SHEET 1 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 16801
AREA = 3.2±5 ACRES GROSS
3.176 ACRES NET
1 LOT

TRACT NO. 16801

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

BEING A SUBDIVISION OF LOT 8 OF TRACT 5759, AS SHOWN ON THE MAP FILED IN BOOK 210, PAGES 9 AND 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES.

PASCAL R. APOTHELOZ, L.S. 7734
DEVELOPMENT RESOURCE CONSULTANTS
DATE OF SURVEY: JANUARY 2005

ACCEPTED AND FILED AT THE REQUEST OF

_____

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

TOM DALY
COUNTY CLERK-RECORDER
BY_____
DEPUTY

OWNERSHIP CERTIFICATE

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

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO REDHILL AVENUE AND BAKER STREET, EXCEPT AT APPROVED LOCATIONS.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA: BAKER STREET.

WE HEREBY GRANT TO THE MESA CONSOLIDATED WATER DISTRICT AN EASEMENT FOR WATER LINES AND APPURTENANT STRUCTURES AS SHOWN HEREON.

BAKER REDHILL, G.P., A CALIFORNIA GENERAL PARTNERSHIP, OWNER

GENERAL PARTNER: BURKE REAL ESTATE GROUP, INC., A CALIFORNIA CORPORATION

BY: _____
BRIAN R. BURKE, PRESIDENT

BY: _____
WILLIAM B. BURKE, SECRETARY

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 29, 2004 AS INSTRUMENT NO. 2004000371722 OF OFFICIAL RECORDS.

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 20____, BEFORE ME, _____ 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_____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
(PRINT NAME)

NOTARY ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 20____, BEFORE ME, _____ 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_____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
(PRINT NAME)

MCWD ACCEPTANCE CERTIFICATE

PURSUANT TO RESOLUTION 864 OF MESA CONSOLIDATED WATER DISTRICT, SAID RESOLUTION BEING RECORDED IN BOOK 13590, PAGE 1489 OF OFFICIAL RECORDS OF ORANGE COUNTY, I THE UNDERSIGNED, AS SECRETARY OF MESA CONSOLIDATED WATER DISTRICT, HEREBY ACCEPTS ON BEHALF OF MESA CONSOLIDATED WATER DISTRICT, THAT CERTAIN EASEMENT FOR WATER LINES AND APPURTENANT STRUCTURES AS SHOWN HEREON.

DATED THIS _____ DAY OF _____ 20____

_____
COLEEN MONTELEONE
SECRETARY MESA CONSOLIDATED WATER DISTRICT

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 ORDINANCES AT THE REQUEST OF BAKER REDHILL, G.P., A CALIFORNIA GENERAL PARTNERSHIP IN DECEMBER, 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 ON OR WITHIN 365 DAYS OF RECORDATION, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____
PASCAL R. APOTHELOZ, L.S. NO. 7734 DATE
REGISTRATION EXPIRATION DATE 12/31/06

REGISTERED LAND SURVEYOR PASCAL R. APOTHELOZ EXP. 12/31/06 LS 7734 STATE OF CALIFORNIA

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 _____ 2005.

_____
ERNESTO MUNOZ, R.C.E. 47643
CITY ENGINEER OF THE CITY OF COSTA MESA
REGISTRATION EXPIRES 12/31/05

COUNTY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____ 2005.

_____
RAYMOND L. MATHE, COUNTY SURVEYOR
LS 6185 EXPIRATION DATE: 03/31/06

CITY CLERK'S CERTIFICATE

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

I HEREBY CERTIFY THAT THE CITY HAS APPROVED THIS TRACT MAP PURSUANT TO THE PROVISION OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

AND DID ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO REDHILL AVENUE AND BAKER STREET AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT, AT THIS TIME, ON BEHALF OF THE PUBLIC, THE IRREVOCABLE OFFER OF DEDICATION FOR STREET AND HIGHWAY PURPOSES OF: BAKER STREET. THE CITY RESERVES THE RIGHT TO ACCEPT THE OFFER AT ANY LATER DATE.

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

DATED THIS _____, DAY OF _____ 2005.

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

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 COVERED BY THIS MAP OR ANY PART THEREOF 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 DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____ 20____

JOHN M. W. MOORLACH BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

NOTE
SEE SHEET 2 FOR INDEX.

ATTACHMENT 1

SHEET 2 OF 3 SHEETS

ALL OF TENTATIVE TRACT
NO. 16801
AREA = 3.212 ACRES GROSS
3.176 ACRES NET

1 LOT

TRACT NO. 16801

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

FOR CONDOMINIUM PURPOSES.

PASCAL R. APOTHELOZ, L.S. 7734
DEVELOPMENT RESOURCE CONSULTANTS
DATE OF SURVEY: JANUARY 2005

NOTARY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ 20____ BEFORE ME,
_____ 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_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

_____
(PRINT NAME)

MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO FEE TITLE:

COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES AS SET FORTH IN DOCUMENTS RECORDED MARCH 29, 1965 IN BOOK 7462 OF OFFICIAL RECORDS;

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED JUNE 23, 1965 IN BOOK 7867, PAGE 645 OF OFFICIAL RECORDS;

DUNN PROPERTIES CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR RESURFACING AND MAINTAINING PER DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431 OF OFFICIAL RECORDS.

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY DEVELOPMENT RESOURCE CONSULTANTS, INC. ON 08/26/04. THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA, PUBLIC SERVICES DEPARTMENT.

INDEX

SHEET 1 STATEMENTS, CERTIFICATES, SIGNATURES, AND NOTARY ACKNOWLEDGEMENTS;

SHEET 2 ADDITIONAL NOTARY ACKNOWLEDGEMENTS, SIGNATURE OMISSIONS, SOILS REPORT NOTE, AND INDEX;

SHEET 3 BOUNDARY ESTABLISHMENT, BASIS OF BEARINGS, DATUM STATEMENT, MONUMENTATION NOTES, REFERENCE NOTES, AND EASEMENT NOTES.

SHEET 3 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 16801
AREA – 3.212 ACRES GROSS
3.178 ACRES NET
1 LOT

TRACT NO. 16801

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

FOR CONDOMINIUM PURPOSES.

PASCAL R. APOTHELOZ, L.S. 7734
DEVELOPMENT RESOURCE CONSULTANTS
DATE OF SURVEY: JANUARY 2005

REFERENCE NOTES

R1 INDICATES TRACT NO. 5769 FILED IN BOOK 210, PAGES 9 AND 10 OF MISCELLANEOUS MAPS;

R2 INDICATES TRACT NO. 6368 FILED IN BOOK 233, PAGES 18 AND 19 OF MISCELLANEOUS MAPS;

R3 INDICATES ℄ TIES FOR R1, INDEXED NOTES O.C.S. A/SW-RV, PAGE 511;

(...) INDICATES RECORD DATA PER R1 UNLESS OTHERWISE NOTED.

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.99997540.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6125 AND STATION GPS NO. 6296 BEING NORTH 40°37'58" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

GPS HORIZONTAL CONTROL COORDINATE

GPS PT NO.	NORTHING (FT.)	EASTING (FT.)
6125	2194135.749	6067016.937
6296	2196517.575	6069060.772

MONUMENT NOTES

- ● INDICATES FOUND MONUMENT AS NOTED BELOW.
- ⊕ INDICATES FOUND MONUMENT AS NOTED AND REPLACED WITH SPIKE AND WASHER STAMPED "LS 7734".
- ▲ INDICATES FOUND O.C.S. HORIZONTAL CONTROL STATION AS NOTED BELOW.

1. GPS NO. 6296 N:2,196,517.575 E:6,096,060.772 FOUND PUNCHED ROUND HEAD SPIKE WITH WASHER (NO STAMPING), FLUSH. STATION B LOCATED AT CENTERLINE INTERSECTION OF RED HILL AVENUE AND PULLMAN STREET PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
2. GPS NO. 6125 N:2,194,135.749 E:6,067,016.937 FOUND PUNCHED HEX BAR IN CONCRETE DOWN 1.3' IN WELL MONUMENT. STATION IS LOCATED AT CENTERLINE INTERSECTION OF RED HILL AVENUE AND BAKER STREET PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
3. FOUND SPIKE IN LIDU OF SPIKE AND TIN PER R1 AT THE ℄ INTERSECTION OF BAKER AVENUE AND PULLMAN STREET.
4. FOUND 1" IRON PIPE, NO REFERENCE, ACCEPTED AS POSITION OF 1" IRON PIPE TAGGED "RCE 10180" PER R1, SET TAG "LS 7734".
5. FOUND C-NAIL, NO REFERENCE, ACCEPTED AS MOST WESTERLY CORNER OF LOT 8 OF R1.
6. FOUND LEAD, TACK, & TAG STAMPED "LS 4653," NO RECORD, ACCEPTED AS MOST EASTERLY CORNER OF LOT 8 OF R1.
7. FOUND PUNCHED HEX BAR IN OCS TYPE B WELL MONUMENT PER R3.
8. FOUND OCS TYPE A WELL MONUMENT WITH BRASS DISC STAMPED "LS 3246" PER R2.
9. NOTHING FOUND; ESTABLISHED BY PROPORTION BETWEEN MONUMENTS 4 AND 5 PER R1.

EASEMENT NOTES

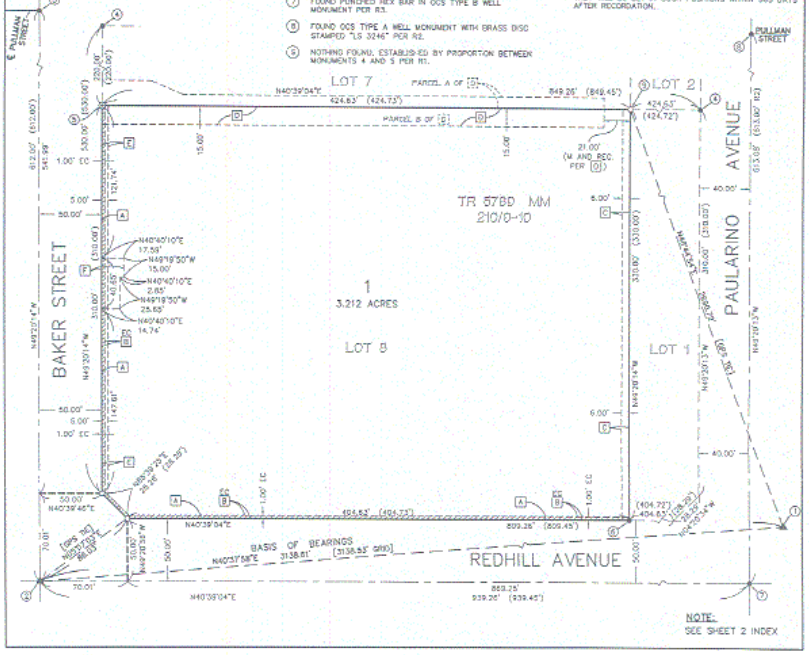
- [A] INDICATES ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO REDHILL AVENUE AND BAKER STREET, RELEASED AND RELINQUISHED HEREON, EXCEPT AT APPROVED LOCATIONS.
- [B] INDICATES AN EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR PUBLIC UTILITIES PER DOCUMENT RECORDED MARCH 29, 1965 IN BOOK 7462, PAGE 323 OF OFFICIAL RECORDS.
- [C] INDICATES AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS PER DOCUMENT RECORDED IN BOOK 7967, PAGE 645 OF OFFICIAL RECORDS.
- [D] INDICATES AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR RESURFACING AND MAINTAINING PER DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431 OF OFFICIAL RECORDS.
- [E] INDICATES 5.00' DEDICATION FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA, IRREVOCABLY OFFERED HEREON. (NOT ACCEPTED AT THIS TIME)
- [F] INDICATES AN EASEMENT FOR WATER LINES AND APPURTENANCES GRANTED TO MESA CONSOLIDATED WATER DISTRICT HEREON.

EC INDICATES "EXAGGERATED FOR CLARITY"

SET MONUMENTS

O INDICATES 2" LP, TAGGED "LS 7734", OR SPIKE AND WASHER "LS 7734", OR LEAD, TACK AND TAG "LS 7734" TO BE SET AT ALL TRACT BOUNDARY CORNERS, EXCEPT WHERE B.C.'S, E.C.'S AND P.C.C.'S ARE MONUMENTED AND TIED OUT ALONG THE ADJACENT STREET CENTERLINE, UNLESS OTHERWISE NOTED.

ALL MONUMENTS OCCUPY THE POSITION INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS WITHIN 365 DAYS AFTER RECORDATION.



(5)