

SHEET 1 OF 3 SHEETS

ALL OF VESTING TENTATIVE
TRACT NO. 19261
NUMBERED LOTS: 1
GROSS ACREAGE: 1.704 ACRES
NET ACREAGE: 1.704 ACRES
DATE OF SURVEY: MAY, 2024
PA2023-0040
PER TTM 19261

TRACT NO. 19261

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP FILED IN BOOK 44, PAGE 38 OF PARCEL
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROACTIVE ENGINEERING CONSULTANTS, INC. NICHOLAS A. STREETER P.L.S. 9067

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN 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 HEREBY DEDICATE TO THE CITY OF NEWPORT BEACH:

- AN EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES, AS SHOWN ON SAID MAP.
- AN EASEMENT FOR PUBLIC WATER FACILITY PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF NEWPORT BEACH ALL VEHICULAR ACCESS RIGHTS TO QUAIL STREET AND SPRUCE AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AN EASEMENT FOR UTILITIES AND VEHICLE MANEUVERABILITY PURPOSES WITHIN ALLEYS, AS SHOWN ON THIS MAP.

NEWPORT PLACE INVESTMENT COMPANY,
A GENERAL PARTNERSHIP

BY: _____

AUTHORIZED PERSON

BENEFICIARY:

AMERICAN INVESTORS LIFE INSURANCE COMPANY, INC., A KANSAS CORPORATION AS BENEFICIARY UNDER A DEED OF TRUST RECORDED ON NOVEMBER 2, 2005, AS INSTRUMENT NO. 2005000882888 OF OFFICIAL RECORDS

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

PRINT TITLE: _____ PRINT TITLE: _____

NOTARY ACKNOWLEDGMENT:

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 ORANGE)SS

ON _____ 2025 BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED, _____
WHO 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/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: _____ MY PRINCIPAL PLACE OF BUSINESS _____

NOTARY PUBLIC IN AND FOR SAID STATE _____ IS IN _____ COUNTY

_____ MY COMMISSION EXPIRES _____
(print name)

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON _____ 2025 BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED, _____
WHO 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/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: _____ MY PRINCIPAL PLACE OF BUSINESS _____

NOTARY PUBLIC IN AND FOR SAID STATE _____ IS IN _____ COUNTY

_____ MY COMMISSION EXPIRES _____
(print name)

MY COMMISSION NUMBER _____

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- EMKAY DEVELOPMENT COMPANY, INC. A NEVADA CORPORATION AND ATLAS REALTY COMPANY, A TEXAS CORPORATION, DOING BUSINESS IN CALIFORNIA AS TEXAS ATLAS REALTY COMPANY HOLDER OF ALL RIGHTS TO MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY DEED RECORDED AUGUST 22, 1973 IN BOOK 10863, PAGE 782 OF OFFICIAL RECORDS.

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 ORDINANCES AT THE REQUEST OF INTRACORP SW, LLC IN MAY, 2024. 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 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS 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.

N. Streeter

09-29-2025

NICHOLAS A. STREETER, P.L.S. 9067
EXPIRATION DATE: 3/31/2026



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 _____, 2025.

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
L.S. 8402

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 BE EFFECTIVE ON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

JAMES M. HOULIHAN, R.C.E. 51568
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER
CITY OF NEWPORT BEACH
EXP. 6/30/2026



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS
CITY OF NEWPORT BEACH)

PURSUANT TO SECTION 19.60.010 OF THE SUBDIVISION CODE, AND PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH AT A REGULAR MEETING THEREOF HELD ON _____, 2025 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE EMERGENCY ACCESS AS DEDICATED.

AND DID ACCEPT ON BEHALF OF THE CITY OF NEWPORT BEACH:

- THE EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES; AS DEDICATED.
- THE EASEMENT FOR PUBLIC WATER FACILITY PURPOSES; AS DEDICATED.
- THE VEHICULAR ACCESS RIGHTS TO QUAIL STREET AND SPRUCE AVENUE AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2025.

MOLLY PERRY
INTERIM CITY CLERK OF NEWPORT BEACH

COUNTY TREASURER – TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

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 _____, 2025.

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

STATEMENT OF PURPOSE:

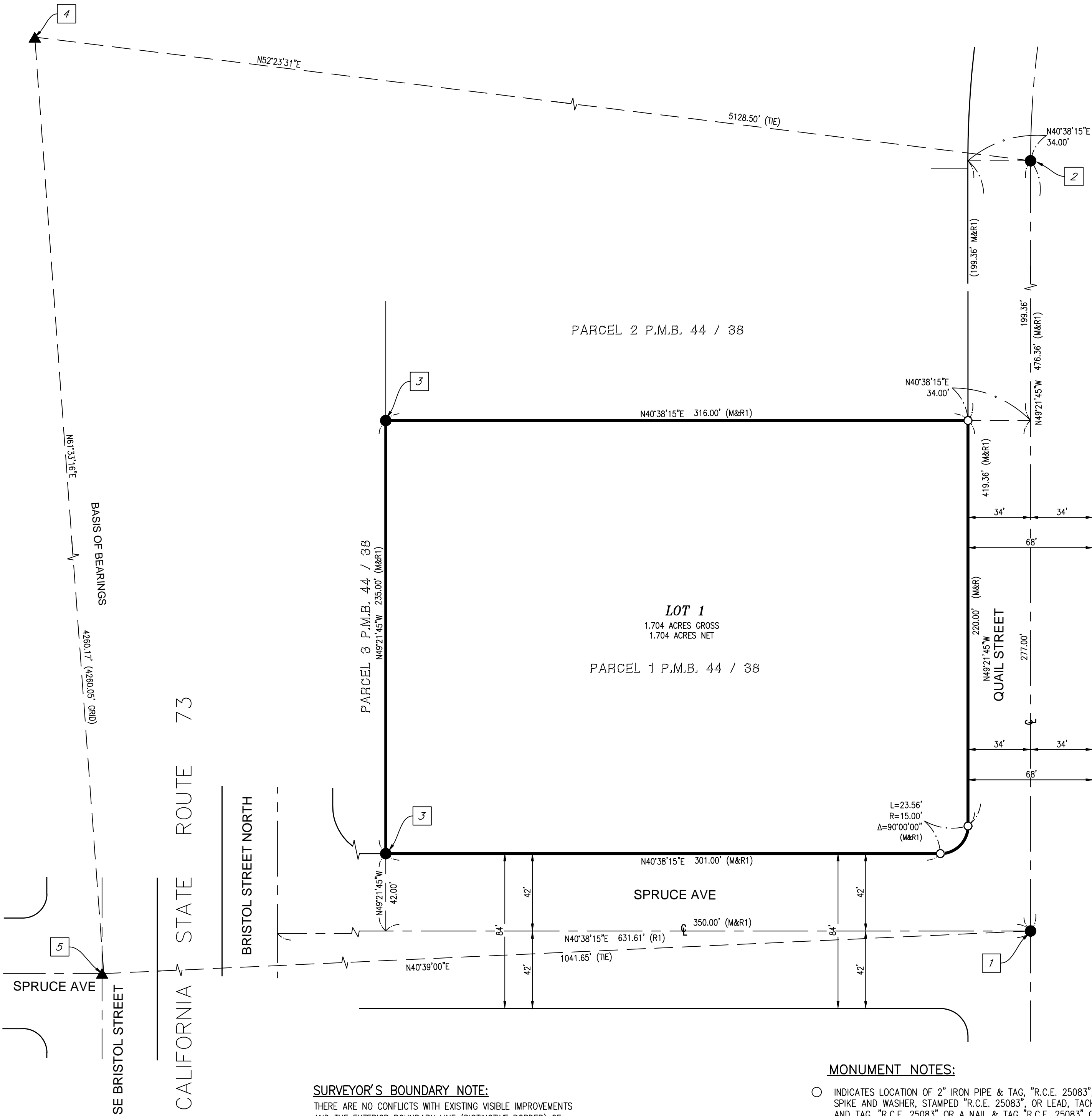
THE PURPOSE OF THIS MAP IS TO CREATE ONE LOT FROM AN EXISTING PARCEL FOR CONDOMINIUM PURPOSES.

ALL OF VESTING TENTATIVE
TRACT NO. 19261
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PA2023-0040
PER TTM 19261

TRACT NO. 19261

IN THE CITY OF NEWPORT BEACH, THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING CONSULTANTS, INC. NICHOLAS A. STREETER P.L.S. 9067
FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT AND LOT DETAIL



BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN
OCS HORIZONTAL CONTROL STATION GPS NO. 4591 AND STATION
GPS NO. 6173 BEING NORTH 61°33'16" WEST PER RECORDS ON FILE
WITH THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM (CCS83) ZONE VI, 1983 NORTH AMERICAN DATUM, (2017.50
EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND
DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN A GRID DISTANCE,
MULTIPLY THE GROUND DISTANCE BY 0.99997249. MEAN VALUE FOR
GPS 4591 AND GPS 6173 IS 1.99994498.

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.

LEGEND:

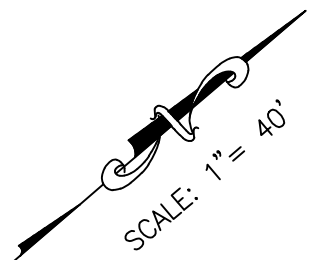
R1 - PARCEL MAP P.M.B. 44 / 38
() - INDICATES RECORD OR CALCULATED DATA PER R1.
(M&R) - INDICATES MEASURED AND RECORD DATA PER R1.

SYMBOLS & ABBREVIATIONS:

CL CENTERLINE
C.R. CORNER RECORD
DIA. DIAMETER
EST. ESTABLISHED
FD. FOUND
INT. INTERSECTION
L&T LEAD AND TACK
LT&T LEAD TACK AND TAG
MEAS. MEASURED
S&W SPIKE AND WASHER
SFN. SEARCHED, FOUND NOTHING

MONUMENT NOTES:

- INDICATES LOCATION OF 2" IRON PIPE & TAG, "R.C.E. 25083", OR SPIKE AND WASHER, STAMPED "R.C.E. 25083", OR LEAD, TACK AND TAG, "R.C.E. 25083" OR A NAIL & TAG "R.C.E. 25083" ON TOP OF WALL, TO BE SET FLUSH AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- INDICATES FOUND OCS GPS HORIZONTAL CONTROL STATION PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR'S OFFICE AS NOTED.
- FOUND MONUMENTS AS NOTED.
- FD. STD. CITY OF NEWPORT BEACH MON. (2" BRASS CAP IN CONC. IN WELL) PER PMB 49/18, 1.17' DOWN.
- FD. SPIKE AND WASHER "LS 3109" PER PMB 120/27-28, 0.18' DOWN.
- FD. 2" IRON PIPE "LS 3109" PER PMB 44/38, 1.5' DOWN.
- OCS GPS POINT NO. 4591 N 2184912.90 E 6064984.16
FD 2 1/2" DIA. BRASS DISK, SET IN A 6" DIA. CONC. BASE UP 0.15'.
LOCATED FROM THE INT. OF IRVINE AVE. AND UNIVERSITY DR.,
PROCEED SE'LY ALONG SAID DR. TO ITS TERMINUS. MONUMENT IS
LOCATED 400' +/- SE'LY ALONG THE PROD. OF SAID DR., ON TOP
OF THE PROMINENT HILL ACROSS THE CHANNEL WITNESSED BY THREE
4" IRON PIPE WITNESS POST PER RS 93-1026, RSB 146/2-7.
- OCS GPS POINT NO. 6173 N 2186942.07 E 6068729.89
FD PUNCHED 2 1/4" CALIFORNIA DIVISION OF HWY.S CAP IN CONC.
DOWN 0.8' IN WELL MONUMENT. LOCATED AT THE INTERSECTION OF
SPRUCE AVE. AND BRISTOL ST. PER PM 2002-112, PMB 338/29-30.



NOTES:

SEE SHEET 3 EASEMENTS AND EASEMENT DETAILS.

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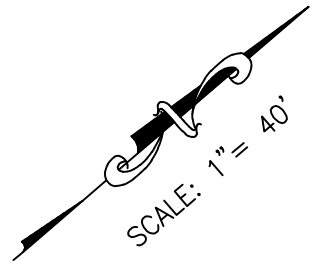
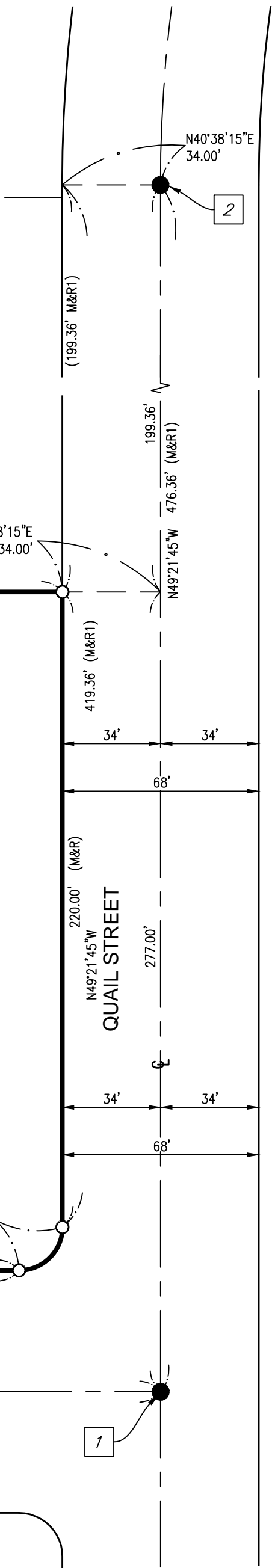
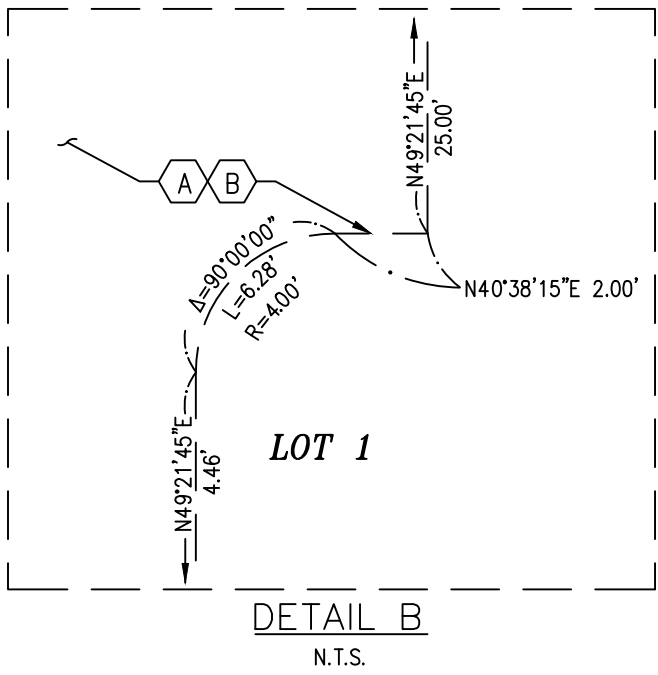
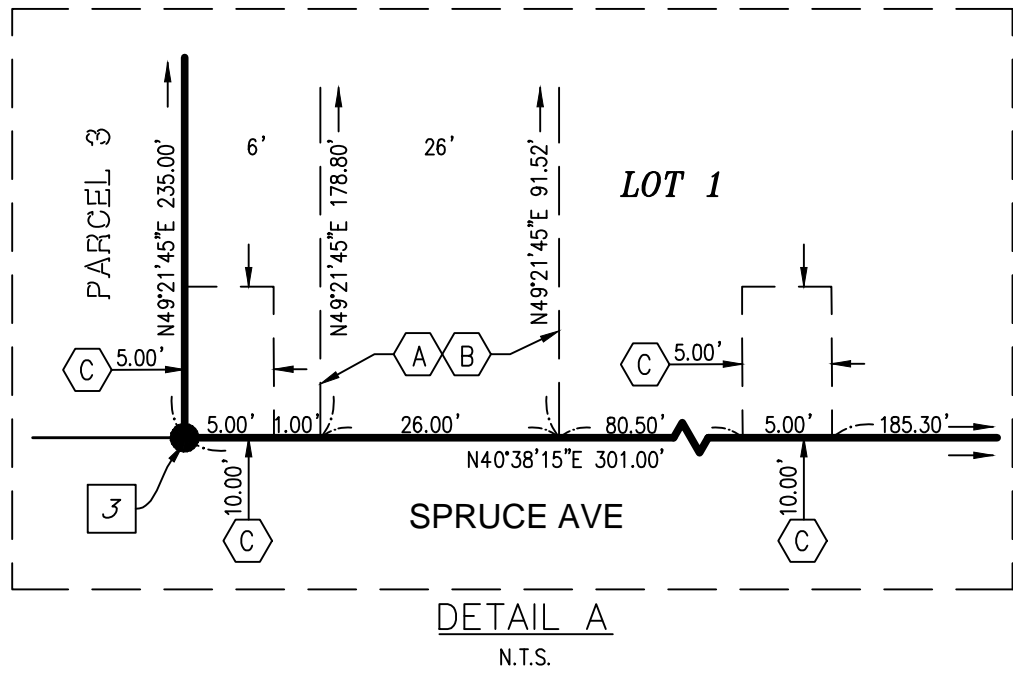
IN THE CITY OF NEWPORT BEACH, THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING CONSULTANTS, INC. NICHOLAS A. STREETER P.L.S. 9067

FOR CONDOMINIUM PURPOSES

EASEMENT DETAIL

EASEMENT NOTES

- A** EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE CITY OF NEWPORT BEACH.
- B** NON-EXCLUSIVE EASEMENT RESERVED FOR UTILITIES AND VEHICLE MANEUVERABILITY PURPOSES WITHIN ALLEYWAYS.
- C** EASEMENT OR PUBLIC WATER FACILITY PURPOSES DEDICATED HEREON TO THE CITY OF NEWPORT BEACH.



NOTES:

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT AND LOT DETAILS, BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, REFERENCE NOTES AND LEGEND.