

# PARCEL MAP NO. 2004-323

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

BEING A SUBDIVISION OF A PORTION OF LOT 11, BLOCK 50, RIVER SECTION,  
AS PER MAP RECORDED IN BOOK 4, PAGE 25 OF MISCELLANEOUS MAPS OF  
THE OFFICE OF THE RECORDER OF ORANGE COUNTY, AND 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.

## FOR CONDOMINIUM PURPOSES

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

ACCEPTED AND FILED AT  
THE REQUEST OF  
LAWYERS TITLE INS. CO  
DATE APRIL 3, 2007  
TIME 1:49 PM FEE \$ 10.00  
INSTRUMENT # 2007-214461  
BOOK 353 PAGE 40-41  
TOM DALY  
COUNTY CLERK-RECORDER  
BY [Signature]  
DEPUTY

SHEET 1 OF 2  
NUMBER OF PARCELS: 1  
ACREAGE: 0.077 ACRES  
DATE OF SURVEY: DECEMBER 2004  
BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2004-323

### SUBDIVIDER'S 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.

### RECORD OWNERS:

BARRY SAYWITZ PROPERTIES ONE, LP, A CALIFORNIA LIMITED PARTNERSHIP

[Signature]  
BARRY SAYWITZ Managing Partner

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., ("MERS"), SOLELY AS NOMINEE FOR AMERICA'S  
WHOLESALE LENDER, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY UNDER DEED  
OF TRUST RECORDED FEBRUARY 28, 2005 AS INSTRUMENT NO. 2005000148854, OF OFFICIAL RECORDS.

PFF BANK & TRUST, A CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 18,  
2005 AS INSTRUMENT NO. 2005000202841 OF OFFICIAL RECORDS.

### EASEMENT HOLDERS:

MINERAL RIGHTS RECORDED NOVEMBER 16, 1959 IN BOOK 4972, PAGE 62, OFFICIAL RECORDS.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON June 27, 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/IT/ET  
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]

Michael S. Saywitz  
my principal Place of Business  
is in Orange County  
My Comm. 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.

### IMPROVEMENT CERTIFICATE:

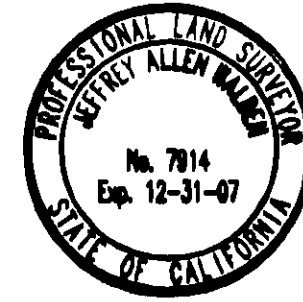
PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS  
HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR  
TO ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL:

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 ELECTRICAL SERVICE CONNECTION.

### 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 NOVEMBER 2004. 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, 2006 ON OF THIS MAP; 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 I AM SATISFIED SAID MAP IS  
TECHNICALLY CORRECT.

DATED THIS 31st DAY OF January, 2007.

[Signature]  
LLOYD R. DALTON  
R.C.E. NO. 19111  
EXPIRATION DATE: 9/30/07  
CITY ENGINEER OF NEWPORT BEACH

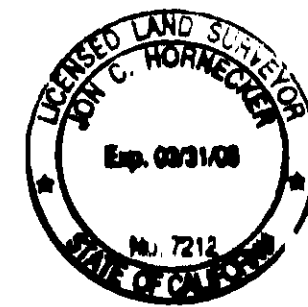


### COUNTY SURVEYOR'S STATEMENT:

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 30th DAY OF MARCH, 2007

BY: [Signature] DEPUTY  
RAYMOND L. MATHE, COUNTY SURVEYOR  
L.S. 8185, 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

[Signature]  
CHRIS W. STROT  
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]  
DEPUTY TREASURER-TAX COLLECTOR

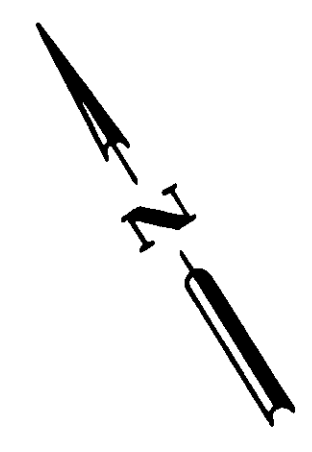
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY  
IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT  
COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SHEET 2 OF 2  
NUMBER OF PARCELS: 1  
ACREAGE: 0.077 ACRES  
DATE OF SURVEY: DECEMBER, 2004  
BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2004-323

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FOR CONDOMINIUM PURPOSES

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



SCALE: 1"=20'

**MONUMENT NOTES:**

- INDICATES MONUMENT AS NOTED BELOW:
  - 1 FOUND PUNCHED 2" BRASS DISK, DOWN 0.9' IN WELL MONUMENT, PER ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6286. GPS STA. NO. 6286 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE. STATION LOCATED THE CENTERLINE INTERSECTION OF PACIFIC COAST HIGHWAY AND 61ST STREET.
  - 2 FOUND CONC. NAIL, FLUSH PER ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6287, GPS STA. NO. 6287 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE. STATION IS LOCATED AT CENTERLINE INTERSECTION OF WEST BALBOA BLVD. AND 38TH STREET.
  - 3 FOUND SPIKE & WASHER STAMPED "LS 3347" PER PARCEL MAP NO. 2003-123, PM. BOOK 344/39-40.
  - 4 ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK VII, PAGE 115, SET SPIKE & WASHER STAMPED "PLS 7914".
  - 5 FOUND SPIKE, NO WASHER. ACCEPTED AS CENTERLINE INTERSECTION OF RIVER AVE., PER PM. 2003-123, PM. BOOK 344/39-40.
  - 6 FOUND SPIKE AND WASHER, STAMPED "LS 5662", FLUSH, NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF RIVER AVE., PER PM. 2003-123, PM. BOOK 344/39-40.
- SET LEAD & TAG STAMPED "PLS 7914" ON 1.00' OFFSET NE'LY, IN CONCRETE SIDEWALK.  
SET 1" IRON PIPE STAMPED "PLS 7914" ON 1.00' OFFSET NE'LY.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6286 AND STATION GPS NO. 6287 BEING NORTH 52°41'22" EAST 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 0.99997191.

**GENERAL NOTES:**

- ( ) INDICATES RECORD DATA PER PM. 2003-123, PMB. 334/39-40.
- [ ] INDICATES RECORD DATA PER M.M. 4/25.
- < > INDICATES RECORD DATA PER TRACT NO. 3813, M.M. 162, PAGE 11-19
- < > INDICATES RECORD & MEASURED DATA PER INSTRUMENT NO. 2005000202841, OF OFFICIAL RECORDS.

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