ALL OF TENTATIVE TRACT NO. 16070
76 NUMBERED LOTS
8 LETTERED LOTS
ACREAGE=2.270 AC.

TRACT NO. 16070

SHEET 1 OF 3 SHEETS

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

BEING A SUBDIVISION OF PARCEL 2 AS SHOWN ON EXHIBIT B ATTACHED TO LOT LINE ADJUSTMENT NO. LL-03-06 RECORDED JULY 8, 2005 AS INSTRUMENT NO. 2005000529473 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY TOGETHER WITH THAT PORTION OF THE NORTHERLY 30.00 FEET OF SEA BLUFF DRIVE, FORMERLY HAMILTON STREET, AS SHOWN ON MAP OF TRACT NO. 653, RECORDED IN BOOK 18, PAGE 42 OF MISCELLANEOUS MAPS, AND AS VACATED BY CITY OF COSTA MESA RESOLUTION NO. 04-29 RECORDED AS INSTRUMENT NO. 2004000417855 OF OFFICIAL RECORDS.

UM CIVIL ENGINEERING, INC. DANIEL CONG HO, R.C.E. 53100 MARCH, 2004

ACCEPTED AND FILED AT THE REQUEST OF

DATE
TIME ____ FEE $ ____
INSTRUMENT # ____
BOOK ____ PAGE ____
FOR SALE
COUNTY CLERK-RECORDER
BY ____
DEPUTY

OWNERSHIP CERTIFICATE

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

WE HEREBY DEDICATE AN EASEMENT FOR THE COSTA MESA SANITARY DISTRICT FOR SEWER AND TRASH COLLECTION VEHICLES, INCLUDING INGRESS, EGRESS, OTHER MAINTENANCE, CLEANING, REPAIR, INSPECTION, REGULAR TRASH COLLECTION, LARGE TRASH COLLECTION, HOUSEHOLD HAZARDOUS WASTE COLLECTION, AND ANY OTHER SPECIAL RECYCLING COLLECTION OF WASTEWATER, FOR THE DISTRICT, IN CONVEYANCING AND ALONG OVER LOT D.

WE ALSO HEREBY RESERVE A 15' WIDE SEWER EASEMENT OVER LOT 15 AND LOT "E" FOR THE BENEFIT OF THE COSTA MESA SANITARY DISTRICT AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA THE INGRESS AND EGRESS EASEMENT OVER LOT E, FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CANYON DRIVE, EXCEPT AT APPROVED ACCESS LOCATIONS.

UNITED PACIFIC DEVELOPMENT CORP., A CALIFORNIA CORPORATION, PACIFIC PM INVESTMENT CORP., A CALIFORNIA CORPORATION AND AVIGNON INTERNATIONAL CORP., A CALIFORNIA CORPORATION

BY: SEAN HSU
print name: SEAN HSU
title: PRESIDENT

BY: SEAN HSU
print name: SEAN HSU
title: SECRETARY

FIRST WEST BANK, SUCCESSOR BY MERGER TO UNITED NATIONAL BANK BY A PARTIAL ASSIGNMENT, CONSTRUCTIVELY UNDER A DEED OF TRUST RECORDED JUNE 11, 2004 AS INSTRUMENT NO. 2004000417855 OF OFFICIAL RECORDS.

BY: [signature]
print name: DAVID LIN
title: VP, COMMERCIAL LOAN OFFICER

BY: [signature]
print name: JENNIFER CHAN
title: VP

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss
ON JANUARY 20, 2006 BEFORE ME, JELINA CHENG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SEAN HSU

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 AND OFFICIAL SEAL.
SIGNATURE [signature]
JELINA CHENG
COMM. # 1439673
SAN BERNARDINO COUNTY
MY COMM. EXP. SEPT. 16, 2007
(SEAL)

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss
ON JANUARY 20, 2006 BEFORE ME, JELINA CHENG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID LIN AND JENNIFER CHAN

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 AND OFFICIAL SEAL.
SIGNATURE [signature]
JELINA CHENG
COMM. # 1439673
SAN BERNARDINO COUNTY
MY COMM. EXP. SEPT. 16, 2007
(SEAL)

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 PACIFIC PM INVESTMENT CORP ON MARCH 2, 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 WITHIN TWO YEARS OF RECORDATION, AND THAT THE 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.

DATED January 6th 2006

DANIEL CONG HO R.C.E. 53100
EXPIRES 12/31/06

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND FIND THERE 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 SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS ____ DAY OF ____ 200__

DONALD MORIN
R.C.E. NO. 44910
EXPIRATION DATE: 12/31/07
OF THE CITY OF COSTA MESA

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 I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS ____ DAY OF ____ 200__

RAYMOND L. HAYNIE
LS 8362 EXPIRATION DATE 12/31/06

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

DATED THIS ____ DAY OF ____ 200__

JOHN M.W. MOORLACH
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 ____ 200__ AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

1) THE INGRESS AND EGRESS EASEMENT OVER LOT D, FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

2) ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CANYON DRIVE, EXCEPT AT APPROVED ACCESS LOCATIONS.

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

DATED THIS ____ DAY OF ____ 200__

JULIE FOLCO
CITY CLERK AND
EX OFFICIO CLERK OF THE COUNCIL
CITY OF COSTA MESA

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

(1) THE CITY OF COSTA MESA, HOLDER OF EASEMENTS ON THE MAP OF TRACT NO. 653, FILED IN BOOK 18, PAGE 42, ON THE MAP OF TRACT NO. 8363, FILED IN BOOK 283, PAGE 3, BOTH IN MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY AND IN INSTRUMENT NO. 2004000417855 OF OFFICIAL RECORDS.
(2) PACIFIC BELL (NOW COMPANY), HOLDER OF EASEMENT RESERVED ON THE MAP OF TRACT NO. 653, FILED IN BOOK 18, PAGE 42 OF MISCELLANEOUS MAPS.
(3) SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS RECORDED IN BOOK 8080, PAGE 10 PRINTED RECORDS AND IN BOOK 10337, PAGE 1684, (BLANKET IN NATURE) BOTH OF OFFICIAL RECORDS.
(4) THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF EASEMENT RECORDED IN BOOK 10015, PAGE 206 OF OFFICIAL RECORDS, BLANKET IN NATURE.
(5) COSTA MESA SANITARY DISTRICT, HOLDER OF EASEMENT RECORDED IN BOOK 11956, PAGE 1484 OF OFFICIAL RECORDS.

ATTACHMENT 1

SHEET 2 OF 2 SHEETS
SCALE: 1"=100'
AREA= 9.2161 ACRES
78 NUMBERED LOTS AND
6 LETTERED LOTS
ALL OF PARCELS
TRACT NO. 16070

TRACT NO. 16070

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

BIT CIVIL ENGINEERING, INC. DANA CONG NO. R.C.E. 53100 MARCH, 2009

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.E. HORIZONTAL CONTROL STATION 3RD 2021 AND STATION 3RE 1021 WHICH IS 27°17'21" W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 (2001.35 EPOCH) O.C.E. CPS ADJUSTMENT.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN A GRID DISTANCE MULTIPLY A GROUND DISTANCE BY 0.9999978.

ALL DISTANCES SHOWN ARE IN US SURVEY FEET.

ENGINEER'S NOTES:

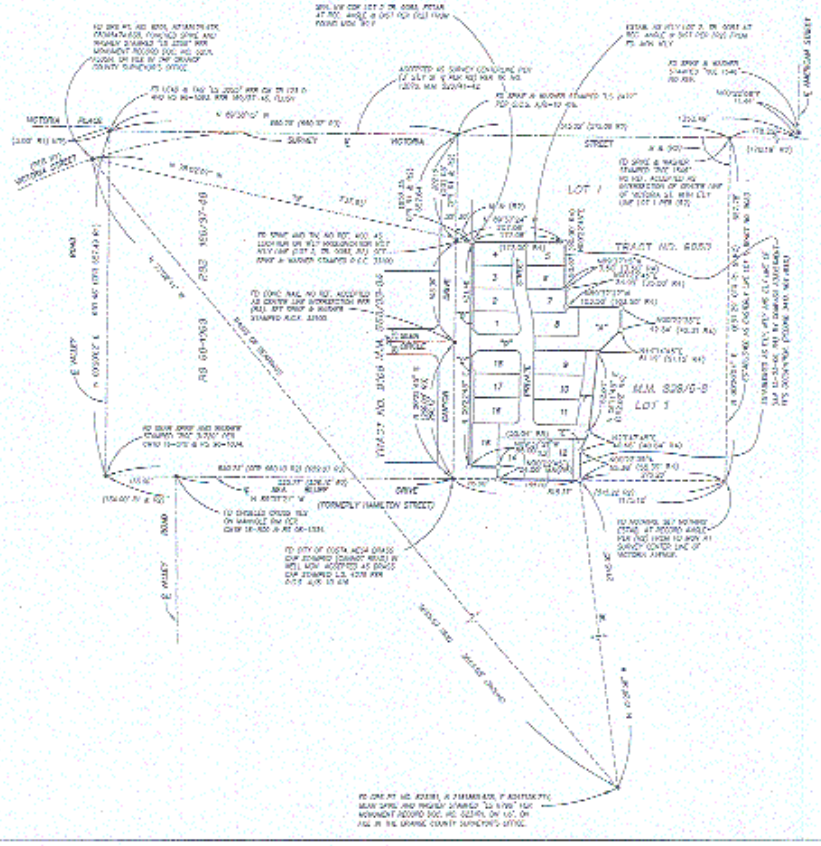
1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES SET 2" I.D. TAGGED R.C.E. 53100 UNLESS OTHERWISE NOTED.
3. □ INDICATES STAMP AND WASHER STAMPED R.C.E. 53100 UNLESS OTHERWISE NOTED.
4. SET 3/4" I.P. TAGGED R.C.E. 53100 ON LEAD AND TAG PER 53100 AT REAR LOT CORNERS.
5. SET 1/2" IRON TAG R.C.E. 53100 IN TOP OF CURB ON EXTENSION OF SIDE LOT LINES IN LIEU OF FRONT CORNERS.
6. ALL MONUMENTS SHOWN AS SET SHALL BE SET WITHIN 365 DAYS AFTER RECORDATION OF THIS MAP.

ENGINEER'S NOTES: (CONTINUED)

7. (R1) INDICATES RECORD PER P.R.S. 96-1165, R.O.S. 186/27-40.
8. (R2) INDICATES RECORD PER TRACT NO. 8063, MM 313/8-9.
9. (R3) INDICATES RECORD PER TRACT NO. 3038, MM 144/51-54.
10. (R4) INDICATES RECORD PER U.A.11-01-08, INST NO. 2008000526443 O.R.
11. CPE = CALCULATED FROM RECORD.
12. (MT) = COSTA MESA TC 2009
13. (R5) INDICATES RECORDED AS 20080526721 O.R.
14. STP = STAMPED FOUND MONUMENT
15. N18 = NOT TO SCALE

SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED BY INTERA GEOTECHNICAL INC. DATED JANUARY 24, 2005, DAVID HANSEN, ASSOCIATE ENGINEER. THE REPORT AND ANY SUPPLEMENTAL REPORTS ARE ON FILE WITH THE CITY OF COSTA MESA.



SHEET 3 OF 3 SHEETS
SCALE: 1"=40'
AREA= 2.220 ACRES
14 NUMBERED LOTS AND
6 LETTERED LOTS
ALL OF TENTATIVE TRACT NO. 16070

TRACT NO. 16070

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

DH CIVIL ENGINEERING, INC. DANY CONG HO, R.C.E. 33100 MARCH, 2004

LETTERED LOTS:

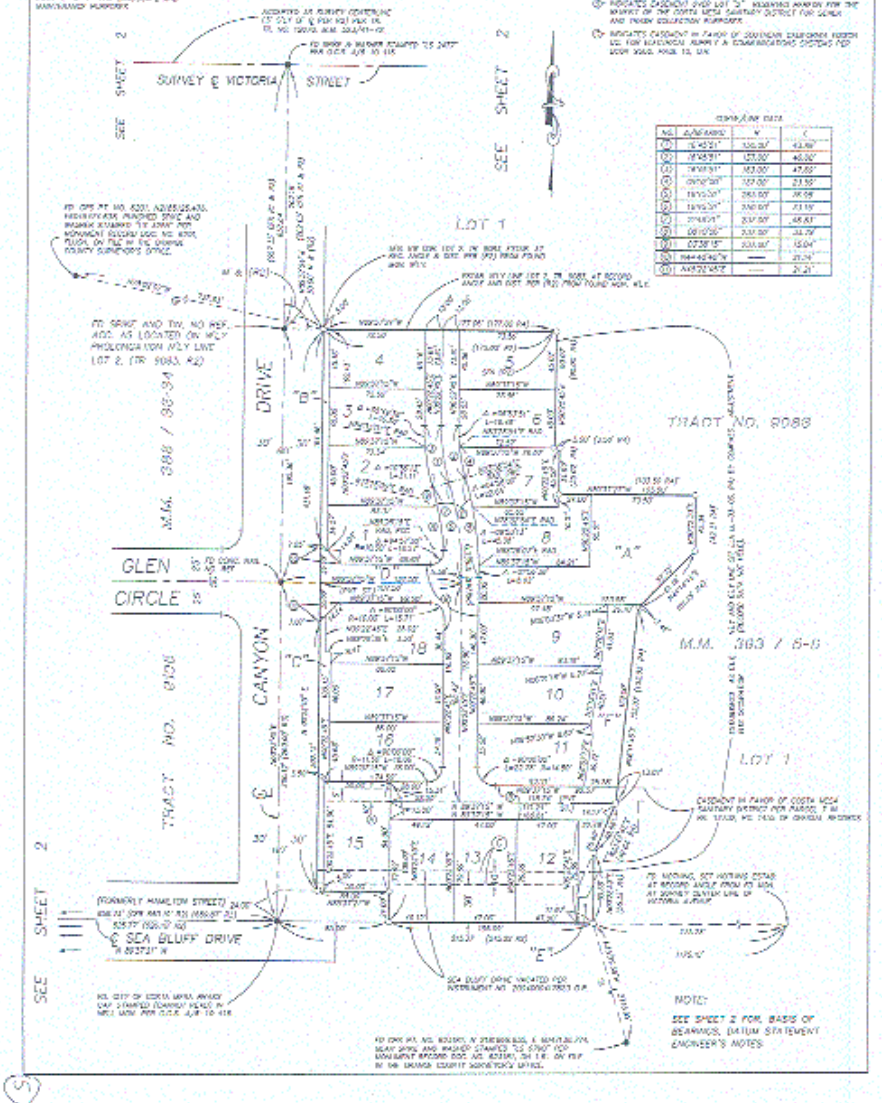
LOT "A" FOR RECREATION PURPOSES
LOTS "B" & "C" FOR LANDSCAPE AND MAINTENANCE PURPOSES
LOT "D" FOR PARKING AND PRIVATE AND EMERGENCY VEHICLE ACCESS PURPOSES
LOTS "E" & "F" FOR LANDSCAPE AND MAINTENANCE PURPOSES

EASEMENT NOTES:

(1) INDICATES 10' NOT EXCLUSIVE PUBLIC ACCESS EASEMENT FOR THE BENEFIT OF THE COSTA MESA SANITARY DISTRICT
(2) INDICATES EASEMENT OVER LOT "D", BENEFITING OWNERS FOR THE BENEFIT OF THE COSTA MESA SANITARY DISTRICT FOR SEWER AND INGRESS EGRESS PURPOSES
(3) INDICATES EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. FOR ELECTRICAL SUPPLY & COMMUNICATIONS SYSTEMS PER DOCK 2002, PAGE 13, O.R.

CURVE/LINE DATA

NO.	DELTA/BEARING	R	L
(1)	15°45'21"	120.00'	33.00'
(2)	19°48'31"	127.00'	46.00'
(3)	19°48'31"	183.00'	67.00'
(4)	09°16'30"	137.00'	22.19'
(5)	19°55'30"	283.00'	98.58'
(6)	19°55'30"	300.00'	104.39'
(7)	21°45'01"	337.00'	128.00'
(8)	06°16'56"	337.00'	36.29'
(9)	07°38'15"	100.00'	13.34'
(10)	N44°42'40"E	—	21.74'
(11)	N49°21'49"E	—	21.21'



NOTE:
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT ENGINEER'S NOTES

(5)