

SHEET 1 OF 2

TRACT No. 16607

ALL OF TENTATIVE TRACT No. 16607
TOTAL LOTS: ONE (1)
TOTAL ACRES: 2.000 AC.
DATE OF SURVEY: OCTOBER, 2004

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

PIAI ENGINEERING INC., VICTOR PIAI R.C.E. 20327
OCTOBER, 2004

ACCEPTED AND FILED AT THE
REQUEST OF
Investors Title
DATE **April 26, 2006**
TIME **5:24 PM** FEES **10.00**
INSTRUMENT # **200600280087**
BOOK **880** PAGE **35-36**

TOM DALY
CLERK-RECORDER
BY **Sammy Family**
DEPUTY

OWNER'S 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 RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:
1. ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.
2. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

SPRING GARDEN VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER.

BY: **Siraj Hassanally**
SIRAJ HASSANALLY - MANAGING MEMBER

FAR EAST NATIONAL BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT No. 2005000707415, OFFICIAL RECORDS

BY: **Jennifer Fung**
VICE PRESIDENT
BY: **Alice ABBEY-LEE**
ASST. SEC.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
ON THIS 23rd DAY OF February, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Siraj Hassanally, PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

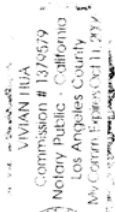
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
VIVIAN HUA
(PRINT NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES Oct. 11, 2006

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
ON THIS 23rd DAY OF February, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jennifer Fung AND Alice Abbey-Lee, 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:

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
VIVIAN HUA
(PRINT NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES Oct. 11, 2006



SIGNATURE OMISSIONS:

- PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(I)-(VIII) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:
- AN EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, A CORPORATION, RECORDED 9-4-86 AS INSTR. No. 86-403712, OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.
 - AN EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED 5-30-86 AS INSTR. No. 86-224653, OFFICIAL RECORDS. SAID EASEMENT AFFECTS 2 STRIPS OF LAND, EACH 6 FEET WIDE.
 - AN EASEMENT FOR PIPELINE & INCIDENTAL PURPOSES IN FAVOR OF H.E. YOCKEY AND LILLEY B. YOCKEY SUCCESSORS AND ASSIGNS, RECORDED 8-15-36 IN BOOK 841 PAGE 157, OFFICIAL RECORDS.

ENGINEER'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 ORDINANCES AT THE REQUEST OF SIRAJ HASSANALLY IN OCTOBER, 2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS 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.



[Signature]
VICTOR J. PIAI R.C.E. 20327
EXPIRES 8-30-07

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.

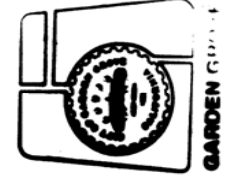


DATED 13th DAY OF March, 2006.
[Signature]
WILLIAM E. MURRAY, R.C.E. 50353
EXPIRES 8-30-07
CITY ENGINEER, CITY OF GARDEN GROVE

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 GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE 14 DAY OF MARCH, 2006, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
1. ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.
2. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.
AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(G)(3)(A) OF THE SUBDIVISION MAP ACT.



DATED 16 DAY OF MARCH, 2006.
[Signature]
RUTH E. SMITH
CITY CLERK, CITY OF GARDEN GROVE

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 25th DAY OF APRIL, 2006.
BY: **[Signature]** DEPUTY
RAYMOND 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 THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED 27th DAY OF April, 2006.
BY: **[Signature]**
JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

DEPUTY TREASURER-TAX COLLECTOR