

SHEET 1 OF 2
NUMBER OF PARCELS: 1
ACREAGE: 0.0794 ACRES
DATE OF SURVEY: DECEMBER, 2004
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2004-322

PARCEL MAP NO. 2004-322

N.P. 2005- 017

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

ACCEPTED AND FILED AT
THE REQUEST OF
LAWYERS ONE INS. CORP.
DATE AUGUST 23, 2006
TIME 1:48 PM FEE \$ 10.00
INSTRUMENT # 2006-563729
BOOK 350 PAGE 13-14
PLM
TOM DALY
COUNTY CLERK-RECORDER
BY [Signature]
DEPUTY

BEING A SUBDIVISION OF A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, AUGUST 4, 1890, & ALSO SHOWN ON A MAP FILED IN BOOK 3, PAGE 7 OF MISCELLANEOUS MAP IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

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

SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE SUBDIVIDER 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:

BARRY SAYWITZ PROPERTIES ONE, LP, A CALIFORNIA LIMITED PARTNERSHIP

BARRY SAYWITZ
TITLE:

[Signature]

CTC REAL ESTATE SERVICES AS TRUSTEE AND AMERICA'S WHOLESALE LENDER, A CORPORATION AS BENEFICIARY UNDER A DEED OF TRUST, RECORDED DECEMBER 21, 2004 AS INSTRUMENT NO. 2004001130485 OF OFFICIAL RECORDS.

POMONA FINANCIAL SERVICES, INC. AS TRUSTEE AND PFF BANK & TRUST, A CORPORATION AS BENEFICIARY UNDER A DEED OF TRUST, RECORDED FEBRUARY 4, 2005 AS INSTRUMENT NO. 2005000091540 OF OFFICIAL RECORDS.

EASEMENT HOLDERS:

NEWPORT BEACH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE RIGHT TO LAY AND MAINTAIN PIPE LINES FOR WATER, GAS, OR SEWER, AND ERECT AND MAINTAIN POLES FOR ELECTRIC LINES, ALONG ANY ALLEY OR STREET OR HIGHWAY, RECORDED IN BOOK 108, PAGE 253 OF DEEDS.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON June 9, 2006 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/HEY 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 Michael S. Saywitz

Michael S. Saywitz
Commission # 1632682
my Principal Place of Business
is in Orange County
my Commission Expires Jan. 29, 2010

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 BARRY SAYWITZ ON DECEMBER 2004. 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

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

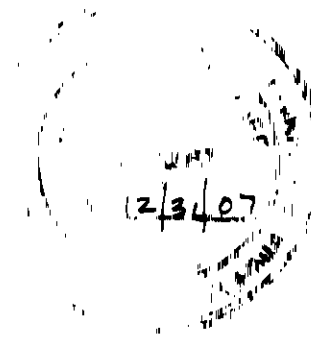


CITY ENGINEER'S STATEMENT:

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 21st DAY OF June, 2006

[Signature]
WILLIAM A. PATAPOFF
R.C.E. NO. 24967
EXPIRATION DATE: 12/31/07
CITY ENGINEER OF NEWPORT BEACH



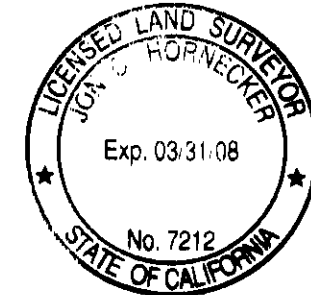
COUNTY SURVEYOR'S STATEMENT:

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 21st DAY OF AUGUST, 2006

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 11th DAY OF August, 2006

JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER-TAX COLLECTOR

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. 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.
2. EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL GAS AND ELECTRICAL SERVICE CONNECTION.
3. A SET OF BOTTOMLESS TRENCH DRAINS SHALL BE INSTALLED ALONG THE PRIVATE SIDE OF THE FRONT PROPERTY LINE.

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.

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BEING ALL OF TENTATIVE
PARCEL MAP NO. 2004-322

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

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

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6285 AND STATION GPS NO. 6286 BEING NORTH 67°32'06" 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 0.999972035.

MONUMENT NOTES:

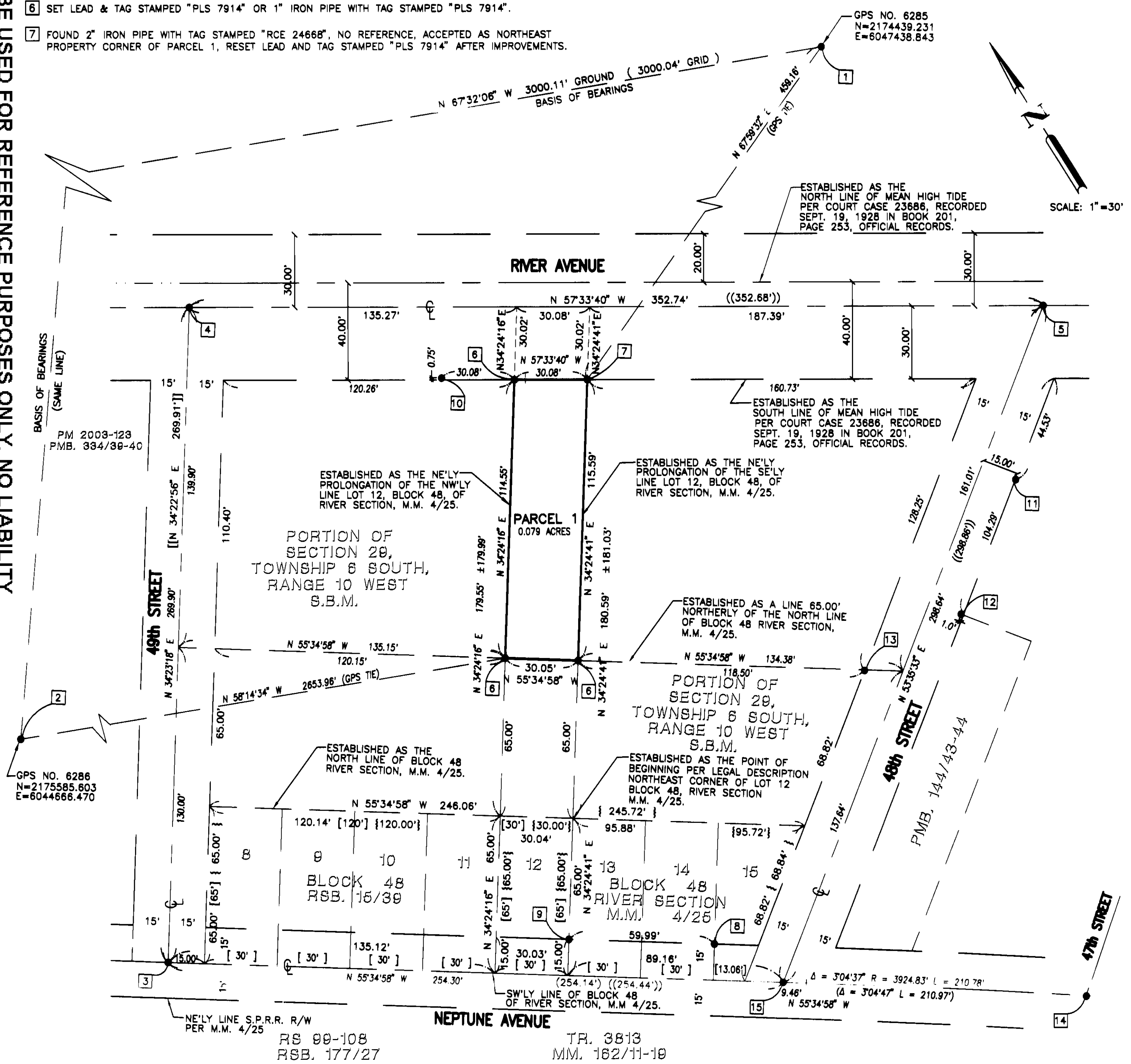
- INDICATES MONUMENT AS NOTED BELOW:
- 1 FOUND NOTHING, SET S & W "PLS 7914". ESTABLISHED AS APPARENT CENTERLINE INTERSECTION OF SUPERIOR AVE. AND PACIFIC COAST HIGHWAY PER TIES ON ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6285. GPS STA. NO. 6285 PER R.S.B 150/ 10-23.
- 2 FOUND PUNCHED 2" BRASS DISK, DOWN 0.9" IN WELL MONUMENT. ACCEPTED AS THE CENTERLINE INTERSECTION OF PACIFIC COAST HIGHWAY AND 61ST STREET, PER TIES ON ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6286 GPS STA. NO. 6286 PER R.S.B. 150/ 10-23.
- 3 FOUND SPIKE AND WASHER STAMPED "LS 5023". ACCEPTED AS CENTERLINE INTERSECTION OF NEPTUNE AVE. AND 49TH STREET PER PM. 2003-123, PMB. 334/39-40.
- 4 FOUND SPIKE AND WASHER STAMPED "LS 5420". ACCEPTED AS CENTERLINE INTERSECTION OF RIVER AVE. AND 49TH STREET PER PM. 2003-123, PMB 334/39-40.
- 5 FOUND SPIKE, NO WASHER, PER PMB. 144/43-44.
- 6 SET LEAD & TAG STAMPED "PLS 7914" OR 1" IRON PIPE WITH TAG STAMPED "PLS 7914".
- 7 FOUND 2" IRON PIPE WITH TAG STAMPED "RCE 24668", NO REFERENCE, ACCEPTED AS NORTHEAST PROPERTY CORNER OF PARCEL 1, RESET LEAD AND TAG STAMPED "PLS 7914" AFTER IMPROVEMENTS.

- 8 FOUND 3/4" IRON PIPE, NO TAG, PMB. 144/43-44, RESET LEAD & TAG STAMPED "PLS 7914". AFTER IMPROVEMENTS
- 9 FOUND 3/4" IRON PIPE, TAG ILLEGIBLE, NO REFERENCE, ACCEPTED AS A POINT ON THE SE'LY LINE OF LOT 12, BLOCK 48, OF RIVER SECTION, M.M. 4/25, RESET LEAD & TAG STAMPED "PLS 7914". AFTER IMPROVEMENTS.
- 10 FOUND 1" IRON PIPE, RCE. 13607, NO REFERENCE. ACCEPTED AS BEING NORTH 34°23'48" EAST 0.75' OFFSET.
- 11 FOUND 3/4" IRON PIPE, NO TAG, NO REFERENCE, ACCEPTED AS BEING A POINT ON THE SE'LY RIGHT OF WAY LINE OF 48TH STREET.
- 12 FOUND LEAD AND TAG STAMPED "L.S. 2825", PER PMB. 144/43-44.
- 13 FOUND LEAD AND TAG STAMPED "RCE. 13607", NO REFERENCE, ACCEPTED AS A POINT ON THE NW'LY RIGHT OF WAY LINE OF 48TH STREET.
- 14 FOUND SPIKE AND WASHER, STAMPED "L.S. 5023", PER RECORD OF SURVEY, BOOK 177, PAGE 27.
- 15 FOUND NOTHING, ESTABLISHED BY INTERSECTING CENTERLINES, SET SPIKE AND WASHER STAMPED "PLS 7914".

GENERAL NOTES:

- () INDICATES RECORD (OR CALC'D FROM RECORD) PER TRACT NO. 3813, M.M 162/11-19. UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER M.M. 4/25.
- { } RECORD DATA PER RSB. 15/39.
- (()) INDICATES RECORD DATA PER PMB. 144/43-44
- [[]] INDICATES RECORD DATA PER PM. 2003-123, PMB. 334/39-40.

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.



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