

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND THE FILING OF SAID MAP AND SUBDIVISION.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4075 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING 2 COMMERCIAL UNITS AND 5 DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF OCEANSIDE ALL VEHICULAR ACCESS RIGHTS TO FREEMAN STREET AND SPORTFISHER DRIVE ALONG THE PROPERTY FRONTAGE, EXCEPT AT PROPOSED DRIVEWAYS.

ALLYKAT DEVELOPMENT LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

ARISTIDES R. IOANNIDES OWNER

CHURCHILL MRA FUNDING, I, LLC, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 28, 2024 AS INSTRUMENT NO. 2024-0076670 OF OFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENTS

SEE SHEET 2 OF 4 FOR NOTARY ACKNOWLEDGEMENTS

THOROUGHFARE FEE DEFERMENT NOTE

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE 80-30 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

TRAFFIC SIGNAL FEE DEFERMENT NOTE

PAYMENT OF TRAFFIC SIGNAL FEE AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 87-19 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

513 NORTH FREEMAN STREET MIXED USE
FOR CONDOMINIUM PURPOSES
CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY HALF OF LOTS 4, 5, AND 6 IN BLOCK 39, ACCORDING TO THAT MAP OF A PORTION OF OCEANSIDE, SURVEYED NOVEMBER 1885, BY C.J. COUTS, BEING NUMBERED 332 AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1885 AND BEING COMMONLY KNOWN AS MYERS AND McCOMBER'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ACREAGE: 0.173 GROSS ACRES
NUMBER OF LOTS: ONE NUMBERED LOT

SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE COMPANY,
ORDER NO. 00182101-996-SD1-RT4, DATED SEPTEMBER 9, 2024

COMMUNITY DEVELOPMENT COMMISSION
RESOLUTION NO. 20-R0617-3

APPROVING TM NO. RT19-00002
DATED OCTOBER 7, 2020

COUNTY TREASURER/ TAX COLLECTOR AND
DIRECTOR OF PUBLIC WORKS STATEMENT

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER COUNTY TREASURER-TAX COLLECTOR BY: _____ DEPUTY _____ DATE _____

MARISA BARRIE DIRECTOR OF PUBLIC WORKS BY: _____ DEPUTY _____ DATE _____

DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS ON REAL PROPERTY

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON REAL PROPERTY AS REQUIRED BY THE CITY OF OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION RESOLUTION NO. 20-R0617-3 APPROVING TENTATIVE SUBDIVISION MAP NO. RT19-00002 HAS BEEN RECORDED IN THE OFFICE OF THE RECORDATION OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER ON _____ AS DOCUMENT NO. _____ OF OFFICIAL RECORDS.

LAND SURVEYING CONSULTANTS
318 STATE PLACE
ESCONDIDO, CA 92029
JN 1592

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, ANDREW POTTER , CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS BY: _____ DATE _____

CITY TREASURER'S CERTIFICATE

I, PHYLLIS DOMINGUEZ, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AND THAT ANY SPECIAL ASSESSMENTS OR BONDS, THE LAND OF WHICH IS DIVIDED BY SUBDIVISION LOT OR PARCEL LINE HAVE BEEN PAID IN FULL, OR SECURITY THEREFORE HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

PHYLLIS DOMINGUEZ, CITY TREASURER CITY OF OCEANSIDE DATE _____

CITY CLERK CERTIFICATE

I, _____ ZEB NAVARRO _____ CITY CLERK OF THE CITY OCEANSIDE, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY HAS APPROVED THIS SUBDIVISION MAP ON _____, PER RESOLUTION NO. _____ AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE RELEASE AND RELINQUISHMENT TO THE CITY OF OCEANSIDE ALL VEHICULAR ACCESS RIGHTS TO FREEMAN STREET AND SPORTFISHER DRIVE ALONG THE PROPERTY FRONTAGE, EXCEPT AT PROPOSED DRIVEWAYS.

ATTEST: _____ DATE _____
ZEB NAVARRO, CITY CLERK

SURVEYOR'S STATEMENT

I, BENJAMIN MICHAEL BLAZEK, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS FINAL MAP, CONSISTING OF 4 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ARISTIDES R. IOANNIDES IN JULY, 2022. I HEREBY STATE, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY FOUR MONTHS FROM FILING DATE OF THIS MAP); THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BENJAMIN MICHAEL BLAZEK, L.S. 9460 DATE _____



CITY ENGINEER'S STATEMENT

I, BRIAN K. THOMAS, CITY ENGINEER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND FIND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS/EXTENSIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP OR ANY APPROVED EXTENSIONS / ALTERATIONS OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BRIAN K. THOMAS, P.E. 60907 DATE _____



CITY ENGINEER TECHNICAL STATEMENT

I, WILLIAM D. TUCK, STATE THAT I HAVE EXAMINED THIS MAP FOR THE CITY ENGINEER AND FOUND THAT THIS MAP IS TECHNICALLY CORRECT.

WILLIAM D. TUCK, PLS 9282 DATE _____



CITY PLANNING COMMISSION STATEMENT

I, SERGIO MADERA, THE CITY PLANNER OF THE CITY OF OCEANSIDE, STATE THAT I HAVE EXAMINED THE MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE AND ANY APPROVED ALTERATION THEREOF,

SERGIO MADERA, CITY PLANNER DATE _____

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____
I, ERNEST J. DRONENBURG, JR. RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF _____
THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK, ____ M.

FEE.\$ _____ ERNEST J. DRONENBURG, JR., COUNTY RECORDER

BY: _____ DEPUTY _____

513 NORTH FREEMAN STREET MIXED USE
FOR CONDOMINIUM PURPOSES
CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

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 SAN DIEGO

ON _____ BEFORE ME, _____, A 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 & OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

COMMISSION # OF NOTARY: _____

COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____ COUNTY

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

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WITNESS MY HAND & OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

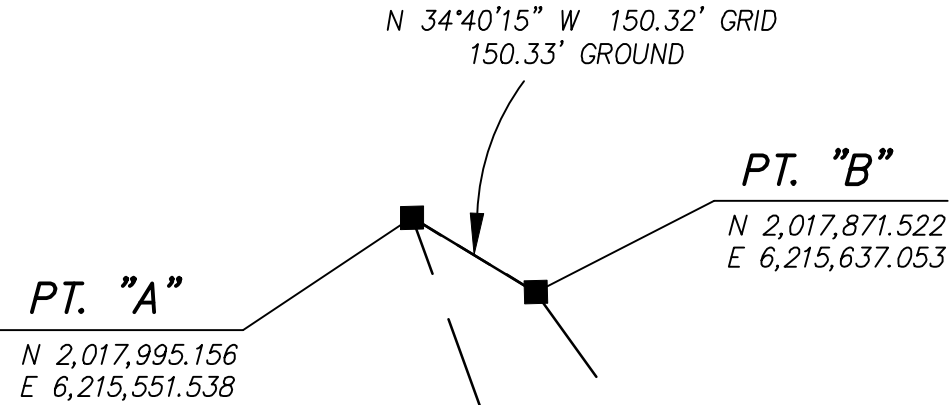
COMMISSION # OF NOTARY: _____

COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____ COUNTY

513 NORTH FREEMAN STREET MIXED USE
FOR CONDOMINIUM PURPOSES
CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

TENTATIVE MAP NO. RT19-00002 SHEET 3 OF 4 SHEETS



BASIS OF BEARINGS

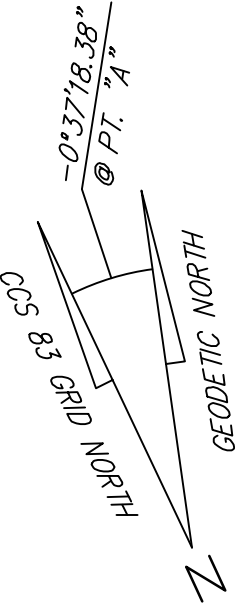
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN AUGUST 3, 2022 AT POINT "A" AND POINT "B" SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM G.P.S. STATION CP#1 AND G.P.S. STATION CP#2 (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) PER RECORD OF SURVEY NO. 16709. THE BEARING FROM POINT "A" TO POINT "B" IS NORTH 34°40'41" WEST.

QUOTED BEARINGS FROM REFERENCE MAPS, DOCUMENTS AND DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR (CGF) AT POINT "A" = 0.999959128

GRID DISTANCE = (GROUND DISTANCE) X (CGF)

THE ELEVATION AT POINT "A" IS 66.89 FEET (MEAN SEA LEVEL)



NAD83 TIES
NO SCALE

N 2,016,325.344
E 6,215,422.396
GPS PT. CP #1
FD. 2-1/2" BRASS DISC
STAMPED "NCTD CONTROL
POINT RCE 27648"
PER R.O.S. 16709

N 11°23'24" W 266.72' GRID
266.73' GROUND

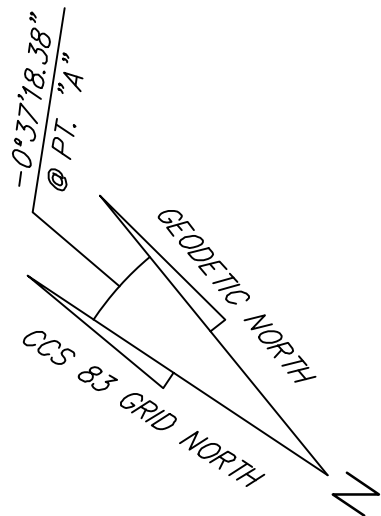
(N 34°45'07" W 1300.66' GRID PER R.O.S. 16709)
N 34°45'04" W 1300.63' GRID
1300.68' GROUND

N 2,015,256.684
E 6,216,163.808
GPS PT. CP #2
FD. 2-1/2" BRASS DISC
STAMPED "NCTD CONTROL
POINT RCE 27648"
PER R.O.S. 16709

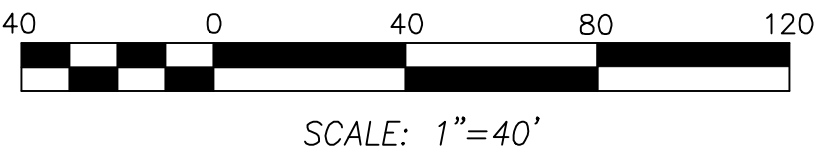


513 NORTH FREEMAN STREET MIXED USE
FOR CONDOMINIUM PURPOSES
CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

TENTATIVE MAP NO. RT19-00002 SHEET 4 OF 4 SHEETS



COMBINED GRID FACTOR
@ PT. "A" = 0.999959128



LEGEND

SUBDIVISION BOUNDARY	
RIGHT OF WAY LINE	
EXISTING LOT LINE	
RELINQUISHMENT OF ACCESS RIGHTS	

MONUMENTATION NOTES

- SET 2" IRON PIPE WITH DISC STAMPED "LS 9460", FLUSH
- FOUND CHISLED "X" IN TOP OF CURB, PER CITY FIELD BOOK 33, PAGE 11, ROS 23330, PM 15462, PM 21202, UNLESS NOTED OTHERWISE BELOW:
- FOUND RUSTY 1-1/4" I.P., DN. 1.0', NO RECORD, HELD FOR INTERSECTION, UNLESS NOTED OTHERWISE
- ▲ FD. MAG NAIL & WASHER STAMPED "COS ENG", NO RECORD; ACC'D IN LIEU OF CENTERLINE MONUMENT PER PM 21202, PM 15462, ROS 19787
- ① FD. LEAD & DISC STAMPED "LS 8259" IN SIDEWALK, PER ROS 23702, SHOWN FOR TIE ONLY
- ② FD. 1/2" REBAR, NO CAP, PER PM 21202, ROS 23330, ROS 23702
- ③ FD. LEAD & DISC STAMPED "CONTROL" IN SIDEWALK, PER PM 21202, ROS 19787, 23330, SHOWN FOR TIE ONLY
- ④ FD. LEAD & DISC STAMPED "CONTROL" IN SIDEWALK, PER ROS 23330
- ⑤ FD. LEAD & TACK IN SIDEWALK, PER PM 21202
- ⑥ FD. LEAD & TACK IN SIDEWALK, PER ROS 23330
- ⑦ FD. LEAD & DISC STAMPED "CONTROL" IN SIDEWALK, NO RECORD, SHOWN FOR TIE ONLY
- ⑧ FD. LEAD & 3/8" BRASS PIN IN SIDEWALK PER CITY FIELD BOOK 144, PAGE 80, PM 15462, 21202, SHOWN FOR TIE ONLY
- ⑨ FD. SCRIBED "X" IN TOP OF CURB, NO RECORD, SHOWN FOR TIE ONLY
- ⑩ FD. 2" I.P. WITH DISC STAMPED "LS 8259", PER ROS 23702, HELD FOR INTERSECTION
- ⑪ FD. 1/2" REBAR WITH CAP STAMPED "LS 6144", PER ROS 23330, PM 21202
- ⑫ FD. 1-1/2" I.P. WITH PLASTIC PLUG STAMPED "LS 5567", PER ROS 23330, PM 21202
- ⑬ FD. 3/4" I.P., OPEN, PER ROS 23330, PM 21202
- ⑭ FD. LEAD & TACK IN SIDEWALK, PER CR 17665, SHOWN FOR TIE ONLY

EASEMENT NOTE

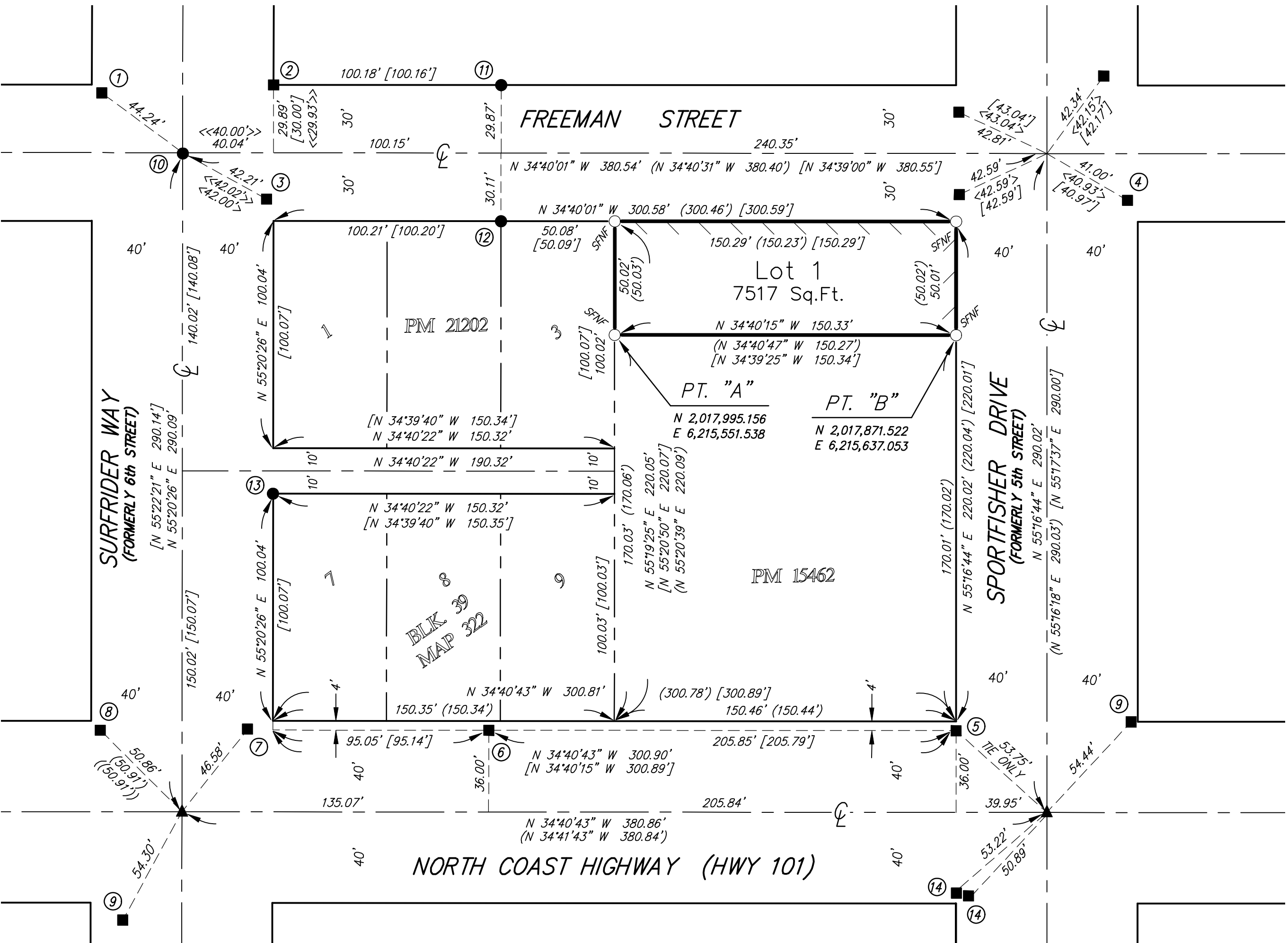
NO PLOTTABLE EASEMENTS EXIST ACROSS THE SUBJECT
PROPERTY AT THE TIME OF RECORDATION OF THIS MAP

RECORD MAP NOTES

- () RECORD OR CALCULATED DATA PER PM 15462
- [] RECORD OR CALCULATED DATA PER ROS 23330
- < > RECORD OR CALCULATED DATA PER ROS 19787
- << >> RECORD OR CALCULATED DATA PER ROS 23702
- (()) RECORD OR CALCULATED DATA PER PM 21202,
CITY TIE BOOK 144, PG. 80
- M&R MEASURED & RECORD

AREA TABLE

LOT 1 7517 sf / 0.173 ac



NOTE: ALL DISTANCES SHOWN TO CENTERLINE
ARE PERPENDICULAR TO CENTERLINE
AND / OR RIGHT OF WAY.