

SHEET 1 OF 5 SHEETS
(ALL OF VESTING TENTATIVE
TRACT NO. 15631)

TRACT NO. 15631

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE INSURANCE COMPANY
DATE FEB. 14, 2000
TIME 9:09am FEE \$ 15.00
INSTRUMENT # 20000079349 am
BOOK 795 PAGE 26-30
GARY L. GRANVILLE
COUNTY CLERK-RECORDER

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

BEING LOT 16 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.

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

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

SEPTEMBER, 1998

BY Matthew Deuel
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
SKYWOOD STREET.

ENGINEER'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 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 23rd DAY OF January, 2000.

John Canas
JOHN CANAS, COUNTY SURVEYOR



CLERK 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 6th
DAY OF February, 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:
SKYWOOD STREET.

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

DATED THIS 07th DAY OF February, 2000.

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



COUNTY 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 19th DAY OF January, 2000.

John M.W. Moorlach
JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: Mae Jorgensen
DEPUTY TREASURER-TAX COLLECTOR

BROOKFIELD SARASOTA INC., A CALIFORNIA CORPORATION, OWNER

JEFF J. PROSTOR : Jeff Prostor DANIEL J. PEDLEY : D. Pedley
PRESIDENT CHIEF FINANCIAL OFFICER

DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY
UNDER A DEED OF TRUST RECORDED AS INST. NO. 19990417402, O.R.
BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS MANAGER.

BY: Paul Johnson BY: Stephen C. Schrank
PRINT NAME: PAUL JOHNSON PRINT NAME: Stephen C. Schrank
PRINT TITLE: V.P. - COMMUNITY DEVELOP. PRINT TITLE: Exec VP - Development

UNION BANK OF CALIFORNIA, N.A., BENEFICIARY UNDER A CONSTRUCTION
DEED OF TRUST RECORDED AS INSTRUMENT NO. 19990489564 OF OFFICIAL
RECORDS.

Mark Scherrer
MARK SCHERRER
VICE PRESIDENT

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 SARATOSA
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 DISTRICT

BROOKFIELD SARASOTA INC.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS November 1, 1999 BEFORE ME, JULIE MCNATT,
A NOTARY PUBLIC IN AND FOR SAID STATE, 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 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 STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

JULIE MCNATT
(NAME PRINTED)

MY COMMISSION EXPIRES 5/22/2002

DMB LADERA, L.L.C.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS November 24, 1999 BEFORE ME, Tina T. Baker,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Paul Johnson and Stephen C. Schrank
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 Tina T. Baker
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

Tina T. Baker
(NAME PRINTED)

MY COMMISSION EXPIRES 8-29-2000

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 OMISSION:

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

- DMB LADERA, L.L.C., HOLDER OF EASEMENT, COVENANTS AND CONDITIONS PER DEED
RECORDED ARRIL 16, 1999 AS INSTRUMENT NO. 19990417400 OF OFFICIAL RECORDS.
- LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS AND MINERAL RIGHTS
RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.

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SHEET 2 OF 5 SHEETS

(ALL OF VESTING TENTATIVE TRACT NO. 15631)

TRACT NO. 15631

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

TOTAL ACRES: 7.041 AC.
NUMBERED LOTS: 51
LETTERED LOTS: 6
DATE OF SURVEY: NOVEMBER 1997.

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

SEPTEMBER, 1998

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

SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS NOVEMBER 30, 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 ~~(S)~~, 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*

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

ANDREA M. EVANS
(NAME PRINTED)

MY COMMISSION EXPIRES 3-17-2000

UNION BANK OF CALIFORNIA, N.A.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS NOVEMBER 9, 1999, BEFORE ME, ANDREA A. GREAVES,

A NOTARY PUBLIC IN AND FOR SAID STATE, 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 ~~(S)~~, 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 A. Greaves*

MY PRINCIPAL PLACE OF BUSINESS IS
IN SAN DIEGO COUNTY.

ANDREA A. GREAVES
(NAME PRINTED)

MY COMMISSION EXPIRES 12/11/2002

SHEET 3 OF 5 SHEETS

(ALL OF VESTING TENTATIVE TRACT NO. 15629)

TOTAL ACRES: 7.041 AC.
NUMBERED LOTS: 51
LETTERED LOTS: 6
DATE OF SURVEY: NOVEMBER, 1997.

TRACT NO. 15631

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

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



SCALE: 1" = 80'

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 FD. MONUMENTS AS NOTED.

- 1 INDICATES LOCATION OF OCS WELL MONUMENT WITH A 2" CAP STAMPED "L.S. 5557" TO BE SET PER TRACT NO. 15615, M.M. 777/14-31.
- 2 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.
- 3 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.
- 4 INDICATES SET 2" I.P. TAGGED R.C.E. 28946 PRIOR TO RECORDATION.

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR RECIPROCAL ACCESS PURPOSES RESERVED FOR FUTURE GRANT.
- (B) INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.

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 N61°10'47"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

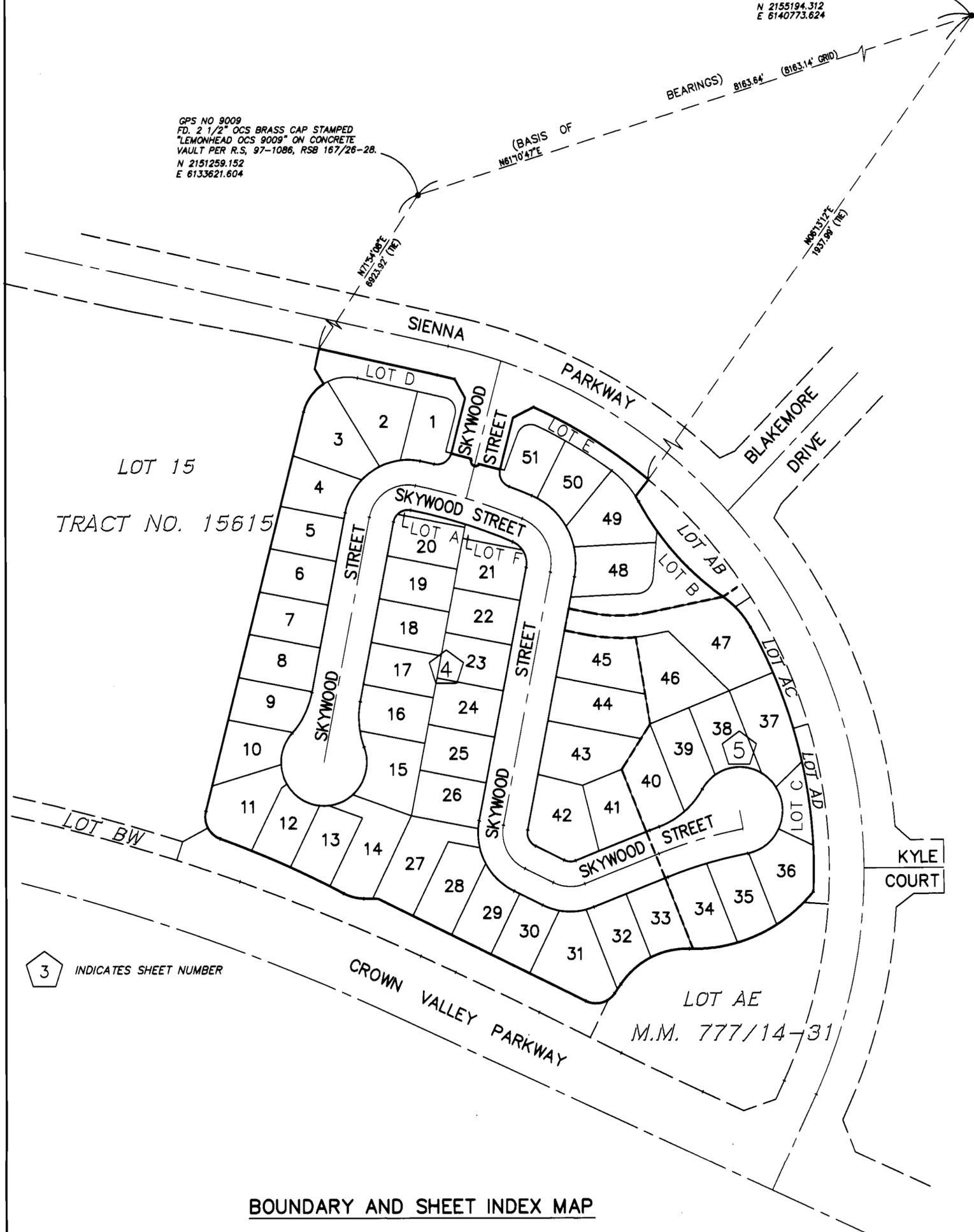
COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCCS83) ZONE VI 1983 NAD (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY .99993923.

NOTE:

LOTS A THROUGH F ARE LANDSCAPE LOTS AND ARE NOT SEPARATE BUILDING SITES. **GRANTED TO THE HOMEOWNERS ASSOCIATION.**

GPS NO 1426
FD. 2 1/2" I.P. W/2" OCS BRASS
CAP STAMPED "GPS 1426 9-95" PER
PER R.S. 97-1086, RSB 167/26-28.
N 2155194.312
E 6140773.624

GPS NO 9009
FD. 2 1/2" OCS BRASS CAP STAMPED
"LEMONHEAD OCS 9009" ON CONCRETE
VAULT PER R.S. 97-1086, RSB 167/26-28.
N 2151259.152
E 6133621.604



BOUNDARY AND SHEET INDEX MAP

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SHEET 4 OF 5 SHEETS

(ALL OF VESTING TENTATIVE TRACT NO. 15631)

TOTAL ACRES: 7.041 AC.
NUMBERED LOTS: 51
LETTERED LOTS: 6
DATE OF SURVEY: NOVEMBER, 1997.

TRACT NO. 15631

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

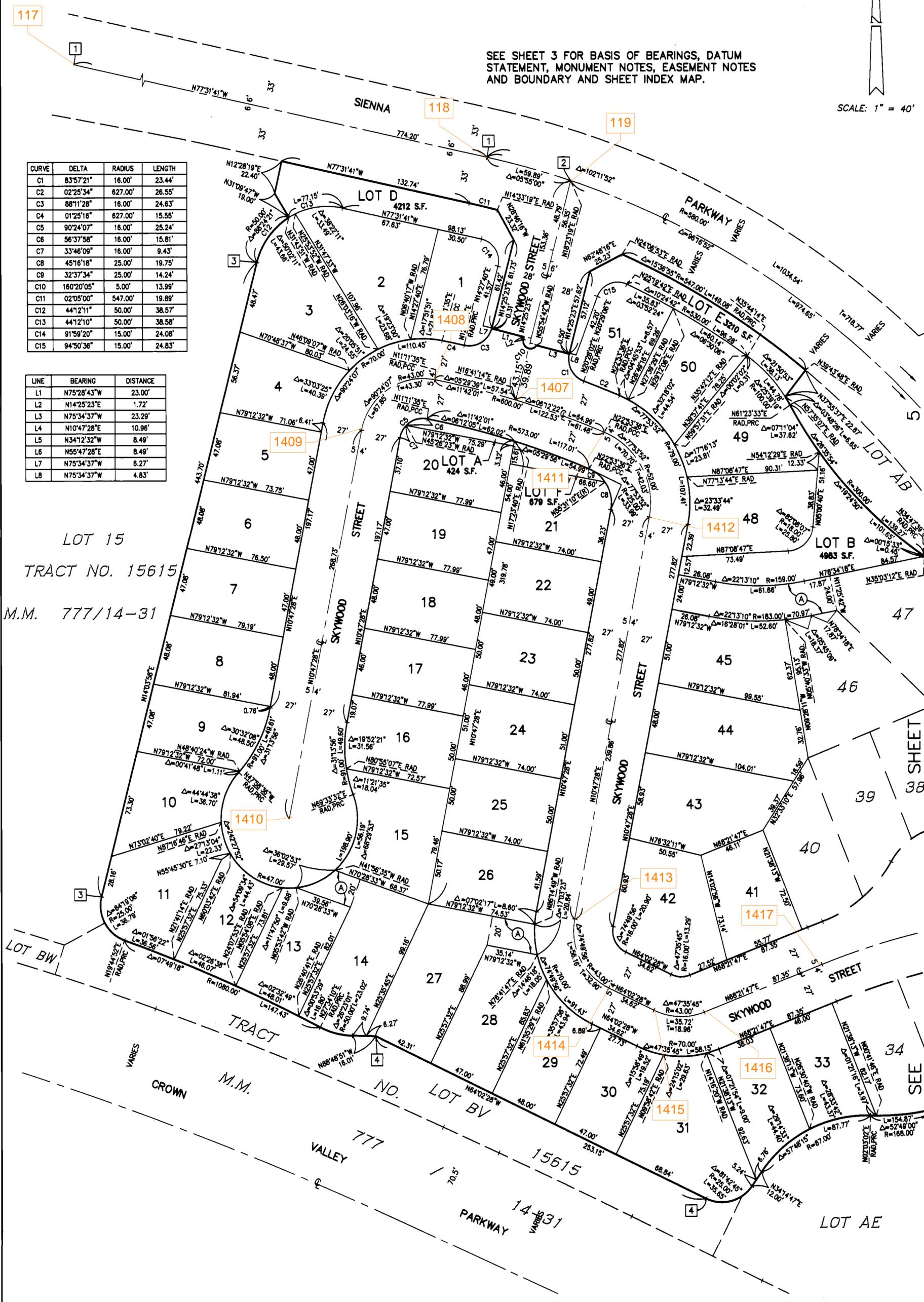
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

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

SCALE: 1" = 40'

CURVE	DELTA	RADIUS	LENGTH
C1	83°57'21"	16.00'	23.44'
C2	02°25'34"	627.00'	26.55'
C3	88°11'28"	16.00'	24.63'
C4	01°25'16"	627.00'	15.55'
C5	90°24'07"	16.00'	25.24'
C6	56°37'58"	16.00'	15.81'
C7	33°46'09"	16.00'	9.43'
C8	45°16'18"	25.00'	19.75'
C9	32°37'34"	25.00'	14.24'
C10	160°20'05"	5.00'	13.99'
C11	02°05'00"	547.00'	19.89'
C12	44°12'11"	50.00'	38.57'
C13	44°12'10"	50.00'	38.58'
C14	91°58'20"	15.00'	24.08'
C15	94°50'36"	15.00'	24.83'

LINE	BEARING	DISTANCE
L1	N75°28'43"W	23.00'
L2	N14°25'23"E	1.72'
L3	N75°34'37"W	23.29'
L4	N10°47'28"E	10.96'
L5	N34°12'32"W	8.49'
L6	N55°47'28"E	8.49'
L7	N75°34'37"W	6.27'
L8	N75°34'37"W	4.83'



LOT 15
TRACT NO. 15615
M.M. 777/14-31

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SHEET 5 OF 5 SHEETS

(ALL OF VESTING TENTATIVE TRACT NO. 15631)

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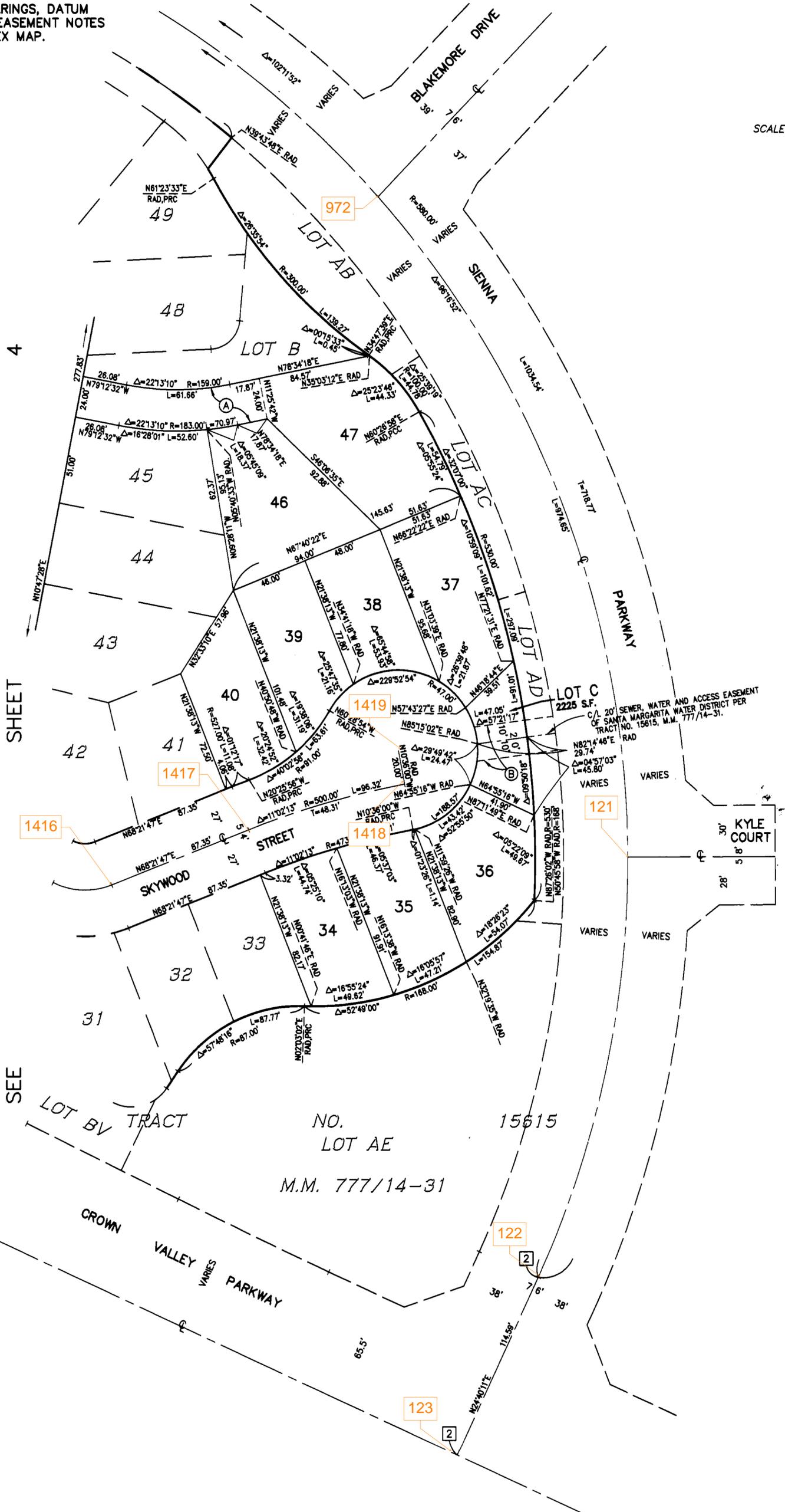
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

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

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C5	90°24'07"	16.00'	25.24'
C6	56°37'58"	16.00'	15.81'
C7	33°46'09"	16.00'	9.43'
C8	206°26'08"	25.00'	90.07'
C9	10°54'55"	100.00'	19.05'
C10	90°00'00"	5.00'	7.85'
C11	02°05'00"	547.00'	19.89'
C12	44°12'11"	50.00'	38.57'
C13	44°12'10"	50.00'	38.58'

LINE	BEARING	DISTANCE
L1	N75°28'43"W	23.00'
L2	N14°25'23"E	1.72'
L3	N75°34'37"W	23.29'
L4	N10°47'28"E	10.96'
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SHEET

SEE