Attachment No. PC 4

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

WIENTIONALLY BLANK PAGE



GENERAL NOTES

- THE TOTAL PROJECT AREA IS 59,400 SQUARE FEET OR 1.364 ACRES. THE ASSESSOR'S PARCEL NUMBER FOR THE PROJECT AREA IS
- 3. THE SUBJECT PARCEL HAS A THREE STORY, CONCRETE AND GLASS BUILDING.
 4. SANITATION DISTRICT IS COSTA MESA SANITATION DISTRICT.

- SCHOOL DISTRICT IS NEWPORT/MESA UNIFIED.
 WATER DISTRICT IS IRVINE RANCH WATER DISTRICT.
 COMMUNITY ASSOCIATION IS BACK BAY COMMUNITY ASSOCIATION.
- COUNCIL DISTRICT 3, ERIK WEIGAND. 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

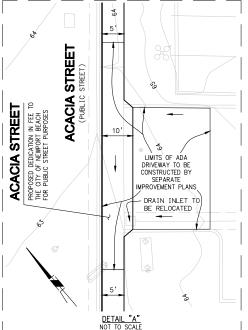
EXISTING REGULAR PARKING SPACES: 103 EXISTING ADA COMPLIANT PARKING PACES: 5

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



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 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 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

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 39° 48' 15" 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

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 COUNTY OF ORANGE BENCHMARK CM-91-89. A 3-3.74 OCS ALDMINUM
BENCHMARK DICK STAMPED "CM-91-89", 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

NAVD88 (FEET): 65-967

JULY 22, 2025

PROJECT NO.

203619 SHEET

Michael Baker INTERNATIONAL MBAKERINTL.COM

Suite 500 Santa Ana, CA 92707 Phone: (949) 472-3505 FOR NON-RESIDENTIAL CONDOMINIUM PURPOSES **TENTATIVE PARCEL MAP** NO. 2024-147

SUBDIVIDER/DEVELOPER: CGM DEVELOPMENT, LLC. IRVINE, CA. 92614 (949) 885-9878

PREPARED UNDER THE SUPERVISION OF:

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

7/22/2025

NO. 6617

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

WIEWIOWALLY BLANK PACE