

SHEET 1 OF 2
1 NUMBERED LOT
1.16 ACRES (GROSS)
ALL OF TENTATIVE TRACT MAP NO. 16896
DATE OF SURVEY: MAY 2005

TRACT MAP NO. 16896

IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 1, OF LOT LINE ADJUSTMENT LL-06-01, FILED AS INSTRUMENT NO. 2006000243899 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAM SOCAL, INC.
MICHAEL A. MURPHY, P.E. RCE 23132

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 DEDICATE TO THE CITY OF COSTA MESA AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP.

WE ALSO RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA, ALL VEHICULAR ACCESS RIGHTS TO BRISTOL STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO GRANT BY DEDICATION TO THE IRVINE RANCH WATER DISTRICT THOSE PIPELINE EASEMENTS FOR WATER LINE PURPOSES SHOWN ON THIS MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED FEBRUARY 14, 1991, AS INSTRUMENT NO. 91-070315, OFFICIAL RECORDS OF ORANGE COUNTY, AND AN ADDED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID PIPELINE EASEMENT WITHOUT WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT.

BRISTOL-NEWPORT MEDICAL PLAZA, LP., A CALIFORNIA LIMITED PARTNERSHIP

THOMAS L. TALLON, President to A.J. Faith Holdings, a California Corporation, DBA A.J. Faith Properties, General Partner

BENEFICIARY:

PREFERRED BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUG., 4, 2005 AS INST. NO. 200500009840, OFFICIAL RECORDS.

WALTER DUCHANN, EXECUTIVE VICE PRESIDENT
CHIEF CREDIT OFFICER

ANNA CHOL, FIRST VICE PRESIDENT
BRANCH MANAGER

IRVINE RANCH WATER DISTRICT'S CERTIFICATE OF ACCEPTANCE

I, LESLIE BONKOWSKI, SECRETARY OF THE BOARD OF DIRECTORS OF IRVINE RANCH WATER DISTRICT DO HEREBY CERTIFY THAT THE INTERESTS IN REAL PROPERTY CONVEYED BY DEDICATION ON THIS SUBDIVISION MAP ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF IRVINE RANCH WATER DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 1976-111 OF THE BOARD OF DIRECTORS, ADOPTED ON NOVEMBER 8, 1976.

LESLIE BONKOWSKI
SECRETARY OF IRVINE RANCH WATER DISTRICT
AND THE BOARD OF DIRECTORS THEREOF

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ 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 AND OFFICIAL SEAL.

SIGNATURE _____

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ 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 AND OFFICIAL SEAL.

SIGNATURE _____

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ 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 AND OFFICIAL SEAL.

SIGNATURE _____

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 BRISTOL-NEWPORT MEDICAL PLAZA L.P., A CALIFORNIA LIMITED PARTNERSHIP, IN MAY, 2005. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

MICHAEL A. MURPHY, P.E.
RCE 23132
MY REGISTRATION EXPIRES 12/31/07

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 _____, 2006

ERNESTO MUNDO
CITY ENGINEER, CITY OF COSTA MESA
RCE 47643 EXP. 12/31/2007

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.

THIS _____ DAY OF _____, 2006

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

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
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 ALSO 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 _____, 2006

CHRIS W. STREET
COUNTY TREASURER - TAX COLLECTOR

BY _____
DEPUTY COUNTY TREASURER - TAX COLLECTOR

CITY CLERK'S CERTIFICATE

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

PURSUANT TO THE PROVISIONS OF RESOLUTION 74-75 DATED OCTOBER 1, 1974, OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, STATE OF CALIFORNIA, I JULIE FOLCIK, DEPUTY CITY CLERK AND EX OFFICIO CLERK OF SAID COUNCIL, DO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AS DEDICATED;
2. ALL VEHICULAR ACCESS RIGHTS TO BRISTOL STREET, EXCEPT AT APPROVED ACCESS LOCATIONS, AS RELEASED AND RELINQUISHED;

AND I ALSO HEREBY STATE THAT THE CITY HAS APPROVED 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 _____, 2006

JULIE FOLCIK
CITY CLERK OF THE CITY OF COSTA MESA

STATE OF CALIFORNIA)
COUNTY OF _____)

ON THIS _____ 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 SAME.
WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____

PRINT NAME _____

SEE SHEET 2 FOR SIGNATURE OMISSIONS

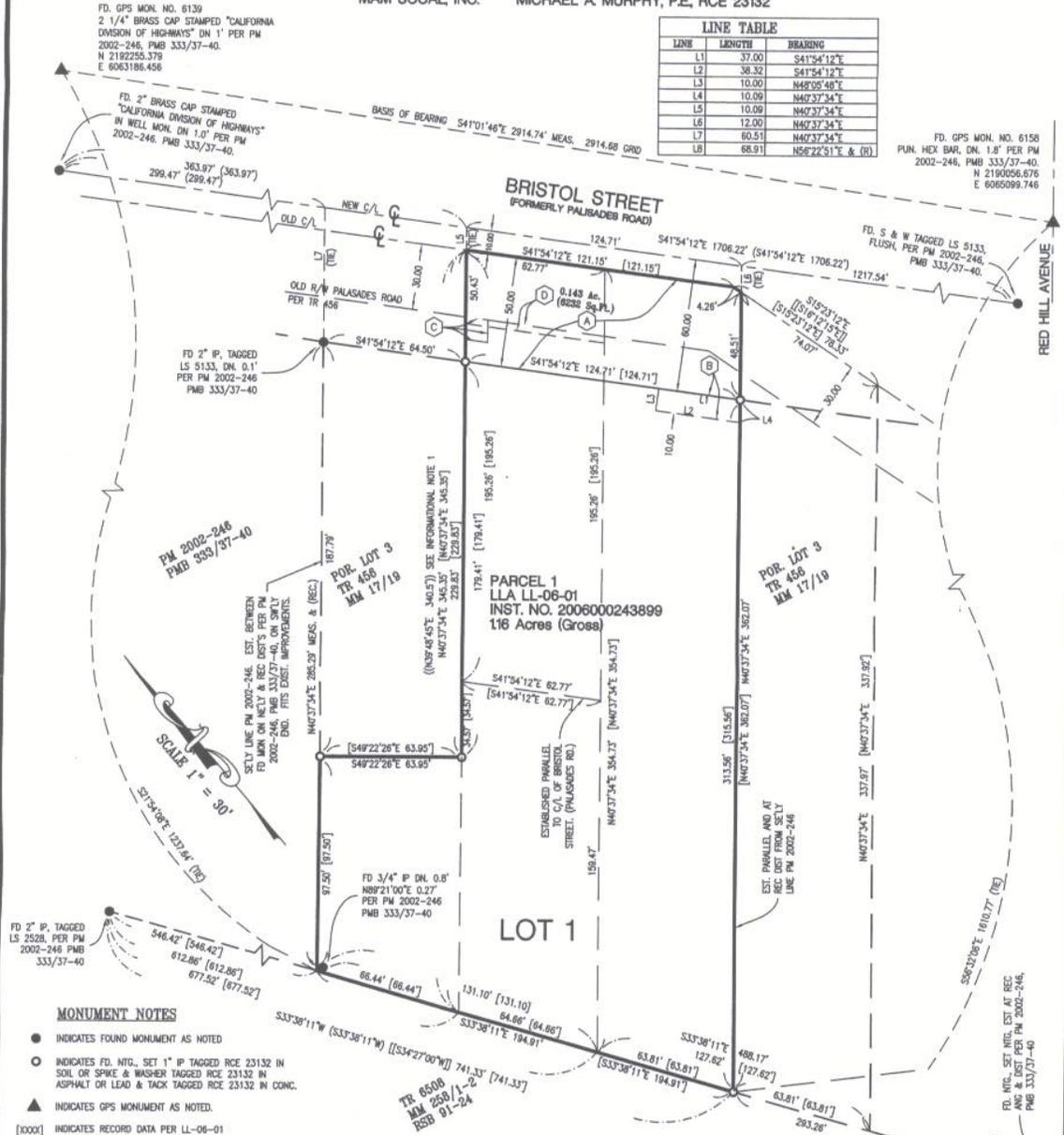
SHEET 2 OF 2
 1 NUMBERED LOT
 1.16 ACRES (GROSS)
 ALL OF TENTATIVE TRACT MAP NO. 16896
 DATE OF SURVEY: MAY 2005

TRACT MAP NO. 16896

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
 BEING A SUBDIVISION OF PARCEL 1, OF LOT LINE ADJUSTMENT LL-06-01
 FILED AS INSTRUMENT NO. 200600243899 OF OFFICIAL RECORDS, IN THE
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAM SOCIAL INC. MICHAEL A. MURPHY, P.E. RCE 23132

LINE	LENGTH	BEARING
L1	37.00	S41°54'12"E
L2	38.32	S41°54'12"E
L3	10.00	N48°05'48"E
L4	10.09	N40°37'34"E
L5	10.09	N40°37'34"E
L6	12.00	N40°37'34"E
L7	60.51	N40°37'34"E
L8	68.91	N56°22'51"E & (R)



- MONUMENT NOTES**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES F.D. N.T.G. SET 1" IP TAGGED RCE 23132 IN SOIL OR SPIKE & WASHER TAGGED RCE 23132 IN ASPHALT OR LEAD & TACK TAGGED RCE 23132 IN CONC.
 - ▲ INDICATES GPS MONUMENT AS NOTED.
- [XXXX] INDICATES RECORD DATA PER LL-06-01
 [XXXX] INDICATES RECORD DATA PER TRACT 456, MW 17/19.
 (XXXX) INDICATES RECORD DATA PER PM 2002-246, PMB 333/37-40.
 ((XXXX)) INDICATES RECORD DATA PER DEED BK 2353/131 O.R.

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN D.C.S. HORIZONTAL CONTROL, STATION GPS NO. 6139 AND GPS NO. 6158 BEING S41°01'46"W PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT
 COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD (1991.33 EPOCH ADJ.). ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997473.

INFORMATIONAL NOTES:

- THE CALL OF 340.5 FEET IN THE SECOND PARAGRAPH OF THE LEGAL DESCRIPTION IN THE DEED, FILED IN BOOK 2353, PAGE 131 O.R. APPEARS TO BE INCORRECT, AS THE PARCEL WILL NOT CLOSE AS DESCRIBED. THE CALL TO THE CENTERLINE OF PALISADES ROAD WAS USED TO CLOSE THE FIGURE.

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

THE SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JAN. 31, 1927 IN BOOK 9, PAGE 419. O.R.

PACIFIC TELEPHONE & TELEGRAPH COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 14017, PAGE 380 & BOOK 14059, PAGE 1260 BOTH OF O.R.

THE CITY OF COSTA MESA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT RECORDED JAN. 5, 2006, AS INST. NO. 200600009455 O.R.

EASEMENT NOTES:

AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO THE CITY OF COSTA MESA, BLANKET IN NATURE EXCEPT AT BUILDING LOCATIONS, DEDICATED HEREIN.

(A) AN EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA PER INST. NO. 200600009455 O.R.

(B) AN EASEMENT TO IRWD FOR WATER LINE PURPOSES DEDICATED HEREON.

AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JAN. 31, 1927, IN BOOK 9, PAGE 419, O.R. SAID EASEMENT IS NOT PLOTTABLE FROM THE RECORD.

(C) AN EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES, FILED IN BOOK 14017, PAGE 380, O.R.

(D) AN EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES, FILED IN BOOK 14059, PAGE 1260 O.R.

FD. GPS MON. NO. 6139
 2 1/4" BRASS CAP STAMPED "CALIFORNIA DIVISION OF HIGHWAYS" DN 1" PER PM 2002-246, PMB 333/37-40.
 N 2192255.379
 E 6063186.456

FD. 2" BRASS CAP STAMPED "CALIFORNIA DIVISION OF HIGHWAYS" IN WELL MON. DN 1.0" PER PM 2002-246, PMB 333/37-40.

363.97' (363.97)
 299.47' (299.47)

FD. GPS MON. NO. 6158
 PUN. HEX BAR, DN. 1.8" PER PM 2002-246, PMB 333/37-40.
 N 2190056.676
 E 6065099.746

FD. S & W TAGGED LS 5133, FLUSH, PER PM 2002-246, PMB 333/37-40.

1217.54'

FD 2" IP, TAGGED LS 5133, DN. 0.1" PER PM 2002-246, PMB 333/37-40

PM 2002-246
 PMB 553/37-40

FOR LOT 3
 TR. 456
 MW 17/19

PARCEL 1
 LLA LL-06-01
 INST. NO. 200600243899
 116 Acres (Gross)

FOR LOT 3
 TR. 456
 MW 17/19

FD 3/4" IP DN. 0.8" N89°21'00"E 0.27' PER PM 2002-246, PMB 333/37-40

LOT 1

FD 2" IP, TAGGED LS 2528, PER PM 2002-246, PMB 333/37-40

SCALE 1" = 30'

FD. INT. SET ING. EST. AT REC. MON. SET PER PM 2002-246, PMB 333/37-40

FD. INT. SET NTC. (45.00') 547.38 59°E 72.08' (R) & M