

SHEET 1 OF 5 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 14492BLOCK MODULES
5157 70
5158 70 & 80DATE OF SURVEY:
OCTOBER 1996

TRACT NO. 15396

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE
NO. 90-02, RECORDED APRIL 19, 1990 AS INSTRUMENT NO. 90-206547 OF OFFICIAL
RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

JANUARY 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

3 LOTS AND LOTS A THROUGH I 45.697 ACRES

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title

DATE: Sept 25 1997

TIME: 3:26 pm FEE \$ 15.00

INSTRUMENT # 19970475347

BOOK 757 PAGE 17-21

GARY L. GRANVILLE
COUNTY CLERK-RECORDERBY Lia Rojas
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 : ANTONIO PARKWAY, OSO
PARKWAY AND MORNING TRAIL.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

- (1) THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON SAID MAP.
- (2) THE EASEMENTS FOR SCENIC PRESERVATION PURPOSES OVER ALL OF LOTS A, B AND C
AND OVER PORTIONS OF LOTS 1 AND 2 AS SHOWN ON SAID MAP FOR THE PURPOSES
AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN
EASEMENT RECORDED MARCH 10, 1989 AS DOCUMENT NO. 89-125032, OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS
RIGHTS TO ANTONIO PARKWAY AND OSO PARKWAY, EXCEPT AT APPROVED ACCESS LOCATIONS.WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE LOTS D, E, F, G AND H IN FEE
SIMPLE FOR REGIONAL PARK PURPOSES.DOES ALSO HEREBY RESERVE FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, TOGETHER
WITH THE RIGHT TO GRANT AND TO TRANSFER ALL OR A PORTION OF THE SAME, A SURFACE
EASEMENT OVER AND ACROSS ALL LOTS COVERED BY THIS MAP FOR THE PURPOSE OF CROSS
LOT DRAINAGE. THIS EASEMENT SHALL BE NONEXCLUSIVE AND THE UNDERSIGNED RETAINS THE
RIGHT TO USE AND TO GRANT TO OTHERS THE RIGHT TO USE ALL OR ANY PORTION OF THE
AREA COVERED BY THE EASEMENT FOR ALL LAWFUL PURPOSES.LAS FLORES COMMUNITY, L.P., A CALIFORNIA
LIMITED PARTNERSHIPBY: L.F. MGT., INC., A CALIFORNIA
CORPORATION, ITS GENERAL PARTNERBY: VINTAGE COMMUNITIES, INC., A CALIFORNIA
CORPORATION, ITS AUTHORIZED AGENTBY: [Signature]
PRINT NAME Matthew Osgood
PRINT TITLE PRESIDENTBY: [Signature]
PRINT NAME Donald B. Martin
PRINT TITLE V.P. Development

SPECIAL CONDITION:

"THE NUMBER OF DWELLING UNITS PERMITTED IS NOT ESTABLISHED FOR ANY MANUFACTURED
LOTS BY THE RECORDATION OF VESTING TRACT NO. 14492. THE NUMBER OF DWELLING UNITS
PERMITTED WILL BE DETERMINED AS A PART OF A SITE DEVELOPMENT PERMIT PROCESSED
IN ACCORDANCE WITH ORANGE COUNTY ZONING CODE SECTION 7-9-150."

SPECIAL CONDITION:

BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH THE FOOTHILL
CIRCULATION PHASING PLAN, DEVELOPMENT PHASING PLAN OR ANY COUNTY APPROVED
DEVELOPMENT AGREEMENT PERTAINING TO THE PROPERTY.

HIGH FIRE HAZARD AREA NOTE:

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

NOTE:

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

NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT AND SIGNATURE OMISSIONS.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA:
THAT THIS MAP CONSISTING OF FIVE SHEETS AND THE TRUE AND COMPLETE SURVEY MADE
IN OCTOBER, 1996, WHICH IT CORRECTLY REPRESENTS WERE BOTH 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 THE MONUMENT NOTES NOTED THEREON,
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
JAMES F. GILLEN, L.S. 5557
MY REGISTRATION EXPIRES 9/30/97

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 29TH DAY OF AUGUST, 1997.

[Signature]
JOHN CANAS, COUNTY SURVEYOR

BY: MICHAEL K. SULLIVAN, DEPUTY
S. 8254 EXPIRES 6-30-98

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 PROVISION
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 5 DAY OF August, 1997.

JOHN M. W. MOORLACH
COUNTY TREASURER - TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER - TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

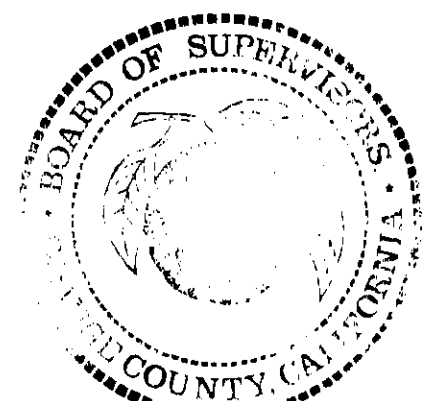
STATE OF CALIFORNIA)
COUNTY OF ORANGE)I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD
OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON
THE 16th DAY OF September 1997, AND THAT THEREUPON SAID BOARD DID, BY AN
ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF
OF THE PUBLIC, SUBJECT TO IMPROVEMENTS: THE DEDICATION FOR STREET PURPOSES OF:
ANTONIO PARKWAY, OSO PARKWAY AND MORNING TRAIL.

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

- (1) THE EASEMENTS FOR SIDEWALK PURPOSES AS DEDICATED.
- (2) THE EASEMENTS FOR SCENIC PRESERVATION PURPOSES AS DEDICATED.
- (3) THE VEHICULAR ACCESS RIGHTS TO ANTONIO PARKWAY AND OSO PARKWAY AS
RELEASED AND RELINQUISHED.
- (4) LOTS D, E, F, G AND H AS DEDICATED.

DATED THIS 16th DAY OF September, 1997.

[Signature]
DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS



SHEET 2 OF 5 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 14492

TRACT NO. 15396

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

JANUARY 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

DATE OF SURVEY:
OCTOBER 1996

3 LOTS AND LOTS A THROUGH I

45.697 ACRES

LAS FLORES COMMUNITY, L.P.

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

SIGNATURE OMISSIONS:

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

NONE.

ON THIS 11th DAY OF JUNE, 1997, BEFORE ME,
DEBRA HOUSTON, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED MATTHEW OSGOOD AND
DONALD B. MARTIN, 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 4/30/99.
Debra Houston MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY.

DEBRA HOUSTON
PRINT NAME

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S.
HORIZONTAL CONTROL STATION GPS NO. 0198 AND STATION GPS NO. 0742
BEING N59°45'15"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE
COUNTY SURVEYOR.

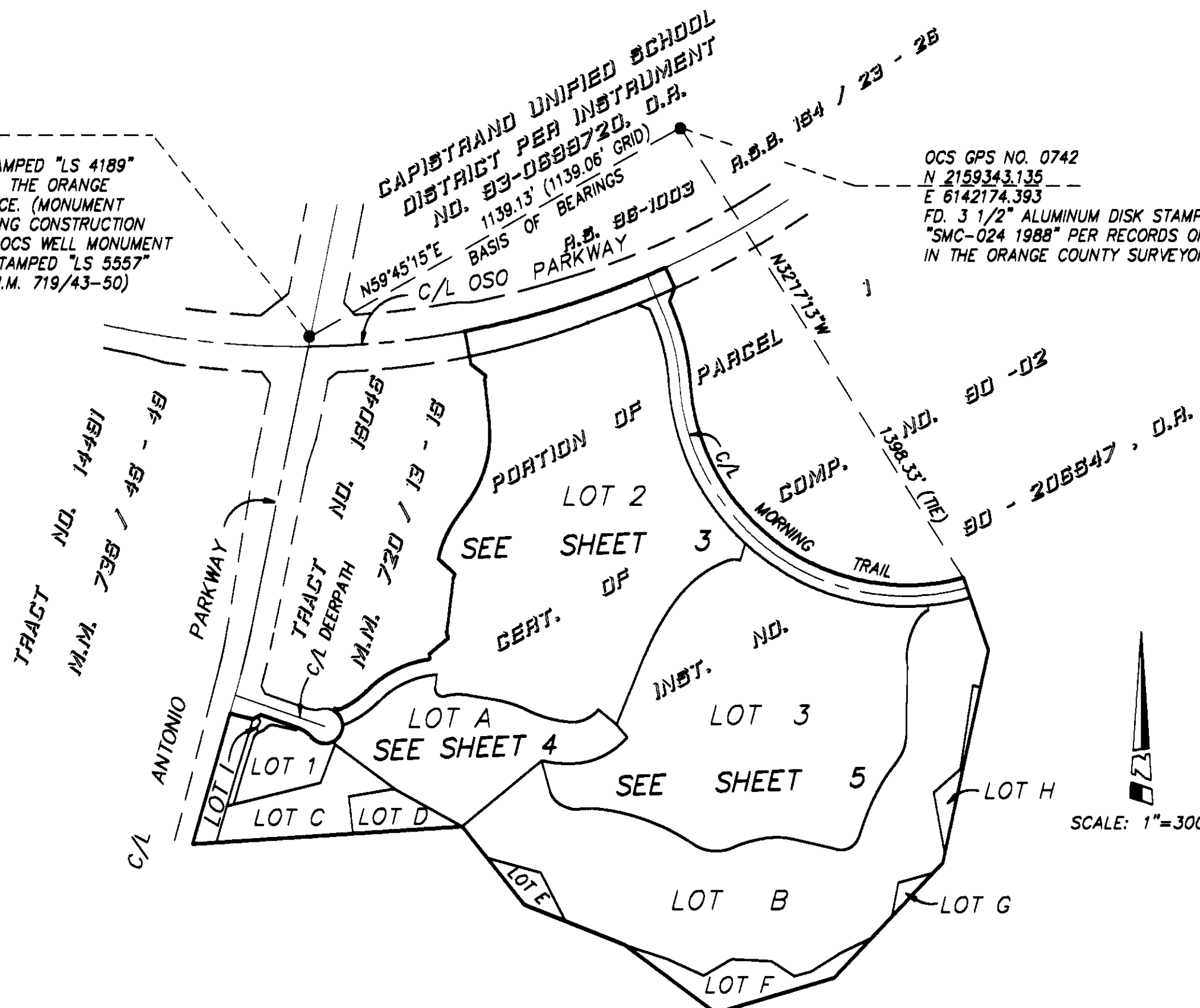
DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM,
(CCS83) ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT.)ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN
GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99993888.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
 - 1 INDICATES FOUND 2" I.P. W/TAG "L.S. 5557" PER TRACT NO. 15046, M.M. 720/13-15.
 - 2 INDICATES LOCATION OF 2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER
STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET WITHIN
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
 - INDICATES LOCATION OF 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. 15046, M.M. 720/13-15.
 - INDICATES LOCATION OF 1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER
STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET WITHIN
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- 2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557"
OR LEAD, TACK & TAG "L.S. 5557" TO BE SET AT ALL INTERIOR LOT CORNERS
WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

OCS GPS NO. 0198
N 2158769.375
E 6141190.391
FD. SPIKE & WASHER STAMPED "LS 4189"
PER RECORDS ON FILE IN THE ORANGE
COUNTY SURVEYORS OFFICE. (MONUMENT
WILL BE DESTROYED DURING CONSTRUCTION
AND REPLACED WITH AN OCS WELL MONUMENT
WITH A 2" BRASS CAP STAMPED "LS 5557"
PER TRACT NO. 15047, M.M. 719/43-50)



OCS GPS CONTROL AND SHEET INDEX MAP

TRACT NO. 15396
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

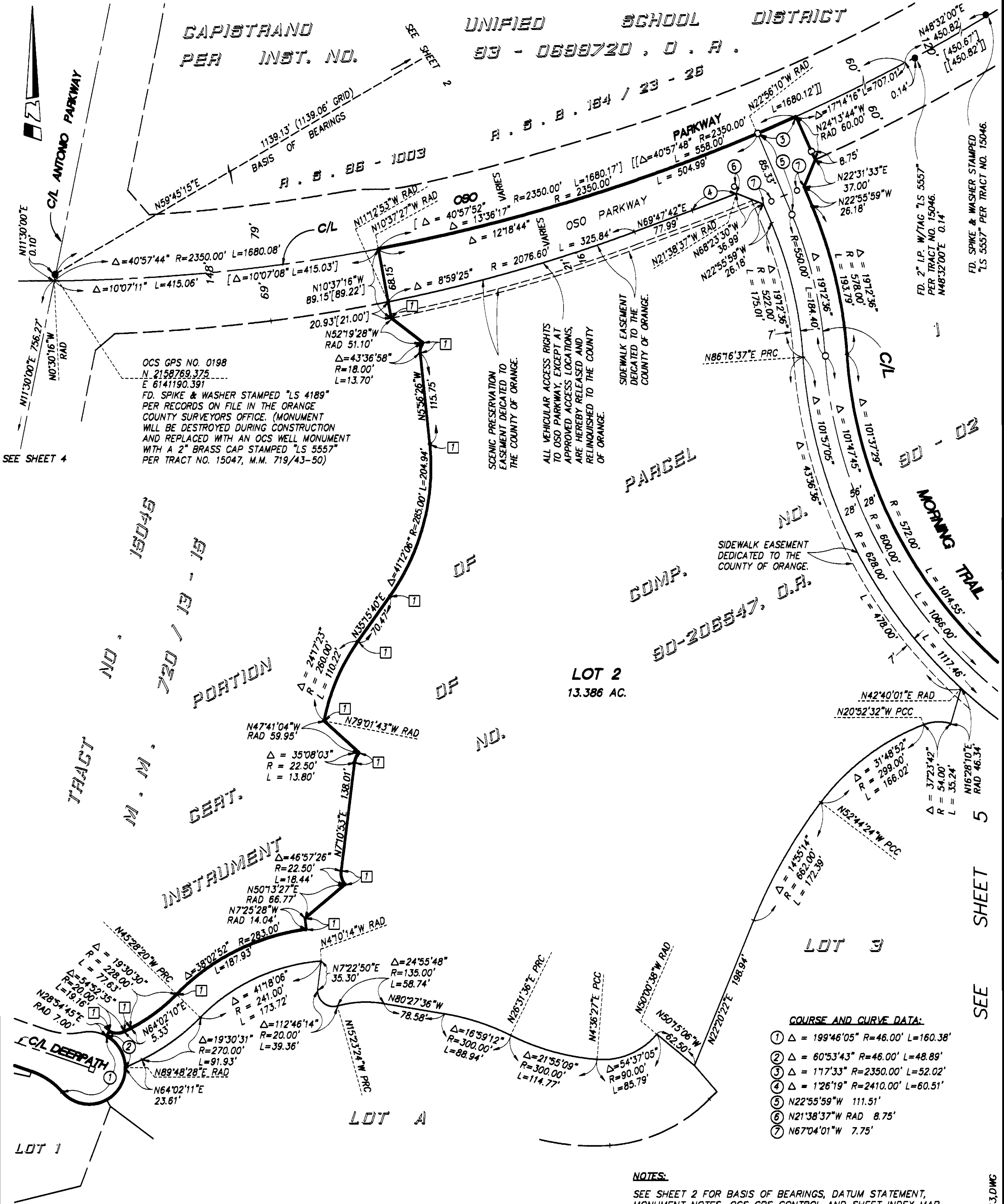
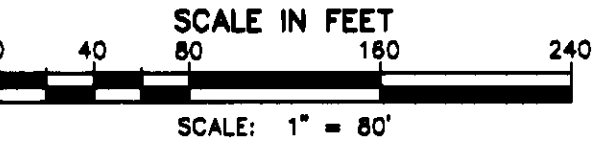
JANUARY 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

3 LOTS AND LOTS A THROUGH I

45.697 ACRES



SEE SHEET 4

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, OCS GPS CONTROL AND SHEET INDEX MAP.

LOTS A,B,C AND I ARE FOR LANDSCAPING AND OPEN SPACE AND ARE NOT SEPARATE BUILDING SITES.

LOTS D,E,F,G AND H ARE FOR REGIONAL PARK.

[] INDICATES RECORD PER TRACT NO. 15046, M.M. 720/13-15.

[[]] INDICATES RECORDS PER R.S. 96-1003, R.S.B. 154/23-26.

