

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203

BLOCK MODULE
5057 25

DATE OF SURVEY:
JANUARY 1999

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL 96-026
AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN DOCUMENT RECORDED NOVEMBER 21,
1996 AS INSTRUMENT NO. 19960587414 OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY,
CALIFORNIA.

SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

SEE PAGE 7

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE DECEMBER 26, 2001TIME 11:20 AM FEE \$25.00INSTRUMENT NO. 20010940747BOOK 825 PAGE 30-39 M/M

GARY L. GRANVILLE
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 ALSO HEREBY DEDICATE
TO THE PUBLIC FOR STREET PURPOSES: O'NEILL DRIVE, SIENNA PARKWAY AND CLYDESDALE DRIVE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

- (1) THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON SAID MAP.
(2) THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE EASEMENTS FOR PUBLIC PEDESTRIAN
PURPOSES OVER LOTS H, I, J, AND M.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS
RIGHTS TO O'NEILL DRIVE AND SIENNA PARKWAY, EXCEPT AT APPROVED ACCESS LOCATIONS.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF 10 SHEETS, CORRECTLY REPRESENTS A TRUE AND
COMPLETE SURVEY AS SHOWN MADE IN JANUARY, 1999; WAS MADE BY ME OR UNDER MY DIRECTION;
THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS
INDICATED BY SAID MAP; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED.



James F. Gillen
JAMES F. GILLEN
L.S. 5557
EXPIRATION DATE: 9/30/05

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE
SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND
APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT ALL PROVISIONS OF THE
SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH
AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 5TH DAY OF DECEMBER, 2001.

John Canas
JOHN CANAS, COUNTY SURVEYOR
L.S. 4408 EXPIRATION DATE: 09-30-05



DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

BY: RANCHO MISSION VIEJO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,
AS AGENT AND/OR MANAGER.

BY: Stephen C. Schuch
PRINT NAME: Stephen C. Schuch
PRINT TITLE: Exec VP-Development

BY: Donaco T. Spahn
PRINT NAME: Donaco T. Spahn
PRINT TITLE: DIRECTOR OF COMMUNITY DEVELOPMENT

DMB CONSOLIDATED HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,
BENEFICIARY UNDER DEEDS OF TRUSTS RECORDED DECEMBER 10, 1996 AS INSTRUMENT
NO. 19960624030, AND RECORDED APRIL 20, 1999 AS INSTRUMENT NO. 19990288616,
BOTH OF OFFICIAL RECORDS.

BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION,
AS MANAGER.

BY: Terry D. Randall
PRINT NAME: TERRY D. RANDALL
PRINT TITLE: VICE PRESIDENT

BY: Timothy A. Kozins
PRINT NAME: Timothy A. Kozins
PRINT TITLE: Exec VP- CFO

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 PAID.~~
~~AND DO ALSO HEREBY CERTIFY TO THE RECORDS OF ORANGE COUNTY THAT THE PROVISIONS~~
~~OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE~~
~~THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND~~
~~COVERED BY THIS MAP.~~

DATED THIS 14 DAY OF November, 2001.

JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: Donna Haney
DEPUTY TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF
SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 18 DAY
OF DECEMBER, 2001, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED
AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO
IMPROVEMENTS: THE DEDICATION FOR STREET PURPOSES OF: O'NEILL DRIVE, SIENNA PARKWAY AND
CLYDESDALE DRIVE.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENTS FOR SIDEWALK PURPOSES AS DEDICATED.
2. THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.
3. THE EASEMENTS FOR PUBLIC PEDESTRIAN PURPOSES AS DEDICATED.

4. THE VEHICULAR ACCESS RIGHTS TO O'NEILL DRIVE AND SIENNA PARKWAY AS RELEASED
AND RELINQUISHED.

DATED THIS 18 DAY OF December, 2001.

Darlene J. Bloom
DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS



AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES GREATER THAN 6,000 SQUARE FEET; ALL MULTIFAMILY RESIDENTIAL
STRUCTURES; ALL SINGLE-FAMILY STRUCTURES EXCEEDING 3,500 SQUARE FEET; AND ALL STRUCTURES
EXCEEDING FIRE DEPARTMENT ACCESS REQUIREMENTS SHALL BE PROTECTED BY AN AUTOMATIC
SPRINKLER SYSTEM.

SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS TOTALLY EXCLUDED FROM A SPECIAL FIRE PROTECTION AREA.

HIGH FIRE HAZARD AREA NOTE:

THE LOTS SHOWN ON THIS MAP ARE IN A HIGH FIRE HAZARD AREA DUE TO
WILD LAND EXPOSURE.

NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS AND SIGNATURE OMISSIONS.

SHEET 2 OF 10 SHEETS

TRACT NO. 16235

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

DATE OF SURVEY:
JANUARY 1999

SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLIARS

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES

DMB LADERA, L.L.C.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON THIS 24th DAY OF October, 2001, BEFORE ME,
Tina T. Baker, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Stephen C. Schrank AND
Donald T. Stahlin, PERSONALLY KNOWN TO ME OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

MY COMMISSION EXPIRES 8/29/04

Tina T. Baker MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN Orange COUNTY.

Tina T. Baker
PRINT NAME

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 664.36(a) (3) OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

1. LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS, MINERAL, AND WATER RIGHTS
RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.

EASEMENT NOTES:

- (A) INDICATES EASEMENT FOR PUBLIC PEDESTRIAN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.
(B) INDICATES SIDEWALK EASEMENT DEDICATED TO THE COUNTY OF ORANGE.
(C) INDICATES EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE
COUNTY OF ORANGE.

DMB CONSOLIDATED HOLDINGS, L.L.C.

STATE OF Arizona)
COUNTY OF Maricopa)SS

ON THIS 29th DAY OF October, 2001, BEFORE ME,
Carolynn Sneddon, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Terry D. Randall AND
Timothy A. Kaebe, PERSONALLY KNOWN TO ME OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

MY COMMISSION EXPIRES 07/14/02

Carolynn Sneddon MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN Maricopa COUNTY.

Carolynn Sneddon
PRINT NAME

SHEET 4 OF 10 SHEETS

TRACT NO. 16235A PORTION OF VESTING
TENTATIVE TRACT NO. 16203

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

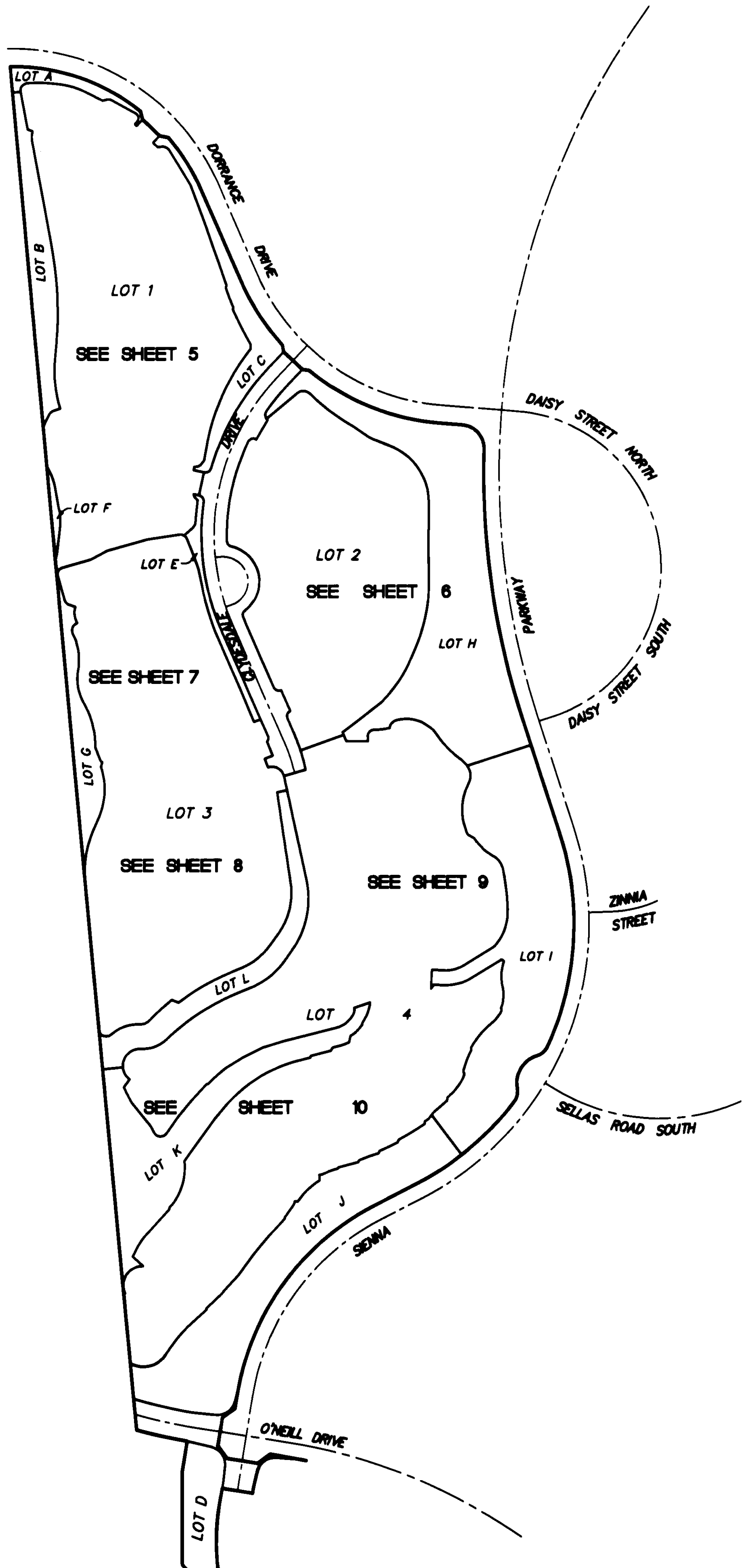
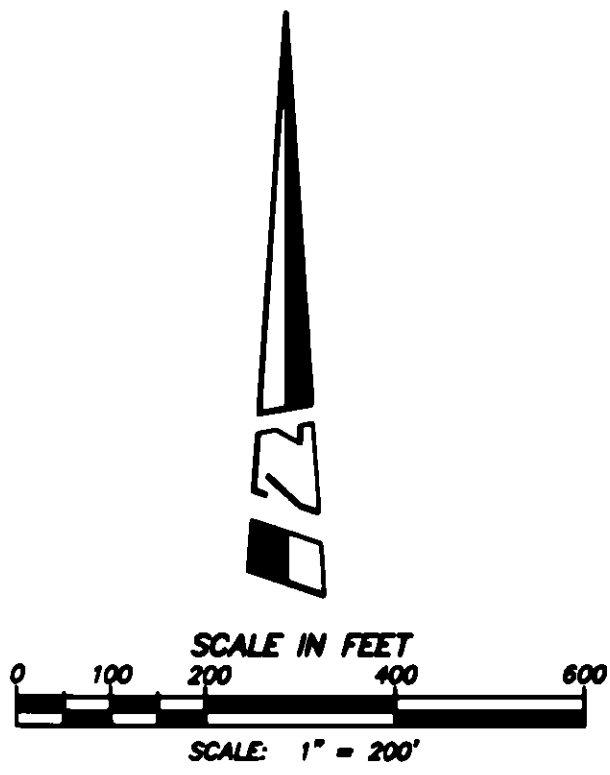
SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

DATE OF SURVEY:
JANUARY 1999**HUITT-ZOLIARS**

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES

**SHEET INDEX MAP**

- ① $\Delta = 96^{\circ}19'23''$ $R = 18.00'$ $L = 30.26'$
- ② $\Delta = 70^{\circ}59'11''$ $R = 18.00'$ $L = 22.30'$
- ③ $\Delta = 153^{\circ}30'05''$ $R = 28.00'$ $L = 8.04'$
- ④ $\Delta = 69^{\circ}33'56''$ $R = 18.00'$ $L = 21.85'$
- ⑤ $\Delta = 86^{\circ}33'35''$ $R = 15.00'$ $L = 22.57'$
- ⑥ $\Delta = 85^{\circ}48'23''$ $R = 15.00'$ $L = 22.46'$
- ⑦ $\Delta = 59^{\circ}11'32''$ $R = 18.00'$ $L = 18.60'$
- ⑧ $\Delta = 05^{\circ}11'53''$ $R = 618.00'$ $L = 53.89'$
- ⑨ $\Delta = 45^{\circ}27'32''$ $R = 18.00'$ $L = 14.28'$
- ⑩ $\Delta = 38^{\circ}16'56''$ $R = 17.00'$ $L = 11.36'$

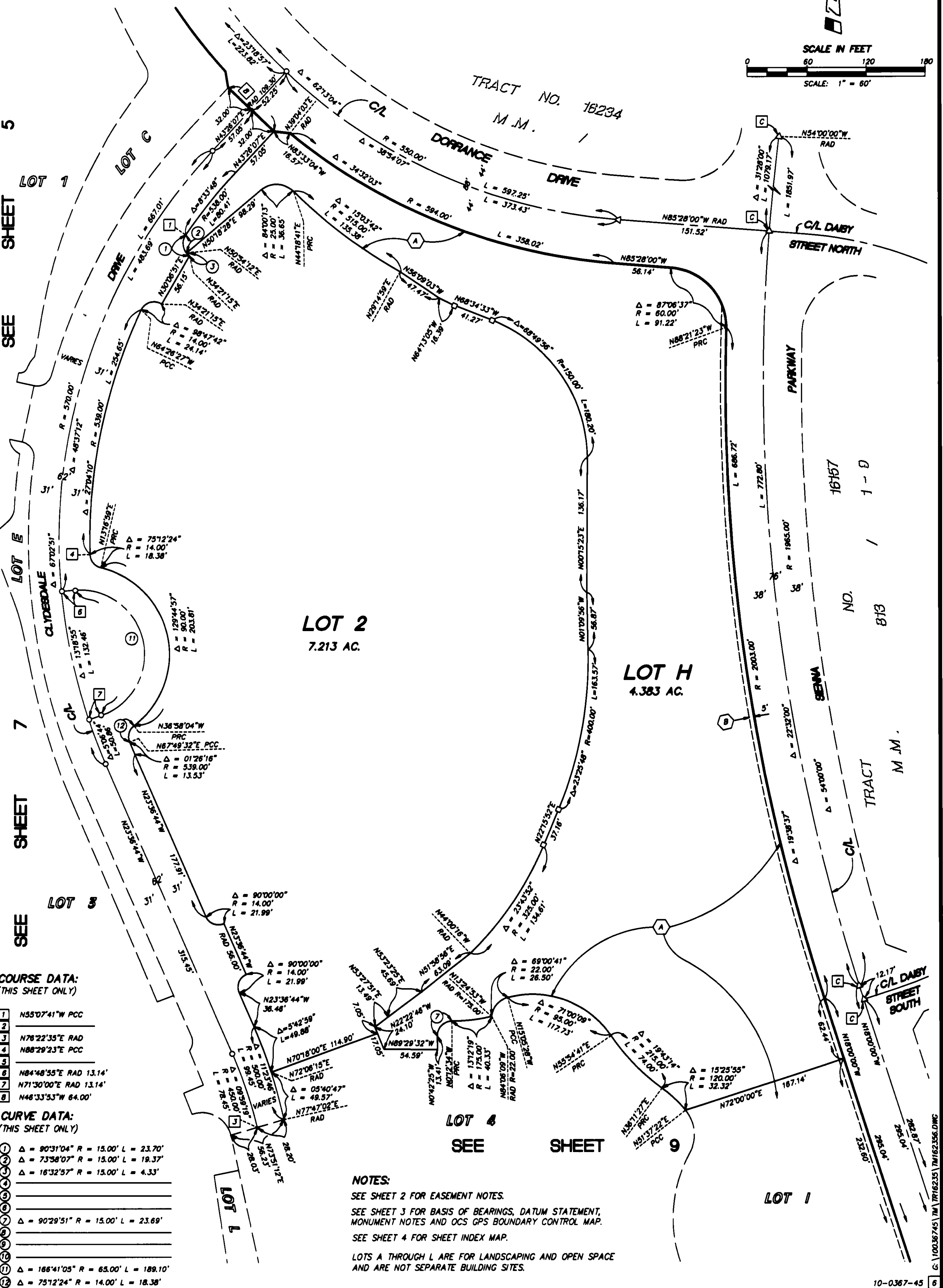
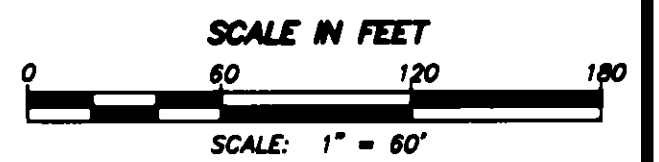


SHEET 6 OF 10 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203

DATE OF SURVEY:
JANUARY 1999

TRACT NO. 16235
IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
SEPTEMBER 2001 JAMES F. GILLEN, L.S. 5557
HUITT-ZOLIARS
4 NUMBERED LOTS AND 12 LETTERED LOTS 64.257 ACRES



COURSE DATA:
(THIS SHEET ONLY)

- 1 N55°07'41"W PCC
- 2 N78°22'35"E RAD
- 3 N88°29'23"E PCC
- 4 N84°48'55"E RAD 13.14'
- 5 N71°30'00"E RAD 13.14'
- 6 N48°33'53"W 64.00'

CURVE DATA:
(THIS SHEET ONLY)

- 1 Δ = 90°31'04" R = 15.00' L = 23.70'
- 2 Δ = 73°38'07" R = 15.00' L = 19.37'
- 3 Δ = 16°32'57" R = 15.00' L = 4.33'
- 4 Δ = 90°29'51" R = 15.00' L = 23.69'
- 5 Δ = 166°41'05" R = 65.00' L = 189.10'
- 6 Δ = 75°12'24" R = 14.00' L = 18.38'

NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP.
- SEE SHEET 4 FOR SHEET INDEX MAP.
- LOTS A THROUGH L ARE FOR LANDSCAPING AND OPEN SPACE AND ARE NOT SEPARATE BUILDING SITES.

SHEET 7 OF 10 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203**TRACT NO. 16235**
IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

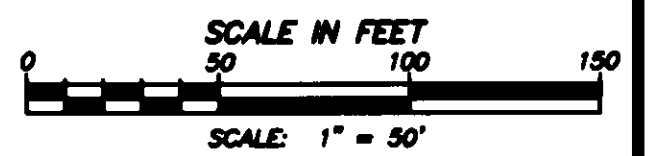
DATE OF SURVEY:
JANUARY 1999**HUITT-ZOLIARS**

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES

SEE SHEET 5

LOT 1

**NOTES:**

SEE SHEET 2 FOR EASEMENT NOTES.

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP.

SEE SHEET 4 FOR SHEET INDEX MAP.

LOTS A THROUGH L ARE FOR LANDSCAPING AND OPEN SPACE
AND ARE NOT SEPARATE BUILDING SITES.

LOT 2

6

SEE SHEET

SEE

LOT 3
10.738 AC.

LOT 4

SEE SHEET 9

CURVE DATA: (THIS SHEET ONLY)

- | | | |
|---|--------------------------------------|---------------------------------------|
| ① | Δ = 60°52'44" R = 15.00' L = 15.94' | Δ = 28°03'21" R = 268.00' L = 131.23' |
| ② | | |
| ③ | | |
| ④ | Δ = 45°27'32" R = 18.00' L = 14.28' | |
| ⑤ | Δ = 05°11'53" R = 616.00' L = 55.89' | |
| ⑥ | Δ = 85°48'23" R = 15.00' L = 22.46' | |
| ⑦ | Δ = 1°42'24" R = 422.00' L = 9.13' | |
| ⑧ | Δ = 38°16'57" R = 17.00' L = 11.36' | |

SEE

SHEET

8

10-0367-45

G:\10036745\TM16235\TM162357.DWG

825

36

SHEET 8 OF 10 SHEETS

TRACT NO. 16235

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203

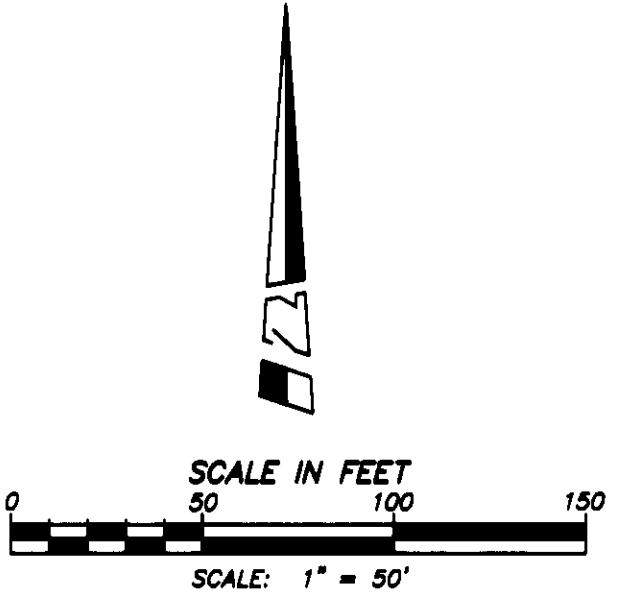
DATE OF SURVEY:
JANUARY 1999

HUITT-ZOLLARS

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES

SEE SHEET 7



PORTION OF PARCEL 1

LL 96 - 026, INST. NO. 19960587414, O.R.

REFERENCE LINE FOR 200' WIDE SOUTHERN CALIFORNIA EDISON
COMPANY EASEMENT PER BOOK 7485, PAGE 714, O.R.
(SEE SHEET 3 FOR TIES TO TRACT BOUNDARY)

LOT G

LOT 3
10.738 AC.

LOT 2

SEE SHEET 9

LOT 4

LOT L

SEE SHEET 10

NOTES:
SEE SHEET 2 FOR EASEMENT NOTES.
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.
LOTS A THROUGH L ARE FOR LANDSCAPING AND OPEN SPACE
AND ARE NOT SEPARATE BUILDING SITES.

SHEET 9 OF 10 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 16203DATE OF SURVEY:
JANUARY 1999

TRACT NO. 16235

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

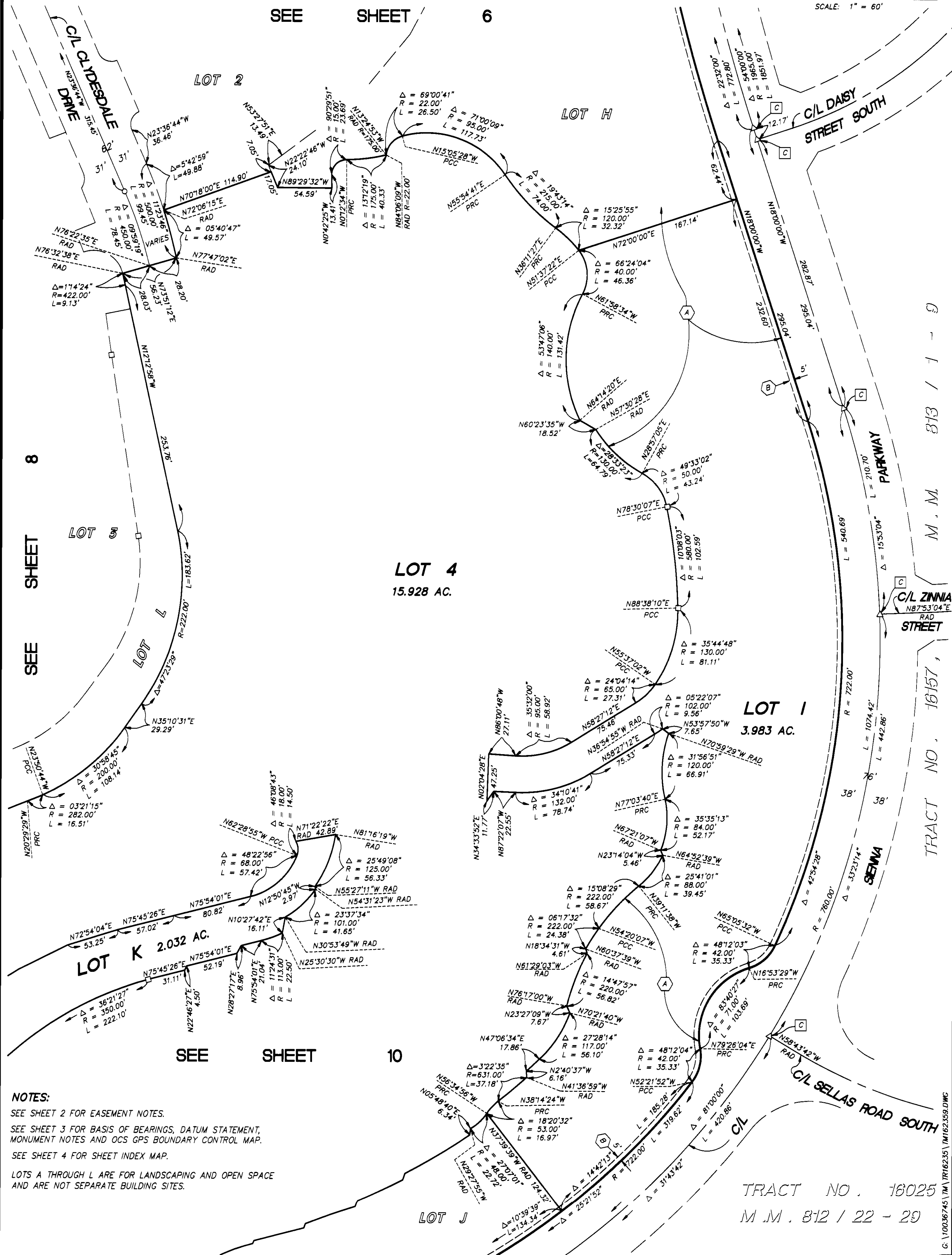
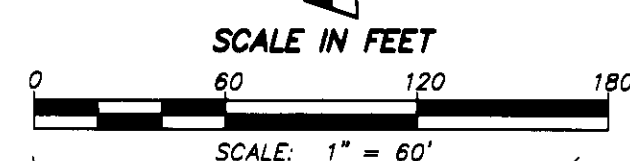
SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLIARS

4 NUMBERED LOTS AND 12 LETTERED LOTS

64.257 ACRES



TRACT NO. 16025

M.M. 812 / 22 - 29

SHEET 10 OF 10 SHEETS

TRACT NO. 16235

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

SEPTEMBER 2001

JAMES F. GILLEN, L.S. 5557

DATE OF SURVEY:
JANUARY 1999

HUITT-ZOLIARS

4 NUMBERED LOTS AND 12 LETTERED LOTS

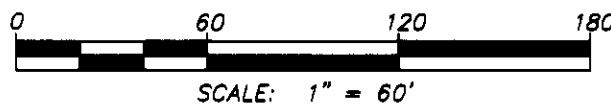
64.257 ACRES

SEE

SHEET

9

SCALE IN FEET



4

15.928 AC.

SHEET 9

SEE

PORTION OF PARCEL 1
96 - 026, INST. NO. 19960587414, O.R.LL 96 - 026, INST. NO. 19960587414, O.R.
(SEE SHEET 3 FOR TIES TO TRACT BOUNDARY)ELY LINE OF 200' WIDE SOUTHERN CALIFORNIA EDISON
COMPANY EASEMENT PER BOOK 7495, PAGE 714, O.R.
(SEE SHEET 3 FOR TIES TO TRACT BOUNDARY)ELY LINE OF 200' WIDE SOUTHERN CALIFORNIA EDISON
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(SEE SHEET 3 FOR TIES TO TRACT BOUNDARY)ELY LINE OF 200' WIDE SOUTHERN CALIFORNIA EDISON
COMPANY EASEMENT PER BOOK 7495, PAGE 714, O.R.
(SEE SHEET 3 FOR TIES TO TRACT BOUNDARY)

LOT 3

SEE SHEET 8

LOT

LOT K
2.032 AC.DETAIL
NOT TO SCALELOT J
3.031 AC.

TRACT NO. 16025

M.M. 812 / 22 - 20

CURVE DATA: (THIS SHEET ONLY)

- 1 $\Delta = 2'41'31''$ R = 638.00' L = 29.98'
- 2 $\Delta = 0'32'21''$ R = 371.00' L = 22.27'
- 3 $\Delta = 0'13'37''$ R = 371.00' L = 10.07'
- 4 $\Delta = 0'15'34''$ R = 371.00' L = 12.20'
- 5 $\Delta = 112'28'25''$ R = 47.00' L = 92.26'
- 6 $\Delta = 0'45'33''$ R = 371.00' L = 32.00'
- 7 $\Delta = 0'40'34''$ R = 374.00' L = 26.82'
- 8 $\Delta = 56'16'38''$ R = 47.00' L = 46.16'

COURSE DATA: (THIS SHEET ONLY)

- 1 N9°09'15"E 34.93'

NOTES:

SEE SHEET 2 FOR EASEMENT NOTES.

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP.

SEE SHEET 4 FOR SHEET INDEX MAP.

LOTS A THROUGH L ARE FOR LANDSCAPING AND OPEN SPACE
AND ARE NOT SEPARATE BUILDING SITES.* ALL VEHICULAR ACCESS RIGHTS TO SIENNA PARKWAY, EXCEPT
AT APPROVED ACCESS LOCATIONS, ARE HEREBY RELEASED AND
RELINQUISHED TO THE COUNTY OF ORANGE.

SEE BELOW LEFT (HEREON)

LOT D
0.642 AC.

SEE ABOVE RIGHT (HEREON)

10-0367-45 10