

PLANNING DIVISION STAFF REPORT

1600, 1640 and 1650
 SITE LOCATION Adams Avenue AGENDA NO. 6h
 APPLICATION NO. PA-85-102
 AP # * See below MANDATORY ACTION DATE May 21, 1986
 APPLICANT C.J. Segerstrom & Sons AUTHORIZED AGENT Bennie Williams Associates
 (Owner of Record)
 ADDRESS 3315 Fairview Road ADDRESS 24661 Del Prado
Costa Mesa, CA. 92626 Dana Point, CA. 92629

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY KAC:alm

REQUEST:

Conditional Use Permits for reciprocal parking and excess compact spaces for three existing commercial buildings.

- * 139-311-02
- 139-312-01 through 24
- 139-313-08, 09, 11, 12, 16, 18, 19, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32
- 139-321-21, 23, 24,
- 139-352-38
- 139-361-15, 33, 34

FINAL COMMISSION ACTION: June 10, 1985

PLANNING ACTION PA-85-102 - Approved, based on Planning Staff analysis and findings, and subject to the conditions contained in the Planning Division Staff Report with the addition of Condition No. 13 to read:

- 13. A block wall shall be installed along the Elm Street frontage.

(5-0)

APPLICANT NOTIFIED be DATE 6/13/85

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-6245



I. PLANNING COMMISSION MEETING OF MAY 28, 1985

Applicant requested a 2-week continuance in order to research existing parking agreements pertaining to the sites.

II. PLANNING COMMISSION ACTION - MEETING OF MAY 28, 1985

Continued to the meeting of June 10, 1985.

MEETING OF JUNE 10, 1985

III. DESCRIPTION

A. Subject Property

1. Location - 1600, 1640, 1650 Adams Avenue
2. General Plan Designation - Commercial Center
3. Zone - C1
4. Present development - Family Fitness Center, former Brentwood Savings and Loan, former Wells Fargo Bank
5. CEQA - Exempt; Class 1, Existing Facilities

B. Surrounding Property

1. North - R1 (across Elm Avenue), Single-family residences
2. South - C1S (across Adams Avenue), Gas station and vacant lot
3. East - C1, Post Office
4. West - C1 (across Mesa Verde Drive), Commercial Uses

C. Request

Conditional Use Permits for reciprocal parking and excess compact spaces for three existing commercial buildings.

D. Background

Zone Exception Permit ZE-80-66, a Parking Variance and a Conditional Use Permit for off-site parking for an athletic club, was approved in May, 1980.

Under the permit, the club was required to provide 104 spaces during the day between 9 a.m. and 5 p.m. with 47 on-site and 57 off-site spaces. During the peak hours between 5 p.m. and 9 a.m., 148 spaces are required (47 on-site and 101 off-site).

The off-site parking area is behind the adjacent property where the Girl Scout headquarters and former bank buildings are located.

IV. PROJECT DESCRIPTION

The applicant proposes to consolidate the use of parking lots adjacent to three buildings. Reciprocal parking agreements require prior approval of a Conditional Use Permit. The parking layout is such that a Conditional Use Permit for excess compacts is no longer necessary.

V. PLANNING STAFF ANALYSIS

A. Four commercial buildings, under one ownership but located on separate parcels, are located at the corner of Mesa Verde Drive and Adams Avenue.

1. 1650 Adams Avenue - the former Wells Fargo Bank building will be used for medical offices with a parking ratio of 6 spaces per 1000 sq.ft. of gross floor area.
2. 1640 Adams Avenue - the former Brentwood Savings and Loan building will be occupied by the Fashion Academy which will hold classes at certain times. The parking requirements are 4/1000 for the office area and 10/1000 for the classrooms.
3. 1620 Adams Avenue - the Girl Scout headquarters and adjacent parking lots are not included in this application due to an existing lease agreement.
4. 1600 Adams Avenue - the Family Fitness Center, although already operating under a previous Conditional Use Permit, has been included in this application due to proposals for access to the off-site parking area previously mentioned.

B. All lots are connected to each other except for the one nearest the athletic club. The applicant is in the process of negotiating an ease-

ment agreement with the Post Office to provide a driveway from the club through the Post Office lot to the westerly lot. The drive should be designed and fencing installed so that club patrons will not park in the Post Office lot.

C. Hours of Operation

1. Medical Building - Proposed business hours are 9 a.m. to 6 p.m.
2. Fashion Academy - The office would be open from 9 a.m. to 7 p.m. with a portion of the area used as classrooms from 9 a.m. to 11 a.m. In the evenings, from 7 p.m. to 9 p.m., only the classrooms would be used.
3. Family Fitness Center - Hours are 6 a.m. to 11 p.m. during the week and 8 a.m. to 8 p.m. on weekends.

D. Parking

1. The daytime and evening parking requirements for the three businesses are provided in the chart below. Some overlap into the evening hours is evident for the medical and Fashion Academy office uses. A worse case situation may arise whereby there would be insufficient parking between 5 p.m. and 7 p.m. Staggered work hours for the employees of these two businesses would eliminate this problem. A condition has been included addressing this issue.

<u>Use</u>	<u>Size and Parking Ratio</u>	<u>Daytime Requirement 9 a.m. - 5 p.m.</u>	<u>Evening Requirement 5 p.m. - 9 a.m.</u>
Medical	10,320 sq.ft. @ 6/1000	62	none except for 1 hour overlap between 5-6 pm
Fashion Academy	a) 4,437 sq.ft. office space @ 4/1000	18	none except for 2 hour overlap between 5-7 pm
	b) 720 sq.ft. of classrooms @ 10/1000	7	7
Athletic Club	Per ZB-80-66	<u>104</u>	<u>148</u>
	TOTAL	191	155

2. The applicant proposes to provide 195 spaces by restriping the lots. Currently, 171 spaces exist. The type of stalls required and provided are as follows.

	<u>Standard</u>	<u>Compact</u>	<u>Handicap</u>	<u>Total</u>
Required	142	44	5	191
Provided	154	36	5	195

209 per plan approved
6-10-85

- E. The reciprocal parking plan would not only add 24 spaces but it would also greatly clarify the existing confusion between the three buildings. The proposal for connecting the athletic club lot to the west lot will keep patrons off the Girl Scout and Post Office properties.

VI. PLANNING STAFF FINDINGS

The evidence presented substantially satisfies Costa Mesa Municipal Code Section 13-347 as the reciprocal parking plan and the revised parking layout will improve overall circulation and provide adequate spaces for the three businesses, and as the request will not be materially detrimental to the subject or surrounding properties.

VII. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VIII. CONDITIONS, IF APPROVED

Shall meet all of the requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

- Plng. 1. Classroom area for the Fashion Academy shall be no more than 720 sq.ft.
2. All conditions of ZB-80-66 still apply to the athletic club.
3. Prior to issuance of either building permits for interior alterations or business licenses for the Fashion Academy or medical office, the applicant shall show proof of recordation of the following documents:
a. A Reciprocal Parking Agreement
b. An easement providing athletic club patrons direct access from the on-site parking lot to the off-site parking area to the west. If the easement cannot be obtained, the existing access drive between the athletic club and the Post Office shall be closed and fencing installed across the club's rear property line.
4. Directional signs shall be located in both the lot next to the athletic club and the lot east of the Fashion Academy directing patrons to the off-site parking area.
5. If parking conflicts develop, the applicant shall resolve the problem. If a solution acceptable to the Planning Division cannot be reached, the permit shall be referred to the Planning Commission for review.
6. Approval of the Planning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
7. Final site plan shall show all typical stall and aisle width dimensions.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CANNOT BE WAIVED OR MODIFIED:

8. Parking stalls shall be double-striped in accordance with City standards.
9. A detailed landscape/irrigation plan per the requirements set forth in Costa Mesa Municipal Code Sections 13-263 through 13-266, inclusive, shall be approved by the Planning Division prior to issuance of any building permits. Drought resistant vegetation together with a water conserving irrigation system shall be utilized. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
10. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland cement concrete curbing.
11. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
Fire 12. Provide address numerals which conform to fire Department standards with respect to size (12") and location.

Segerstrom/Williams Assoc.
PA-85-102

PLANNING COMMISSION ACTION - June 10, 1985

Addition of Condition No. 13.

13. A block wall shall be installed along the Elm Street frontage.

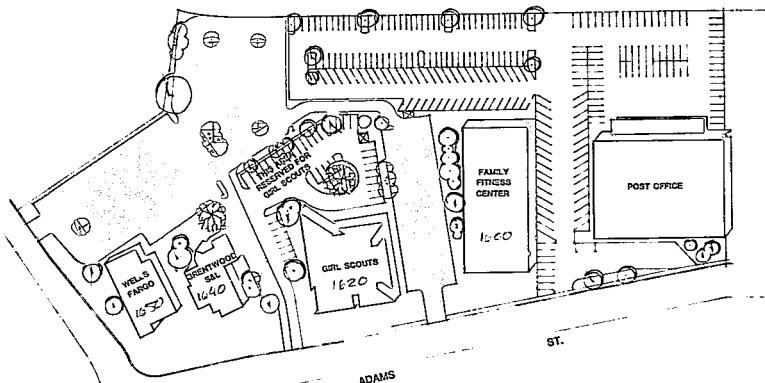
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STANDARD: 161

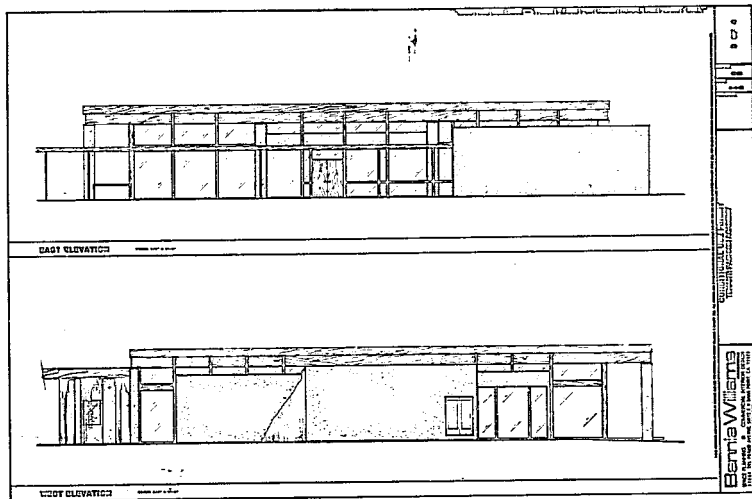
COMPACT: 86 25%

TOTAL: 197

ALL SHADED AREA NON-EXCLUSIVE



proposed



C. J. SEGERSTROM & SONS
3315 Fairview Road • Costa Mesa, California 92626
Telephone 540-0110

August 12, 1985

Kristen Caspers
Assistant Planner
Development Services Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Adams Street/Mesa Verde Drive Parking

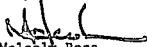
Dear Kristen:

Enclosed please find one 20:1 scale plan of proposed parking lot improvements, one 1/8:1 scale plan of proposed concrete block wall for north portion of parking lot, one copy of Reciprocal Parking Agreement between "Segerstrom" and "other users" of the parking lot, and one copy of correspondence with and memorandum about United States postal service.

All of the above is submitted with the hope that the City will allow construction of tenant improvements at the California Federal Building to proceed while our parking lot improvements are under construction.

We propose to start construction of the wall on Monday, August 12, 1985 and the parking lot itself on August 19, 1985.

Very truly yours,


Malcolm Ross
Director of Development

MR:ck

Enclosures

cc: Doug Clark
Sam Keyes
Bennie Williams
Ted Segerstrom

M E M O R A N D U M

TO: ✓MALCOLM
BOB
MIKE

FROM: SAM

DATE: AUGUST 7, 1985

SUBJ: COSTA MESA MAIN POST OFFICE

As reported to Malcolm last Monday, I was finally able to make recognizable progress with regard to my April 23, 1985 letter to Lloyd Robinson and the Los Angeles postal field office. (Copy attached.)

Lloyd gave me the names of two individuals, Tom Casey and Don Reggi, that I should telephone and discuss extracting a driveway from a portion of the subject Post Office parking lot. I telephoned and spoke with Dennis Deitz, who told me that Case and Reggi were at a special meeting out of the office to discuss our request for a driveway through the subject property.

Yesterday, I telephoned Tom Casey and he told me the following. They look favorably at honoring our request but, as always, it is someone else that will make the final decision. At least Tom, Don, Dennis and Lloyd all appear to be in favor for whatever it is worth.

Additionally, Tom Casey told me that someone, but he did not recall who, would be telephoning me on the week of August 19 to arrange a meeting with all effected parties with regard to the necessity of the driveway.

The purpose of this memorandum is to alert your department to decide on a representative to attend said meeting with me.

Sam -
Sam

/ct

San

C. J. SEGERSTROM & SONS

3315 Fairview Road • Costa Mesa, California 92626

Telephone 548-0110

April 23, 1985

Mr. Lloyd Robinson -
Real Estate Support
Los Angeles Field Office
Real Estate and Buildings Dept.
U. S. Postal Service
Western Region
Inglewood, CA 90311-9202

RE: COSTA MESA MAIN OFFICE
1590 Adams
Costa Mesa, California 92626

Dear Mr. Robinson:

Pursuant to our telephone conversation regarding the subject property, enclosed please find two parking plot plans. One is titled, "Existing", and the other one, "Proposed". The darkened areas are the community reciprocal parking areas.

The Family Fitness Center property was not developed until five years after the Postal Service 1974 Amendment adding your additional parking area outlined in red. We inadvertently, at that time, did not retain a driveway connecting the two reciprocal parking areas.

The Girl Scout property is held in fee.

This oversight has, for several years now, created a horrendous parking situation that in all good judgement should be corrected.

We are, therefore, with this letter, requesting that the Postal Service amend its lease granting the Landlord a driveway easement with curbs over the Southwest corner of the Postal parking lot as located on the Proposed plot plan. Also shown on the Proposed plot plan that after you resurface the parking lot, the same number of parking spaces may be obtained.

- Page 1 of 2 -

C. J. SEGERSTROM & SONS

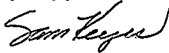
Mr. Lloyd Robinson
April 23, 1985

Page 2 of 2

The Postal Service by granting this easement will be of great service to our small community in which the Postal Service is an integral part.

We thank you in advance for your favorable reply.

Very truly yours,



Sam Keyes
Director of Real Estate

SK/ct

Enc.

PARKING REQUIREMENTS
FOR WELLS FARGO, BRENTWOOD SAVINGS
AND
FAMILY FITNESS CENTER

(Existing Total Parking - 166)

check
FORMER WELLS FARGO (PROPOSED MEDICAL BLDG.): Req. 6/1,000
at 10,000 S.F.

10,320
Business Hours: 9 a.m. - 6 p.m.
Total No. of Stalls Req.: 60
Standard : 49
25% Compact : 11

FAMILY FITNESS CENTER: Req. 151 *per Variance*

Peak Load Hours: 6 a.m. - 9 a.m.
5 p.m. - 8 p.m.

Total No. of Stalls : 151
Standard : 117
25% Compact : 34

50% Reduction in Parking Requirements:

Non-Peak Load Hours of 9 a.m. - 5 p.m.

Total No. of Stalls : 76
Standard : 60
25% Compact : 16

PROPOSED FORMER BRENTWOOD SAVINGS BUILDING

(FASHION ACADEMY): Class Room Area - 720 S.F., Staff Area - 4,437 S.F.

Operating Hours:

9 a.m. - 11 a.m. Class Room Requirements:
17 Stalls : 720 S.F. 10/1,000

9 a.m. - 11 a.m. Staff Area Requirements:
17 Stalls : 4,437 S.F. 4/1,000

9 a.m. - 11 a.m. Total Stalls Requirements: 25
11 a.m. - 7 p.m. Staff Area Only: Requirements:

17 Stalls 4,437 S.F. 4/1,000

7 p.m. - 9 p.m. Class Room Only: Requirements -
7 Stalls 720 S.F. 10/1,000

TOTALS:

MAXIMUM PARKING
REQUIRED DURING
PEAK HOURS

161 STALLS

Family, Filing, and Originals
agreement through, later parking action
Please refer for indication of F. L. C. (H. L. C.)

Recording Requested by

26385

10245 Page 204

C. J. SEGERSTROM & SONS
When Recorded Please Mail to:
C. J. Segerstrom & Sons
P.O. Box 1486
Costa Mesa, Calif. 92626

\$11.00

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

44 Min. 3 P.M. JUL 27 1972
J. WILIE CARLYLE, County Recorder

RECIPROCAL PARKING AGREEMENT

This Agreement made this 26th day of July,
1972, by and between HAROLD T. SEGERSTROM, VERONICA P.
SEGERSTROM, NELLIE RUTH SEGERSTROM, HENRY T. SEGERSTROM, YVONNE
deC. SEGERSTROM, HAROLD T. SEGERSTROM, JR., and JEANETTE E.
SEGERSTROM, (hereinafter collectively referred to as "Segerstrom"),
FIRST NATIONAL BANK OF ORANGE COUNTY ("Bank"), GIRL SCOUT
COUNCIL OF ORANGE COUNTY ("Girl Scouts"), and BRENTWOOD SAVINGS
AND LOAN ASSOCIATION ("Brentwood").

RECITALS

A. Segerstrom is or was the owner of all of the
real property outlined with a solid line on Exhibit "A"
attached hereto and incorporated herein by this reference (the
"Development").

B. Segerstrom heretofore has deeded to Girl Scouts
the portion of said real property outlined in dashes on
Exhibit "A," has leased to Bank the portion of said real
property outlined in circles on Exhibit "A," and has leased
to Brentwood the portion of said real property outlined with
squares on Exhibit "A." Segerstrom contemplates developing
the balance of said real property with commercial or similar
buildings and with parking areas serving such buildings as
constructed, but without thereby committing itself to do so
except as herein specifically provided.

C. Segerstrom, Bank, Girl Scouts and Brentwood
each desire to establish reciprocal nonexclusive parking
rights in portions of said real property, for the mutual

benefit of each of them, and of the contemplated future owners and lessees of premises within said real property, all as more specifically hereinafter set forth.

AGREEMENT

In consideration of the foregoing recitals, the mutual covenants hereinafter set forth, and the mutual benefits to be derived by each of the parties therefrom, it is hereby agreed among the parties as follows:

1. Those portions of said real property designated by shading on Exhibit "A," and more fully described on Exhibit "B," shall from and after the effective date hereof be deemed "common parking areas." Each of the parties, their successors in interest, and their respective employees and invitees shall be entitled to use the common parking areas from and after the effective date in common with all other persons Segerstrom from time to time authorizes to use such areas, subject to such reasonable rules and regulations relating to such use as Segerstrom may from time to time establish, including validation requirements.

2. Segerstrom shall improve at its expense those portions of the common parking areas not already improved with parking at the date hereof. From and after the effective date Segerstrom shall operate, manage, equip, police, light, repair and maintain the common parking areas in such manner as it may in its sole discretion determine to be appropriate. Segerstrom may temporarily close all or portions of the common parking area for repairs or alterations, to

prevent a dedication thereof or the accrual of prescriptive rights therein, or for any other reason deemed sufficient by Segerstrom. Segerstrom may make changes at any time and from time to time in the size, shape, location, number and extent of the common parking areas or any of them and may provide within the Development parking in substitution for that initially provided hereunder which may be surface, multi-deck or underground in nature, provided that Segerstrom may not so long as this Agreement remains in effect reduce the number of parking spaces within the common parking areas below the greater of (a) the number of spaces required by the City of Costa Mesa to serve the Development as it from time to time exists or (b) 100 spaces.

3. Segerstrom shall at all times during the term of this Agreement have the sole and exclusive control of the automobile parking areas, driveways, entrances and exits and the sidewalks and pedestrian passageways within the common parking areas, and may at any time and from time to time during the term hereof restrain any use or occupancy thereof except as authorized by the rules and regulations for the use of such areas established by Segerstrom from time to time. The rights of each of the parties in and to the common parking areas shall at all times be nonexclusive and subject to the rights of other parties from time to time authorized to use the common parking areas on a nonexclusive basis (all parties so authorized to use the common parking areas being herein-after referred to as "Users").

4. Each User shall pay to Segerstrom in the manner and at the time provided below, such party's proportionate share, as defined below, of all costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas. Such costs and expenses shall include, without limiting the generality of the foregoing, gardening, landscaping, cost of public liability, property damage, vandalism and malicious mischief, and other insurance, real estate taxes and assessments, repairs, painting, lighting, cleaning, trash removal, depreciation of equipment and common parking area improvements, fire protection, and similar items, and an amount (not to exceed fifteen percent (15%) of all other maintenance costs and expenses) equal to Segerstrom's expenses in supervising such maintenance. Each User's proportionate share of such common parking area costs shall be that proportion thereof which the gross floor area of each User's premises bears to the gross floor area of the premises in the Development from time to time occupied by Users. Prior to the commencement of each calendar year, Segerstrom shall give each User a written estimate of its share of such common area costs for the ensuing year. Each User shall pay such estimated amount to Segerstrom in equal monthly installments, in advance. Within ninety (90) days after the end of each calendar year, Segerstrom shall furnish to each User a statement showing in reasonable detail the costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas during such year, and the parties shall promptly make any payment or allowance

necessary to adjust each User's estimated payment to such User's actual proportionate share of common parking area costs as shown by such annual statement.

5. The customers, invitees and employees of each of the parties will have the right of access, ingress and egress over and upon all driveways connecting the common parking areas to public streets, whether such driveways, as the same may exist from time to time, are located upon the common areas or upon portions of the property of the parties not constituting common areas.

6. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, lessees and sublessees.

EXECUTED this 26th day of July, 1972.

FIRST NATIONAL BANK OF
ORANGE COUNTY

GIRL SCOUT COUNCIL OF ORANGE
COUNTY

By C. E. Schroeder

By Calvin P. Schmidt

By John A. White

By _____

BRENTWOOD SAVINGS AND LOAN
ASSOCIATION

Harold T. Segerstrom
Harold T. Segerstrom

By Will H. Hinson

Veronica P. Segerstrom
Veronica P. Segerstrom

By Dana K. Goling

Nellie Ruth Segerstrom
Nellie Ruth Segerstrom

Henry T. Segerstrom
Henry T. Segerstrom

Yvonne de C. Segerstrom
Yvonne de C. Segerstrom

Harold T. Segerstrom, Jr.
Harold T. Segerstrom, Jr.

Jeanette E. Segerstrom
Jeanette E. Segerstrom

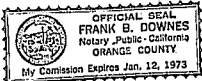
STATE OF CALIFORNIA

COUNTY OF Orange

EX-10245 PAGE 209

ON July 19, 1972
before me, the undersigned, a Notary Public in and for said State, personally appeared
CARVIN P. SCHMIDT

President, known to me to be the
of the Girl Scout Council of Orange County
the Corporation that executed the within Instrument, known to me to be the person who
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.



WITNESS my hand and official seal.

Frank B. Downes
Notary Public in and for said State.

STATE OF CALIFORNIA

COUNTY OF Orange

On July 21, 1972

before me, the undersigned, a Notary Public in and for
said State, personally appeared C. E. Schroeder

known to me to be the President, and John A. White

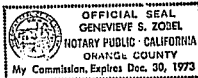
known to me to be the Secretary of the corporation that executed the within Instrument,

and known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and ac-
knowledgeed to me that such corporation executed the within
Instrument pursuant to its by-laws or a resolution of its board of
directors.

WITNESS my hand and official seal.

Signature Genevieve S. Zobel

Name (Typed or Printed)



TO 448 C
(Corporation)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 10 July 1972

before me, the undersigned, a Notary Public in and for said
State, personally appeared David C. Grimes

known to me to be the President, and David K. Golding

known to me to be the Secretary of the corporation that executed the within Instrument,

known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
Instrument pursuant to its by-laws or a resolution of its board
of directors.

WITNESS my hand and official seal.

Signature Val Dangerfield

Name (Typed or Printed)



12201 San Vicente Blvd., Los Angeles, CA 90049

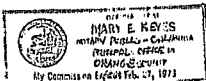
(This area for official notarial seal)

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

On June 22, 1972 before me, the undersigned, a Notary Public in and for said
State personally appeared Harold T. Segerstrom, Veronica P. Segerstrom,
Mellie Ruth Segerstrom, Henry T. Segerstrom, Yvonne de C. Segerstrom,
Harold T. Segerstrom, Jr. and Jeannette E. Segerstrom, known to me to be the
persons whose names are subscribed to the within Instrument and acknowledged
that they executed the same.

WITNESS my hand and official seal.

Mary E. Keyes
Mary E. Keyes, Notary Public



3315 Felview Rd., Costa Mesa, Ca., 92626

10245 PAGE 210



A

COMMON PARKING AREAS

10245 PAGE 211

PARCEL NO. 1

That portion of Lot 51 in the City of Costa Mesa, County of Orange, State of California as shown on the map of the Fairview Tract recorded in Book 25 Page 76 of Miscellaneous Records, in the Office of the County Recorder of Los Angeles County, California, described as follows:

COMMENCING at a point in the Northerly line of Adams Avenue as described in the deed to the City of Costa Mesa recorded November 9, 1961 in Book 5908 Page 266 of Official Records, records of said Orange County, said point being distant along said Northerly line North 81°20'10" East 73.11 feet from the Westerly terminus of that certain course described in said deed as having a bearing and length of "North 81°20'10" East 116.11 feet"; said point being the Southwest corner of the land described in the Deed recorded February 7, 1972 in Book 9993 Page 183 of Official Records of said County; thence along the Westerly line of said deed the following courses; North 08°39'50" West 63.00 feet and North 25°30'00" West 176.64 feet to the Southeasterly line of the land described in the memorandum of lease recorded May 7, 1964 in Book 7036 Page 426 of Official Records, records of said Orange County, said point being also the most Westerly corner of the land described in said deed Recorded in Book 9993 Page 183; thence North 56°52'49" East along the Northwesterly line of said last mentioned deed 28.39 feet to the TRUE POINT OF BEGINNING; thence continuing along the Northwesterly line of said deed recorded in Book 9993 Page 183 North 56°52'49" East 65.00 feet; thence North 00°04'00" East 164.13 feet to the South line of Elm Avenue as shown on a map of Tract No. 3487 as per map recorded in Book 122 Pages 6 to 16 inclusive of Miscellaneous Maps, records of said County; thence North 89°54'01" West 92.83 feet to the beginning of a tangent curve concave Northerly having a radius of 160.00 feet; thence Westerly along said curve through a central angle of 17°49'46" an arc distance of 49.79 feet; thence South 09°38'41" West 132.77 feet to the most Northerly corner of Parcel 2 of the hereinbefore mentioned lease; thence along the Northerly and Easterly lines of said lease the following bearings and distances: South 88°45'36" East 60.26 feet and South 33°07'11" East 90.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

PARCEL NO. 2

That portion of the 2760.54 acre parcel of land allotted to Edwardo Pollereno in Decree of Partition of the Rancho Santiago De Santa Ana, recorded in Book B of Judgments of the 17th Judicial District Court of California in the City of Costa Mesa, County of Orange, State of California, described as follows:

Beginning at a point in the Northeasterly boundary of that certain parcel of land described by Deed recorded November 9, 1961 in Book 5908, Pages 266 thru 272 inclusive of Official Records of said county, said point being in a line parallel with and distant Southeasterly 110.00 feet, measured at right angles, from the Southeasterly line of that certain parcel of land described in Deed recorded January 29, 1963 in Book 6412, Page 51 of said Official Records; thence along said parallel line North 56° 52' 49" East 112.64 feet; thence South 25° 14' 41" East 14.14 feet to a point in a line parallel with and distant Southeasterly 124.00 feet, measured at right angles, from said Southeasterly line; thence along said parallel line North 56° 52' 49" East 159.00 feet; thence North 33° 07' 11" West 90.00 feet; thence North 88° 45' 36" West 60.26 feet to said Southeasterly line; thence along said Southeasterly line South 56° 52' 49" West 223.00 feet to a point in said Northeasterly boundary; thence along said Northeasterly boundary South 33° 07' 11" East 71.95 feet; thence continuing along said Northeasterly boundary South 37° 42' 30" East 38.18 feet to the point of beginning.

EXHIBIT "B"