SHEET 1 OF 3 SHEETS
AREA: 0.567 ACRES GROSS
(BEING ALL OF TENTATIVE TRACT NO. 17044)
NUMBERED LOTS: 1

TRACT NO. 17044

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

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-89-05 RECORDED AS INSTRUMENT NO. 89-372155 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

GREGORY A. HELMER, L.S. 5134 — RBF CONSULTING — 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 THE 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

THE INGRESS-EGRESS EASEMENT OVER A PORTION OF LOT 1, 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 MAPLE AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

PALERMO TOWNHOME PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NAME: GARY LEE WATTS TITLE: MANAGING PARTNER
BY: NAME: SUZANNE M. LAVERGNE TITLE: MANAGING PARTNER

AMERICAN SECURITY BANK
AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2007 AS INSTRUMENT NO. 2007000439221, OF OFFICIAL RECORDS.

BY: NAME: THOMAS C. ROBERSON TITLE: Executive Vice President
BY: NAME: TITLE:

DENNIS LEE CARPENTER AND JEANNE MARIE CARPENTER, AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 16, 2007 AS INSTRUMENT NO. 2007000105208, OF OFFICIAL RECORDS.

NAME: DENNIS LEE CARPENTER TITLE: Trustee/Beneficiary
NAME: JEANNE MARIE CARPENTER TITLE: Trustee/Beneficiary

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS
COUNTY OF Orange }

ON 8/6/07 BEFORE ME, Jodie Ann Payne NOTARY PUBLIC, PERSONALLY APPEARED Gary Lee Watts, Suzanne M. Lavergne, Thomas C. Roberson, Dennis Lee Carpenter, Jeanne Marie Carpenter

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)

Mission Country Escrow
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES 4/6/08
COMMISSION NO. 1480789

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS
COUNTY OF Orange }

ON August 8, 2007 BEFORE ME Angela Savage NOTARY PUBLIC, PERSONALLY APPEARED James C. Roberson

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)

American Security Bank
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES May 2, 2009
COMMISSION NO. 1675584

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____ BEFORE ME _____ NOTARY PUBLIC, 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 IS IN _____ COUNTY
MY COMMISSION EXPIRES _____
COMMISSION NO. _____

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i)(-vi-) OF THE SUBDIVISION MAP ACT. THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

E. F. BRYAN, ET. AL., HOLDER OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES, LIGHT AND POWER LINES PER DOCUMENT RECORDED JANUARY 29, 1920 IN BOOK 356, PAGE 57 OF DEEDS

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES PER DOCUMENT RECORDED DECEMBER 19, 1957 IN BOOK 4141, PAGE 591, OF OFFICIAL RECORDS

PACIFIC BELL, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED NOVEMBER 15, 1990 AS INSTRUMENT NO. 90-601124, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENTS RECORDED MAY 22, 1991 AS INSTRUMENT NO. 91-251719 AND 91-251780, BOTH OF OFFICIAL RECORDS.

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 DENNIS LEE CARPENTER ON JUNE, 2006. 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 FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

GREGORY A. HELMER, L.S. 5134
LICENSE VALID THROUGH JUNE 30, 2008

08/06/2007
DATE

LICENSED LAND SURVEYOR — GREGORY A. HELMER — NO. 5134 — VALID THROUGH 06-30-2008 — STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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

DATED THIS ___ DAY OF _____, 2007.

RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 5188 EXPIRATION DATE: 3-31-09

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

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.

AND PURSUANT TO THE PROVISIONS OF SECTION 66411(a) OF THE SUBDIVISION MAP ACT, I HEREBY WAIVE THE PRELIMINARY SOILS REPORT REQUIREMENT FOR THIS SUBDIVISION.

DATED THIS ___ DAY OF _____ 2007.

ERNESTO MUNOZ, R.C.E. #2643
CITY ENGINEER, CITY OF COSTA MESA
REGISTRATION EXPIRES 12/31/07

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE }

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 RESOLUTION DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

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

(2) THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHT TO MAPLE AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3) 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 FOLTCH
CITY CLERK
OF THE CITY COUNCIL OF THE
CITY OF COSTA MESA

10-04908

SHEET 2 OF 3 SHEETS

SCALE: 1" = 60'
(BEING ALL OF
TENTATIVE TRACT NO. 17044)
AREA: 0.567 ACRES (GROSS)

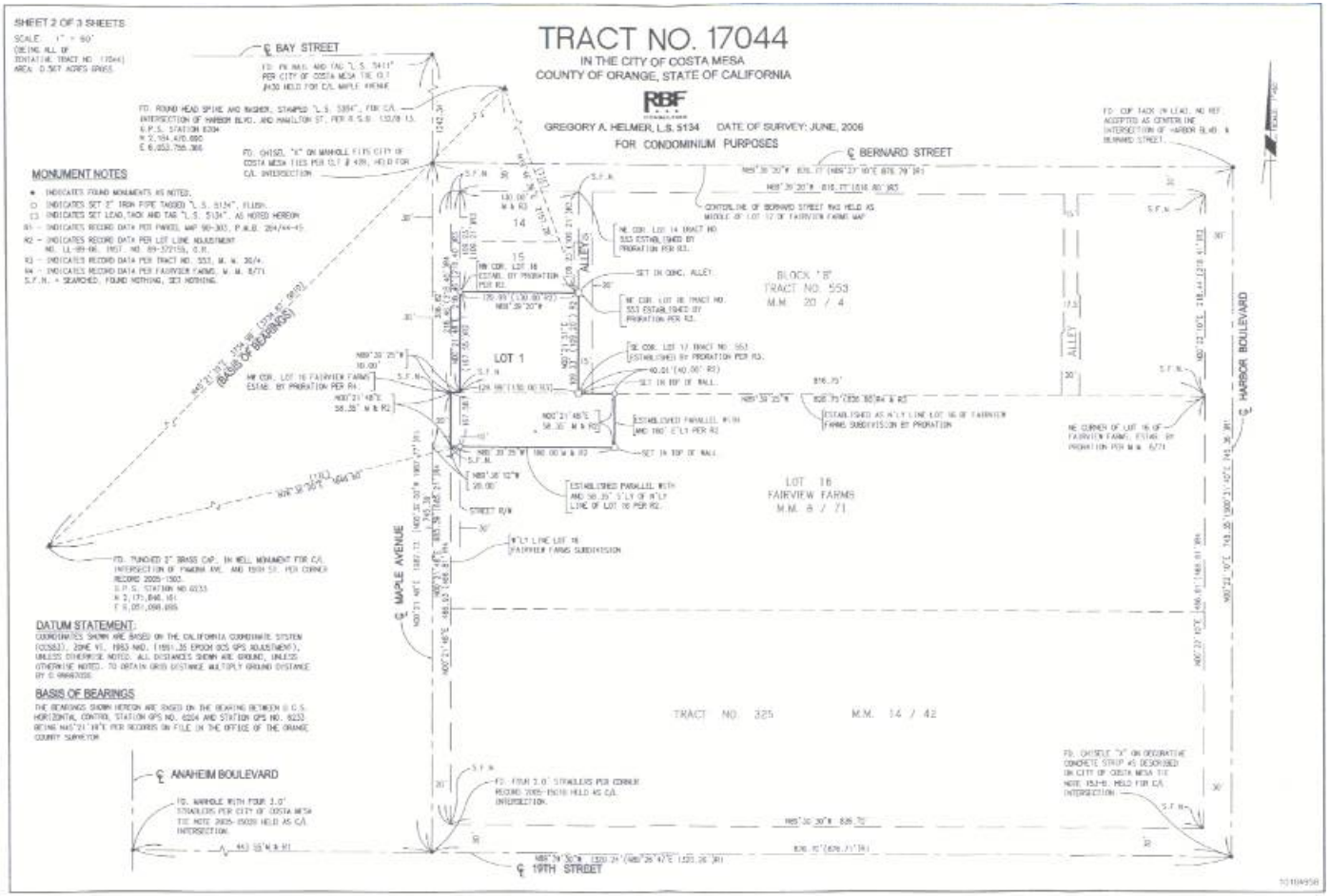
TRACT NO. 17044

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

RBF CONSULTING

GREGORY A. HELMER, L.S. 5134 DATE OF SURVEY: JUNE, 2006

FOR CONDOMINIUM PURPOSES



MONUMENT NOTES

- ● INDICATES FOUND MONUMENTS AS NOTED.
- ○ INDICATES SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH.
- □ INDICATES SET LEAD, TACK AND TAG "L.S. 5134", AS NOTED HEREON.

R1 - INDICATES RECORD DATA PER PARCEL MAP 90-303, P.M.B. 284/44-45.
R2 - INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-89-06, INST. NO. 89-572155, O.R.
R3 - INDICATES RECORD DATA PER TRACT NO. 553, M.M. 20/4.
R4 - INDICATES RECORD DATA PER FAIRVIEW FARMS, M.M. 8/71.
S.F.N. = SEARCHED, FOUND NOTHING, SET NOTHING.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH GPS GPS ADJUSTMENT), UNLESS OTHERWISE NOTED. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.9999[illegible].

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN U.C.S. HORIZONTAL CONTROL STATION GPS NO. 6204 AND STATION GPS NO. 6233, BEING N45°21'10"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SHEET 3 OF 3 SHEETS

SCALE: 1" = 20'

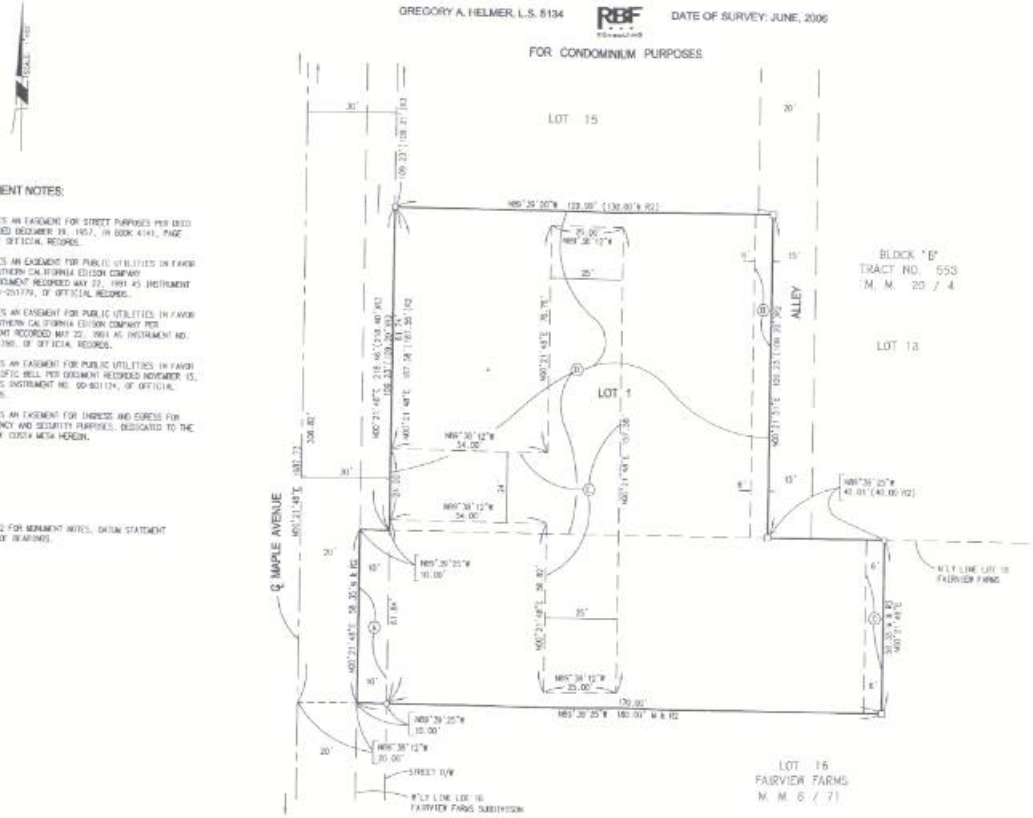
(BEING ALL OF
TENTATIVE TRACT NO. 17044)
AREA: 11,567 NOTES GROSS

TRACT NO. 17044

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

GREGORY A. HELMER, L.S. 5134 RBF DATE OF SURVEY: JUNE, 2006

FOR CONDOMINIUM PURPOSES



EASEMENT NOTES:

(A) DENOTES AN EASEMENT FOR STREET PURPOSES PER DEED RECORDED DECEMBER 19, 1957, IN BOOK 4141, PAGE 391 OF OFFICIAL RECORDS.

(B) DENOTES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED MAY 22, 1991 AS INSTRUMENT NO. 91-251779, OF OFFICIAL RECORDS.

(C) DENOTES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED MAY 22, 1991 AS INSTRUMENT NO. 91-251780, OF OFFICIAL RECORDS.

(D) DENOTES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC BELL PER DOCUMENT RECORDED NOVEMBER 15, 1990 AS INSTRUMENT NO. 90-601124, OF OFFICIAL RECORDS.

(E) DENOTES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND SECURITY PURPOSES, DEDICATED TO THE CITY OF COSTA MESA HEREIN.

NOTES:

SEE SHEET 2 FOR MONUMENT NOTES, DATUM STATEMENT AND BASIS OF BEARINGS.

10104258