

FIDELITY NATIONAL TITLE COMPANY
SUBDIVISION DEPARTMENT

WHEN RECORDED MAIL TO:
JACKSON, DEMARCO & PECKENPAUGH
2030 MAIN STREET
SUITE 1200
IRVINE, CA 92614
ATT: ANDY SCHUTZ

Recorded In Official Records, Orange County

Tom Daly, Clerk-Recorder



36.00

2004000774113 04:15pm 08/25/04

104 27 C32 11

0.00 0.00 0.00 0.00 30.00 0.00 0.00 0.00

TITLE ORDER NO.: 9790984-JMB

CONDOMINIUM PLAN FOR SHEET NO. 1 OF 9
PACIFIC BUSINESS CENTER
IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA

PARCEL 1 OF PARCEL MAP NO. 2003-169, IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 339, PAGES 13 THROUGH 15, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER: DENNIS D. NELSON, R.C.E. 23434 DATE: JULY 2, 2004
BV ENGINEERING

CERTIFICATES

OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE REAL PROPERTY DESCRIBED HEREIN; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT THIS DOCUMENT CONSTITUTES AND CONSISTS OF A CERTIFIED CONDOMINIUM PLAN WITHIN THE MEANING OF PARAGRAPH 1351(e) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID CONDOMINIUM PLAN PURSUANT TO TITLE 6, PART 4, DIVISION 2ND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

OWNER:

HW-TUSTIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

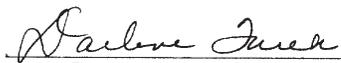
BY: PACIFIC BUSINESS CENTER-TUSTIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: WERDIN CORPORATION, A CALIFORNIA CORPORATION
ITS: MANAGER

BY: 
E. RUSSELL WERDIN, PRESIDENT AND CEO

BENEFICIARY:

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 10, 2003 AS INSTRUMENT NO. 2003001251545 OF OFFICIAL RECORDS.

BY: 
NAME: Darlene Turek
TITLE: Vice President

BY: _____
NAME: _____
TITLE: _____

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PACIFIC BUSINESS CENTER

IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA
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ENGINEER: DENNIS D. NELSON, R.C.E. 23434

DATE: JULY 2, 2004

BV ENGINEERING

ACKNOWLEDGEMENTS & CERTIFICATES

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
)S.S.
COUNTY OF Orange)



ON July 29, 2004 BEFORE ME, Catherine Kennedy
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Russell Werdin
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:

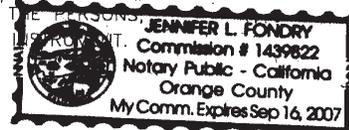
SIGNATURE Catherine Kennedy
NOTARY PUBLIC IN AND FOR SAID STATE
Catherine Kennedy
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: April 23, 2006

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
)S.S.
COUNTY OF ORANGE)

ON July 30, 2004 BEFORE ME, JENNIFER L. FONDRY
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DALENE
ILDREK 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 Jennifer L. Fondry
NOTARY PUBLIC IN AND FOR SAID STATE
JENNIFER L. FONDRY
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 9/16/07

ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, NUMBER 23434, OF THE STATE OF CALIFORNIA, THAT
A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS
PLAN; THAT THE MONUMENTS AND BENCHMARK ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE
POSITIONS INDICATED ON THE PLAN AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED,
AND THAT UNITS ARE OR WILL BE AS SHOWN; AND THAT THE CONDOMINIUM PLAN CONSISTS OF A DESCRIPTION
OR SURVEY MAP OF A CONDOMINIUM PROJECT WHICH REFERS TO OR SHOWS MONUMENTATION ON THE GROUND
AND A THREE DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS,
ASSOCIATION PROPERTY AND EACH SEPARATE INTEREST PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA
CIVIL CODE 1351(e).

DATED: July 28, 2004
Dennis D. Nelson



DENNIS D. NELSON, R.C.E. 23434
MY REGISTRATION EXPIRES: 12/31/05

PACIFIC BUSINESS CENTER

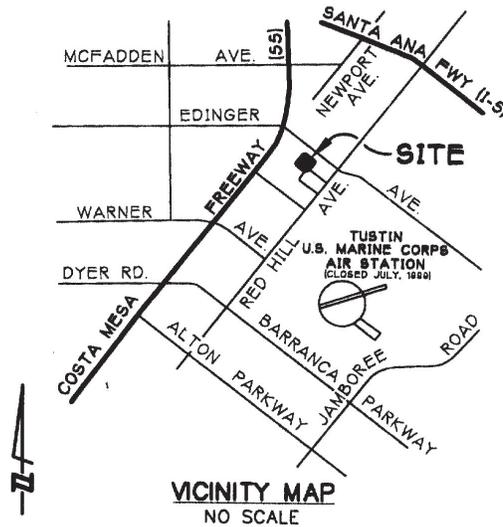
IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA
 PARCEL 1 OF PARCEL MAP NO. 2003-169, IN THE CITY OF TUSTIN, COUNTY OF ORANGE,
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 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER: DENNIS D. NELSON, R.C.E. 23434

DATE: JULY 2, 2004

BV ENGINEERING

NOTES



MAP REFERENCE:

PARCEL 1 OF PARCEL MAP NO. 200-169 IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 339, PAGES 13 THROUGH 15, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK:

ORANGE COUNTY SURVEYOR'S BENCHMARK 3B-70-68-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3B-70-68", SET IN THE SOUTHWEST CORNER OF A CONCRETE HEADWALL. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF RED HILL AVENUE AND EDINGER AVENUE, 64.3 FEET NORTHEASTERLY OF THE NORTHEASTERLY RAIL ALONG THE ATCHISON TOPEKA AND SANTA FE RAILROAD, 42 FEET EASTERLY OF THE CENTERLINE OF RED HILL AVENUE AND 1 FOOT NORTHEAST OF THE SOUTHEAST END OF A CONCRETE HEADWALL OVER A CONCRETE BOX CULVERT. MONUMENT IS SET 0.3 FEET BELOW THE THE TOP OF CURB. NGVD 29 ELEVATION: 81.037 FEET.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RED HILL AVENUE BEING NORTH 40°38'33" EAST AS SHOWN ON PARCEL MAP NO. 2003-169 IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 339, PAGES 13 THROUGH 15, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

NOTES:

1. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF THE AIR SPACE VOLUME OR SQUARE FOOTAGE IN ANY OF THE UNITS. THIS PLAN IS PREPARED FOR DIAGRAMMATIC PURPOSES AND IS NOT INTENDED TO BE USED FOR SALES PURPOSES TO DETERMINE SQUARE FOOTAGE.
2. THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 1351(f), WHICH REQUIRES A THREE-DIMENSIONAL DESCRIPTION OF THE UNITS SHOWN IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS.
3. ALL UNIT LINES INTERSECT EITHER AT RIGHT ANGLES OR AT FORTH-FIVE DEGREE ANGLES, UNLESS OTHERWISE NOTED.
4. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF ANY BUILDINGS OR OTHER STRUCTURES. NO WARRANTY IS MADE OR IMPLIED THAT WALLS OR FENCES WERE CONSTRUCTED ON PROPOSED DIVISION LINES.
5. UNLESS OTHERWISE DEFINED IN THIS CONDOMINIUM PLAN, THE CAPITALIZED TERMS USED IN THIS CONDOMINIUM PLAN ARE GIVEN THE SAME MEANINGS AS IN THE DECLARATION.
6. ALL ELEVATIONS SHOWN HEREIN ARE ABOVE MEAN SEA LEVEL PER REFERENCED BENCHMARK HEREIN.

PACIFIC BUSINESS CENTER

IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA
 PARCEL 1 OF PARCEL MAP NO. 2003-169, IN THE CITY OF TUSTIN, COUNTY OF ORANGE,
 STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 339, PAGES 13 THROUGH 15,
 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER: DENNIS D. NELSON, R.C.E. 23434

DATE: JULY 2, 2004

BV ENGINEERING

DEFINITIONS**DEFINITIONS:**

1. **ASSOCIATION:**
 ASSOCIATION MEANS THE PACIFIC BUSINESS CENTER OWNERS' ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS. THE ASSOCIATION IS AN "ASSOCIATION" AS DEFINED IN SECTION 1351(a) OF THE CALIFORNIA CIVIL CODE.
2. **ASSOCIATION PROPERTY:**
 ASSOCIATION PROPERTY MEANS ALL THE REAL PROPERTY WITHIN THE PROJECT OWNED IN FEE SIMPLE OR BY EASEMENT BY THE ASSOCIATION, INCLUDING THOSE AREAS DESIGNATED AS ASSOCIATION PROPERTY ON THIS CONDOMINIUM PLAN.
3. **COMMON AREA:**
 COMMON AREA IS THE VOLUMES OF AIRSPACE AND IMPROVEMENTS NOT WITHIN A UNIT DESCRIBED IN THE CONDOMINIUM PLAN WHICH SHALL BE OWNED BY THE OWNERS AS TENANTS-IN-COMMON. COMMON AREA IS DEFINED AS COMMON AREA IN SECTION 1351(b) OF THE CALIFORNIA CIVIL CODE.
4. **COMMON PROPERTY:**
 COMMON PROPERTY, AS DEFINED IN THE DECLARATION, MEANS ALL THE COMMON AREA AND ALL THE ASSOCIATION PROPERTY IN THE PROJECT.
5. **CONDOMINIUM:**
 CONDOMINIUM MEANS AN ESTATE IN REAL PROPERTY AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 1351(f), AS MAY BE AMENDED FROM TIME TO TIME, CONSISTING OF A SEPARATE INTEREST IN A UNIT, AN UNDIVIDED FEE SIMPLE INTEREST (AS TENANTS-IN-COMMON) IN THE COMMON AREA OF THE PROJECT OF WHICH THE CONDOMINIUM IS A PART, TOGETHER WITH ALL EXCLUSIVE AND NONEXCLUSIVE EASEMENTS APPURTENANT THERETO. THE UNDIVIDED FEE SIMPLE INTEREST AS A TENANT IN COMMON IN THE COMMON AREA WHICH IS APPURTENANT TO EACH UNIT IS A FRACTION HAVING ONE AS ITS NUMERATOR AND THE NUMBER OF UNITS IN THE PROJECT AS ITS DENOMINATOR.
6. **CONDOMINIUM PLAN:**
 CONDOMINIUM PLAN MEANS THE RECORDED PLAN, AND ANY AMENDMENTS THERETO, FOR THE PROJECT, CONSISTING OF (A) A DESCRIPTION OR SURVEY MAP OF THE PROJECT OR PORTION THEREOF, WHICH SHALL SHOW OR REFER TO MONUMENTATION ON THE GROUND, (B) A THREE-DIMENSIONAL DESCRIPTION OF THE PROJECT OR PORTION THEREOF, ONE OR MORE DIMENSIONS OF WHICH MAY EXTEND FOR AN INDEFINITE DISTANCE UPWARDS OR DOWNWARDS IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA, EACH UNIT, AND THE ASSOCIATION PROPERTY, AND (C) A CERTIFICATE CONSENTING TO THE RECORDATION THEREOF SIGNED AND ACKNOWLEDGED BY THE RECORD OWNER OF FEE TITLE TO THE PROJECT OR PORTION THEREOF, AND BY EITHER THE TRUSTEE OR THE MORTGAGEE OF EACH RECORDED MORTGAGE ENCUMBERING THE PORTION THEREOF.
7. **DECLARANT:**
 DECLARANT MEANS HW-TUSTIN, LLC OR ANY OTHER PERSON OR ENTITY TO WHOM THE OWNER SET FORTH ON SHEET 1 HEREOF SHALL UNANIMOUSLY DESIGNATE AS DECLARANT PURSUANT TO AN ASSIGNMENT OF DECLARANT'S RIGHTS DULY EXECUTED ON BEHALF OF THE OWNER AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER.
8. **DECLARATION:**
 DECLARATION MEANS THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PACIFIC BUSINESS CENTER, INCLUDING THE PREAMBLE AND EXHIBITS, AS AMENDED FROM TIME TO TIME AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER, IN ACCORDANCE WITH SECTIONS 1351(h) AND 1353 OF THE CALIFORNIA CIVIL CODE.
9. **PROJECT:**
 PROJECT MEANS ALL THE REAL PROPERTY ENCUMBERED BY THE DECLARATION AND SUBJECT TO THE JURISDICTION OF THE ASSOCIATION FOLLOWING RECORDATION OF THIS CONDOMINIUM PLAN AND THE FIRST CLOSE OF ESCROW FOR THE CONVEYANCE OF A CONDOMINIUM CREATED PURSUANT HERETO TO A PURCHASER. THE PROJECT IS A "CONDOMINIUM PROJECT" AS DEFINED IN SECTION 1351(f) OF THE CALIFORNIA CIVIL CODE AND IS ALSO A "COMMON INTEREST DEVELOPMENT" AS DEFINED IN SECTION 1351(c) OF THE CALIFORNIA CIVIL CODE.
10. **UNIT:**
 UNIT MEANS A SEPARATE INTEREST IN SPACE, AS DEFINED IN SECTION 1351(f) OF THE CALIFORNIA CIVIL CODE. EACH UNIT IS A SEPARATE FREEHOLD ESTATE, AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED ON THE CONDOMINIUM PLAN. EACH UNIT SHALL INCLUDE ALL COMPONENTS OF THE BUILDING CONSTRUCTED ON SUCH UNIT BY DECLARANT, INCLUDING THE ROOF, EXTERIOR WALLS, FOUNDATIONS AND APPURTENANCES THERETO, AND ANY FUTURE IMPROVEMENTS CONSTRUCTED ON SUCH UNIT. THE HORIZONTAL LIMITS OF EACH UNIT ARE SHOWN ON THE UNIT LOCATION MAP HEREIN. THE VERTICAL PROLONGATIONS OF THE LATERAL BOUNDARY ARE FROM ABOVE THE CENTER OF THE EARTH TO 30 FEET ABOVE THE FINISH FLOOR ELEVATION AS SHOWN ON THE UNIT LOCATION MAP.

PACIFIC BUSINESS CENTER

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

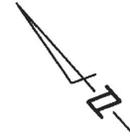
PARCEL 1 OF PARCEL MAP NO. 2003-169, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 339, PAGES 13 THROUGH 15 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER: DENNIS D. NELSON, R.C.E. 23434

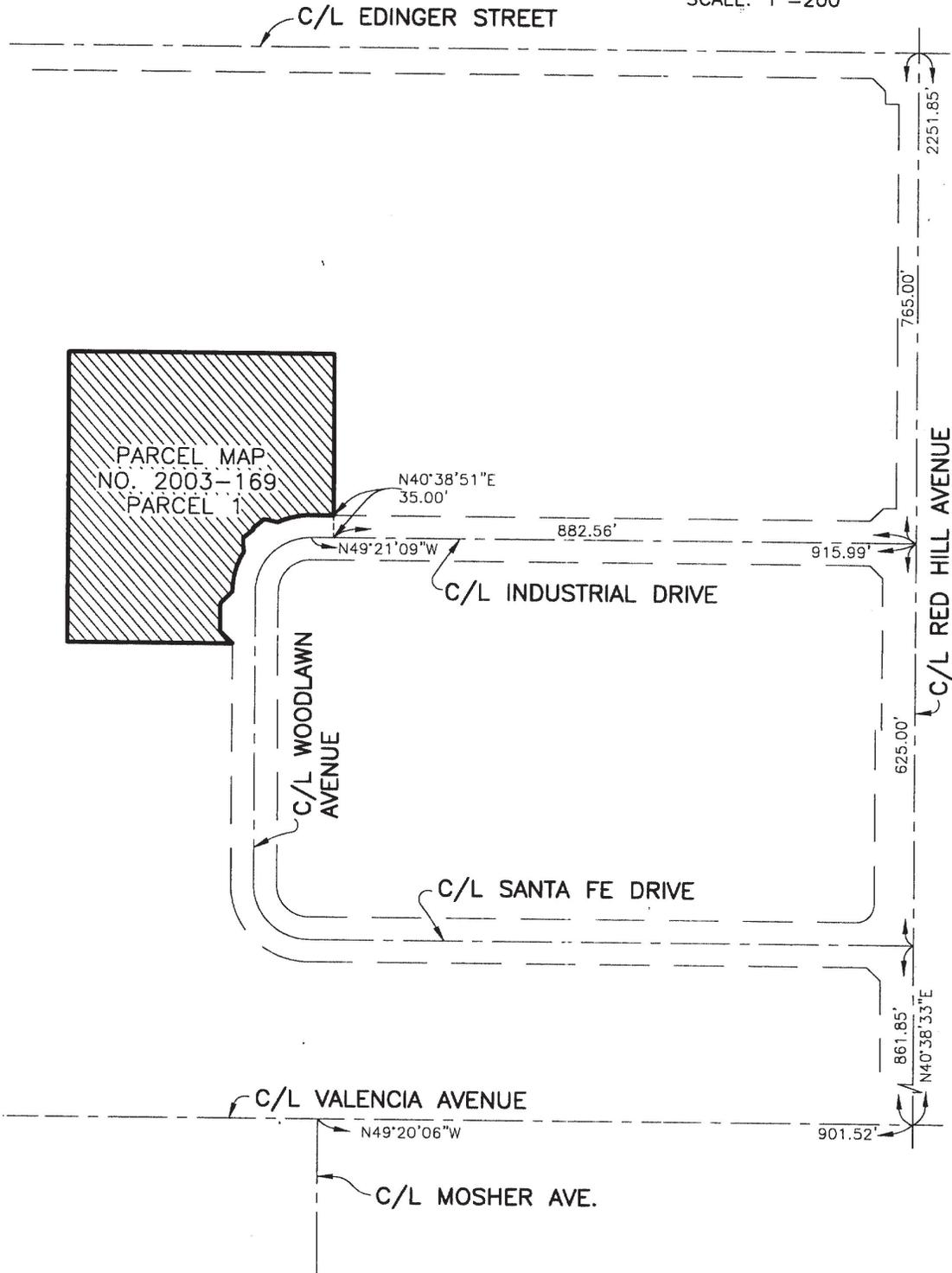
DATE: JULY 2, 2004

BV ENGINEERING

LOCATION MAP



SCALE: 1"=200'



PACIFIC BUSINESS CENTER

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

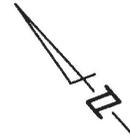
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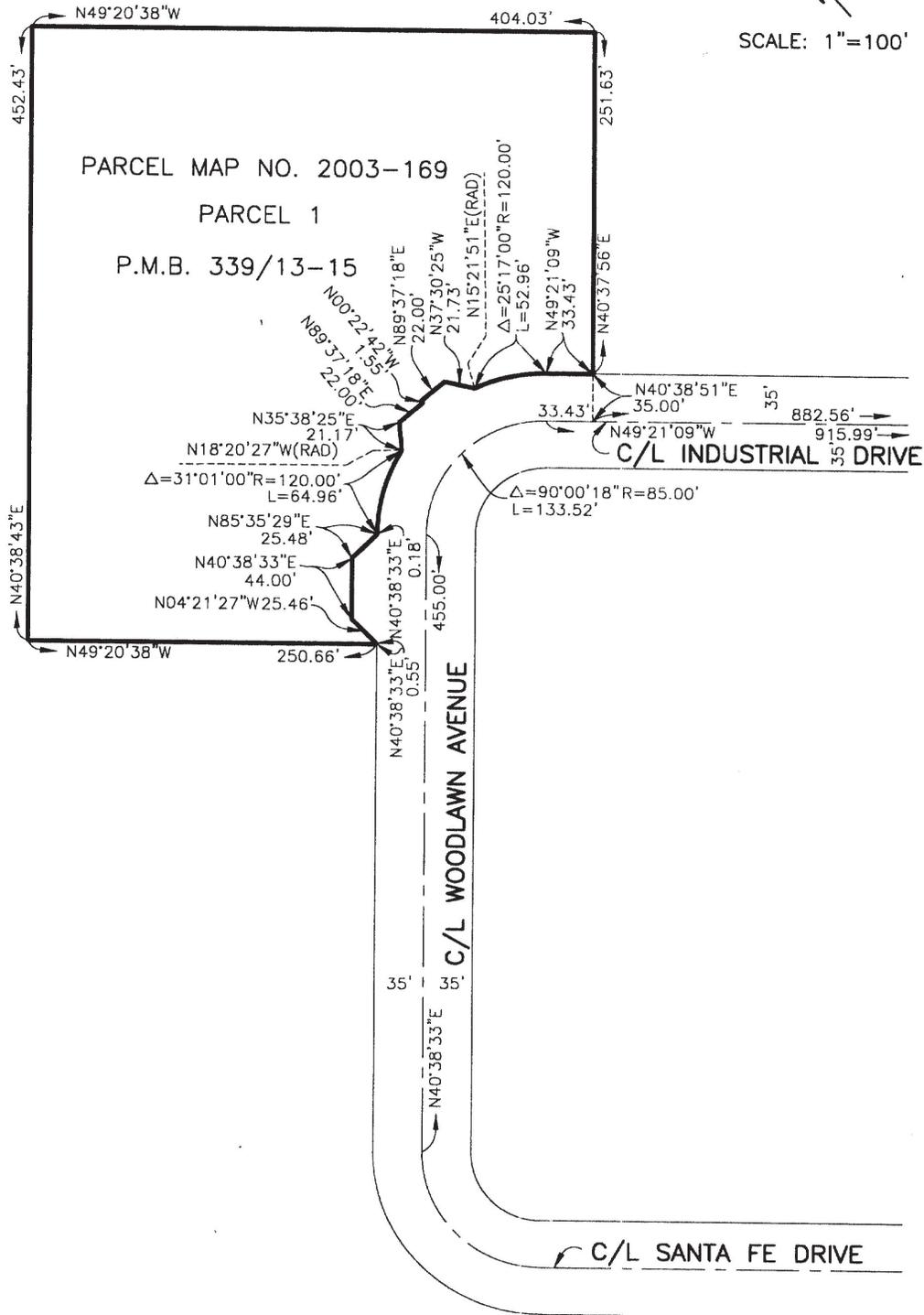
DATE: JULY 2, 2004

BY ENGINEERING

BOUNDARY MAP



SCALE: 1"=100'



PACIFIC BUSINESS CENTER

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

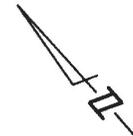
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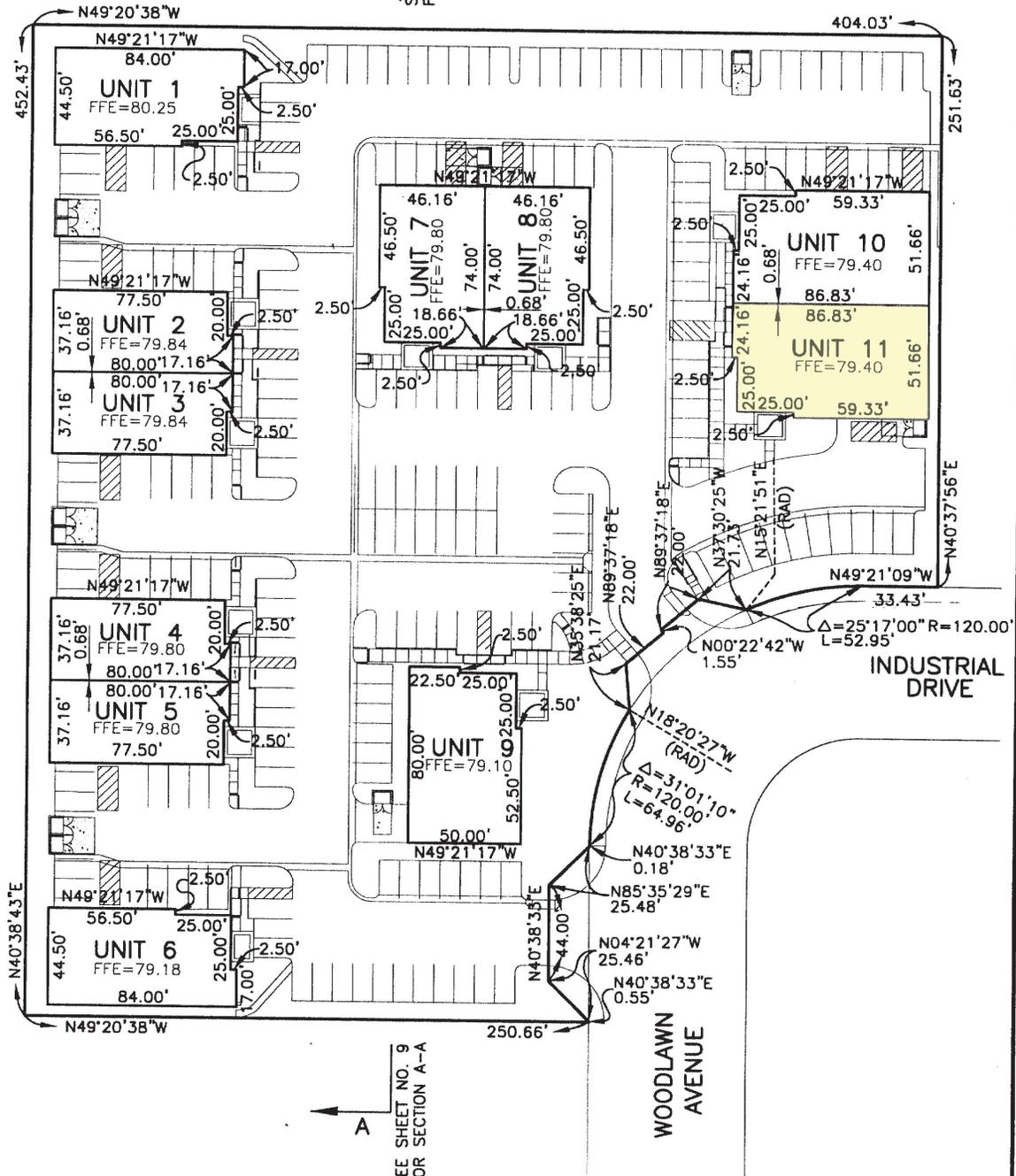
BV ENGINEERING

UNIT LOCATION MAP



SCALE: 1"=60'

SEE SHEET NO. 9 FOR SECTION A-A



NOTES:

1. FFE INDICATES FINISHED FLOOR ELEVATION
2. THE TOP OF EACH UNIT IS 30 FEET ABOVE THE FINISH FLOOR ELEVATION SHOWN HEREON.

PACIFIC BUSINESS CENTER

IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA
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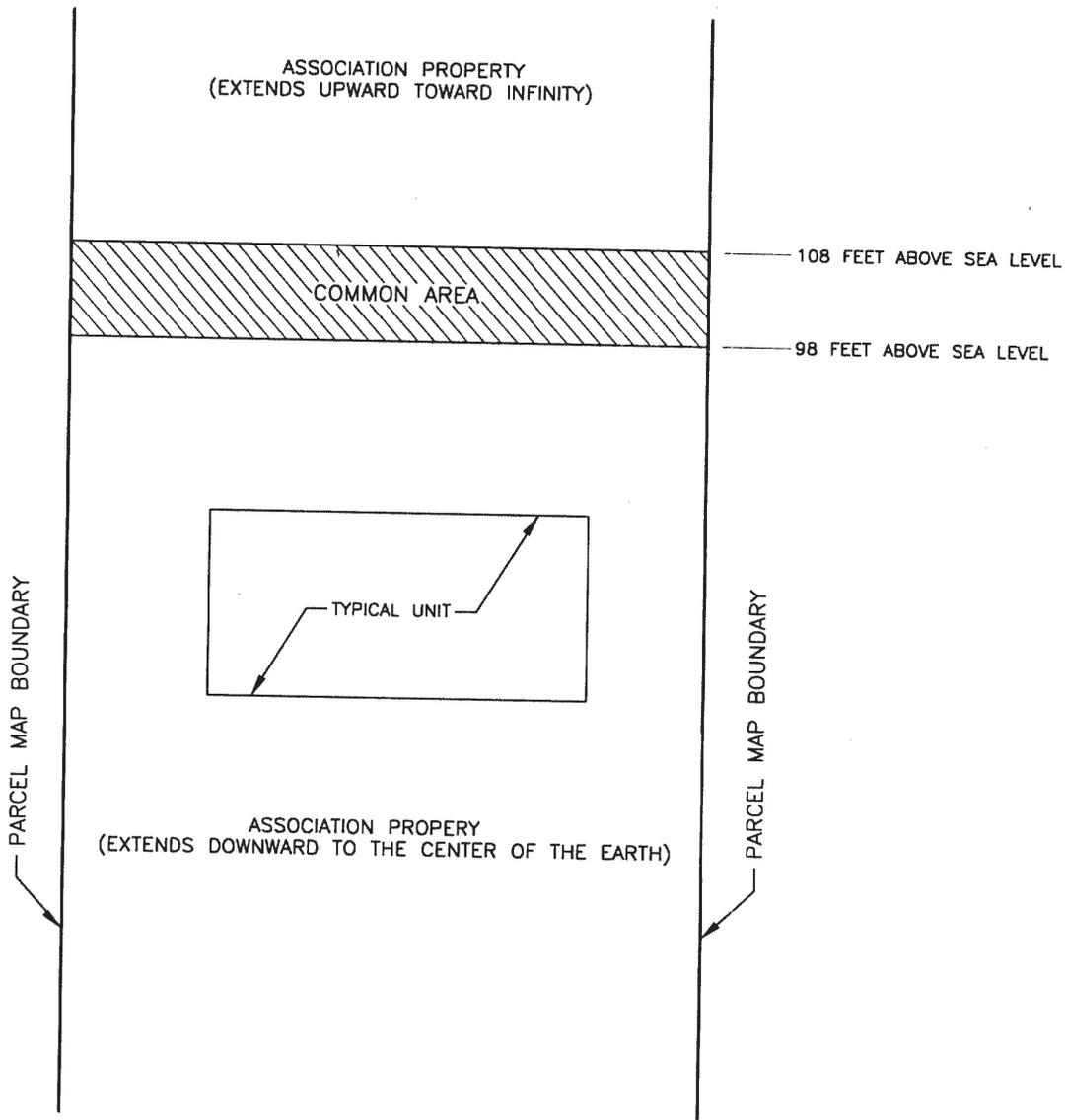
ENGINEER: DENNIS D. NELSON, R.C.E. 23434

DATE: JULY 2, 2004

BV ENGINEERING

VERTICAL BOUNDARIES

SECTION A-A (SEE SHEET 8)



Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: CATHERINE KENNEDY
Date Commission Expires: APRIL 23, 2006
County where bond is Filed: ORANGE
Commission No.: 1353035
Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - August 25, 2004



FIDELITY NATIONAL TITLE COMPANY

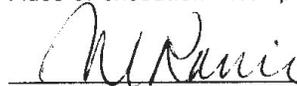
Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: JENNIFER L. FONDRY
Date Commission Expires: SEPTEMBER 16, 2007
County where bond is Filed: ORANGE
Commission No.: 1439822
Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - August 25, 2004



FIDELITY NATIONAL TITLE COMPANY

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF THIS DOCUMENT, TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

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.

PLACE OF EXECUTION: NEWPORT BEACH, CALIFORNIA

DATE: August 25, 2004

A handwritten signature in cursive script, appearing to read "M. Kamin", written over a horizontal line.

FIDELITY NATIONAL TITLE COMPANY