

## SHEET 1 OF 5 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15629)TOTAL ACRES: 6.551 AC.  
NUMBERED LOTS: 43  
LETTERED LOTS: 5  
DATE OF SURVEY: NOVEMBER 1997.

BLOCK: 5157 MODULE: 19,09,18,08

## TRACT NO. 15629

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

BEING LOT 14 OF TRACT NO. 15615 IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK  
777, PAGES 14 THROUGH 31 OF MISCELLANEOUS MAPS, RECORDS IN THE OFFICE  
OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SEPTEMBER, 1998

ACCEPTED AND FILED AT THE

REQUEST OF  
FIRST AMERICAN TITLE INSURANCE COMPANYDATE June 30, 1999TIME 1:57 PM FEE \$15.00INSTRUMENT # 99-487365BOOK 787 PAGE 43-47GARY L. GRANVILLE  
COUNTY CLERK-RECORDERBY Kathryn Watson  
DEPUTYOWNERSHIP 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  
WALDEN STREET, BANCROFT STREET, AND BRAMFORD STREET.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS  
MAP.

WE ALSO HEREBY DEDICATE TO SANTA MARGARITA WATER DISTRICT, THE EASEMENTS FOR WATER AND  
SEWER PIPELINES AND ACCESS PURPOSES AS SHOWN ON SAID MAP, SAID EASEMENTS SHALL BE  
SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED  
OCTOBER 6, 1980 IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS, COUNTY OF ORANGE.THE SANTA MARGARITA WATER DISTRICT SHALL RESTORE OTHER IMPROVEMENTS OR FACILITIES LOCATED  
WITHIN EASEMENT, IF IT HAS CONSENTED TO THE LOCATION OF SUCH IMPROVEMENTS OR FACILITIES TO  
THE EXTENT THAT THE EXERCISE OF ITS RIGHTS IN CONNECTION WITH THE EASEMENT IMPACTS OTHER  
IMPROVEMENTS OR FACILITIES LOCATED WITHIN THE EASEMENT, HOWEVER, IN NO EVENT SHALL SANTA  
MARGARITA WATER DISTRICT BE RESPONSIBLE FOR THE COST OF RELOCATING ITS FACILITIES IN THE  
EVENT OF CONFLICTS WITH SUCH THE IMPROVEMENTS OR FACILITIES.

BROOKFIELD SARASOTA INC., A CALIFORNIA CORPORATION, OWNER

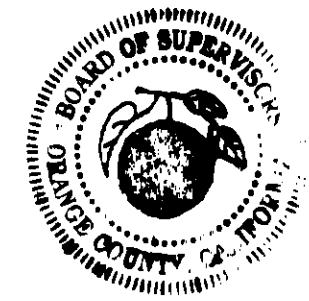
JEFFREY PROSTOR  
PRESIDENTDANIEL J. PEDLEY  
CHIEF FINANCIAL OFFICERDMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY  
UNDER A DEED OF TRUST RECORDED AS INST. NO. 19990283797 O.R.  
BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
AS AGENT AND OR MANAGER.BY: Stephen C. Schrank  
PRINT NAME: Stephen C. Schrank  
PRINT TITLE: Exec. V.P.BY: Paul Johnson  
PRINT NAME: PAUL JOHNSON  
PRINT TITLE: V.P. - COMM. DEVEL

## CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER  
DISTRICT, A PUBLIC CORPORATION OF ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS  
RESOLUTION NO. 88-10-2 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE EASEMENTS  
FOR WATER AND SEWER PIPELINES AND ACCESS PURPOSES, AS DEDICATED AND SHOWN ON THIS  
TRACT MAP BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND BROOKFIELD SARASOTA INC.  
AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID MAP.BY: Daniel R. Ferons  
DANIEL R. FERONS, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICTENGINEER'S STATEMENT:I HEREBY STATE THAT THIS MAP CONSISTING OF 5 SHEETS, CORRECTLY REPRESENTS  
A TRUE AND COMPLETE SURVEY AS SHOWN MADE IN NOVEMBER, 1997; 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 ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY  
TO BE RETRACED.DOUGLAS W. BENDER, R.C.E. 28946  
MY REGISTRATION EXPIRES MARCH 31, 2003.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 11<sup>TH</sup> DAY OF JUNE, 1999Michael K. Sullivan  
JOHN CANAS, COUNTY SURVEYORBY: MICHAEL K. SULLIVAN, DEPUTY  
L.S. 6254 EXPIRES 6-30-02CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:STATE OF CALIFORNIA )  
COUNTY OF ORANGE )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 22<sup>ND</sup>  
DAY OF JUNE, 1999, 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:  
WALDEN STREET, BANCROFT STREET, AND BRAMFORD STREET.

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

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS  
MAP.

DATED THIS 22<sup>ND</sup> DAY OF JUNE, 1999Darlene J. Bloom  
CLERK OF THE BOARD OF SUPERVISORSCOUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:STATE OF CALIFORNIA )  
COUNTY OF ORANGE )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 ALSO CERTIFY TO THE RECORDER 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 3 DAY OF MAY, 1999.JOHN M.W. MOORLACH  
COUNTY TREASURER-TAX COLLECTOR

BY: DEPUTY TREASURER-TAX COLLECTOR

Darlene J. Bloom

## AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES OVER 6,000 SQUARE FEET; ALL MULTIFAMILY RESIDENTIAL  
STRUCTURES; ALL DETACHED, SINGLE-FAMILY STRUCTURES EXCEEDING 5,500 SQUARE FEET,  
AND ALL STRUCTURES EXCEEDING FIRE AUTHORITY ACCESS REQUIREMENTS SHALL BE  
PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM, IN A MANNER MEETING THE APPROVAL  
OF THE FIRE CHIEF.

## SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS IN A SPECIAL FIRE PROTECTION AREA AND MUST MEET ALL REQUIREMENTS  
FOR DEVELOPMENT WITHIN THE AREA.

## HIGH FIRE HAZARD AREA NOTE:

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

## NOTES:

PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE FOOTHILL/EASTERN  
TRANSPORTATION CORRIDOR.

## SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING  
SIGNATURES HAVE BEEN OMITTED:

1. LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS AND MINERAL RIGHTS  
RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.
2. DMB LADERA, L.L.C. HOLDER OF EASEMENT RESERVED IN A DEED RECORDED APRIL 16, 1999  
1999 AS INSTRUMENT NO. 9900283797 OFFICIAL RECORDS.

SHEET 2 OF 5 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15629)TOTAL ACRES: 6.551 AC.  
NUMBERED LOTS: 43  
LETTERED LOTS: 5  
DATE OF SURVEY: NOVEMBER 1997.

## TRACT NO. 15629

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SEPTEMBER, 1998

BROOKFIELD SARASOTA INC.STATE OF CALIFORNIA)  
 ) SS  
COUNTY OF ORANGE )

ON THIS 20<sup>th</sup> day of April, 1999, BEFORE ME, JULIE McNATT,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
JEFFREY PROSTOR AND DANIEL J. PEDLEY  
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:

SIGNATURE *Julie McNatt*  
NOTARY PUBLIC IN AND FOR SAID STATEMY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.JULIE McNATT  
(NAME PRINTED)MY COMMISSION EXPIRES 5/22/2002SANTA MARGARITA WATER DISTRICTSTATE OF CALIFORNIA)  
COUNTY OF ORANGE ) SS

ON THIS 23<sup>rd</sup> of April, 1999, BEFORE ME, ANDREA M. EVANS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
DANIEL R. FERONS  
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:

SIGNATURE *Andrea M. Evans*  
NOTARY PUBLIC IN AND FOR SAID STATEMY PRINCIPAL PLACE OF BUSINESS IS  
IN ORANGE COUNTY.ANDREA M. EVANS  
(NAME PRINTED)MY COMMISSION EXPIRES 3-17-00DMB LADERA, L.L.C.STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) SS

ON THIS 22<sup>nd</sup> of April 1999, BEFORE ME, M. Kristin King,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Stephen C. Schrank and Paul Johnson  
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:

SIGNATURE *M. Kristin King*  
NOTARY PUBLIC IN AND FOR SAID STATEMY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.M. Kristin King  
(NAME PRINTED)MY COMMISSION EXPIRES 9-29-00

SHEET 3 OF 5 SHEETS

(VESTING TENTATIVE  
TRACT NO. 15629)  
TOTAL ACRES: 6.551 AC.  
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IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA  
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

MONUMENT NOTES:

2" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE OR AN 8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING TO BE SET AT ALL TRACT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.  
1" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE TO BE SET AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUTS A STREET WHICH WILL BE MARKED ON A 4.25" OFFSET OUTSIDE THE TRUE LOT CORNER IN CONCRETE BY A LEAD AND TAG "RCE 28946" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUT-OFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)  
8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING OR LEAD & TAG RCE 28946 IN CONCRETE TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

- INDICATES 1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615 M.M. 777/14-31.
- INDICATES 2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615 M.M. 777/14-31.
- △ INDICATES FOUND ORANGE COUNTY GPS MONUMENT AS NOTED.
- INDICATES SET 2" I.P. TAGGED R.C.E. 28946 PRIOR TO RECORDATION.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 9009 AND STATION NO. 1426 BEARING N81°10'47"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCCS83) ZONE VI 1983 NAD (1981.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY .99993923.

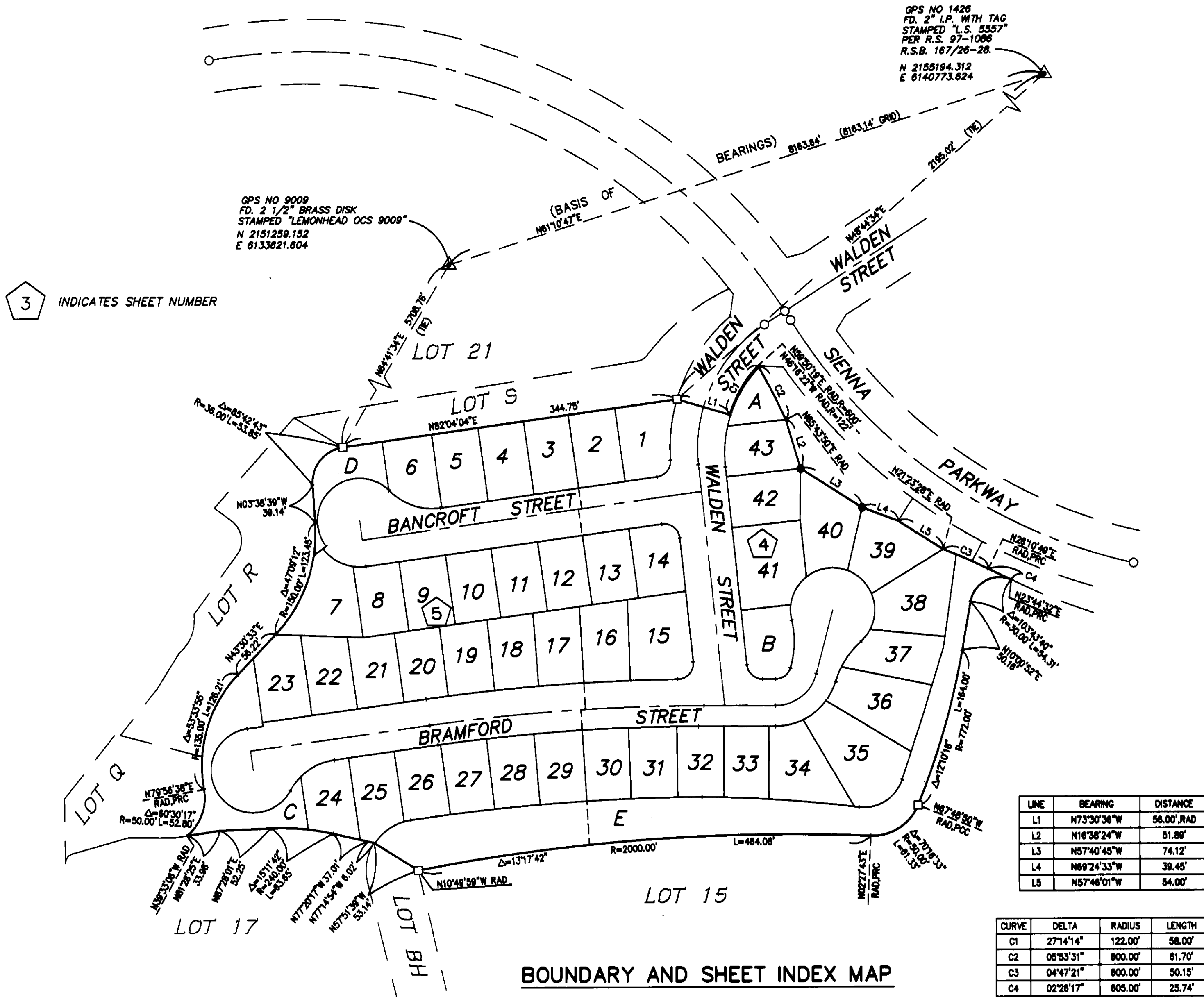
NOTE:

LOTS A THROUGH E ARE LANDSCAPE LOTS AND ARE NOT SEPARATE BUILDING SITES.

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.
- (B) INDICATES AN EASEMENT FOR SEWER AND WATER PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- (C) INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.

SCALE: 1" = 80'







SHEET 5 OF 5 SHEETS

(VESTING TENTATIVE  
TRACT NO. 15629)

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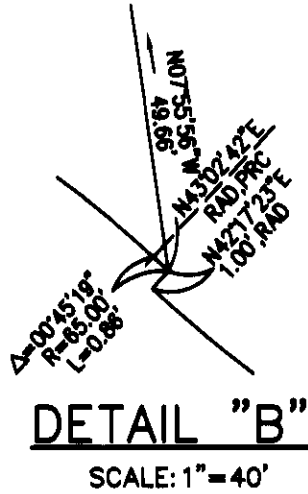
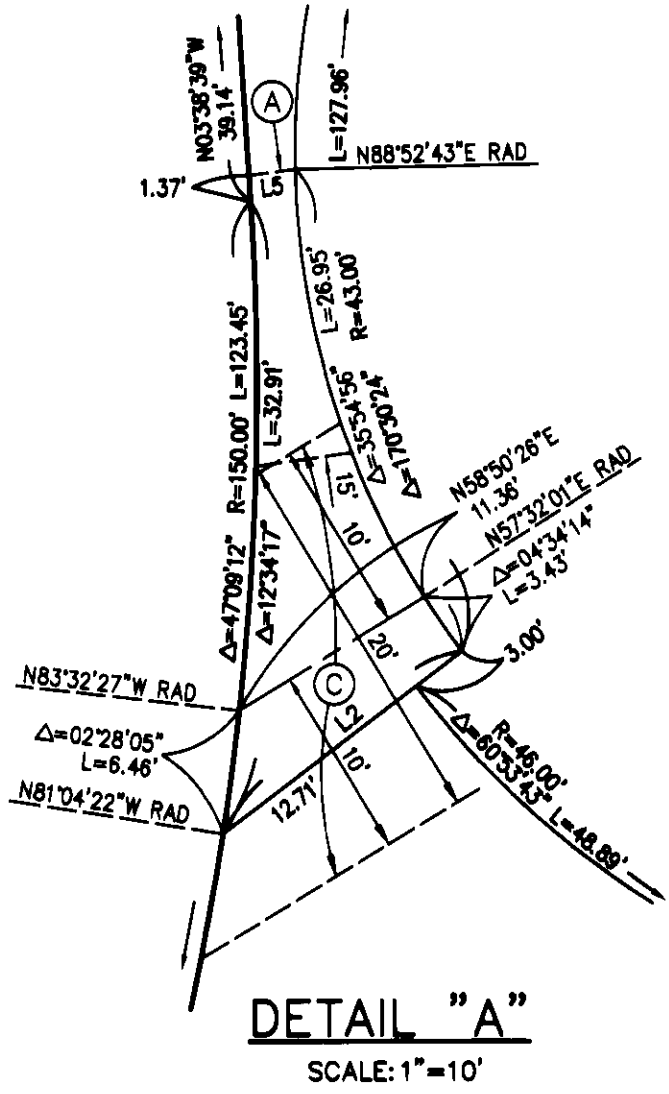
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT  
NOTES, EASEMENT NOTES AND BOUNDARY AND SHEET INDEX MAP.

LINE	BEARING	DISTANCE
L2	N52°57'47"E	15.71' RAD
L4	N48°28'12"W	50.40'
L5	N82°04'04"E	2.47'

CURVE	DELTA	RADIUS	LENGTH
C11	14°28'38"	65.00'	16.39'

SCALE: 1" = 40'



**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.
- (B) INDICATES AN EASEMENT FOR SEWER AND WATER PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- (C) INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.