

Attachment B

Tentative Parcel Map (County Tentative Parcel Map No. 2024-147)

TENTATIVE PARCEL MAP NO. 2024-147

FOR NON-RESIDENTIAL CONDOMINIUM PURPOSES
IN THE CITY OF NEWPORT BEACH, COUNTY OF
ORANGE, STATE OF CALIFORNIA.

LEGAL DESCRIPTION

PARCEL A:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 91-036, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 18, 1991, AS INSTRUMENT NO. 91-507600 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 69 OF TRACT NO. 706 AS SHOWN ON A MAP RECORDED IN M. M. BOOK 21, PAGE 25, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE SOUTHWESTERLY 33 FEET OF SAID LOT 69 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 69; THENCE N 39° 48' 15" E, 33 FEET; THENCE S 50° 11' 45" E, 300 FEET; THENCE S 39° 48' 15" W, 33 FEET; THENCE N 50° 11' 45" W, 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 69, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY GAS, OIL AND/OR MINERALS WHICH MAY EXIST THERE UNDER OR THEREIN, AS RESERVED IN DEED DECEMBER 30, 1935 IN BOOK 796, PAGE 237 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM LOT 69, ALL OIL, GAS AND MINERALS BELOW A DEPTH OF 500 FEET AND WITHOUT ANY SURFACE RIGHT OF ENTRY BY DEED RECORDED APRIL 11, 1989 AS INSTRUMENT NO. 89-190308 OF OFFICIAL RECORDS.

PARCEL B:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT LL 91-036, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 18, 1991, AS INSTRUMENT NO. 91-507600 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEASTERLY ONE HALF OF LOT 68 OF TRACT NO. 706 AS SHOWN ON A MAP RECORDED IN M. M. BOOK 21, PAGE 25, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THE SOUTHWESTERLY 33 FEET OF LOT 69 OF SAID TRACT NO. 706, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 69; THENCE N 39° 48' 15" E, 33 FEET; THENCE S 50° 11' 45" E, 300 FEET; THENCE S 39° 48' 15" W, 33 FEET; THENCE N 50° 11' 45" W, 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 69, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY GAS, OIL AND/OR MINERALS WHICH MAY EXIST THERE UNDER OR THEREIN, AS RESERVED IN DEED DECEMBER 30, 1935 IN BOOK 796, PAGE 237 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM LOT 69, ALL OIL, GAS AND MINERALS BELOW A DEPTH OF 500 FEET AND WITHOUT ANY SURFACE RIGHT OF ENTRY BY DEED RECORDED APRIL 11, 1989 AS INSTRUMENT NO. 89-190308 OF OFFICIAL RECORDS.

APN: 439-392-36

RECORD OWNER

CGM NEWPORT MED LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
17877 VON KARMAN AVENUE, SUITE 388
IRVINE, CA 92614

SUBDIVIDER/DEVELOPER

CGM DEVELOPMENT, LLC,
17877 VON KARMAN AVENUE, SUITE 388
IRVINE, CA, 92614
(949) 885-9878

SITE ADDRESS

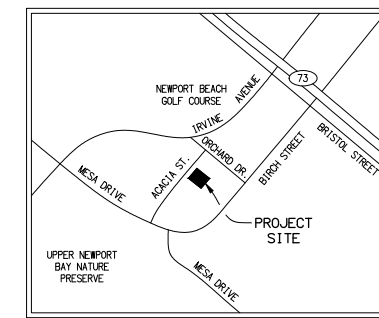
20280 ACACIA STREET, NEWPORT BEACH,
CA 92660

BASIS OF BEARINGS

BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF ACACIA STREET, AS SHOWN ON RECORD
OF SURVEY 97-1082, R.S.B. 176/45-50, BEING:
NORTH 40°38'07" EAST

BENCHMARK

COUNTY OF ORANGE BENCHMARK CM-51-89. A 3-3/4" OCS ALUMINUM
BENCHMARK DISK STAMPED "CM-51-89", SET IN TOP OF A 4" BY 4"
CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE
INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FEET WESTERLY
OF THE CENTERLINE OF MESA DRIVE AND 21 FEET NORTHERLY OF THE
CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF
CURB.
NAVD88 (FEET): 65-967
YEAR LEVELED: 2005



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE TOTAL PROJECT AREA IS 59,400 SQUARE FEET OR 1.364 ACRES.
2. THE ASSESSOR'S PARCEL NUMBER FOR THE PROJECT AREA IS 439-392-36.
3. THE SUBJECT PARCEL HAS A THREE STORY, CONCRETE AND GLASS BUILDING.
4. SANITATION DISTRICT IS COSTA MESA SANITATION DISTRICT.
5. SCHOOL DISTRICT IS NEWPORT/MESA UNIFIED.
6. WATER DISTRICT IS IRVINE RANCH WATER DISTRICT.
7. COMMUNITY ASSOCIATION IS BAY COMMUNITY ASSOCIATION.
8. COUNCIL DISTRICT 3, ERIK WEIGAND.
9. CABLE PROVIDER IS SPECTRUM.

FLOOD ZONE

FLOOD ZONE IS DESIGNATED AS ZONE X
PER FEDERAL EMERGENCY MANAGEMENT AGENCY
(FIRM MAP NO. 06059C0267J)
EFFECTIVE DATE: DECEMBER 3, 2009

PARKING

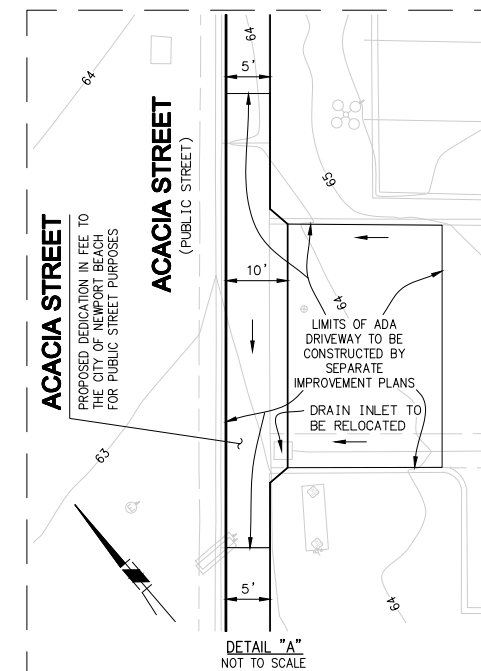
EXISTING REGULAR PARKING SPACES: 103
EXISTING ADA COMPLIANT PARKING SPACES: 5

ZONING

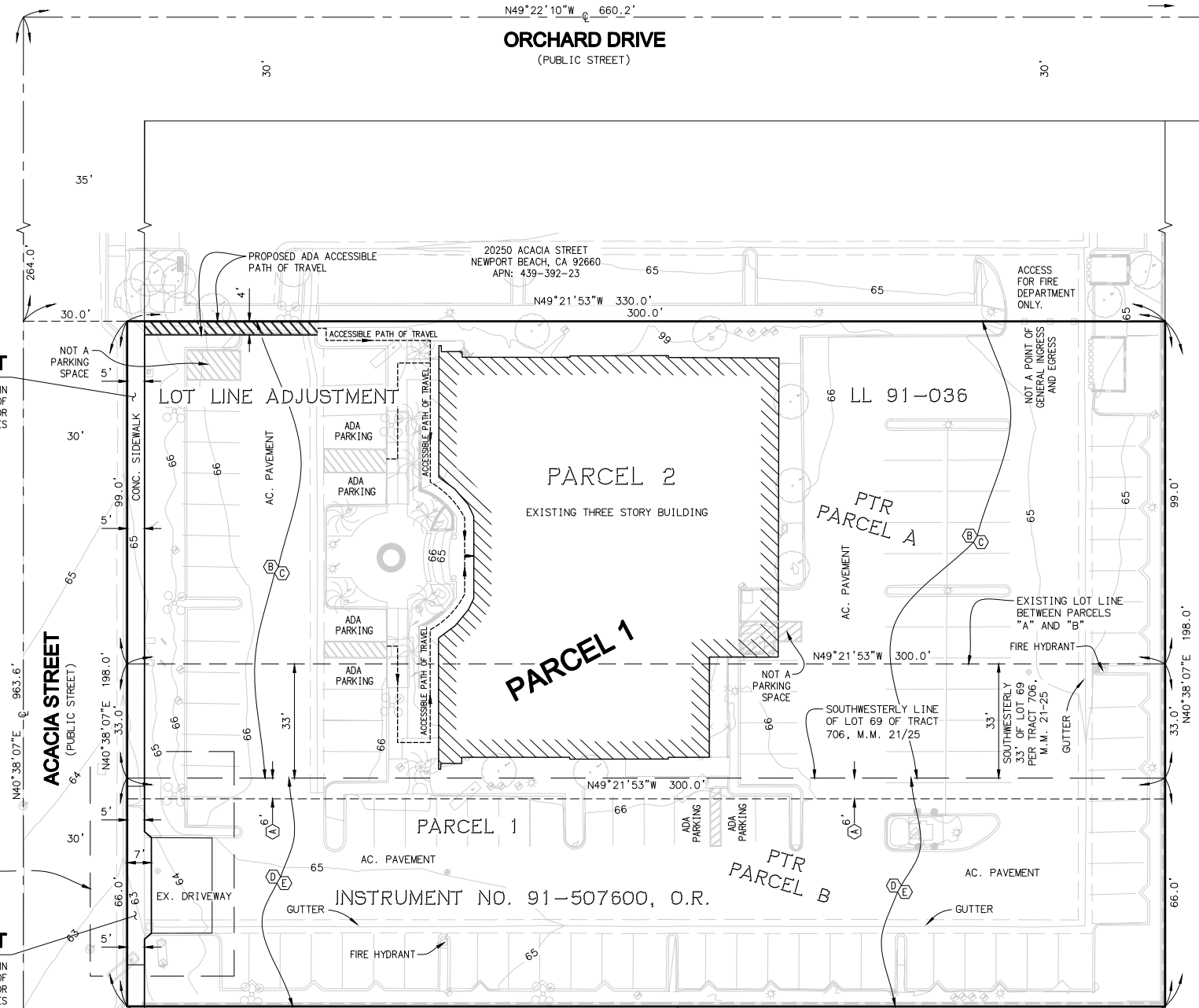
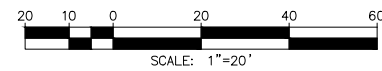
ZONING DISTRICT: SP-7 SANTA ANA HEIGHTS SPECIFIC PLAN
SPECIFIC LAND USE: BUSINESS PARK
NEIGHBORING LAND USE: BUSINESS PARK

PROPOSED CONDOMINIUM UNITS

PARCEL 1 OF THIS TENTATIVE MAP WILL BE FURTHER SUBDIVIDED
INTO 12 CONDOMINIUM UNITS BY A CONDOMINIUM PLAN, TO BE
RECORDED SEPARATELY.



DETAIL "A"
NOT TO SCALE



LEGEND

LINE SYMBOLS AND ABBREVIATIONS USED HEREON:
 ——— PROPERTY LINE - PROPERTY IN QUESTION
 - - - - - EXISTING PROPERTY LINES
 ——— STREET CENTERLINE
 - - - - - STREET RIGHT-OF-WAY
 - - - - - EXISTING TOPOGRAPHY
 - - - - - EASEMENT LINES
 ——— GATE

A.C.	ASPHALT	⊕	FIRE HYDRANT
S.F.	SQUARE FEET	⊕	IRRIGATION CONTROL VALVE
AC.	ACRES	⊕	LIGHT STANDARD
ADA	AMERICAN WITH DISABILITIES ACT	⊕	NAT GAS METER
☀	AREA LIGHT	⊕	PALM
⊕	BACKFLOW PREVENTER	⊕	RISER
⊕	BOLLARD	⊕	SEWER CLEANOUT
⊕	CURB DRAIN - OUTLET	⊕	SEWER MANHOLE
→	DIRECTION OF FLOW	⊕	SIGN
⊕	DRAIN	⊕	STORM DRAIN MANHOLE
⊕	ELECTRICAL CONTROL BOX	⊕	TREE
⊕	ELECTRICAL MANHOLE	⊕	WATER PEDESTAL
⊕	ELECTRICAL PANEL	⊕	WATER VALVE
⊕	ELECTRICAL PULLBOX		

LEGEND OF EASEMENTS

- INDICATES AN EASEMENT DEDICATED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF POLE LINES RECORDED ON APRIL 24, 1957 IN BOOK 3885, PAGE 132, OF OFFICIAL RECORDS.
- INDICATES A RIGHT-OF-WAY RESERVED TO THE SANTA ANA HEIGHTS WATER COMPANY FOR THE PURPOSE OF PIPELINES AND DITCHES RECORDED IN BOOK 157, PAGE 274 AND RE-RECORDED IN BOOK 467, PAGE 478, BOTH OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)
- INDICATES A RIGHT-OF-WAY RESERVED TO THE TITLE GUARANTEE AND TRUST COMPANY FOR THE PURPOSE OF ELECTRIC LIGHT, POWER, AND TELEPHONE LINES, RECORDED IN BOOK 157, PAGE 274 AND RE-RECORDED IN BOOK 467, PAGE 478, BOTH OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)
- INDICATES A RIGHT-OF-WAY RESERVED TO THE SANTA ANA HEIGHTS WATER COMPANY FOR THE PURPOSE OF PIPELINES AND DITCHES RECORDED IN BOOK 297, PAGE 147 AND RE-RECORDED IN BOOK 796, PAGE 237, BOTH OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)
- INDICATES A RIGHT-OF-WAY RESERVED TO THE TITLE GUARANTEE AND TRUST COMPANY FOR THE PURPOSE OF ELECTRIC LIGHT, POWER, AND TELEPHONE LINES, RECORDED IN BOOK 297, PAGE 147 AND RE-RECORDED IN BOOK 796, PAGE 237, BOTH OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

ACACIA STREET

PROPOSED DEDICATION IN FEE TO THE CITY OF NEWPORT BEACH FOR PUBLIC STREET PURPOSES

ACACIA STREET

PROPOSED DEDICATION IN FEE TO THE CITY OF NEWPORT BEACH FOR PUBLIC STREET PURPOSES

20322 ACACIA STREET
NEWPORT BEACH, CA 92660
APN: 439-392-34

20342 ACACIA STREET
NEWPORT BEACH, CA 92660
APN: 439-392-35

SUBDIVIDER/DEVELOPER:
CGM DEVELOPMENT, LLC,
17877 VON KARMAN AVE., SUITE 388
IRVINE, CA. 92614
(949) 885-9878

PREPARED UNDER THE SUPERVISION OF:

Kevin R. Hills

7/22/2025

KEVIN R. HILLS, P.L.S. 6617



NO.	DATE	REVISIONS

Michael Baker
INTERNATIONAL

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Phone: (949) 472-3505
MBAKERINTL.COM

FOR NON-RESIDENTIAL CONDOMINIUM PURPOSES
**TENTATIVE PARCEL MAP
NO. 2024-147**
IN THE CITY OF NEWPORT BEACH, COUNTY OF
ORANGE, STATE OF CALIFORNIA.

PROJECT NO.
203619
SHEET 1
OF 1

JULY 22, 2025