RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF ORANGE, CALIFORNIA

November 17, 2026

WHEREAS, Vesting Tentative Tract Map 19151, approved by the Subdivision Committee on February 22, 2022, provides for the development of a 10.86-acre site into 88 legal lots consisting of 73 numbered lots for conventional single-family detached dwellings and 15 lettered lots for open space, recreation areas and private motor courts.

WHEREAS, on September 13, 2022, the Board of Supervisors approved Final Tract Map 19151 and Subdivision Improvement Agreement S22-051001 with TH Rancho Mission Viejo MR45, LLC, a California Limited Liability Company, which required certain improvements to be made with respect to the subdivision;

WHEREAS, security in the form of bonds was provided by TH Rancho Mission Viejo MR45, LLC, a California Limited Liability Company, to guarantee the completion of the required streets, street lights, sewer, water, storm drain and monumentation;

WHEREAS, the monumentation required for Final Tract Map 19151 has been certified as complete and the certifier has acknowledged payment for monumentation work;

WHEREAS, the streets, street lights, sewer, water, storm drain and monumentation have been completed;

WHEREAS, the improvements are constructed in accordance with County of Orange approved plans;

WHEREAS, the public improvements required under Subdivision Improvement Agreement S22-051001 can now be certified for completion and accepted pursuant to Government Code Section 66499.7 of the Subdivision Map Act and the securities guaranteeing performance may now be released;

WHEREAS, the Director of OC Public Works, has requested certification of completion and release of securities for the improvements and monumentation required of Tract Map 19151, located in south Orange County;

NOW, THEREFORE, BE IT RESOLVED that this Board hereby:

1. Certifies and accepts completion of streets, street lights, sewer, water, storm drain and monumentation for Tract Map 19151, as required under Agreement No. S22-051001.

2. Accepts by Resolution, easement for street purposes of Autumn Way, Bunkhouse Drive and Leonard Drive, as dedicated pursuant to Tract Map 19151.

3. Find that Autumn Way, Bunkhouse Drive and Leonard Drive are necessary to public convenience and accept the streets into the County Road System pursuant to California Streets & Highway Code Section 941.

4. Directs the Clerk of the Board to cause a certified copy of the Resolution to be recorded without acknowledgement or further proof in the office of the Clerk-Recorder of the County of Orange.

5. Authorizes the release of bond securities furnished by TH Rancho Mission Viejo MR45, LLC, a California Limited Liability Company, for the streets, street lights, sewer, water, storm drain and monumentation required for Tract Map 19151, pursuant to Subdivision Improvement Agreement S22-051001.