

DIRECTIONAL ARROW
DETAIL FOR VEHICLE
QUEUE LINE.

REFERENCE NOTES:

- 1 INSTALL NEW CURB TO DIRECT EXIT TRAFFIC FROM CUE LINE TO RIGHT-ONLY RELEASE FROM PICK-UP ZONE. INCLUDE SIGN AT EXIT INDICATING NO LEFT TURN PERMITTED. FINAL LAYOUT OF NEW CURB TO INFLUENCE RIGHT-ONLY EXIT SHALL BE COORDINATED WITH LOCAL STREETS DEPT. TO INSURE CONFORMANCE TO DESIGN STANDARDS.
- 2 THIS SOLID TRIANGULAR SYMBOL IS PLACED TO INDICATE THE POSITION OF TRAFFIC MONITORS, IE. STAFF TO DIRECT PARTICIPANTS IN THE QUEUE PROCEDURE INCLUDING TO OFFER ASSISTANCE TO CHILDREN ENTERING AND EXITING VEHICLES SAFELY AND TO ASSIST IN BOTH ENTERING AND EXITING THE SITE FROM BOTH MESA VERDE AS WELL AS ADAMS STREET. MONITORS WILL BE PLACED IN ACCORDANCE WITH THE SCHOOL'S REQUIRED TIMEFRAMES AS DESCRIBED IN THE ACCOMPANYING NARRATIVE FOR PERIODS OF PICK-UP AND DROP-OFF.
- 3 INDICATES STAFF PARKING STALL.
- 4 INDICATES PARENT/VISITOR PARKING STALL. THESE STALLS SHALL BE RESTRICTED FROM USE DURING CERTAIN HOURS AS DESCRIBED IN DESIGN NARRATIVE TO PROVIDE SAFETY FOR CHILDREN. DURING THESE RESTRICTED HOURS PARENTS AND VISITORS ARE PERMITTED TO PARK WITHIN THE SHARED PARKING ZONE TO CONDUCT BUSINESS WITHIN THE SCHOOL FACILITY. DURING PEAK PERIODS THESE STALLS SHALL BE "CONED" OR USING OTHER DEVICE TO PROHIBIT USAGE.
- 5 PROVIDE PATHWAY ARROWS TO DIRECT QUEUING TRAFFIC. ARROWS TO BE PLACED AT 50' O.C. ALONG THIS PATHWAY. SEE DETAIL THIS SHEET FOR ARROW.
- 6 TRAFFIC MONITORS SHALL PLACE CONES AT DROP AND PICK-UP PERIODS TO INDICATE LOCATIONS THAT QUEUE PARTICIPANTS MAY ALLOW FOR CHILDREN TO ENTER OR EXIT THE VEHICLE.
- 7 PARKING DESIGNATED FOR DISABLED ACCESS SHALL BE MADE ACCESSIBLE DURING ALL TIME PERIODS. AT PEAK TIMES THESE STALLS SHALL BE CONTROLLED TO ALLOW FOR VEHICLES TO ENTER OR EXIT BY PARKING MONITORS SITUATED IN THIS ZONE.
- 8 ENCLOSE PLAYGROUND ZONE INDICATED BY WITH SIX FOOT HIGH, BLACK PAINTED CHAIN LINK FENCING. GATE SHALL BE 4'-0" X 6'-0" WITH LOCKING HASP TO ALLOW SCHOOL TO SECURE PLAYGROUND AT NON-USE PERIODS.

DROP-OFF / PICK-UP
NAVIGATION DIAGRAM

ROOM # AREA ROOM NAME

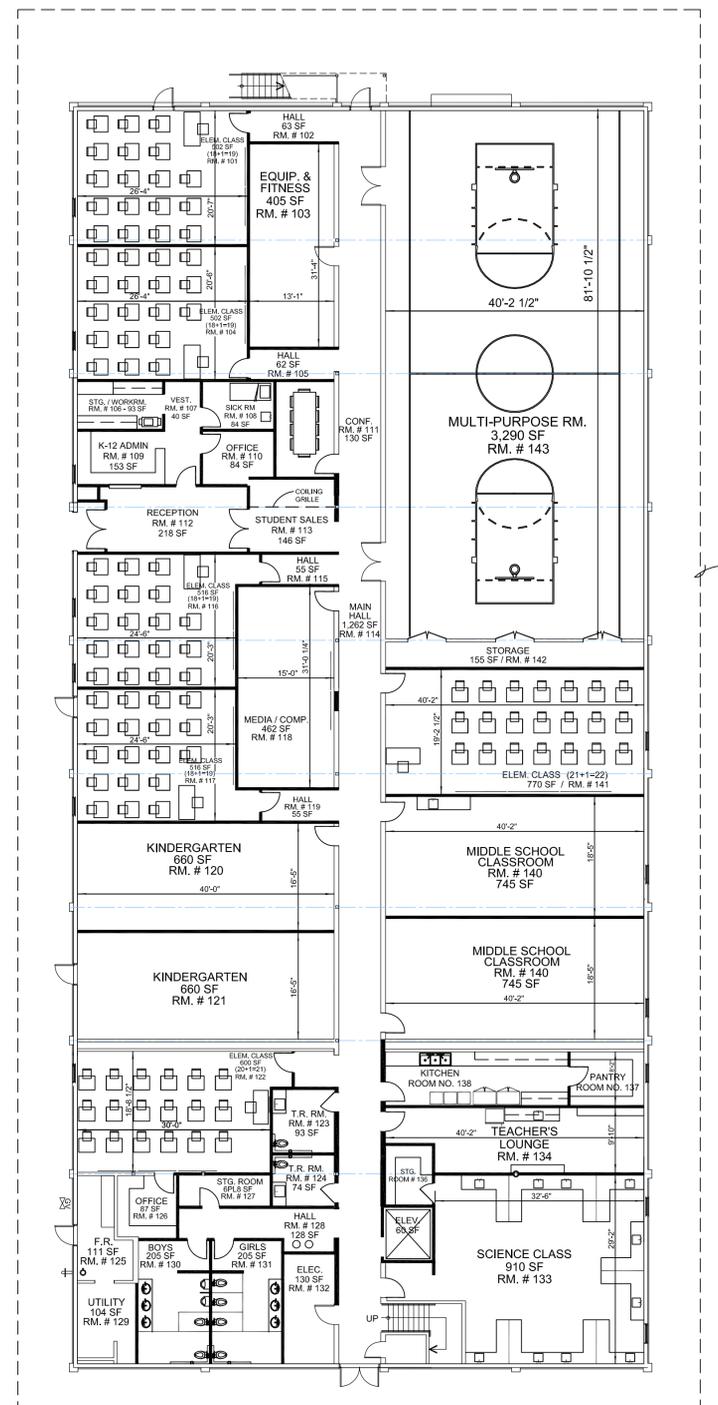
● NO. 101	502 SF	ELEMENTARY CLASS
○ NO. 102	63 SF	HALL
● NO. 103	405 SF	EQUIP. & FITNESS
● NO. 104	502 SF	ELEMENTARY CLASS
○ NO. 105	62 SF	HALL
○ NO. 106	93 SF	STG. / WORKROOM
○ NO. 107	40 SF	VESTIBULE
● NO. 108	84 SF	SICK ROOM
● NO. 109	153 SF	ADMIN.
● NO. 110	84 SF	OFFICE
● NO. 111	130 SF	CONFERENCE
○ NO. 112	218 SF	ENTRY AREA
○ NO. 113	146 SF	STUDENT SALES
○ NO. 114	1,262 SF	MAIN HALL
○ NO. 115	55 SF	HALL
● NO. 116	516 SF	ELEMENTARY CLASS
● NO. 117	516 SF	ELEMENTARY CLASS
● NO. 118	462 SF	MEDIA / COMP. ROOM
○ NO. 119	55 SF	HALL
● NO. 120	660 SF	KINDERGARTEN
● NO. 121	660 SF	KINDERGARTEN
● NO. 122	600 SF	ELEMENTARY CLASS
○ NO. 123	93 SF	TOILET ROOM
○ NO. 124	74 SF	TOILET ROOM
○ NO. 125	111 SF	FIRE RISER
● NO. 126	87 SF	OFFICE
○ NO. 127	68 SF	STORAGE ROOM
○ NO. 128	128 SF	HALL
○ NO. 129	104 SF	UTILITY
○ NO. 130	205 SF	BOYS RESTROOM
○ NO. 131	205 SF	GIRLS RESTROOM
○ NO. 132	130 SF	ELECTRICAL
● NO. 133	910 SF	SCIENCE CLASS
○ NO. 134	374 SF	TEACHER'S LOUNGE
○ NO. 135	0 SF	NOT USED
○ NO. 136	66 SF	STORAGE ROOM
○ NO. 137	90 SF	PANTRY
● NO. 138	232 SF	KITCHEN
● NO. 139	745 SF	MIDDLE SCHOOL CLASS
● NO. 140	745 SF	MIDDLE SCHOOL CLASS
○ NO. 141	606 SF	ELEMENTARY CLASSROOM
○ NO. 142	155 SF	STORAGE
● NO. 143	3,290 SF	GYMNASIUM

15,686 NET SQUARE FEET

TOTAL MAIN LEVEL NET AREA = 15,686 SF
 TOTAL MAIN LEVEL GROSS AREA = 17,119 SF *
 OCCUPANT AREAS = 11,788 SF (DENOTED BY [□])
 TOTAL MAIN LEVEL SUPPORT* = 3,797 SF

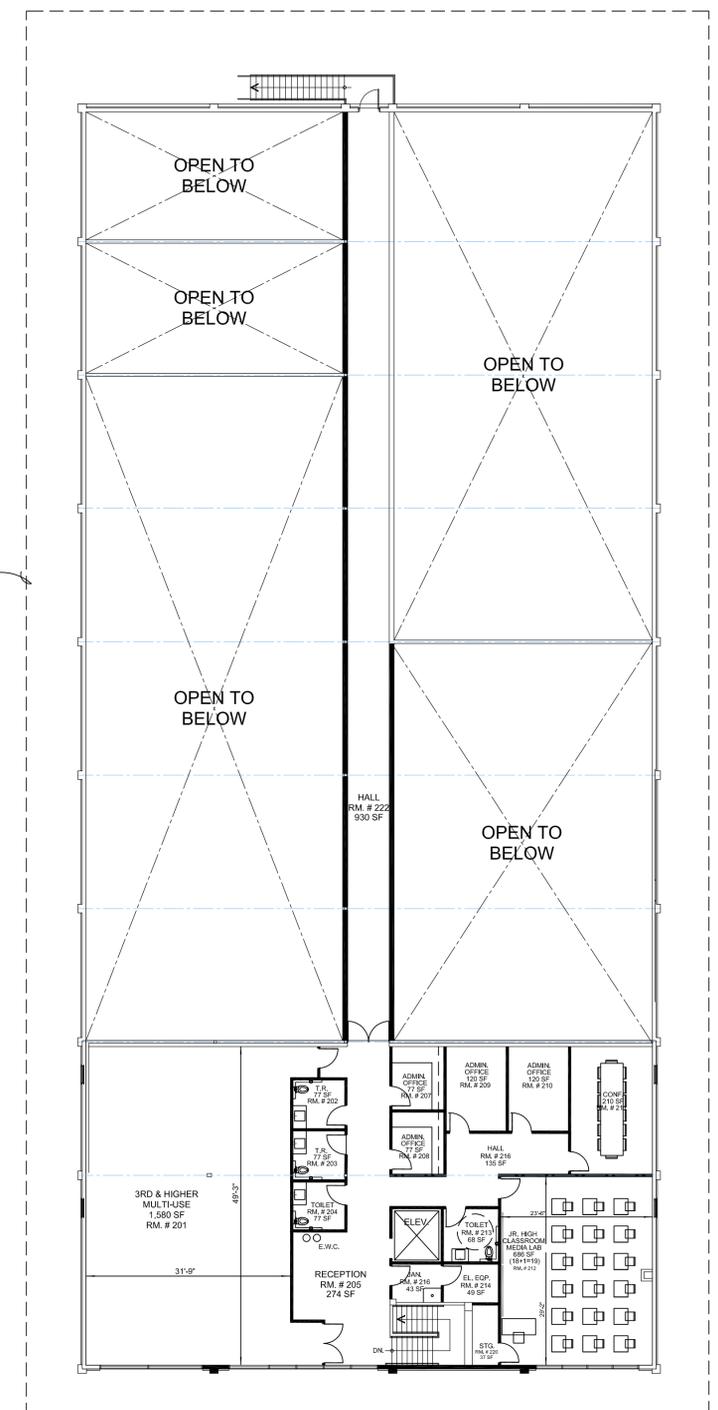
* - INCLUDES SUPPORT AREAS, WALL FOOTPRINTS STAIRS AND ALL ITEMS DENOTED BY [□] FROM TABLE ABOVE.

NOTE THAT OCCUPANCY COUNTS WITHIN CLASSROOMS INDICATE STUDENTS + (1) INSTRUCTOR AS SHOWN.



NOTE:
 ALL ROOMS ON THE MAIN FLOOR MAY BE USED BY ANY AGE GROUP (K-8TH GRADE) AT ANY GIVEN TIME. USE OF ROOMS ON MAIN FLOOR MAY BE BY AGE OR WITH MIXED AGE GROUPS AS EVENTS MAY REQUIRE.

MAIN LEVEL FLOOR PLAN



NOTE:
 ROOMS ON THIS LEVEL WILL BE USED ONLY BY CHILDREN FROM 3RD GRADE THROUGH 8TH GRADE. CHILDREN BELOW THIS AGE WILL ONLY OCCUPY ROOMS ON THE MAIN FLOOR.

UPPER LEVEL FLOOR PLAN

ROOM # AREA ROOM NAME

● NO. 201	1,580 SF	3RD & HIGHER MULTI-USE
○ NO. 202	60 SF	TOILET ROOM
○ NO. 203	60 SF	TOILET ROOM
○ NO. 204	60 SF	TOILET ROOM
○ NO. 205	274 SF	RECEPTION
○ NO. 206	210 SF	HALL
● NO. 207	77 SF	ADMIN. OFFICE
● NO. 208	77 SF	ADMIN. OFFICE
● NO. 209	120 SF	ADMIN. OFFICE
● NO. 210	120 SF	ADMIN. OFFICE
● NO. 211	240 SF	CONFERENCE
● NO. 212	686 SF	MIDDLE SCHOOL CLASS
○ NO. 213	68 SF	TOILET ROOM
○ NO. 214	49 SF	EL. EQUIP.
○ NO. 215	43 SF	JANITOR
○ NO. 216	135 SF	HALL
○ NO. 217	930 SF	HALL

4,789 SF NET SF

TOTAL UPPER LEVEL NET AREA = 4,789 SF
 TOTAL UPPER LEVEL GROSS AREA = 5,586 SF
 OCCUPANT AREAS = 2,900 SF (DENOTED BY [□])
 TOTAL UPPER LEVEL SUPPORT* = 1,889 SF

* - INCLUDES SUPPORT AREAS, WALL FOOTPRINTS STAIRS AND ALL ITEMS DENOTED BY [□] FROM TABLE ABOVE.

NOTE THAT OCCUPANCY COUNTS WITHIN CLASSROOMS INDICATE STUDENTS + (1) INSTRUCTOR AS SHOWN.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, CERTIFIES TO MESA VERDE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP; SOUTHERN CALIFORNIA BANK; CHICAGO TITLE COMPANY; AND EACH OF THEIR RESPECTIVE SUCCESSORS, NOMINEES AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 15, AND 17 OF SCHEDULE A THEREOF, PLUS ADDITIONAL TEXT AS REQUESTED BY THE CLIENT, SHOWN AS NUMBER 21. THE FIELD WORK WAS COMPLETED ON AUGUST 4 AND 5, 2020.

- THIS SURVEY WAS MADE COMPILING ON THE GROUND OPTICAL TECHNIQUES IN AUGUST 2020, BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES, AND FENCES) SITUATED ON THE SUBJECT PROPERTY AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY AND VISIBLE UPON VISUAL INSPECTION AT THE TIME OF THE FIELD SURVEY.
- THERE ARE NO PARTY WALLS AND NO OBSERVABLE ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAYS OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS, UPON THE SUBJECT PROPERTY, EXCEPT THOSE SHOWN HEREON.
- THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND (A) LISTED IN THE TITLE INSURANCE PRELIMINARY TITLE REPORT, ORDER NUMBER 00133671-987-OCT-1K27, BEARING THE EFFECTIVE DATE OF JULY 13, 2020 AT 7:30 A.M., ISSUED BY CHICAGO TITLE COMPANY, WITH RESPECT TO THE SUBJECT PROPERTY OR (B) APPARENT FROM A VISUAL INSPECTION HAS BEEN SHOWN ON THIS SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAVE BEEN PLOTTED ON THIS SURVEY, IF THE EXCEPTION TO TITLE AS DESCRIBED IN SAID TITLE REPORT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT, AS WELL AS WHETHER THE ITEM AFFECTS THE PROPERTY AND IF SO, WHAT PORTION. THE PROPERTY SHOWN ON THIS SURVEY IS THE PROPERTY DESCRIBED IN SAID PRELIMINARY TITLE REPORT.
- THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY ARE IN ACCORDANCE WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD AFFECTING THE PROPERTY REFERENCED IN SAID PRELIMINARY TITLE REPORT.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A PUBLICLY USED AND MAINTAINED STREET OR HIGHWAY.
- MUNICIPAL WATER, MUNICIPAL STORM SEWER, MUNICIPAL SANITARY SEWER, TELEPHONE, GAS, AND ELECTRIC SERVICES ARE AVAILABLE.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT, OR INGRESS OR EGRESS, EXCEPT WHERE SHOWN HEREON.
- THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THIS SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO ADAMS AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- AREA OF PROPERTY: 1.18 AC.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE PROPERTY DESCRIBED HEREON AS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE A ITEMS

- ADDRESS OF THE SURVEYED PROPERTY: 1600 ADAMS AVENUE COSTA MESA, CA 92626
- FLOOD ZONE CLASSIFICATION: ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP 06059C0266J.
- GROSS LAND AREA OF PROPERTY: 1.18 AC GROSS
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED, AS SHOWN
- IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- ZONING CLASSIFICATION: "C1"
 - SETBACK REQUIREMENT:
 - FRONT: 20 FEET
 - SIDE: 15 FEET ON ONE SIDE/0 FEET ON THE OTHER
 - REAR: 0 FEET
 - HEIGHT RESTRICTION: 2 STORIES/30 FEET
 - ACTUAL: 25 FEET, 2 STORIES
 - MINIMUM LANDSCAPING: 25 SQFT PER PARKING SPACE
 - ACTUAL: 12631 SQ FT
 - PARKING SPACES REQUIRED: 10 SPACES PER 1000 BUILDING SQFT
 - ACTUAL: 46 TOTAL, 2 HANDICAP
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: AS SHOWN.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: AS SHOWN.
- NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES: AS SHOWN HEREON.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY: AS SHOWN.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS: AS SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVEMENT WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN PROVIDED.

LEGAL DESCRIPTION (PER SAID PRELIMINARY TITLE REPORT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 115, PAGES 7 AND 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 139-313-25, 139-313-32

BENCHMARK

FOUND 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-245-77", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE NORTH SIDE OF ADAMS AVENUE, 51 FT. NORTHERLY OF THE CENTERLINE OF ADAMS AVENUE AND 0.5 MILES WESTERLY OF THE INTERSECTION OF HARBOR BOULEVARD, 7.5 FT. SOUTHERLY FROM THE BLOCK WALL RUNNING ALONG ADAMS, 260 FT. WESTERLY OF THE EAST END OF SAID WALL. MONUMENT IS SET LEVEL WITH TOP OF CURB.

ELEVATION = 63.345 (NAVD88) LEVELLED IN 2005

BASIS OF BEARINGS

THE CENTERLINE OF ADAMS AVENUE, BEING NORTH 78° 05' 05" EAST, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 115 PAGES 7-8 OF PARCEL MAPS, RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

SUBSTRUCTURES

UNDERGROUND UTILITY MARKINGS AND SURFACE FEATURES ARE SHOWN. HOWEVER, LACKING EXCAVATION AND SOURCE INFORMATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

STRUCTURES

BUILDING AREAS
 EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE - 17,521 SQUARE FEET
 1st FLOOR GROSS AREA SQUARE FOOTAGE - 17,450 SQUARE FEET
 1st FLOOR USABLE AREA SQUARE FOOTAGE - 17,120 SQUARE FEET
 BUILDING HEIGHT - 25.1 FEET

NO STRUCTURES OR FEATURES WERE LOCATED BY FIELD SURVEY WHICH ARE MORE THAN 5 FEET FROM THE PROPERTY LINES, EXCEPT THOSE SHOWN.

AREA OF PROPERTY

THE LAND AREA OF THE SUBJECT PROPERTY IS: 1.18 AC GROSS.

THE AREA OF THE OUTLINE OF EACH BUILDING AS SURVEYED IS SHOWN ON MAP. THE AREA AS SURVEYED MAY NOT MATCH THE BUILDING FLOOR AREA DUE TO DIFFERENCES IN CALCULATION METHODOLOGY.

ZONING INFORMATION

ZONING CLASSIFICATION: "C1"

SETBACK REQUIREMENT:
 FRONT: 20 FEET
 SIDE: 15 FEET ON ONE SIDE/0 FEET ON THE OTHER
 REAR: 0 FEET
 HEIGHT RESTRICTION: 2 STORIES/30 FEET
 ACTUAL: 25.1 FEET, 2 STORIES

MINIMUM LANDSCAPING

25 SQFT PER PARKING SPACE
 ACTUAL: ACTUAL: 12631 SQ FT
 PARKING SPACES REQUIRED: 10 SPACES/1000 BUILDING SQFT
 ACTUAL: 46 TOTAL, 2 HANDICAP

PROPERTY ADDRESS

1600 ADAMS AVENUE
 COSTA MESA, CA 92626

FLOOD HAZARD DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP NO. 06059C0266J, BEARING AN EFFECTIVE DATE OF DECEMBER 3, 2009 IN ORANGE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

STREET WIDTHS (ROW TO ROW)

ADAMS AVE - 100 FEET

PARKING

STANDARD SPACES: 44
 HANDICAPPED SPACES: 1
 HANDICAPPED VAN SPACES: 1
 TOTAL PARKING SPACES: 46

TITLE REPORT

CHICAGO TITLE COMPANY ORDER NUMBER 00133671-987-OCT-1K27, DATED JULY 13, 2020 WAS USED TO PREPARE THIS SURVEY MAP.

EXCEPTIONS TO TITLE

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2020-2021.
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. NOT PLOTTED, APPLIES TO ENTIRE PARCEL.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT.
 - AFFECTS: ADAMS AVENUE, EXCEPT AT DRIVEWAY LOCATIONS SAID LAND, HOWEVER, ADJUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED. (NOT PLOTTED.)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND ABOVE-GROUND ENCLOSURES
 - RECORDING DATE: OCTOBER 27, 1978
 - RECORDING NO: IN BOOK 12900, PAGE 1748, OFFICIAL RECORDS
 - AFFECTS: THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
 - ENTITLED: MEMORANDUM OF LEASE
 - LESSOR: MESA VERDE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
 - LESSEE: HEC INVESTMENTS, INC., A CALIFORNIA CORPORATION
 - RECORDING DATE: JANUARY 22, 1996
 - RECORDING NO: AS INSTRUMENT NO. 96-030701, OFFICIAL RECORDS
 - THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT EXECUTED BY:

 - AS LESSOR: MESA VERDE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
 - AS LESSEE: 24 HOUR FITNESS USA, INC., A CALIFORNIA CORPORATION
 - DATED: SEPTEMBER 7, 2010
 - RECORDING DATE: OCTOBER 01, 2010
 - RECORDING NO: AS INSTRUMENT NO. 201000494568 OF OFFICIAL RECORDS
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
 - AMOUNT: \$131,277.81
 - DATED: OCTOBER 20, 1997
 - TRUSTOR/GRANTOR: MESA VERDE ASSOCIATES, A LIMITED PARTNERSHIP
 - TRUSTEE: TRUSTEES SECURITY SERVICE
 - BENEFICIARY: SOUTHERN CALIFORNIA BANK
 - LOAN NO.: 407168372
 - RECORDING DATE: NOVEMBER 18, 1997
 - RECORDING NO: AS INSTRUMENT NO. 1997-0586782 OF OFFICIAL RECORDS
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (NOT PLOTTED)
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (NOT PLOTTED)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTED)

Michael D. Ingleton
 MICHAEL D. INGLETON, P.L.S.
 08/20/2020
 DATE

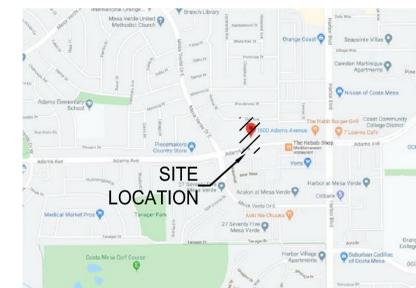
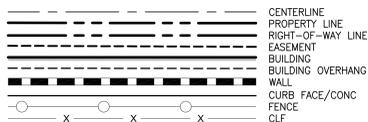
REGISTRATION NO.: L.S. 7714
 DATE OF SURVEY: AUGUST 4, 2020 THROUGH AUGUST 5, 2020



ABBREVIATIONS

AC/ASPH ASPHALT	FDC FIRE DEPARTMENT CONNECTION	R RECORD/RANGE
AD AREA DRAIN	FF FINISHED FLOOR	RCP REINFORCED CONCRETE PIPE
BK BOOK	FH FIRE HYDRANT	RD ROAD
BLDC BUILDING CORNER	FL FLOW LINE	ROW RIGHT OF WAY
BFP BACK FLOW PREVENTER	FW FACE OF WALL	RW RECYCLE WATER
BOL BOLLARD	FW FIREWATER	REF REFERENCE
BSW BACK OF SIDEWALK	FWV FIREWATER VALVE	S SOUTH
CA CLEAN AIR	GR GUARD RAIL	SBM SAN BERNARDINO MERIDIAN
CB CATCH BASIN	GV GAS VALVE	SCE SOUTHERN CALIFORNIA EDISON
CEN CENTER	HC HANDICAPPED	SCGC SOUTHERN CA GAS COMPANY
CL CENTERLINE	HR HANDRAIL	SCO SEWER CLEAN OUT
CLF CHAIN LINK FENCE	ICV IRRIGATION CONTROL VALVE	SD STORM DRAIN
CMH COMMUNICATIONS MANHOLE	INV INVERT	SDCO STORM DRAIN CLEANOUT
COL COLUMN	IP IRON PIPE	SDMH STORM DRAIN MANHOLE
COM COMMUNICATIONS	L&T LED AND TACK	SEC SECTION
COMP COMPACT	L&T&T LED, TACK & TAG	SL STREET LIGHT
CONC CONCRETE	LP LIGHT POLE	SLB STREET LIGHT BOX
CP CURB FACE	LPB LIGHTING PULL BOX	SLPB STREET LIGHT PULL BOX
C.I. CAST IRON	MKD MARKED	SPRKE SPRINKLER
CLF CHAIN LINK FENCE	MON MONUMENT	SS SANITARY SEWER
DDC DOUBLE DETECTOR CHECK	MR MISCELLANEOUS RECORDS	SSCO SANITARY SEWER CLEANOUT
DG DECOMPOSED GRANITE	N NORTH	SSMH SANITARY SEWER MANHOLE
DMH DRAINAGE MANHOLE	NO NUMBER	STD STANDARD
DN DOWN	NTS NOTHING	T TOWNSHIP
DW DOMESTIC WATER	NTS NOT TO SCALE	TC TOP OF CURB
DWG DRAWING	OH OVERHANG	TG TOP OF GRATE
DWY DRIVEWAY	OR OFFICIAL RECORDS	TPOB TRUE POINT OF BEGINNING
E EAST	PA PLANTER AREA	TR TREE
EC EDGE OF CONCRETE	PG PAGE	TS TRAFFIC SIGNAL
ELEC ELECTRIC	PIQ PROPERTY IN QUESTION	TSCB TRAFFIC SIGNAL CONTROL BOX
ENCL ENCLOSURE	PIV POST INDICATOR VALVE	TSB TRAFFIC SIGNAL PULL BOX
ENCRMT ENCROACHMENT	PL PROPERTY LINE	TWC TIME WARNER CABLE
EPS ELECTRICAL PULL BOX	PMB PARCEL MAP BOOK	TYP TYPICAL
ESMT EASEMENT	PNL PANEL	UTIL UTILITY
EV ELECTRIC VEHICLE	POB POINT ON BUILDING	VALT VAULT
EUC EUCALYPTUS	POL POINT ON LINE	VALV VALVE
F FACE	PP POWER POLE/POST	VP VAN POOL
FD FOUND	PROD PRODUCTION	WM WATER METER
	PS PARKING STOP	WV WATER VALVE
	PWFB PUBLIC WORKS FIELD BOOK	W WESTWATER
	QC QUICK COUPLER	

LEGEND



VICINITY MAP
 SCALE: NTS



REVISIONS

NO.	DATE	DESCRIPTION



MESA VERDE ASSOCIATES
 OWNER/DEVELOPER

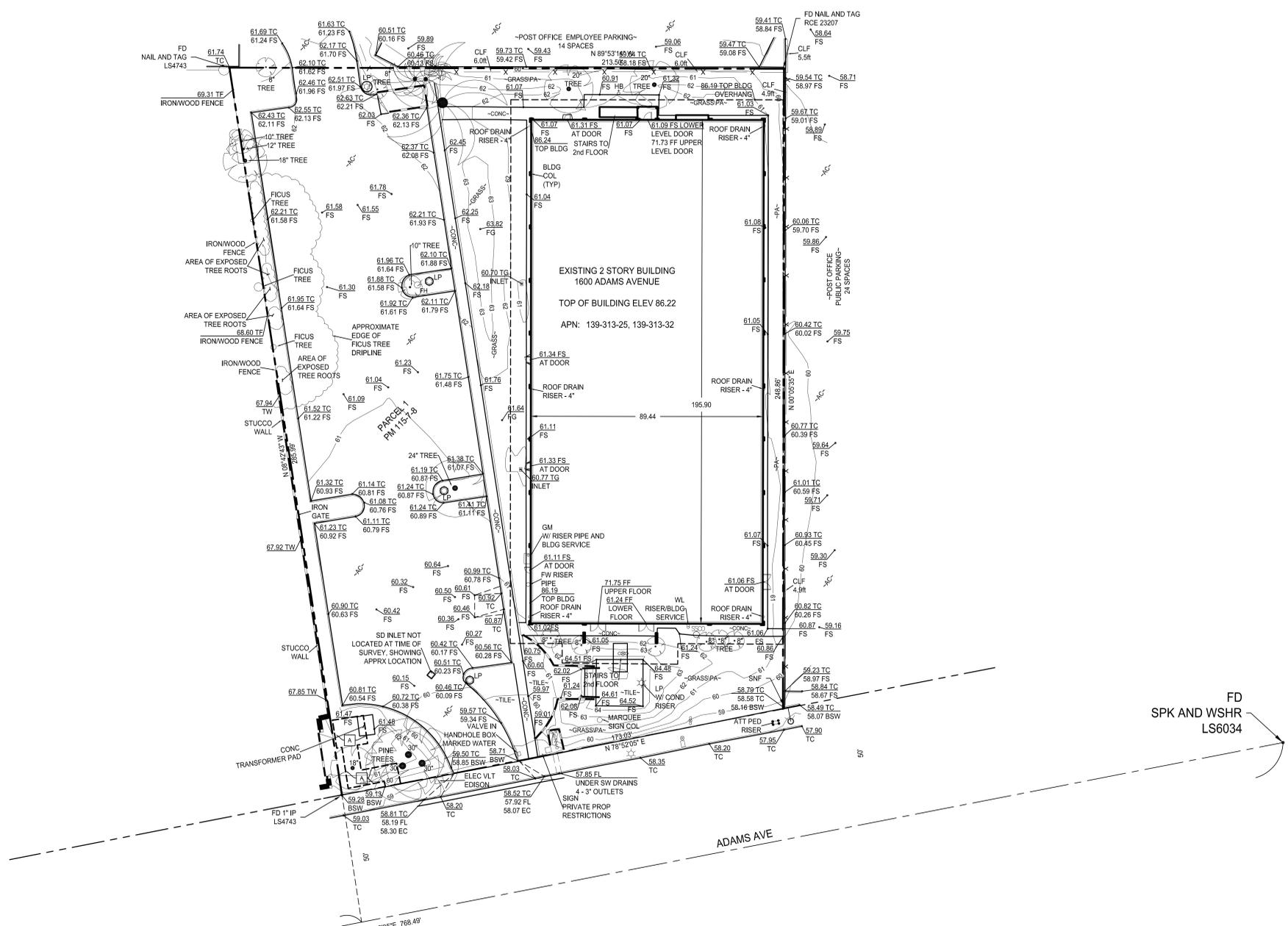
ALTA/NSPS LAND TITLE SURVEY
 PROJECT
 1600 ADAMS AVENUE

STAMP:

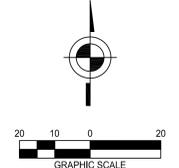
 08/20/2020

DATE: 08/14/2020
 SCALE: N/A
 DRAWN: DF CHECKED: MI
 JOB NUMBER: 503-007

SHEET NO.
 1.0
 1 OF 3 SHEETS



FD HEX BAR IN MOM WELL



© INCLEDON CONSULTING GROUP. THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO INCLEDON CONSULTING GROUP, INC. ANY UNAUTHORIZED USE, DISCLOSURE, REPRODUCTION OR DUPLICATION OF ANY OF THE INFORMATION CONTAINED HEREIN IS STRICTLY PROHIBITED.

NO.	DATE	DESCRIPTION

INCLEDON
 CONSULTING GROUP
 Civil Engineering & Surveying & Planning
 1570 Columbia Blvd., Suite A, Columbia, CA 95226
 P: 531.627.2727 / www.incledon.com

MESA VERDE ASSOCIATES
 OWNER/DEVELOPER

ARCHITECTURAL SURVEY
1600 ADAMS AVENUE
 PROJECT

STAMP:

DATE: 08/14/2020
 SCALE: N/A
 DRAWN: DF
 CHECKED: MI
 JOB NUMBER: 503-007

SHEET NO. **1.2**
 3 OF 3 SHEETS