

SHEET 1 OF 5 SHEETS
NUMBER OF LOTS: 1 NUMBERED
AREA: 2.349 ACRES
DATE OF SURVEY: JUNE 2024
ALL OF TENTATIVE TRACT NO. 19345

TRACT NO. 19345

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK
101, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

DANE P. MCDUGALL
L.S. 9297



DATE OF SURVEY:
JUNE 2024

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 COSTA MESA AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO 16TH STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

MRP HTMHCB, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

BENEFICIARY

COSTA MESA 38 DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 3, 2025 AS INSTRUMENT NO. 2025000272505 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

OPTIONEE

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE UNDER A MEMORANDUM OF OPTION AGREEMENT RECORDED OCTOBER 3, 2025 AS INSTRUMENT NO. 2025000272506 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGEMENTS

SEE SHEET 2

CONDOMINIUM NOTE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM NUMBER OF 38 DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SIGNATURE OMISSION

THE SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED MARCH 2, 1982 AS INSTRUMENT NO. 1982-72217 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

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 COSTA MESA 38 DEVELOPMENT LLC IN JUNE 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 COMPLETION 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.

DATED THIS 9th DAY OF January, 2026

DANE P. MCDUGALL
L.S. 9297



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 _____, _____

BY: LILY M. N. SANDBERG, COUNTY SURVEYOR
P.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 COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, _____

SEUNG W. YANG, R.C.E. 66786
CITY ENGINEER OF THE CITY OF COSTA MESA
EXPIRATION DATE* 09/30/2026



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 _____, 2026, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS DEDICATED.

ALL VEHICULAR ACCESS RIGHTS TO 16TH STREET AS RELEASED AND RELINQUISHED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, A PORTION OF A PERMANENT EASEMENT TO OVERFLOW AND FLOOD DESCRIBED LAND WITH FLOOD AND STORM DRAIN WATERS FROM NEWHALL STREET, PER DOCUMENT RECORDED MAY 9, 1962 IN BOOK 6102, PAGE 658 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

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 _____, _____

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

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 _____, _____

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

SHEET 2 OF 5 SHEETS
NUMBER OF LOTS: 1 NUMBERED
AREA: 2.349 ACRES
DATE OF SURVEY: JUNE 2024
ALL OF TENTATIVE TRACT NO. 19345

TRACT NO. 19345

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

DANE P. MCDOUGALL
L.S. 9297



DATE OF SURVEY:
JUNE 2024

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 _____ }SS

ON _____, 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 IS
IN _____ COUNTY
NAME PRINTED _____ MY COMMISSION EXPIRES _____

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 _____ }SS

ON _____, 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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STATE OF CALIFORNIA }
COUNTY OF _____ }SS

ON _____, 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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SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
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NAME PRINTED _____ MY COMMISSION EXPIRES _____

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STATE OF CALIFORNIA }
COUNTY OF _____ }SS

ON _____, 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 IS
IN _____ COUNTY
NAME PRINTED _____ MY COMMISSION EXPIRES _____

SHEET 3 OF 5 SHEETS
 NUMBER OF LOTS: 1 NUMBERED
 AREA: 2.349 ACRES
 DATE OF SURVEY: JUNE 2024
 ALL OF TENTATIVE TRACT NO. 19345

TRACT NO. 19345

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES

DANE P. MCDUGALL
 L.S. 9297



DATE OF SURVEY:
 JUNE 2024

SEE SHEET 4 FOR BOUNDARY
 ESTABLISHMENT.
 SEE SHEET 5 FOR EASEMENT DETAIL.

MONUMENT NOTES

- ① FOUND GEAR SPIKE AND WASHER STAMPED "LS 7725" PER R3, FLUSH. ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF WHITTIER AVENUE WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF R2.
 - ② POINT LANDS ON MANHOLE. ESTABLISHED FROM THE INTERSECTION OF 4 TANGENT OVER 3.00' STRADDLER TIES, 1 MAG AND WASHER STAMPED "LS 5411" AND 3 GEAR SPIKE AND WASHERS STAMPED "LS 7725" PER R3, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF NEWHALL STREET AND MONROVIA AVENUE. SEE DETAIL "A" HEREON.
 - ③ POINT LANDS ON MANHOLE. ESTABLISHED THE CENTERLINE INTERSECTION OF 16TH STREET AND MONROVIA AVENUE BY TIES PER C.R. 2013-2677. SEE DETAIL "B" HEREON.
 - ④ FOUND BOAT SPIKE AND WASHER STAMPED "RCE 23927" PER R4, DOWN 0.2'. HELD FOR LINE ONLY, OFF S00°19'13"W 0.08' FROM CENTERLINE OF 16TH STREET.
 - ⑤ FOUND GEAR SPIKE AND WASHER STAMPED "LS 7725" PER R2, FLUSH.
 - ⑥ FOUND GEAR SPIKE AND WASHER STAMPED "LS 7725" PER R2, FLUSH. DID NOT ACCEPT AS POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF R2, OFF N74°17'01"E 0.10' FROM POSITION AS ESTABLISHED PER ⑥.
 - ⑦ FOUND GEAR SPIKE AND WASHER STAMPED "LS 7725" PER R3, FLUSH. ACCEPTED AS A POINT OFFSET 0.50' ALONG THE WESTERLY PROLONGATION OF THE CENTERLINE OF 16TH STREET FROM THE WESTERLY TERMINUS OF THE CENTERLINE OF 16TH STREET PER R3.
 - ⑧ FOUND OPEN 2" IRON PIPE UNDER SIDEWALK PER R2, DOWN 0.8'.
 - ⑨ FOUND LEAD, TACK AND TAG "LS 7725" ON TOP OF CURB OFFSET 2.00' ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 2 OF R1, PER R3.
 - ⑩ FOUND NAIL AND TAG "LS 7725" ON TOP OF WALL PER R2.
 - ⑪ FOUND 2" IRON PIPE WITH NAIL AND TAG, ILLEGIBLE, DOWN 1.0', NO REFERENCE, S20°15'04"W 0.18' FROM THE SOUTHEAST CORNER OF PARCEL 2 OF R1.
- FOUND MONUMENT AS NOTED.
 - ▲ OCS CONTINUOUS GPS STATION (CGPS).
 - 2" IRON PIPE TAGGED "LS 9297", FLUSH; OR LEAD, TACK, AND TAG "LS 9297", FLUSH; OR SPIKE AND WASHER STAMPED "MCDUGALL LS 9297", FLUSH, IN ASPHALT; OR NAIL AND TAG "LS 9297" ON TOP OF WALL, TO BE SET.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.9999681573. (COMBINATION FACTOR WAS CALCULATED AT NORTING 2177902.12 AND EASTING 6047314.50).

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "FVPK" AND "TRAK" BEING NORTH 67°14'53.4" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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.

REFERENCES

- R1 - P.M.B. 101/26-27.
 - R2 - TRACT NO. 17747, M.M. 940/9-19.
 - R3 - CERTIFICATE OF CORRECTION FOR TRACT NO. 17747, RECORDED JANUARY 9, 2019 AS INSTRUMENT NO. 2019000007423 OF OFFICIAL RECORDS.
 - R4 - TRACT NO. 11547, M.M. 511/46-47.
 - R5 - NEWPORT MESA TRACT, M.M. 5/1.
- () - INDICATES RECORD OR CALCULATED DATA PER NOTED REFERENCE.
 M&R - INDICATES MEASURED AND RECORD DATA PER NOTED REFERENCE.

ESTABLISHMENT NOTES

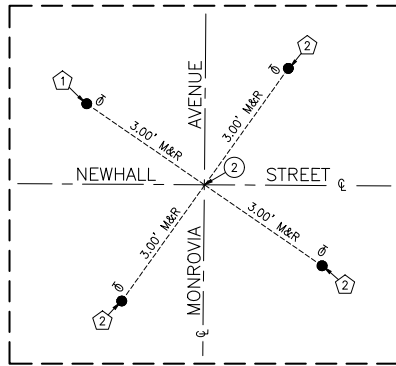
- Ⓐ SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R5.
- Ⓑ ESTABLISHED BY HOLDING R1 RECORD DISTANCE OF 132.00' FROM ⑤ PER R2.
- Ⓒ ESTABLISHED BY INTERSECTION. THE PROLONGATION OF THE NORTH LINE OF LOT 1012 OF R5 WESTERLY TO THE WEST LINE OF R2.
- Ⓓ SEARCHED, FOUND NOTHING. ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 126.00' PER R1, EASTERLY FROM THE NORTHWEST CORNER OF LOT 1012 OF R5.

EASEMENT NOTES

- Ⓐ INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- Ⓑ INDICATES AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED MARCH 2, 1962 AS INSTRUMENT NO. 1962-72217 OF OFFICIAL RECORDS.

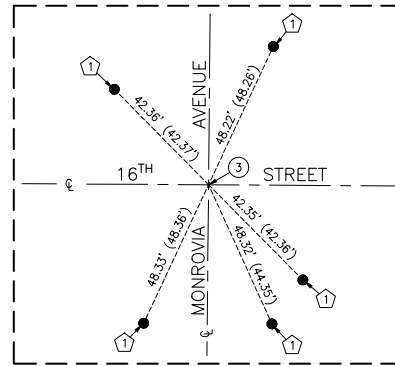
SURVEYOR'S NOTE

- Ⓐ ALL VEHICULAR ACCESS RIGHTS DEDICATED HEREON TO THE CITY OF COSTA MESA, EXCEPT AT APPROVED ACCESS LOCATIONS.



DETAIL "A" TIE NOTES

- ① FOUND PK NAIL AND WASHER STAMPED "LS 5411" PER C.R. 2004-0172 AND R3, FLUSH.
 - ② FOUND GEAR SPIKE AND WASHER STAMPED "LS 7725" PER R3, FLUSH.
- M&R RECORD DATA PER C.R. 2004-0172 AND R3.
 ⓪ TANGENT OVER TIE.



DETAIL "B" TIE NOTES

- ① FOUND LEAD, TACK, AND TAG STAMPED "LS 4212" PER C.R. 2013-2677.
- () INDICATES RECORD DATA PER C.R. 2013-2677.

SHEET 4 OF 5 SHEETS
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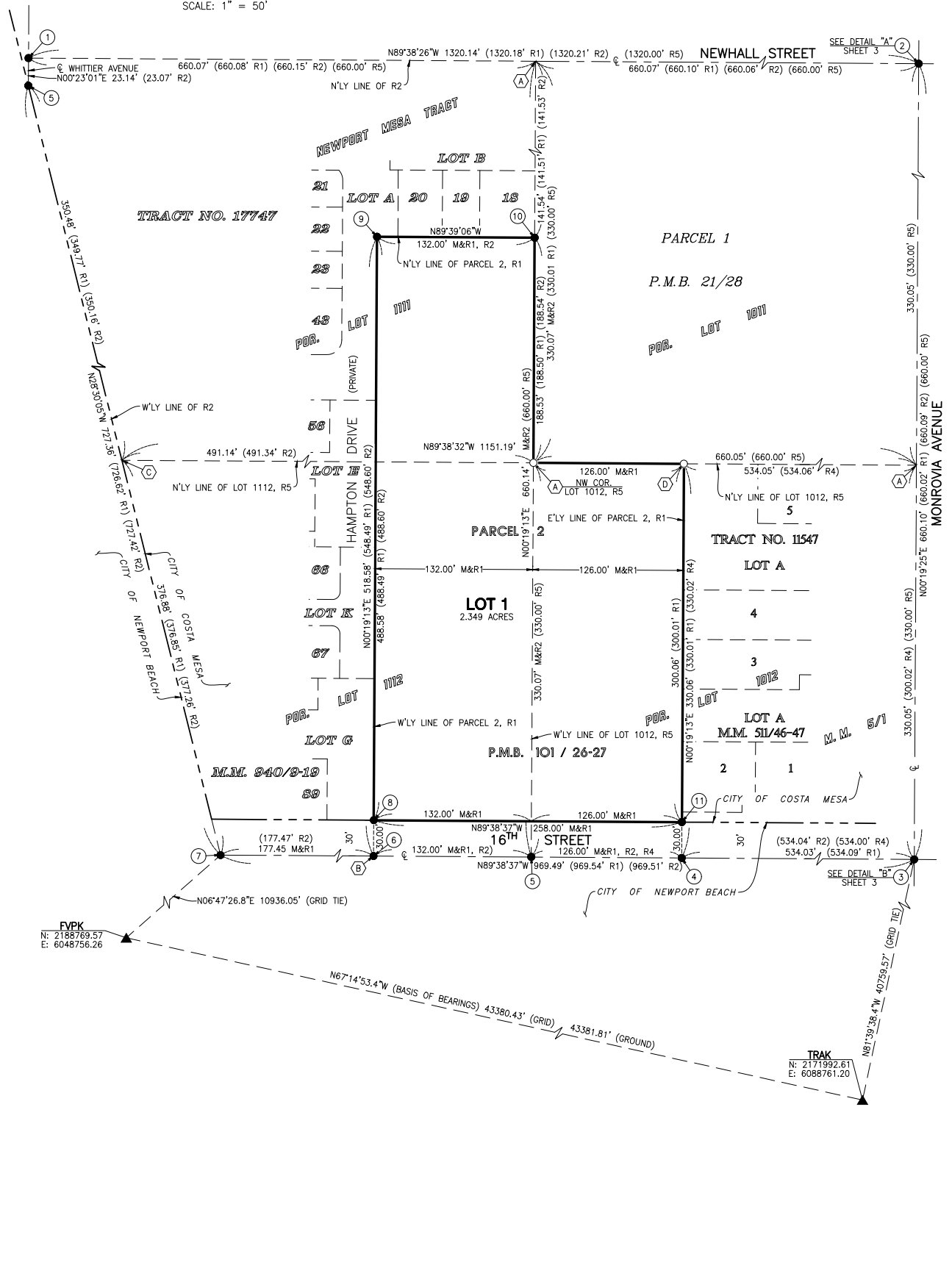


DATE OF SURVEY:
 JUNE 2024

SEE SHEET 3 FOR MONUMENT NOTES,
 ESTABLISHMENT NOTES, EASEMENT
 NOTES, SURVEYOR'S NOTE, DATUM
 STATEMENT, BASIS OF BEARINGS,
 SURVEYOR'S BOUNDARY NOTE, AND
 REFERENCES.
 SEE SHEET 5 FOR EASEMENT DETAIL.

BOUNDARY ESTABLISHMENT

SCALE: 1" = 50'



SHEET 5 OF 5 SHEETS
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EASEMENT DETAIL

SEE SHEET 3 FOR MONUMENT NOTES,
 ESTABLISHMENT NOTES, EASEMENT
 NOTES, SURVEYOR'S NOTE, DATUM
 STATEMENT, BASIS OF BEARINGS,
 SURVEYOR'S BOUNDARY NOTE, AND
 REFERENCES.
 SEE SHEET 4 FOR BOUNDARY
 ESTABLISHMENT.

SCALE: 1" = 30'

