

SHEET 1 OF 6 SHEETS

12.349 ACRES  
55 NUMBERED LOTS AND  
LETTERED LOTS "A" THROUGH "D"  
DATE OF SURVEY: DECEMBER 1998  
(ALL OF VESTING TENTATIVE  
TRACT No. 15624)

# TRACT NO. 15624

ACCEPTED AND FILED AT THE  
REQUEST OF

BLOCK 5157  
MODULE 37, 38, 47, 48

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

BEING A SUBDIVISION OF LOT 9 OF TRACT No. 15615 AS SHOWN ON  
THE MAP THEREOF FILED IN BOOK 777 AT PAGES 14 THROUGH 31, INCLUSIVE, OF  
MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

THOMAS EARL PROPST, P.L.S. 6098  
FUSCOE ENGINEERING

DECEMBER 1998  
IRVINE, CALIFORNIA

FIRST AMERICAN TITLE CO.  
DATE APR. 6, 2000  
TIME 4:30pm FEE \$ 17.00  
INSTRUMENT # 2000178371  
BOOK 798 PAGE 38-43  
GARY L. GRANVILLE  
COUNTY CLERK-RECORDER  
BY: [Signature]  
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 HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES:  
THORNHILL STREET, WYNDHAM STREET, AND EDENDALE STREET.

BROOKFIELD WYETH, INC., A CALIFORNIA CORPORATION, OWNER

BY: [Signature]  
JEFF PROSTOR  
PRESIDENT

BY: [Signature]  
DANIEL J. PEDLEY  
CHIEF FINANCIAL OFFICER

DMB LADERA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER  
DEED OF TRUST RECORDED AS INSTRUMENT NO. 19990307919  
BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT AND MANAGER

BY: [Signature] NAME Donald L. Vodev TITLE Chief Operating Officer  
BY: [Signature] NAME PAUL JOHNSON TITLE V.P.-COMM. DEVEL

UNION BANK OF CALIFORNIA, N.A., BENEFICIARY UNDER A DEED OF TRUST  
RECORDED AS INSTRUMENT NO. 19990671462, O.R.

BY: [Signature]  
NAME MARK SCHERRER  
TITLE VICE PRESIDENT

STATE OF CALIFORNIA } SS  
COUNTY OF ORANGE }

ON THIS 10<sup>th</sup> DAY OF May, 1999, BEFORE ME, JULIE MCNATT, Notary Public  
PERSONALLY APPEARED JEFF PROSTOR AND DANIEL J. PEDLEY, 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 SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

MY PRINCIPAL PLACE OF BUSINESS  
IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: 5/22/2002

WITNESS MY HAND:  
[Signature]  
(SIGNATURE)  
JULIE MCNATT  
(PRINT NAME)

STATE OF CALIFORNIA } SS  
COUNTY OF ORANGE }

ON THIS 17<sup>th</sup> DAY OF May, 1999, BEFORE ME, TINA T. BAKER, Notary Public  
PERSONALLY APPEARED Donald L. Vodev 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.

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY.

MY COMMISSION EXPIRES: 8-29-2000

WITNESS MY HAND:  
[Signature]  
(SIGNATURE)  
TINA T. BAKER  
(PRINT NAME)

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

ON THIS 27<sup>th</sup> DAY OF OCTOBER, 1999, BEFORE ME, PATRICIA A. BLOUNT  
PERSONALLY APPEARED MARK SCHERRER 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.

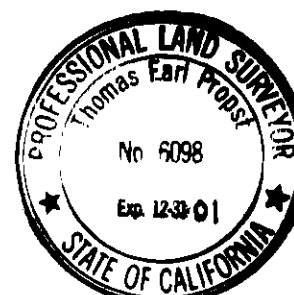
MY PRINCIPAL PLACE OF BUSINESS  
IS IN SAN DIEGO COUNTY.

MY COMMISSION EXPIRES: 1/5/02

WITNESS MY HAND:  
[Signature]  
(SIGNATURE)  
PATRICIA A. BLOUNT  
(PRINT NAME)

## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF 6 SHEETS, CORRECTLY  
REPRESENTS A TRUE AND COMPLETE SURVEY AS SHOWN MADE IN DECEMBER 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.



[Signature]  
THOMAS EARL PROPST, P.L.S. 6098  
LICENSE EXPIRES 12-31-01

## 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, 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 16<sup>th</sup> DAY OF MARCH, 2000

[Signature]  
JOHN CANAS, COUNTY SURVEYOR



## 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. 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 14<sup>th</sup> DAY OF MARCH, 2000

JOHN M. W. MOORLACH  
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]  
DEPUTY TREASURER-TAX COLLECTOR

## CLERK OF THE BOARD OF SUPERVISOR'S 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 28<sup>th</sup> DAY OF MARCH, 2000.  
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: THORNHILL STREET, WYNDHAM STREET, AND EDENDALE STREET.

DATED THIS 28<sup>th</sup> DAY OF MARCH, 2000

[Signature]  
DARLENE J. BLOOM  
CLERK OF THE BOARD OF SUPERVISORS  
OF ORANGE COUNTY, CALIFORNIA



## SIGNATURE OMISSION NOTES:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE  
SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1.) LADERA DEVELOPMENT COMPANY, L.L.C. HOLDER OF OIL, GAS, MINERAL, AND  
WATER RIGHTS RECORDED AS INSTRUMENT NO. 19960624029 OF OFFICIAL  
RECORDS.
- 2.) DMB LADERA, L.L.C., HOLDER OF EASEMENTS RECORDED AS INSTRUMENT NO.  
19990307918, OF OFFICIAL RECORDS. (NOTE: SAID EASEMENTS ARE BLANKET  
IN NATURE AND ARE NOT PLOTTABLE)

SHEET 2 OF 6 SHEETS  
12.349 ACRES  
55 NUMBERED LOTS AND  
LETTERED LOTS "A" THROUGH "D"  
DATE OF SURVEY: DECEMBER 1998  
(ALL OF VESTING TENTATIVE  
TRACT No. 15624)

# TRACT NO. 15624

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

THOMAS EARL PROPST, P.L.S. 6098  
FUSCOE ENGINEERING

DECEMBER 1998  
IRVINE, CALIFORNIA

### MONUMENT NOTES:

- INDICATES FOUND 2" IRON PIPE WITH TAG STAMPED "L.S. 5557" PER TRACT 15615, M.M. 777/14-31.
- INDICATES 2" I.P. TAGGED "L.S. 5557" OR SPIKE AND WASHER STAMPED "L.S. 5557" OR LEAD AND TAG "L.S. 5557" TO BE SET PER TRACT 15615, M.M. 777/14-31.
- INDICATES 1" I.P. TAGGED "L.S. 5557" OR SPIKE AND WASHER STAMPED "L.S. 5557" OR LEAD AND TAG "L.S. 5557" TO BE SET PER TRACT 15615, M.M. 777/14-31.
- △ INDICATES OCS WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5557" TO BE SET PER TRACT 15615, M.M. 777/14-31.
- 2" I.P. TAGGED "L.S. 6098" OR SPIKE AND WASHER STAMPED "L.S. 6098" OR LEAD AND TAG "L.S. 6098" TO BE SET AT TRACT CORNERS (UNLESS OTHERWISE NOTED) WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1" I.P. TAGGED "L.S. 6098" OR SPIKE AND WASHER STAMPED "L.S. 6098" OR LEAD AND TAG "L.S. 6098" TO BE SET AT LOT CORNERS (UNLESS OTHERWISE NOTED) WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1" I.P. TAGGED "L.S. 6098" OR SPIKE AND WASHER STAMPED "L.S. 6098" OR LEAD AND TAG "L.S. 6098" TO BE SET AT ALL CENTERLINE POINTS OF CONTROL (UNLESS OTHERWISE NOTED) WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- NO MONUMENTATION WILL BE SET AT BC's, EC's, PCC's, OR PRC's OF DEDICATED PUBLIC STREET SIDE LINES UNLESS OTHERWISE NOTED.

### SURVEYOR'S NOTES:

ALL LETTERED LOTS SHOWN HEREON ARE NOT SEPARATE BUILDING SITES. LOTS "A", "B", "C" AND "D" ARE FOR LANDSCAPE PURPOSES AND ARE TO BE CONVEYED TO THE APPROPRIATE HOMEOWNERS ASSOCIATION.

### 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.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN FOUND MONUMENTS ON THE NORTHEASTERLY BOUNDARY OF LOT 9 OF TRACT No. 15615 BEING N42°52'04"W AS SHOWN ON THE MAP THEREOF FILED IN BOOK 777 AT PAGES 14 THROUGH 31, INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF COUNTY RECORDER OF ORANGE COUNTY.

### NOTE:

THE PROPERTY IS "CONDITIONALLY EXCLUDED" FROM A "SPECIAL FIRE PROTECTION AREA": THE FOLLOWING LOTS ARE SUBJECT TO CONSTRUCTION FEATURES OF THE ORANGE COUNTY ORDINANCE 3960: LOTS 1, 17, 18, AND 55, HEREOF, PER THE APPROVED FIRE MASTER PLAN FOR THIS TRACT.

### HIGH FIRE HAZARD AREA NOTE:

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



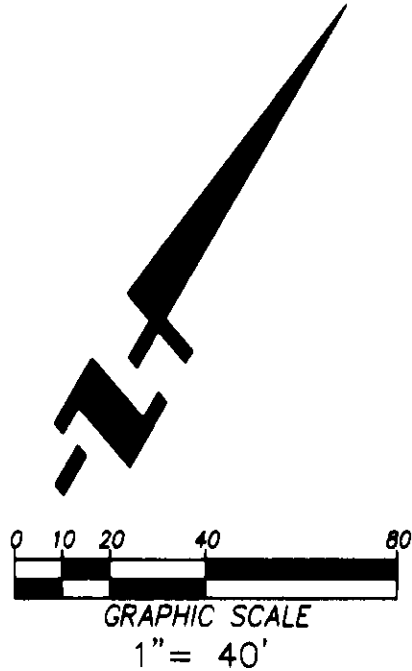
INDEX / VICINITY MAP



SHEET 3 OF 6 SHEETS  
55 NUMBERED LOTS AND  
LETTERED LOTS A THROUGH D  
AREA = 12.349 Acres  
DATE OF SURVEY: DECEMBER 1998  
ALL OF VESTING TENTATIVE  
TRACT No. 15624

# TRACT No. 15624

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.  
THOMAS EARL PROPST, P.L.S. 6098 FUSCOE ENGINEERING, INC.  
DECEMBER 1998



SEE SHEET 2

SEE SHEET 2

LEAH'S EES

798

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LINE#	BEARING	DISTANCE
L1	N14°21'41"W	12.57'
L2	N17°46'02"W	13.07'

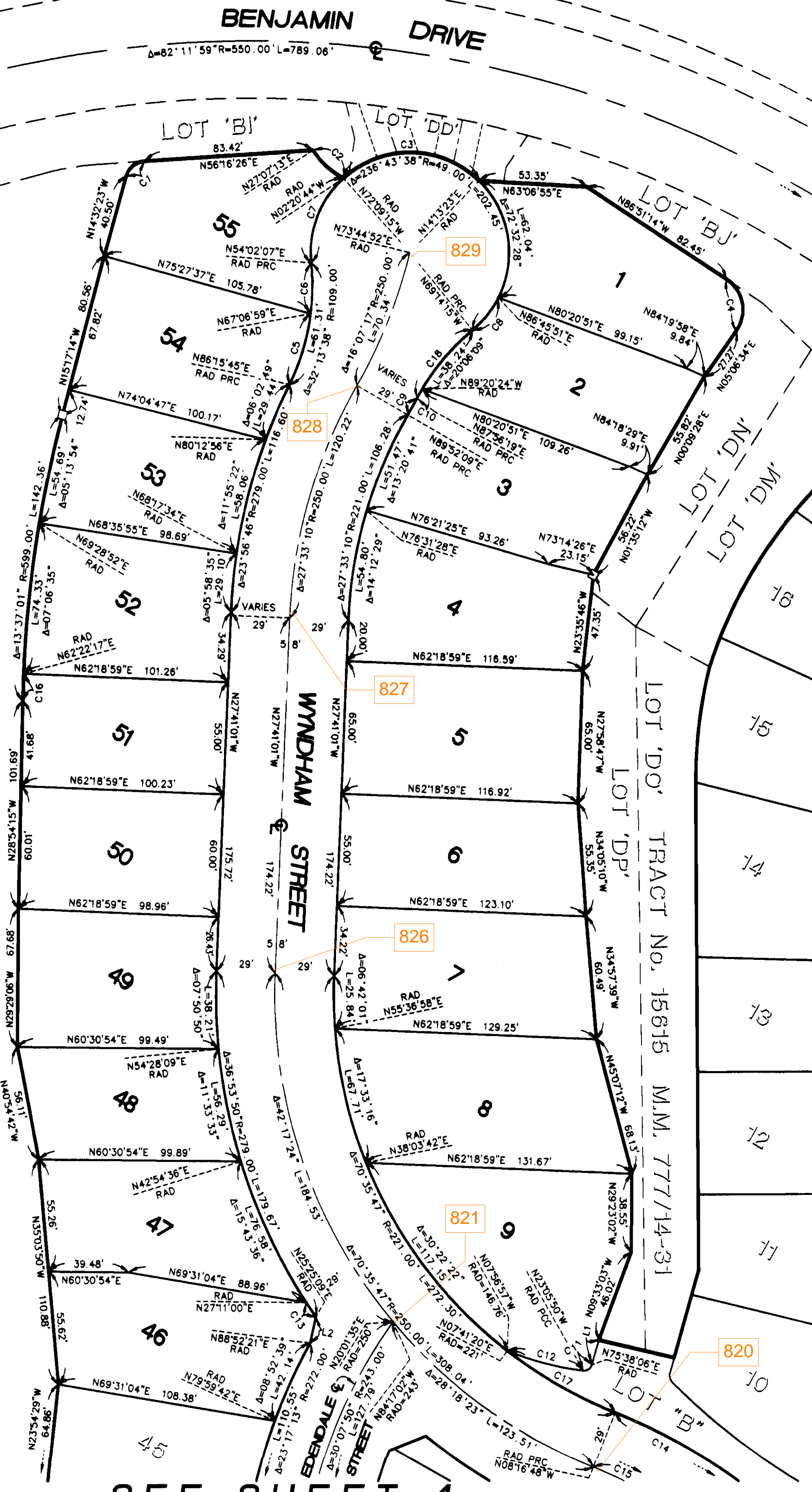
CURVE#	DELTA	RADIUS	LENGTH
C1	70°48'49"	10.00	12.36
C2	29°27'57"	40.00	20.57
C3	86°22'38"	49.00	73.87
C4	91°57'48"	18.00	28.89
C5	19°08'46"	109.00	36.42
C6	13°04'52"	109.00	24.89
C7	53°48'38"	49.00	46.02
C8	23°59'54"	49.00	20.52
C9	01°55'50"	279.00	9.40
C10	02°43'17"	109.00	5.18
C11	81°16'04"	4.00	5.67
C12	15°08'53"	146.76	38.80
C13	01°45'51"	279.00	8.59
C14	18°54'41"	279.00	92.09
C15	84°57'49"	250.00	370.72
C16	01°16'32"	599.00	13.33
C17	15°58'08"	221.00	61.60
C18	22°49'26"	109.00	43.42

LOT 'S'

LOT 'DE'

LOT 'DF'

TRACT NO. 15615 M.M. 777/14-31



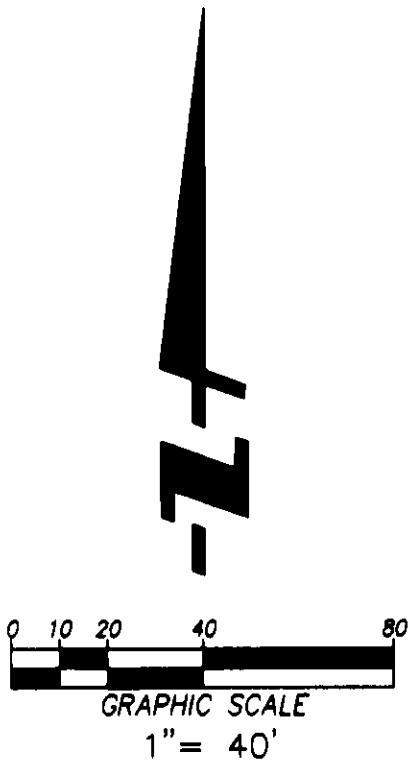
SEE SHEET 4

SEE SHEET 2 FOR INDEX/VICINITY MAP, BASIS OF BEARINGS, MONUMENT NOTES, DATUM NOTE, SURVEYOR'S NOTES, AND NOTES.

SHEET 4 OF 6 SHEETS  
55 NUMBERED LOTS AND  
LETTERED LOTS A THROUGH D  
AREA = 12.349 Acres  
DATE OF SURVEY: DECEMBER 1998  
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.  
THOMAS EARL PROPST, P.L.S. 6098 FUSCOE ENGINEERING, INC.  
DECEMBER 1998



SEE SHEET 3

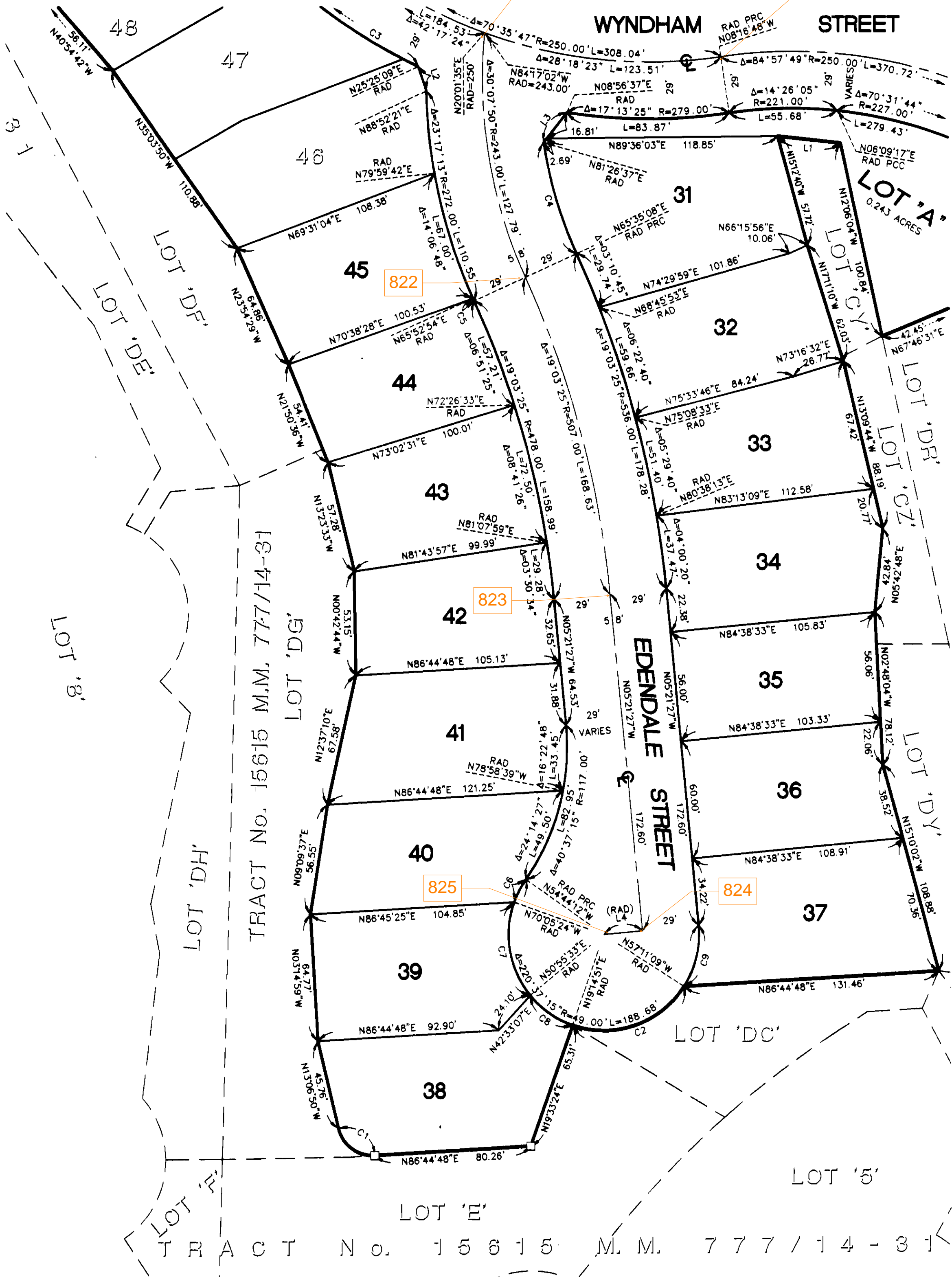
SEE SHEET 5

WYNDHAM STREET

SEE SHEET 6

LINE#	BEARING	DISTANCE
L1	N83°38'13"W	32.48'
L2	N17°46'02"W	13.07'
L3	N38°13'35"E	19.50'
L4 RAD	N84°38'33"E	20.00'

CURVE#	DELTA	RADIUS	LENGTH
C1	80°08'22"	18.00	25.18
C2	76°26'00"	49.00	65.37
C3	36°53'50"	279.00	179.67
C4	15°51'29"	214.00	59.23
C5	00°17'46"	272.00	1.41
C6	15°21'12"	49.00	13.13
C7	58°59'03"	49.00	50.44
C8	31°40'42"	49.00	27.09
C9	38°10'18"	49.00	32.64

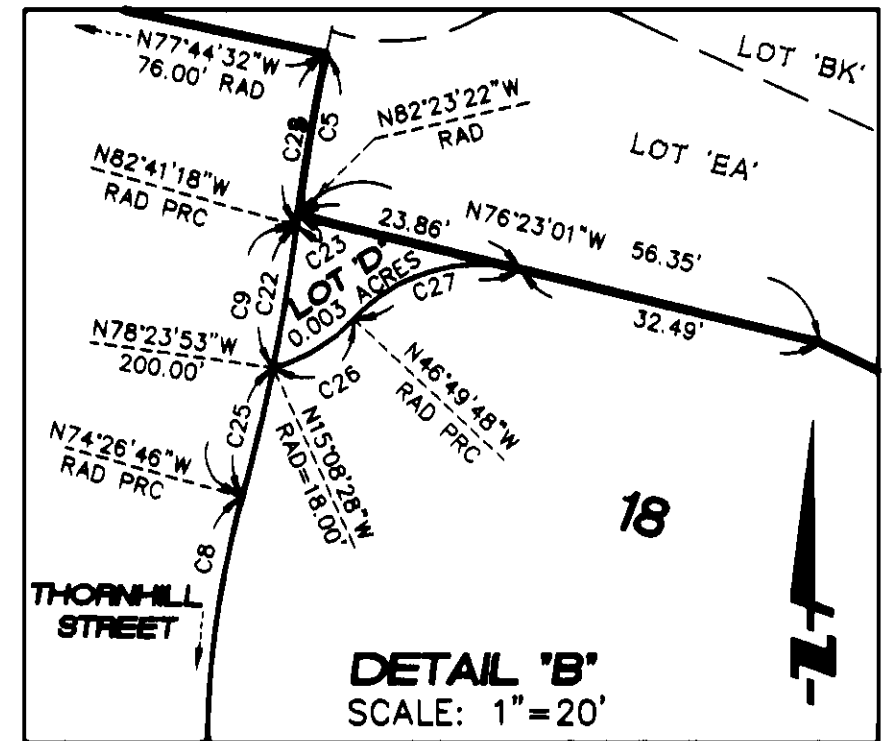
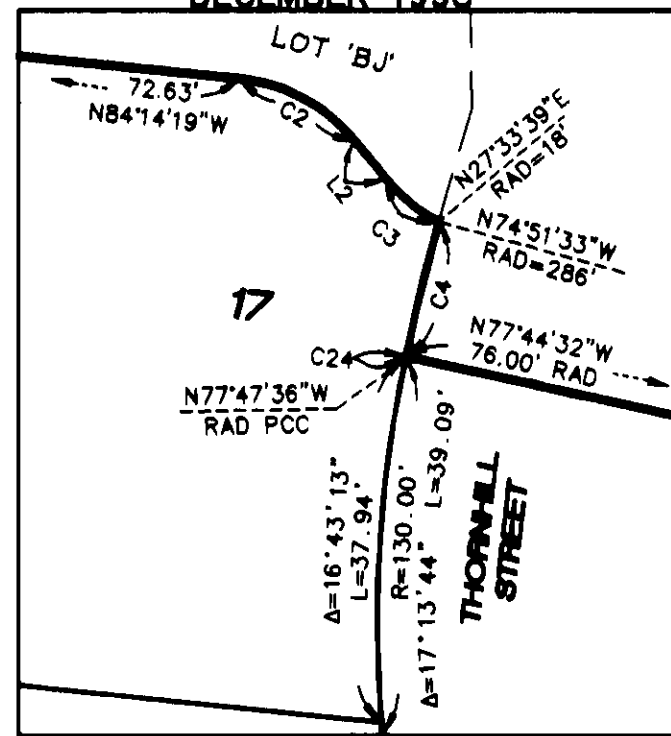
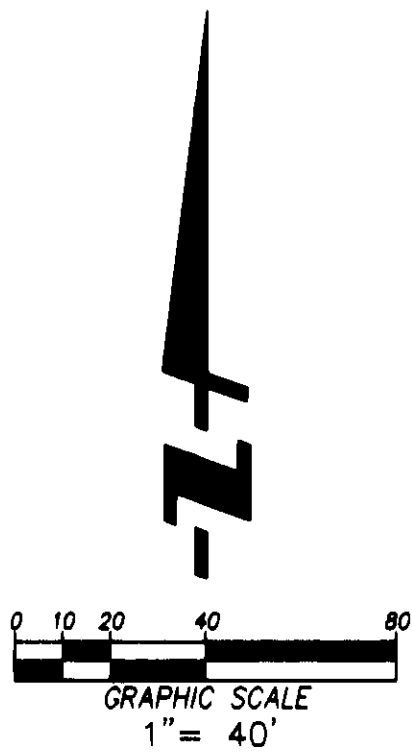




SHEET 5 OF 6 SHEETS  
55 NUMBERED LOTS AND  
LETTERED LOTS A THROUGH D  
AREA = 12.349 Acres  
DATE OF SURVEY: DECEMBER 1998  
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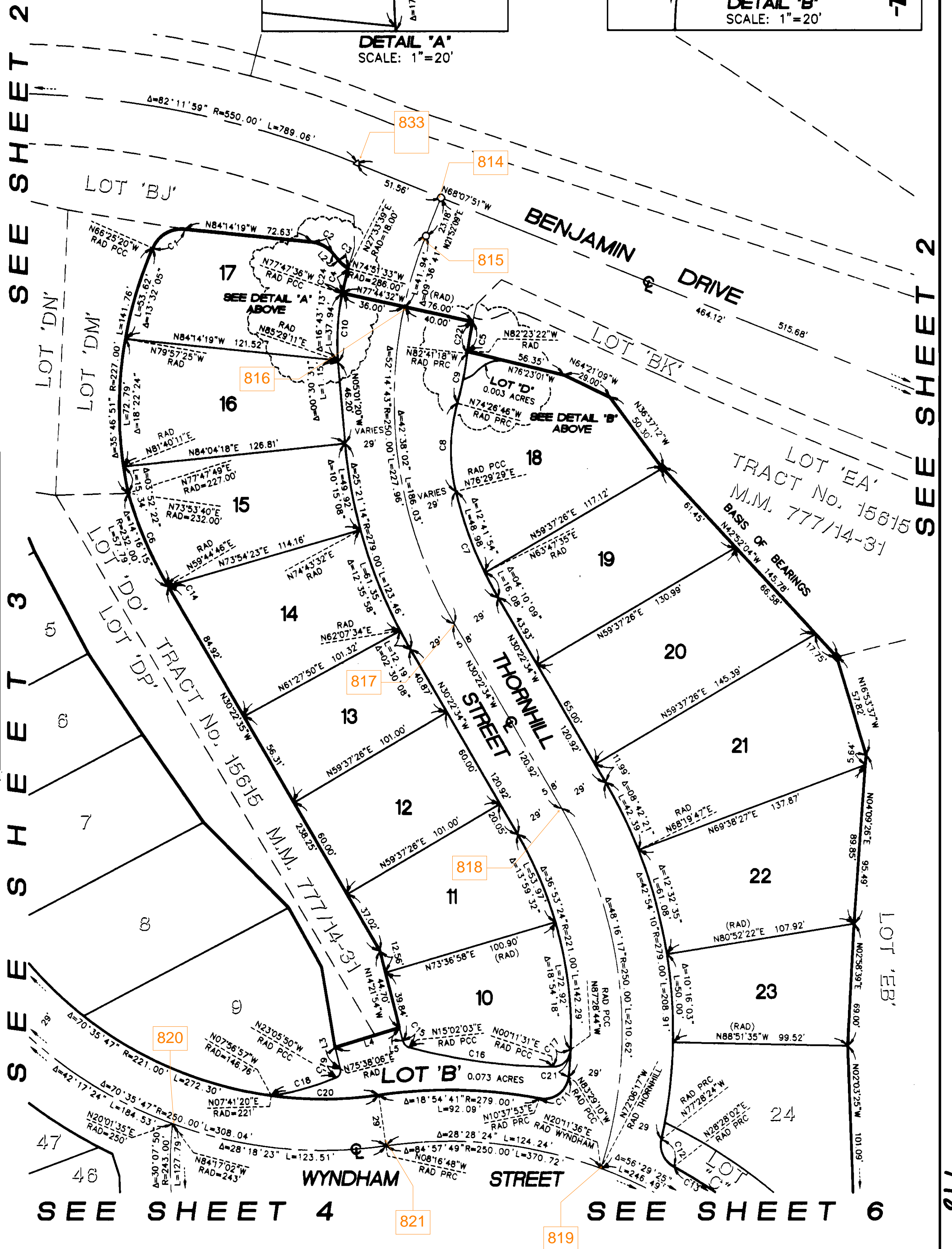
# TRACT No. 15624

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.  
THOMAS EARL PROPST, P.L.S. 6098  
FUSCOE ENGINEERING, INC.  
DECEMBER 1998



LINE#	BEARING	DISTANCE
L1	N04°09'26"E	5.64'
L2	N39°27'27"W	5.04'
L3	N14°21'41"W	12.57'
L4	N73°00'18"E	38.37'
L5	N14°21'54"W	7.70'

CURVE#	DELTA	RADIUS	LENGTH
C1	72°11'01"	18.00	22.68
C2	44°46'52"	18.00	14.07
C3	22°58'54"	18.00	7.22
C4	02°52'59"	286.00	14.39
C5	04°38'50"	210.00	17.03
C6	14°08'54"	232.00	57.29
C7	16°52'03"	221.00	65.06
C8	29°03'45"	100.00	50.72
C9	08°14'32"	200.00	28.77
C10	17°13'44"	130.00	39.09
C11	94°07'03"	14.00	23.00
C12	74°03'34"	14.00	18.10
C13	48°12'59"	268.00	225.53
C14	00°07'21"	232.00	0.50
C15	60°36'03"	5.00	5.29
C16	14°50'32"	320.68	83.07
C17	87°40'15"	10.00	15.30
C18	15°08'53"	146.76	38.80
C19	81°16'04"	4.00	5.67
C20	15°58'08"	221.00	61.60
C21	03°59'34"	221.00	15.40
C22	04°17'25"	200.00	14.98
C23	00°17'56"	210.00	1.10
C24	00°03'04"	286.00	0.26
C25	03°57'07"	200.00	13.79
C26	31°41'20"	18.00	9.98
C27	60°26'47"	18.00	18.99
C28	64°56'46"	210.00	18.13

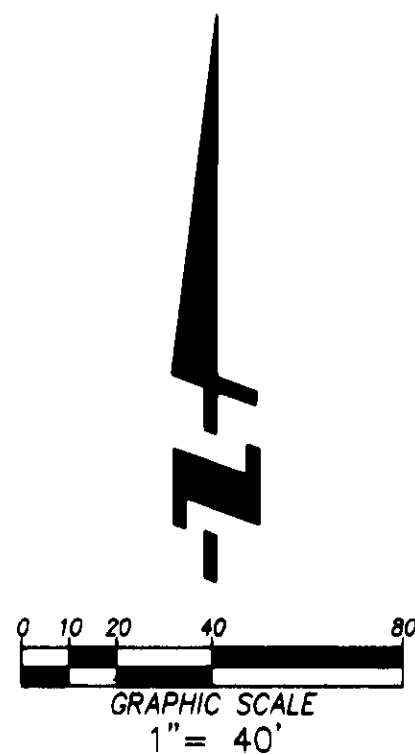


SEE SHEET 2 FOR INDEX/VICINITY MAP, BASIS OF BEARINGS, MONUMENT NOTES, DATUM NOTE, SURVEYOR'S NOTES, AND NOTES.

SHEET 6 OF 6 SHEETS  
55 NUMBERED LOTS AND  
LETTERED LOTS A THROUGH D  
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THOMAS EARL PROPST, P.L.S. 6098 FUSCOE ENGINEERING, INC.  
DECEMBER 1998



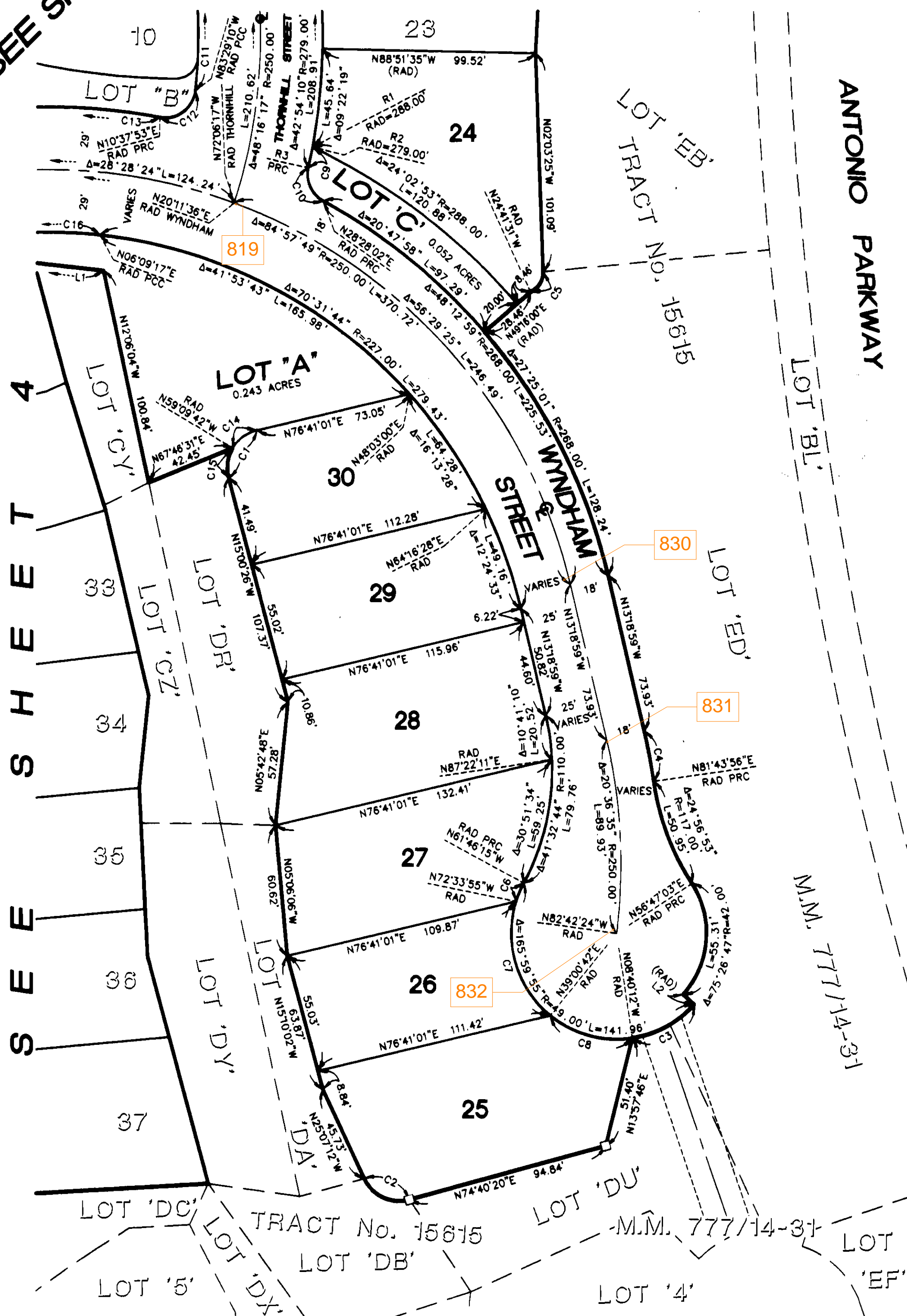
SEE SHEET 3

SEE SHEET 5

RADIAL	BEARING
R1	N25°13'07"E
R2	N79°29'16"W
R3	N77°28'24"W

LINE#	BEARING	DISTANCE
L1	N83°38'13"W	32.48'
L2 RAD	N47°46'10"W	7.00'

CURVE#	DELTA	RADIUS	LENGTH
C1	91°41'27"	18.00	28.81
C2	80°12'28"	18.00	25.20
C3	39°05'58"	49.00	33.44
C4	05°02'55"	268.00	23.62
C5	67°21'54"	10.00	11.76
C6	10°47'40"	49.00	9.23
C7	68°25'23"	49.00	58.52
C8	47°40'54"	49.00	40.78
C9	02°00'52"	279.00	9.81
C10	74°03'34"	14.00	18.10
C11	36°53'24"	221.00	142.29
C12	94°07'03"	14.00	23.00
C13	18°54'41"	279.00	92.09
C14	45°50'43"	18.00	14.40
C15	45°50'44"	18.00	14.41
C16	14°26'05"	221.00	55.68



SEE SHEET 2 FOR INDEX/VICINITY MAP, BASIS OF BEARINGS, MONUMENT NOTES, DATUM NOTE, SURVEYOR'S NOTES, AND NOTES.