

SHEET 1 OF 3 SHEETS

CONTAINING 1 NUMBERED LOT
TOTAL AREA: 20,202 sq. ft.
DATE OF SURVEY: JULY, 2024
ALL OF TENTATIVE TRACT MAP No. 19244

TRACT NO. 19244
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 608, OF NEWPORT MESA TRACT,
AS SHOWN ON A MAP THEREOF FILED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS,
ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

TOAL ENGINEERING, INC.

WM. ALAN BROOKS, LS 6921

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 RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR
ACCESS RIGHTS TO POMONA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

BUILDGROUP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PRINT NAME: TITLE:
BY: PRINT NAME: TITLE:

BENEFICIARY

FIRST CHOICE BANK AS BENEFICIARY PER DEED OF TRUST RECORDED SEPTEMBER 7,
2018 AS INSTRUMENT NO. 2018000329606 OF OFFICIAL RECORDS OF ORANGE
COUNTY.

FIRST CHOICE BANK AS BENEFICIARY PER DEED OF TRUST RECORDED APRIL 3, 2019
AS INSTRUMENT NO. 2019000106097 OF OFFICIAL RECORDS OF ORANGE COUNTY.

BY: PRINT NAME: TITLE:
BY: PRINT NAME: TITLE:

NOTARY ACKNOWLEDGEMENT

SEE SHEET 2 OF 3 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

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

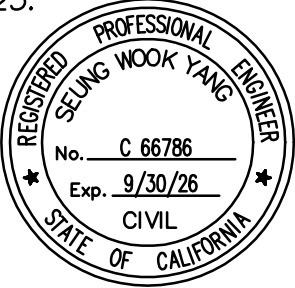
1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS,
HOLDER OF EASEMENT FOR ELECTRICAL LINE AND OTHER INCIDENTAL PURPOSES PER
DOCUMENT RECORDED AS INSTRUMENT NO. 971 IN BOOK 6307, PAGE 484 OF OFFICIAL
RECORDS.

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.

DATED THIS DAY OF , 2025.

SEUNG WOOK YANG, R.C.E. No. 66786
CITY ENGINEER OF THE CITY OF COSTA MESA
MY REGISTRATION EXPIRES SEPTEMBER 30, 2026



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF COSTA MESA }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE
CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE DAY OF
, 2025, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED
AND ENTERED, APPROVED SAID MAP;

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

THE VEHICULAR ACCESS RIGHTS TO POMONA 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.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE
CITY OF COSTA MESA.

DATED THIS DAY OF , 2025.

BRENDA GREEN
CITY CLERK OF THE CITY COUNCIL OF
THE CITY OF COSTA MESA

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 BERK PROPERTIES, LLC IN JULY 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
OF RECORDATION OF SAID MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



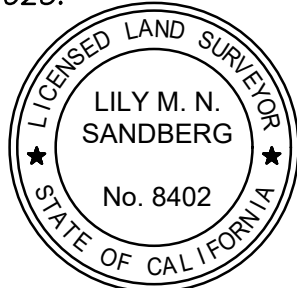
WM. ALAN BROOKS, LS 6921 DATE:
PROFESSIONAL LAND SURVEYOR, STATE OF CALIFORNIA

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 , 2025.

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



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
COUNTY TREASURER – TAX COLLECTOR

BY: TREASURER – TAX COLLECTOR

CONTAINING 1 NUMBERED LOT
TOTAL AREA: 20,202 sq. ft.
DATE OF SURVEY: JULY, 2024
ALL OF TENTATIVE TRACT MAP No. 19244

TRACT NO. 19244

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
TOAL ENGINEERING, INC. WM. ALAN BROOKS, LS 6921

FOR CONDOMINIUM PURPOSES

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 ORANGE } SS

ON THIS _____ DAY OF _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.

(print name) MY COMMISSION EXPIRES _____
MY COMMISSION NO. _____

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS _____ DAY OF _____, 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.

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WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.

(print name) MY COMMISSION EXPIRES _____
MY COMMISSION NO. _____

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STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS _____ DAY OF _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.

(print name) MY COMMISSION EXPIRES _____
MY COMMISSION NO. _____

CONTAINING 1 NUMBERED LOT
TOTAL AREA: 20,202 sq. ft.
DATE OF SURVEY: JULY, 2024
ALL OF TENTATIVE TRACT MAP No. 19244

TRACT NO. 19244

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

TOAL ENGINEERING, INC.

WM. ALAN BROOKS, LS 6921

FOR CONDOMINIUM PURPOSES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6257 & GPS NO. 6233 BEING NORTH 26°54'08" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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 0.999969045; COMBINATION FACTOR BEING THE AVERAGE COMBINATION FACTOR OF GPS NO. 6257 & 6233.

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.

EASEMENT NOTES:

- ① 6' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL LINE AND OTHER INCIDENTAL PURPOSES RECORDED NOVEMBER 1, 1962 IN BOOK 6307, PAGE 484 OF OFFICIAL RECORDS. (PLOTTED HEREON.)

REFERENCE NOTES:

- (R1) INDICATES RECORD OR CALC'D FROM RECORD PER MAP OF NEWPORT MESA TRACT, M.M. 5/1.
(R2) INDICATES RECORD OR CALC'D FROM RECORD PER RECORD OF SURVEY NO. 2019-1107, R.S.B. 308/13
(R3) INDICATES RECORD OR CALC'D FROM RECORD PER TRACT No. 3102, M.M. 120/3-4.
(R4) INDICATES RECORD OR CALC'D FROM RECORD PER DOCUMENT RECORDED 04/09/2019 AS INSTRUMENT NO. 2019000106096, O.R.
(R5) INDICATES RECORD OR CALC'D FROM RECORD PER DOCUMENT RECORDED 07/18/2018 AS INSTRUMENT NO. 2018000261618, O.R.
(R6) INDICATES RECORD OR CALC'D FROM RECORD PER CR2019-0169 ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.

ESTABLISHMENT NOTES:

- [A] ESTABLISHED C/L OF 17TH STREET HOLDING MONUMENT NOS. 1 & 4 PER (R1).
[B] ESTABLISHED C/L POMONA AVENUE HOLDING BEST FIT OF MONUMENT NOS. 4, 6 & 7 PER (R1).
[C] ESTABLISHED THE SE CORNER OF LOT 608 BY INTERSECTING LINES PARALLEL WITH AND 30.00' NORTH AND WEST OF THE C/L OF 17TH STREET AND POMONA AVENUE, RESPECTIVELY.
[D] ESTABLISHED THE W'LY LINE OF LOT 608, HOLDING MONUMENT NOS. 3 & 8 PER (R2)
[E] ESTABLISHED BY PRORATION BETWEEN MONUMENTS NOS. 3 & 8 PER (R2)

MONUMENT NOTES:

- FOUND MONUMENT AS NOTED.
□ SET LEAD, TACK & TAG STAMPED 'LS 6921', FLUSH, IN TOP OF CURB, UNLESS OTHERWISE NOTED.
○ SET EPOXY & TAG STAMPED 'LS 6921', FLUSH, IN TOP OF WALL, UNLESS OTHERWISE NOTED.
▲ INDICATES OCS HORIZONTAL GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
③ FD. SPIKE & WASHER STAMPED 'LS 6970', PER (R2), FLUSH. ACCEPTED AS THE SW CORNER OF LOT 608.
④ FD. ORANGE COUNTY SURVEYOR'S 2 1/4" ALUM. CAP STAMPED '12-79' IN O.C.S. WELL MON, PER (R2). DOWN 1.2'. ACCEPTED AS C/L INTERSECTION OF 17TH ST. AND POMONA AVE.
⑤ FD. 1" IP WITH TAG STAMPED 'LS 3109', PER (R2), FLUSH. ACCEPTED AS NORTHEAST CORNER OF LOT 608 OF (R1).
⑥ FD. MAG NAIL & WASHER STAMPED 'LS 6771', NO REFERENCE, FLUSH. ACCEPTED AS C/L INTERSECTION OF POMONA AVE. AND SHALIMAR DR.
⑦ FD. ORANGE COUNTY SURVEYOR'S 2 1/4" ALUM. CAP STAMPED '12-79' IN O.C.S. WELL MON, DOWN 1.2', PER (R2). ACCEPTED AS C/L INTERSECTION OF 18TH ST. AND POMONA AVE.
⑧ FD. SPIKE & WASHER STAMPED 'LS 5312', PER (R2), FLUSH. ACCEPTED AS C/L INTERSECTION OF 18TH ST. AND WALLACE AVENUE.
⑨ POINT FALLS ON MANHOLE. ESTABLISHED C/L INTERSECTION OF 18TH ST. AND PLACENTIA AVE. FROM (4)-3.00' TANGENT MAG NAILS & WASHERS STAMPED 'LS 6970' PER (R2).
⑩ SET EPOXY & TAG STAMPED 'LS 6921', FLUSH IN TOP OF WALL, AT 1.00' x 0.50' OFFSET FROM NW'LY CORNER OF LOT 1 ALONG AND PERPENDICULAR TO THE W'LY LINE OF SAID LOT 1.
⑪ SET EPOXY & TAG STAMPED 'LS 6921', FLUSH IN TOP OF WALL, AT 1.00' x 1.00' OFFSET FROM SW'LY CORNER OF LOT 1 ALONG AND PERPENDICULAR TO THE S'LY LINE OF SAID LOT 1.

GPS MONUMENT NOTES:

- ▲ ① OCS GPS #6257
N 2,179,216.24
E 6,049,760.15
POINT FALLS ON MANHOLE. ESTABLISHED BY FD. FOUR 3.00' TANGENT OVER MAG NAIL TIES WITH WASHERS 'LS 6970'. POINT LOCATED AT THE C/L INTERSECTION OF 17TH STREET AND PLACENTIA AVENUE.
▲ ② OCS GPS #6233
N 2,181,848.79
E 6,051,095.85
FD. PUNCHED 2" OCS BRASS CAP '12-79', DN. 1.5' IN WELL MONUMENT. BRASS CAP IS LOCATED AT THE C/L INTERSECTION OF POMONA AVENUE AND 19TH STREET.

