

SHEET 1 OF 3
NUMBER OF PARCELS: 1
ACREAGE: 0.058 ACRES
DATE OF SURVEY: DECEMBER 2006
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2005-179

PARCEL MAP NO. 2005-179

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOT 10, IN BLOCK 6 OF SEASHORE COLONY TRACT,
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS SHOWN ON THE MAP FILED IN BOOK 7, PAGE 25 OF MISCELLANEOUS MAPS,
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN,
RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
OCTOBER 2005

ACCEPTED AND FILED AT
THE REQUEST OF
LAWYERS TITLE INS. Co.
DATE April 3, 2007
TIME 2:15 PM FEE \$ 13.00
INSTRUMENT # 2007-214686
BOOK 353 PAGE 45-47
TOM DALY P/m
COUNTY CLERK-RECORDER
BY [Signature]
DEPUTY

SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE SUBDIVIDERS OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

RECORD OWNERS:

~~A SINGLE MAN~~
~~BARRY SAYWITZ, PROPERTIES ONE, L.P., A CALIFORNIA LIMITED PARTNERSHIP~~

[Signature]
BARRY SAYWITZ
MANAGING PARTNER

PFF BANK & TRUST, A CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 13, 2004 AS INSTRUMENT NO. 2004000028095 OF OFFICIAL RECORDS, AND A DEED OF TRUST RECORDED 3/13/07 AS INSTR. NO. 20070001599 ES O.R.'S.

EAST WEST BANK, A BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 28, 2005 AS INSTRUMENT NO. 2005000327001, OF OFFICIAL RECORDS.

EASEMENT HOLDERS:

1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED MARCH 28, 1973 AS INSTRUMENT NO. 25895, IN BOOK 10615, PAGE 827, OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON Feb 2, 2007 BEFORE ME, Michael S. Saywitz,
Notary Public PERSONALLY APPEARED Barry Saywitz
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 AND OFFICIAL SEAL
SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE.
Michael S. Saywitz
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 1/30/2010.

IMPROVEMENT CERTIFICATE:

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL:

1. ADDITIONAL STREET TREES SHALL BE PROVIDED.
2. EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL WATER SERVICE AND SEWER LATERAL CONNECTING TO THE PUBLIC WATER AND SEWER SYSTEM UNLESS OTHERWISE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND THE BUILDING DEPARTMENT.
3. EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL GAS AND ELECTRIC SERVICE CONNECTION.
4. A PORTION OF THE COLTON STREET SIDEWALK SHALL BE RECONSTRUCTED TO ELIMINATE THE EXISTING UNEVEN WALKING SURFACE CONDITION.

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS PARCEL MAP IS TO CREATE ONE PARCEL FROM AN EXISTING LOT FOR RESIDENTIAL CONDOMINIUM DEVELOPMENT.

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 ORDINANCES AT THE REQUEST OF THE SAYWITZ COMPANY IN MAY 2005. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE OCTOBER 31, 2007; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
JEFFREY A. WALDEN
P.L.S. 7914
EXPIRATION DATE: 12-31-07



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

DATED THIS 12th DAY OF March, 2007

[Signature]
LLOYD DALTON
R.C.E. NO. 19111
EXPIRATION DATE: 09-30-07
CITY ENGINEER OF NEWPORT BEACH

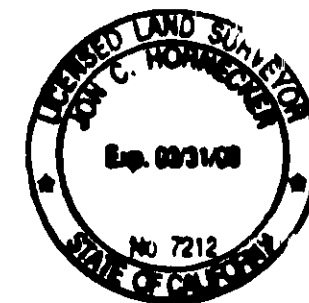


COUNTY SURVEYOR'S STATEMENT:

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 29th DAY OF MARCH, 2007

BY: [Signature], DEPUTY
RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185, EXPIRATION DATE: 03-31-08



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 22nd DAY OF March, 2007

CHRISS W. STREET
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER-TAX COLLECTOR

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

PARCEL MAP NO. 2005-179

SHEET 2 OF 3
NUMBER OF PARCELS: 1
ACREAGE: 0.058 ACRES
DATE OF SURVEY: DECEMBER 2006
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2005-179

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
OCTOBER 2005

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6259 AND STATION GPS NO. 6286 BEING NORTH 08°17'16" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE 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 DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997249.

GENERAL NOTES:

() INDICATES RECORD DATA PER M.M. 7/25.
< > INDICATES RECORD DATA PER R.S.B. 147/6-13.
SEARCHED AT LOT CORNERS, FOUND MONUMENTS AS NOTED.

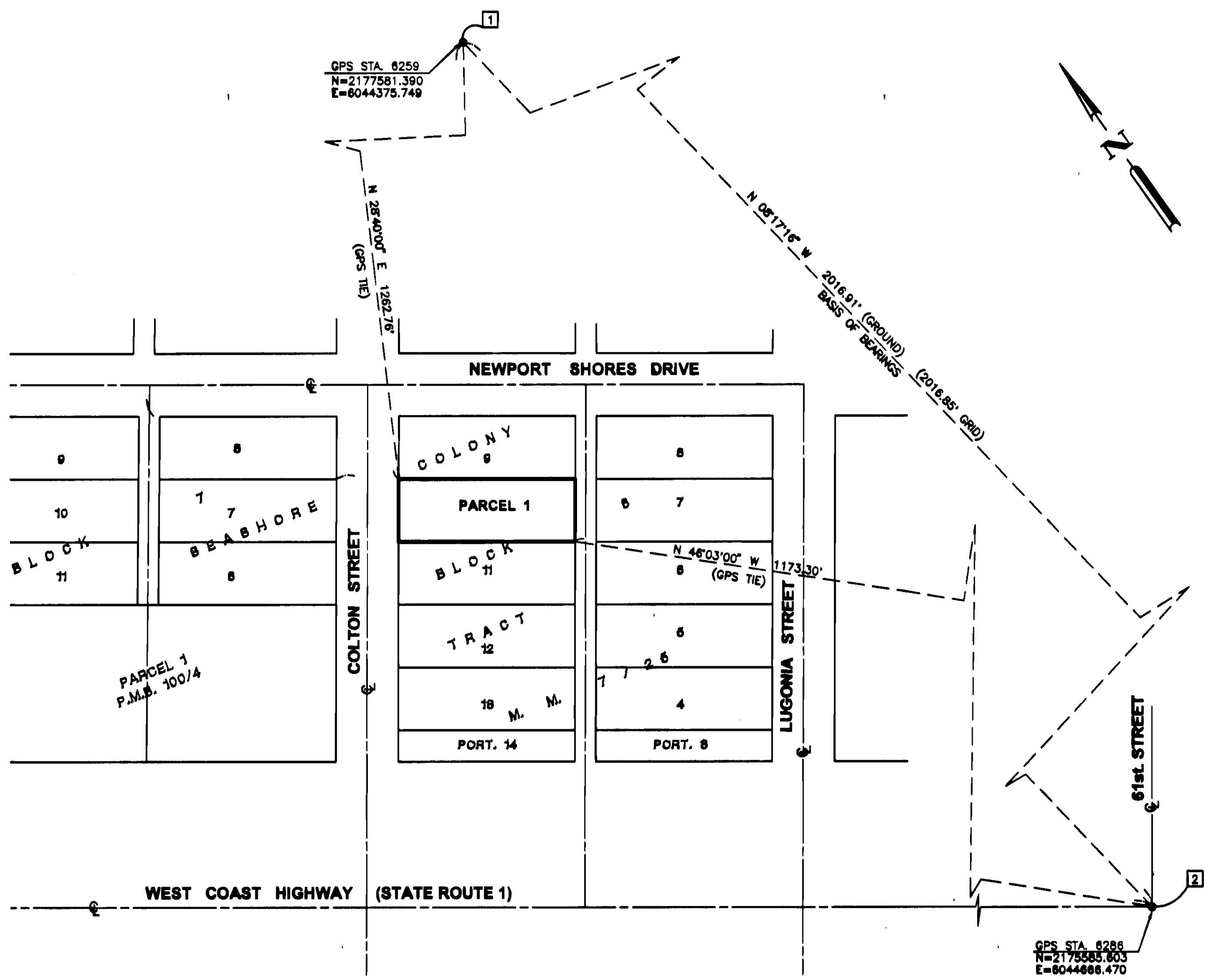
EASEMENT NOTES:

(A) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 28, 1973 IN BOOK 10615, PAGE 827, OF OFFICIAL RECORDS.

MONUMENT NOTES:

- INDICATES MONUMENT AS NOTED BELOW:
- 1 FOUND GEAR SPIKE & WASHER STAMPED "U.S.C.E. LS 6042" PER COUNTY OF ORANGE MONUMENT CORNER RECORD DOCUMENT NUMBER 6259 AND GPS STATION 6259. STATION IS LOCATED AT CENTERLINE INTERSECTION OF CANAL STREET AND (WEST) CANAL CIRCLE PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 2 FOUND NOTHING, ESTABLISHED PER COUNTY OF ORANGE MONUMENT RECORD DOCUMENT NO. 6286, ACCEPTED AS CENTERLINE INTERSECTION OF WEST COAST HIGHWAY AND 61ST STREET. POINT IS ALSO GPS STATION NO. 6286 LOCATED AT THE CENTERLINE INTERSECTION OF WEST COAST HIGHWAY AND 61ST STREET PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 3 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK V111, PAGE 79, ACCEPTED AS A POINT ON THE CENTERLINE OF WEST COAST HIGHWAY.
- 4 FOUND MAG NAIL WITH WASHER STAMPED "LS 5411", NO REFERENCE. ACCEPTED AS CENTER LINE INTERSECTION OF NEWPORT SHORES DRIVE AND ORANGE STREET.
- 5 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK VIII, PAGE 1, ACCEPTED AS CENTERLINE INTERSECTION OF NEWPORT SHORES DRIVE AND ALLEY.
- 6 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK VIII, PAGE 1. ACCEPTED AS CENTERLINE INTERSECTION OF NEWPORT SHORES DRIVE AND COLTON STREET.
- 7 FOUND MAG NAIL WITH WASHER STAMPED "LS 5411", PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2006-1355 B.
- 8 FOUND 2" PUNCHED BRASS DISK IN WELL MONUMENT, DOWN 0.7', PER RECORD OF SURVEY 94-1003, R.S.B. 147/6-13. CENTERLINE INTERSECTION OF SEASHORE DRIVE AND LUGONIA STREET.
- 9 FOUND GEAR SPIKE AND WASHER STAMPED "LS 4653", NO REFERENCE. ACCEPTED AS CENTER LINE INTERSECTION OF SEASHORE DRIVE AND COLTON STREET.
- 10 FOUND 2" PUNCHED BRASS DISK IN WELL MONUMENT, DOWN 0.6', PER RECORD OF SURVEY 94-1003, R.S.B. 147/6-13. CENTERLINE INTERSECTION OF SEASHORE DRIVE AND ORANGE STREET.
- 11 SPIKE AND WASHED STAMPED "LS 7914" TO BE SET PER THIS MAP.
- 12 LEAD AND TAG STAMPED "LS 7914" TO BE SET PER THIS MAP.
- 13 LEAD AND TAG STAMPED "LS 7914", OR SPIKE & WASHER WITH TAG STAMPED "PLS 7914" TO BE SET PER THIS MAP.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



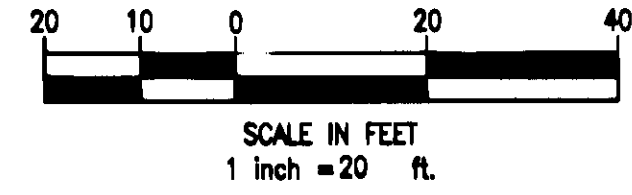
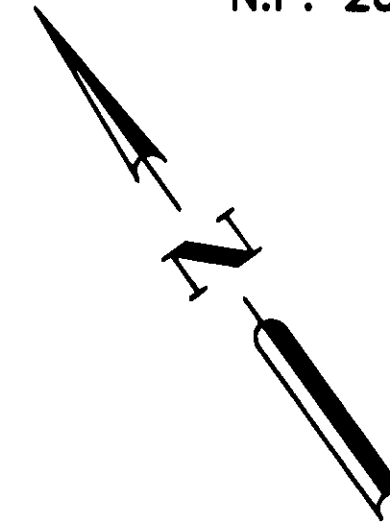
GPS TIE TO BOUNDARY
SCALE: 1"=40'

PARCEL MAP NO. 2005-179

SHEET 3 OF 3
NUMBER OF PARCELS: 1
ACREAGE: 0.058 ACRES
DATE OF SURVEY: DECEMBER 2006
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2005-179

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
OCTOBER 2005



NOTE:
SEE SHEET 2 OF 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,
MONUMENT NOTES, EASEMENT NOTES AND SURVEY NOTES.

SEARCHED AT LOT CORNERS, FOUND MONUMENTS AS NOTED.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

