

SHEET 1 OF 4 SHEETS
NO. OF LOTS: 1
ACREAGE: 18.48 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 10291)

BLOCK: 5155
MODULES: 36-37

DUPLICATE TRACT NO. 12733

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF PARCEL NO. 1, OF PARCEL MAP FILED IN BOOK 131, PAGES 9 THROUGH 13, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

JOHN E. VIGIL

R.C.E. 19481

DATE OF SURVEY: SEPTEMBER, 1985
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF

World Title Svc. Co.
DATE April 10, 1987
TIME 11:35 A.M. FEE \$ 12.00
INSTRUMENT # 87-196775
BOOK 577 PAGE 1 M.M.

LEE A. BRANCH

COUNTY RECORDER

BY John E. Vigil
DEPUTY

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: OSO PARKWAY AND ALISO NIGUEL.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. THE EASEMENT FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AND ALISO NIGUEL EXCEPT AT STREET INTERSECTIONS.

WE ALSO HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT THE EASEMENTS FOR WATER AND SANITARY SEWER PURPOSES AS SHOWN ON SAID MAP. SAID EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED MAY 2, 1980 IN BOOK 13597, PAGES 195 THROUGH 197, INCLUSIVE, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ALL ENCUMBRANCES OFFERED BY THE OWNERS OR THEIR SUCCESSORS OR ASSIGNS HEREIN SHALL BE SUBORDINATE TO THE RIGHTS OF THE COUNTY OF ORANGE AT SUCH TIME AS THE DEDICATIONS ARE ACCEPTED BY SAID COUNTY OF ORANGE.

VILLAGE NIGUEL, A CALIFORNIA LIMITED PARTNERSHIP BY: SHAPELL INDUSTRIES INC., A CORPORATION, AS MANAGING PARTNER.

Nathan Shapell
PRESIDENT
Margaret Leong
SECRETARY

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

ON THIS 27TH DAY OF FEBRUARY 19 87, BEFORE ME, Bette Jo Howlett, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED NATHAN SHAPELL AND MARGARET LEONG, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SHAPELL INDUSTRIES, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION. SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF VILLAGE NIGUEL, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH MANAGING PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

MY COMMISSION EXPIRES Mar. 26, 1989.

Bette Jo Howlett
NOTARY PUBLIC IN AND FOR SAID STATE
BETTE JO HOWLETT

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

WORLD TITLE COMPANY (TRUSTEE) PER DEED OF TRUST RECORDED AS INST. # 85-511774, OFFICIAL RECORDS

John M. Stewart
VICE-PRESIDENT

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

ON THIS 17TH DAY OF March 19 87, BEFORE ME, DeAnn Camplain, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JOHN M. STEWART, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE-PRESIDENT OF WORLD TITLE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

MY COMMISSION EXPIRES 1-4-89.

DeAnn Camplain
NOTARY PUBLIC IN AND FOR SAID STATE
DE ANN CAMPLAIN

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

FIRST INTERSTATE BANK OF CALIFORNIA (TRUSTEE AND BENEFICIARY) PER DEED OF TRUST RECORDED AS INST. # 85-511778, OFFICIAL RECORDS.

Charles D. Cline
VICE-PRESIDENT
CHARLES D. CLINE

Catherine C. Danigelis
ASSISTANT VICE-PRESIDENT
CATHERINE C. DANIGELIS

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

ON THIS 10TH DAY OF March 19 87, BEFORE ME, C. RIVERA, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES D. CLINE AND CATHERINE C. DANIGELIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE-PRESIDENT AND ASSISTANT VICE-PRESIDENT, RESPECTIVELY, OF FIRST INTERSTATE BANK OF CALIFORNIA, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

MY COMMISSION EXPIRES 1988.

C. Rivera
NOTARY PUBLIC IN AND FOR SAID STATE
C. RIVERA

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

THE SIGNATURE OF THE COUNTY OF ORANGE, EASEMENT HOLDER PER DEEDS RECORDED IN BOOK 9557, PAGE 989, AND IN BOOK 9558, PAGE 1, ALL OF OFFICIAL RECORDS OF ORANGE COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(4) OF THE SUBDIVISION MAP ACT, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE. (ROAD PURPOSES)

PLEASE NOTE: PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE PROPOSED SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN SEPTEMBER, 1985 WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND 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.

SEE SEAL BELOW

John E. Vigil
JOHN E. VIGIL, R.C.E. NO. 19481
MY REGISTRATION EXPIRES 9/30/89

I HEREBY CERTIFY 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 20TH DAY OF March 1987.

C. R. NELSON
COUNTY SURVEYOR

BY John Camplain
DEPUTY

STATE OF CALIFORNIA } s.s.
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 7th DAY OF April 1987, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(5)(A) OF THE SUBDIVISION MAP ACT, AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION FOR STREET PURPOSES OF: OSO PARKWAY AND ALISO NIGUEL.

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

1. THE EASEMENT FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES AS SHOWN ON SAID MAP.
2. ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AND ALISO NIGUEL AS RELEASED AND RELINQUISHED.

DATED THIS 7th DAY OF April 1987.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

BY Linda D. Roberts

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

I HEREBY 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 7th DAY OF April 1987.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

BY Linda D. Roberts

STATE OF CALIFORNIA } s.s.
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.

DATED THIS 20TH DAY OF March 1987.

ROBERT L. CITRON
COUNTY TREASURER - TAX COLLECTOR

BY Miriam M. Grynulka
DEPUTY TREASURER - TAX COLLECTOR

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL WATER DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 81-26 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES AS SHOWN ON THIS TRACT MAP BY AND BETWEEN THE MOULTON-NIGUEL WATER DISTRICT AND VILLAGE NIGUEL, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

ON THIS 11TH DAY OF March 1987, BEFORE ME, Cyndi Mauver, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARLO H. HABASH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE DIRECTOR OF ENGINEERING OF MOULTON-NIGUEL WATER DISTRICT, A PUBLIC AGENCY, AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID AGENCY AND ACKNOWLEDGED TO ME THAT SUCH PUBLIC AGENCY EXECUTED THE SAME.

MY COMMISSION EXPIRES: November 23, 1990

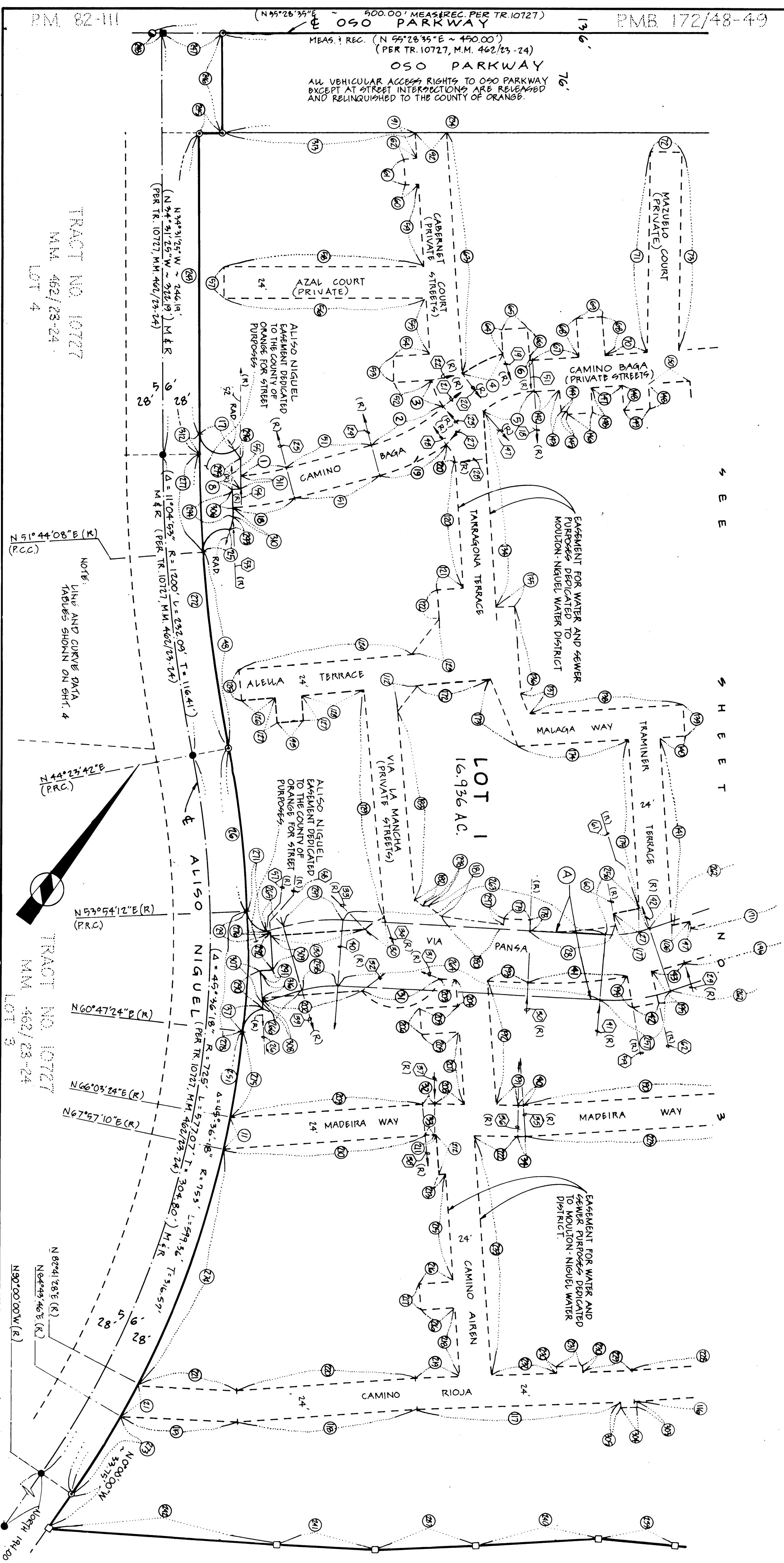
WITNESS MY HAND:

Cyndi Mauver
NOTARY PUBLIC IN AND FOR SAID STATE.
CYNDI MAUVER

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.



TRACT NO. 12733 DUPLICATE
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE
OF CALIFORNIA DATE OF SURVEY: SEPTEMBER, 1985
JOHN E. VIGIL R.C.E. 19461 P.R.C. ENGINEERING



SHEET 3 OF 4 SHEETS
SCALE: 1"=50'
NO. OF LOTS: 1
ACREAGE: 1848 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 10291)
BLOCK: 9155
MODULES: 36-37

TRACT NO. 12733 DUPLICATE
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE
OF CALIFORNIA
JOHN E. VIGIL R.C.E. 19481
DATE OF SURVEY: SEPTEMBER 1905
P.R.C. ENGINEERING

MONUMENTATION NOTES

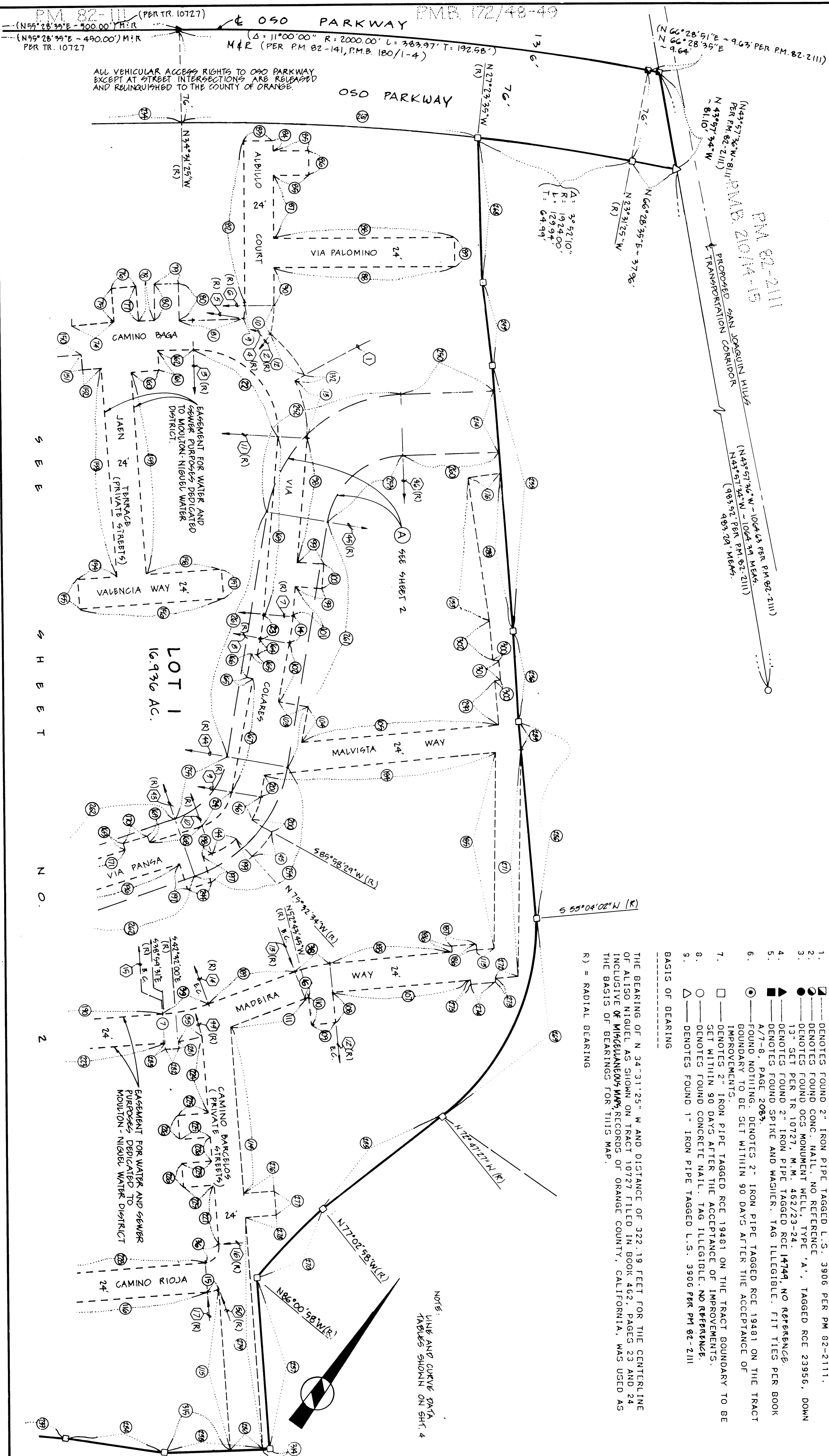
1. DENOTES FOUND 2" IRON PIPE TAGGED L.S. 3906 PER PM 82-2111.
2. DENOTES FOUND CONC. NATL. NO REFERENCE.
3. DENOTES FOUND OCS MONUMENT WELL, TYPE 'A', TAGGED RCE 23956, DOWN 13" SET PER TR 10727, M.M. 462/23-24.
4. DENOTES FOUND 2" IRON PIPE TAGGED RCE 14749, NO REFERENCE.
5. DENOTES FOUND SPIKE AND WASHER. TAG ILLEGIBLE. FIT TIES PER BOOK A/7-8, PAGE 2085.
6. FOUND NOTHING. DENOTES 2" IRON PIPE TAGGED RCE 19481 ON THE TRACT BOUNDARY TO BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS.
7. DENOTES 2" IRON PIPE TAGGED RCE 19481 ON THE TRACT BOUNDARY TO BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS.
8. DENOTES FOUND CONCRETE NAIL. TAG ILLEGIBLE. NO REFERENCE.
9. DENOTES FOUND 1" IRON PIPE TAGGED L.S. 3906 PER PM 82-2111

BASIS OF BEARING

THE BEARING OF N 34°31'25" W AND DISTANCE OF 322.19 FEET FOR THE CENTERLINE OF ALISO NIGUEL AS SHOWN ON TRACT 10727 FILLED IN BOOK 402, PAGES 23 AND 24 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

R) = RADIAL BEARING

NOTE:
LINE AND CURVE DATA
TABLES SHOWN ON SHEET 4



THE UNIVERSITY OF CHICAGO PRESS

12733 DUPLICATE

IN THE UNINCORPORATED TERRITORY OF CALIFORNIA

THE COUNTY OF ORANGE, STATE
DATE OF SURVEY: SEPTEMBER 1985
P.R.C. ENGINEERING

LINE DATA TABLE

674

[illegible]