ATTACHMENT 2

SHEET 1 OF 3 SHEETS

NO. OF PARCELS: 2 NUMBERED
PARCEL 1: 1.782 ACRES GROSS
1.161 ACRES NET
PARCEL 2: 2.006 ACRES GROSS
1.501 ACRES NET

ALL OF TENTATIVE PARCEL MAP NO. 2023-160
DATE OF SURVEY: AUGUST 16, 2026

PARCEL MAP NO. 2023-160

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

BEING A SUBDIVISION OF A PORTION OF LOT 501, OF NEWPORT MESA TRACT,
AS SHOWN ON A MAP THEREOF FILED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNITED CIVIL, INC. **DANNY T. DAVIS, PLS 7586** **AUGUST 16, 2026**

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE _____

TIME _____ FEE $_____

INSTRUMENT #_____

BOOK_____ PAGE_____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY_____
DEPUTY

EXEMPT RECORDING REQUESTED
PER GOVERNMENT CODE 27383

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF COSTA MESA AS AN EASEMENT FOR STREET AND HIGHWAY PURPOSES: 19TH STREET, POMONA AVENUE, AND PLUMER STREET.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS, EGRESS, PUBLIC ACCESS, PARKING, AND DRAINAGE PURPOSES OVER PORTIONS OF PARCEL 2 IN FAVOR OF PARCEL 1, SAID EASEMENT MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ACCESS, PARKING AND DRAINAGE EASEMENTS AGREEMENT BETWEEN THE CITY OF COSTA MESA AND WEST 19TH HOUSING PARTNERS LP TO BE RECORDED IN THE OFFICIAL RECORDS OF COUNTY OF ORANGE.

CITY OF COSTA MESA, A MUNICIPAL CORPORATION (OWNER).

BY:_____

PRINT NAME:_____

TITLE:_____

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 PUBLIC:

THE DEDICATION OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES OF 19TH STREET, POMONA AVENUE, AND PLUMER STREET, AS SHOWN ON SAID MAP.

I ALSO HEREBY ABANDON, PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THE PUBLIC EASEMENT WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF COSTA MESA PER BOOK 12375, PAGE 254 OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

I ALSO HEREBY CERTIFY THAT THE CITY HAS APPROVED THIS PARCEL MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

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

DATE THIS _____ DAY OF _____, 2026.

_____
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
CITY OF COSTA MESA)

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.

DATE THIS_____DAY OF_____, 2026.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY TREASURER-TAX COLLECTOR

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 JAMBOREE HOUSING CORPORATION ON AUGUST 16, 2026.
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 365 DAYS AFTER MAP RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IN ANY.

PROFESSIONAL LAND SURVEYOR
DANNY T. DAVIS
NO. 7586
STATE OF CALIFORNIA

_____ _____
DANNY T. DAVIS, PLS 7586 DATE

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_____, 2026.

PROFESSIONAL LAND SURVEYOR
LILY M. NUNEZ SANDBERG
NO. 8402
EXP. 6/30/2028
STATE OF CALIFORNIA

_____ _____
LILY M. N. SANDBERG DATE
COUNTY SURVEYOR
PLS 8402

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, 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_____, 2026.

REGISTERED PROFESSIONAL ENGINEER
SEUNG WOOK YANG
NO. C 66786
EXP. 9/30/2028
CIVIL
STATE OF CALIFORNIA

_____
SEUNG WOOK YANG, R.C.E. 66786
CITY ENGINEER, CITY OF COSTA MESA
EXPIRATION DATE: 09/30/2028

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS, SIGNATURE OMISSIONS, AND EASEMENT NOTES.

SHEET 2 OF 3 SHEETS

NO. OF PARCELS: 2 NUMBERED
PARCEL 1: 1.782 ACRES GROSS
1.161 ACRES NET
PARCEL 2: 2.006 ACRES GROSS
1.501 ACRES NET

ALL OF TENTATIVE PARCEL MAP NO. 2023–160
DATE OF SURVEY: AUGUST 16, 2026

PARCEL MAP NO. 2023-160

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

UNITED CIVIL, INC. **DANNY T. DAVIS, PLS 7586** **AUGUST 16, 2026**

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 ORANGE } S.S.

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
MY COMMISSION NO. _____
PRINT NAME _____ MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(A)(i–viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE..

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 2, 1956 AS BOOK 3663, PAGE 518 OF OFFICIAL RECORDS.

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS.

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91–479126 OF OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

ELIZABETH W. FARRAR AND OTHERS, HOLDER OF MINERAL RIGHTS PER DOCUMENT RECORDED AUGUST 11, 1953 IN BOOK 2553, PAGES 624 AND 628 OF OFFICIAL RECORDS, AND IN BOOK 2554, PAGES 8 AND 10 OF OFFICIAL RECORDS.

EASEMENT NOTES:

(A) AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR ROAD AND INCIDENTAL PURPOSES RECORDED OCTOBER 2, 1956 AS BOOK 3663, PAGE 518 OF OFFICIAL RECORDS.

(B) AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS.

(C) AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS.

(D) AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91–479126 OF OFFICIAL RECORDS.

E AN EASEMENT RESERVED FOR INGRESS, EGRESS, PUBLIC ACCESS, PARKING, AND DRAINAGE PURPOSES OVER PORTIONS OF PARCEL 2 IN FAVOR OF PARCEL 1, SAID EASEMENT MORE PARTICULARLY DESCRIBED IN THAT CERTAIN ACCESS, PARKING AND DRAINAGE EASEMENTS AGREEMENT BETWEEN THE CITY OF COSTA MESA AND WEST 19TH HOUSING PARTNERS LP TO BE RECORDED IN THE OFFICIAL RECORDS OF COUNTY OF ORANGE.

(F) AN EASEMENT FOR STREET AND HIGHWAY PURPOSES DEDICATED TO THE CITY OF COSTA MESA AS SHOWN ON SHEET 3.

SHEET 3 OF 3 SHEETS

NO. OF PARCELS: 2 NUMBERED
PARCEL 1: 1.782 ACRES GROSS
1.161 ACRES NET

PARCEL 2: 2.006 ACRES GROSS
1.501 ACRES NET

ALL OF TENTATIVE PARCEL MAP NO. 2023-160
DATE OF SURVEY: AUGUST 16, 2026

PARCEL MAP NO. 2023-160

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

UNITED CIVIL, INC. **DANNY T. DAVIS, PLS 7586** **AUGUST 16, 2026**

- ● INDICATES FOUND MONUMENTS AS NOTED
- ○ INDICATES MONUMENT TO BE SET AS NOTED BELOW:

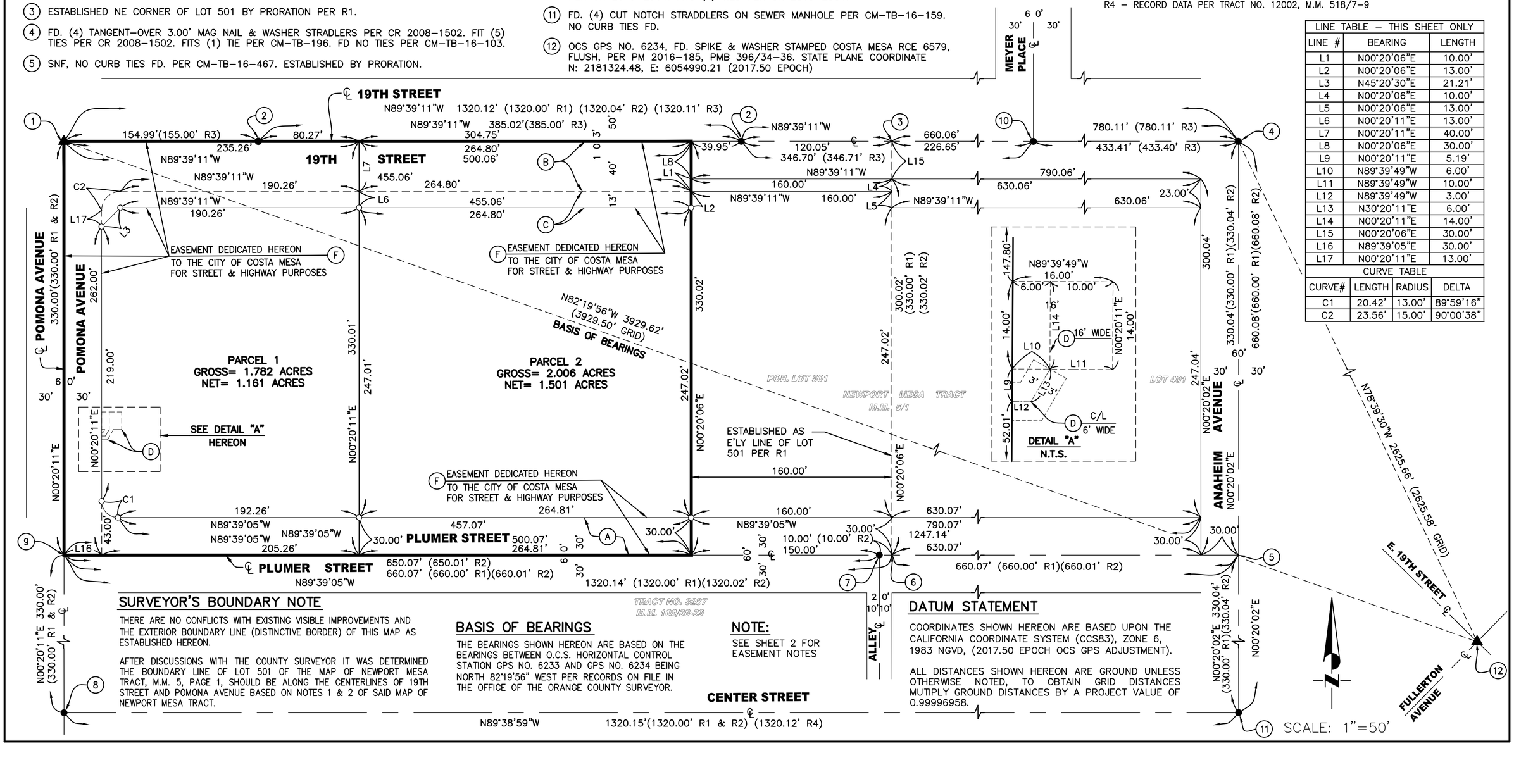
  1" IRON PIPE TAGGED "LS 7586" TO BE SET, OR SPIKE AND WASHER STAMPED "LS 7586" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "LS 7586" TO BE SET IN CONCRETE AND/OR ON TOP BLOCK WALLS, AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
- ▲ FOUND OCS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE O.C. SURVEYOR

MONUMENT & ESTABLISHMENT NOTES

1. OCS GPS NO. 6233, FD. PUNCHED 2" BRASS CAP, DOWN 2' IN WELL MONUMENT PER PM 2016-174, PMB 392/15-17. STATE PLANE COORDINATE N: 2181848.79, E: 6051095.85 (2017.50 EPOCH)
2. FD. SPIKE & WASHER STAMPED LS 7230, FLUSH PER R3.
3. ESTABLISHED NE CORNER OF LOT 501 BY PRORATION PER R1.
4. FD. (4) TANGENT-OVER 3.00' MAG NAIL & WASHER STRADLERS PER CR 2008-1502. FIT (5) TIES PER CR 2008-1502. FITS (1) TIE PER CM-TB-196. FD NO TIES PER CM-TB-16-103.
5. SNF, NO CURB TIES FD. PER CM-TB-16-467. ESTABLISHED BY PRORATION.
6. ESTABLISHED SE CORNER OF LOT 501 BY PRORATION PER R1.
7. FD. SPIKE & WASHER STAMPED LS 5411, FLUSH PER CR 2009-0589, FITS (2) TIES PER CR 2009-0589. HELD FOR LINE.
8. FD. 1" I.P., TAGGED LS 8231, FLUSH, IN LIEU OF 2" I.P. TAGGED LS 8231 PER UNFILED CR 2024-4346. FIT (4) TIES PER CR 2011-2253.
9. FD. (2) CHISLED AND TIES TO AN UNCOVERED PK PER CM-TB-16-468. MISSES CENTERLINE INTERSECTION BY 0.21'. ESTABLISHED BY PRORATION.
10. FD. (4) TANGENT-OVER 3.00' MAG NAIL & WASHER STRADLERS STAMPED LS 7230 PER CR 2019-2964. FITS (4) TIES PER CR 2019-2964.
11. FD. (4) CUT NOTCH STRADDLERS ON SEWER MANHOLE PER CM-TB-16-159. NO CURB TIES FD.
12. OCS GPS NO. 6234, FD. SPIKE & WASHER STAMPED COSTA MESA RCE 6579, FLUSH, PER PM 2016-185, PMB 396/34-36. STATE PLANE COORDINATE N: 2181324.48, E: 6054990.21 (2017.50 EPOCH)

REFERENCES

R1 – RECORD DATA PER NEWPORT MESA TRACT, M.M. 5/1
R2 – RECORD DATA PER TRACT NO. 3287, M.M. 102/38-39
R3 – RECORD DATA PER TRACT NO. 17606, M.M. 920/42-45
R4 – RECORD DATA PER TRACT NO. 12002, M.M. 518/7-9



LINE TABLE – THIS SHEET ONLY		
LINE #	BEARING	LENGTH
L1	N00°20'06"E	10.00'
L2	N00°20'06"E	13.00'
L3	N45°20'30"E	21.21'
L4	N00°20'06"E	10.00'
L5	N00°20'06"E	13.00'
L6	N00°20'11"E	13.00'
L7	N00°20'11"E	40.00'
L8	N00°20'06"E	30.00'
L9	N00°20'11"E	5.19'
L10	N89°39'49"W	6.00'
L11	N89°39'49"W	10.00'
L12	N89°39'49"W	3.00'
L13	N30°20'11"E	6.00'
L14	N00°20'11"E	14.00'
L15	N00°20'06"E	30.00'
L16	N89°39'05"E	30.00'
L17	N00°20'11"E	13.00'

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	20.42'	13.00'	89°59'16"
C2	23.56'	15.00'	90°00'38"

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.

AFTER DISCUSSIONS WITH THE COUNTY SURVEYOR IT WAS DETERMINED THE BOUNDARY LINE OF LOT 501 OF THE MAP OF NEWPORT MESA TRACT, M.M. 5, PAGE 1, SHOULD BE ALONG THE CENTERLINES OF 19TH STREET AND POMONA AVENUE BASED ON NOTES 1 & 2 OF SAID MAP OF NEWPORT MESA TRACT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6233 AND GPS NO. 6234 BEING NORTH 82°19'56" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

NOTE:

SEE SHEET 2 FOR EASEMENT NOTES

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NGVD, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCES MUTIPLY GROUND DISTANCES BY A PROJECT VALUE OF 0.99996958.