SHEET 1 OF 3 SHEETS

LOTS: 6 NUMBERED
TOTAL AREA: 27,227 SQ. FT. 0.625 AC. GROSS
23,162 SQ. FT. 0.532 AC. GROSS
DATE OF SURVEY: JULY 2015
ALL OF TENTATIVE TRACT NO. 17870

TRACT NO. 17870
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE NORTHEASTERLY 82.50 FEET OF THE SOUTHWESTERLY 330 FEET, EXCEPT THE SOUTHEASTERLY 1/2 OF LOT 108 TRACT NO. 300, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 & 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ROBIN B. HAMERS R.C.E. 31720 JULY 2015

ACCEPTED AND FILED AT THE REQUEST OF
FIDELITY NATIONAL TITLE COMPANY

DATE: _____
TIME: _____ FEE $ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

HUGH HGUYEN
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 1-6, AN EASEMENT FOR INGRESS, EGRESS, ROAD, UTILITIES, DRAINAGE, LANDSCAPE, FENCING, AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON THE MAP.
2. A 5.00' WIDE EASEMENT FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE.
3. A 3.00' WIDE EASEMENT FOR SIDEWALK PURPOSES.

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

2366 ORANGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____
PRINT NAME: _____
PRINT TITLE: _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO: _____

_____
(NAME PRINTED)

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, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER, RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 416, OFFICIAL RECORDS. (NOT PLOTTABLE FORM RECORD)
2. TITLE GUARANTEE AND TRUST COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND DITCHES, RECORDED MARCH 28, 1929 IN BOOK 258, PAGE 197, OFFICIAL RECORDS. (BLANKET)
3. CITY OF COSTA MESA SUCCESSOR, COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED OCTOBER 8, 1931 IN BOOK 513, PAGE 119, OFFICIAL RECORDS. (PLOTTED)
4. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLES, RECORDED JUNE 21, 1956 IN BOOK 3559, PAGE 496, OFFICIAL RECORDS. (PLOTTED)
5. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, RECORDED APRIL 21, 1960 AS INSTRUMENT NO. 70283, IN BOOK 5206, PAGE 409, OFFICIAL RECORDS. (PLOTTED)
6. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, RECORDED FEBRUARY 4, 1960 AS INSTRUMENT NO. 19904, IN BOOK 5086, PAGE 403, OFFICIAL RECORDS. (PLOTTED)

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 KINGS ROAD PARTNERS, LLC IN JULY, 2015. 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. 12/31/2016

REGISTERED PROFESSIONAL ENGINEER ROBIN B. HAMERS NO. RCE 31720 EXP. 12/31/2016 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 ————, 2016.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE 12-13-17

_____
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 ————, 2016.

_____
FARIBA FAZELI
R.C.E. NO. 51480
EXPIRATION DATE: JUNE 30, 2016
CITY ENGINEER OF THE CITY OF COSTA MESA

REGISTERED PROFESSIONAL ENGINEER FARIBA FAZELI NO. RCE 51480 EXP. 6/30/2016 C.N.E. STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
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, BRENDA GREEN, CITY CLERK OF SAID COUNCIL, DO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.
2. THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO ORANGE AVENUE AND NORSE AVENUE, AS SHOWN ON SAID MAP.
3. THE 5.00' WIDE EASEMENT FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE.
4. THE 3.00' WIDE EASEMENT FOR SIDEWALK PURPOSES.

I ALSO HEREBY CERTIFY 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 _____ , 2016.

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

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 _____ , 2016.

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

ATTACHMENT 1

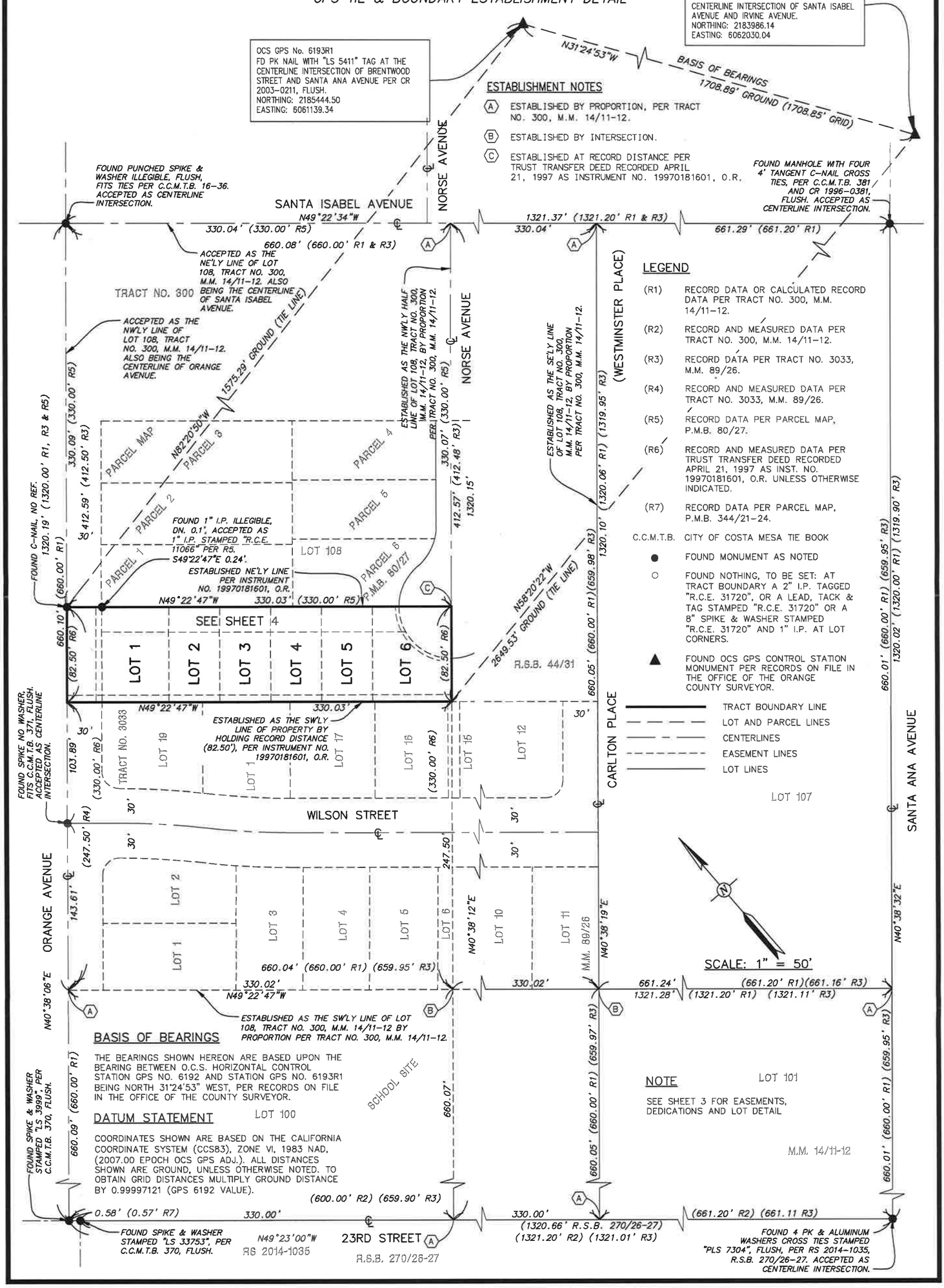
SHEET 2 OF 3 SHEETS

LOTS: 6 NUMBERED
TOTAL AREA: 27,227 SQ. FT. 0.625 AC. GROSS
23,162 SQ. FT. 0.532 AC. GROSS
DATE OF SURVEY: JULY 2015
ALL OF TENTATIVE TRACT NO. 17870

TRACT NO. 17870
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B. HAMERS R.C.E. 31720 JULY 2015

GPS TIE & BOUNDARY ESTABLISHMENT DETAIL



SHEET 3 OF 3 SHEETS

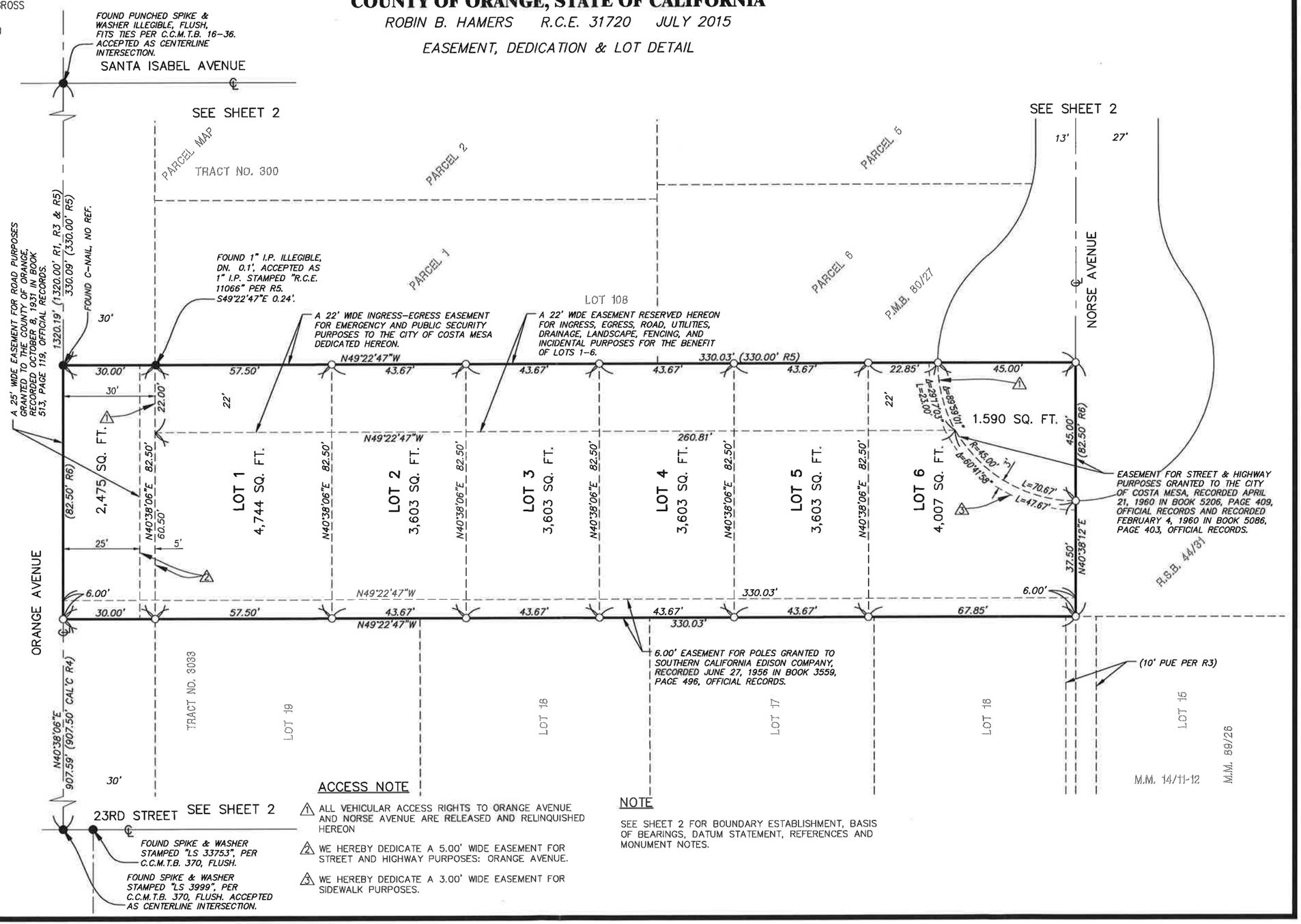
LOTS: 6 NUMBERED
TOTAL AREA: 27,227 SQ. FT. 0.625 AC. GROSS
23,162 SQ. FT. 0.532 AC. GROSS
DATE OF SURVEY: JULY 2015
ALL OF TENTATIVE TRACT NO. 17870

TRACT NO. 17870

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

ROBIN B. HAMERS R.C.E. 31720 JULY 2015

EASEMENT, DEDICATION & LOT DETAIL



ACCESS NOTE

1. ALL VEHICULAR ACCESS RIGHTS TO ORANGE AVENUE AND NORSE AVENUE ARE RELEASED AND RELINQUISHED HEREON
2. WE HEREBY DEDICATE A 5.00' WIDE EASEMENT FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE.
3. WE HEREBY DEDICATE A 3.00' WIDE EASEMENT FOR SIDEWALK PURPOSES.

NOTE

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