SHEET 1 OF 3 SHEETS
24 NUMBERED LOTS AND
1 LETTERED LOT
119,051 SQ. FT. 2.73 ACRES (NET)
154,354 SQ. FT. 3.54 ACRES (GROSS)

ALL OF VESTING T.T.M. 16917
DATE OF SURVEY: JUNE 2006

TRACT MAP NO. 16917

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

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 5252, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 17 THROUGH 20 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DATE OF SURVEY: JUNE 2006

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 AND DO HEREBY DEDICATE THE FOLLOWING TO THE CITY OF COSTA MESA.

1. THE EASEMENT FOR INGRESS, EGRESS OVER LOT "A" FOR EMERGENCY AND SECURITY VEHICLE PURPOSES.
2. THE 8.00' WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF COSTA MESA AS SHOWN ON THE MAP.

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

WE ALSO HEREBY RESERVE THE 23.00' WIDE EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES FOR THE BENEFIT OF LOTS 13, 14, AND 15 AS SHOWN ON THE MAP.

GIBOR 101, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: ERIK WEEKS

TITLE: VICE PRESIDENT OF TC CO., MANAGING MEMBER OF GIBOR 101, LLC

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
)ss
COUNTY OF Orange)

ON THIS March 23, 2007 BEFORE ME, Lindsay Fife, Notary Public
PERSONALLY APPEARED Erik Weeks
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 Lindsay Fife
NOTARY PUBLIC IN AND FOR SAID STATE
Lindsay Fife
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION EXPIRES: April 26, 2009

BENEFICIARIES

COMMERCIAL BANK OF CALIFORNIA, HOLDER OF A DEED OF TRUST DATED MAY 5, 2005 AS INSTRUMENT NO. 05-164071 OF OFFICIAL RECORDS.
MAP.

NAME: Ron del Toro
TITLE: Executive Vice President

NAME:
TITLE:

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
)ss
COUNTY OF Orange)

ON THIS March 27, 2007 BEFORE ME Sheryl Northcutt, Notary Public
PERSONALLY APPEARED Ron del Toro
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 Sheryl Northcutt
NOTARY PUBLIC IN AND FOR SAID STATE
Sheryl Northcutt
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION EXPIRES: Feb. 8, 2008

SOILS REPORT STATEMENT

SOILS REPORT HAS BEEN PREPARED BY KEITH D. TUCKER, R.G.E. 841 OF NORCAL ENGINEERING ON APRIL 21, 2006. THIS REPORT AND ANY SUBSEQUENT AMENDMENTS TO THIS REPORT ARE ON FILE WITH THE CITY OF COSTA MESA.

SIGNATURE OMISSIONS

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

1. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF A PUBLIC UTILITY EASEMENT RECORDED IN BOOK 6776 PAGE 865 OF OFFICIAL RECORDS WHICH AFFECTS THE SOUTHEASTERLY 8.00' OF LOT 20 TRACT NO. 5252 M.M. 185/17-20.
2. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF A PUBLIC UTILITY EASEMENT RECORDED IN BOOK 6833 PAGE 888 OF OFFICIAL RECORDS WHICH AFFECTS THE SOUTHEASTERLY 8.00' OF LOT 20 TRACT NO. 5252 M.M. 185/17-20.

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 GIBOW 101, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON JUNE 13, 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 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.

ROBIN B. HAMERS, R.C.E. 31720
EXP. 12-31-08

3/22/07
DATE

REGISTERED PROFESSIONAL ENGINEER
ROBIN B. HAMERS
NO. RCE 31720
EXP. 12/31/2008
CIVIL
STATE OF CALIFORNIA

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 _____, 2007.

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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. No. 47843
EXPIRATION DATE: 12-31-07
CITY ENGINEER OF COSTA MESA

REGISTERED PROFESSIONAL ENGINEER
ERNESTO MUNOZ
NO. RCE 47843
EXP. 12/31/2007
CIVIL
STATE OF CALIFORNIA

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 _____, 2007 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP.

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

1. THE EASEMENT FOR INGRESS, EGRESS OVER LOT "A" FOR EMERGENCY AND SECURITY VEHICLE PURPOSES.
2. THE 8.00' WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF COSTA MESA AS SHOWN ON THE MAP.
3. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CORONADO DRIVE, MENDOZA DRIVE AND EL CAMINO DRIVE AS RELEASED AND RELINQUISHED.

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 HEREON TO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS ____ DAY OF _____, _____.

JULIE POLICK, CITY CLERK OF THE CITY
COUNCIL 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 _____, 2007.

CHRISS W. STREET
COUNTY TREASURER-TAX COLLECTOR

BY:
DEPUTY TREASURER-TAX COLLECTOR

SHEET 2 OF 3 SHEETS
24 NUMBERED LOTS AND
1 LETTERED LOT
119,051 SQ. FT. 2.73 ACRES (NET)
154,354 SQ. FT. 3.54 ACRES (GROSS)
ALL OF VESTING T.T.M. 16917
DATE OF SURVEY: JUNE 2006

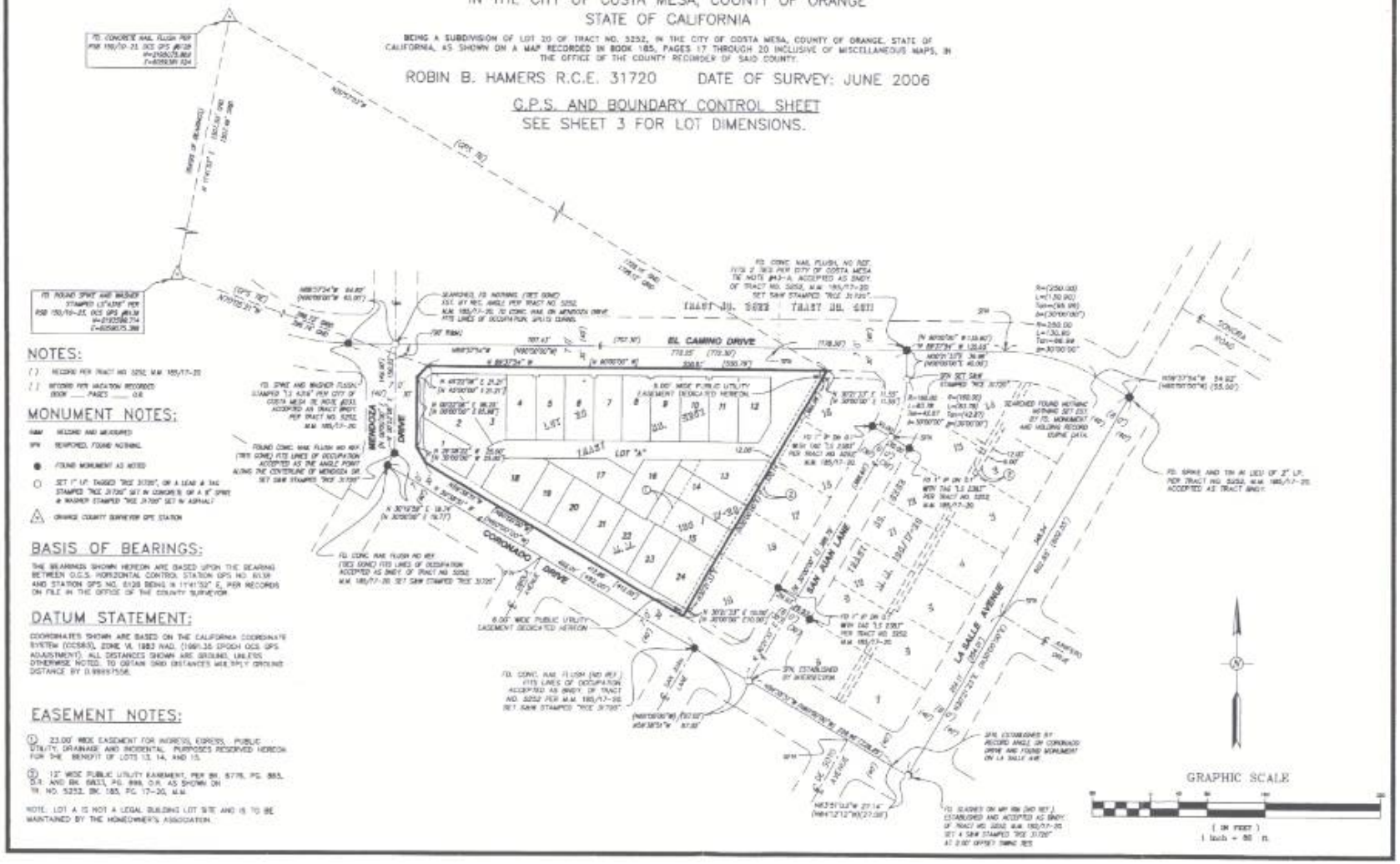
TRACT MAP NO. 16917

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

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 5252, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 17 THROUGH 20 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DATE OF SURVEY: JUNE 2006

G.P.S. AND BOUNDARY CONTROL SHEET
SEE SHEET 3 FOR LOT DIMENSIONS.



NOTES:

( ) RECORD PER TRACT NO. 5252, M.M. 185/17-20

[ ] RECORD PER VACATION RECORDED BOOK ____ PAGES ____ O.R.

MONUMENT NOTES:

RAM RECORD AND MEASURED

SPN REPORTED, FOUND NOTHING

● FOUND MONUMENT AS NOTED

○ SET 1" I.P. TAGGED "RCE 31720", OR A LEAD & TAG STAMPED "RCE 31720" SET IN CONCRETE OR A 6" SPIKE & WASHER STAMPED "RCE 31720" SET IN ASPHALT

△ ORANGE COUNTY SURVEYOR GPS STATION

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6138 AND STATION GPS NO. 6128 BEING N 11°41'32" E, PER RECORDS ON FILE IN THE OFFICE OF THE 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 GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997556.

EASEMENT NOTES:

① 23.00' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY, DRAINAGE AND INCIDENTAL PURPOSES RESERVED HEREON FOR THE BENEFIT OF LOTS 13, 14, AND 15.

② 12' WIDE PUBLIC UTILITY EASEMENT, PER BK. 6776, PG. 865, O.R. AND BK. 6833, PG. 898, O.R. AS SHOWN ON TR. NO. 5252, BK. 185, PG. 17-20, M.M.

NOTE: LOT A IS NOT A LEGAL BUILDING LOT SITE AND IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SHEET 3 OF 3 SHEETS
24 NUMBERED LOTS AND
1 LETTERED LOT
119,051 SQ. FT. 2.73 ACRES (NET)
154,354 SQ. FT. 3.54 ACRES (GROSS)
ALL OF VESTING T.T.M. 16917
DATE OF SURVEY: JUNE 2006

TRACT MAP NO. 16917

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

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 5252, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 17 THROUGH 20 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

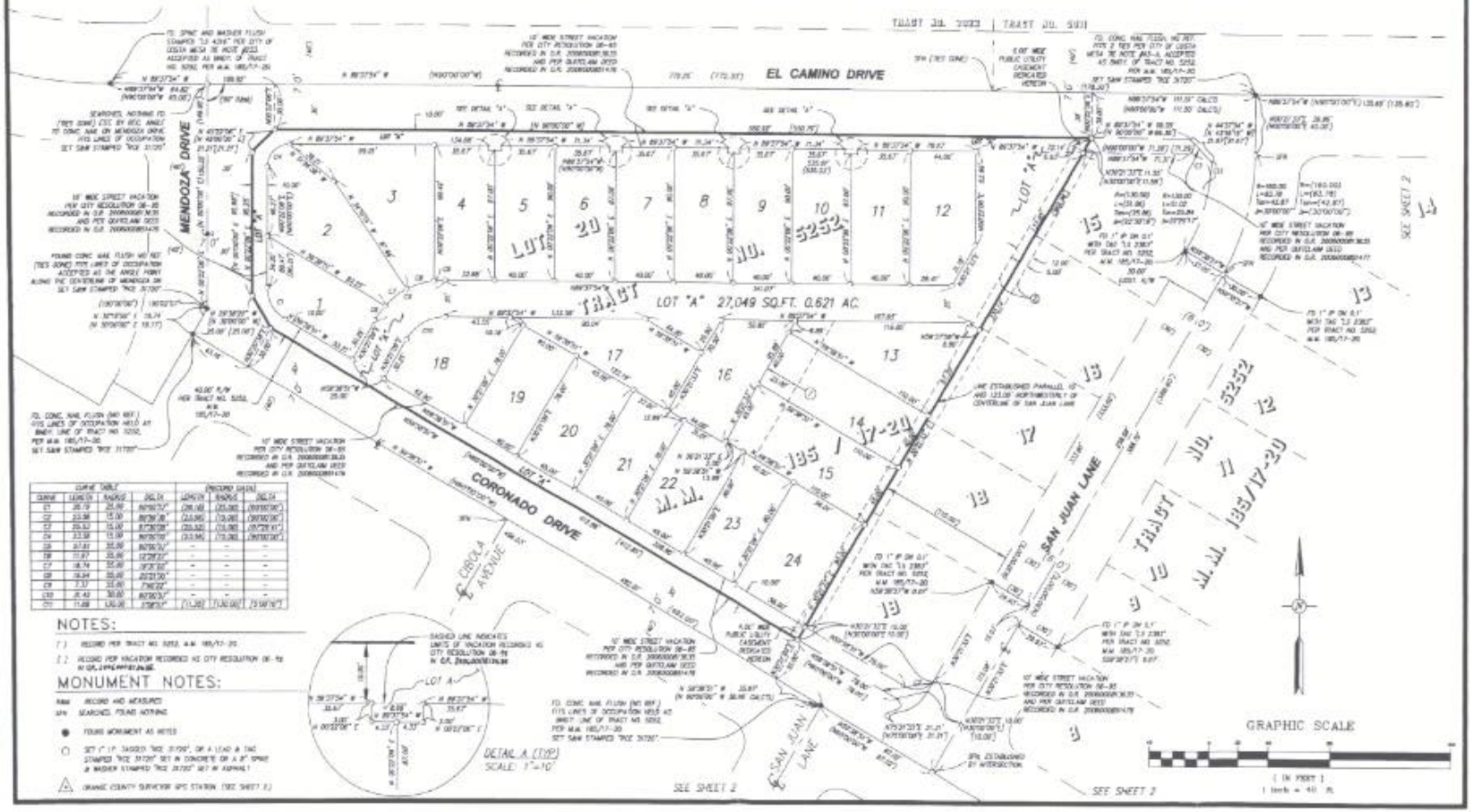
ROBIN B. HAMERS R.C.E. 31720 DATE OF SURVEY: JUNE 2006

EASEMENT NOTES:

(1) 23.00' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY, DRAINAGE, AND INCIDENTAL PURPOSES RESERVED HEREON FOR THE BENEFIT OF LOTS 13, 14, AND 15.

(2) 12' WIDE PUBLIC UTILITY EASEMENT, PER BK. 8778, PG. 865, O.R. AND BK. 8833, PG. 898, O.R. AS SHOWN ON TR. NO. 5252, BK. 185, PG. 17-20, M.M.

NOTE: LOT A IS NOT A LEGAL BUILDING LOT SITE AND IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



CURVE TABLE				RECORD DATA		
CURVE	LENGTH	RADIUS	DELTA	LENGTH	RADIUS	DELTA
C1	20.19	25.00	46°26'12"	(20.18)	(25.00)	(46°26'12")
C2	23.56	15.00	89°59'38"	(23.56)	(15.00)	(89°59'38")
C3	23.52	15.00	89°58'08"	(23.52)	(15.00)	(89°58'10")
C4	23.56	15.00	90°00'00"	(23.56)	(15.00)	(90°00'00")
C5	37.61	35.00	60°30'32"	-	-	-
C6	11.97	35.00	19°36'27"	-	-	-
C7	18.74	35.00	30°41'05"	-	-	-
C8	18.34	35.00	30°03'30"	-	-	-
C9	7.37	35.00	12°04'22"	-	-	-
C10	35.42	30.00	66°39'31"	-	-	-
C11	11.68	130.00	5°08'57"	(11.68)	(130.00)	(5°08'56")

NOTES:

(1) RECORD PER TRACT NO. 5252, M.M. 185/17-20.

(2) RECORD PER VACATION RECORDED AS CITY RESOLUTION 06-19 IN O.R. 2006000088138.

MONUMENT NOTES:

RAM RECORD AND MEASURED
SFN SEARCHED, FOUND NOTHING
● FOUND MONUMENT AS NOTED
○ SET (1) 1" TAGGED "RCE 31720" SET IN A LEAD & TAC STAMPED "RCE 31720" SET IN CONCRETE OR A 3/8" SPIKE & WASHER STAMPED "RCE 31720" SET IN ASPHALT
△ ORANGE COUNTY SURVEYOR GPS STATION (SEE SHEET 1)