

LOTS: 8 NUMBERED  
ACREAGE: 30,858 SQ. FT. 0.708 AC.  
DATE OF SURVEY: OCTOBER 2013  
ALL OF TENTATIVE TRACT MAP NO. 17509

**TRACT NO. 17509**  
**IN THE CITY OF COSTA MESA,**  
**COUNTY OF ORANGE, STATE OF CALIFORNIA**

BEING A SUBDIVISION OF A PORTION OF LOT 122, TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGE 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 OCTOBER 2013

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIDELITY NATIONAL TITLE COMPANY

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH HUYEN  
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 RESERVE FOR THE OWNERS OF LOTS 1-8 THE EASEMENT FOR INGRESS-EGRESS, UTILITIES, PARKING, DRAINAGE AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY RESERVE A 4 FEET WIDE EASEMENT FOR LANDSCAPE PURPOSES OVER LOTS 1, 2, & 3 FOR THE BENEFIT OF LOTS 2, 3 & 4.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES OVER LOTS 1-8, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO SANTA ANA AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

COLLECTIVE HOUSING COMPANY LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PINNACLE REAL ESTATE VENTURES, LP,  
A CALIFORNIA LIMITED PARTNERSHIP,  
ITS MANAGING MEMBER

BY: PREV GP, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: MANAGER

**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 COLLECTIVE HOUSING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN OCTOBER, 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 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

ROBIN B. HAMERS \_\_\_\_\_ DATE \_\_\_\_\_  
R.C.E. 31720  
EXP. 12/31/2014



**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 \_\_\_\_\_, 2014.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617, EXPIRATION DATE 12-13-15

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

**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, IF REQUIRED, 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 \_\_\_\_\_, 2014.

FARIBA FAZELI \_\_\_\_\_  
R.C.E. NO. 51480  
EXPIRATION DATE: JUNE 30, 2014  
CITY ENGINEER OF THE CITY OF COSTA MESA



**BENEFICIARIES:**

SABAL CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
HOLDER OF A DEED OF TRUST RECORDED FEBRUARY 26, 2014 AS  
INSTRUMENT NO. 2014000074735 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CALIFORNIA BANK & TRUST, COLLATERAL ASSIGNEE UNDER PER "COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST" RECORDED MARCH 11, 2014 AS INST. NO. 2014000091529 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

2525 SANTA ANA PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP,  
HOLDER OF A DEED OF TRUST RECORDED FEBRUARY 25, 2014 AS  
INSTRUMENT NO. 2014000074737 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**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 \_\_\_\_\_, 2014 AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE PUBLIC AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

- 1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES OVER LOTS 1-8, AS SHOWN ON SAID MAP .
- 2. THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO SANTA ANA AVENUE, AS SHOWN ON SAID 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 \_\_\_\_\_, 2014.

BRENDA GREEN  
CITY CLERK OF THE CITY COUNCIL  
OF THE CITY OF COSTA MESA

**NOTARY ACKNOWLEDGMENT:**

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

**SIGNATURE OMISSIONS:**

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

- 1. SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENTS FOR INSTALLING, MAINTAINING, REPLACING AND REPAIRING WATER PIPE LINES, DITCHES, OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER, RECORDED JANUARY 31, 1927, BOOK 9, PAGE 416, OFFICIAL RECORDS. (BLANKET IN NATURE)
- 2. TITLE GUARANTEE AND TRUST COMPANY HOLDER OF AN EASEMENT FOR ELECTRIC LIGHT, POWER, AND TELEPHONE LINES, PIPE LINES AND DITCHES, RECORDED FEBRUARY 19, 1927, BOOK 19, PAGE 134, OFFICIAL RECORDS. (BLANKET IN NATURE)

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SHARI L. FREIDENRICH  
COUNTY TREASURER - TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY TREASURER - TAX COLLECTOR

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**TRACT NO. 17509**  
**IN THE CITY OF COSTA MESA,**  
**COUNTY OF ORANGE, STATE OF CALIFORNIA**  
ROBIN B. HAMERS R.C.E. 31720 OCTOBER 2013

**NOTARY ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
COUNTY OF } SS

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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 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.

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 \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
  
\_\_\_\_\_  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
COUNTY OF } SS

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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 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.

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(NAME PRINTED)

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MY COMMISSION NO: \_\_\_\_\_

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STATE OF CALIFORNIA }  
COUNTY OF } SS

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SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
  
\_\_\_\_\_  
(NAME PRINTED)

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MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
COUNTY OF } SS

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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 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.

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 \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
  
\_\_\_\_\_  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO: \_\_\_\_\_

LOTS: 8 NUMBERED  
 ACREAGE: 30,858 SQ. FT. 0.708 AC.  
 DATE OF SURVEY: OCTOBER 2013  
 ALL OF TENTATIVE TRACT MAP NO. 17509

# TRACT NO. 17509

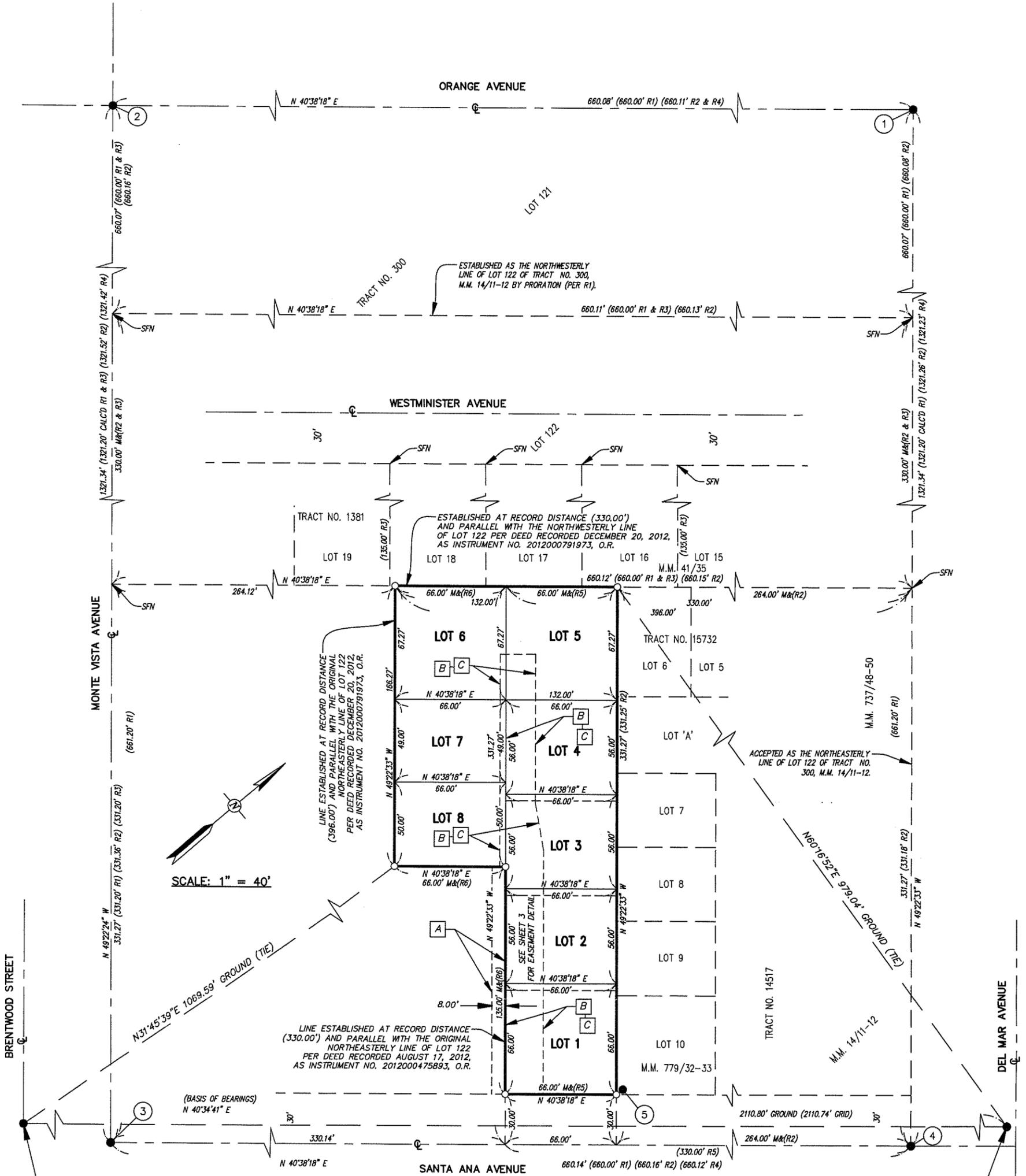
## IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B. HAMERS R.C.E. 31720 OCTOBER 2013

### BOUNDARY MAP

**NOTE:**

SEE SHEET 3 FOR LEGEND, BASIS OF BEARINGS,  
 DATUM STATEMENT, LOT AREAS, EASEMENTS,  
 LINE TABLE AND MONUMENT NOTES.



GPS 6193R1  
 FD. PK NAIL WITH TAG STAMPED  
 "LS 5411", FLUSH IN AC, PER CR  
 2003-0211B  
 NORTHING: 2185444.50  
 EASTING: 6061139.34

GPS 6170R1  
 FD. SPIKE AND WASHER STAMPED  
 "LS 5023", FLUSH IN AC, PER PM  
 2000-179, P.M.B. 322/36-37.  
 NORTHING: 2187047.65  
 EASTING: 6062512.34

# TRACT NO. 17509

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

ROBIN B. HAMERS R.C.E. 31720 OCTOBER 2013

### EASEMENT MAP

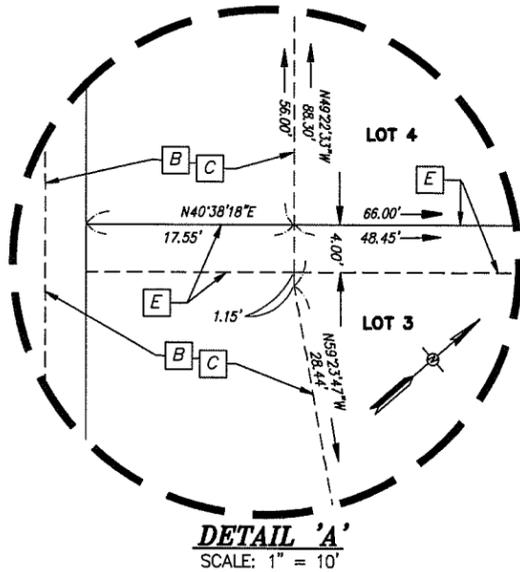
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#### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6193R1 AND STATION GPS NO. 6170R1 BEING NORTH 40°34'41" EAST, 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, (2007.0 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997261 (GPS NO. 6193R1).



**DETAIL 'A'**  
SCALE: 1" = 10'

#### LEGEND

- SFN SEARCHED FOUND NOTHING
- M&( ) MEASURED AND RECORD
- (R1) RECORD DATA OR CALCULATED RECORD DATA PER TRACT NO. 300, M.M. 14/11-12.
- (R2) RECORD DATA PER TRACT NO. 15732, M.M. 779/32-33.
- (R3) RECORD DATA PER TRACT NO. 1381, M.M. 41/35.
- (R4) RECORD DATA PER TRACT NO. 16479, M.M. 850/48-49.
- (R5) RECORD DATA PER DEED RECORDED AUGUST 17, 2012, AS INSTRUMENT NO. 2012000475893, O.R.
- (R6) RECORD DATA PER DEED RECORDED DECEMBER 20, 2012, AS INSTRUMENT NO. 2012000791973, O.R.
- (R7) RECORD DATA PER CITY OF COSTA MESA TIES, TIE BK 309.
- FOUND MONUMENT AS NOTED
- FD NOTHING, SET 2" I.P. TAGGED "R.C.E. 31720", OR A LEAD & TAG STAMPED "R.C.E. 31720", OR AN 8" SPIKE & WASHER STAMPED "R.C.E. 31720".

#### MONUMENT NOTES:

- ① FOUND SPIKE & WASHER STAMPED "RCE 22015", IN AC, PER TRACT NO. 16479 M.M. 850/48-49 FLUSH.
- ② FOUND SPIKE & WASHER STAMPED "LS 4653" WITH 4-3.00' TIES, FLUSH IN AC, PER CITY OF COSTA MESA TIES, TIE BOOK 373.
- ③ INTERSECTION FALLS ON MANHOLE RIM, ESTABLISHED INTERSECTION FROM CITY OF COSTA MESA TIES, TIE BK 309.
- ④ FOUND SPIKE & WASHERS STAMPED "RCE 22015", IN AC, PER TRACT NO. 16479 M.M. 850/48-49 FLUSH.
- ⑤ FOUND 2" I.P. & TAG STAMPED "RCE 31720", PER TRACT NO. 15732 M.M. 779/32-33. N10°05'19"E 0.12' FLUSH.

#### NOTE:

BOUNDARY LINES FIT IMPROVEMENTS ALONG THE SIDE AND REAR LINES.

- BOUNDARY
- LOT LINE
- R/W
- CENTERLINE
- - - - EASEMENTS

#### EXISTING EASEMENTS:

- A** AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHEASTERLY 8.00 FEET OF THE SOUTHEASTERLY 135.00 FEET OF THE SOUTHWESTERLY 66.00 FEET OF THE NORTHEASTERLY 396.00 FEET OF LOT 122, OF TRACT NO. 300, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. PER DEED RECORDED DECEMBER 20, 2012 AS INSTR. NO. 2012000791973, O.R.

#### DEDICATED EASEMENTS:

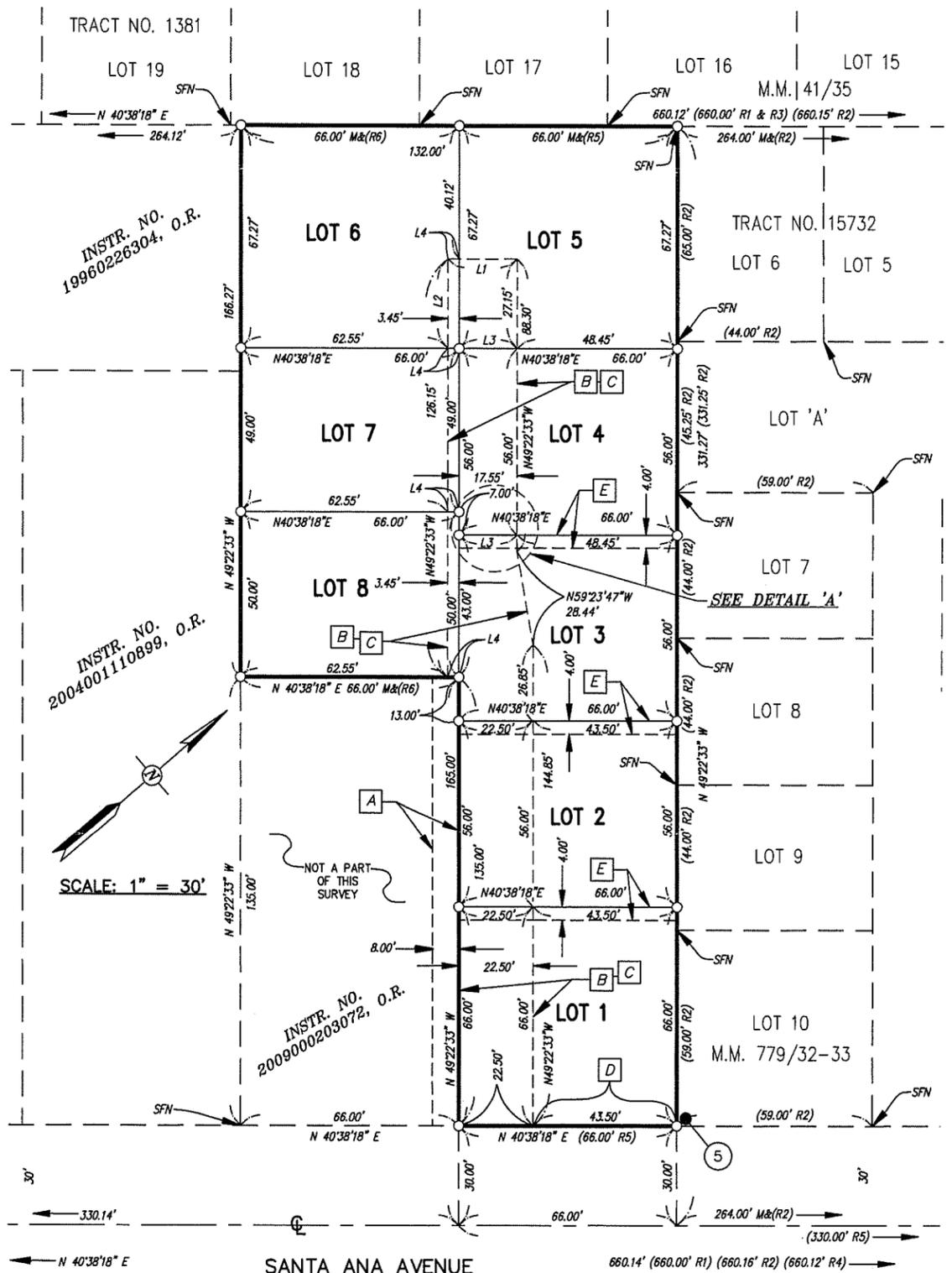
- B** AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES TO THE CITY OF COSTA MESA DEDICATED HEREON.
- C** AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, PARKING, DRAINAGE AND INCIDENTAL PURPOSES FOR THE BENEFIT OF LOTS 1-8 RESERVED HEREON.
- D** VEHICULAR ACCESS RIGHTS TO SANTA ANA AVE. RELEASED & RELINQUISHED HEREON.
- E** 4 FOOT WIDE EASEMENT FOR LANDSCAPE PURPOSES OVER LOTS 1, 2, & 3 FOR THE BENEFIT OF LOTS 2, 3 & 4 AND RESERVED HEREON.

#### LOT AREA:

LOT NO.	GROSS	NET
LOT 1	4,356 sq. ft.	2,871 sq. ft.
LOT 2	3,696 sq. ft.	2,436 sq. ft.
LOT 3	3,696 sq. ft.	2,530 sq. ft.
LOT 4	3,695 sq. ft.	2,713 sq. ft.
LOT 5	4,439 sq. ft.	3,963 sq. ft.
LOT 6	4,439 sq. ft.	4,346 sq. ft.
LOT 7	3,234 sq. ft.	2,722 sq. ft.
LOT 8	3,300 sq. ft.	2,776 sq. ft.

#### LINE TABLE

NO.	DIRECTION	LENGTH
L1	N 40°38'18" E	21.00'
L2	N 49°22'33" W	27.15'
L3	N 40°38'18" E	17.55'
L4	N 40°38'18" E	3.45'



#### NOTE:

SEE SHEET 2 FOR BOUNDARY MAP & GPS CONTROL SCHEME AND BASIS OF BEARING TIE.