EASEMENT WITHIN FIVE FEET (5') OF SAID IRVINE RANCH WATER DISTRICT.

WE ALSO RESERVE A SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE COSTA MESA SANITARY DISTRICT AS SHOWN ON THE MAP.

OWNER:
WOS WINSTON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

SIGN: _____

NAME: Garrett Calcasi

TITLE: Manager

SIGNATURE BUSINESS OWNER
MANDATORY UNDER A DEED OF TRUST RECORDED
MAY 21, 2004, AS INSTRUMENT NO. 20040000[illegible]
OF OFFICIAL RECORDS OF ORANGE COUNTY

SIGN: Shirley Stevens

NAME: Shirley Stevens

TITLE: SVP/MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THE Oct 25, 2004 BEFORE ME, Martha Quiroz-Aviles, NOTARY PUBLIC, PERSONALLY APPEARED Shirley Stevens 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.

WITNESS MY HAND.

SIGNATURE Martha Quiroz-Aviles
NOTARY PUBLIC IN AND FOR SAID STATE
MARTHA QUIROZ-AVILES
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY
MY COMMISSION EXPIRES ABR. 5, 2006 Com # 1375625

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THE 26 Oct 2004 BEFORE ME, Ann E. Skinner, NOTARY PUBLIC, PERSONALLY APPEARED _____ 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.

WITNESS MY HAND.

SIGNATURE Ann E. Skinner
NOTARY PUBLIC IN AND FOR SAID STATE
Ann E. Skinner
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY
MY COMMISSION EXPIRES Oct 16, 2005

CERTIFICATE OF ACCEPTANCE–IRVINE RANCH WATER DISTRICT

I, LESLIE DOMONOSKE, SECRETARY OF THE BOARD OF DIRECTORS OF THE IRVINE RANCH WATER DISTRICT, DO HEREBY CERTIFY THAT THE EASEMENTS IN THE REAL PROPERTY CONVEYED BY DEDICATION AND SHOWN ON THIS PARCEL MAP ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF THE IRVINE RANCH WATER DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 2004-115 OF THE BOARD OF DIRECTORS ADOPTED ON NOVEMBER 9, 1976.

BY: Leslie Domonoske

LESLIE DOMONOSKE, SECRETARY OF THE IRVINE RANCH WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON November 9, 2004 BEFORE ME, Sylvia M. Muenzenthaler, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LESLIE DOMONOSKE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Sylvia M. Muenzenthaler
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY
Sylvia M. Muenzenthaler
(PRINT NAME)

MY COMMISSION EXPIRES 3/3/2008

ENGINEER'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 ORDINANCES AT THE REQUEST OF WOS WINE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN APRIL 2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ROBIN B. HAMERS
R.C.E. 31720
LICENSE EXPIRES 12/31/2006

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MATERIAL PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED THIS ____ DAY OF _____, 2004.

RAYMOND L. MAHR, COUNTY SURVEYOR
PLS 6556 COMMISSION DATE: 03-31-06

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, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY VARIATION REGULATIONS WITH COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT VARIED TO BY THE CITY SURVEYOR.

DATED THIS ____ DAY OF _____, 2004.

_____
CITY ENGINEER OF THE CITY OF COSTA MESA
PLS No. 31720
EXPIRATION DATE: 12/31/2006

COUNTY TREASURER–TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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

AND I DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEFERRED OR FUTURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND EMBRACED BY THIS MAP.

DATED THIS ____ DAY OF _____, 2004

JOHN NOCHOCHOCHEA
COUNTY TREASURER-TAX COLLECTOR

BY _____
DEPUTY TREASURER-TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF _____, 2004, AND THAT THEREUPON SAID COUNCIL DID ON BEHALF OF THE CITY OF COSTA MESA, APPROVE SAID MAP, AND WAS ALSO ACCEPTED THE DEDICATION AND RELINQUISHMENT OF STREETS AND EASEMENTS AS SHOWN AND STATED ON SAID MAP.

AND THAT ALL THE PROVISIONS UNDER SUBDIVISION MAP ACT PURSUANT TO THE PROVISIONS OF SUBDIVISION MAP ACT SECTION 66410 ET SEQ. (SECTION 66474.1 OF THE SUBDIVISION MAP ACT).

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS ____ DAY OF _____, 2004.

JULIE FITCH
DEPUTY CITY CLERK AND
EX OFFICIO CLERK OF SAID COUNCIL
CITY CLERK OF COSTA MESA

SIGNATURE OMISSION NOTES:

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES MAY BE OMITTED:

THE IRVINE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 4572, PAGE 228 OF OFFICIAL RECORDS.

STATE AND FEDERAL WATER COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 14, PAGE 114 OF OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF EASEMENTS RECORDED IN BOOK 1987, PAGE 525, IN BOOK 1990, PAGE 1230, IN BOOK 5755, PAGE 12, AND IN BOOK 8567, PAGE 512, ALL OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 7442, PAGE 18 OF OFFICIAL RECORDS.

NOTES:

SEE SHEET 2 FOR BOUNDARY SURVEY, MAPS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES AND EASEMENT NOTES.

INTENT OF LETTERED LOTS

LOT "A" & "B" – PRIVATE STREETS FOR INGRESS AND EGRESS, PUBLIC UTILITIES, WATER, SEWER AND SIGNAL DRAIN PURPOSES.

NOTE: LETTERED LOTS ARE NOT A SEPARATE BUILDABLE SITE

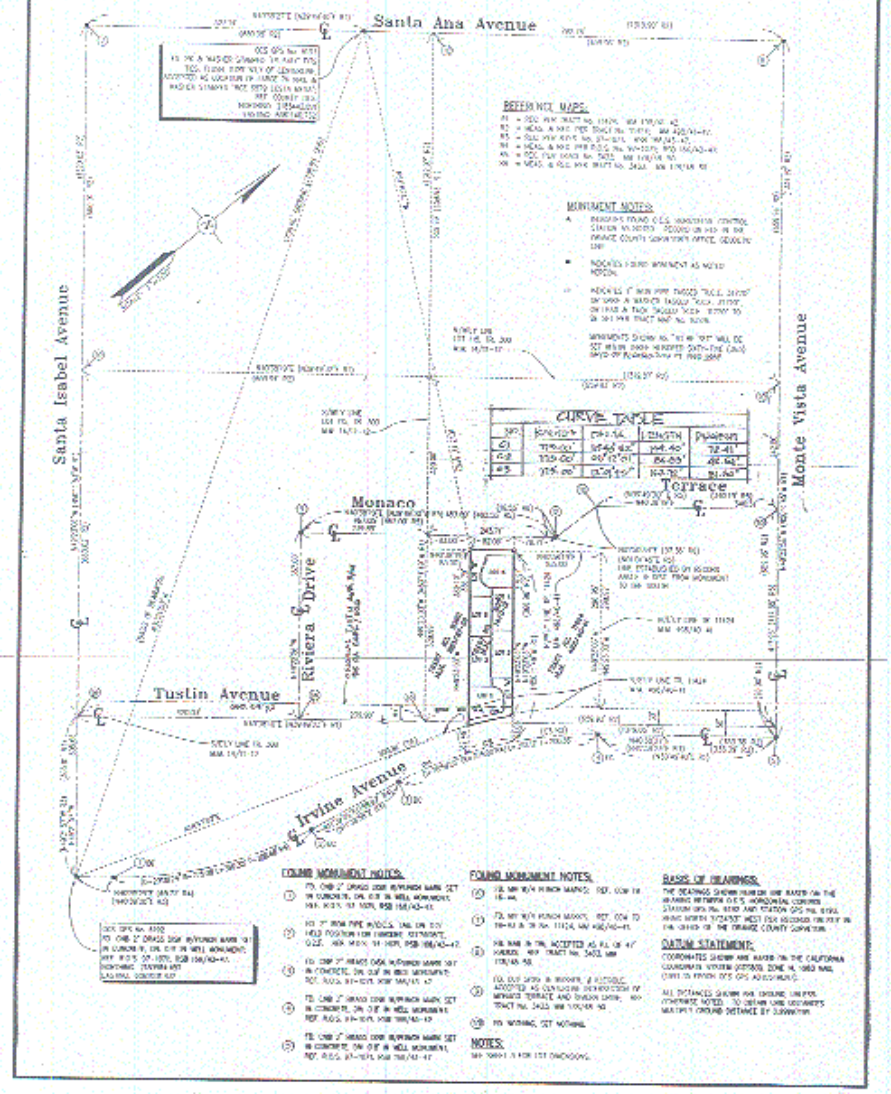
ATTACHMENT 1

TRACT MAP NO. 16526

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

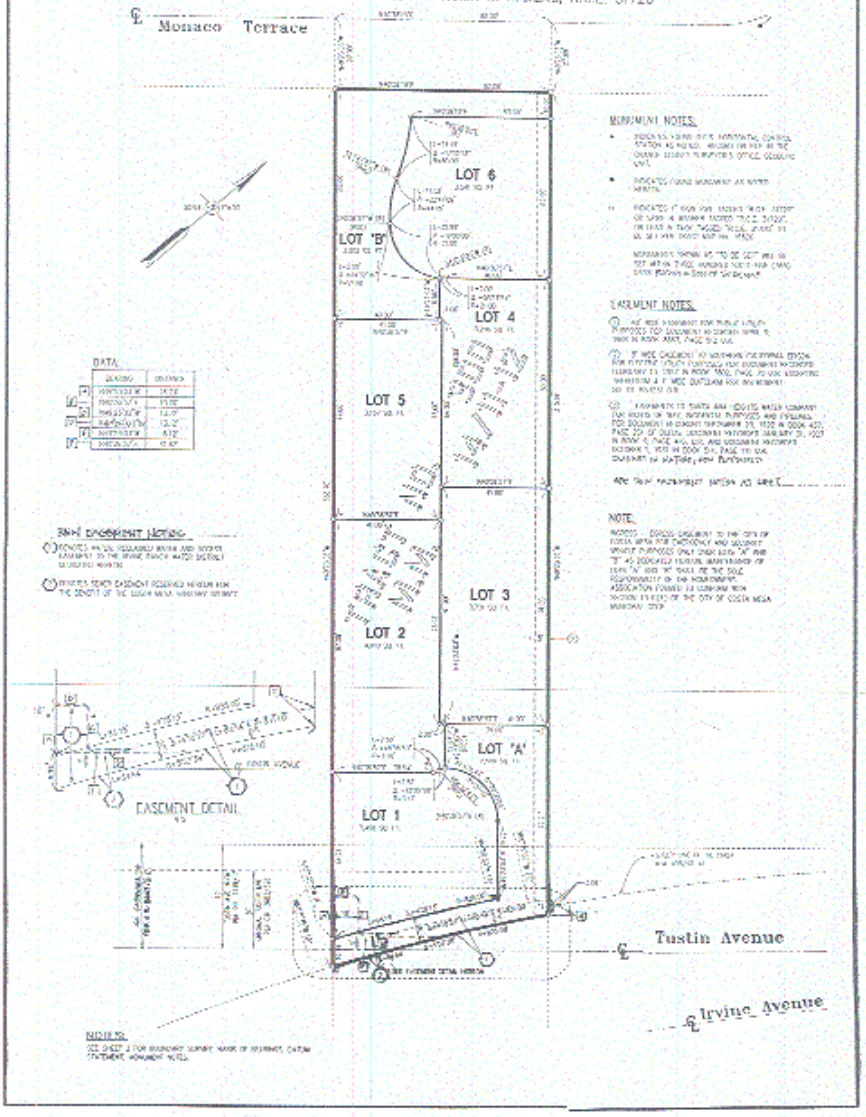
BEING A PORTION OF LOT 115 OF TRACT No. 300, AS SHOWN ON A MAP FILED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS AND A PORTION OF TUSTIN AVENUE JOINING SAID LAND ON THE SOUTHEAST AS ABANDONED BY THE COUNTY OF ORANGE, RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED APRIL 3, 1968 IN BOOK 8867, PAGE 517 O.R., BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

ROBIN D. HAMERS & ASSOCIATES ROBIN B. HAMERS, R.C.E. 31720



TRACT MAP NO. 16526

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

BEING A PORTION OF LOT 115 OF TRACT No. 3065, AS SHOWN ON A MAP FILED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS AND A PORTION OF TUSTIN AVENUE JOINING SAID LAND ON THE NORTHEAST AS ABANDONED BY THE COUNTY OF ORANGE, RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED APRIL 9, 1968 IN BOOK 8867, PAGE 912 O.R., BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

ROBIN B. HAMERS & ASSOCIATES ROBIN B. HAMERS, R.C.E. 31720