

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 EXISTING 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 QUEUEING 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

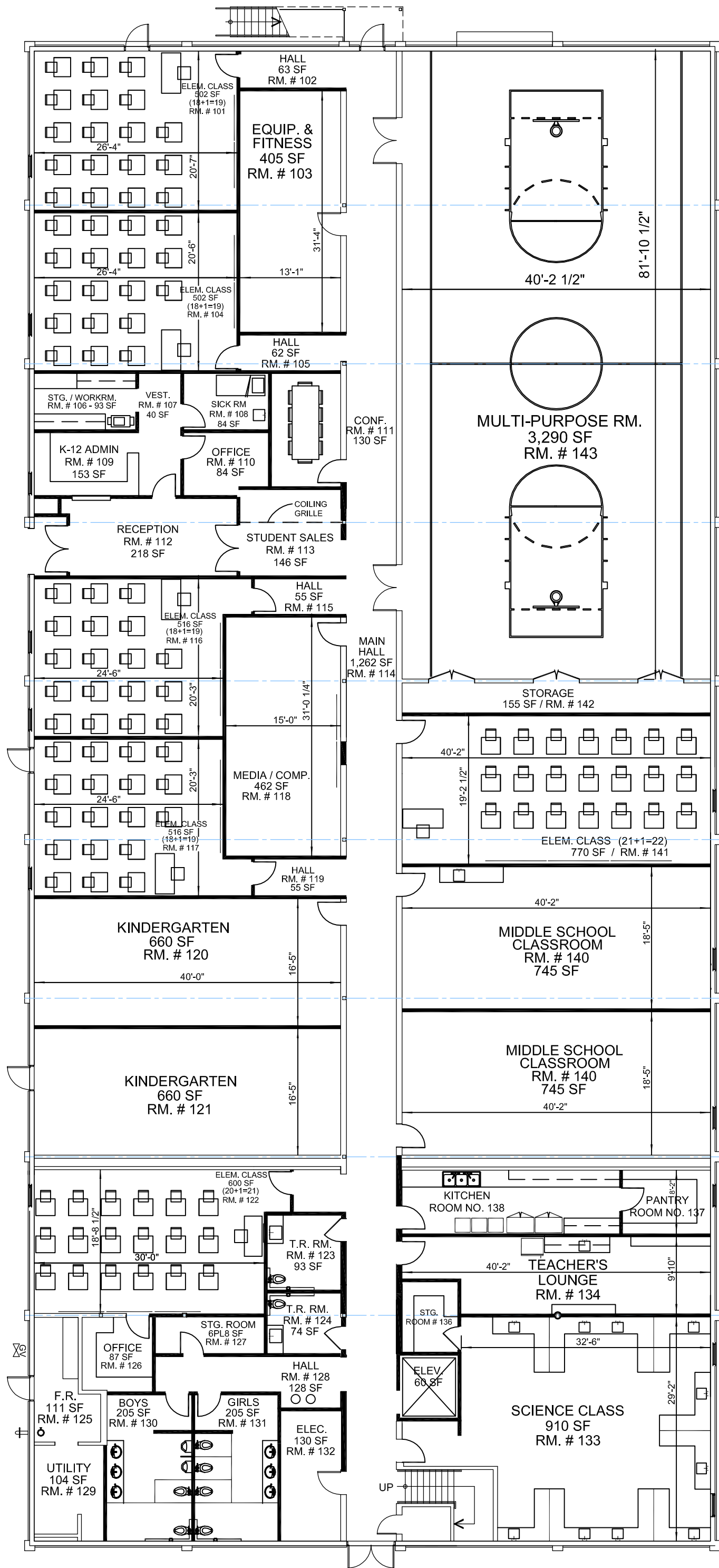
● NO. 101	502 SF	ELEMENTARY CLASS
○ NO. 102	63 SF	HALL
● NO. 103	405 SF	EQUIP. & FITNESS
● NO. 104	502 SF	ELEMENTARY CLASS
○ NO. 105	62 SF	HALL
○ NO. 106	93 SF	STG. / WORKROOM
○ NO. 107	40 SF	VESTIBULE
● NO. 108	84 SF	SICK ROOM
● NO. 109	153 SF	ADMIN.
● NO. 110	84 SF	OFFICE
● NO. 111	130 SF	CONFERENCE
○ 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

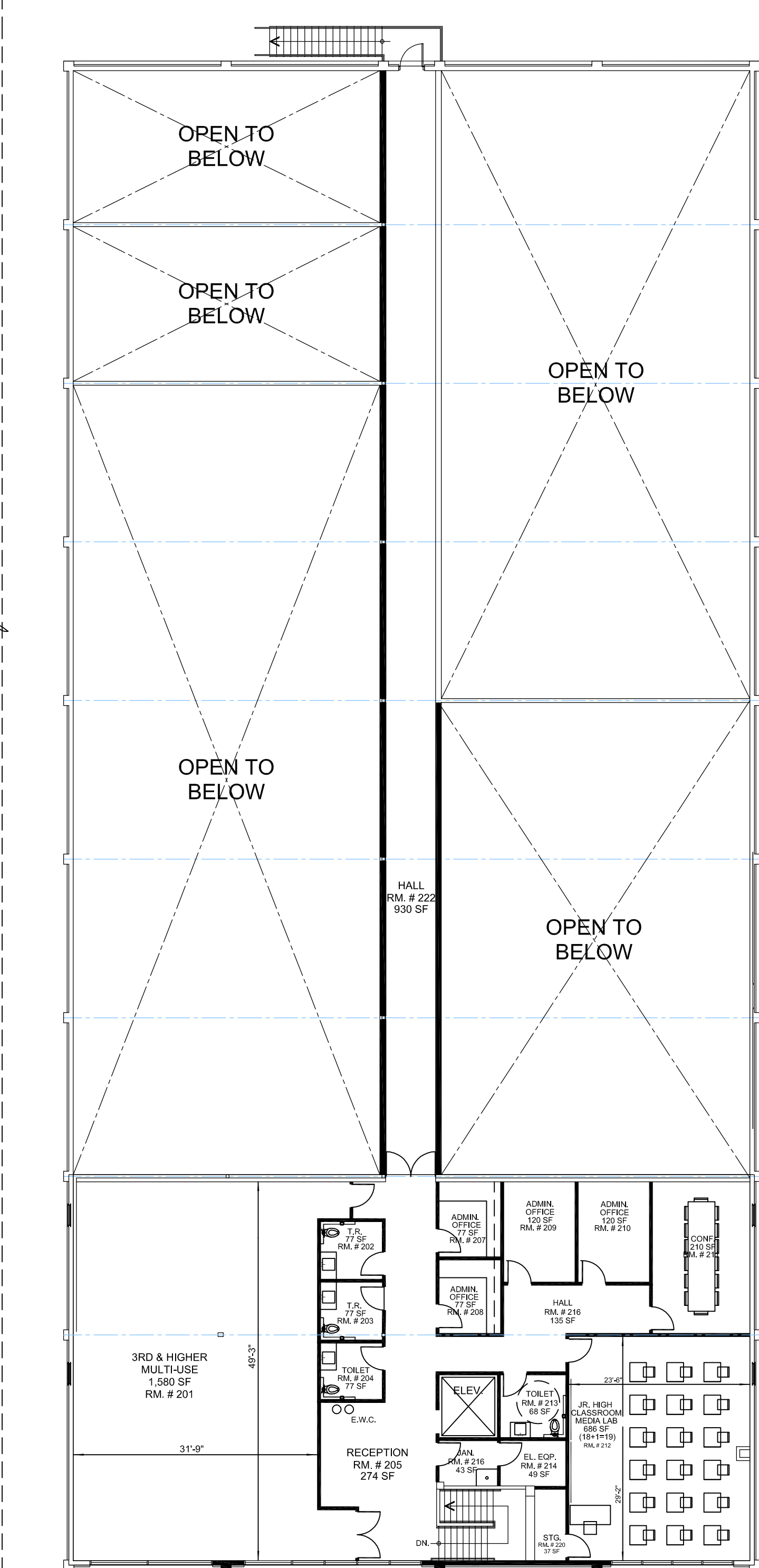
TOTAL MAIN LEVEL NET AREA = 15,686 SF  
TOTAL MAIN LEVEL GROSS AREA = 17,119 SF \*  
OCCUPANT AREAS = 11,788 SF (DENOTED BY, [□])  
TOTAL MAIN LEVEL SUPPORT\* = 3,797 SF

\* - 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.



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.

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.

MAIN LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN



# 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 ALTANSPS 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, 16, AND 17 OF ABLE 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-1-K27, 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.
- (B)(1). 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.

MICHAEL D. INCLEDON, P.L.S.

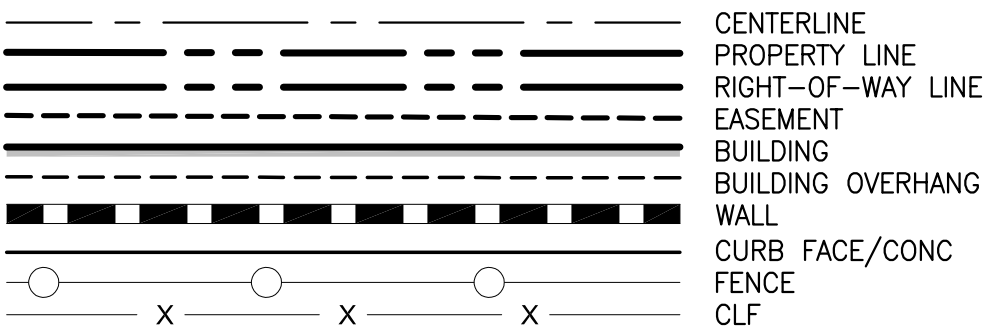
08/20/2020  
DATE



REGISTRATION NO.: L.S. 7714.

DATE OF SURVEY: AUGUST 4, 2020 THROUGH AUGUST 5, 2020

## LEGEND



## 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 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1B-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, 280 FT. WESTERLY OF THE EAST END OF SAID WALL. MONUMENT IS SET LEVEL WITH TOP OF CURB.

ELEVATION = 63.345 (NAVD88) LEVELED IN 2005

## BASIS OF BEARINGS

THE CENTERLINE OF ADAMS AVENUE, BEING NORTH 78° 52' 05" EAST, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 115 PAGES 7-8 OF PARCEL MAPS, RECORDS OF THE COUNTY 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: SIDE: 15 FEET ON ONE SIDE/0 FEET ON THE OTHER  
REAR: REAR: 0 FEET  
HEIGHT RESTRICTION: 2 STORIES/30 FEET  
ACTUAL: ACTUAL: 25.1 FEET, 2 STORIES

## ABBREVIATIONS

AC/ASPH	ASPHALT	FDC	FIRE DEPARTMENT CONNECTION
AD	AREA DRAIN	FF	FINISHED FLOOR
BK	BOOK	FH	FIRE HYDRANT
BLDG	BUILDING	FL	FLOW LINE
BLDC	BUILDING CORNER	FW	FACE OF WALL
BFP	BACK FLOW PREVENTER	FWV	FIREWATER VALVE
BOL	BOLLARD	GR	GUARD RAIL
BSW	BACK OF SIDEWALK	GV	GAS VALVE
CA	CLEAN AIR	HC	HANDICAPPED
CB	CATCH BASIN	HR	HANDRAIL
CEN	CENTER	ICV	IRRIGATION CONTROL VALVE
CL	CENTERLINE	INV	INVERT
CLF	CHAIN LINK FENCE	IP	IRON PIPE
CMH	COMMUNICATIONS MANHOLE	L&T	LED AND TACK
COL	COLUMN	LT&T	LED, TACK, & TAG
COM	COMMUNICATIONS	LP	LIGHT POLE
COMP	COMPACT	LPB	LIGHTING PULL BOX
CONC	CONCRETE	MKD	MARKED
CP	CURB FACE	MON	MONUMENT
C.I.	CAST IRON	MR	MISCELLANEOUS RECORDS
CLF	CHAIN LINK FENCE	N	NORTH
DDC	DOUBLE DETECTOR CHECK	NO	NUMBER
DG	DECOMPOSED GRANITE	NTS	NOTHING
DWH	DRAINAGE MANHOLE	NTS	NOT TO SCALE
DN	DOWN	OH	OVERHANG
DW	DOMESTIC WATER	OR	OFFICIAL RECORDS
DWG	DRAWING	PA	PLANTER AREA
DWY	DRIVEWAY	PG	PAGE
E	EAST	PIQ	PROPERTY IN QUESTION
IE	EDGE	PV	POST INDICATOR VALVE
EC	EDGE OF CONCRETE	PL	PROPERTY LINE
ELEC	ELECTRIC	PMB	PARCEL MAP BOOK
ENCL	ENCLOSURE	PNL	PANEL
ENCRMT	ENCROACHMENT	POB	POINT ON BUILDING
EPS	ELECTRICAL PULL BOX	POL	POINT ON LINE
ESMT	EASEMENT	PP	POWER POLE/POST
EV	ELECTRIC VEHICLE	PROD	PRODUCTION
EUC	EUCALYPTUS	PS	PARKING STOP
F	FACE	PWFB	PUBLIC WORKS FIELD BOOK
F	FOUND	QC	QUICK COUPLER

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

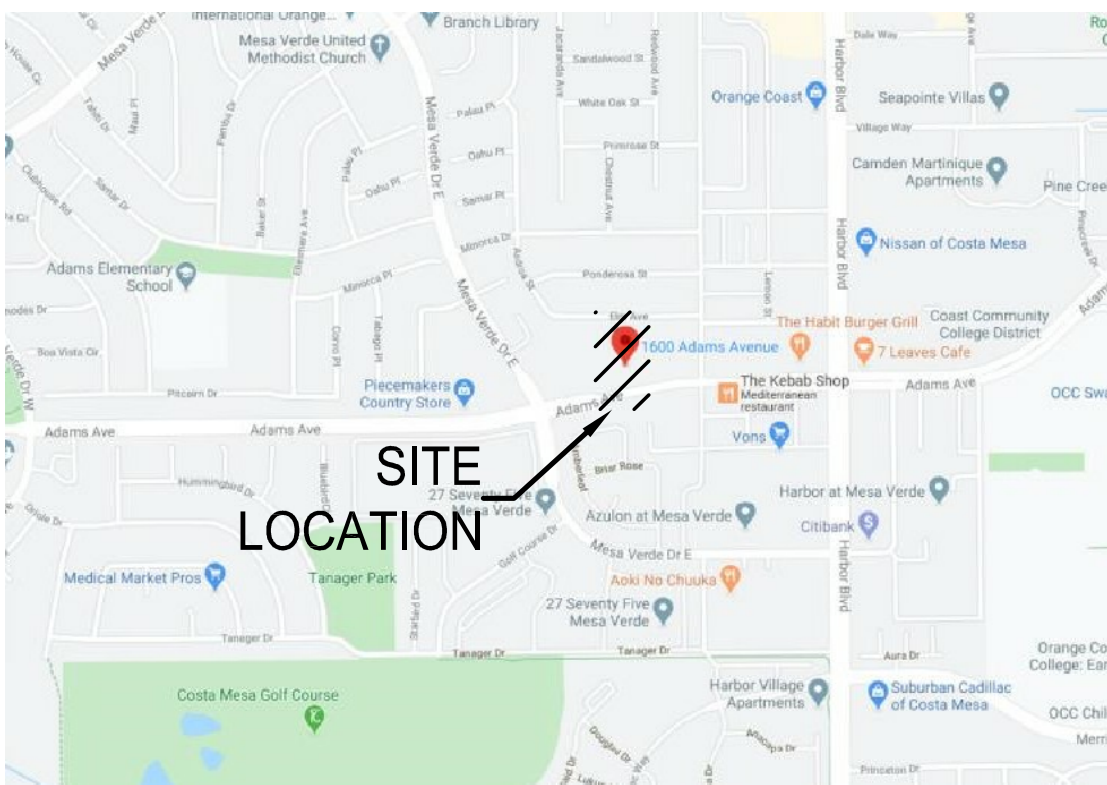
CHICAGO TITLE COMPANY ORDER NUMBER 00133671-987-OCT-1-K27, DATED JULY 13, 2020 WAS USED TO PREPARE THIS SURVEY MAP.

## EXCEPTIONS TO TITLE

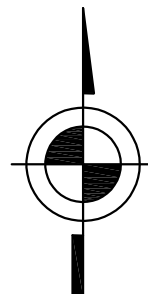
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2020-2021.
  - THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 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, ABUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED. (NOT PLOTTED.)
  - A

3

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. 96-0030701, 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: TRUSTORS 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 ALTANSPS 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)



VICINITY MAP  
SCALE: NTS



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## REVISIONS

NO.	DATE	DESCRIPTION	BY



MESA VERDE  
ASSOCIATES

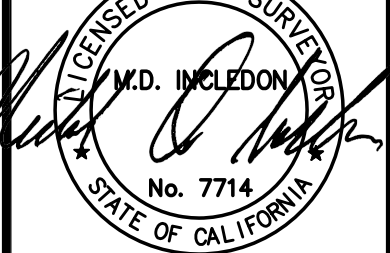
ALTANSPS LAND TITLE SURVEY

1600 ADAMS AVENUE

SHEET TITLE

PROJECT

STAMP:



08/20/2020

DATE: 08/14/2020

SCALE: N/A

DRAWN: DF

CHECKED: MI


JOB NUMBER: 503-007

SHEET NO.

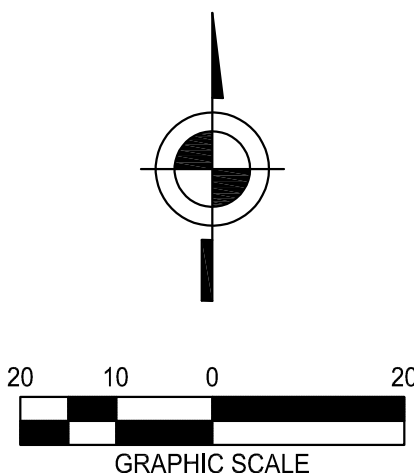
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1 OF 3 SHEETS







STAMP: 	
DATE: 08/14/2020	
SCALE: N/A	
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JOB NUMBER: 503-007	
SHEET NO. 1.1	
2 OF 3 SHEETS	





SHEET TITLE		ARCHITECTURAL SURVEY		OWNER/DEVELOPER		 <b>INCLEDON</b> CONSULTING GROUP <i>Civil Engineering • Surveying • Planning</i> 1570 Corporate Drive, Suite A, Costa Mesa, CA 92626 P: 657.822.2121 / <a href="http://www.igcintl.com">www.igcintl.com</a>	
STAMP:				PROJECT		MESA VERDE ASSOCIATES  1600 ADAMS AVENUE	
DATE:		08/14/2020		NO.		DATE	
SCALE:		N/A		BY		DATE	
DRAWN:		JDF		CHECKED:		MI	
JOB NUMBER:		503-007		NO.		DATE	
SHEET NO.		1.2		BY		DATE	
3 OF 3 SHEETS				REVISIONS			