

SHEET 1 OF 4 SHEETS
NUMBER OF LOTS
20 NUMBERED
AREA
3.01 ACRES GROSS
2.75 ACRES NET
DATE OF SURVEY
MAY 1, 2013
BEING ALL OF VESTING TENTATIVE
TRACT MAP NO. 17606

TRACT NO. 17606

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AND ALL OF
PARCEL 2 OF MAP FILED IN BOOK 6, PAGE 32, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY,
CALIFORNIA

FOR FINANCE PURPOSES ONLY

JOHN CHIAPPE, JR.

PLS 7230

PSOMAS

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE CO.

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT # _____

BOOK _____ PAGE _____

HUGH NGUYEN
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:
1. AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1.

2. WE ALSO RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO 19TH STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

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 REINER COMMUNITIES LP IN MAY 2013. 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 NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE TRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOHN CHIAPPE JR., PLS 7230
LICENSE EXPIRES 12/31/2014



19TH STREET AFFORDABLE, L.P., A CALIFORNIA LIMITED PARTNERSHIP,

BY: AHDC 8, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER

BY: AFFORDABLE HOUSING CDC, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

NAME: JOSEPH A. STALZER
TITLE: EXECUTIVE DIRECTOR

BY: 19TH STREET ALP LP, A CALIFORNIA LIMITED PARTNERSHIP, ITS ADMINISTRATIVE LIMITED PARTNER

NAME: KENNETH J. REINER
TITLE: MANAGER

BENEFICIARY:

PRUDENTIAL HUNTOON PAIGE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 27, 2013 AS INST. NO. 2013000185702, OFFICIAL RECORDS.

NAME _____ TITLE _____
NAME _____ TITLE _____

NOTARY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____ AND _____, WHO 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 THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____ AND _____, WHO 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 THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES _____

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, AND APPROVED BY THE COSTA MESA CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COSTA MESA MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 201__.

FARIBA FAZELI, RCE 51480
EXPIRES: 6/30/2014
CITY ENGINEER, CITY OF COSTA MESA

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 _____, 201__, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULLY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE CITY OF COSTA MESA

1. THE DEDICATION FOR INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1.

2. THE RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO 19TH STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT

DATED THIS _____ DAY OF _____, 201__.

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

BRENDA GREEN
CITY CLERK OF THE CITY COUNCIL
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 _____, 201__.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE: 12/31/13

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR



COUNTY TREASURER - TAX COLLECTOR 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 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 THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 201__.

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: _____
DEPUTY TREASURER - TAX COLLECTOR

SEE SHEET 2 FOR SIGNATURE OMISSIONS

SHEET 2 OF 4 SHEETS
 NUMBER OF LOTS
 20 NUMBERED
 AREA
 3.01 ACRES GROSS
 2.75 ACRES NET
 DATE OF SURVEY
 MAY 1, 2013
 BEING ALL OF VESTING TENTATIVE
 TRACT MAP NO. 17606

TRACT NO. 17606

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 JOHN CHIAPPE JR. PLS 7230 PSOMAS

RESERVATION NOTES

RESERVED FOR PRIVATE RECIPROCAL INGRESS-EGRESS AND DRIVEWAY PURPOSES OVER LOT 1 IN FAVOR OF LOTS 2 THROUGH 20 HEREON.

NOTES:

SEE SHEET 3 FOR: BOUNDARY CONTROL, GPS TIES, BASIS OF BEARINGS NOTE, DATUM NOTE, BOUNDARY TIES TO LOTS 2 AND 3 AND MONUMENTATION NOTE.

SEE SHEET 4 FOR: BOUNDARY TIES TO LOTS 4 THROUGH 20.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)3(A) & (C), THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

ADELAIDE WILSON DOLIN, FORMERLY ADELAIDE W. BOOTH, ELIZABETH W. FARRAR, AND SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, AS TRUSTEE UNDER THE WILLS OF E. GLEN WILSON, DECEASED, AND EVA PEARL WILSON, DECEASED, HOLDER OF OIL, GAS AND MINERAL RIGHTS BY DEEDS RECORDED JULY 24, 1953 IN BOOK 2544, PAGES 85, 86, 87 AND 89, OF OFFICIAL RECORDS. BLANKET IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UTILITY POLES AND CONDUITS, AS PER DEED RECORDED JUNE 8, 1955 IN BOOK 3096, PAGE 155, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES, AS PER DEED RECORDED MARCH 1, 1968 IN BOOK 8532, PAGE 53, OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, AS PER DEED RECORDED MAY 23, 1969 IN BOOK 8966, PAGE 366, OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, AS PER DEED RECORDED NOVEMBER 5, 1996 AS INST. NO. 19960560382, OFFICIAL RECORDS.

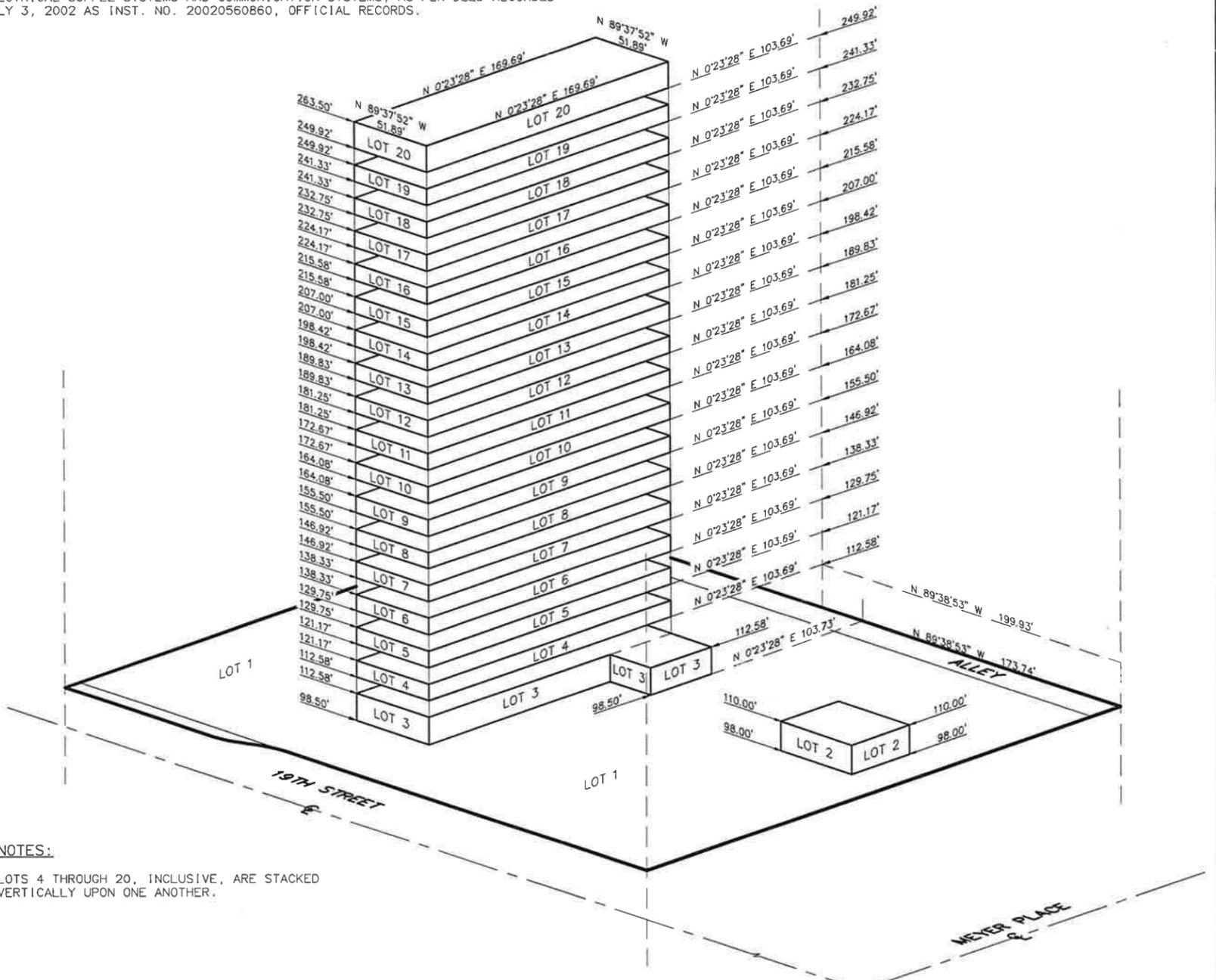
SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, SUPPLY HOLDER OF AN EASEMENT FOR RIGHT-OF-WAY, UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, AS PER DEED RECORDED JULY 3, 2002 AS INST. NO. 20020560860, OFFICIAL RECORDS.

BASIS OF ELEVATIONS:

THE ELEVATION OF ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-38-81, A 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81", HAVING AN ELEVATION OF 98.319 FEET, NAVD88, 2005 ADJUSTMENT WAS TAKEN AS THE BASIS OF ELEVATIONS SHOWN ON THIS MAP.

ELEVATION LIMITS AND AREA

LOT #	LOWER ELEVATION	UPPER ELEVATION	AREA
LOT 1	CENTER OF EARTH	INFINITY	119,635 SF
LOT 2	98.00'	110.00'	2,208 SF
LOT 3	98.50'	112.58'	9,934 SF
LOT 4	112.58'	121.17'	8,805 SF
LOT 5	121.17'	129.75'	8,805 SF
LOT 6	129.75'	138.33'	8,805 SF
LOT 7	138.33'	146.92'	8,805 SF
LOT 8	146.92'	155.50'	8,805 SF
LOT 9	155.50'	164.08'	8,805 SF
LOT 10	164.08'	172.67'	8,805 SF
LOT 11	172.67'	181.25'	8,805 SF
LOT 12	181.25'	189.83'	8,805 SF
LOT 13	189.83'	198.42'	8,805 SF
LOT 14	198.42'	207.00'	8,805 SF
LOT 15	207.00'	215.58'	8,805 SF
LOT 16	215.58'	224.17'	8,805 SF
LOT 17	224.17'	232.75'	8,805 SF
LOT 18	232.75'	241.33'	8,805 SF
LOT 19	241.33'	249.92'	8,805 SF
LOT 20	249.92'	263.50'	8,805 SF



NOTES:

LOTS 4 THROUGH 20, INCLUSIVE, ARE STACKED VERTICALLY UPON ONE ANOTHER.

SOUTHEAST ISOMETRIC

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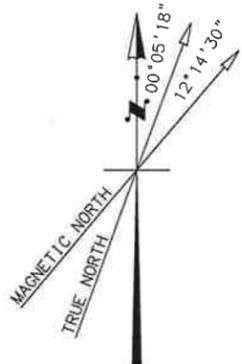
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NOTES:

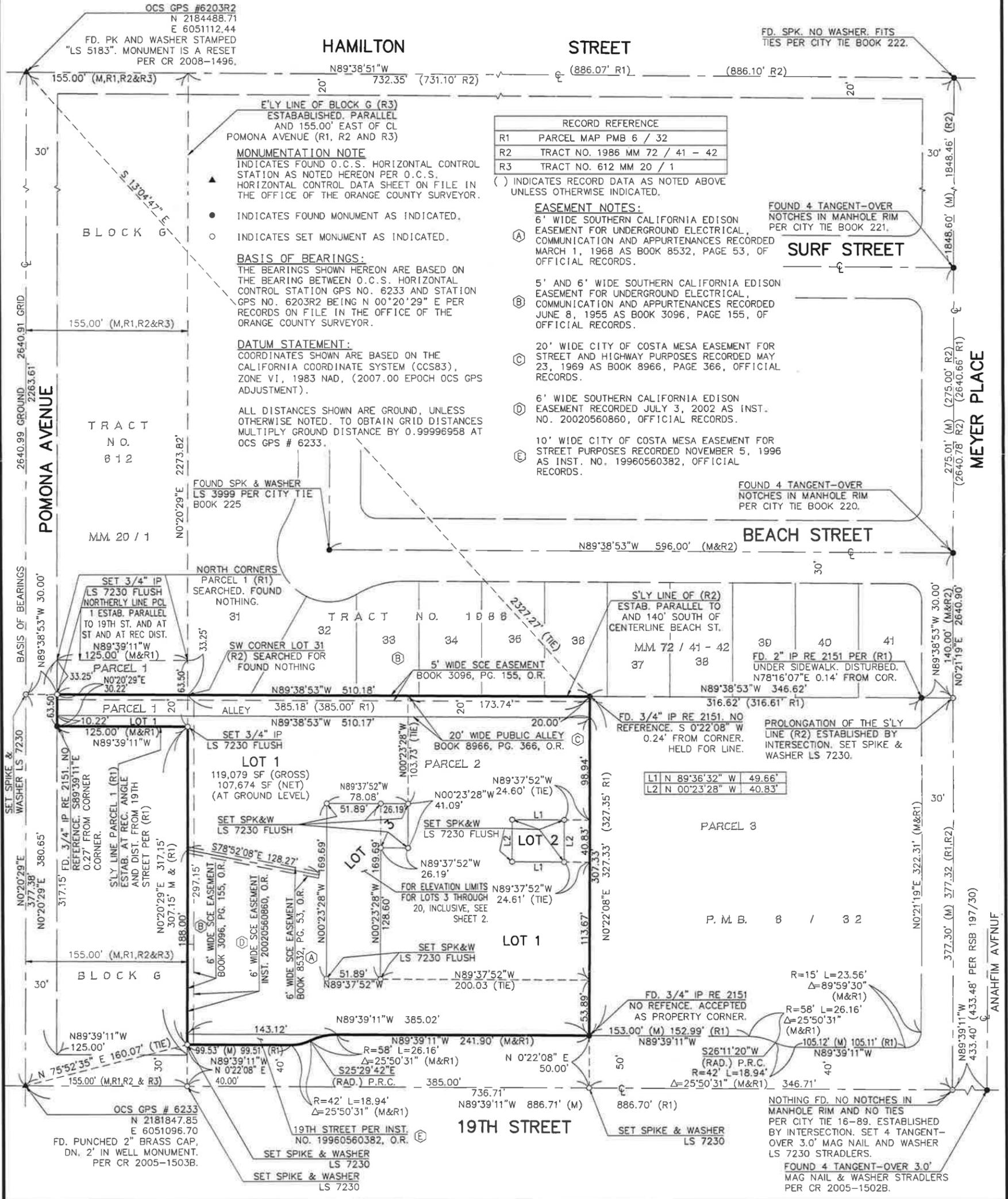
SEE SHEET 2 FOR: SIGNATURE OMISSIONS AND
 FOR AIRSPACE DIAGRAM.

SEE SHEET 4 FOR: BOUNDARY TIES TO LOTS 4
 THROUGH 20.

BOUNDARY CONTROL



SCALE: 1" = 60'
 GRID NORTH



SHEET 4 OF 4 SHEETS

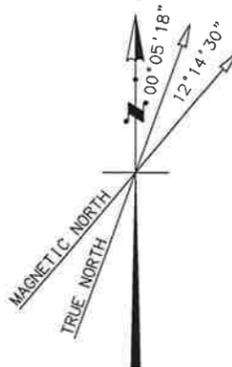
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SCALE: 1" = 60'
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NOTES:

SEE SHEET 2 FOR: SIGNATURE OMISSIONS AND
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SEE SHEET 3 FOR: BOUNDARY CONTROL, GPS
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