

SHEET 1 OF 4 SHEETS

7.646 ACRES GROSS
(ALL OF VESTING TENTATIVE
TRACT NO. 15632)
LOTS: 56 NUMBERED
1 LETTERED

BLOCK MODULE
5157 26 & 27

TRACT NO. 15632

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 17 OF TRACT NO. 15615 AS SHOWN ON A MAP FILED IN
BOOK 777, PAGES 14 THROUGH 31 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID ORANGE COUNTY.

JAMES R. CRAWFORD
DATE OF SURVEY:



L.S. 4965

SEPTEMBER, 1998

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE Co.
DATE Aug. 30, 1999
TIME 8:47am FEE \$ 13.00
INSTRUMENT # 1999062641 mn
BOOK 790 PAGE 34-37
GARY L. GRANVILLE
COUNTY CLERK-RECORDER
BY Michelle Paul 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:
MAYBECK LANE, DANBURY AND COURTNEY CIRCLE.

WE ALSO DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE EASEMENTS FOR SEWER AND WATER
PIPELINE PURPOSES OVER LOTS 3 AND 33 AS SHOWN HEREON WHICH EASEMENTS SHALL BE SUBJECT TO THE
SAME TERMS AND CONDITIONS AS ARE IN THAT CERTAIN EASEMENT RECORDED OCTOBER 6, 1980, IN BOOK
13776, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

WILLIAM LYON HOMES, INC. A CALIFORNIA CORPORATION

Thomas J. Mitchell
PRINT NAME: THOMAS J. MITCHELL
TITLE: PRESIDENT

Michael D. Grubbs
PRINT NAME: MICHAEL D. GRUBBS
TITLE: VICE PRESIDENT

DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A
DEED OF TRUST RECORDED AS INSTRUMENT NO. 19990180466 OF OFFICIAL RECORDS.

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

Stephen C. Schrank
PRINT NAME: STEPHEN C. SCHRANK
TITLE: EXEC. VICE PRESIDENT

Paul Johnson
PRINT NAME: PAUL JOHNSON
TITLE: VICE PRESIDENT, COMMUNITY DEVELOPMENT

RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, BENEFICIARY
UNDER A DEED OF TRUST RECORDED AS INSTRUMENT NO. 19990180467 OF OFFICIAL RECORDS.

Peter Fischer
PRINTED NAME: PETER FISCHER
TITLE: DIRECTOR

Michael F. Ripling
PRINTED NAME: MICHAEL F. RIPLEY
TITLE: DIRECTOR

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

ON April 13, 1999, BEFORE ME, Susan E. Menard A NOTARY PUBLIC IN AND FOR SAID
STATE PERSONALLY APPEARED Thomas J. Mitchell AND Michael D. Grubbs PERSONALLY KNOWN TO ME
(OR PROVED TO ME ON THE BASIS OF 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:

Susan E. Menard
NOTARY PUBLIC IN AND FOR SAID STATE
SUSAN E. MENARD
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN NEWPORT BEACH
MY COMMISSION EXPIRES: JULY 23, 1999

NOTARY ACKNOWLEDGEMENT:

STATE OF California } SS
COUNTY OF Orange

ON May 14, 1999, BEFORE ME, Tina Baker 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 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:

Tina T. Baker
NOTARY PUBLIC IN AND FOR SAID STATE
TINA T. BAKER
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN San Juan Capistrano
MY COMMISSION EXPIRES: 8-29-2000

NOTARY ACKNOWLEDGEMENT:

STATE OF California } SS
COUNTY OF Los Angeles

ON 7/20, 1999, BEFORE ME, Kimberly S. Brown A NOTARY PUBLIC IN AND FOR SAID
STATE PERSONALLY APPEARED Peter Fischer AND Michael R. Ripling PERSONALLY KNOWN TO ME
(OR PROVED TO ME ON THE BASIS OF 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:

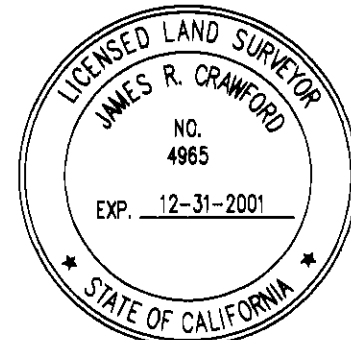
Kimberly S. Brown
NOTARY PUBLIC IN AND FOR SAID STATE
KIMBERLY S. BROWN
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Universal City
MY COMMISSION EXPIRES: 9/21/99

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS THE TRUE AND
COMPLETE SURVEY AS SHOWN MADE IN SEPTEMBER 1998; 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.

James R. Crawford
JAMES R. CRAWFORD, L.S. 4965
MY LICENSE EXPIRES: DECEMBER 31, 2001



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE
WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE ORANGE COUNTY
SUBDIVISION COMMITTEE; THAT ALL THE 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 13TH DAY OF AUGUST, 1999.

John Canas
JOHN CANAS, COUNTY SURVEYOR



CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA } SS
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 24th DAY OF August, 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 OF:
MAYBECK LANE, DANBURY AND COURTNEY CIRCLE.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE
SUBDIVISION MAP ACT.

DATED THIS 24th DAY OF August, 1999.

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



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA } SS
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.

I 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 21ST DAY OF July, 1999.

John M. W. Moorlach
COUNTY TREASURER-TAX COLLECTOR

BY Theresa Johnson
DEPUTY TREASURER-TAX COLLECTOR

SIGNATURE OMISSION NOTE:

PURSUANT TO THE PROVISIONS OF 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 AS
INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.
2. DMB LADERA, L.L.C. HOLDER OF EASEMENTS FOR CONSTRUCTION FACILITIES, TELECOMMUNICATIONS, PUBLIC
UTILITIES, AND WALL AND SLOPE MAINTENANCE PURPOSES RECORDED AS INSTRUMENT NO. 19990237125
OF OFFICIAL RECORDS. SAID EASEMENTS ARE BLANKET IN NATURE.

NOTES:

1. ALL DETACHED, SINGLE-FAMILY STRUCTURES EXCEEDING 5500 SQUARE FEET, AND ALL STRUCTURES EXCEEDING
FIRE AUTHORITY ACCESS REQUIREMENTS SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
2. THIS PROPERTY IS "CONDITIONALLY EXCLUDED" FROM A "SPECIAL FIRE PROTECTION AREA".
3. THIS PROPERTY IS IN A "HIGH FIRE HAZARD AREA" DUE TO WILDLAND EXPOSURE.
4. LOT "A" IS NOT A SEPARATE BUILDING SITE BUT IS PROPOSED TO BE GRANTED IN FEE TO THE HOMEOWNER'S
ASSOCIATION FOR TRACT NO. 15632 FOR PRIVATE PARK AND LANDSCAPE MAINTENANCE PURPOSES.

7.646 ACRES GROSS
(ALL OF VESTING TENTATIVE)
TRACT NO. 15632
LOTS: 56 NUMBERED
1 LETTERED

TRACT NO. 15632

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

JAMES R. CRAWFORD
DATE OF SURVEY:

L.S. 4965
SEPTEMBER, 1998

CERTIFICATE OF ACCEPTANCE — SANTA MARGARITA WATER DISTRICT

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER DISTRICT, A PUBLIC CORPORATION IN ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 88-10-2, DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT THE PIPELINE EASEMENTS FOR SEWER AND WATER PURPOSES, AS DEDICATED AND SHOWN ON THIS TRACT MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND WILLIAM LYON HOMES, INC. AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Daniel R. Ferrons
DANIEL R. FERRONS, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

NOTARY ACKNOWLEDGEMENT:

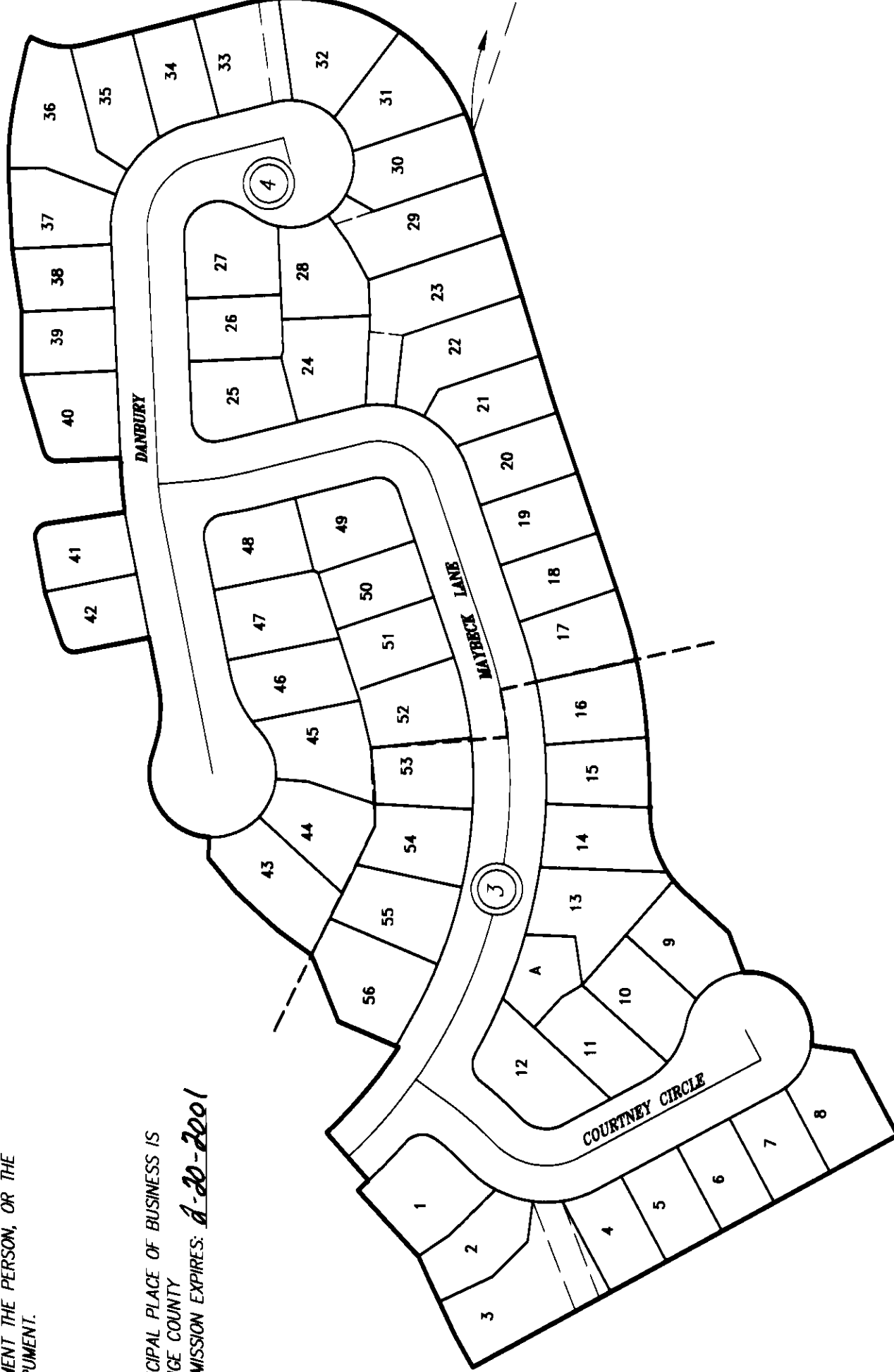
STATE OF CALIFORNIA }
COUNTY OF ORANGE }

ON July 14, 1999, BEFORE ME, Cindy R. Lane, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DANIEL R. FERRONS, PERSONALLY KNOWN TO ME (OR ~~PROVED TO ME ON THE BASIS OF AFFIDAVIT 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:

Cindy R. Lane
NOTARY PUBLIC IN AND FOR SAID STATE
CINDY R. LANE
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY
MY COMMISSION EXPIRES: 8-20-2001



SCALE: 1" = 100'

INDEX MAP & CONTROL TIES:

③ — INDICATES MAP SHEET NUMBER

MONUMENT NOTES

- ALL MONUMENTS SHOWN SET WILL BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS, EXCEPT AS NOTED.
- SET SPIKE W/ BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE, AT ALL CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED.
- TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES WILL BE FURNISHED TO THE COUNTY SURVEYOR'S OFFICE.
- SET 1" IRON PIPE TAGGED "L.S. 4965" AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON A 8.75' INSIDE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 4965" ON SIDELINES PRODUCED, EXCEPT AS NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, OTHERWISE NOTED).
- SET 2" IRON PIPE TAGGED "L.S. 4965" OR LEAD, TACK AND TAG "L.S. 4965" IN CONCRETE OR A SPIKE W/ BRASS WASHER STAMPED "L.S. 4965" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S P.C.C.'S OR P.R.C.'S THAT ABUT A STREET WHICH ARE NOT BOUNDARY CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)
- INDICATES SET 2" IRON PIPE TAGGED "L.S.4965" PRIOR TO RECORDATION.
- DENOTES FOUND OR TO BE SET MONUMENTS AS NOTED AND REFERENCED BELOW:
 - INDICATES A 2" IRON PIPE TAGGED "L.S.5557" OR A SPIKE AND WASHER STAMPED "L.S.5557" OR A LEAD, TACK AND TAG "L.S. 5557" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS PER TRACT NO. 15615, M.M. 777 / 14-31.
 - FOUND 2 1/2" IRON PIPE WITH 2" O.C.S. BRASS CAP STAMPED "GPS 1431 9-95" PER R.S. 97-1086, R.S.B. 167/26-28 AND RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
 - FOUND 2" IRON PIPE WITH SPIKE AND TAG STAMPED "LAD 10 HZ" PER R.S. 97-1086, R.S.B. 167/26-28.
 - INDICATES A 1" IRON PIPE TAGGED "L.S.5557" OR A SPIKE AND WASHER STAMPED "L.S. 5557" OR A LEAD TACK AND TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615, M.M. 777 / 14-31.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1431 AND A FOUND 2" IRON PIPE WITH SPIKE AND TAG STAMPED "LAD 10 HZ" BEING NORTH 80°21'48" EAST PER TRACT NO. 15615, M.M. 777/14-31.

EASEMENT NOTES:

- △ DENOTES AN EASEMENT FOR SEWER AND WATER PIPELINE AND ACCESS PURPOSES IN FAVOR OF THE SANTA MARGARITA WATER DISTRICT BEING DEDICATED HEREON.
- △ DENOTES AN EASEMENT FOR SEWER AND WATER PIPELINE AND ACCESS PURPOSES IN FAVOR OF THE SANTA MARGARITA WATER DISTRICT DEDICATED ON THE TRACT NO. 15615, M.M. 777/14-31.
- △ DENOTES A PROPOSED EASEMENT FOR DRIVEWAY PURPOSES.
- △ DENOTES A PROPOSED EASEMENT FOR SEWER AND WATER PIPELINE AND ACCESS PURPOSES IN FAVOR OF THE SANTA MARGARITA WATER DISTRICT TO BE GRANTED BY SEPARATE DOCUMENT.

SHEET 3 OF 4 SHEETS

7.646 ACRES GROSS
(ALL OF VESTING TENTATIVE)
TRACT NO. 15632
LOTS: 56 NUMBERED
1 LETTERED

TRACT NO. 15632

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

SCALE: 1" = 40'

JAMES R. CRAWFORD

L.S. 4965



DATE OF SURVEY:

SEPTEMBER, 1998

TABLE OF COURSES

1	$\Delta=07^{\circ}18'36''$	$R=399.00'$	$L=50.91'$
2	$\Delta=86^{\circ}46'23''$	$R=16.00'$	$L=24.23'$
3	$\Delta=08^{\circ}04'42''$	$R=223.00'$	$L=31.44'$
4	$\Delta=15^{\circ}40'45''$	$R=80.00'$	$L=21.89'$
5	$\Delta=24^{\circ}02'04''$	$R=47.00'$	$L=19.72'$
6	$\Delta=08^{\circ}17'10''$	$R=277.00'$	$L=40.06'$
7	$\Delta=81^{\circ}35'23''$	$R=16.00'$	$L=22.78'$
8	$\Delta=15^{\circ}14'10''$	$R=80.00'$	$L=21.27'$
9	$\Delta=02^{\circ}32'45''$	$R=250.00'$	$L=11.11'$
10	$\Delta=00^{\circ}14'56''$	$R=1000.00'$	$L=4.34'$
11	$\Delta=00^{\circ}15'47''$	$R=400.00'$	$L=1.84'$
12	$\Delta=01^{\circ}33'01''$	$R=402.00'$	$L=10.88'$
13	$N35^{\circ}37'51''E$ (RAD)	$L=27.80'$	
14	$\Delta=10^{\circ}49'55''$	$R=250.00'$	$L=47.26'$
15	$\Delta=05^{\circ}58'50''$	$R=375.00'$	$L=39.14'$
16	$\Delta=05^{\circ}51'52''$	$R=375.00'$	$L=38.38'$
17	$\Delta=02^{\circ}45'13''$	$R=250.00'$	$L=12.01'$
18	$\Delta=01^{\circ}31'17''$	$R=399.00'$	$L=10.59'$
19	$N47^{\circ}24'00''E$ (RAD)	$L=48.00'$	
20	$\Delta=05^{\circ}47'19''$	$R=399.00'$	$L=40.31'$



NOTE:
SEE SHEET 2 FOR BASIS OF BEARINGS, CONTROL TIES,
INDEX MAP, MONUMENT NOTES AND EASEMENT NOTES.

