

SHEET 1 OF 6 SHEETS
3 NUMBERED LOTS
518 UNITS, RESIDENTIAL
CONDOMINIUM ON LOT 1
GROSS ACREAGE: 34.165
NET ACREAGE: 27.709
(ALL OF TENTATIVE
TRACT NO. 16338)

TRACT NO. 16338

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1, AS SHOWN AND DESCRIBED IN THAT CERTAIN
CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 08-8, RECORDED FEBRUARY 28, 1998 AS
INSTRUMENT NO. 19980006927 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: OCTOBER, 2004

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INSURANCE CO.

DATE: AUGUST 30, 2007

TIME: 11:11 AM FEE: \$ 12.00

INSTRUMENT NO. 2007000580 246

BOOK 893 PAGE 1-12 1/4

TOM DALY
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: PACIFIC COAST HIGHWAY, PACIFIC VIEW AVENUE, HUNTINGTON
STREET, FIRST STREET AND ATLANTA AVENUE.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. THE 3.00 FOOT EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN ON SAID MAP.
2. ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS, VILLAGE GREEN PARK AND ACCESS
WAYS WITHIN SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, CLEANING, REPAIRING AND REPLACING THE WATER
SYSTEM WITHIN SAID TRACT.
3. THE EASEMENTS FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.
4. THE EASEMENT FOR ACCESS PURPOSES AS SHOWN ON SAID MAP.
5. THE EASEMENT FOR VILLAGE GREEN PARK AND OPEN SPACE PURPOSES AS SHOWN ON SAID MAP.
6. THE EASEMENT FOR SIDEWALKS, PEDESTRIAN INGRESS, EGRESS AND ACCESS PURPOSES AS SHOWN ON SAID MAP.
7. THE EASEMENT FOR WATERLINE PURPOSES AS SHOWN ON SAID MAP.
8. THE EASEMENT FOR PUBLIC PARK AND OPEN SPACE PURPOSES AS SHOWN ON SAID MAP.
9. THE DOMESTIC WATER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT.
10. THE SANITARY SEWER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT.
11. THE STORM DRAIN SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT.
12. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF HUNTINGTON BEACH:

ALL VEHICULAR ACCESS RIGHTS TO PACIFIC COAST HIGHWAY, FIRST STREET, ATLANTA AVENUE AND HUNTINGTON STREET,
EXCEPT AT LOCATIONS APPROVED BY THE PLANNING COMMISSION.

MAKALLON ATLANTA HUNTINGTON BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
SUCCESSOR TO ATLANTA HUNTINGTON BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: [Signature] NAME: MICHAEL GAGNET
TITLE: EVP - DEVELOPMENT
BY: [Signature] NAME: Douglas S. Kiehl
TITLE: EVP - Operations & Finance

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER
A DEED OF TRUST RECORDED SEPTEMBER 29, 2006 AS INSTRUMENT NO. 2006000691146,
OF OFFICIAL RECORDS AT THE DIRECTION OF THE BENEFICIARY THEREBY SECURED

BY: [Signature] NAME: ED LOQUE
TITLE: ASST. SECRETARY
BY: [Signature] NAME: RONALD J. GOMEZ
TITLE: ASST. SECRETARY

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA } SS

COUNTY OF Orange }

ON July 24, 2007, before me, Lan Greene, Notary Public, PERSONALLY
APPEARED ED LOQUE & RONALD J. GOMEZ, 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/IT/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 ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Lan Greene
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 12/20/08
EXP. DATE: 12/20/08

STATE OF CALIFORNIA } SS
COUNTY OF Orange }

ON July 26, 2007, before me, PILAR SOLANO, Notary Public, PERSONALLY
APPEARED Michael GAGNET and Douglas S. Kiehl, 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/IT/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 ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
PILAR SOLANO
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: MAY 15, 2010
COMMISSION # 1667240

CITY PLANNING COMMISSION CERTIFICATE:

I, SCOTT HESS, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE
TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS 21ST DAY OF AUGUST, 2007.

[Signature]
SCOTT HESS, SECRETARY
CITY OF HUNTINGTON BEACH CITY PLANNING COMMISSION

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 MAKALLON ATLANTA
HUNTINGTON BEACH, IN OCTOBER, 2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY
THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS IN ACCORDANCE WITH THE TERMS OF THE
MONUMENT AGREEMENT; 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.

Rory S. Williams 7/29/07
RORY S. WILLIAMS, L.S. 6654
LICENSE EXPIRES: 12/31/07



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 28TH DAY OF AUGUST, 2007.

BY: [Signature] DEPUTY
RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE: 3/31/08



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 PAYMENT OF TAXES OR SPECIAL ASSESSMENTS
COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 23RD DAY OF August, 2007.

CHRIS W. STREET
COUNTY TREASURER - TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER - TAX COLLECTOR

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 PLANNING
COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN
COMPLIED WITH.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS
TECHNICALLY CORRECT.

DATED THIS 2ND DAY OF August, 2007.

[Signature]
TRAVIS K. HOPKINS
CITY ENGINEER
CITY OF HUNTINGTON BEACH
R.C.E. 60560 EXPIRATION DATE: 12/31/08



CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF
HUNTINGTON BEACH AT REGULAR MEETING THEREOF HELD ON THE 20TH DAY OF AUGUST
2007, 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 FOR STREET PURPOSES
OF: PACIFIC COAST HIGHWAY, PACIFIC VIEW AVENUE, HUNTINGTON STREET, FIRST STREET AND ATLANTA AVENUE
WITHIN THE BOUNDARY OF THIS MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH, SAID APPROVAL TO THE EFFECT UPON
THE APPROVAL OF THE MAP BY THE COUNTY OF ORANGE:

1. THE 3.00 FOOT EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS DEDICATED.
2. THE ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS, VILLAGE GREEN PARK AND
ACCESS WAYS WITHIN SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, CLEANING, REPAIRING AND
REPLACING THE WATER SYSTEM WITHIN SAID TRACT, AS DEDICATED.
3. THE EASEMENTS FOR POLICE AND FIRE DEPARTMENT ACCESS, AS DEDICATED.
4. THE EASEMENT FOR ACCESS PURPOSES, AS DEDICATED.
5. THE EASEMENT FOR VILLAGE GREEN PARK AND OPEN SPACE PURPOSES, AS DEDICATED.
6. THE EASEMENT FOR PEDESTRIAN INGRESS, EGRESS AND ACCESS PURPOSES, AS DEDICATED.
7. THE EASEMENT FOR WATERLINE PURPOSES AS DEDICATED.
8. THE EASEMENT FOR PUBLIC PARK AND OPEN SPACE PURPOSES AS DEDICATED.
9. THE DOMESTIC WATER SYSTEM AND APPURTENANCES AS DEDICATED.
10. THE SANITARY SEWER SYSTEM AND APPURTENANCES AS DEDICATED.
11. THE STORM DRAIN SYSTEM AND APPURTENANCES AS DEDICATED.
12. THE VEHICULAR ACCESS RIGHTS TO PACIFIC COAST HIGHWAY, FIRST STREET, ATLANTA AVENUE AND HUNTINGTON
STREET, AS RELEASED AND RELINQUISHED.

THE CITY COUNCIL APPROVED THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)&(C)
OF THE SUBDIVISION MAP ACT, SAID APPROVAL TO THE EFFECT UPON THE APPROVAL OF THE MAP BY THE COUNTY
OF ORANGE.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS
TECHNICALLY CORRECT.

DATED THIS 22ND DAY OF August, 2007.

JOAN L. FLYNN
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

BY: [Signature] (DEPUTY)

SHEET 2 OF 6 SHEETS
3 NUMBERED LOTS
516 UNITS, RESIDENTIAL
CONDOMINIUM ON LOT 1
GROSS ACREAGE: 34.165
NET ACREAGE: 27.709
(ALL OF TENTATIVE
TRACT NO. 16338)

TRACT NO. 16338
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: OCTOBER, 2004

SIGNATURE OMISSIONS:

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

ROBERT J. NORTHAM AND THE STEARNS RANCHO COMPANY, HOLDER OF AN EASEMENT FOR ROADS, AQUEDUCTS, DITCHES, PIPES, FLUMES, OR OTHER CONDUITS OF WATER RECORDED JANUARY 25, 1899 IN BOOK 40, PAGE 92 OF DEEDS. NOT PLOTTABLE. (WILL BE ELIMINATED UPON TRACT MAP RECORDATION)

THE STEARNS RANCHOS COMPANY, HOLDER OF AN EASEMENT FOR ROADS, RAILROADS AND DITCHES, AND THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS INTO OR BY SAID LAND, AND ALSO THE RESERVATION OF THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND RECORDED SEPTEMBER 4, 1902 IN BOOK 30, PAGE 351 OF DEEDS AND AUGUST 7, 1899 IN BOOK 30, PAGE 178 OF DEEDS. NOT PLOTTABLE. (WILL BE ELIMINATED UPON TRACT MAP RECORDATION)

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED MAY 5, 1904 IN BOOK 103, PAGE 313 OF DEEDS.

HUNTINGTON BEACH COMPANY, HOLDER OF AN EASEMENT FOR ROAD RESERVATION RECORDED AUGUST 8, 1904 IN BOOK 108, PAGE 127 OF DEEDS AND BY OTHERS IN VARIOUS DEEDS OF RECORD.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAY RECORDED DECEMBER 15, 1950 IN BOOK 2116, PAGE 476 OF OFFICIAL RECORDS. LIES WITHIN HUNTINGTON STREET.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR HIGHWAY RECORDED DECEMBER 29, 1950 IN BOOK 2122, PAGE 267 OF OFFICIAL RECORDS. LIES WITHIN HUNTINGTON STREET.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1961 IN BOOK 5582, PAGE 197 OF OFFICIAL RECORDS. LIES WITHIN HUNTINGTON STREET.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC STREET, UTILITY AND INCIDENTAL PURPOSES RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 201 OF OFFICIAL RECORDS. LIES WITHIN FIRST STREET.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES RECORDED NOVEMBER 14, 1968 IN BOOK 8787, PAGE 837 OF OFFICIAL RECORDS. LIES WITHIN PACIFIC COAST HIGHWAY.

HUNTINGTON BEACH COMPANY, HOLDER OF EASEMENTS FOR MONITORING WELLS AND INCIDENTAL PURPOSES RECORDED MAY 9, 1996 AS INSTRUMENT NO. 19960234743 OF OFFICIAL RECORDS. NOT PLOTTABLE.

PACIFIC ELECTRIC RAILWAY COMPANY, OWNER OF MINERAL AND OIL RIGHTS RECORDED SEPTEMBER 13, 1960 IN BOOK 5413, PAGE 446 OF OFFICIAL RECORDS, AND SEPTEMBER 13, 1960 IN BOOK 5413, PAGE 449 OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, OWNER OF MINERAL RIGHTS RECORDED JANUARY 13, 1960 IN BOOK 5051, PAGE 383 OF OFFICIAL RECORDS.

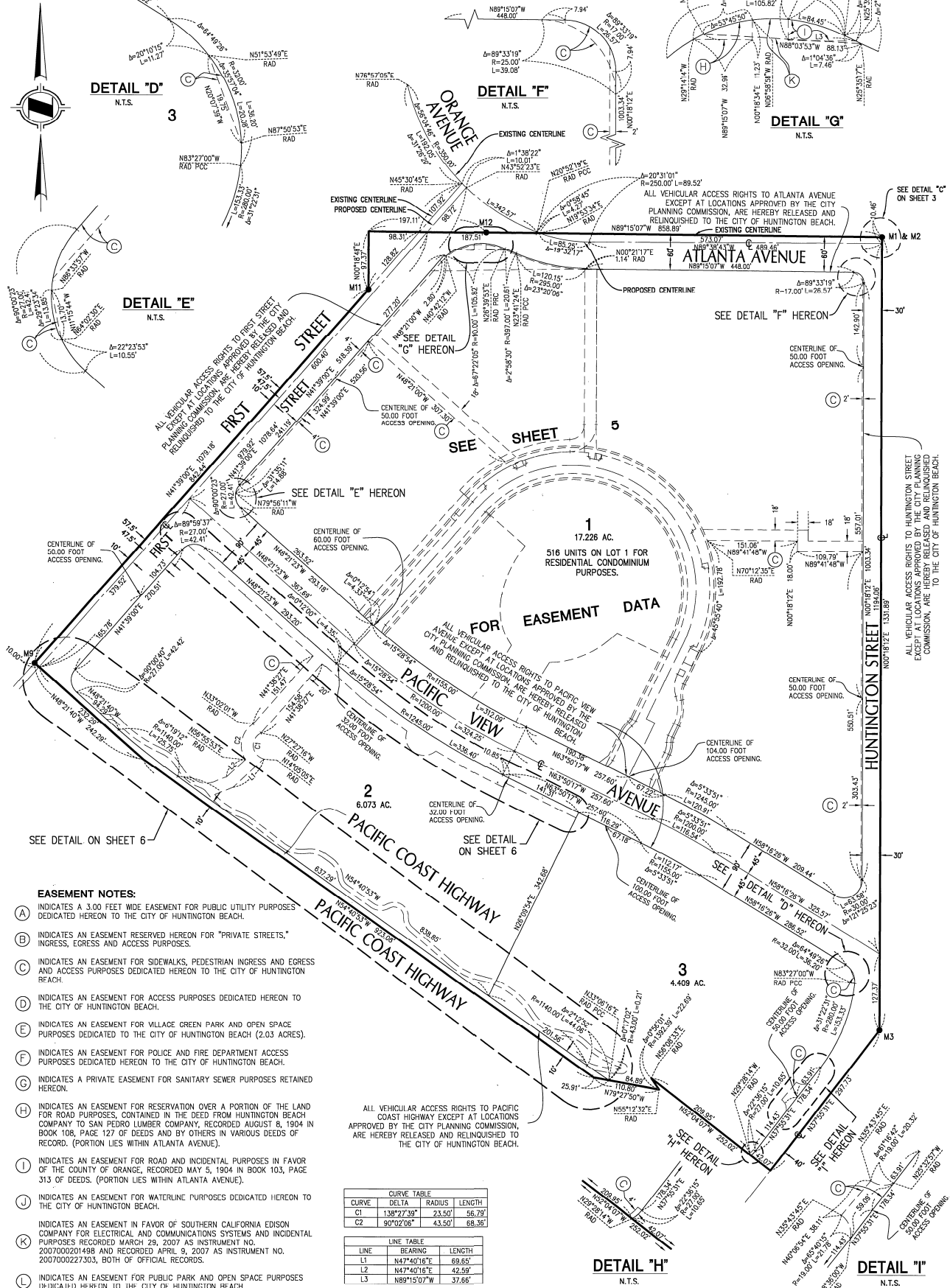
SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR ELECTRICAL AND COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES RECORDED MARCH 29, 2007 AS INSTRUMENT NO. 2007000201498 AND RECORDED APRIL 9, 2007 AS INSTRUMENT NO. 2007000227303, BOTH OF OFFICIAL RECORDS.

SHEET 4 OF 6 SHEETS
 SCALE: 1"=100'
 3 NUMBERED LOTS
 516 UNITS, RESIDENTIAL
 CONDOMINIUM ON LOT 1
 GROSS ACREAGE: 34.165
 NET ACREAGE: 27.709
 (ALL OF TENTATIVE
 TRACT NO. 16338)

TRACT NO. 16338

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
 RORY S. WILLIAMS, L.S. 0054 DATE OF SURVEY: OCTOBER, 2004



SHEET 5 OF 6 SHEETS
 SCALE: 1"=50'
 3 NUMBERED LOTS
 516 UNITS, RESIDENTIAL
 CONDOMINIUM ON LOT 1
 GROSS ACREAGE: 34.165
 NET ACREAGE: 27.709
 (ALL OF TENTATIVE TRACT NO.
 16338)

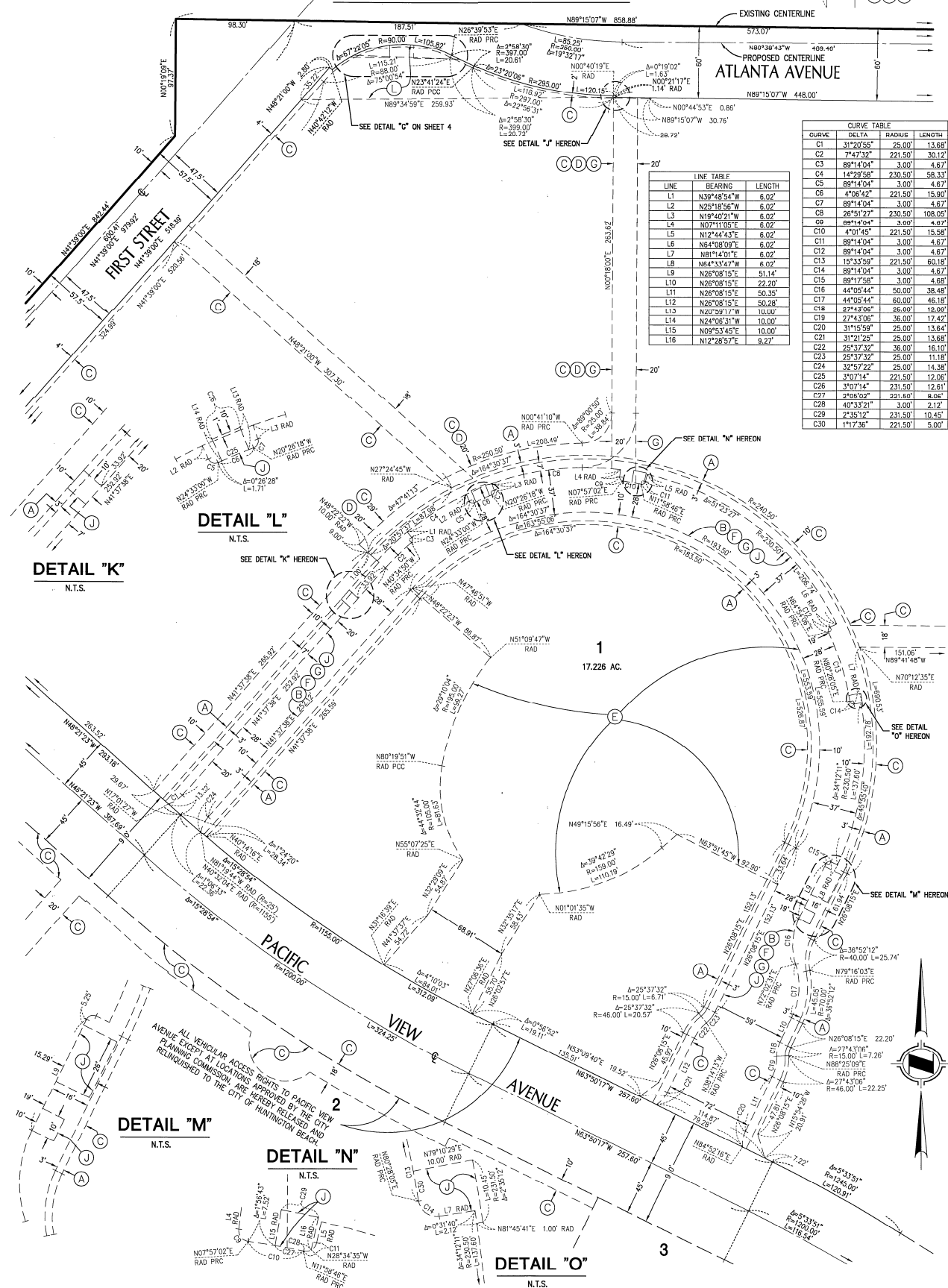
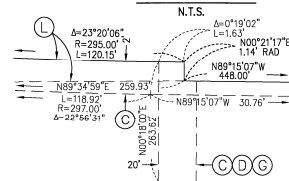
TRACT NO. 16338

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
 RORY S. WILLIAMS, L.S. 0654 DATE OF SURVEY: OCTOBER, 2004

LOT 1 EASEMENT DETAIL SHEET

DETAIL "J"



TRACT NO. 16338

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6664 DATE OF SURVEY: OCTOBER, 2004
LOTS 2 AND 3 EASEMENT DETAIL SHEET

SHEET 6 OF 8 SHEETS
SCALE: 1"=30'
3 NUMBERED LOTS
516 UNITS, RESIDENTIAL
CONDOMINIUM ON LOT 1
GROSS ACREAGE: 34.185
NET ACREAGE: 27.709
(ALL OF TENTATIVE TRACT NO. 16338)

