

RECORDING REQUESTED BY
BARRY SAYWITZ

WHEN RECORDED MAIL TO:

WALDEN & ASSOCIATES
2552 WHITE ROAD, SUITE B
IRVINE, CA 92614-6236

Recorded in Official Records, County of Orange

Tom Daly, Clerk-Recorder



26.00

2003001416522 04:30pm 11/21/03

103 18 C32 11

0.00 0.00 0.00 0.00 20.00 0.00 0.00 0.00

0219777-12

**PARCEL MAP NO. 2003-123
CONDOMINIUM PLAN**

SHEET 1 OF 11

LEGAL DESCRIPTION

BEING ALL OF PARCEL 1 OF PARCEL MAP NO. 2003-123, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 334, PAGES 39 AND 40, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

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ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS PLAN, CONSISTING OF 11 SHEETS, CORRECTLY SHOWS THE BOUNDARY OF THE LAND AND THE UNITS INCLUDED WITHIN THIS PROJECT.

DATED THIS 18TH DAY OF NOVEMBER, 2003.

JEFFREY A. WALDEN, P.L.S. 7914
REGISTRATION EXPIRES: 12/31/03



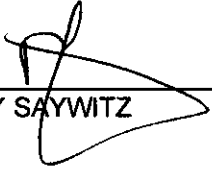
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE RECORD OWNER AND RECORD HOLDER OF SECURITY INTEREST IN THE REAL PROPERTY HEREINABOVE DESCRIBED, DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS PLAN OF CONDOMINIUM PURSUANT TO THE PROVISIONS OF SECTION 1351 (E) OF THE CALIFORNIA CIVIL CODE, CONSISTING OF:

1. THE DESCRIPTION OR THE SURVEY MAP OF THE SURFACE OF THE LAND INCLUDED WITHIN THIS PROJECT AS SET FORTH HEREIN.
2. THIS CERTIFICATE.

RECORD OWNER

OWNER:
BARRY SAYWITZ, A SINGLE MAN



BARRY SAYWITZ

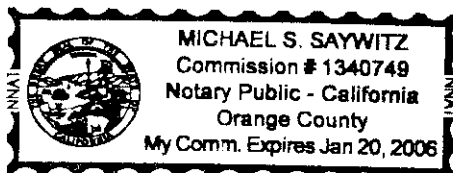
NOTARY

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON Oct. 8, 2003 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 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE 



RECORD OWNER (cont'd)

PFF BANK & TRUST, A CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 16, 2002 AS INSTRUMENT NO. 20020041160 OF OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 22, 2002 AS INSTRUMENT NO. 20020149515 OF OFFICIAL RECORDS.

BY: Sharon L. Statler
NAME: SHARON L. STATLER
TITLE: Vice President

BY: Carol A. Brown
NAME: CAROL A. BROWN
TITLE: Asst. Vice President

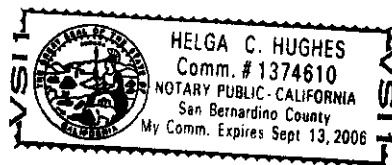
NOTARY

STATE OF California
COUNTY OF San Bernardino^{SS}

ON 9/26/2003 BEFORE ME, Helga C. Hughes, PERSONALLY APPEARED SHARON L. STATLER AND CAROL A. BROWN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS 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 Helga C. Hughes



DEFINITIONS

"COMMON AREA" means the entire Property except all Units as defined in the Declaration and as shown in this Condominium plan.

"CONDOMINIUM" shall, in accordance with California Civil Code Section 1351(f), mean and refer to an interest in the Project which shall include a separate interest in a Unit (together with such Exclusive Use Area and/or such other easements as may be appurtenant thereto) and an undivided interest in common in the Common Area.

"CONDOMINIUM PLAN" shall mean this plan, as amended from time to time, consisting of (1) a description or survey map of the project or portion thereof, which shall refer to or show monumentation on the ground, (2) a three-dimensional description of the project or portion thereof, one or more dimensions of which may extend for an indefinite distance upwards or downwards in sufficient detail to identify the common area, and each separate interest, and (3) a certificate consenting to the recordation thereof signed and acknowledged by the record owner of fee title to the project or portion thereof, and by either the trustee or the beneficiary of each recorded deed of trust, and the mortgagee of each recorded mortgage encumbering the project or portion thereof.

"DECLARATION" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions that encumbers the real property covered by this Condominium Plan, both of which may be amended from time to time.

"EXCLUSIVE USE COMMON AREA" means that portion of the Common Area that is reserved for the exclusive use of a particular Owner for the purposes described in the Declaration, Paragraph 6.1, Parking; Paragraph 6.2 Patios/Decks; and Paragraph 6.3, Internal and External Telephone Wiring.

Each such Exclusive Use Common Area shall be appurtenant to the Owner's Unit and may not be conveyed or transferred apart therefrom.

"MUTUAL RECIPROCAL EASEMENTS" shall be and refer to the right of entry, ingress and egress over, on and under the Common Area for access, emergency access and for drainage, sewers, and utilities and the maintenance of the same. Said Mutual Reciprocal Easements are part of the Common Area.

"PROPERTY" shall mean and refer to that certain property hereinabove described.

CONTINUED ON NEXT SHEET

DEFINITIONS

CONTINUED

"UNIT" shall mean and refer to those elements of a Condominium that are not owned in common with the other Owners of Condominiums on the Property. The respective boundaries of the Unit, being shown and particularly described in this Condominium plan, deeds conveying the Condominiums, and the Declaration, include the interior unfinished surfaces of the perimeter walls and doors, windows, floors, and ceilings.

"Unit" does not include the wall between any conjoined Units, including the "wall" which acts as the ceiling of one Unit and the floor of another Unit (except for the surface area of any such Wall as described above), nor any plumbing within any such wall. Neither the roof nor the garage door shall be deemed to be within any Unit. Further, "Unit" does not include other interests in real property that are less than estates in real property such as exclusive or nonexclusive use rights or easements.

In interpreting deeds and plans, the existing physical boundaries of a Unit or of a Unit reconstructed in substantial accordance with the original plan shall be conclusively presumed to be its boundaries, rather than the description expressed in the deed or this Condominium plan, regardless of minor variance between the physical boundaries and those expressed in deeds or shown on the Condominium plan. Whenever reference to a Unit is made in the Declaration, in this Condominium plan, in any deed, or elsewhere, it shall be assumed that such reference is made to the Unit as a whole, including each of its component elements.

GENERAL NOTES

- 1) This Condominium Project is composed of the Common Area, and two Units, which are shown and identified herein as Units 1 and 2.
- 2) Each Unit shall have a non-exclusive easement appurtenant to their condominium for ingress, egress use and enjoyment on and over the Common Area.
- 3) Basis of Bearings:

As noted on the Parcel Map No. 2003-123, bearings shown hereon are based upon the bearing between O.C.S. Horizontal Control Station GPS No. 6286 and Station GPS No. 6285 being North 67°32'06" West per records on file in the office of the Orange County Surveyor.

PARCEL MAP NO. 2003-123

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE

STATE OF CALIFORNIA

WALDEN & ASSOCIATES

DAVID L. WALDEN, L.S. 3347

MAY 2003

FOR CONDOMINIUM PURPOSES

SHEET 2 OF 2
 NUMBER OF PARCELS: 1
 ACREAGE: 0.077 ACRES
 DATE OF SURVEY: MAY 2003
 BEING ALL OF TENTATIVE
 PARCEL MAP NO. 2003-123

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°32'00" 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 V, 1983 M.D. (1981.38 EPOCH DCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997303.

EASEMENT LEGEND:

(A) INDICATES A 15' EASEMENT FOR UTILITIES, INGRESS AND EGRESS AS SHOWN ON THE MAP ATTACHED TO RESUBDIVISION APPLICATION NO. 53 UNDER ORDINANCE NO. 650 OF THE CITY OF NEWPORT BEACH RECORDED AUGUST 30, 1957 IN BOOK 4023, PAGE 253 OF OFFICIAL RECORDS.

MONUMENT NOTES:

(*) INDICATES MONUMENT AS NOTED BELOW:

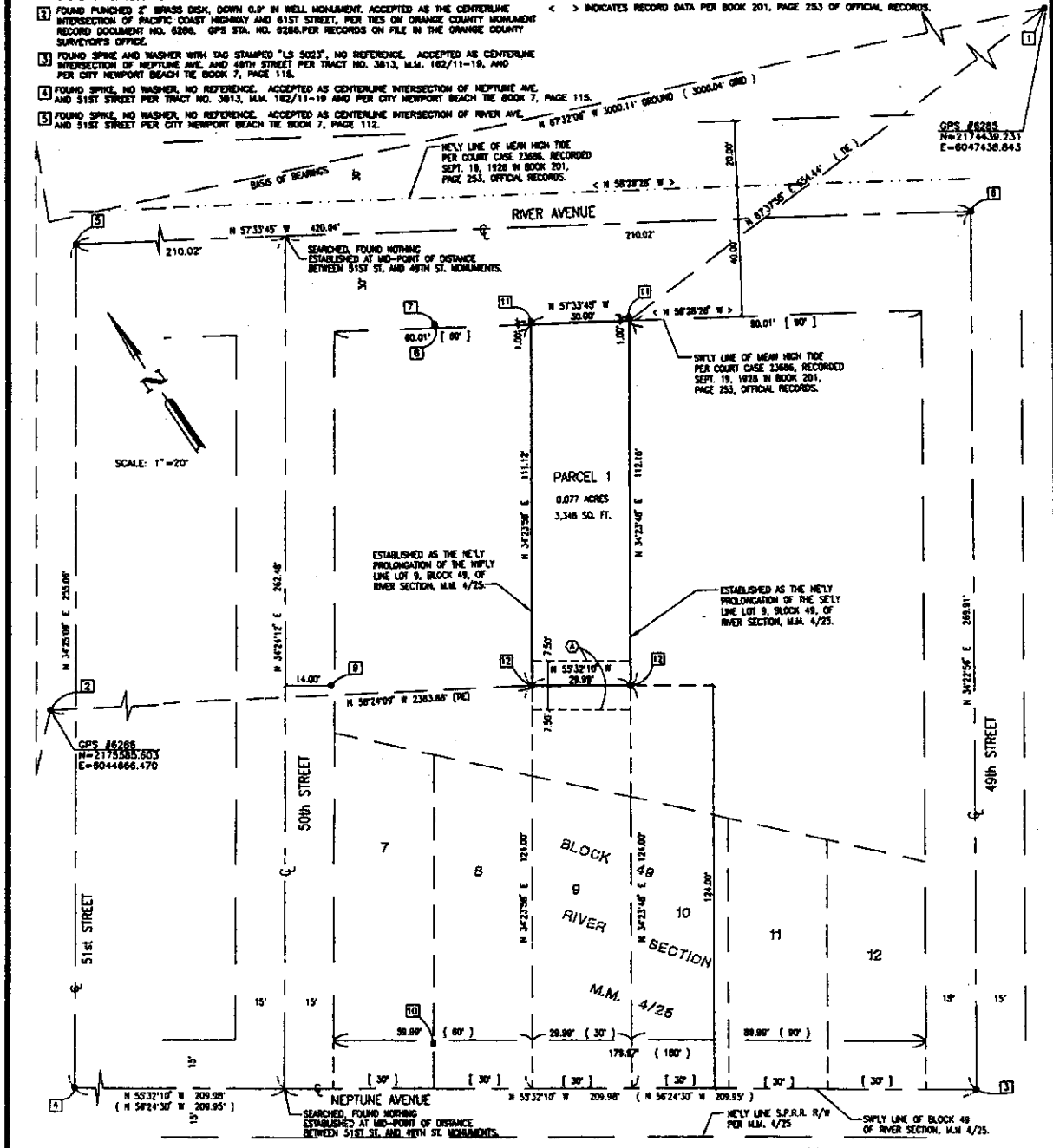
- (1) FOUND NOTHING, ESTABLISHED AS APPARENT CENTERLINE INTERSECTION OF SUPERIOR AVE. AND PACIFIC COAST HIGHWAY PER TIES ON ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6285. GPS STA. NO. 6285 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- (2) FOUND PUNCHED 2" BRASS DISK, DOWN 0.1" IN WELL MONUMENT, ACCEPTED AS THE CENTERLINE INTERSECTION OF PACIFIC COAST HIGHWAY AND 81ST STREET, PER TIES ON ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6286. GPS STA. NO. 6286 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- (3) FOUND SPIKE AND WASHER WITH TAG STAMPED "LS 5027", NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF NEPTUNE AVE. AND 49TH STREET PER TRACT NO. 3813, M.M. 162/11-19, AND PER CITY NEWPORT BEACH THE BOOK 7, PAGE 115.
- (4) FOUND SPIKE, NO WASHER, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF NEPTUNE AVE. AND 51ST STREET PER TRACT NO. 3813, M.M. 162/11-19 AND PER CITY NEWPORT BEACH THE BOOK 7, PAGE 115.
- (5) FOUND SPIKE, NO WASHER, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF RIVER AVE. AND 51ST STREET PER CITY NEWPORT BEACH THE BOOK 7, PAGE 112.

MONUMENT NOTES: CONTINUED

- (6) FOUND SPIKE AND WASHER WITH TAG STAMPED "LS 5420", NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF RIVER AVE. AND 49TH STREET PER CITY NEWPORT BEACH THE BOOK 7, PAGE 112.
- (7) FOUND LEAD, NO TAG, NO REFERENCE, N 32°26'23" E, 1.00'.
- (8) FOUND LEAD, NO TAG, NO REFERENCE, S 32°26'23" W, 0.12'.
- (9) FOUND LEAD AND TAG STAMPED "LS 4853", NO REFERENCE, N 59°32'10" W, 1.00'.
- (10) FOUND LEAD, NO TAG, NO REFERENCE, S 34°27'50" W, 0.89'.
- (11) SET LEAD & TAG STAMPED "LS 3347" ON 1.0' OFFSET, IN CONC. SIDEWALK.
- (12) SET 1" IRON PIPE WITH TAG STAMPED "LS 3347".

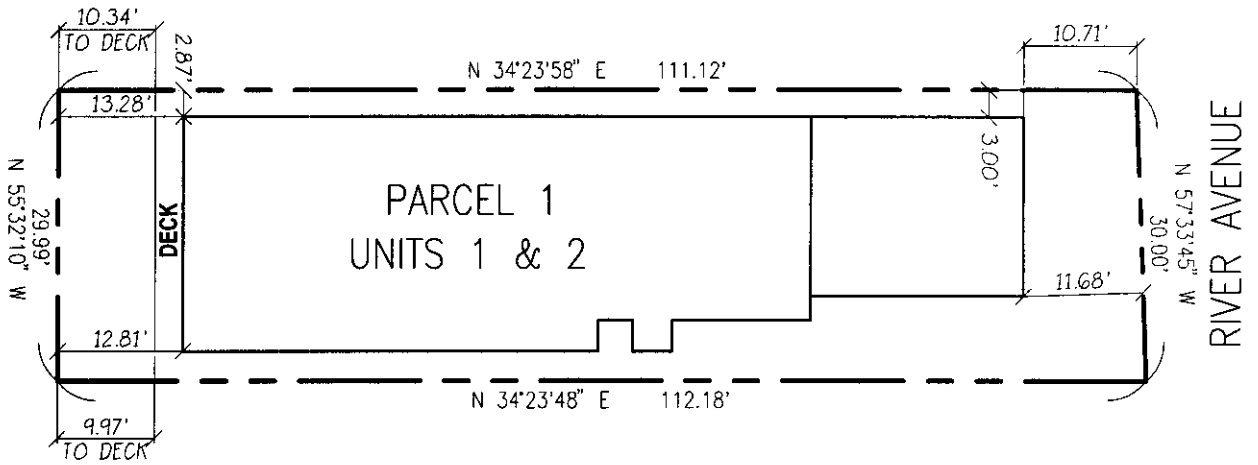
GENERAL NOTES:

- () INDICATES RECORD (OR CALC'D FROM RECORD) PER TRACT NO. 3813, M.M. 162/11-19.
- [] INDICATES RECORD DATA PER M.M. 4/25.
- < > INDICATES RECORD DATA PER BOOK 201, PAGE 253 OF OFFICIAL RECORDS.

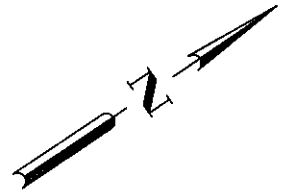


CONDOMINIUM PLAN
P.M. 2003-123
BUILDING LOCATION PLAN

NE 1/4, SEC.29, T6S, R10W



NE 1/4, SEC.29, T6S, R10W



SCALE 1" = 20'

FOR MONUMENTATION INFORMATION SEE THE PARCEL MAP 2003-123 ON SHEET 7.

**CONDOMINIUM PLAN
P.M. 2003-124
COMMON AREA**

INFINITELY UPWARDS
INTO THE HEAVENS

INFINITELY UPWARDS
INTO THE HEAVENS

COMMON AREA

PROPERTY LINE - PARCEL 1

PROPERTY LINE - PARCEL 1

UNITS 1 AND 2

COMMON AREA

TO THE CENTER
OF THE EARTH

TO THE CENTER
OF THE EARTH