

EXHIBIT 2

TRACT NO. 17976

IN THE CITY OF SANTA ANA  
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE  
10 WEST, AS SHOWN ON A MAP OF THE RANCHO LAS BOLSA\$S, FILED IN  
BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE  
COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES  
CAL LAND ENGINEERING, JACK C. LEE, LS 8407

ACCEPTED AND FILED AT THE  
REQUEST OF  
ORANGE COAST TITLE COMPANY  
DATE  
TIME FEE \$  
INSTRUMENT NO.  
BOOK PAGE  
HUGH NGUYEN  
COUNTY CLERK – RECORDER  
BY  
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 RELEASE AND RELINQUISH TO THE CITY OF SANTA ANA ALL VEHICULAR ACCESS RIGHTS TO EDINGER AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS PER THE IMPROVEMENT PLANS FOR THIS PROJECT AND SUBSEQUENT PROJECTS.  
WE HEREBY IRREVOCABLY OFFER TO DEDICATE AN EASEMENT TO THE PUBLIC FOR PUBLIC STREET PURPOSES: EDINGER AVENUE AS SHOWN ON SHEET 2 OF THIS MAP.  
HAPHAN GROUP, INC., A CALIFORNIA CORPORATION

PRINT NAME  
TITLE  
PRINT NAME  
TITLE

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF

ON  
PERSONALLY APPEARED  
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/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 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

NAME:

NOTARY PUBLIC IN AND FOR  
SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN  
COUNTY.  
MY COMMISSION EXPIRES:  
MY COMMISSION NO.

NOTES:

- COVENANTS, CONDITIONS, AND RESTRICTIONS ARE TO BE RECORDED CONCURRENTLY WITH THIS MAP TO ADDRESS INGRESS–EGRESS, DRAINAGE, PRIVATE UTILITIES, EMERGENCY VEHICULAR ACCESS AND MAINTENANCE FOR THESE AND OTHER INCIDENTAL PURPOSES INCLUDING LANDSCAPE MAINTENANCE BY THE HOMEOWNER’S ASSOCIATION.
- THIS MAP IS APPROVED FOR 17 RESIDENTIAL CONDOMINIUM UNITS.

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 DAY OF , 20

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402

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 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 DAY OF , 20.

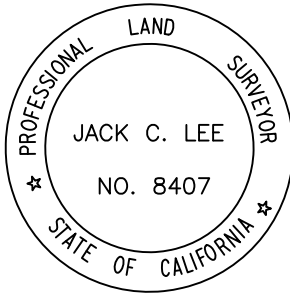
SHARI L. FREIDENRICH  
COUNTY TREASURER – TAX COLLECTOR  
BY  
TREASURER–TAX COLLECTOR

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 CHIEN DUONG IN JUNE, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER MAP RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

JACK C. LEE, LS 8407  
EXPIRES: 6–30–2024

DATE:



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 DAY OF , 20.

RODOLFO ROSAS  
CITY ENGINEER OF THE CITY OF SANTA ANA  
R.C.E. NO. 73963  
MY EXPIRATION EXPIRES: 06/30/2025

CITY CLERK’S CERTIFICATE:

STATE OF CALIFORNIA  
CITY OF SANTA ANA  
COUNTY OF ORANGE

I HEREBY CERTIFY THAT ON THE DAY OF , 20 THE CITY ENGINEER ON BEHALF OF THE CITY COUNCIL PURSUANT TO SECTION 34–183 OF THE SANTA ANA MUNICIPAL CODE APPROVED SAID MAP.

AND DID ACCEPT THE VEHICULAR ACCESS RIGHTS TO EDINGER AVENUE, AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT THE IRREVOCABLY OFFER TO DEDICATE EASEMENT TO THE PUBLIC FOR PUBLIC STREET PURPOSES TO EDINGER AVENUE AT THIS TIME, SAID OFFER SHALL ONLY BE ACCEPTED WHEN SAID EDINGER AVENUE MEET PUBLIC STREET STANDARDS OR IS OTHERWISE ACCEPTED TO THE CITY OF SANTA ANA.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66346(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS DAY OF , 20

JENNIFER HALL  
CITY CLERK OF THE CITY OF SANTA ANA

# EXHIBIT 2

## TRACT NO. 17976

IN THE CITY OF SANTA ANA  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES  
CAL LAND ENGINEERING, JACK C. LEE, LS 8407

SHEET 2 OF 2  
ALL OF TENTATIVE TRACT NO. 17976  
ACREAGE: 1.218 ACRES  
DATE OF SURVEY: DECEMBER, 2014  
1 NUMBERED LOT

### LINE DATA

NO	BEARING	LENGTH	RECORD LENGTH
L1	N89°26'55"W	5.00'	M & R3, R8
L2	N00°33'05"E	10.00'	M & R3, R8
L3	N57°17'40"E	33.24'	M & R7
L4	N81°41'37"E	32.91'	-----
L5	N32°07'54"W	33.40'	M & R7
L6	N35°05'15"E	33.52'	33.53' R7

### REFERENCE NOTES:

R1	RECORD DATA PER TRACT NO. 3627, M.M. 126/1-6
R2	RECORD DATA PER TRACT NO. 3937, M.M. 143/12-16
R3	RECORD DATA PER TRACT NO. 11327, M.M. 507/8-9
R4	RECORD DATA PER TRACT NO. 16829, M.M. 887/7-9
R5	RECORD DATA PER TRACT NO. 9596, M.M. 395/31-32
R6	RECORD DATA PER RSB 43/25
R7	RECORD DATA PER CITY TIE BK 1, PG 208
R8	DEED RECORDED AUGUST 18, 2014, AS INSTRUMENT NO. 2014000222041 O.R.

### LEGEND:

SFN	SEARCHED AND FOUND NOTHING
M	MEASURED DISTANCE
ESTAB	ESTABLISHED
C	CENTERLINE
&	AND
INT.	INTERSECTION
N.A.P.	NOT A PART OF THIS SUBDIVISION

### MONUMENT NOTES:

- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET L&T, AND TAG LS 8407, FLUSH
- INDICATES SET S&W, STAMPED "LS 8407"
- M1 OCS GPS NO. 4161, FOUND 2" PUNCHED BRASS DISK, DN 18" IN O.C.S. WELL MONUMENT PER CR 2012-4441 AND TRACT NO. 16829, M.M. 887/7-9  
N 2212366.62  
E 6053953.60
- M2 OCS GPS NO. 6069, FOUND SPK, DN 0.25', PER CR 2008-0495 AND TRACT NO. 16829, M.M. 887/7-9  
N 2212347.46  
E 6056463.00

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 4161 AND STATION GPS NO. 6069 BEING N89°33'45"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

### SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

SCALE: 1" = 40'

### DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99998030. (SCALE FACTOR IS PROJECT SPECIFIC.)

