

TRACT NO. 17017

ACCEPTED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY

ALL OF VESTING TENTATIVE TRACT NO. 17017

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 12 OF TRACT NO. 10950 AS SHOWN ON THE MAP FILED IN BOOK 515, PAGES 1 THROUGH 8, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF SURVEY: OCTOBER 2004 & SEPTEMBER 2006

1 LOT SEPTEMBER, 2006

2.000 ACRES JAMES L. GARVIN, L.S. 6343

HUITT-ZOLIARS

(FOR RESIDENTIAL CONDOMINIUM PURPOSES)

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 ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

- 1) THE EASEMENT FOR SIDEWALK AND LANDSCAPING 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 ANTON BOULEVARD AND AVENUE OF THE ARTS EXCEPT AT APPROVED ACCESS LOCATIONS.

ROGER W. ALLENSWORTH AND BARBARA L. ALLENSWORTH CO-TRUSTEES OF THE ALLENSWORTH LIVING TRUST, ESTABLISHED APRIL 26, 2000.

BY: [Signature] ROGER W. ALLENSWORTH CO-TRUSTEE
BY: [Signature] BARBARA L. ALLENSWORTH CO-TRUSTEE

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-TOP11, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 1, 2003 AS INSTRUMENT NO. 2003000355415 AS MODIFIED BY DOCUMENT RECORDED AUGUST 19, 2004 AS INSTRUMENT NO. 2004000752887, BOTH OF OFFICIAL RECORDS.

BY: [Signature] PRINT NAME Sarah J. Burns
PRINT TITLE Assistant Vice President

FIFIELD REALTY CORP., A DELAWARE CORPORATION, OPTIONEE, HOLDER OF AN OPTION AS DISCLOSED BY A MEMORANDUM OF OPTION AGREEMENT RECORDED JUNE 28, 2005 AS INSTRUMENT NO. 2005000499720 OF OFFICIAL RECORDS.

BY: [Signature] PRINT NAME STEVEN FIFIELD
PRINT TITLE Chairman
BY: [Signature] PRINT NAME Timothy O'Brien
PRINT TITLE St. Vice President

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 THE FIFIELD COMPANY IN SEPTEMBER 2006. 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 6 MONTHS AFTER COMPLETION OF SITE IMPROVEMENTS 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.



[Signature]
JAMES L. GARVIN, L.S. 6343
EXPIRATION DATE: 12/31/2008

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 _____, 2007.

RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185, EXPIRATION DATE: 3/31/08

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 _____, 2007.

ERNESTO MUNOZ R.C.E. 47643
REG. EXPIRES 12/31/2007
CITY ENGINEER OF THE CITY OF COSTA MESA

CITY CLERK'S CERTIFICATE:

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

I HEREBY STATE 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 _____, 2007 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

- 1) THE EASEMENT FOR SIDEWALK AND LANDSCAPING PURPOSES AS DEDICATED.
- 2) ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ANTON BOULEVARD AND AVENUE OF THE ARTS, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE EASEMENT FOR SIDEWALK AND LANDSCAPING PURPOSES, WHICH WAS DEDICATED TO THE CITY OF COSTA MESA PER INSTRUMENT NO. 84-003372 OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) 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 _____, 2007.

JULIE FOLCIK, CITY CLERK OF THE CITY COUNCIL OF CITY OF COSTA MESA

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

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

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 _____, 2007.

CHRISS W. STREET COUNTY TREASURER - TAX COLLECTOR BY: _____ DEPUTY TREASURER - TAX COLLECTOR

NOTE: SEE SHEET 2 FOR SIGNATURE OMISSIONS AND NOTARY ACKNOWLEDGMENTS

R:\10119703 MAP\119703.dwg T:\119703-IT\101.dwg

TRACT NO. 17017

ALL OF VESTING TENTATIVE
TRACT NO. 17017

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

DATE OF SURVEY:
OCTOBER 2004 & SEPTEMBER 2006

1 LOT
SEPTEMBER, 2006

2.000 ACRES
JAMES L. GARVIN, L.S. 6343

HUITT-ZOLIARS

(FOR RESIDENTIAL CONDOMINIUM PURPOSES)

NOTARY ACKNOWLEDGEMENTS:

ROGER W. ALLENSWORTH AND BARBARA L. ALLENSWORTH
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON FEB 16, 2007 BEFORE ME, CORNELIA PLACINTA, NOTARY PUBLIC
PERSONALLY APPEARED ROGER W. ALLENSWORTH
AND BARBARA L. ALLENSWORTH

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:
Cornelia Placinta
NOTARY PUBLIC IN AND FOR SAID STATE
CORNELIA PLACINTA
PRINT NAME

MY COMMISSION EXPIRES AUGUST 29, 2009
COMMISSION NO. 1603307
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

FIFIELD REALTY CORP.
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON FEB 16, 2007 BEFORE ME, CORNELIA PLACINTA, NOTARY PUBLIC
PERSONALLY APPEARED TIMOTHY O'BRIEN
AND STEVEN TIPIELD

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:
Cornelia Placinta
NOTARY PUBLIC IN AND FOR SAID STATE
CORNELIA PLACINTA
PRINT NAME

MY COMMISSION EXPIRES AUGUST 29, 2009
COMMISSION NO. 1603307
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3)(A)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1) CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR SIDEWALK, LANDSCAPING AND INCIDENTAL PURPOSES RECORDED JANUARY 4, 1984 AS INSTRUMENT NO. 84-003372 OF OFFICIAL RECORDS.
- 2) SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1986 AS INSTRUMENT NO. 86-010537 OF OFFICIAL RECORDS.
- 3) MESA CONSOLIDATED WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED AUGUST 24, 1988 AS INSTRUMENT NO. 88-422103 OF OFFICIAL RECORDS.
- 4) ROYALE ASSOCIATES AND SAKIOKA FARMS, THEIR SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR ROADWAY PURPOSES ENTITLED "DECLARATION ESTABLISHING EASEMENTS AND MAINTENANCE OBLIGATIONS-ROADWAY" RECORDED MARCH 14, 1986 AS INSTRUMENT NO. 86-102452 OF OFFICIAL RECORDS.

LASALLE BANK NATIONAL ASSOCIATION
STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON MARCH 5, 2007 BEFORE ME, NOREEN SUTTERFIELD, NOTARY PUBLIC
PERSONALLY APPEARED SARAH J. BURNS

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:
Noreen Sutterfield
NOTARY PUBLIC IN AND FOR SAID STATE
NOREEN SUTTERFIELD
PRINT NAME

MY COMMISSION EXPIRES Nov 2, 2008
COMMISSION NO. 1524149
MY PRINCIPAL PLACE OF BUSINESS IS IN CONTRA COSTA COUNTY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON, ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6112 AND STATION GPS NO. 6113, BEING N71°18'12"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON 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 A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY 0.99997756.

TRACT NO. 17017

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

2.000 ACRES

JAMES L. GARVIN, L.S. 6343

HUITT-ZOLLARS

(FOR RESIDENTIAL CONDOMINIUM PURPOSES)

1 LOT
SEPTEMBER, 2006

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND LEAD, TACK AND TAG "LS 2304" IN LIEU OF 1" I.P. AND TAG L.S. 2304 PER TRACT NO. 10950, M.M. 515/1-8.
- ▲ INDICATES FOUND WELL MONUMENT W/PUNCHED 2" BRASS CAP STAMPED "LS 2304" PER TRACT NO. 10950, M.M. 515/1-8.
- INDICATES LOCATION OF 2" I.P. AND TAG "PLS 6343" OR SPIKE & WASHER STAMPED "PLS 6343" OR LEAD, TACK & TAG "PLS 6343" TO BE SET WITHIN 6 MONTHS AFTER COMPLETION OF SITE IMPROVEMENTS.

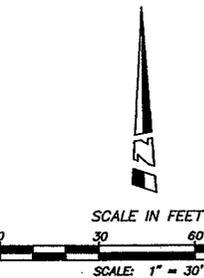
EASEMENT NOTES:

- 1 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 9, 1986 AS INSTRUMENT NO. 86-010537 OF OFFICIAL RECORDS. (TO BE RELOCATED WITH DEVELOPMENT) (A PORTION OF SAID EASEMENT IS NOT LOCATABLE FROM RECORD.)
- 2 A "DECLARATION ESTABLISHING EASEMENTS AND MAINTENANCE OBLIGATIONS-ROADWAY" RECORDED MARCH 14, 1986 AS INSTRUMENT NO. 86-102452 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF THE MESA CONSOLIDATED WATER DISTRICT RECORDED AUGUST 24, 1988 AS INSTRUMENT NO. 88-422103 OF OFFICIAL RECORDS. (TO BE RELOCATED WITH DEVELOPMENT)
- 4 AN EASEMENT FOR SIDEWALK AND LANDSCAPING PURPOSES DEDICATED TO THE CITY OF COSTA MESA HEREON.

NOTE:
NO MONUMENTATION WAS FOUND ALONG THE E'LY AND N'LY LINES OF LOT 12, TRACT NO. 10950. SAID LINES WERE ESTABLISHED AT RECORD ANGLE AND DISTANCE PER TRACT NO. 10950.

ALL OF VESTING TENTATIVE TRACT NO. 17017

DATE OF SURVEY:
OCTOBER 2004 &
SEPTEMBER 2006



COURSE DATA

- 1 N88°44'54"W 14.50'
- 2 N01°15'06"E 25.00'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS AND DATUM STATEMENT.

REFERENCES:

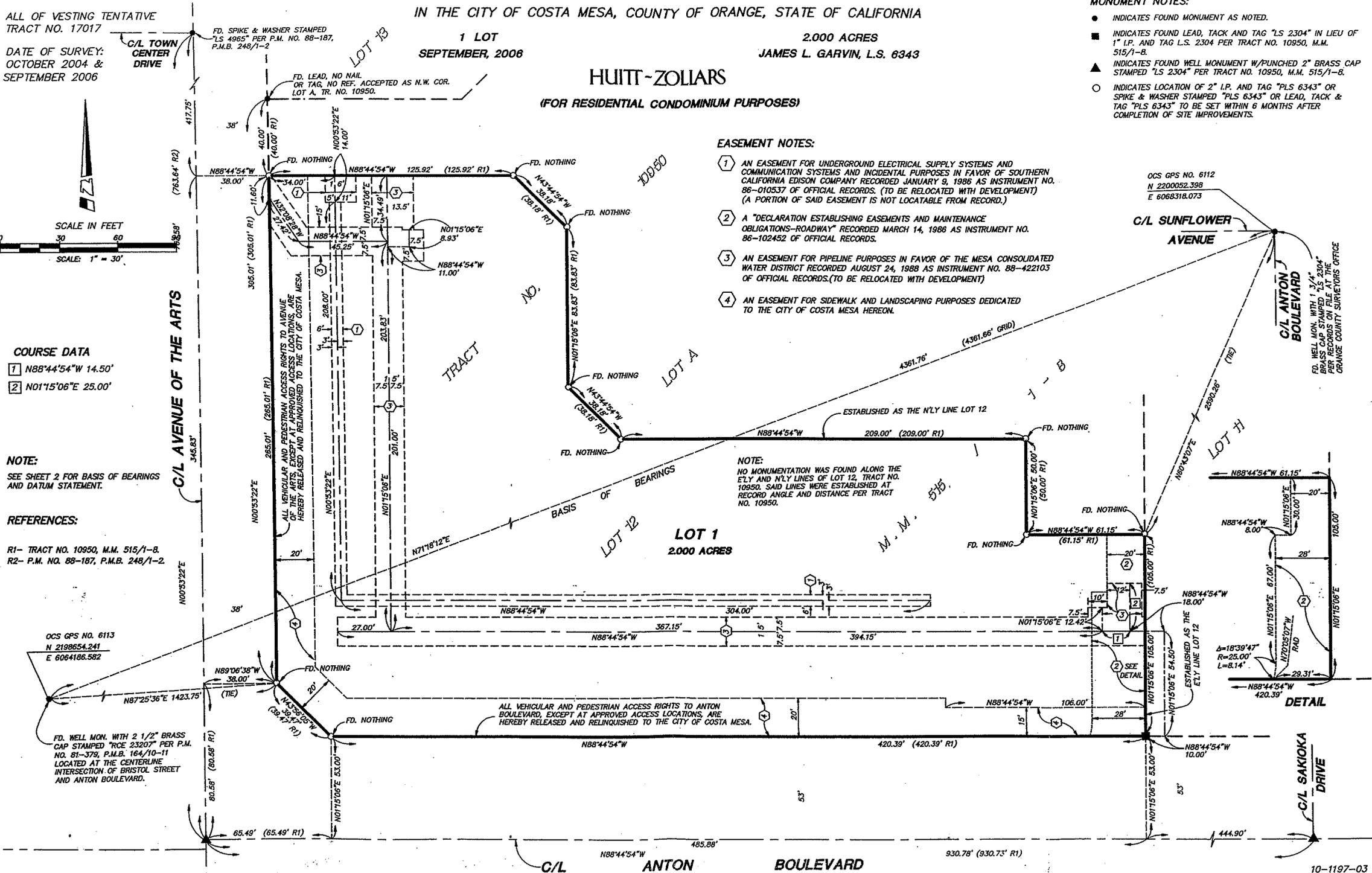
- R1- TRACT NO. 10950, M.M. 515/1-8.
R2- P.M. NO. 88-187, P.M.B. 248/1-2

OCS GPS NO. 6113
N 2108654.241
E 6064186.582

FD. WELL MON. WITH 2 1/2" BRASS CAP STAMPED "RCE 2320" PER P.M. NO. 81-378, P.M.B. 164/10-11 LOCATED AT THE CENTERLINE INTERSECTION OF BRISTOL STREET AND ANTON BOULEVARD.

OCS GPS NO. 6112
N 2200052.398
E 6068318.073

FD. WELL MON. WITH 1 3/4" BRASS CAP STAMPED "LS 2304" PER RECORDS ON FILE AT THE ORANGE COUNTY SURVEYORS OFFICE



DETAIL