

SHEET 1 OF 4 SHEETS

# TRACT MAP NO. 17342

## IN THE CITY OF TUSTIN COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE LAND ALLOTTED TO LEONOR YORBA DE ROWLAND AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA WHICH ENTERED SEPTEMBER 12, 1868, IN BOOK B, PAGE 410, OF JUDGEMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, RECORDS OF ORANGE COUNTY, CALIFORNIA.

RALPH W. GUIDA, IV L.S. 7076 AUGUST 2010  
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE REQUEST OF THE  
FIDELITY NATIONAL TITLE COMPANY

DATE: November 4, 2011  
TIME: 10:52 AM FEE: \$16.00  
INSTRUMENT NO. 2011000560176  
BOOK 906 PAGE 44-47 mlh

TOM DALY  
COUNTY CLERK-RECORDER  
BY: Rui Hermillo  
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 IN FEE TITLE TO THE PUBLIC FOR STREET PURPOSES: PROSPECT AVENUE AND SEVENTEENTH STREET.

WE HEREBY DEDICATE TO THE CITY OF TUSTIN VEHICULAR ACCESS RIGHTS ALONG PROSPECT AVENUE AND SEVENTEENTH STREET EXCEPT AT DRIVEWAY LOCATIONS.

WE HEREBY DEDICATE TO THE CITY OF TUSTIN THE EASEMENTS FOR DRIVEWAY PURPOSES AS DEDICATED HEREON.

WE HEREBY RETAIN LOT A FOR PARKING LOT AND RELATED PURPOSES.

GRE TUSTIN FINANCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
By: Greenlaw Partners, LLC, a California Limited Liability Company  
ITS: Investment Manager

PRINT NAME AND TITLE Wilbur H. Smith, III, President.

ALLSTATE LIFE INSURANCE COMPANY, AN ILLINOIS CORPORATION, BENEFICIARY PER DEED OF TRUST RECORDED JUNE 8, 2007 AS INST. No. 2007000366156, OFFICIAL RECORDS

Mark A. Bishop  
NAME: Mark A. Bishop  
TITLE: Authorized Signatory

Suzanne M. Weiss  
NAME: Suzanne M. Weiss  
TITLE: Authorized Signatory

### NOTARY ACKNOWLEDGMENT:

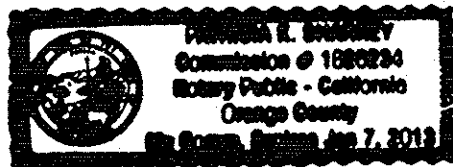
STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON DECEMBER 22, 200 BEFORE ME, PATRICIA K. SHARKEY, Notary Public PERSONALLY APPEARED Wilbur H. Smith, III WHO 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/HEY 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE Patricia K. Sharkey



### NOTARY ACKNOWLEDGMENT:

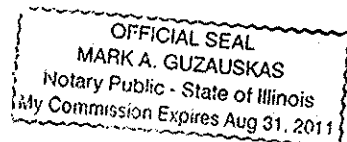
STATE OF ~~CALIFORNIA~~ Illinois  
COUNTY OF Cook

ON January 20, 2011 BEFORE ME, Mark A. Guzauskas, Notary Public PERSONALLY APPEARED Mark A. Bishop WHO 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/HEY 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE Mark A. Guzauskas



### NOTARY ACKNOWLEDGMENT:

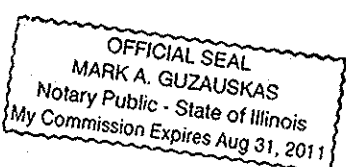
STATE OF ~~CALIFORNIA~~ Illinois  
COUNTY OF Cook

ON January 20, 2011 BEFORE ME, Mark A. Guzauskas, Notary Public PERSONALLY APPEARED Suzanne M. Weiss WHO 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/HEY 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE Mark A. Guzauskas



### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GRE TUSTIN FINANCIAL, LLC, IN AUGUST, 2010. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Ralph W. Guida, IV  
RALPH W. GUIDA, IV  
L.S. 7076  
EXP. 12/31/2012  
DATE 11-24-10

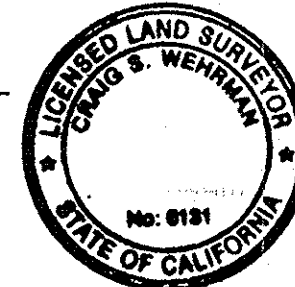


### COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 1st DAY OF November, 2011.

Raymond L. Mathe  
RAYMOND L. MATHE, COUNTY SURVEYOR  
L.S. 6185  
EXPIRATION DATE: 3-31-12

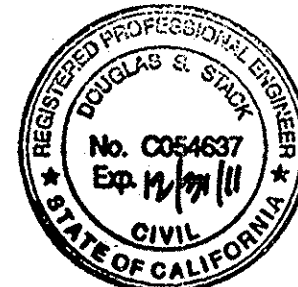


### CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 20th DAY OF July, 2011.

Douglas S. Stack  
DOUGLAS S. STACK  
P.C.E. NO. 54637  
EXPIRATION DATE: DECEMBER 31, 2011  
CITY ENGINEER OF THE CITY OF TUSTIN



### CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA )  
CITY OF TUSTIN )SS  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF TUSTIN AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF July, 2011 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION IN FEE TITLE FOR STREET PURPOSES OF: PROSPECT AVENUE AND SEVENTEENTH STREET; AND DID ALSO ACCEPT THE DEDICATION OF VEHICULAR ACCESS RIGHTS ALONG PROSPECT AVENUE AND SEVENTEENTH STREET EXCEPT AT DRIVEWAY LOCATIONS; AND DID ALSO ACCEPT THE EASEMENTS FOR DRIVEWAY PURPOSES AS DEDICATED HEREON.

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

DATED THIS DAY OF 21st DAY OF July, 2011.

Pamela Stoker  
PAMELA STOKER  
CITY CLERK OF TUSTIN

BY: Patricia K. Sharkey  
DEPUTY

### COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

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 CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 13th DAY OF October, 2011.

Shari L. Freidenrich  
SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: Mac Anderson  
DEPUTY TREASURER-TAX COLLECTOR

### NOTE:

SEE SHEET 2 FOR GPS CONTROL, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND, AND SIGNATURE OMISSIONS  
SEE SHEET 3 FOR BOUNDARY AND MONUMENT NOTES  
SEE SHEET 4 FOR EASEMENT DETAIL AND EASEMENT NOTES

SHEET 2 OF 4 SHEETS

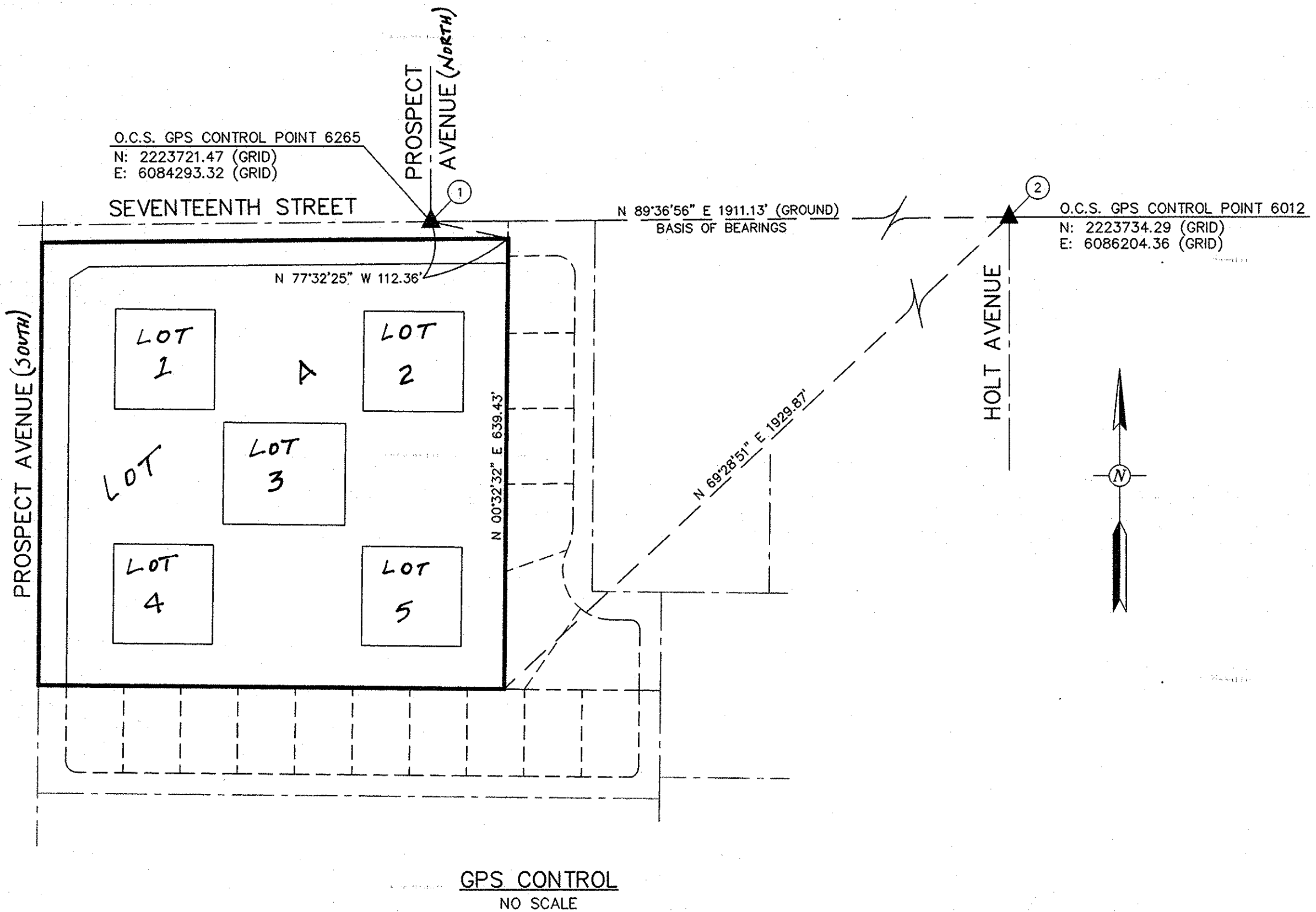
# TRACT MAP NO. 17342

## IN THE CITY OF TUSTIN

### COUNTY OF ORANGE, STATE OF CALIFORNIA

LOTS: 5 NUMBERED 1 LETTERED  
ACREAGE: 419,269 SQ. FT. 9.625 AC. GROSS  
372,157 SQ. FT. 8.544 AC. NET  
DATE OF SURVEY: AUGUST, 2010  
ALL OF TENTATIVE TRACT MAP NO. 17342

RALPH W. GUIDA, IV L.S. 7076 AUGUST 2010  
FOR CONDOMINIUM PURPOSES



#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6265 AND STATION GPS NO. 6012 BEING NORTH 89°36'56" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

#### DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2007.0 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997936, *PER OCS GPS CONTROL POINT 6265.*

#### LEGEND

SFN	SEARCHED, FOUND NOTHING, SET NOTHING
(R1)	RECORD DATA PER TRACT NO. 4483, M.M. 160/10-11
(R2)	RECORD DATA PER TRACT NO. 2922, M.M. 101/47-48
(R3)	RECORD DATA PER PARCEL MAP, P.M.B. 51/27
●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
▲	O.C.S. GPS STATION
—	BOUNDARY
---	LOT LINE
- - -	CENTERLINE
PRO	PROPORTION

#### SIGNATURE OMISSIONS:

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

1. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1959, BOOK 4778, PAGE 169, OFFICIAL RECORDS.
2. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1959, BOOK 4778, PAGE 174, OFFICIAL RECORDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 18, 1972, INSTRUMENT NO. 19942, BOOK 10282, PAGE 358, OFFICIAL RECORDS.
4. THE CITY OF TUSTIN, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND DRAINAGE PURPOSES, RECORDED SEPTEMBER 27, 1972, BOOK 10345, PAGE 949, OFFICIAL RECORDS.
5. TUSTIN WATER WORKS, HOLDER OF AN EASEMENT FOR UNDERGROUND WATER SUPPLY SYSTEM PURPOSES, RECORDED APRIL 10, 1973, BOOK 10637, PAGE 652, OF OFFICIAL RECORDS.
6. THE CITY OF TUSTIN, HOLDER OF AN EASEMENT FOR TRAFFIC CONTROL PURPOSES, RECORDED APRIL 27, 1977, BOOK 12166, PAGE 998, OF OFFICIAL RECORDS.

#### NOTE:

SEE SHEET 3 FOR BOUNDARY AND MONUMENT NOTES  
SEE SHEET 4 FOR EASEMENT DETAIL AND EASEMENT NOTES

**DUPLICATE**



SHEET 4 OF 4 SHEETS

# TRACT MAP NO. 17342

## IN THE CITY OF TUSTIN

### COUNTY OF ORANGE, STATE OF CALIFORNIA

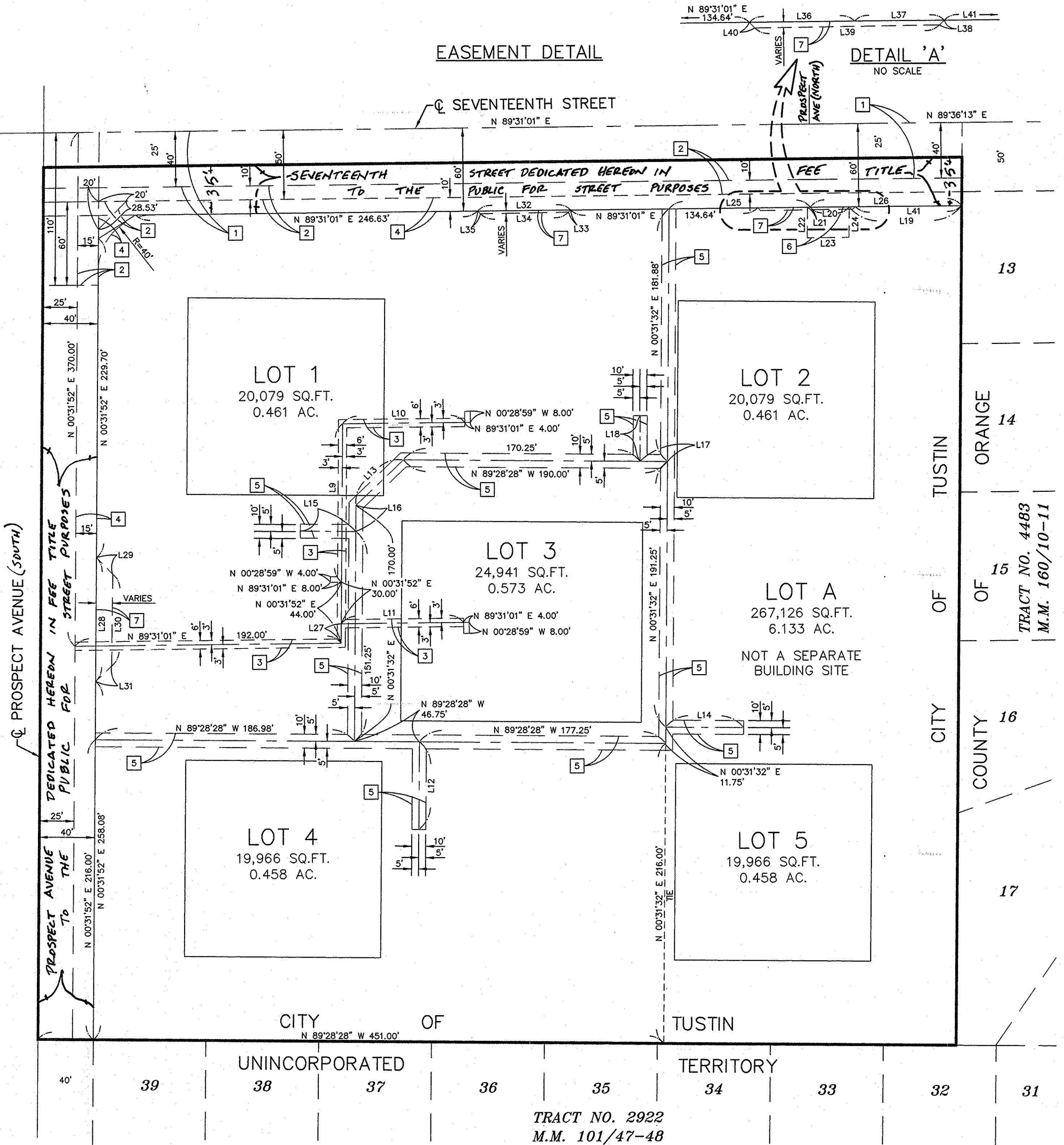
LOTS: 5 NUMBERED 1 LETTERED  
ACREAGE: 419,269 SQ. FT. 9.625 AC. GROSS  
372,157 SQ. FT. 8.544 AC. NET  
DATE OF SURVEY: AUGUST, 2010  
ALL OF TENTATIVE TRACT MAP NO. 17342

RALPH W. GUIDA, IV L.S. 7076 AUGUST 2010  
FOR CONDOMINIUM PURPOSES

#### EASEMENT DETAIL

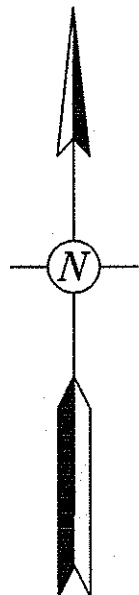
#### DETAIL 'A'

NO SCALE



LINE	BEARING	LENGTH
L9	N 00°31'52" E	114.00'
L10	N 89°31'01" E	88.00'
L11	N 89°31'01" E	88.00'
L12	N 00°31'32" E	63.00'
L13	N 46°22'51" E	47.38'
L14	N 89°28'28" W	56.00'
L15	N 89°28'28" W	40.00'
L16	N 00°31'32" E	18.75'
L17	N 89°28'28" W	19.75'
L18	N 00°31'32" E	33.00'
L19	N 89°36'13" E	80.98'
L20	N 89°36'13" E	27.94'
L21	N 89°31'01" E	2.06'
L22	N 00°32'20" E	22.00'
L23	N 89°36'13" E	30.00'
L24	N 00°32'20" E	22.00'
L25	N 89°31'01" E	101.78'

LINE	BEARING	LENGTH
L26	N 89°36'13" E	108.92'
L27	N 00°31'52" E	14.00'
L28	N 00°31'52" E	89.27'
L29	N 44°24'05" W	16.91'
L30	N 00°48'51" E	66.00'
L31	N 46°19'03" E	16.20'
L32	N 89°31'01" E	67.10'
L33	N 46°08'10" E	2.27'
L34	N 89°06'12" E	63.45'
L35	N 45°11'06" W	2.84'
L36	N 89°31'01" E	37.84'
L37	N 89°36'13" E	32.32'
L38	N 45°12'15" E	2.46'
L39	N 89°14'52" E	66.45'
L40	N 43°43'07" W	2.85'
L41	N 89°36'13" E	76.60'



SCALE: 1" = 50'

#### EASEMENT NOTES:

- 40.00 FOOT EASEMENT TO THE COUNTY OF ORANGE FOR STREET, HIGHWAY, AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1959, BOOK 4778, PAGE 169, OFFICIAL RECORDS.
- VARIABLE WIDTH EASEMENT TO THE COUNTY OF ORANGE FOR STREET, HIGHWAY, AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1959, BOOK 4778, PAGE 174, OFFICIAL RECORDS.
- 6.00 FOOT WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 18, 1972, INSTRUMENT NO. 19942, BOOK 10282, PAGE 358, OFFICIAL RECORDS.
- VARIABLE WIDTH EASEMENT TO THE CITY OF TUSTIN FOR STREET, HIGHWAY, AND DRAINAGE PURPOSES, RECORDED SEPTEMBER 27, 1972, BOOK 10345, PAGE 949, OFFICIAL RECORDS.
- 10.00 FOOT WIDE EASEMENT TO TUSTIN WATER WORKS FOR UNDERGROUND WATER SUPPLY SYSTEM PURPOSES, RECORDED APRIL 10, 1973, BOOK 10637, PAGE 652, OF OFFICIAL RECORDS.
- 22.00 FOOT BY 30.00 FOOT EASEMENT TO THE CITY OF TUSTIN FOR TRAFFIC CONTROL PURPOSES, RECORDED APRIL 27, 1977, BOOK 12166, PAGE 998, OF OFFICIAL RECORDS.
- VARIABLE WIDTH EASEMENT TO THE CITY OF TUSTIN FOR DRIVEWAY PURPOSES DEDICATED HEREON.

#### NOTE:

SEE SHEET 2 FOR GPS CONTROL, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND, AND SIGNATURE OMISSIONS

SEE SHEET 3 FOR BOUNDARY AND MONUMENT NOTES