



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, October 23, 2023

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE

Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

Zoom Webinar:

Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lrbzhJM2hWU3puZkk1T3VYTXhoQT09>

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 960 6037 9921 / Password: 595958

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / Password: : 595958

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

PLANNING COMMISSION REGULAR MEETING

October 23, 2023 – 6:00 P.M.

ADAM ERETH
ChairRUSSELL TOLER
Vice ChairJOHNNY ROJAS
Planning CommissionerANGELY ANDRADE VALLARTA
Planning CommissionerKaren Klepack
Planning CommissionerJON ZICH
Planning CommissionerJENNIFER LE
Director of Economic and
Development ServicesJIMMY VIVAR
Planning CommissionerTARQUIN PREZIOSI
Assistant City Attorney**CALL TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL****ANNOUNCEMENTS AND PRESENTATIONS****PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. [OCTOBER 09, 2023 UNOFFICIAL MEETING MINUTES](#) [23-1437](#)

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of October 09, 2023

Attachments: [October 09, 2023 Unofficial Meeting Minutes](#)

2. [JUNE 13, 2022 UNOFFICIAL MEETING MINUTES](#) [23-1438](#)

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of June 13, 2022.

Attachments: [June 13, 2022 Unofficial Meeting Minutes](#)

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 23-10 FOR A RETAIL CANNABIS NON-STOREFRONT AND CANNABIS DISTRIBUTION FACILITY \("GIPSOL CANNABIS"\) LOCATED AT 3505 CADILLAC AVE, UNIT O-105](#) [23-1434](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 23-10, subject to conditions.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Project Plans](#)

2. [PLANNING APPLICATION 23-12 AND TENTATIVE PARCEL MAP 23-1435 2023-167 FOR A CONVERSION OF AN EXISTING BUILDING AT 200 EAST BAKER STREET INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT AND TO ALLOW A FOOD AND BEVERAGE USE IN THE MP \(INDUSTRIAL PARK\) ZONE](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and 15315 (Class 15), Minor Land Divisions; and
2. Approve Planning Application 23-12 and Tentative Parcel Map 2023-167, subject to conditions.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letters](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Building Memo](#)
- [7. Fire Memo](#)
- [8. Building Reports](#)
- [9. Draft CC&Rs](#)
- [10. Plans](#)

3. [PLANNING APPLICATION 23-11 AND TENTATIVE PARCEL MAP 23-1436 23-03 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE-FAMILY DWELLING UNIT CONDOMINIUMS AT 161 CECIL PLACE](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) - Minor Land Divisions.
2. Approve Planning Application 23-11 and Tentative Parcel Map 23-03, subject to conditions.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Tentative Parcel Map](#)
- [7. Hold Harmless](#)
- [8. Project Plans](#)

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
planninginfo@costamesaca.gov



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1437

Meeting Date: 10/23/2023

TITLE:

OCTOBER 09, 2023 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of October 09, 2023

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

October 09, 2023

CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Klepack led the Pledge of Allegiance.

ROLL CALL

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner Jonny Rojas, Commissioner Vivar, Commissioner Jon Zich

Absent: None

Officials Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Associate Planner Chris Yeager, Assistant Planner Jeffery Rimando, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Wendy Simao, spoke on the sound coming out of Gym 12.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Klepack stated she attended the Strong Town Orange County meeting on Sunday night and wanted to inform the public of the Sustainability Decathlon being held the upcoming weekend.

Commissioner Vivar spoke on “America Walks” event and encouraged the public to walk when possible. He thanked the Public Works Department for their work on Placenta and 19th street.

Commissioner Zich asked for the CUP for Gym 12 to be brought back to Planning Commission for a review.

UNOFFICIAL UNTIL APPROVED

Vice Chair Toler thanked public works for their work on protected bike lanes. He spoke on the Strong Town Orange County meeting he attended.

Chair Ereth thanked those in attendance and thanked Public Works for recent work on streets in his neighborhood. He spoke on the STANDS event, Emergency operation center and Newport Mesa board meetings he attended.

Discussion ensued on Gym 12 and acoustic engineer report to be performed on site.

CONSENT CALENDAR:

No member of the public nor Commissioner requested to pull a Consent Calendar item.

1. MAY 09, 2022 UNOFFICIAL MEETING MINUTES
2. AUGUST 14, 2023 UNOFFICIAL MEETING MINUTES

Vice Chair made motion to approve the minutes as written. Seconded by Chair Ereth.

MOVED/SECOND: Toler/Ereth

MOTION: Approve recommended action for Consent Calendar Item No. 1 and No. 2.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Klepack, Rojas, Vivar, Zich

Nays: None

Absent: None

Abstained: None

Motion carried: 7-0

ACTION: The Planning Commission approved the minutes of the regular meeting of the May 09, 2022 and August 14, 2023.

PUBLIC HEARINGS

1. **PLANNING APPLICATION 22-31 AND TENTATIVE TRACT MAP NO. 19246 (PTTM-23-0001) FOR A MASTER PLAN FOR A NINE-UNIT LIVE/WORK DEVELOPMENT AT 1540 SUPERIOR AVENUE**

Project Description: Planning Application 22-31 is a request for a Master Plan and Tentative Tract Map No.19246 for a proposed nine-unit live/work residential development. The project proposes to demolish the existing industrial development, and to construct the live/work units and required parking spaces. Each unit will be three floors (plus a roof deck).

UNOFFICIAL UNTIL APPROVED

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development.

Ex-parte communications: Chair Ereth spoke to adjacent property owner.

Jeffrey Rimando, Assistant Planner, presented the staff report.

The Commission asked questions of staff including discussion of: Mesa West Bluffs Urban Plan for live work design standards, types of residents allowed on the project site, if businesses licenses will be required for the units proposed, parking requirements and exemptions, number of parking stalls, floor plans, whom would be legally obligated to provide the notice to buyers, permanent furniture on roof top deck, noise generating activities, homeowner association affidavit requirements, reasons for requiring a health risk assessment, code requirements for additional doors, thickness of walls between work areas, guest parking, street facing store fronts, signage, Newport Beach's nearby corporation yard, landscaping, solar panel placement, and drainage requirements.

The Chair opened the Public Hearing.

Ryan Lederman, stated he had read and agreed to the conditions of approval.

The Commission asked questions of the applicant including discussion of: landscaping, barbeque area on site, street facing units, monument signage, adding greenspace on rooftops, onsite storm water drainage and proposed concrete walls.

The Chair opened public comments.

Billy Spradlin, voiced his concerns with the project traffic impacts and rain water run-off.

The Chair closed public comments.

Discussion ensued between Commission and staff on water run-off and biofiltration for the site.

The Chair closed the Public Hearing.

Commissioner Vivar made a motion. Seconded by Vice Chair Toler.

The Commission discussed revitalization of the area, building and parking requirements, design and signage.

MOVED/SECOND: Vivar/Toler

MOTION: Approve staff's recommendation.

UNOFFICIAL UNTIL APPROVED

The motion carried by the following roll call vote:
 Ayes: Ereth, Toler, Andrade, Rojas, Klepack, Vivar
 Nays: Zich
 Absent: None
 Recused: None
 Motion carried: 6-1

ACTION: The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application 22-31 and Tentative Tract Map 19246 (PTTM-23-0001), subject to conditions of approval.

RESOLUTION PC-2023-25 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-31 AND TENTATIVE TRACT MAP NO. 19246 (PTTM-23-0001) FOR A MASTER PLAN FOR A NINE-UNIT LIVE/WORK DEVELOPMENT AT 1540 SUPERIOR AVENUE

The Chair explained the appeal process.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

DEPARTMENTAL REPORTS

1. Public Works Report – Mr. Yang reported on walk to school day.
2. Development Services Report – None.

Discussion ensued on switching the meeting day for Planning Commission meetings.

CITY ATTORNEY'S OFFICE REPORT

1. City Attorney – None.

ADJOURNMENT AT 8:13 PM

UNOFFICIAL UNTIL APPROVED

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1438

Meeting Date: 10/23/2023

TITLE:

JUNE 13, 2022 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of June 13, 2022.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION**

**June 13, 2022
Regular Meeting – 6:00 p.m.**

CALL TO ORDER:

Chair de Arakal called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner Adam Ereth led the Pledge of Allegiance.

ROLL CALL:

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Ereth, Commissioner Jonny Rojas, Commissioner Russell Toler, Commissioner Jimmy Vivar, Commissioner Dianne Russell

Officials Present: Director of Economic and Development Services Jennifer Le, Assistant Development Services Director Scott Drapkin, Senior Planner Nancy Huynh, Associate Planner Chris Yeager, Contract planner Michelle Halligan, Public Works Director Raja Sethuraman, Transportation Services Manager Jennifer Rosales, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Frank Spitzer, resident, asked about the delay of the Wilson Water project.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Ereth spoke about the Lions Club Fish Fry that occurred over the weekend.

Commissioner Rojas thanked Costa Mesa Police Department for their surprise escort for the Wilson High school Graduating class.

Commissioner Toler stated he attended the Lions Club Fish fry with his family.

Commissioner Russell thanked the Lions Club for putting on the fish fry.

UNOFFICIAL UNTIL APPROVED

Vice Chair Zich informed the public on how to sign up for City notifications for the Planning Commission and City Council agendas through the website.

Chair de Arakal thanked the Costa Mesa Police Department for immediately elevating their presents at the schools following the Robb Elementary shooting.

PUBLIC HEARINGS:**1. PLANNING APPLICATION 22-10 REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A TEMPORARY COURTHOUSE AT 3390 HARBOR BOULEVARD**

No public comments were received on this item.

No ex-parte communications to report.

Associate Planner, Chris Yeager, presented the staff report.

Commission and staff discussion included:

Commissioner Vivar asked staff asked if the remote nature of the lease will change in the future.

Chair de Arakal opened the Public Hearing.

Chair de Arakal asked the applicants representative if they have read the conditions of approval and if they agreed with them.

Carmen Twerk, property owner's representative, stated that they had read the staff report and agreed to the conditions of approval.

Chair de Arakal asked the owners team if they were aware that their lease could potentially be modified in the future.

PUBLIC COMMENT:

No public comments.

The Chair closed the public comment portion of the public hearing.

The Chair closed the public hearing.

Chair de Arakal made motion. Seconded by Commissioner Toler.

MOVED/SECOND: de Arakal/Toler

MOTION: Moved staff's recommendation.

UNOFFICIAL UNTIL APPROVED

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: Planning Commission adopted a Resolution:

1. Finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approving Planning Application 21-12, subject to conditions of approval.

RESOLUTION NO. PC-08-2022 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-10 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A TEMPORARY COURTHOUSE USE LOCATED AT 3390 HARBOR BOULEVARD

The Chair explained the appeal process.

2. REVIEW OF PLANNING DIVISION ZONING APPROVAL BC21-00147 FOR A 1,072-SQUARE-FOOT SECOND-STORY ADDITION AND REMODEL AT 283 EAST 19TH STREET

Two Public Comments were received for this item.

No ex-parte communications to report.

Associate Planner, Chris Yeager, presented the staff report.

Commissioner Vivar asked about project shading impacts.

Commissioner Ereth asked about vegetation and opaque glass.

Vice chair Zich asked about Zoning approval process and if this item might come back to the Planning Commission.

Chair de Arakal asked about the egress window.

Chair de Arakal opened the Public Hearing.

Public Comment:

UNOFFICIAL UNTIL APPROVED

Karen Arnold, property owner next door to subject property, stated that shade and privacy are a major concern. The previous owner agreed to awning windows so that their privacy would not be invaded.

Commission, staff and property owner's discussion included:

Vice Chair Zich asked if the windows in question opened from the bottom. He asked the appellant if flipping the floor plan 180 degrees would satisfy privacy concerns.

Commissioner Viviar asked the appellant if they feel that shade will impact their vegetation.

Vice Chair Zich asked the owners representative if they felt the ideas he presented earlier would be workable.

Chair De Arakal closed the Public Hearing.

Chair deArakal stated he may make a motion to uphold the Zoning Administrator decision as is. He stated the applicants have met all the codes to have this project approved. however, wanted to hear from the other commissioners about their opinions before making that motion.

Vice Chair Zich Made a motion to uphold the Zoning Administrators approval with two modifications. Modifications include flipping the lay out of the library by 180 degrees and the second modification to include the out cove on the master two bedroom. Seconded by Commissioner Ereth.

Vice Chiar Zich stated he feels the motion satisfies both the applicants wishes and the privacy concerns of the neighbors.

Commissioner Ereth stated he was in support of the motion.

Commissioner Russell stated she was not in support of the motion.

Commissioner Rojas stated he is not in support of the motion.

Commissioner Vlviar stated he is in support of the motion. However, would be open to hear a substitute motion.

Chair deArakal stated he was not in support of the motion.

Chair deArakal made a substitute motion to continue the item to the June 27, 2022 Planning commission meeting. Seconded by Commissioner Rojas.

UNOFFICIAL UNTIL APPROVED

Commissioner Russell stated she was in support of the motion.

Commissioner Vivar spoke in support of the motion.

Commissioner Zich spoke in support of the motion.

MOVED/SECOND: deArkal/Russell

MOTION: To continue the item to the June 27, 2022 Planning Commission meeting.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Vivar

Nays: None

Absent: None

Recused: Toler

Motion carried: 6-0-1

ACTION: Planning Commission continued the item to the June 27, 2022 Planning Commission meeting.

3. PLANNING APPLICATION 21-22 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2301 NEWPORT BOULEVARD

Public comments were received on this item, provided to the Commission and made part of the record.

Ex-parte communications:

Chair de Arakal had a conversation with the applicant.

Commissioner Ereth had a phone call with applicant.

Contract Planner, Michelle Halligan, presented the staff report.

Commission and staff discussion included:

Commissioner Vivar asked staff if the loading and unloading site would be visible from Newport Boulevard. Commissioner Vivar had concerns with the loading site being visible, security on site, the number of security guards, and potential parking issues.

Commissioner Ereth asked if the names of the owners will be public record and what information will become public.

Commissioner Rojas stated he echoed Commissioner Vivar's concerns on traffic flow and security.

UNOFFICIAL UNTIL APPROVED

Commissioner Toler asked what would happen if the applicant failed to meet the conditions of approval. He asked how the CUP relates to the State License and if one is dependent of the other.

Chair de Arakal asked if the security evaluation included a photometric study of their lighting scheme. He also asked about lighting requirements.

Chair de Arakal opened the Public hearing.

The applicant agreed to the conditions of approval.

Applicant's representative gave presentation.

Commission, staff and applicant discussion included:

Commissioner Russell asked applicant about security and landscaping plans.

Commissioner Ereth asked if the applicant will take Crypto as a form of payment, types of vehicles used to delivery product, landscaping and the Community benefits plan.

Commissioner Vivar asked for clarification on the security plan, traffic certification for employees and their traffic control devices, product storage behind closed casing, and procedures for customers with a medical marijuana card.

Chair de Arakal opened public comment.

Rod Hoover, spoke in opposition of the project.

Robert Taft Jr. stated he works with the Orange County Grand Jury and was hired to do an investigation on cannabis businesses in Santa Ana. He stated that the report found an increase in revenue to the City and no increase in criminal activity.

David Martinez commented on circulation and asked for a reduction on the number of driveways on the project's property.

Chair de Arakal Closed Public Comment.

Vice Chair Zich asked about the delivery starting at 5:00 a.m. and what issues staff found with that timeframe for delivery. He asked about 18-year-olds with medical cards and the process of purchasing product.

Commissioner Toler asked the reason as to why the code will not allow deliveries before 7am.

UNOFFICIAL UNTIL APPROVED

Commissioner Vivar asked that the applicants obtain traffic safety certification.

Chair de Arakal asked that the applicants moving forward provide a photometric study and lighting plan.

Chair de Arakal made motion.

Vice Chair Zich spoke in support if the motion.

Commissioner Toler spoke in support of the motion.

Commissioner Russell spoke in support of the motion and thanked staff for all their hard work.

Commissioner Ereth thanked staff for all of their hard work.

Chair de Arakal thanked the applicant and staff and spoke in support of the motion.

MOVED/SECOND: de Arakal/Ereth

MOTION: Moved staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: Planning Commission adopted a Resolution:

1. Finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approving Planning Application 21-22, subject to conditions of approval.

RESOLUTION NO. PC-2022-09- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-22 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (CULTURE CANNABIS CLUB) IN THE C2 ZONE AT 2301 NEWPORT BOULEVARD

4. PLANNING APPLICATION 21-21 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 1990 HARBOR BOULEVARD

Public comments were received on this item, provided to the Commission and made part of the record.

UNOFFICIAL UNTIL APPROVED

No ex-parte communications.

Contract Planner, Michelle Halligan, presented the staff report.

Commissioner Ereth asked staff about the nonconformance of the property, relocation of the building entrance, parking attendant and driveway safety, traffic impact study, high volume events and the impacts on traffic.

Commissioner Vivar asked staff about the proposed landscape planters, security for delivery of product to the facility, why traffic control certification was not conditioned, and if there are prepotential pedestrian dangers associated with the driveway.

Chair deArakal asked staff about the entrance location and lighting plans.

Vice Chair Zich asked staff about driveway width requirements.

Chair opened public hearing.

Robert Taft Jr. applicant, stated he read and agreed to conditions of approval.

The Chair opened public comments.

Ed Sapego, spoke on the lighting plan requested by the chair and the one lane entrance on the property.

David Martinez, spoke on pedestrian safety on this site.

The Chair Closed Public Comment.

Commissioner Vivar inquired on the driveway and pedestrians' safety.

Commissioner Ereth inquired on potential bike and pedestrian hazards, parking attendants and potential traffic impacts.

Chair closed Public Hearing.

Vice Chair Zich made motion to approve application. Seconded by Commissioner Russell.

Commissioner Zich spoke on his motion.

MOVED/SECOND: Zich/Russell

MOTION: Moved staff's recommendation.

UNOFFICIAL UNTIL APPROVED

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Rojas, Russell, and Toler

Nays: Ereth, Vivar

Absent: None

Recused: None

Motion carried: 7-0

ACTION: Planning Commission adopted a Resolution:

1. Finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approving Planning Application 21-21, subject to conditions of approval.

RESOLUTION NO. PC-2022-10 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-21 FOR A STOREFRONT RETAIL CANNABIS BUSINESS (VERTICAL FOUR DBA 420 CENTRAL NEWPORT MESA) IN THE C1 ZONE AT 1990 HARBOR BOULEVARD

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORT(S):

1. Public Services Report – Mr. Yang, informed the commission and public of a virtual meeting on the storm water master plan.
2. Development Services Department – None.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney - None.

ADJOURNMENT AT 9:59 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1434

Meeting Date: 10/23/2023

TITLE:

PLANNING APPLICATION 23-10 FOR A RETAIL CANNABIS NON-STOREFRONT AND CANNABIS DISTRIBUTION FACILITY ("GIPSOL CANNABIS") LOCATED AT 3505 CADILLAC AVE, UNIT O-105

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: GABRIEL VILLALOBOS, ASSISTANT PLANNER

CONTACT INFORMATION: GABRIEL VILLALOBOS, 714-754-5610;
GABRIEL.VILLALOBOS@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 23-10, subject to conditions.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 23, 2023

ITEM NUMBER:PH-1

SUBJECT: PLANNING APPLICATION 23-10 FOR A RETAIL CANNABIS NON-STOREFRONT AND CANNABIS DISTRIBUTION FACILITY ("GIPSOL CANNABIS") LOCATED AT 3505 CADILLAC AVE, UNIT O-105

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: GABRIEL VILLALOBOS, ASSISTANT PLANNER

**FOR FURTHER INFORMATION: GABRIEL VILLALOBOS
714-754-5610**

CONTACT: GABRIEL.VILLALOBOS@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 23-10, subject to conditions.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Eric L. Gipson on behalf of Gipsol Cannabis and the property owner, Shawn Entezam.

PLANNING APPLICATION SUMMARY

| | | | |
|-----------|---|----------------------|----------|
| Location: | 3505 Cadillac Ave, Unit O-105 | Application Numbers: | PA-23-10 |
| Request: | Planning Application 23-10 for a Conditional Use Permit for the establishment of a cannabis non-volatile manufacturing and cannabis distribution facility in the PDI (Planned Development Industrial) zone. | | |

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

| | | | |
|-----------------------|--|--------|--------------------------------------|
| Zone: | PDI (Planned Development Industrial) | North: | PDI (Planned Development Industrial) |
| General Plan: | Industrial Park | South: | PDI (Planned Development Industrial) |
| Lot Dimensions: | 40 FT x 80 FT | East: | PDI (Planned Development Industrial) |
| Lot Area: | 2,590 SF | West: | PDI (Planned Development Industrial) |
| Existing Development: | Existing 2,590-square-foot facility previously utilized as an industrial office suite. | | |

BACKGROUND:

The subject property is located on the west side of Cadillac Avenue, within a portion of the City's industrial area known as the "Green Zone" (described below). The subject property is specifically located within "Cambridge Park," a multi-tenant industrial business park center. The 14-acre property is zoned PDI (Planned Development Industrial) and is surrounded by properties zoned Industrial Park (MP) to the north and east, the 405 freeway to the south, and the Santa Ana River to the west. A variety of cannabis uses can be permitted in the "Green Zone," including manufacturing, distribution, and non-storefront retail (direct delivery to consumers).

The proposed project location, Unit O-105, is a 2,590-square-foot tenant suite located on the first floor of Building O, which is located on the southern portion of the property near the driveway entrance at the intersection of Cadillac Avenue and Sunflower Avenue. The previous use of the subject tenant space was an office.

There are no active Code Enforcement cases on this property.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in a specified area known as "the Green Zone." The Green Zone includes specific Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties that are located north of South Coast Drive and west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3303 Hyland Avenue. Measure X is codified in Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC).

In 2018, non-medical adult use cannabis became legal in California under the State's Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as were previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to numerous standards and requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for retail cannabis storefront and non-storefront uses.

Cannabis Business Permit (CBP) Process

Prior to establishing a cannabis business in the City, an applicant is subject to an extensive submittal and application review process and must obtain all of the following City approvals before conducting business:

- Cannabis Business Permit Notice to Proceed;
- Conditional Use Permit (or Minor Conditional Use Permit in specific circumstances);
- Building Permits (and final inspections by multiple departments and the City's cannabis security consultant);
- Cannabis Business Permit; and
- City Business License

The initial phase of a CBP review includes a background check of the proposed owner and an evaluation of the proposed business plan and security plan by the City's cannabis security consultant (HdL Companies). The applicant has successfully completed these evaluations and staff issued a "Notice to Proceed," which allows the applicant to submit a Conditional Use Permit (CUP) application.

If the CUP were approved, the applicant would begin the remaining steps of the CBP process. The applicant must obtain building permits, complete building improvements, demonstrate that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been satisfied. After passing the final City inspection, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed prior to expiration. During the two-year CBP permit periods, the Community Improvement Division (CID), along with other City staff, will conduct site visits to verify the operation complies with all CUP and CBP requirements. Violations identified during these two-year site visits may be grounds for the revocation of the CBP or for non-renewal of a CBP.

After obtaining the CBP, the applicant may apply for and obtain a City Business License. In addition to the CUP, CBP, and City Business License, the applicant must obtain the appropriate licenses from the State Department of Cannabis Control (DCC) prior to operating.

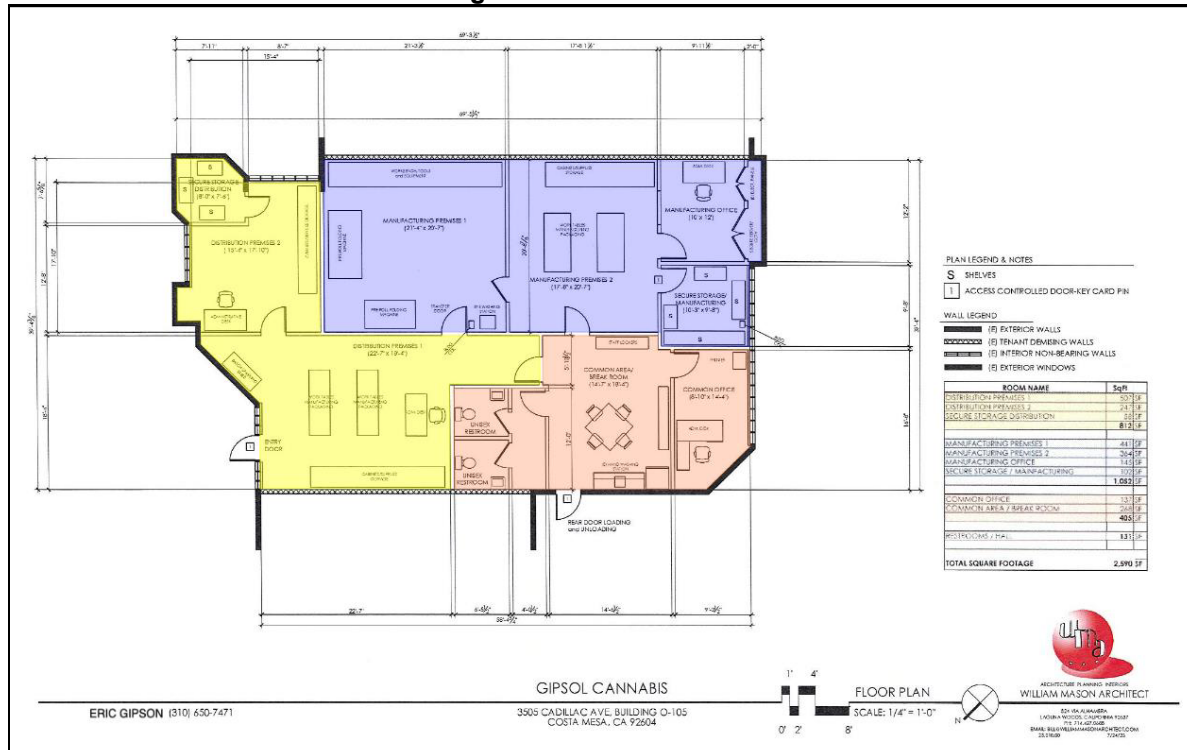
DESCRIPTION:

Planning Application 23-10 is a request for a CUP to operate both a non-volatile manufacturing and distribution facility within a 2,590-square-foot tenant space in a multi-tenant industrial office building located at 3505 Cadillac Avenue, Unit O-105. There are 27 other tenants located in Building O, seven of which are cannabis related businesses. The proposed non-volatile manufacturing and distribution uses involve intake, storing, and processing of raw cannabis for the preparation of finished cannabis products for distribution to other licensed retailers. The proposed use will include one distribution vehicle parked at the parking spaces nearest the main entrance of the

proposed facility, roughly 60 feet from the front entrance. There will be no vehicles parked overnight at the project site.

The proposed 2,590-square-foot non-volatile manufacturing and distribution facility will include an approximately 812-square-foot distribution area (shown in yellow), a 1,052-square-foot manufacturing area (shown in blue), and 536-square-feet of common area (shown in orange) dedicated to the cannabis business. Per Figure 1 below, the proposed cannabis facility's licensed areas are broken down as shown:

Figure 1. Licensed Areas



The hours of operation for the proposed facility are 8 a.m. to 6 p.m., Monday through Friday and on occasional weekends. No distribution activities to or from the facility will occur between the hours of 12 a.m. to 5 a.m. per the conditions of approval. The facility will include a maximum of five employees that will operate in both distribution and manufacturing capacities. The applicant proposes to use one vehicle (van) for distribution. Tenant improvements necessary to convert the tenant space for both the non-volatile manufacturing and distribution uses include the implementation of new electrical and safety features including security cameras, new equipment including a machine for mass producing cannabis pre-rolls, as well as new commercial locks and secured storage for cannabis products. No expansion is proposed to the existing tenant space, nor are any changes proposed to the exterior of the building or parking lot other than adding security cameras to cover the path of travel from the designated loading area to the facility.

The required State license types for the proposed cannabis business are a Type 6 “non-volatile manufacturing” and a Type 11 “distributor” license. A Type 6 license allows for the use of non-volatile solvents for extraction or post-extraction processing of cannabis, mechanical methods of extraction, the manufacturing of cannabis products through infusion, as well as the packaging and labeling of cannabis products. The proposal for this project will not include any extraction activities onsite, only the production of cannabis “pre-rolls” which are pre-packaged cannabis cigarette products. No other cannabis product type will be manufactured onsite, other than packaging of cannabis flower for Gipsol Cannabis’s white labeling service. In addition, a Type 11 license allows for the distribution of cannabis and cannabis products between cultivation, manufacturing, or other distribution premises, the distribution of cannabis finished products to licensed retailers, storage services for other licensees, and for the arrangement of testing for cannabis products. This business proposes to distribute their products to other retailers as well as provide a “white label” service to other cannabis businesses where the applicant would label and package cannabis products on their behalf.

ANALYSIS:

Conditional Use Permit

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-200.92, cannabis distribution is prohibited in all zoning districts within the City, except for those portions of the manufacturing park (MP) planned development industrial (PDI) zones that are located both north of South Coast Drive and west of Harbor Boulevard, excluding any portion of the South Coast Collection (the “Green Zone”). Per CMMC Section 13-200.93, cannabis retail non-storefront uses are prohibited in all zone districts within the city, except for the commercial zone districts and within the Green Zone. The CMMC requires that a conditional use permit shall be required subject to the following conditions:

1. The requirements of Title 13, Chapter III (Planning Applications) are found in compliance;
2. The findings for granting a conditional use permit (CUP) in accordance with CMMC Section 13-29(g) are met;
3. The cannabis business license (CBP) pursuant to Chapter VI of Title 9 of the CMMC is obtained; and
4. The use is conducted in compliance with all applicable State and local laws.

Exterior and Interior Improvements

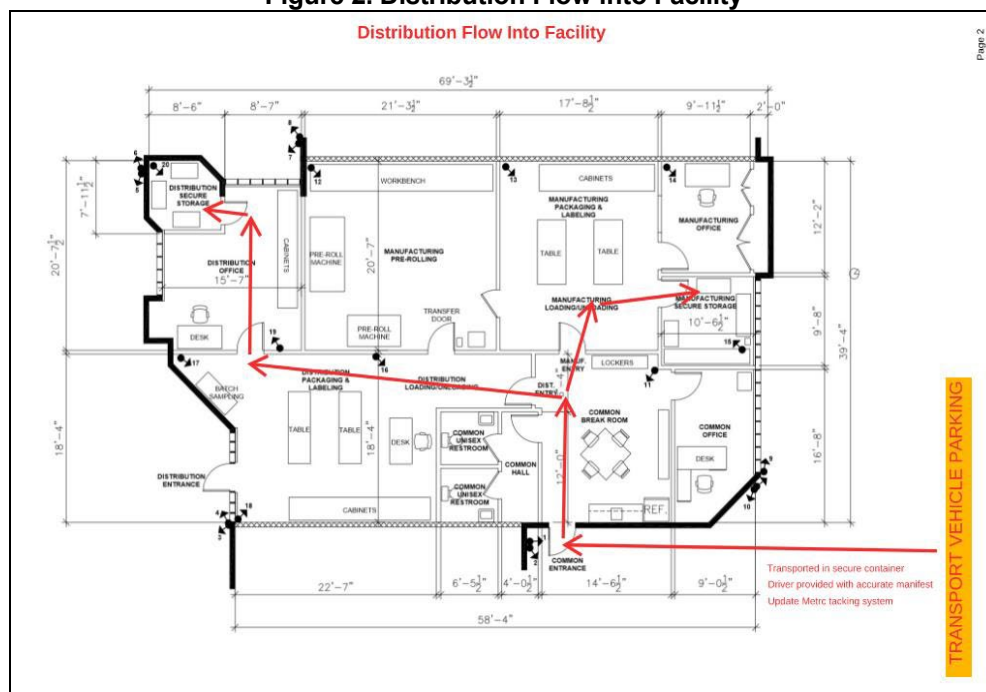
The applicant is not proposing any exterior modifications other than the addition of new security cameras to monitor ingress and egress from the entrance of the facility along the path of travel to the designated parking area. The interior tenant improvements are limited to non-structural changes including the addition of security features within the tenant

space, workstations for both manufacturing and distribution uses, storage racks, and equipment for the mass-producing of cannabis pre-rolls. In addition, freestanding carbon filters will be located in both the manufacturing and distribution licensed areas for odor mitigation purposes; this equipment is not incorporated into the existing HVAC system and will not require any construction to implement.

Distribution Use

The distribution component of this facility will be limited to an 812-square-foot, limited access area within the proposed facility composed of a work area, office and secured storage area. The “distribution premises 1” area will house work tables and the equipment necessary for the packaging and labeling of products, while the “distribution premises 2” area will house records, waste and cannabis products within the secured storage area. All testing of finished cannabis products brought into this facility will be handled prior to distribution to this location; the products will only be held onsite for labeling and distribution to licensed retailers. Per the flow diagram depicted below in Figure 2, both finished and raw cannabis products will be brought in through the common entrance located at the rear of the facility nearest the designated parking area. Finished products for labeling and distribution will be brought into the distribution storage, while raw cannabis will be taken into the manufacturing side for further processing.

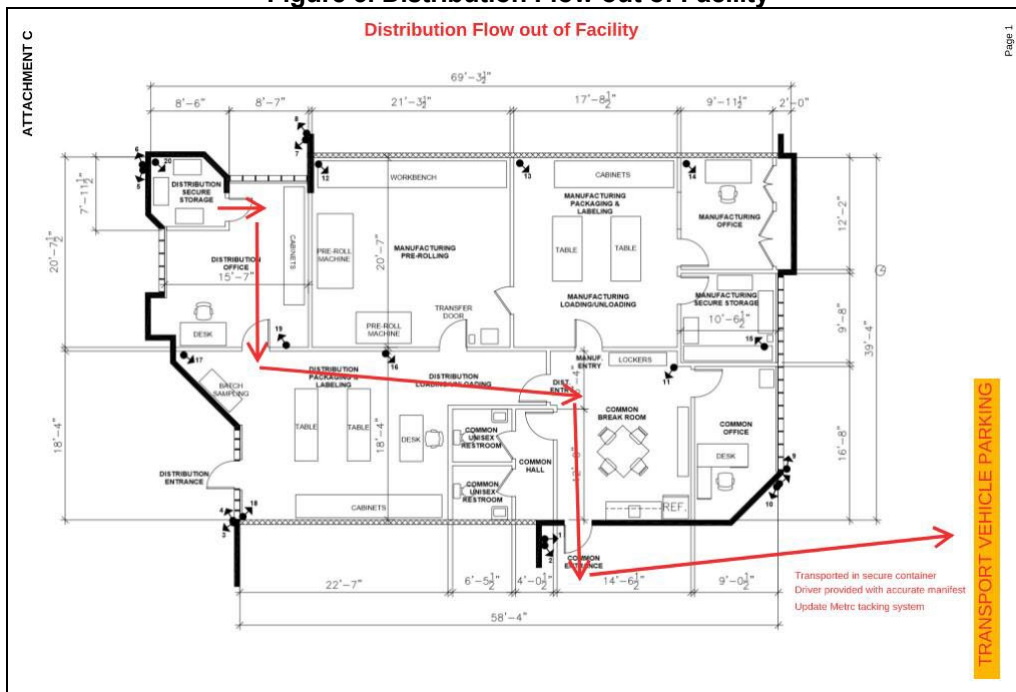
Figure 2. Distribution Flow into Facility



For outgoing products, an invoice and manifest will be generated and then a drop off will be scheduled prior to any product leaving the facility. The distribution driver will be tracked with GPS software. All products moved into and out of this facility will be tracked and will not be accepted if received opened or in damaged packaging. All products received and distributed shall be confirmed as tested and pre-approved for consumption. The

distribution component of this facility will utilize one vehicle for transporting products. Per the flow diagram depicted in Figure 3 below, products to be distributed will only enter and exit the facility through the same entrance, the door labeled as “distribution entrance” will not be used for product movement. Products will be moved via a secured storage container to the distribution vehicle which is parked approximately 60 feet from the facility entrance/exit door.

Figure 3. Distribution Flow out of Facility



Non-Volatile Manufacturing Use

The non-storefront retail component of this facility will be limited to a 1,052-square-foot limited access area. The “manufacturing premises 1” room will house the equipment necessary for mass producing the cannabis pre-rolls and is where products will be produced onsite. There will be no use of any volatile solvents within this area as no extraction is proposed as part of the manufacturing process. The proposed non-volatile manufacturing includes filling various “pre-rolls” and packaging “white labeled” products for use by other cannabis brands. The “manufacturing premises 2” room will provide additional space to allow for the packaging of cannabis products produced onsite. The finished products will be tracked and traced, prepared for distribution, and remain within secured storage until picked for distribution.

Parking

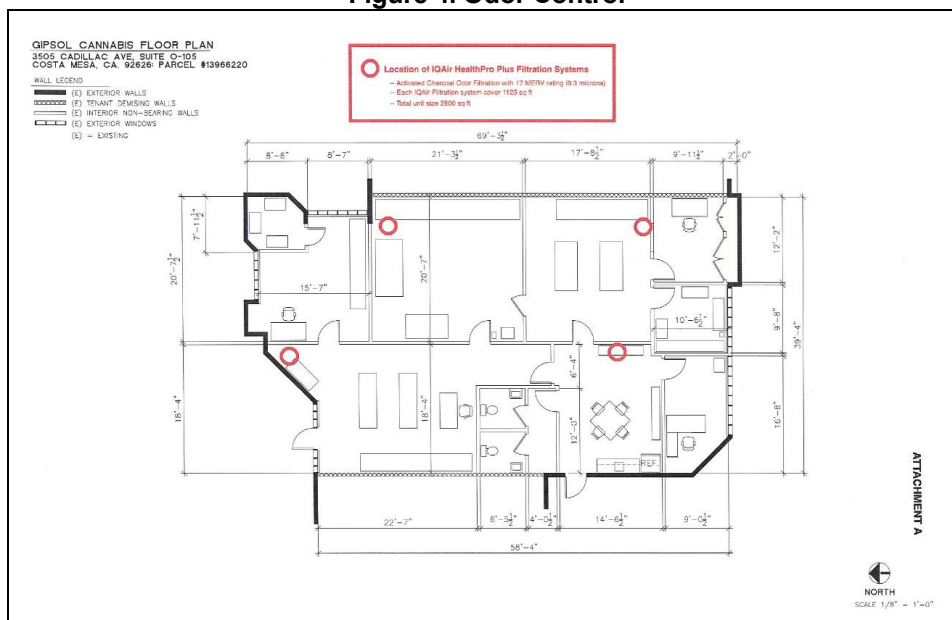
The existing surface parking lot includes 648 shared parking stalls to serve the 14-acre Cambridge Park property. The existing parking requirement, as established through Table 13-89 of the CMMC, is four stalls per 1,000 square feet of gross floor area for the 2,590-square-foot office space to be occupied by the proposed cannabis facility. Because the

parking ratio of 4/1,000 remains the same with the proposed use, no additional parking is required. Since the site is allocated 10 parking spaces (pursuant to the Costa Mesa Municipal Code) and the applicant is only proposing a maximum of five employees, staff does not anticipate an impact to on-site parking. Further, the applicant has also indicated that very limited distribution customers will interface with the daily operations. However, If parking shortages or other parking-related problems are discovered in the future, operational condition of Approval No. 7 requires the business operator to institute appropriate measures necessary to minimize or eliminate the problem including, but not limited to, reducing operating hours of the business, reducing the number of delivery vehicles, and/or limiting the number of persons within the suite.

Odor

To prevent odors from being released from the facility, four freestanding carbon filters will be placed in both the manufacturing and distribution rooms (see the below Figure 4). The filters will not be connected to the building's HVAC system, but will be plugged into the facility's electrical outlets. Lastly, and as conditioned in the attached Resolution, if cannabis odor is detected outside of the building or off-site specifically, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services.

Figure 4. Odor Control



Business Plan

The applicant provided a detailed business plan that was evaluated by the City's cannabis security consultant, HdL Companies. The business plan described the owner's

background, proof of capitalization, start-up budget, a three-year pro forma, target customers, and day-to-day operations. Generally, the approved business plan contains the distribution and manufacturing operating procedures which detail the process in which the products are obtained from their sources as well as the methods in which they are tracked when passing through the facility to their ultimate destination, which must be documented during each step for track and trace purposes and for reporting to the State.

Security Plan

The applicant provided a professionally prepared security plan for the proposed project. The City's cannabis security consultant (HdL Companies), reviewed the proposed security plan. HdL Companies determined that appropriate security measures were included to address the City's security requirements pursuant to Chapter VI of CMMC Title 9 as well as State law.

Since the security plan contains sensitive operational measures that require limited exposure to remain effective, the plan is not included as an attachment. However, the following is generally a list of measures that are provided in the plan and required by the CMMC:

- Live scan background check for every employee including drivers;
- City-issued identification badge for each employee;
- Professionally installed and monitored exterior and interior surveillance cameras;
- Professionally installed, maintained, and monitored alarm system including panic buttons and window and door alarms;
- Surveillance footage must be maintained for a minimum of 90 days;
- Secured storage of cash, cannabis and cannabis products;
- Security lighting;
- Sensors that detect entry and exit from all secured areas;
- Emergency power supply;
- Emergency equipment and training;
- Driver and vehicle safety protocol;
- Cash and product transportation; and
- Limited access areas and visitor check-in.

As proposed and conditioned, all facility entry and exit points and all locations where cash or cannabis products are handled or stored shall be under camera surveillance and are also all underroof.

GENERAL PLAN CONFORMANCE

Conformance with the City of Costa Mesa General Plan

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This

vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed cannabis use would provide a new entrepreneurial business in Costa Mesa as allowed under Measure X and Measure Q, new goods and services, and provide new employment opportunities in the community.

2. **Policy LU-6.3:** *Continue to prioritize commercial and industrial park use of properties located north of I-405 and within the Airport Industrial District.*

Consistency: The proposed use would continue and supplement permitted industrial and commercial uses located within an existing industrially-zoned property located north of I-405.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of a growing industry and is proposed in a location as specifically identified for such uses by the City's electorate through Measure X and Measure Q.

Conformance with the Zoning Code

The proposed cannabis distribution and non-storefront retail use is conditionally permitted in the PDI (Planned Development Industrial) zone ("Green Zone") and is in compliance with the applicable Costa Mesa Zoning Code requirements, including, but not limited to, Articles 20 and 21.

FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that, based on the

evidence presented in the administrative record, the proposed use substantially meets the following specified findings:

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The subject site is located within the City's "Green Zone," an industrial area of the community where specific types of cannabis uses are conditionally permitted, such as distribution, manufacturing and non-storefront retail (delivery only). The proposed use is a cannabis non-volatile manufacturing and distribution facility and is located in an area specifically designated for these types of uses. The specific building in which the proposed cannabis business is to be located and the adjacent buildings, includes numerous other tenants that provide similar types of cannabis related services. Similar to other industrial uses, the proposed cannabis business would generate limited customer traffic to the site as the business is not open to the public and, as proposed and conditioned, the cannabis use would be compatible with adjacent industrial and commercial uses. Compliance with conditions of approval, local regulations, and State requirements would allow this use to operate with minimal impact on surrounding properties and uses.
- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed cannabis business would follow safety measures as detailed in the professionally prepared security plan submitted to the City. The security plan was evaluated for compliance by the City's cannabis security consultant (HdL Companies). Measures designed to maintain safety at the facility include, but are not limited to, window and door alarms, panic buttons, motion-detectors, limited access areas, a video surveillance system that monitors all exterior entrances, exits and all interior limited access areas, and security lighting. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. As required by the CMMC and affirmed in the security plan, the business shall designate a security representative to be available to meet with the City Manager, Chief of Police, or their designees, regarding any security or operational concerns. All business employees shall pass a live scan background check and obtain identification badges from the City. The recommended conditions of approval and local and State laws are intended to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public, and would not be otherwise injurious to property or improvements within the immediate neighborhood.
- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property. The use is consistent with the General Plan goals and policies as discussed earlier in this report. The proposed use would occupy an existing industrial/office tenant space and there are no proposed additions to the building, therefore there is no change in land use intensity. As stated in the

General Plan Land Use Element, the City's industrial designations "accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses." The use is consistent with the General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; prioritizing commercial and industrial uses at properties north of I-405; and promoting the incubation of unique and specialized commercial and industrial businesses. In addition, the proposed use is a conditionally permitted use in the industrial zones.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing use. This proposal includes a permitted use in an existing industrial building with no increase in floor area. The project is consistent with the applicable General Plan land use designation and General Plan policies as well as with the applicable zoning designation and regulations.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project. The planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution. If the project is denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW

The draft resolution has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map)
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the Planning Commission meeting will be forwarded separately to the Planning Commission.

CONCLUSION

The proposed project is a cannabis non-volatile manufacturing and distribution facility that is located within the City's Green Zone. As proposed and conditioned, the cannabis business will be consistent with other industrial uses in the Green Zone. The use is consistent with the Zoning Code and the City's General Plan. In addition, the required findings for the Conditional Use Permit are met as described above. Therefore, staff recommends approval of Planning Application 23-10, subject to the conditions of approval.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-10 FOR A RETAIL CANNABIS NON-STOREFRONT AND CANNABIS DISTRIBUTION FACILITY (“GIPSOL CANNABIS”) LOCATED AT 3505 CADILLAC AVE, UNIT O-105

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on or about November 8, 2016, Costa Mesa voters approved Measure X; which allows for the distribution, manufacturing, processing, research and development laboratories, testing laboratories and transportation of marijuana related uses located in the Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive, west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3033 Hyland Avenue.

WHEREAS, on or about November 3, 2020, Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties.

WHEREAS, Planning Application 23-10 was filed by Eric L. Gipson, authorized agent for the property owner, Shawn Entezam, requesting approval of the following:

A Conditional Use Permit to operate a cannabis non-volatile manufacturing and distribution facility within a 2,590-square-foot tenant space at 3505 Cadillac Avenue, Unit O-105.

WHEREAS, On May 15, 2023, Eric Gipson the authorized agent of Gipsol Cannabis, was issued a Notice to Proceed, which allows the applicant to proceed with submittal of a Conditional Use Permit application consistent with the procedures set forth in Section 13-200.92 of the CMMC;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 23, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 23-10 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 23-10 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of October, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 25, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023- __

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area

Facts in Support of Findings: The subject site is located within the City's "Green Zone," an industrial area of the community where specific types of cannabis uses are conditionally permitted, such as distribution, manufacturing and non-storefront retail (delivery only). The proposed use is a cannabis non-volatile manufacturing and distribution facility and is located in an area specifically designated for these types of uses. The specific building in which the proposed cannabis business is to be located, includes six other tenants that provide similar types of cannabis related services. Similar to other industrial uses, the proposed cannabis business would generate limited customer traffic to the site as the business is not open to the public and, as proposed and conditioned, the cannabis use would be compatible with adjacent industrial and commercial uses. Compliance with conditions of approval, local regulations, and State requirements would allow this use to operate with minimal impact on surrounding properties and uses.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The proposed cannabis business would follow safety measures as detailed in the professionally prepared security plan submitted to the City. The security plan was evaluated for compliance by the City's cannabis security consultant (HdL Companies). Measures designed to maintain safety at the facility include, but are not limited to, window and door alarms, panic buttons, motion-detectors, limited access areas, a video surveillance system that monitors all exterior entrances, exits and all interior limited access areas, and security lighting. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. As required by the CMMC and affirmed in the security plan, the business shall designate a security representative to be available to meet with the City Manager, Chief of Police, or their designees, regarding any security or operational concerns. All business employees shall pass a live scan background check and obtain identification badges from the City. The recommended conditions of approval and local and State laws are intended to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public, and would not be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The use is consistent with the General Plan goals and policies as discussed earlier in this report. The proposed use would occupy an existing industrial/office tenant space and there are no proposed additions to the building, therefore there is no change in land use intensity. As stated in the General Plan Land Use Element, the City's industrial designations "accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses." The use is consistent with the General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; prioritizing commercial and industrial uses at properties north of I-405; and promoting the incubation of unique and specialized commercial and industrial businesses. In addition, the proposed use is a conditionally permitted use in the industrial zones.

- B. **Finding:** The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site contains an existing building and does not propose an increase in floor area. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.
- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

General

1. The use of this property as a cannabis distribution and non-storefront retail business shall comply with the approved plans and terms described in the resolution and these conditions of approval. The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
3. No person may engage in any cannabis business or in any cannabis activity within the City including manufacturing, processing, laboratory testing, transporting, delivery, distribution, or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division Inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Has met all requirements of Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all conditions of approval of this MCUP.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to, compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to marijuana, whether in words or symbols. All signs shall comply with the CMMC. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City.
8. A Cannabis Business Permit may be revoked upon a hearing by the Director of Development Services pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the CUP and its amendments. The CUP granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-22-13 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
9. The applicant shall obtain State License Type 6 and Type 11 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable state and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
10. The applicant, including any employee thereof, shall not sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product under its possession and/or control to any person, firm, corporation, group or any other entity, unless that person or entity possesses all currently valid permits and/or licenses required by both the state of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. Applicant is charged with a duty to, and shall first verify, that the recipient, whether located in the City or elsewhere, of any cannabis or cannabis product so sold, distributed, furnished, and/or otherwise provided by or on behalf of Applicant, possesses all required permits and/or licenses therefore.

11. If distribution is conducted by a third party company, the loading areas shall be free and clear of any cannabis products and the third party distributor shall be escorted at all times. All cannabis products within the receiving/quarantine or storage area shall be secured in a locked container. Prior to a distributor's arrival, distributors are required to give notice to authorized facility personnel. Upon arrival, authorized facility personnel shall escort the distributor vehicle to the loading area.
12. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
13. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
14. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The original Cannabis Business Permit application number associated with this address is MX-23-0002. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this tenant space.
15. Cannabis shall not be consumed on the premises at any time, in any form.
16. No outdoor storage of cannabis or cannabis products is permitted at any time.
17. All cannabis and cannabis products tested, sold, distributed and/or manufactured pursuant to this CUP shall be transported by persons licensed to do so and shall only be sold, distributed, transported or otherwise furnished to facilities operating in full conformance with all applicable State and local laws and regulations. The discovery of a cannabis product originating from this facility at any unpermitted or otherwise unlawful cannabis facility or operation, including a dispensary, may be considered as evidence in any action to revoke, suspend or modify this CUP and/or the corresponding Cannabis Business Permit that is

based on whole or in part on this condition of approval or any related provision of the Municipal Code.

18. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
19. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business. It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
20. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.
21. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of this property, or on any of the vehicles owned or used as part of the cannabis business.
22. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
23. Should any employee, volunteer or other person who possess an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the Community Improvement Division within 24 hours, not including weekends and holidays.
24. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. Code Enforcement officers, the Building Official and/or the Fire Marshal may enter and inspect the location of this business between the hours of 8 a.m. and 5 p.m. Monday through Friday upon 24 hours' telephonic notice to the owner or operator, to ensure compliance with this CUP.
25. The City Manager or her or his designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the City Manager or her or his designee is not allowed to enter the business as provided above, the Cannabis Business Permit and/or Conditional Use Permit may be revoked pursuant to the Costa Mesa Municipal Code applicable revocation provisions.
26. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California,

or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This CUP will expire and be of no further force and effect if any State issued license remains suspended for a period of 6 months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.

27. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
28. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under state and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
29. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the production or manufacturing, laboratory testing and distribution processes. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or

examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.

The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager.

30. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a new CBP. A change in ownership that affects an interest of less than 51 percent shall be required to be a minor modification to the CBP.
31. Pursuant to Title 9, Chapter VI It is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.
32. There shall be no extraction operations, refining, or winterization conducted in this facility.
33. There shall be no storage or use of volatiles, solvents, or hazardous materials at this facility.
34. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
35. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
36. A copy of the approved Safety Plan shall be maintained onsite at all times, and it shall be available at the request of any City Official.
37. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
38. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
39. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.

40. Street address shall be visible from the public street and/or shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
41. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
42. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.
43. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
44. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
45. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
46. Equipment shall comply with the California Building and Fire Code requirements, including, but not limited to, the requirement that equipment be approved by a recognized testing laboratory for the specific use.
47. The use shall operate in accordance with the Business Plan approved as part of the Cannabis Business Permit. Any changes to the Business Plan must submitted to, and approved by, the Planning Division. A written explanation of the changes shall accompany the submittal. Changes to the Business Plan will trigger an amendment to the CBP and may trigger an amendment to this CUP.
48. The use shall operate in accordance with the Security Plan approved as part of the Cannabis Business Permit. Any changes to the Security Plan must submitted to, and approved by, the Planning Division. A written

explanation of the changes shall accompany the submittal. Changes to the Security Plan will trigger an amendment to the CBP and may trigger an amendment to this CUP.

Prior to Issuance of Building Permits

1. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer.
2. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
3. The conditions of approval and ordinance or code provisions of Planning Application 23-10 shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
4. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
or
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Div. will not issue a demolition permit until an Identification Number is provided by AQMD.
5. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building as the cannabis business. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
6. The plans shall comply with the requirements of the 2022 California Fire Code, including the 2022 Intervening Update and referenced standards as amended by the City of Costa Mesa.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a modification to the Cannabis Business Permit.
2. The applicant shall pay the public notice fees (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited.
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises.
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than one million dollars (\$1,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than one million dollars (\$1,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.

Operational Conditions

1. No product distribution shall occur between 12:00 AM and 5:00 AM.
2. The operator shall ensure that distribution vehicles are properly maintained, all distribution drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.
3. The operator shall maintain free of litter all areas of the premises under which applicant has control.
4. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.

5. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Development Services Director.
6. All employees must wear an identification badge while on the premises of the business and/or performing deliveries, in a format proscribed by the City Manager. When on the premises, badges must clearly visible and worn on outermost clothing and above the waist in a visible location.
7. Vehicle loading and unloading shall only take place underroof or in designated parking spaces within direct unobstructed view of surveillance cameras, located in close proximity to the shipping and receiving exterior door, as shown on an exhibit approved by the Director of Development Services or designee. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view. Video surveillance cameras shall be installed on the exterior of the building with direct views of the exterior roll-up door and loading areas. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Development Services or designee for approval.
8. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
9. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
10. No outdoor storage of cannabis or cannabis products is permitted at any time.
11. Cannabis shall not be consumed on the premises at any time, in any form.
12. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.
13. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
14. Prior to exiting the premises for loading/unloading cannabis products for deliveries/distribution into the delivery/distribution vehicle(s) from the licensed premises, products shall be transferred in a secured/locked container approved by the Economic and Development Services Director, or his/her designee. In addition, delivery/distribution vehicles shall also be equipped with a locked container where products shall be stored during deliveries/distribution.

May 17, 2023

City of Costa Mesa
Development Services Dept
P.O. BOX 1200
77 Fair Dr
Costa Mesa, CA 92628

Transmitted via upload to the Cannabis Application Submittal Portal

RE: 3505 CADILLAC AVENUE, UNIT O-105

Dear CM DSD,

Gipsol LLC, DBA Gipsöl Cannabis, is a cannabis product manufacturing and distribution company. Gipsöl Cannabis will maintain Manufacturer (Type 6) and Distributor (Type 11) licenses in accordance to all City of Costa Mesa and State of California cannabis business licensing requirements. The manufacturing process will utilize both mechanical solutions and handmade production. Manufactured products will be produced and packaged for distribution on-site by trained and certified Gipsöl Cannabis employees. All products will undergo a strict quality control process before being approved for consumer distribution. Gipsöl Cannabis does not use hazardous or volatile chemicals during the manufacturing or packaging processes. There will be no volatile or non-volatile extraction activities in the facility. Gipsöl Cannabis will utilize social media and traditional marketing platforms to inform consumers of all new and innovative cannabis products. The marketing strategy consists of advertising throughout California to expand consumer base. Gipsöl Cannabis maintains strong business relationships and partnerships with multiple licensed California cannabis companies. Additionally, Gipsöl Cannabis has sourced high quality paper products (manufacturing/packaging) and machinery through reputable sources both domestic and abroad.

Gipsöl Cannabis will maintain regular manufacturing and distribution hours of operation Monday through Friday between 8:00 am – 6:00 pm. Hours may occasionally vary to include Saturdays and Sundays based on business needs. No distribution activities to or from the facility will occur during the hours of 12:00 am – 5:00 am. Distribution transport to and from the facility will primarily be conducted using a Gipsöl Cannabis company van. The van is a 2020 Ram Promaster City, California license plate number 8VBB040, VIN ZFBHRFAB7L6S33924, that meets all of the State of California Department of Cannabis Control law requirements for secure storage and tracking (see ATTACHMENT D). Gipsöl Cannabis will also utilize the transport services provided by other licensed distributors to distribute manufactured product for sale and receive cannabis goods for manufacturing and repackaging. No licensed distributor transport is currently contracted by Gipsöl Cannabis. However, these services will be utilized as a normal course of distribution business in accordance with all State and local laws. Cannabis

goods manufactured by Gipsöl Cannabis will be maintained in the Secured Storage areas of the facility. Cannabis goods will flow to and from these storage areas through the common areas and out the rear door (west side) to the designated transport vehicle. The cannabis goods will be contained in a locked container during transported into and outside of the facility. For example, a Stanley 50-Gallon portable and lockable tote will be used to securely contain cannabis goods between the facility and transport vehicle. Please reference ATTACHMENT C for further description of distribution flow and equipment. Gipsöl Cannabis anticipates an initial employee total of five employees who will operate in both distribution and manufacturing capacities. Cannabis goods can be transported between the two permitted areas of the facility through the Transfer Door as indicated on the floorplan. This will allow for the controlled and secure handling of cannabis goods within the facility. Two of the employees will also be trained and designated as Transport Drivers. These employees will be responsible for security and accountability of cannabis goods during transport operations.

Gipsöl Cannabis manufactures a variety of cannabis products with cannabis flower and extracts sourced through licensed California cultivators and manufacturers. No volatile chemicals or hazardous materials will be used for extraction or manufacturing purposes in the facility. Pre-rolled cannabis will be the primary product of development offered in varieties to include; pre-rolled cones, pre-rolled tubes, pre-rolled blunts, etc. These pre-rolled products will be offered in a variety of flavors, shapes, sizes, and consumer options. Gipsöl Cannabis will also offer a white-labeled product line to include edibles, cannabis flower, and other cannabis products. White labeling activities will involve the acquisition of pre-manufactured cannabis goods from another licensed cultivator or distributor, that will be packaged (repackaged) by Gipsöl Cannabis. These cannabis goods will be packaged in accordance to State and local packaging requirements. These premanufactured cannabis goods include cannabis flower, edibles, cannabis extracts, and other premanufactured cannabis goods. One of Gipsöl Cannabis' most innovative products is currently in development and aligned to make great change in the pre-roll cannabis industry. Gipsöl Cannabis will also offer uniquely developed cannabis products and customization distributed to the consumer through external commercially licensed cannabis retailers.

Gipsöl Cannabis is owned and operated by Eric L Gipson Jr (Gipsol LLC; EIN 84-3534276). Mr. Gipson has been engaged with the cannabis industry for years and spent the last few working toward the research and development of Gipsöl Cannabis. Mr. Gipson is a United States Air Force veteran who maintains a bachelor's degree in Biological Sciences from the University of Hawaii, and over eighteen years of Federal Government service. During his fourteen years of Federal Law Enforcement Service, Mr. Gipson maintained multiple Supervisory positions managing over fifty individuals. He also has extensive experience in building access control, security, and maintenance of specialized and sensitive materials. This experience will greatly aid in execution of the required responsibilities of securing a and maintaining a legally controlled substance. In addition, Mr. Gipson is an artist (sketch, paint) who is detail-oriented and takes a great deal of pride in everything he does. Mr. Gipson is the founder and developer of all current Gipsöl Cannabis products, concepts, and ideas. Singular design and development control offers Mr. Gipson creative independence in the establishment of a brand. Mr. Gipson will obtain

additional management and employee input as the company is further established to aid with creative concept.

Gipsöl Cannabis strives to be a good business neighbor, in which odor mitigation is at the forefront of facility priorities. All windows and doors will remain closed and secured at all times as a security measure and to assist with odor containment. Four, IQAir HealthPro Plus air filtration machines have been placed throughout the facility (see ATTACHMENT A) operating regularly to mitigate and eliminate cannabis odors contained in the unit. In addition to the employee respiratory health benefits from a HEPA filter, the air filtration machines also contain Cell Granular Activated Carbon Adsorption & Pelletized Chemisorption. Activated carbon filters use charcoal that is treated with oxygen to make the charcoal more absorbent. Oxygen opens millions of tiny pores in the carbon so that gases and odors are to be trapped and stopped from recirculating through the air. These carbon filters have a MERV rating of 17 that exceeds the city's recommendation of MERV 8. This process eliminates 85 – 100% of odors when the air filtration machines are consistently run with regularly scheduled filter replacements. Activated charcoal filters are typically replaced every 1 – 2 years when used regularly. Each of the four air filtration units are rated to treat 1125 sqft and the total size of the single level facility is approximately 2800 sqft. In addition to physical and mechanical odor mitigation efforts, the majority of cannabis products will be maintained in the secure safe rooms for additional interior containment and odor control. Please reference ATTACHMENT B for further description of the IQAir HealthPro Plus air filtration system.

Gipsöl Cannabis' physical address will be 3505 Cadillac Ave, Unit O-105, Costa Mesa, CA 92626. The manufacturing and distribution premises will be located in a 2,590 sq. ft. unit and will include designated manufacturing and distribution areas. The building and complex were constructed in the early 1980's. Unit O-105 has maintained a variety of business types in the past to include, marketing, mortgage, production, and manufacturing. There are no plans for construction or changing the pre-existing floor plan. This facility was previously constructed in a manner that is conducive for cannabis operations. Utilizing specialized machinery and equipment to produce a high-quality product through a cost effective and efficient process. The machinery will include an automated pre-roll filling machine that utilizes electrical and pneumatic operation to precisely fill and reduce product loss/waste. No volatile or non-volatile machinery will be maintained or utilized on the premises. The facility will also utilize label printing and packaging machines to efficiently increase manufacturing and distribution production times.

Sincerely,



Eric L Gipson Jr

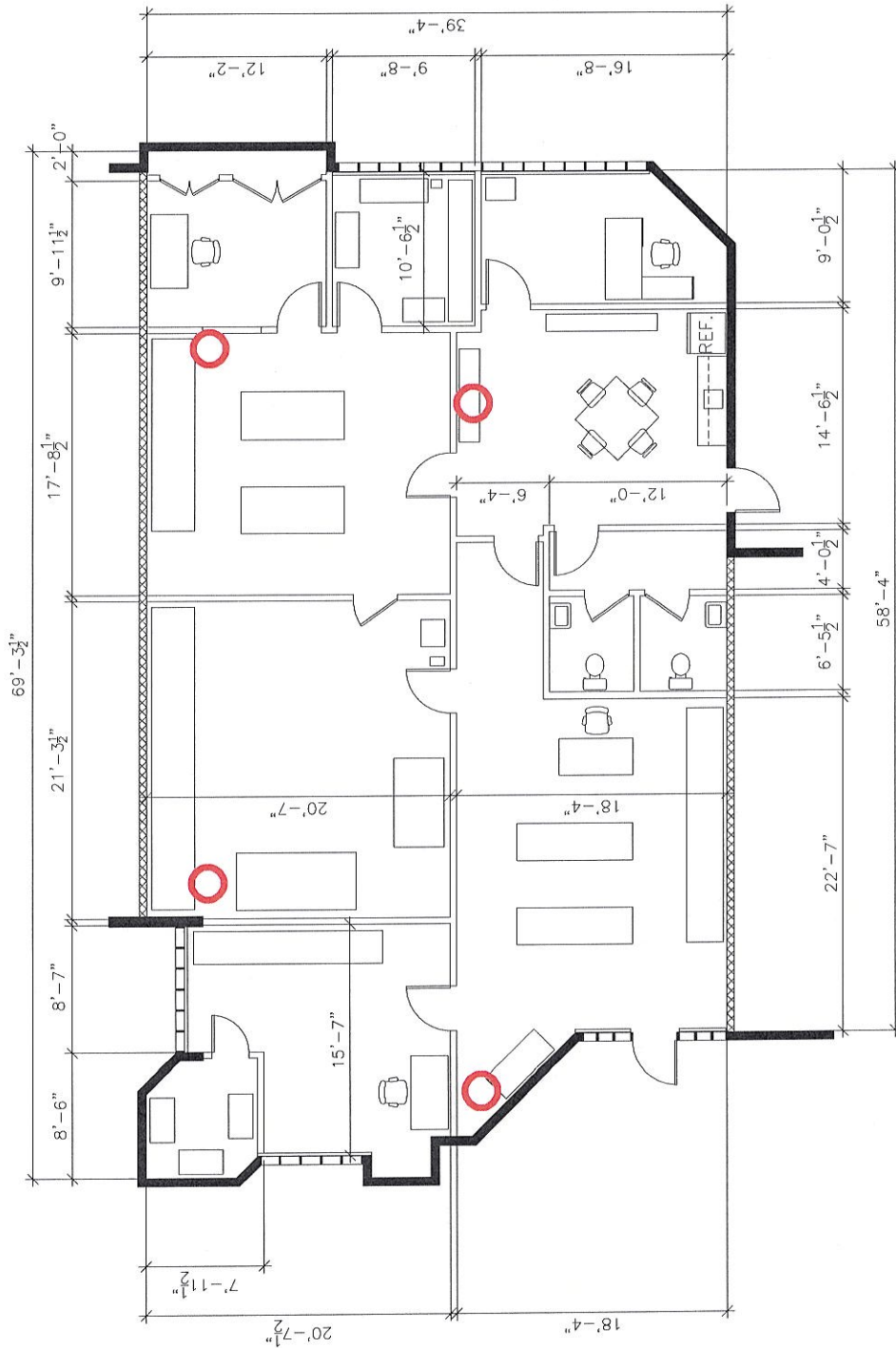
Gipsöl Cannabis Owner/CEO

GIPSOL CANNABIS FLOOR PLAN
 3505 CADILLAC AVE, SUITE O-105
 COSTA MESA, CA. 92626: PARCEL #13966220

- WALL LEGEND
- (E) EXTERIOR WALLS
 - (E) TENANT DEMISING WALLS
 - (E) INTERIOR NON-BEARING WALLS
 - (E) EXTERIOR WINDOWS
 - (E) = EXISTING

Location of IQAir HealthPro Plus Filtration Systems

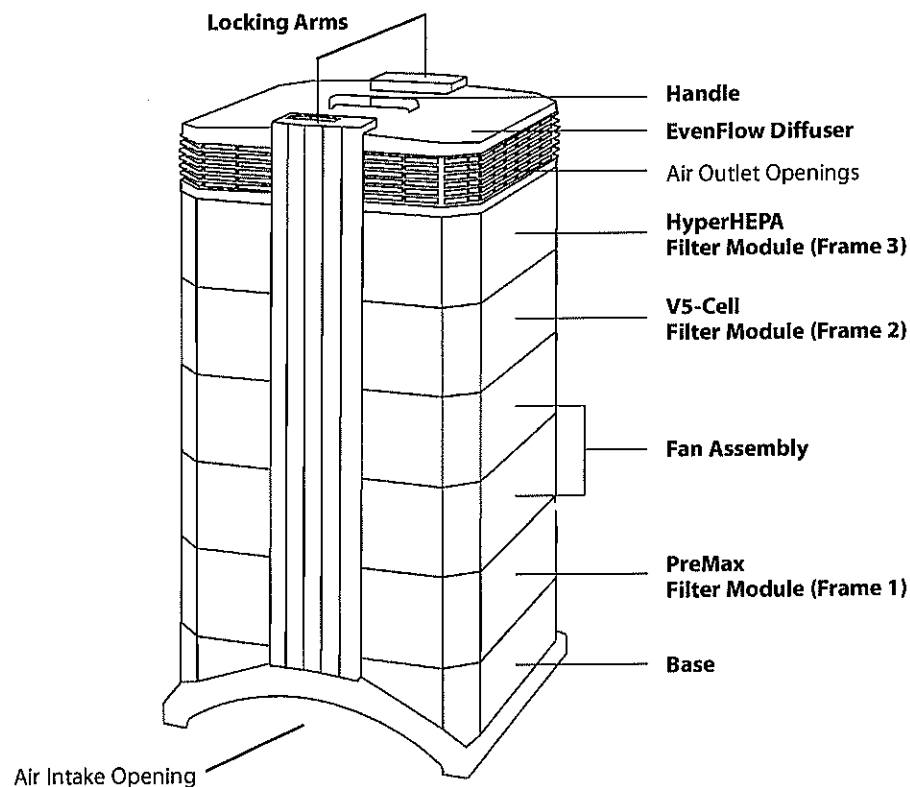
- Activated Charcoal Odor Filtration with 17 MERV rating (0.3 microns)
- Each IQAir Filtration system cover 1125 sq ft
- Total unit size 2800 sq ft



Chapter 3 – The IQAir® System's Components

3.1 Description of Housing Components

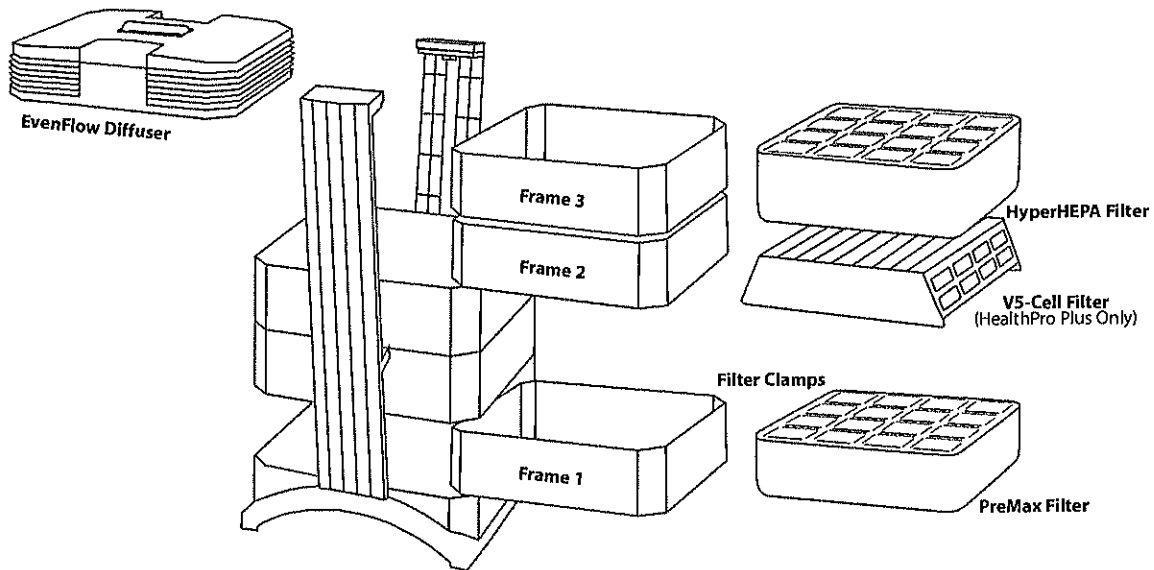
The IQAir system features a modular tower design in which all important filtration and air moving components are positioned vertically in-line, i.e. stacked on top of another. Air is drawn into the system at the base, and passes through several filter stages to be returned to the room via the diffuser on top of the system. The housing modules are held together by two locking arms.



- The **base** with its arched design features air intake openings on two sides.
- The **PreMax filter module** consists of frame 1 and the PreMax Filter which is secured inside the frame by four filter clamps.
- The **fan assembly** comprises two housing modules with the centrifugal fan inside.
- The **V5-Cell filter module** consists of frame 2 and the V5-Cell filter.
(Only the HealthPro Plus contains the V5-Cell filter. The HealthPro model can be upgraded with the V5-Cell filter. Contact your point of purchase for further details).
- The **HyperHEPA filter module** consists of frame 3 and the HyperHEPA filter.
- The **EvenFlow diffuser** contains omni-directional air outlet openings.
- The **handle** on top of the diffuser is designed for carrying and moving the IQAir system.
- The **locking arms** hold the housing elements together. When opened, the locking arms allow easy access to all filters.

3.2 Description of Removable Components

The IQAir system features a modular housing design which enables the easy replacement of all filters in a matter of seconds. The illustration below shows all the removable components. For more details on how to replace filters, please refer to Chapter 6 – Replacing Filters.



3.3 How the IQAir® System Works

1 Room air is drawn into the system via two arched openings at the base.

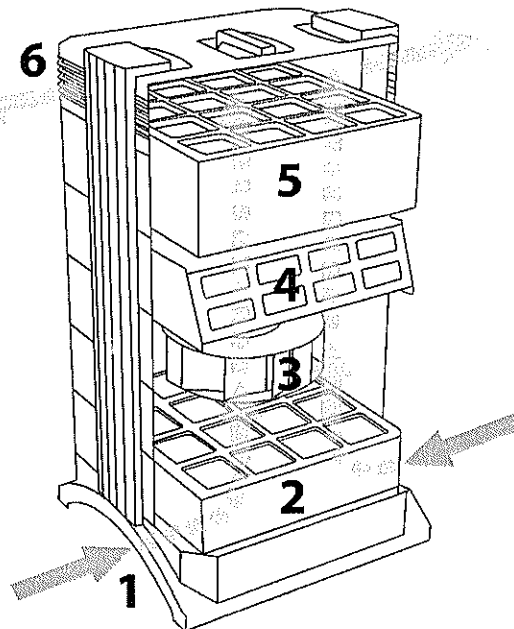
2 The air is drawn in through a pleated PreMax filter that removes most coarse and fine dust particles.

3 At the heart of the system, sandwiched between the filters, is a powerful centrifugal fan which generates the airflow.

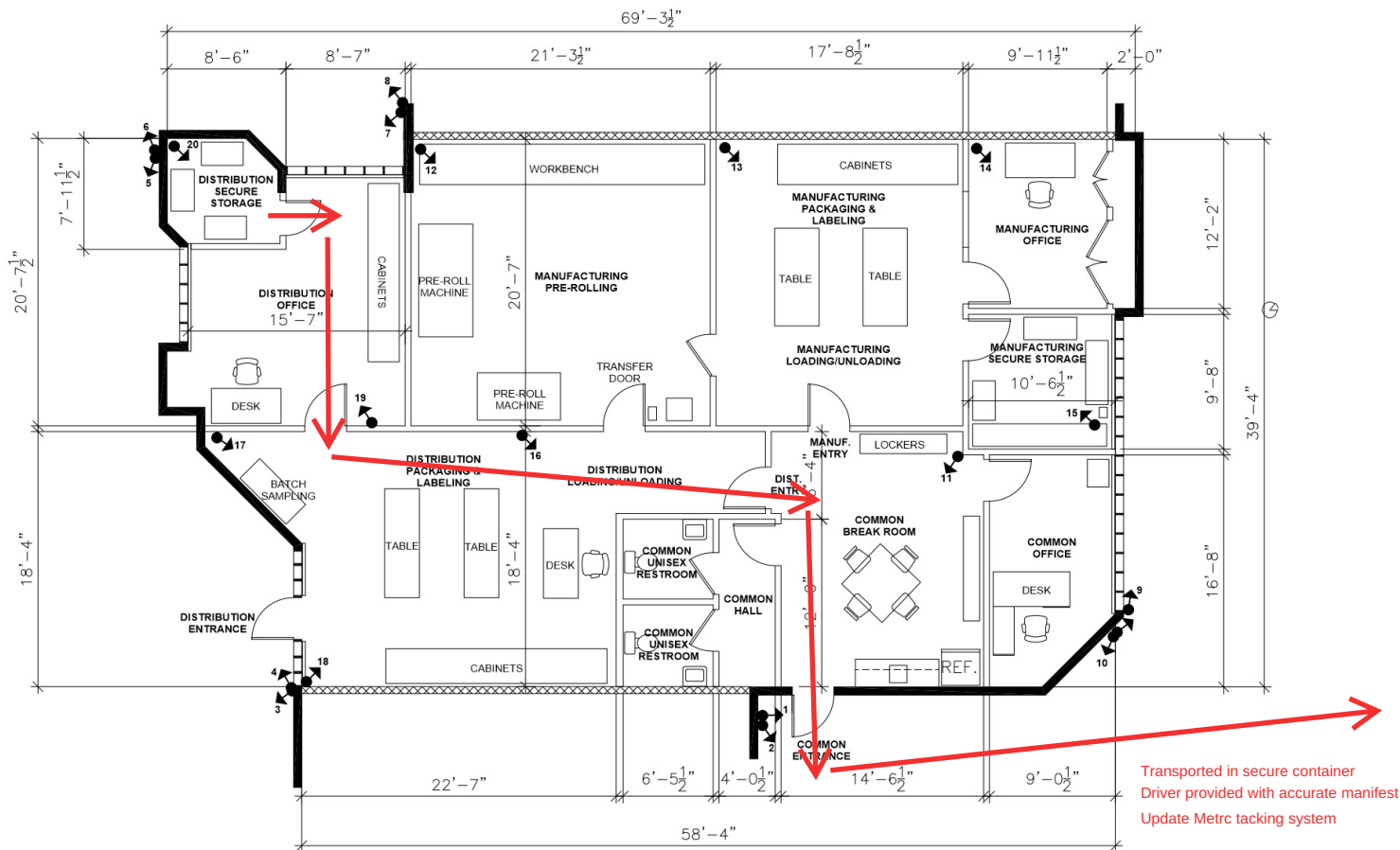
4 The air is pushed through the V5-Cell filter (HealthPro Plus only. The HealthPro model can be upgraded to include this filter stage) that retains a wide spectrum of gases and odors through adsorption and chemisorption processes.

5 The air is pushed through an advanced tightly pleated high-efficiency particulate air (HyperHEPA) filter media.

6 Low turbulence, low velocity air is returned to the room via the EvenFlow diffuser.

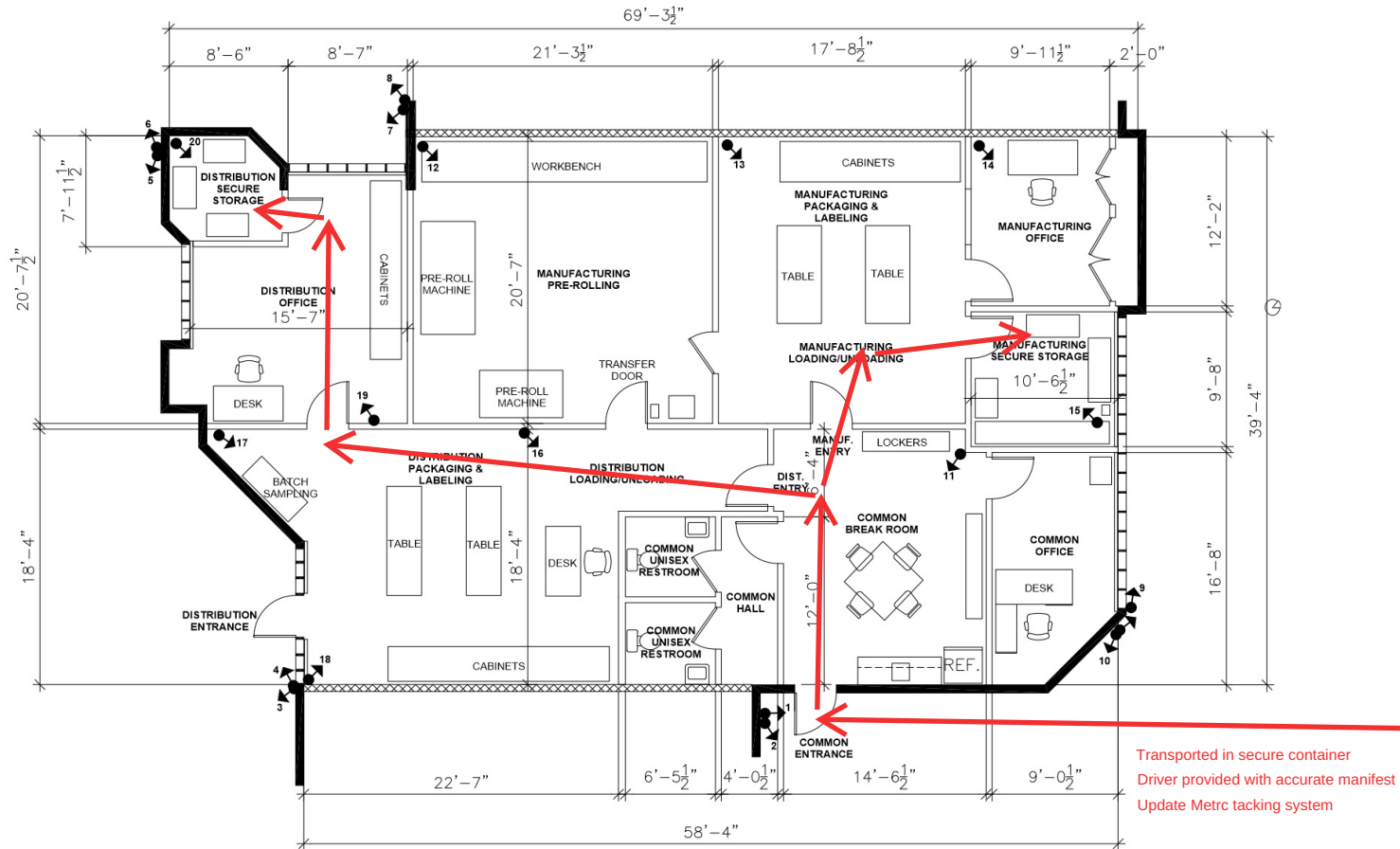


Distribution Flow out of Facility



Transported in secure container
Driver provided with accurate manifest
Update Metrc tracking system

Distribution Flow Into Facility



Transported in secure container
Driver provided with accurate manifest
Update Metrc tacking system

SECURE TRANSPORT CONTAINER



A secure (locked) container will be used to safely transport cannabis goods into and out of the facilities and secured transport van. Pictured is an example of the containers utilized by Gipsöl cannabis for distribution operation.

Husky 50-Gallon portable secure tote.



Gipsöl Cannabis Business Transport Van Parking

Stall has been reserved with "Reserved Parking" sign posting in designated parking stall
 Stall will be monitored by 24/7 video surveillance
 Cannabis goods will never be stored in the transport van



Cannabis goods will never be left unattended between transport
 Gipsöl personnel will be present at all times during transport operations



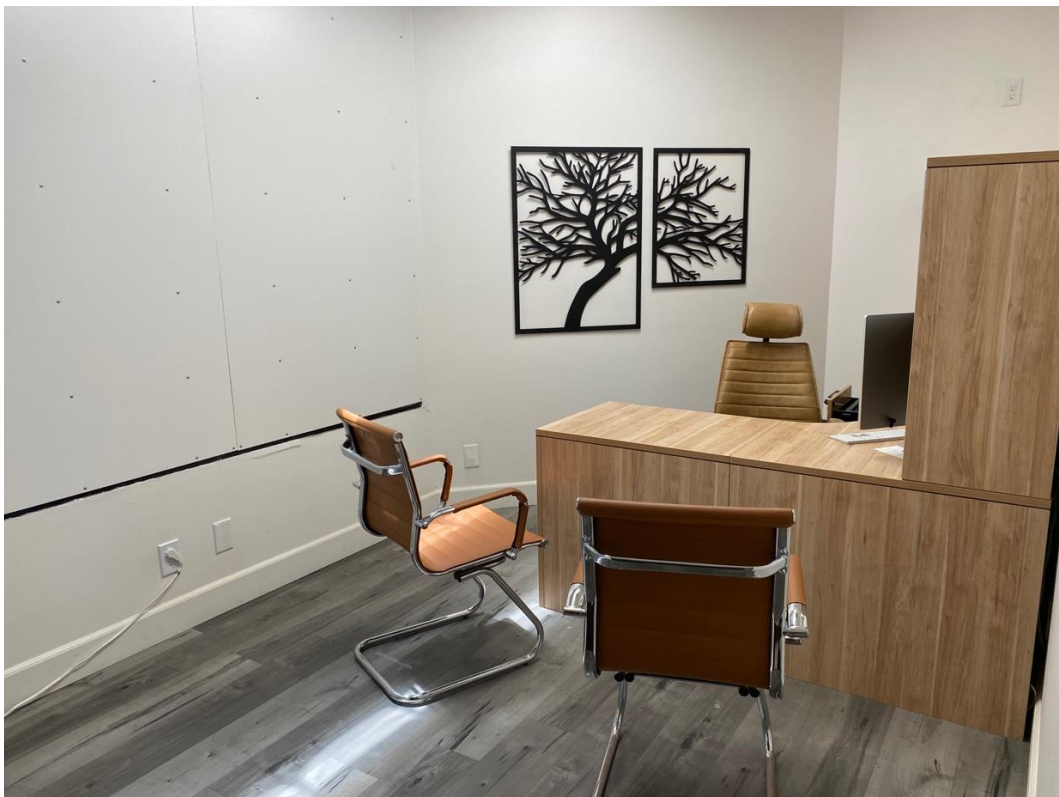
Cannabis goods will be maintained under strict security measures
 All cabanas good will be maintained in the secure storage areas of the facility



Gipsöl Cannabis – Business Transport Van

- California License Plate: 8VBB040; VIN: ZFBHRFAB7L633924
- Van will be used by assigned Gipsöl Cannabis personnel to transport manufactured product to other licensed distributors and retailers for normal business sales.
- The van will also be utilized by assigned Gipsöl Cannabis personnel to transport cannabis flower and other pre-manufactured cannabis products purchased from other licensed cannabis cultivators and distributors.
- Gispöl Cannabis will also utilize the transport services of other licensed cannabis distributors to transport and receive cannabis goods.

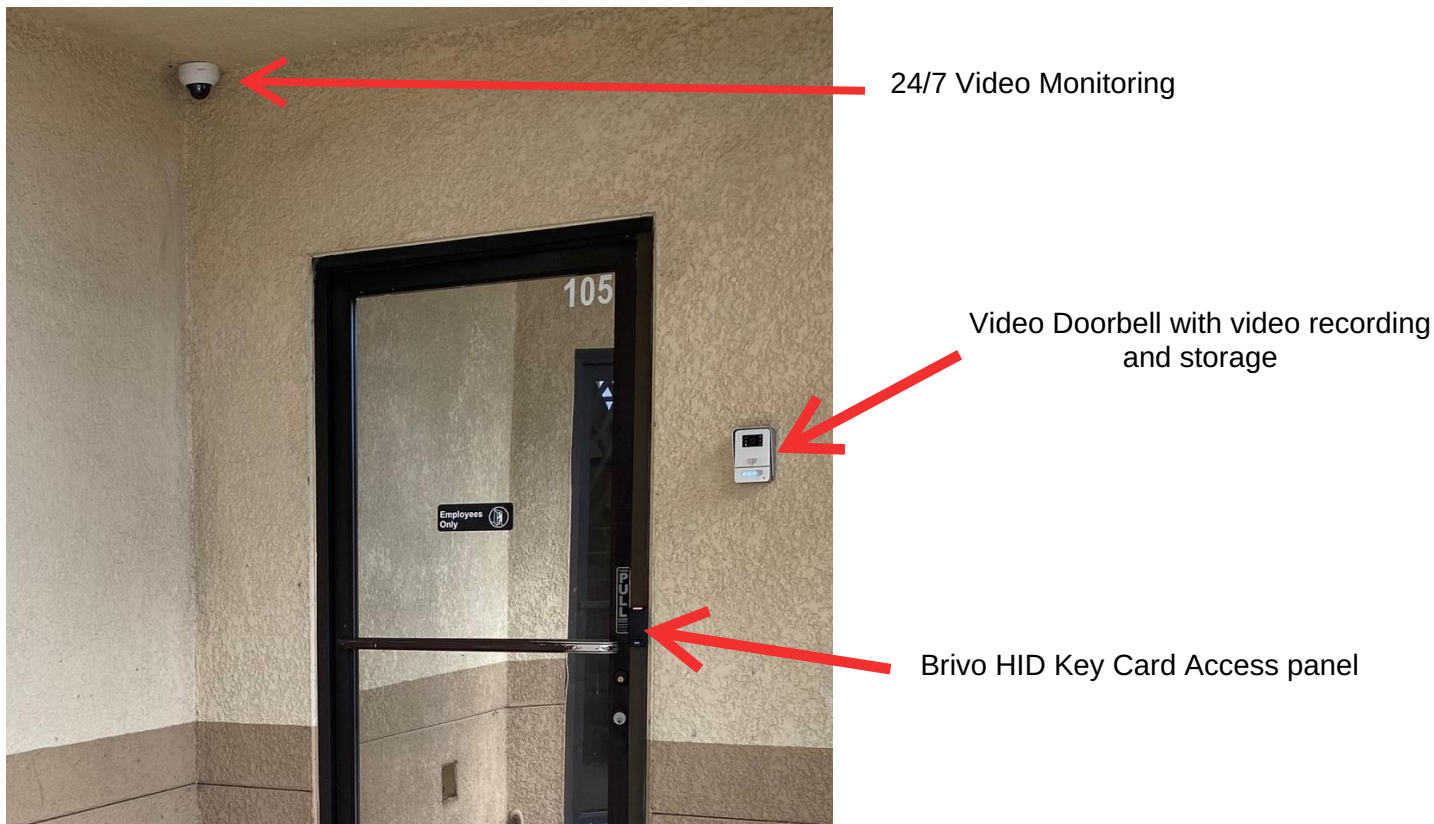
GIPSÖL CANNABIS COMMON AREAS



Gipsöl Cannabis Common Areas

The common areas (as designated on the on the floor plans provided) will serve a variety of functions during the course of normal business. Employees may utilize this area for personal item storage (designated locker), break time, administrative purposes, and other non-cannabis related activities. The common areas will also be used for administrative business purposes, meetings, and a conduit for transporting and receiving cannabis goods during normal business operation. Cannabis goods will flow through the common area and immediately taken to the designated Manufacturing and/or Distribution Secure Storage areas. No cannabis goods or products will be maintained, stored, manufactured or utilized in any manner in the designated common areas of the facility. The common areas also include two unisex restrooms that may be used by employees and business guests.

To access the common area, employees and guests will enter through the Rear Door (west side) of the facility. The door can be accessed with an HID key card that will be assigned to individual employees to maintain electronic entry and access logs through the BRIVO system. All guests will be signed in and out on a log that will be maintained in the facility. In addition to logging employee and guest entrance/exit, the 24/7 video monitoring will also maintain a video log maintained for a minimum of 90 days.





ATTACHMENT 3










1: 3,102



Legend

Planning Specific Plans

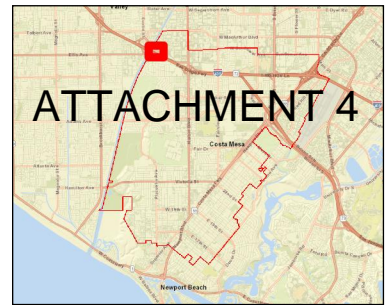
-  19 West
-  Harbor Mixed Use Overlay
-  Mesa West Bluff
-  North Costa Mesa Specific Plan
-  Residential Ownership
-  Residential Incentive Overlay
-  SoBECA Urban Plan

Notes

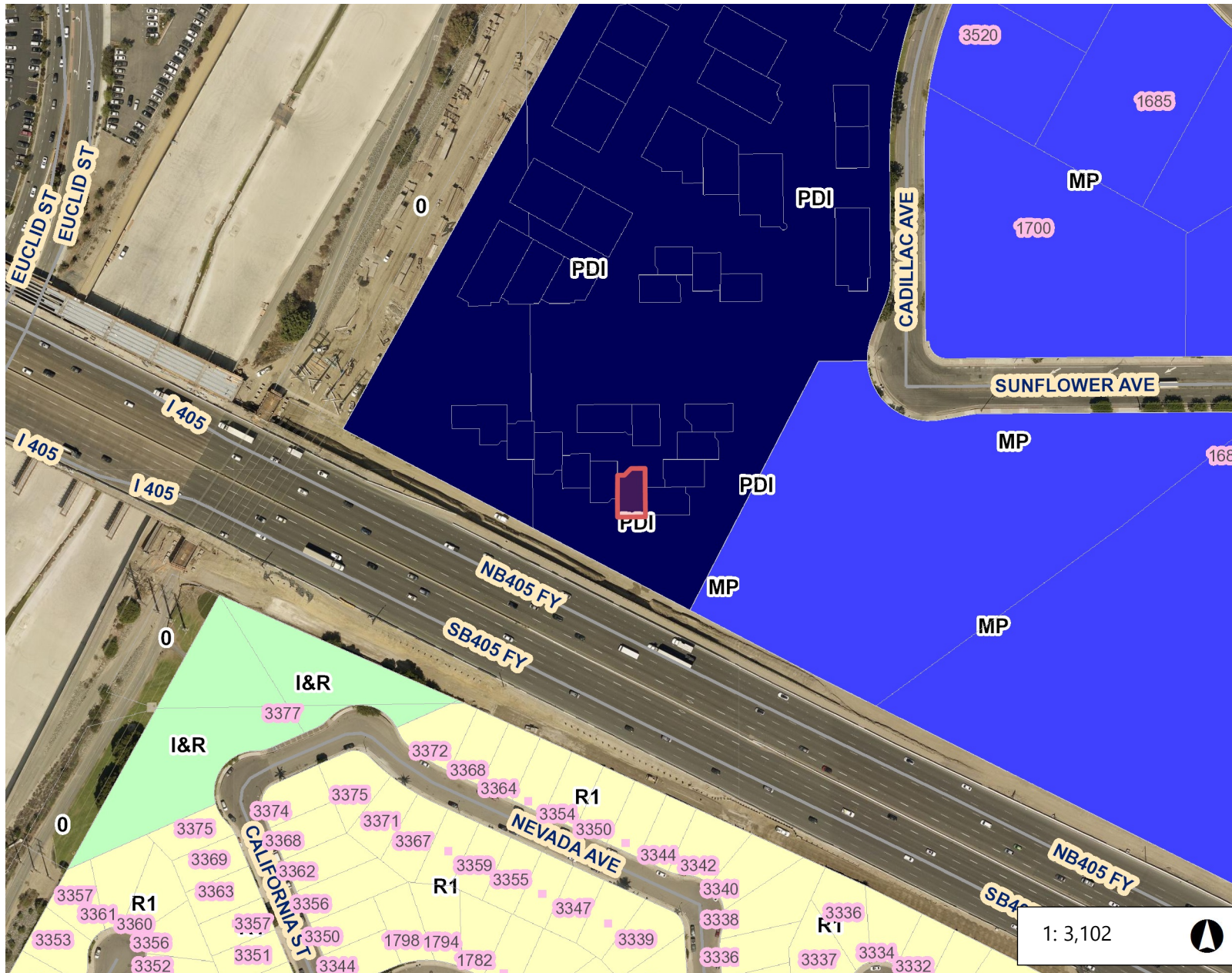
0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



ATTACHMENT 4



Legend

Zoning

- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residential
- R2-HD - Multiple-Family Residential
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industrial
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Commercial
- PDR-LD - Planned Development Residential Density
- PDR-MD - Planned Development Residential Density
- PDR-HD - Planned Development Residential Density

Planning Specific Plans

- 19 West

Notes

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 3,102



Photo #1 – Manufacturing Premises 2



PA-23-10
3505 Cadillac Ave #O-105

Photo #2 – Carbon Air Filter



PA-23-10
3505 Cadillac Ave #O-105

Photo #3 – Main Entrance



PA-23-10
3505 Cadillac Ave #O-105

Photo #4 – Distribution Storage



PA-23-10
3505 Cadillac Ave #O-105

Photo #5 – Manufacturing Equipment



Photo #6 – Distribution Premises 1



Photo #7 – Common Area/Break Room





GIPSOL CANNABIS

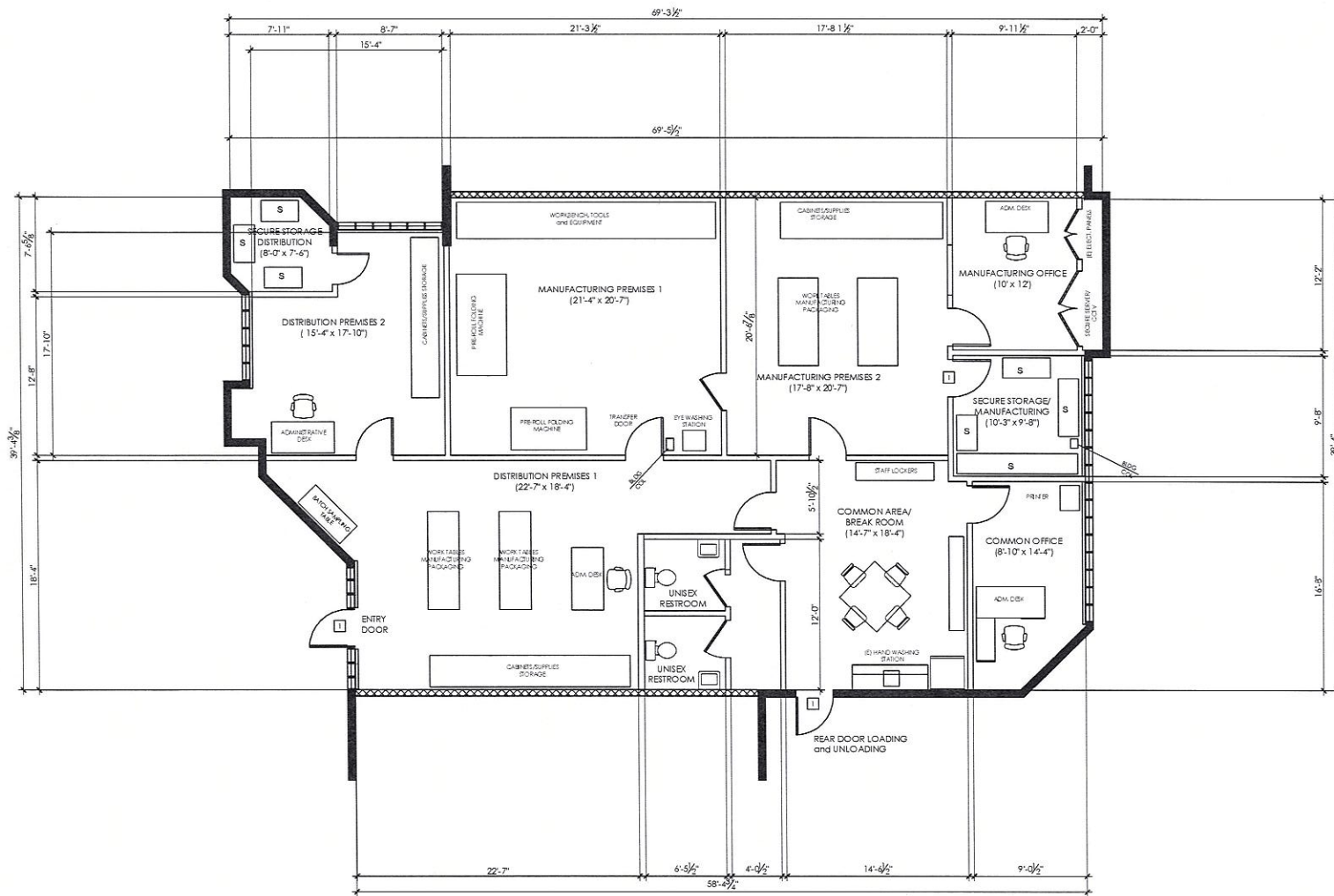
3505 CADILLAC AVE, BUILDING O-105
COSTA MESA, CA 92604

SITE DIAGRAM ARIAL



ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT

824 VIA ALHAMBRA
LAGUNA WOODS, CALIFORNIA 92657
PH: 714.427.0688
EMAIL: BILL@WILLIAMMASONARCHITECT.COM
23.010.00 7/24/23



PLAN LEGEND & NOTES

- S** SHELVES
- 1** ACCESS CONTROLLED DOOR-KEY CARD PIN

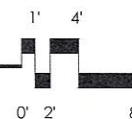
WALL LEGEND

- (E) EXTERIOR WALLS
- (E) TENANT DEMISING WALLS
- (E) INTERIOR NON-BEARING WALLS
- (E) EXTERIOR WINDOWS

| ROOM NAME | SqFt |
|--------------------------------|-----------------|
| DISTRIBUTION PREMISES 1 | 307 SF |
| DISTRIBUTION PREMISES 2 | 247 SF |
| SECURE STORAGE DISTRIBUTION | 58 SF |
| TOTAL DISTRIBUTION | 812 SF |
| MANUFACTURING PREMISES 1 | 441 SF |
| MANUFACTURING PREMISES 2 | 364 SF |
| MANUFACTURING OFFICE | 145 SF |
| SECURE STORAGE / MANUFACTURING | 102 SF |
| TOTAL MANUFACTURING | 1,052 SF |
| COMMON OFFICE | 137 SF |
| COMMON AREA / BREAK ROOM | 268 SF |
| TOTAL COMMON | 405 SF |
| RESTROOMS / HALL | 131 SF |
| TOTAL SQUARE FOOTAGE | 2,590 SF |

GIPSOL CANNABIS

3505 CADILLAC AVE, BUILDING O-105
COSTA MESA, CA 92604



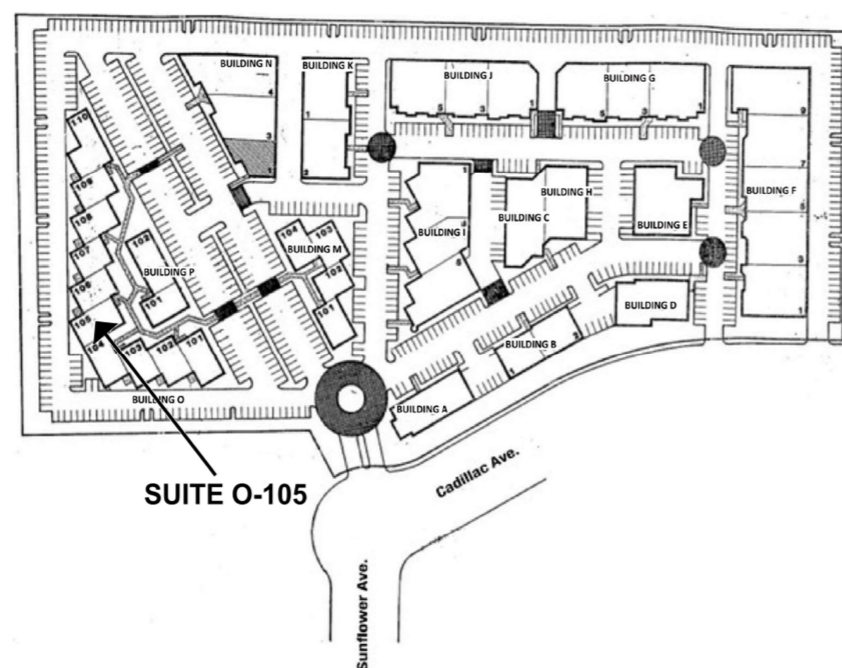
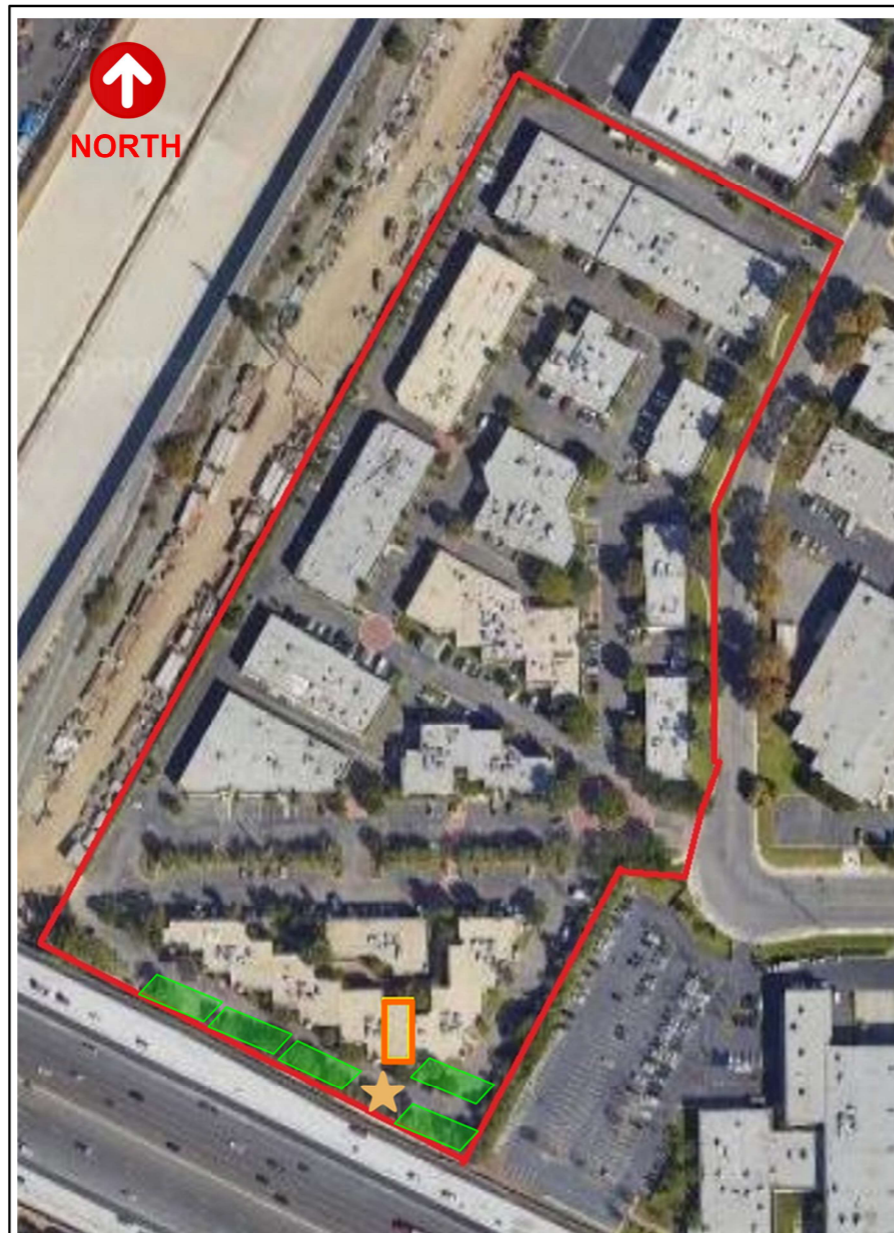
FLOOR PLAN

SCALE: 1/4" = 1'-0"



ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT

824 VIA ALHAMBRA
LAGUNA WOODS, CALIFORNIA 92657
PH: 714.427.0658
BAAAL: BILLY@WILLIAMMASONARCHITECT.COM
23.010.00 7/24/23



SITE PLAN GIPSOL CANNABIS: 3505 CADILLAC AVE. SUITE O-105 COSTA MESA, CA 92626

PROJECT DESCRIPTION

GIPSOL CANNABIS WILL BE LOCATED IN THE CAMBRIDGE PARK COMMERCIAL BUSINESS COMPLEX LOCATED AT 3505 CADILLAC AVENUE, BUILDING O, SUITE 105, COSTA MESA, CA. THE TOTAL AREA OF USE FOR SUITE 105 IS 2328 SQUARE FEET. THE PROJECT WILL IMPROVE THE PREMISES FOR NON-VOLATILE CANNABIS MANUFACTURING AND DISTRIBUTION AS OUTLINED ON THE FLOOR PLAN ATTACHED HERETO. NO CHANGES TO EXISTING LIGHTING ARE INTENDED. EXTERIOR LIGHTING IS PROVIDED THROUGH THE MANAGEMENT OF THIS COMMON INTEREST DEVELOPMENT (CAMBRIDGE PARK)

LEGEND:

- PROPERTY BOUNDARY (3505 CADILLAC AVENUE)
- LOCATION OF SUITE O-105 (PROJECT PREMISES)
- ★ DESIGNATED LOADING & UNLOADING AREA WITHIN VIEWING RANGE OF SURVEILLANCE CAMERAS (SEE IMAGE BELOW)
- ▭ SUITE-ADJACENT, TENANT/STAFF AVAILABLE PARKING (UNASSIGNED)
- SURVEILLANCE PLACEMENT/VIEWING ANGLE OVER LOADING & UNLOADING AREA (SEE SURVEILLANCE PLACEMENT # 4)





CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1435

Meeting Date: 10/23/2023

TITLE:

PLANNING APPLICATION 23-12 AND TENTATIVE PARCEL MAP 2023-167 FOR A CONVERSION OF AN EXISTING BUILDING AT 200 EAST BAKER STREET INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT AND TO ALLOW A FOOD AND BEVERAGE USE IN THE MP (INDUSTRIAL PARK) ZONE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER

CONTACT INFORMATION: CHRIS YEAGER, 714.754.4883;
Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and 15315 (Class 15), Minor Land Divisions; and
2. Approve Planning Application 23-12 and Tentative Parcel Map 2023-167, subject to conditions.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 23, 2023

ITEM NUMBER: PH-2

SUBJECT: PLANNING APPLICATION 23-12 AND TENTATIVE PARCEL MAP 2023-167 FOR A CONVERSION OF AN EXISTING BUILDING AT 200 EAST BAKER STREET INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT AND TO ALLOW A FOOD AND BEVERAGE USE IN THE MP (INDUSTRIAL PARK) ZONE

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: CHRIS YEAGER, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
714.754.4883
Christopher.Yeager@costamesaca.gov**

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and 15315 (Class 15), Minor Land Divisions; and
2. Approve Planning Application 23-12 and Tentative Parcel Map 2023-167, subject to conditions.

APPLICANT OR AUTHORIZED AGENT

Timothy Cottage is representing property owner, Project 200, LLC.

PLANNING APPLICATION SUMMARY

| | | | |
|-----------|---|----------------------|--------------------------|
| Location: | 200 East Baker Street | Application Numbers: | PA-23-12 and PM-2023-167 |
| Request: | Planning Application to allow the conversion of an existing building into a 11-unit non-residential common interest development with a tentative parcel map to facilitate the conversion. The application also includes a request for a minor conditional use permit to operate a food and beverage establishment in the MP (Industrial Park) zone. | | |

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

| | | | |
|-----------------------|--|--------|--|
| Zone: | MP (Industrial Park) | North: | MP (Industrial Park) |
| General Plan: | Industrial Park | South: | Across Baker Street, MP (Industrial Park) and PDR-HD (Planned Development Residential, High Density) |
| Lot Dimensions: | 220 FT x 425 FT | East: | MP (Industrial Park) |
| Lot Area: | 93,441 SF | West: | MP (Industrial Park) |
| Existing Development: | Existing single tenant 38,179-square-foot office building with 147 surface parking spaces. | | |

DEVELOPMENT STANDARDS COMPARISON

| Development Standard | Required/Allowed MP Dev. Standard | Proposed/Provided |
|---------------------------|--|---|
| Building Height | 3 Stories / 45 ft | 2 Stories / |
| Setbacks: | | |
| Front | 20 ft. | Building - 95 FT 7 IN Landscaping - 22 FT 1 IN |
| Side (left/ right) | 10 ft. / 10 ft. | 58 FT 10 IN / 17 FT 3 IN |
| Rear | 0 ft. | 166 FT 10 IN |
| Landscape Setback – front | 20 ft. | 21 ft |
| Parking | 117 | 146 |
| Standard | 106 | 90 ¹ |
| Small Car | 11 | 56 ¹ |
| Bicycle Rack | N/A | 1 |
| Floor area ratio (FAR) | .30 | 0.40 |
| CEQA Status | Exempt per CEQA Guidelines Section 15301 (Existing Facilities) | |
| Final Action | Planning Commission | |

¹A deviation is requested to keep existing non-conforming parking. Additional discussion is below.

BACKGROUND:

Project Site/Environs

The project site is located on the north side of Baker Street between Pullman Street and Red Hill Avenue. The property is accessible via one vehicular entrance located on Baker Street. Access to the property is provided through a shared access agreement with 250 Baker Street. The site consists of one parcel totaling 2.14 acres (93,441 square feet) in size. The property is zoned MP (Industrial Park) and has a General Plan Land Use Designation of Industrial Park. The zoning district is intended for large, concentrated industrial areas where the aim of development is to create a spacious environment in a park-like setting. The property is surrounded by similar MP-zoned properties on all sides and the Baker Block Apartments are located across Baker Street and are zoned Planned Development Residential – High Density.

The site contains an existing office building that was constructed in the mid-1980s as a research and development building. The development was approved through Development Review 84-27. The building was most recently occupied by a single tenant. There are no current code enforcement cases on the property.

DESCRIPTION:

The applicant is requesting a Conditional Use Permit (CUP) for the conversion of an existing two-story, 39,457-square-foot single-owner office building into 11 non-residential condominium units on one lot with ancillary common spaces. With the conversion, the 11 units could be sold independently and be privately owned. Proposed ancillary spaces such as interior common areas, café, parking lot, and landscaping would be under common ownership. The proposed conversion would result in units ranging in size from 1,661 to 8,380 square feet. As proposed, the operation of the facility would remain substantially unchanged and future uses are subject to complying with the City's Land Use Matrix. A parcel map is proposed to facilitate the non-residential condominium project and is required to be recorded prior to the sale of the industrial condominium units. The project is also requesting a Minor Conditional Use Permit (MCUP) to permit a 1,031-square-foot food and beverage establishment with a 553-square-foot outdoor dining patio located at the front of the building.

ANALYSIS:

Non-residential common interest development standards and requirements

Costa Mesa Municipal Code (CMMC) Sections 13-54.50 through 13-54-53 establishes the requirements for non-residential common interest developments. Pursuant to the CMMC, all conversion of previously occupied non-residential development to common interest development are subject to the conversion standards and are processed through a Conditional Use Permit. In addition, all non-residential common interest conversions

require the approval of a parcel or tract map as required by the California Subdivision Map Act.

The CMMC requires the submittal of various organizational documents and reports to verify that the property, once divided into individual interests, will have a plan for the permanent care and maintenance of open spaces, parking areas, and common facilities. In response, the applicant has provided a draft Covenants, Conditions, and Restrictions (CC&Rs) document as part of the application. Condition of approval (COA) No. 6, requires that the final CC&Rs shall be reviewed and approved by the City Attorney's Office for compliance with all conditions and the CMMC prior to sale of any unit.

In addition, pursuant to CMMC Section 13-54.53(d), building and site inspection reports are required to be submitted with the application materials for the project. The reports are required to ensure that the buildings being converted are compliant with current codes and free of hazards for future industrial condominium owners. The applicant has provided a structural report, pest report, asbestos report, mold report, mechanical equipment report, electrical report, plumbing report, and a roof report which indicate either that the building components are adequate, or outline repairs that are necessary or recommended. Copies of the reports are included as Attachment 8. All improvements cited in the reports, whether required or voluntary, are conditioned to be implemented prior to recordation of the Parcel Map. Required improvements include:

- **Structural Report:** Roof drains to be cleared of debris.
- **Pest Report:** Further inspection required above ceiling tiles as it is currently inaccessible due to heavy insulation. A Supplemental Inspection report will be made available to the Planning division prior to issuance of permits and any recommendations will be incorporated into building permits.
- **Mechanical Report:** All thermostats shall be replaced with programmable thermostats. A new modernized HVAC system shall be installed.
- **Electrical Report:** All electrical panels shall maintain a minimum three-foot clearance. The path of egress shall be clearly marked and additional "bug eye" light fixtures shall be installed to meet minimum code requirements. Occupancy sensors and photocell sensors shall be installed to comply with Title 24 interior lighting standards. All fluorescent lamp fixtures and non-operating fixtures shall be replaced with LED light fixtures.
- **Plumbing Report:** A new sewer clean-out shall be installed to reconfigure the sewer lateral to allow for adequate cleaning and observation.
- **Roof Report:** The existing roof membrane shall be replaced or a restoration coating shall be applied to watertight the existing roof.
- **Asbestos Report:** Prior to renovation, a comprehensive asbestos inspection shall be conducted to ensure that there is no asbestos materials present.

In addition to the required reports, common interest conversion projects require inspections for building code and fire code violations. All identified violations are required to be updated as part of the project. The City's Chief Building Inspector and Fire Marshall inspected the facility and have provided memos of compliance. The memorandums are

attached to the report. As noted in the memos, the project will include substantial renovations and after renovations, the building will comply with all building and fire code requirements.

Site Layout and Operations

As proposed, the use and operation of the facility would remain generally unchanged as compared to what is currently permitted/existing on the site. The building will be updated to meet current building and fire codes and exterior modifications include updates to the exterior facade, additional landscaping, the installation of EV charging stations, and the construction of a new dining patio at the front of the building for the proposed eating and drinking establishment. Additional upgrades are proposed to bring common bathrooms into compliance with current codes and as mentioned above, all recommendations from the required reports shall be incorporated into building permit submittals, and completed before recordation of the Parcel Map.

Zoning Code Compliance

Costa Mesa Municipal Code (CMMC) Section 13-54.53(g)(3) indicates that with the exception of building intensity (floor area ratio) standards, the project shall comply with all requirements of this Zoning Code (CMMC, Title 13), including but not limited to building setbacks, distance between buildings, parking, open space, and landscaping requirements. The final review authority may approve a deviation from a Zoning Code standard in conjunction with the review of the conversion request, in conformance with the findings in Section 13-29(g)(10). The proposed project meets all development standards with the exception of the floor area ratios (FAR) standard and the parking space development standards.

Floor Area Ratio

The existing Floor Area Ratio (FAR) is .40 FAR (38,179.6 square feet) and is not proposed to change. The maximum FAR allowed for a property with an Industrial Park General Plan land use designation proposing moderate traffic-generating industrial uses is .30 FAR. No building additions have occurred since the original project approval in 1984. The existing building complies with front and side building setback requirements and the height of the existing structure is below the maximum allowed.

Parking

Pursuant to Zoning Administrator Determination No. 08-4, office uses in the MP Industrial Zoning District shall comply with the parking requirements established for “industrial use” as indicated in CMMC-Table 13-89. Pursuant to Table 13-89, an “industrial use” shall be parked at three parking spaces per 1,000 square feet of gross floor area for the first 25,000 square feet of building floor area; two parking spaces per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet; and one and one-half parking spaces shall be provided per 1,000 square-feet for the building floor area exceeding 50,001 square feet. In addition, Table 13-89 also requires that food or beverages

establishments with more than 300 square feet of public area shall be parked at 10 spaces per 1,000 square feet for the first 3,000 square feet.

The existing site development consists of a 37,872-square-foot office building. The applicant is proposing to convert 1,031 square feet of the office area to restaurant and add an additional 553-square-foot outdoor dining patio. The following Table 1 summarizes the proposed project parking demand pursuant to the CMMC:

Table 1. Parking Demand

| | Area | Zoning Requirement | 10% Small Car Parking Allowed |
|--|------------------|--------------------|---|
| Office and Ancillary Areas | 37,872 SF | 100.7 spaces | 10 spaces |
| Restaurant (including Outdoor Seating) | 1,584 SF | 15.8 spaces | 1.5 spaces |
| Total: | 39,456 SF | 117 spaces | 11 spaces (minimum of 106 standard spaces) |

The property is currently developed with 147 parking stalls consisting of 91 standard parking spaces and 56 small car parking spaces. The current project proposes a total of 146 parking stalls including one bike rack (56 small car parking spaces and 90 standard sized parking spaces). Pursuant to CMMC Section 13-94 (b), a nonresidential project with greater than 25 parking spaces may have a maximum of 10 percent of the required parking to be designated as small car spaces. Pursuant to the CMMC, the project requires 117 total parking spaces and is eligible for a maximum of 11 small car parking space (10% of 117 total parking spaces). The project requires 106 standard sized parking spaces and, therefore, the project is deficient 16 standard sized parking spaces.

Pursuant to CMMC Section 13-29(G)(10)(e), a proposed common interest development conversion project is required to conform to the Costa Mesa Zoning Code requirements (including the City's parking standards). However, CMMC Section 13-29(G)(10)(f) allows the Planning Commission to consider making a finding to deviate from Zoning Code requirements if:

“For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements”.

Since the applicant is requesting to not provide the CMMC required number of standard parking spaces (106 standard parking spaces), staff has considered the project based

on the above finding. Staff has analyzed the site development and parking space configuration and does not believe a deviation from the required parking spaces can be supported based on the above common interest development finding. As shown on the site plan, more than 50 percent of the site is developed with parking and therefore it would not be “impracticable” or “physically impossible” to reconfigure the abundant parking area in compliance with the CMMC. Further, the applicant has prepared previous analysis that indicates that if the parking lot were to be reconfigured including modifying parking lot landscape areas and re-striping, the project could result in a conforming parking lot with 133 parking spaces, which still exceeds the 117 parking spaces required for the project. Therefore, staff has included Condition of Approval No. 13, which requires that, prior to recordation of the Parcel Map, the parking lot be reconfigured to meet current City parking standards.

Food and Beverage Establishments

The project proposes to include a café which will serve as an amenity to the non-residential condominiums, and will be utilized for catering, a wine of the month program, office gatherings, and general café usage. Future café tenants will be subject to approval from the condominium association. The proposed food and beverage establishment is located at the front of the building and consists of a 504-square-foot indoor dining area, 553-square-foot outdoor dining patio, and a 527-square-foot back of house area. The outdoor patio is proposed to be located within an existing landscaped area (new landscaping is proposed around the patio and at the main entrance of the building to offset lost landscaping).

Pursuant to CMMC Table 13-47, food and beverage establishments with more than 300 square feet of public area requires an MCUP in order to operate in the MP zone. In addition, an MCUP is required for an outdoor area to encroach into an existing landscape area. Lastly, CMMC Section 13-49 requires that food or beverages serving uses located within two hundred (200) feet of residentially-zoned property shall comply with the following applicable development standards, unless the standards are modified through the issuance of a minor conditional use permit or conditional use permit:

1. All exterior lighting shall be shielded and/or directed away from residential areas;
2. Outdoor public communication systems shall not be audible in adjacent residential areas;
3. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas;
4. Outdoor seating areas shall be oriented away or sufficiently buffered from adjacent residential areas;
5. Hours of operation for customer service shall not occur any time between 11:00 p.m. and 6:00 a.m.; and
6. Truck deliveries shall not occur anytime between 8:00 p.m. and 7:00 a.m.

The property is approximately 130 feet from the residentially zoned Baker Block Apartments (approximately 340 feet from building to building) and therefore requires compliance with the above standard provisions, unless requesting an MCUP for modifications to these standards. Based on the proposed site plan, the café would comply with the above standards and staff does not anticipate any impacts to the adjacent residential property.

Landscaping

The applicant has provided a landscape plan which includes preserving existing mature vegetation on site. In addition to the 31 trees on site, the project proposes to plant 11 new trees. Shrubs and ground cover are proposed to be modified to include additional native and drought tolerant plant species. If landscaping is required to be modified to comply with required parking (as indicated above), staff has included Condition of Approval No. 13 that requires CMMC landscaping compliance, prior to recordation of the Parcel Map.

Parcel Map

A tentative parcel map is proposed to convert the existing commercial building into a 11-unit airspace condominium on one lot with ancillary common spaces. Pursuant to Section 66474 of the California Subdivision Map Act, a subdivision must be denied if one or more findings are made:

- 1. "That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
- 2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
- 3. That the site is not physically suitable for the type of development;*
- 4. That the site is not physically suitable for the proposed density of development;*
- 5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
- 6. That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
- 7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. These provisions shall apply only to easements of record or to*

easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”

None of the above findings of Section 66474 can be made or associated with the proposed subdivision as indicated in approval findings within the Findings section of this report below.

GENERAL PLAN CONFORMANCE:

The Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. The proposed conversion of the existing office building to an industrial common interest development may be permitted provided that the use is determined to be complementary to the industrial area. The proposed use is in conformance with the City's General Plan including:

1. **Policy LU-6.1:** Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.

Consistency: The conversion would allow for ownership and investment opportunities for a variety of long-term office and industrial uses to operate within the City. The proposed food and beverage establishment will also provide an additional employment and service to surrounding businesses and residents.

2. **Policy LU-6.11:** Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.

Consistency: This proposed conversion facilitates current market trends for smaller office spaces, and would allow for ownership and investment opportunities within an established industrial district and encourage long-term tenancy in the spaces. As proposed, the development would include a mix of office and food and beverage serving use.

3. **Policy LU-7.5:** Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.

Consistency: Providing ownership opportunities for office and industrial spaces would allow for a flexibility in the uses and allow for the establishment of businesses that support established and niche industries within the City.

4. **Policy LU-7.6:** Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City

Consistency: Providing ownership opportunities for office and industrial businesses would attract businesses that desire to operate within the City and also own commercial property.

JUSTIFICATIONS FOR APPROVAL:

Pursuant to CMMC Section 13-28(b)(1), proposals to convert an occupied or previously occupied non-residential complex to a non-residential common interest development shall be processed through a Conditional Use Permit and findings should be made for the CUP (CMMC Section 13-29(g)(2)), Non-Residential Common Interest Development Conversion Findings (CMMC Section 13-28(b)(1)), and Parcel Map findings (CMMC Section 13-29(g)(13)). In addition, MCUP Findings (CMMC Section 13-29(g)(2)) are required to establish a food and beverage establishment in the MP zone. In order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required findings:

Non-Residential Common Interest Conversion Conditional Use Permit (CUP) Findings, and Minor Conditional Use Permit (MCUP) Findings for Food and Beverage Serving Use

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area*

The proposed non-residential condominium would be substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area in that the use and operation of the underlying property, with the exception of minor exterior and interior tenant improvements, would remain substantially unchanged and any future uses would be required to comply with applicable requirements of the MP zoning standards. The proposal primarily affects the ownership of the property; a single owner versus multiple owners via an airspace condominium established through a parcel map. In addition, the provision of a food and beverage establishment in the MP zone would be compatible with the developments in the same general area in that it would provide a walkable service to surrounding residential, industrial, and commercial uses. The food and beverage establishment complies with CMMC requirements/standards for establishments located within 200 feet of a residential zone.

- *Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

The proposed industrial condominium conversion would allow ownership of the 11 individual units and would not modify the use or operation of the current commercial site. The project will bring the existing building into conformance with the building and fire codes, and therefore, granting the conditional use permit would improve the health, safety, and general welfare of the public, and the property/improvements within the immediate neighborhood. The proposed food and beverage establishment would comply with all code requirements/standards for establishments located within 200 feet of a residential zone and therefore would not be materially detrimental to the health, safety, and general welfare of the general public and immediately surrounding neighborhood.

- Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property

The Industrial Park General Plan land use designation allows for large developments that contain a variety of industrial and compatible office and support commercial uses. The proposed condominium conversion is an existing permitted use in the Industrial Park zoning district subject to a conditional use permit. Approval of the conversion of the existing building will not change the overall building area or allowable land uses; therefore, the intensity of development on the site will remain unchanged. The establishment of a food and beverage establishment is permitted subject to obtaining a MCUP and would provide a walkable service to the surrounding developments.

In addition, the project complies with CMMC Section 13-29(g)(10), findings for a common interest development conversion, in that:

- The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children.

The proposed non-residential condominium does not displace any residents.

- The proposed common interest development conversion project conforms to adopted general plan policies.

The proposed condominium conversion conforms to Policies LU-6.1, LU-6.11, LU-7.5, and LU-7.6 of the City's 2015-2035 General Plan, as discussed in detail above.

- The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be

detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

The proposed condominium conversion would not be detrimental to the health, safety, peace, comfort, and general welfare of persons working in the surrounding neighborhood, nor would the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City since the conversion is primarily intended to allow for commercial ownership opportunities, and any future uses are required to comply with the MP Zoning District. Additionally, the proposed café complies with the CMMC standards in regard to a food and beverage use located within 200 feet of residential.

- The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

The overall design and physical condition of the proposed condominium conversion project will achieve a high standard of appearance, quality, and safety. Exterior improvements include new landscaping and facade improvements. Interior improvements will bring the building into compliance with current building and fire codes as required by the Building Division and Fire Department.

- The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

The proposed common interest development conversion conforms to the Costa Mesa Zoning Code requirements in that the proposed project would have one lot containing the parking lot and landscape area to be held in common ownership and maintained by a property owners association; consequently, the general operation and use would remain relatively unchanged. Additionally, with the exception of the floor area ratio, the development as proposed and conditioned complies with current development standards.

- For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

The subject property conforms to the Zoning Code requirements and is physically suitable to accommodate the proposed tentative parcel map in terms of its proportions and scale, design elements, and relationship to the surrounding

neighborhood since the use, operation, and form will remain largely unchanged from the existing development. A deviation from the parking configurations is requested because the parking lot was approved in 1984. As conditioned, the legal non-conforming parking lot will be upgraded to remove non-conforming parking stalls, including reducing the amount of small car parking space ratio in compliance with the current CMMC.

- For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

The proposed common interest development is not located in an urban plan area.

Tentative Parcel Map Findings

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

- The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.

As proposed and conditioned, the commercial condominium conversion conforms to Policies LU-6.1, LU-6.11, LU-7.5, and LU-7.6 of the City's 2015-2035 General Plan, and the Costa Mesa Zoning Code requirements (as indicated further in this report).

- The proposed use of the subdivision is compatible with the General Plan.

The use of the proposed condominium is not proposed to change and will remain compatible with the underlying Industrial Park General Plan land use designation. The application does not propose any alterations to zoning or allowable land uses.

- The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

With the exception of the legal non-conforming floor area ratio and parking configuration, the existing development conforms to the Zoning Code requirements and is physically suitable to accommodate the proposed tentative parcel map in terms of its proportions and scale, design elements, and relationship to the surrounding neighborhood since the use, operation, and form. The CMMC allows the FAR to remain nonconforming and as conditioned, the parking would be modified in compliance with the CMMC prior to recordation of the Final Map.

- *The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.*

The overall design and physical condition of the proposed condominium conversion project achieves a high standard of appearance, quality, and safety while allowing for energy efficient systems which would be required as applicable for any future tenant improvements. The building improvements will meet current building codes and will be more energy efficient than the existing unmodified structure.

- *The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.*

The proposed parcel map does not modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements.

- *The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).*

As required, the property is connected to the public sewer system and is required to comply with all applicable laws and regulations.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), Existing Facilities and Section 15315 (Class 15), Minor Land Divisions. Section 15301 allows for minor alterations to existing structures, involving negligible expansion of the use. The project falls within this exemption category because the division of the existing building does not involve any expansion to the existing development such that overall building square footage is not changed; and the conversion would involve minor alteration to the existing structure such as updated facades, and interior improvements. The conversion does not allow for a substantive expansion of the use. Section 15315 allows for division of property in urbanized areas

that are zoned industrial into four or fewer parcels. The project falls within this exemption category because the 11 industrial condominium units would be located on one parcel with shared ancillary space.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW:

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the October 23, 2023 Planning Commission meeting will be provided separately.

CONCLUSION:

Approval of the Conditional Use Permit, Minor Conditional Use Permit, and Tentative Parcel Map would allow for the existing building to be converted and sold as 11 separate industrial condominium units and generally does not change the existing use of the property. As conditioned, the project includes new landscaping, and restriping the parking lots in compliance with the CMMC, and upgrades to comply with required building reports and the CMMC.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-12 AND TENTATIVE PARCEL MAP 2023-167 FOR A CONVERSION OF AN EXISTING BUILDING AT 200 EAST BAKER STREET INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT AND TO ALLOW A FOOD AND BEVERAGE USE IN THE MP (INDUSTRIAL PARK) ZONE FOR PROPERTY AT 200 EAST BAKER STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 23-12 and Tentative Parcel Map 2023-167 was filed by Timothy Cottage, authorized agent for the property owner, Project 200, LLC. requesting approval of the following: the conversion of the existing office building into 11 non-residential condominium units (ranging in size from 1,651 square feet to 8,380 square feet) on one lot with ancillary common spaces. The operation of the facility would remain substantially unchanged to what could otherwise be permitted. A parcel map is proposed to facilitate the industrial condominium project and is required to be recorded prior to the sale of the industrial condominium units. The project is also requesting a Minor Conditional Use Permit (MCUP) to permit a 1,031-square-foot food and beverage establishment and 553-square-foot outdoor dining patio at the front of the building.

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 23, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities and per Section 15315 (Class 15), Minor Land Divisions.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit

B, the Planning Commission hereby **APPROVES** Planning Application 23-12 and Tentative Parcel Map 2023-167 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 23-12 and Tentative Parcel Map 2023-167 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of October, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on October 23, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

EXHIBIT A

FINDINGS

- A. The Conditional Use Permit and Minor Conditional Use Permit for the proposed non-residential common interest development conversion and food and beverage establishment in the MP zone project complies with Costa Mesa Municipal Code Section 13-28(b)(1) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area

Facts in Support of Findings: The proposed non-residential condominium would be substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area in that the use and operation of the underlying property, with the exception of minor exterior and interior tenant improvements, would remain substantially unchanged and any future uses would be required to comply with applicable requirements of the MP zoning standards. The proposal primarily affects the ownership of the property; a single owner versus multiple owners via an airspace condominium established through a parcel map. In addition, the provision of a food and beverage establishment in the MP zone would be compatible with the developments in the same general area in that it would provide a walkable service to surrounding residential, industrial, and commercial uses. The food and beverage establishment complies with CMMC requirements/standards for establishments located within 200 feet of a residential zone.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The proposed industrial condominium conversion would allow ownership of the 11 individual units and would not modify the use or operation of the current commercial site. The project will bring the existing building into conformance with the building and fire codes, and therefore, granting the conditional use permit would improve the health, safety, and general welfare of the public, and the property/improvements within the immediate neighborhood. The proposed food and beverage establishment would comply with all code requirements/standards for establishments located within 200 feet of a residential zone and therefore would not be materially detrimental to the health, safety, and general welfare of the general public and immediately surrounding neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property

Facts in Support of Finding: The Industrial Park General Plan land use designation allows for large developments that contain a variety of industrial and compatible office and support commercial uses. The proposed condominium conversion is an existing permitted use in the Industrial Park zoning district subject to a conditional use permit. Approval of the conversion of the existing building will not change the overall building area or allowable land uses; therefore, the intensity of development on the site will remain unchanged. The establishment of a food and beverage establishment is permitted subject to obtaining a MCUP and would provide a walkable service to the surrounding developments.

- B. The Planning Application for the proposed non-residential common interest development conversion complies with Costa Mesa Municipal Code Section 13-28(g)(10) because:

Finding: The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children.

Facts in Support of Findings: The proposed non-residential condominium does not displace any residents.

Finding: The proposed common interest development conversion project conforms to adopted general plan policies.

Facts in Support of Finding: The proposed condominium conversion conforms to Policies LU-6.1, LU-6.11, LU-7.5, and LU-7.6 of the City's 2015-2035 General Plan.

Finding: The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

Facts in Support of Finding: The proposed condominium conversion would not be detrimental to the health, safety, peace, comfort, and general welfare of persons working in the surrounding neighborhood, nor would the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City since the conversion is primarily intended to allow for commercial ownership opportunities, and any future uses are required to comply with the MP Zoning District. Additionally, the proposed café

complies with the CMMC standards in regard to a food and beverage use located within 200 feet of residential.

Finding: The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

Facts in Support of Findings: The overall design and physical condition of the proposed condominium conversion project will achieve a high standard of appearance, quality, and safety. Exterior improvements include new landscaping and facade improvements. Interior improvements will bring the building into compliance with current building and fire codes as required by the Building Division and Fire Department.

Finding: The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

Facts in Support of Findings: The proposed common interest development conversion conforms to the Costa Mesa Zoning Code requirements in that the proposed project would have one lot containing the parking lot and landscape area to be held in common ownership and maintained by a property owners association; consequently, the general operation and use would remain relatively unchanged. Additionally, with the exception of the floor area ratio, the development as proposed and conditioned complies with current development standards.

Finding: For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

Facts in Support of Findings: The subject property conforms to the Zoning Code requirements and is physically suitable to accommodate the proposed tentative parcel map in terms of its proportions and scale, design elements, and relationship to the surrounding neighborhood since the use, operation, and form will remain largely unchanged from the existing development. A deviation from the parking configurations is requested because the parking lot was approved in 1984. As conditioned, the legal non-conforming parking lot will be upgraded to remove non-conforming parking stalls, including reducing the amount of small car parking space ratio in compliance with the current CMMC.

Finding: For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

Facts in Support of Findings: The proposed common interest development is not located in an urban plan area.

- C. The proposed parcel map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Findings: As proposed and conditioned, the commercial condominium conversion conforms to Policies LU-6.1, LU-6.11, LU-7.5, and LU-7.6 of the City's 2015-2035 General Plan, and the Costa Mesa Zoning Code requirements (as indicated further in this report).

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The use of the proposed condominium is not proposed to change and will remain compatible with the underlying Industrial Park General Plan land use designation. The application does not propose any alterations to zoning or allowable land uses.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Facts in Support of Finding: With the exception of the legal non-conforming floor area ratio and parking configuration, the existing development conforms to the Zoning Code requirements and is physically suitable to accommodate the proposed tentative parcel map in terms of its proportions and scale, design elements, and relationship to the surrounding neighborhood since the use, operation, and form. The CMMC allows the FAR to remain nonconforming and as conditioned, the parking would be modified in compliance with the CMMC prior to recordation of the Final Map.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Finding: The overall design and physical condition of the proposed condominium conversion project achieves a high standard of appearance, quality, and safety while allowing for energy efficient systems which would be required as applicable for any future tenant improvements. The building improvements will meet current building codes and will be more energy efficient than the existing unmodified structure.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The proposed parcel map does not modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: As required, the property is connected to the public sewer system and is required to comply with all applicable laws and regulations.

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng.
1. Approval of the planning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
 3. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 4. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 5. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall

include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

6. Prior to final map recordation, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

A. The CC&Rs shall contain provisions requiring that the maintenance or property owner's association effectively manage parking and contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common areas in perpetuity by the maintenance association.

C. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall reflect the conditions of approval included herein. The CC&Rs shall be submitted for review by the Planning Division to confirm common use and maintenance of all parking spaces, driveway and landscaping will continue.

7. The Final Map shall be recorded prior to the sale of any condominium unit.
8. All conditions of approval and code requirements shall be satisfied prior to the release of the parcel map for recordation.
9. The applicant shall contact utility companies (e.g., gas, electricity, and water) for requirements and to obtain meters. Each unit shall be separately metered for gas, electricity, and water, unless the declaration of covenants provides for the association to take responsibility of the utilities.
10. Prior to issuance of building permits, a detailed hardscape and landscape plan shall be provided for Planning Division approval.
11. All tenant identification signs shall be replaced and be consistent with the architecture of the building and shall comply with the Sign Standards in the CMMC prior to finaling of the project by the Building Division.
12. All requirements and recommendations as indicated in the inspection reports in Attachment 5 and the memorandums provided by the Fire Inspector and Building Inspector and included as Attachment 6 to the staff report shall be incorporated into the plans submitted for building plan check and completed prior to finaling of the project by the Building Division.
13. Subject to approval of the Planning Division and prior to Parcel Map recordation, the site parking lot shall be reconfigured in compliance with the CMMC required minimum standard parking spaces and maximum allowed small car spaces. The applicant may provide additional non-required parking as small car spaces. Any proposed parking lot landscaping modifications shall conform to the CMMC minimum landscaping requirements and be subject to approval of the Planning Division.

- | | | |
|--------|-----|---|
| Bldg. | 14. | Prior to issuing the Building permit all conditions of approval shall be incorporated into the approved Architectural plans |
| Fire | 15. | Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue. |
| Trans. | 16. | Fulfill mitigation of off-site traffic impacts at the time of issuance of building permit by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based on the average daily trip generation rate of 107.2 trip ends per TSF for the proposed project and includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$23,441.25. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the building permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time. |

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | | |
|-------|----|---|
| Ping. | 1. | All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| | 2. | Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan prior to submittal for plan check. |
| | 3. | Grading materials delivery, equipment operation, and other construction-related activity shall be limited to be-tween the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. |
| | 4. | All on-site utility services shall be installed underground. |
| | 5. | All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. |
| | 6. | Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and |

shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
8. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
9. Two (2) sets of final landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets. The plans shall include the retention of existing mature trees wherever possible and should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. In addition, all landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover and turf requirements per the City's Zoning Code and shall comply with required conditions of approval.
10. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
- Bldg. 11. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
12. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or

Visit their web site

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Div. will not issue a demolition permit until an Identification number is provided by AQMD

13. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
14. Submit precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Div.
15. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
16. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4
- Eng. 17. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking
18. Submit updated Title Report of subject property.
19. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-237 through 13-249 inclusive.
20. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
21. Prior to recordation of a Final Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
22. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
23. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
24. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.

25. Submit for approval an Offsite Plan to the Engineering Division that shows parkway improvements. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C.
26. Obtain a permit from the City of Costa Mesa, Engineering Division and then reconstruct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. ADA compliance required for all driveway approaches.
27. Obtain a permit from the City of Costa Mesa, Engineering Division and then install parkway drains at the end of the cross gutters.
28. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani.
1. Owner to clean and CCTV existing sewer laterals being used and provide video to CMSD. Deficiencies, if any, shall be repaired or the sewer lateral replaced.
 2. Owner to install 6" two-way sewer cleanout per CMSD Standard Plan S-107A behind R.O.W. on existing sewer laterals. The owner will need to apply for a permit from CMSD for this work.
 3. Private on-site sewer improvements will need to be reviewed by CMSD. Additional information may be required after initial review of the plans and prior to approval by the District. Contact the District's Permit office for plan requirements.
 4. Fees may be required, contact CMSD for requirements (949) 645-8400.



Hilco Development Services

1707 E 28th Street, Suite B
Signal Hill, CA, 90775
CA License # 1070024

Letter of Intent

200 East Baker Street
Costa Mesa CA, 92626
APN 427-011-06

To the City of Costa Mesa;

200 E Baker is an existing two-story 39,457.4 square foot office building in Costa Mesa sitting on a 93,441 square foot lot adjacent to John Wayne Airport. The property is currently occupied by a single user, Donahue Schriber, who was recently acquired by Washington Realty. As a result of the acquisition the owner is looking to dispose of this building but maintain a lease of 10,000 square feet for 12-24 months after sale.

The proposed project would be to purchase the building, complete a CUP and Minor CUP with the city of Costa Mesa to remap the parcel for office condos and a small cafe or restaurant. The office condo units will house 11 new office owners, ranging from 1,900 -10,000 SF. Each unit would be built out based on a preset list of finishes by our internal construction team and sold.

Hilco intends to retain ownership of the cafe unit as the owner, and will lease the space to an operator tenant who will run the cafe. Hilco will be the manager for the café tenant. To launch the project, Hilco will be the decision maker for the first tenant to occupy the space, however for future tenants, Hilco will work with the condo association to achieve a majority vote for future changes to the café tenant. The proposed cafe will be an amenity for the building's office tenants for catering, a wine of the month program, office gatherings, ect.

Please find with this letter of intent a CUP/Minor CUP package for your review. Please don't hesitate to contact us with any questions or concerns. We look forward to working with you through this project.

Tim Cottage
Project Manager
Tim@hilcodevelopment.com
Cell: 562-760-0433

200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT

SUBJECT: FINDINGS IN SECTION 13-29(G)(10). EXISTING NON-CONFORMING PARKING

Revision Number: --

Permit Number: --

Notes By: Cory Walker, Architect (WALKS Studio)

Date: September 6, 2023

Project:

200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT

200 E. BAKER ST

COSTA MESA, CA 92626

AREA OF RENOVATION: 39,457.4 SF

FINDINGS IN SECTION 13-29(G)(10). EXISTING NON-CONFORMING PARKING

For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

The Existing Conditions:

The existing building has been successfully operating as an office building since its conception in 1965 and is still an active and functional office space with its current existing non-conforming parking conditions. The project's original existing non-conforming parking lot has served many different types of office tenants (real estate firm, architecture firm, ect.), and will continue to serve the same type of companies as the building transitions from a traditional "Office Lease Model" to a "For-Sale Condominium Office Model."

The existing parking spaces are existing non-conforming, due to the small stall length of 15 ft long x 10 ft wide, compared to the code requirement of 16ft long x 8 ft wide. Please note, the existing non-conforming spaces are 2 ft wider than the code requirement, and were previously approved by the city to accommodate the shorter parking stall lengths. The lot is also non-conforming due to the provided 37.7% small car parking spaces, compared to the code required 10% max (per 13-94 :Small car parking).

The Proposed Project

The proposed project does not add any new area to the building, rather it reconfigures the existing space to create 11 office spaces and 1 restaurant. The proposed project does create a slight increase in parking demand through the conversion of 1,662 sf of office space to Café / Restaurant space at the front of the building. The strategy to introduce this restaurant amenity to the front of the building is a response to create market demand in a challenging commercial office market, since there isn't a walk-

able café option close by in the industrial zoned office park. The current non-conforming lot does accommodate the number of parking stalls for the restaurant and office spaces.

Challenge

The way the existing building is sited on the lot, and the way the current drive aisles are situated, create a challenge to provide small stalls sized for current codes and the 10% small stall percentage. It would be financially cost prohibitive for the owners to provide a fully conforming parking lot because it would require a major re-work of the parking drive aisles, resulting in the need for a parking structure to be built at the rear of the lot. The owner's budget is required to be used on the improvement of the building's street facing façade, the landscape and entry experience, the restaurant amenity, and the improved internal circulation corridor. Repositioning the owner's budget to a parking structure would dilute the overall project and compromise the overall look of the building and integrity of the project.

Approval

This project is seeking approval to approve the use of the existing non-conforming small car parking spaces size (15 ft long) and a small car percentage (37.7%) to allow for the project to proceed with the restaurant amenity and for-sale condo office remodel

Cory Walker , Architect (license # CA-37193)

President

WALKS Studio, Inc.

cory@walks-studio.com

949 633 0977

www.walks-studio.com



200 BAKER

Permanent Care & Maintenance

Open Spaces, Parking Areas and Common Facilities pursuant to State law:

The building and site will be maintained and managed by a maintenance team procured under the 200 Baker office condo association. This team will be responsible for the following. The general site maintenance, general landscape watering and maintenance, and trash & debris cleaning will be managed by building maintenance staff, procured by and paid for by the condo association. This maintenance team shall perform routine inspections, cleanings, and repairs to the building on a regular weekly basis including but not limited to:

Open Space Areas (Exterior):

1. Sweeping and cleaning of hardscape, and any leaves that have fallen on ground
2. Empty site trash cans on regular basis, cleaning any gunk around area
3. Replace light bulbs necessary, notify the association of any
4. Overall care, watering and maintenance of landscape and trees
5. Tow unauthorized vehicles in parking spaces
6. Refinish exterior wood products two (2) times per year with stain and sealer to match architect's design intent
7. Coordinate glass cleaning every 6 months.

Parking Areas:

8. Tow unauthorized vehicles in parking spaces, or accessible parking stalls
9. Notify association of unauthorized vehicles
10. Coordinate bulky item pickup
11. Coordinate Uber Eats or equivalent type of delivery food pickup. Make sure this operation is not creating any traffic block
12. Keeping bicycle parking clean and removing any abandoned bikes



Common Facilities

13. Cleaning of furniture, rugs, tables, etc.
14. Watering of interior plants, pulling dead leaves
15. Cleaning or painting scuff marks on walls
16. Ordering and keeping stock of restroom paper products, soaps and air freshener
17. Bi-Monthly check of CO and smoke alarms
18. Regular cleaning of common area restroom facilities, taking out trash
19. Coordinating locks and keys
20. Making sure package delivery is happening in the mail room. Keeping the mail room clean and tidy. Notify occupants of mail that needs to be picked up. The renovated building has been designed to accommodate a maintenance room at the north-east corner of the building. This space shall store maintenance equipment, paints, stains, sealers and cleaners necessary for the full maintenance and operation of the building.



Hilco Development Services

1707 E 28th Street, Suite B
Signal Hill, CA, 90775
CA License # 1070024

Existing Tenants at 200 Baker

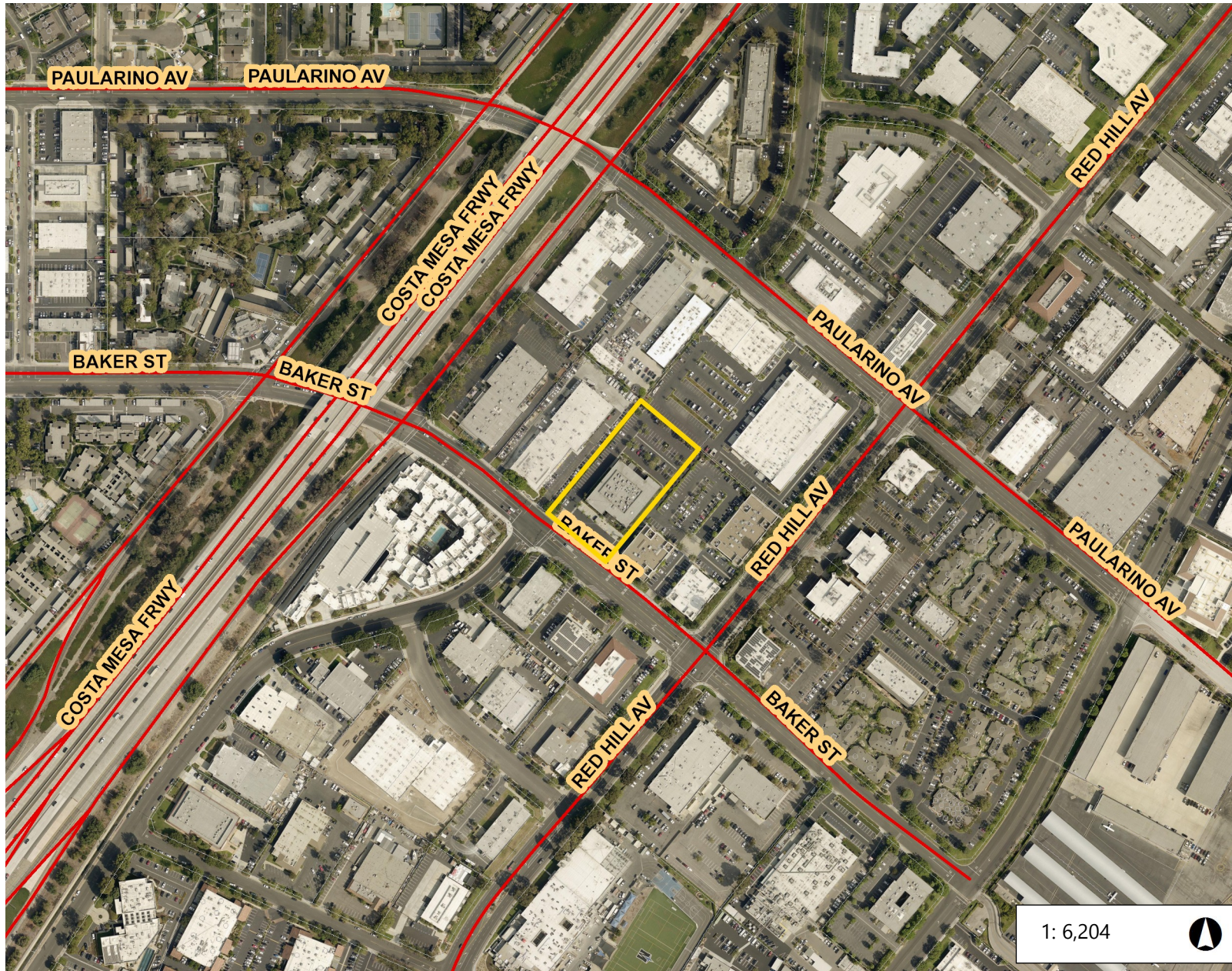
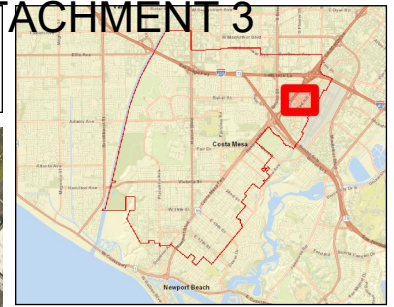
200 East Baker Street
Costa Mesa CA, 92626
APN 427-011-06

To the City of Costa Mesa;
RE: The existing tenants at 200 E Baker

200 E Baker is currently occupied by a single user, Donahue Schriber, who was recently acquired by Washington Realty. The current tenants will maintain a lease of 10,000 square feet of the bottom floor for 12-24 months beginning at the close of escrow. Escrow closed in March of 2023.

The existing tenants are currently constructing their own office building at another location and we are working with them in the interim to provide their needed spaces, accommodations, and the timeline required for them to have a smooth transition to their next office. If the tenants wish to break the lease sooner for the sake of moving into the office, they are within their rights to do so. If they wish to remain in the building, they will have the opportunity to purchase one of the available spaces after their lease has run out. The existing tenants will not be evicted for the purpose of this conversion.

Tim Cottage
Project Manager
Tim@hilcodevelopment.com
Cell: 562-760-0433



Legend

1: 6,204

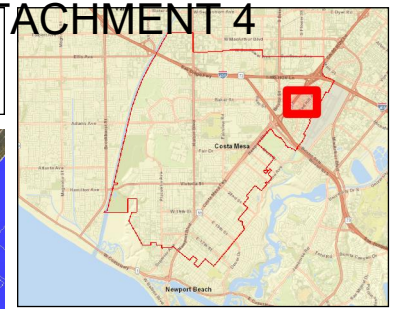


0.2 0 0.10 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Notes



Legend

Zoning

- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residentie
- R2-HD - Multiple-Family Residentia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industr
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Comm
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

Notes

0.2 0 0.10 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 6,204







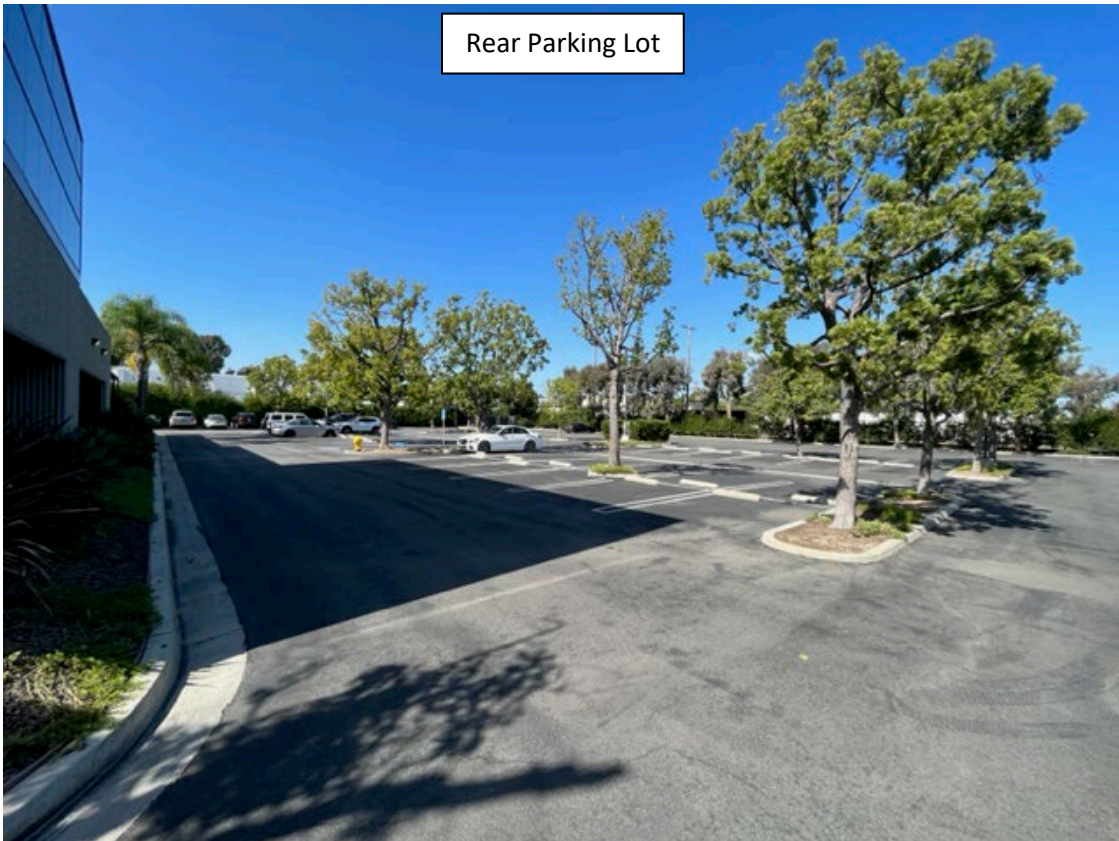
Front façade



Right (east) side shared drive
aisle with 250 E. Baker Street



Left (west) side drive
aisle and parking



Rear Parking Lot



Rear facade



Front Landscaping

Baker Block Apartment southwest
from property across Baker Street.



South from the property across
Baker Street.



Neighboring property to the east.



Neighboring property to the west.



YEAGER, CHRISTOPHER

From: BOHR, RYAN
Sent: Friday, August 11, 2023 9:59 AM
To: YEAGER, CHRISTOPHER
Cc: JOHNSON, NIKKI
Subject: RE: 200BAKER - cup

Follow Up Flag: Follow up
Flag Status: Flagged

Chis,

Assistant Fire Marshall Johnson and I walked the 200 Baker site yesterday with the architect and the developer. The developer presented us with preliminary plans for a substantial renovation. From a building standpoint most of the deficiencies with the building will be resolved through this renovation. I do not have anything that would need to be done ahead of time.

If you have any additional questions, please feel free to reach out.

Regards,



RYAN BOHR

Chief of Inspection

City of Costa Mesa - Development Services

77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5146

City Hall is open to the public 8:00 a.m. to 5:00 p.m. Monday through Thursday and alternating Fridays, except specified holidays.

We encourage the public to take advantage of our appointment system. Appointments can be made online at www.costamesaca.gov/appointments.

Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Cory Walker <cory@walks-studio.com>
Sent: Thursday, August 10, 2023 5:29 PM
To: BOHR, RYAN <RYAN.BOHR@costamesaca.gov>; JOHNSON, NIKKI <NIKKI.JOHNSON@costamesaca.gov>
Cc: Tim Cottage <tim@hilcodevelopment.com>
Subject: Re: 200BAKER - cup

Nikki & Ryan,

Pleasure meeting both of you today at the project.

Here are some notes from our walk. Feel free to use them in your report.

1. Knox boxes - Provide for each tenant
2. Entry Stair - Tread #1 is too high at +/- 9 inches, and needs to be brought to code
3. Entry Stair - New handrail to meet code height
4. Cloud Ceilings - Integrate Sprinklers
5. Electrical Room - Identify on fire map & return the room to a rated assembly .
6. Emergency Light test - During Construction
7. (E) Kitchen (Level 1) - ADA issues including: sink approach, island
8. ADA Site Access - Provide accessible route from public ROW or use exception for drive-in only.
9. Ipads & Tech Items - Mounted at ADA reach range height.

Best,
Cory

Cory Walker, Architect



[linked IN](#) | [Instagram](#) | <https://walks-studio.com/>
cell: 949 633 0977

The information contained in this communication is confidential, may constitute inside information, and is intended only for the use of the addressee. It is the property of WALKS studio, Inc. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to cory@walks-studio.com, and destroy this communication and all copies thereof, including all attachments.

On Thu, Aug 10, 2023 at 5:11 PM Tim Cottage <tim@hilcodevelopment.com> wrote:

Hi Ryan and Nikki,

Thanks so much for taking the time to walk with us and have these preliminary conversations. I appreciate both of your expertise and insights.

We're excited to get started! If you have any questions, please feel free to reach out to me for anything.

I wanted to share these renderings with you two;

<https://drive.google.com/drive/folders/1bf5-VaxYnwpASI9CxT7N6s53TIIRgvd6?usp=sharing>

They're not 100%, but it gives you an idea of the level of finish we're hoping to reach with this project.

Have a great evening!

Thank you,

Tim Cottage

(he/him)

YEAGER, CHRISTOPHER

From: JOHNSON, NIKKI
Sent: Tuesday, August 15, 2023 10:35 AM
To: YEAGER, CHRISTOPHER
Subject: 200BAKER - cup

Hi Chris,

Cory Walker has presented the preliminary plans, all of the concerns with fire will be addressed in the T.I. The will ultimately have to comply with NFPA 13 and the 2023 California Fire code regarding the sprinklers.

Regards,

**Nikki Johnson**

Assistant Fire Marshal
 Community Risk Reduction
 Costa Mesa Fire & Rescue
 77 Fair Drive | Costa Mesa | CA 92626
Nikki.Johnson@costamesaca.gov
 714-719-8010
 Respect • Integrity • Compassion



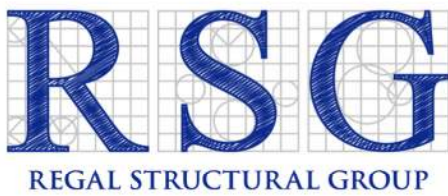
City Hall is open to the public. For expedited service, appointments are strongly encouraged.

~ The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive and vibrant community ~

****Please note, City Hall is closed every other Friday****

Costa Mesa is launching a new permit and license processing system called TESSA in August. TESSA will replace our existing system, and all land use, building, and business license applications currently in process will be transferred to the new system. To learn more about TESSA, visit our FAQ page at <https://www.costamesaca.gov/tesa>.





October 31, 2022

Tim Cottage | Project Manager
Hilco Development Services
1707 E 28th Street, Suite B
Signal Hill, CA 90755

Re: 200 Baker – Due Diligence Survey
200 E Baker St, Costa Mesa, CA 92626
Review of Existing Structure and Site
RSG Job #22-1-070.00

Dear Tim:

The purpose of this letter is to address our observations of the existing building and site located at 200 East Baker Street in Costa Mesa, CA. Regal Structural Group visited the site on October 18, 2022 and performed a non-destructive observation of the interiors, exteriors, and roof of the building and the site. As-built drawings were not available for our review.

This letter addresses the following as required by the City of Costa Mesa:

- Date of original construction of all structures
- Evidence of soil problems
- The condition of:
 - Building foundations, walls, ceiling, windows, doors
 - Site parking facilities, drainage facilities, refuse disposal facilities, and exterior lighting
- Assessment of floor/ceiling assemblies comply with current code requirements for sound transmission.
- Assessment of the building's wood frames, sill plates, anchor bolts, connections, and foundations

The existing building is a 2-story, approximately 44,800-gsf structure. Each floor consists of nearly 22,400-gsf. The existing building is of Type III-A construction. The existing exterior walls consist of concrete tilt-up construction with a gross thickness of 7¼-inch and net thickness of 5½-inch walls; the exterior-face of the walls have a wavy/corrugated appearance for architectural purposes which the waves having a "pitch" of roughly 1¼". The roof of the building is wood framed with plywood sheathing spanning to 2x4 sawn lumber sub-purlins spaced at 24-inches on center spanning to open web steel joists (OWSJ) spaced at 8-feet on center spanning to OWSJ girders. The OWSJ girders are supported by steel pipe columns. The second floor of the building is of similar construction to the roof and consists of plywood sheathing spanning to what appeared to be 2x10 sawn lumber joists at 16-inches on center spanning to OWSJ spanning to OWSJ girders. Foundations were not observable at the time of the site visit but are assumed to consist of a non-structural slab on grade with pour-back strips at the existing tilt-up walls and conventional shallow footings.

We understand the proposed improvements for the building to consist of tenant improvements to turn the existing office building into office condos on both levels with a potential suite for a restaurant. Our review of the above-listed items, along with site photos and exhibits, are provided on the following sheets.

P: 949.292.1987
3857 Birch Street #282
Newport Beach, CA 92660

DATE OF ORIGINAL CONSTRUCTION

City of Costa Mesa records indicate the original building was constructed in 1984.

EVIDENCE OF SOIL PROBLEMS

Soil problems were not observed while on site. The upper floor and slab on grade appeared to be generally level. Cracking that would generally indicate issues of settlement or other soil problems were not observed in the existing exterior tilt-up walls or building finishes.

According to California GIS liquefaction maps, the site is near, but not directly located within a liquefaction zone (see Appendix A). For further soil investigations, as required, we recommend consulting a licensed geotechnical engineer.

BUILDING CONDITION

1. *Foundations:*
The foundations were not visually observable but are assumed to be in good condition. See “Evidence of Soil Problems” section for additional information.
2. *Drainage Facilities:*
While on site, we observed the existing roof. The existing roofing consists of asphalt rolled roofing and appeared to be adequately sloped to drain. We observed six (6) roof drains and back-up drains on the roof. Five (5) of the roof drains appeared to be free of debris and in good working condition. The roof drain located within the mechanical area had evidence of ponding surrounding it. The drain appeared to be clogged with moss and other debris. The area surrounding the ponding appeared to have additional moss which may indicate that this is a persistent issue. At the time of the survey, there was a moderate/heavy rainfall three days prior which may have contributed to this ponding. Additionally, a condensate line from a roof top mechanical unit was dripping adjacent to the drain which was unable to drain due to the clog. We recommend the drain be cleared of debris and the surrounding area cleaned of moss to allow the drain to function properly.
3. *Walls:*
Exterior tilt-up walls appeared to be in good condition. Minimal cracking was observed in the walls. Cracking was observed in some locations at base near walls ends which is typical for areas where holdowns/tiedowns and areas of added reinforcing are present. Minor cracking was also observed where tilt-up concrete lintels bear on tilt-up bearing walls. We believe this to be a lack of trim-bar reinforcing in the wall and does not present an immediate cause for concern in the structure. Interior walls consisted of non-bearing metal stud partition walls. Partition walls at the offices were partial height and appeared to be adequately braced for lateral loading. Corridor walls and walls at the stairways were full height to maintain their fire rating. In general, the interior walls were in good condition.
4. *Ceilings:*
The ceilings in the offices and suites consisted of acoustical ceiling tile. There were some areas of gypsum board ceilings located within the office suites. Corridors and stairways consisted of hard-lid gypsum board ceilings. In general, the ceilings appeared to be in good condition.

5. *Windows:*

The windowpanes and mullions appeared to be in good condition. The mullions appeared to be true and plumb. We did not observe major defects in the glazing systems. The storefront systems for the building appeared to also be in good condition. The seals around the glazing panels were in good condition.

6. *Doors:*

Interior doors within the office spaces appeared to be in good condition and were operational. Doors leading to exit corridors were in good condition and appeared to be rated for the given assembly. Doors that were intended to lock were lockable.

SITE CONDITION

1. *Site Parking Facilities:*

Parking on site consisted of (143) standard parking stalls and (6) accessible parking spaces. The accessible parking spaces included (3) directly in front of the building, (2) on the side of the building, and (1) located in the rear of the building outside the rear entrance to the offices. The accessible spaces were marked thusly and appeared to be the correct size. Additional spaces may be required for the proposed change of use to mixed-use.

2. *Drainage Facilities:*

Site drainage appeared to be in good condition. The parking lot drained to trenches and out to the storm sewer located on E Baker Street. Standing water was not observed on site.

3. *Refuge Disposal Facilities:*

The site has (1) refuge disposal facility located in the north corner of the site. The enclosure is approximately 125-gsf and consisted of (1) commercial size trash and recycle receptacle. The trash enclosure is formed by tilt-up walls on three sides and a steel swinging door towards the parking lot side. The walls and door appeared to be in good condition. The hinges to the doors were welded directly to steel embed plates cast-in to the concrete tilt-up walls and appeared to be in good condition. The trash enclosure curbs consist of standard 8"x6" parking bumpers. The enclosure abuts the existing generator enclosure which consists of 6" CMU block wall on three sides.

4. *Exterior Lighting:*

Parking lot lighting consisted of 16-ft galvanized parking lot lighting poles. Lighting on the property line consisted of (1) light per pole and lights on the interior of the parking lot consisted of (2) lights per pole. Lighting poles were mounted to 24-inch diameter concrete piers. The piers in the parking lots and their supporting pier appeared to be in good condition. The site visit was performed during daylight hours however no noticeable defects were observed at the time of the visit. Therefore, it is assumed all lights are operational.

See Appendix B for a site plan showing these site elements.

FLOOR / CEILING ASSEMBLIES

The STC rating for interior partitions is 40. The STC rating for the floor assembly is 58. The minimum requirement for non-residential per the California Green Building Standards Code is 40. Additional measures are not required.

WOOD FRAMES

Structural wood walls were not observed within the building. Structural walls consisted of concrete tilt-up. Non-structural walls mainly consisted of metal stud framing with gage metal tracks. Where non-structural wood walls were observed, the walls plates and connections to the supporting floor appeared to be in good condition. Anchor bolts, holdowns, and foundations are not applicable as the walls are non-structural.

SUMMARY

The existing building appeared to be in good condition given its age. In our opinion, the proposed improvements are feasible at this building.

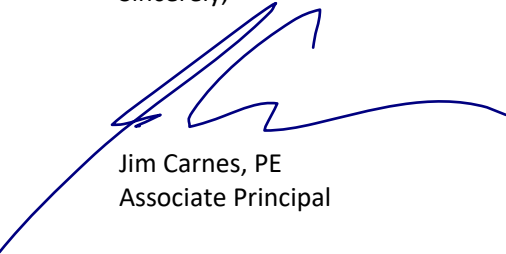
Please note that the following were not in our review:

- Mechanical equipment and their serviceability / lifespan
- Adequacy of sprinkler system
- Fire & life safety
- ADA requirements

The opinions and conclusions developed in this peer review are based on engineering judgment constrained by the limited scope of the review noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended.

Should you have any questions or need clarification regarding this review, please feel free to contact us.

Sincerely,



Jim Carnes, PE
Associate Principal



Nick Murphy, PE
Managing Principal



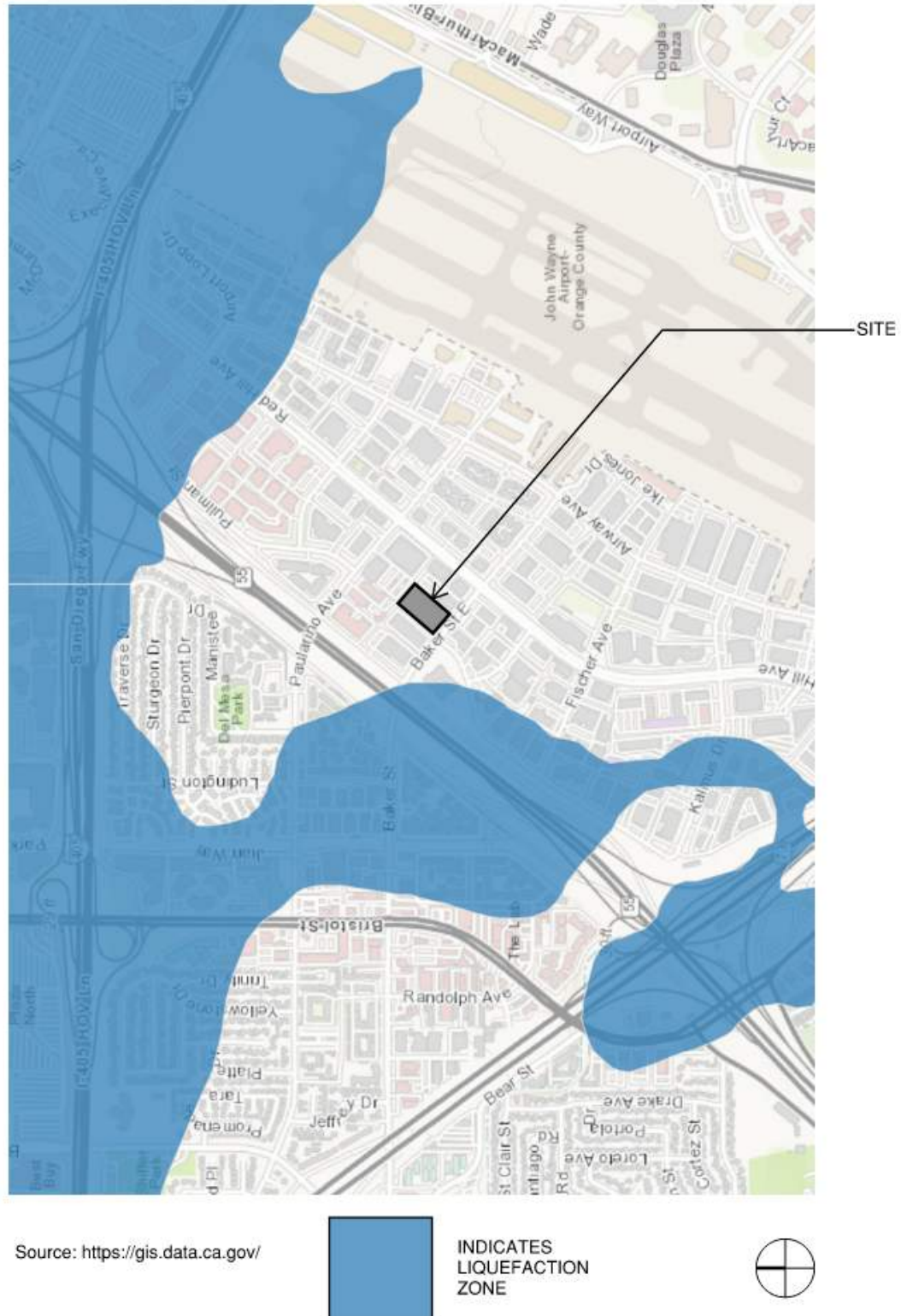
Attachments



Tim Cottage | Hilco Development Services
200 Baker – Due Diligence Survey
RSG Job #22-1-070
October 31, 2022
Page 5

Appendix A

Liquefaction Map

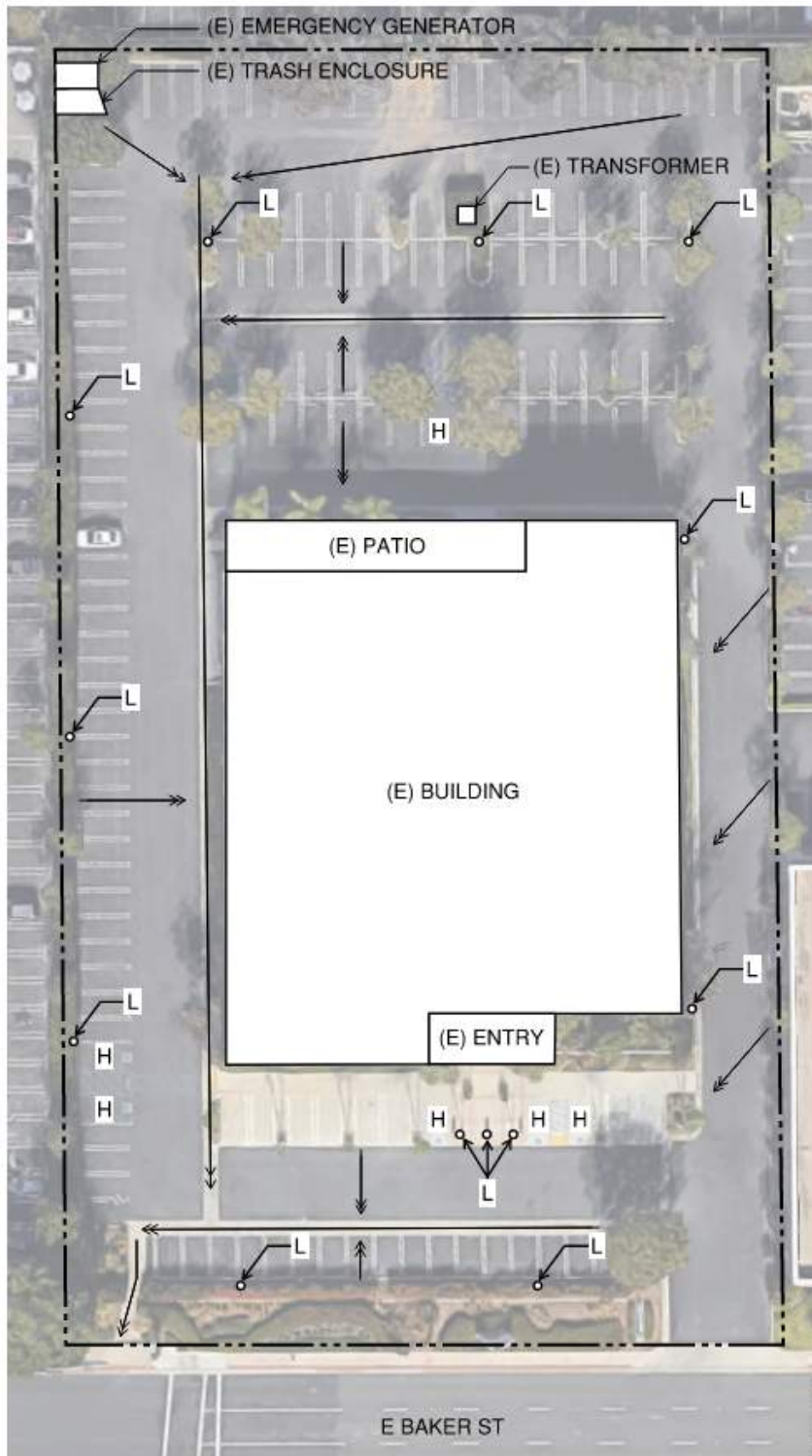




Tim Cottage | Hilco Development Services
200 Baker – Due Diligence Survey
RSG Job #22-1-070
October 31, 2022
Page 7

Appendix B

Site Drainage, Parking, Refuge Disposal,



- H INDICATES HANDICAP STALL
- L INDICATES LIGHT
- - - - INDICATES PROPERTY LINE
- INDICATES GENERAL DIRECTION OF SITE DRAINAGE

NOTE: LOCATION OF PROPERTY LINE IS APPROXIMATE AND FOR REFERENCE ONLY





Tim Cottage | Hilco Development Services
200 Baker – Due Diligence Survey
RSG Job #22-1-070
October 31, 2022
Page 9

Appendix C

Site Photos



FIG 1: BUILDING EXTERIOR LOOKING FROM WEST



FIG 2: NORTHWEST ELEVATION OF BUILDING



FIG 3: NORTHEAST ELEVATION OF BUILDING WITH EXTERIOR BACK PATIO



FIG 4: SOUTHEAST ELEVATION OF BUILDING WITH GUTTER



FIG 5: TYPICAL ROOF STRUCTURE - 2x4 SUBPURLINS, OWSJ, & OWSJ GIRDER W/ ROOF DRAIN



FIG 6: TYPICAL FLOOR STRUCTURE - 2x10 JOISTS, OWSJ, OWSJ GIRDER



FIG 7: TYPICAL ROOF



FIG 8: PONDING AT EXISTING ROOF DRAIN. CONDENSATE LINE CAN BE SEEN FROM LEFT EXACERBATING PONDING ISSUE.



FIG 9: TYPICAL SITE LIGHTING



FIG 10: TYPICAL DRIVEWAY / WALKWAY
LIGHTING

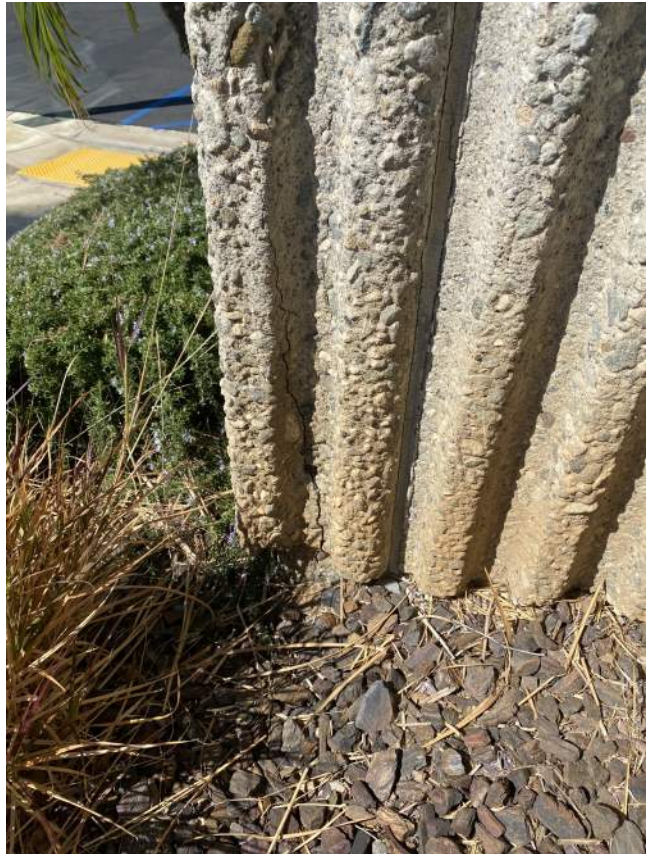


FIG 11: MINOR CRACKING / SPAWLING IN EXISTING TILT-UP WALL



FIG 12: MINOR CRACKING IN CONCRETE TILT-UP LINTEL TO WALL



Tim Cottage <tim@hilcodevelopment.com>

200 Baker - Survey 10/18

1 message

Jim Carnes <jim@regalstructure.com>
 To: Tim Cottage <tim@hilcodevelopment.com>

Tue, Oct 18, 2022 at 9:31 PM

Hi Tim,

Good seeing you today out at the site today...I was looking around for everyone when I was wrapping up – assumed you were all on the roof. So apologies for ducking out without saying anything.

To summarize what I was able to observe today with the non-invasive survey per Costa Mesa's requirements:

1. Any evidence of soil problems
2. Building condition of:
 - a. Walls (interior, exterior tilt up)
 - b. Ceilings
 - c. Windows
 - d. Doors
 - e. Parking facilities
 - f. Drainage facilities
 - g. Refuse disposal facilities
 - h. Exterior lighting

Items that we will need additional verification and/or selective demo to provide notes about (and a few of my thoughts below each):

1. Condition of foundations
 - a. This is tough to assess without significant excavations. I'll bring a poker (and a shovel if needed) next time I visit the site to determine depths and if feasible do a little excavation to do a general assessment in a few areas. Given the overall condition of the structure, I assume the foundations are in good condition. As-built structural drawings will help our assessment here.
2. Sound transmission ratings of walls and floors/ceilings.
 - a. This could be mitigated through the as-built drawings that you mentioned. I was able to pop ceiling tiles and get a general make up of the ceiling cavity(ies). As-builts should corroborate this and provide additional info to arrive at the actual STC rating. Ditto with the walls. It appeared that the walls were metal stud with gyp each face. Any additional insulation, gyp layers, etc will add to the STC rating. This should be in the existing architectural drawings.
3. "Certification that the building's wood frames, sill plates, anchor bolts, connections and foundations have been inspected and have a minimum life of (25) years..."
 - a. From what I was able to observe, it does not look like we have any wood walls. The building appears to be tilt-up exterior walls, wood framing floors and roof spanning to open web steel trusses and steel columns, and metal stud non-bearing partition framing. Wood vertical framing was not observed in the areas I was able to poke my head up in to. Again, the as-built drawings should be able to mitigate these requirements. If anything, any wood walls in this building are most likely non-structural and will likely be demo'ed.

When you get a chance please send us the as-built drawings you received today (and the other documents you may have) and we can hopefully mitigate the aforementioned.

Thanks!! Talk soon,



Jim Carnes, PE

Associate Principal

M : 425.463.6777

O : 833.745.7872

3857 Birch Street, #282

Newport Beach, CA 92660

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|--------------|----------|------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 1 of 6 |

WESTERN EXTERMINATOR COMPANY

305 N. Crescent Way
 Anaheim, CA 92801
 (866) 476-0721
 PR6639



| | | |
|---|---|---|
| Ordered by: TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626 | Property Owner and/or Party of Interest TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626 | Report sent to: TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626 |
|---|---|---|

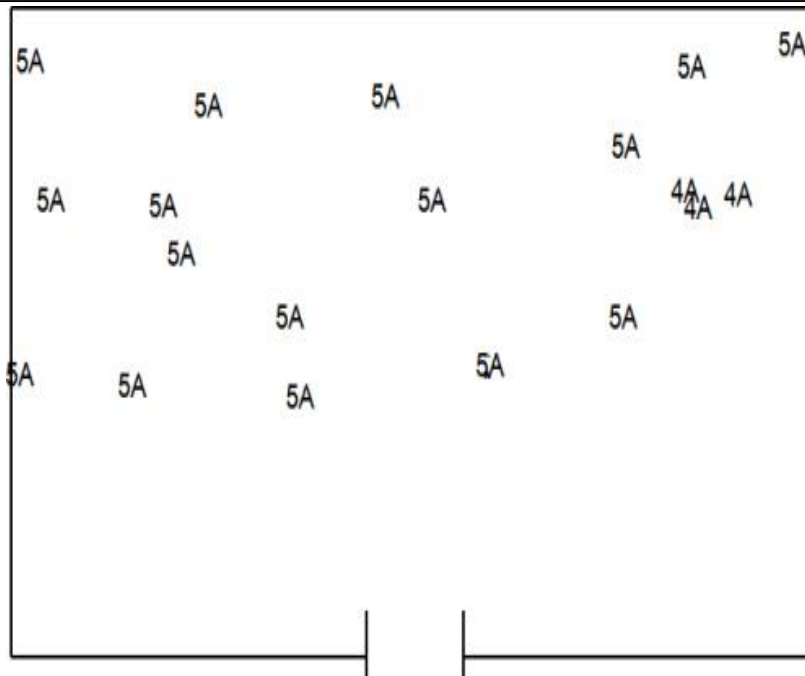
| | | | |
|--|--|--|--|
| COMPLETE REPORT <input type="checkbox"/> | LIMITED REPORT <input checked="" type="checkbox"/> | SUPPLEMENTAL REPORT <input type="checkbox"/> | REINSPECTION REPORT <input type="checkbox"/> |
| GENERAL DESCRIPTION: Limited Inspection at the request of Tim . | | Inspection Tag Posted: Electric panel | |
| | | Other Tags Posted: | |

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☐ Drywood Termites ☐ Fungus/Dryrot ☐ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By Francisco J Burgos License No. FR60784 Signature 

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form xfrx_t1w4pdf78 -09.16.2021) 43M-41 (Rev. 10/01)

| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
|--------------|----------|------------|-------|--------------------|-----------------|
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 2 of 6 |

What Is A Wood Destroying Pests and Organisms Inspection Report?

Please pay special attention to the following two paragraphs which explain the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests And Organisms Inspection Report" contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act and its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion from another company.

This is a Limited Inspection and Report at the request of TIM COTTAGE and pertains to Interior only. We recommend a complete inspection of this entire structure.

According to available records, this structure was built in ____.

4. OTHER FINDINGS

ITEM NO. 4A

FINDING: Water stains noted at ceiling tiles 1st floor offices.

RECOMMENDATION: 4A Owner to consult a licensed contractor to make necessary repairs.

| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
|--------------|----------|------------|-------|--------------------|-----------------|
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 3 of 6 |

5. FURTHER INSPECTION

ITEM NO. 5A

FINDING: Above ceiling tiles is inaccessible for inspection due to heavy insulation in some areas.

RECOMMENDATION: 5A Inspect after Owner has made area accessible. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

Western Exterminator Company guarantees work performed for a period of one year from the date of completion, unless otherwise stated in this report, and where the work completed relates to plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, and floor covering, which are guaranteed for 30 days from the date of completion.

THANK YOU FOR CHOOSING WESTERN EXTERMINATOR COMPANY.

If you have any questions concerning this Report or if we can be of any additional service, please call us at 1-800-WEST-EXT (1-800-937-8398).

Subcontracted Services: In some cases, report items listed may be subcontracted to other registered companies. In these cases, please observe the following:

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Western Exterminator's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Western Exterminator will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

Building Permits: In some cases, report items listed will require a building permit from the local building department. Any additional work required by the local building department, or required to remedy additional damage not noted in the report, but discovered in the performance of the work agreement, or change in the manner of scope, type, or the nature of the work item to be performed, due to the request of the building department or any other party, will not be done until a separate written agreement is authorized by the Customer or Customer's Agent, and accepted by Western Exterminator Company.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Recommendations not being performed by Western Exterminator Company must be inspected during progress by a licensed Wood-destroying Pests and Organisms Inspector. Western Exterminator Company is not responsible for, nor implies any knowledge as to the quality of, work performed by others.

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungi other than wood destroying fungi, nor do they assess the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health-related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungi. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
|--------------|----------|------------|-------|--------------------|-----------------|
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 4 of 6 |

LEAD-BASED PAINT NOTIFICATION: Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of our work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA to prevent lead contamination. As an EPA lead-safe certified firm, Western Exterminator Company will take all necessary precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-LEAD (1-800-424-5323).

(This notice is provided in compliance with California's Proposition 65.) Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

If requested, this company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed area is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

WESTERN'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S WORK SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
|--------------|----------|------------|-------|--------------------|-----------------|
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 5 of 6 |

DISCLAIMER

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas: behind or under built-in cabinet work, behind or under appliances, beneath floor coverings, under concrete slabs; the interiors of hollow walls, bay windows, porte cocheres, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This Report is a statement of conditions at the time of this inspection only. Western Exterminator Company does not certify the water integrity of roofs. Please read all of the information contained with this Report. We recommend all items in our Report be completed. If others perform work we cannot be responsible or certify absence or presence of infestations or infections if this Company is not contacted to reinspect prior to closing any areas. Western Exterminator Company will not guarantee work performed by others.

This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid. See the attached Work Order for the cost of recommended items. An authorized signature is necessary before any work can be performed.

REINSPECTION

A reinspection will be performed if requested by the person who ordered the complete inspection. The request for reinspection must be made within four months of the complete inspection. The reinspection will be performed within ten working days of the request. The fee for a reinspection shall not be more than the complete inspection fee.

GUARANTEES

Western Exterminator Company guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this Report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are Owner maintenance areas.

HOMEOWNER PROTECTION POLICY

A Homeowner Protection Policy may be available at the end of the Guarantee Period.

Western Exterminator Company always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS 'Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.' If within 24-hours following application you experience symptoms similar to common seasonal illness comparable to the flu (Pesticides with non-flu like symptoms are asterisked below), contact your physician or poison control center (telephone number listed below) and your pest control operator immediately. For further information contact any of the following: Your local office of Western Exterminator Company; for Health Questions - Your County Health Department (telephone number listed below); for Application Information - Your County Agricultural Commissioner (telephone number listed below); and for Regulatory Information - The Structural Pest Control Board, (800) 737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
|--------------|----------|------------|-------|--------------------|-----------------|
| 200 | BAKER ST | COSTA MESA | 92626 | 10/26/2022 | 6 of 6 |

POISON CONTROL CENTER
(800) 876-4766

CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS
Los Angeles (626)575-5466, Orange (714)955-0100, Riverside (951)955-3000, San Bernardino (909)387-2105

CALIFORNIA HEALTH OFFICES
Los Angeles (626)430-5450, Orange (714)834-3155, Riverside (951)358-5172, San Bernardino (909)884-4056

LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF OUR WORK:

The names of materials actually used during each visit will be on the Completion Notice or the Invoice/Service Slip.

*Altriset (Chlorantraniliprole), *Bora-care (Disodium Octaborate Tetrahydrate), *Cimexa (Silica gel), *Cy-Kick Crack and Crevice Pressurized (Cyfluthrin), *Phantom Pressurized (Chlorfenapyr), *Premise 75 Insecticide (Imidacloprid), *Recruit AG (Noviflumuron), *Recruit HD (Noviflumuron), *Recruit IV (Noviflumuron), *Termidor Dry (Fipronil), *Termidor SC (Fipronil), *Termidor Foam (Fipronil), *Termidor HE (Fipronil), *Tim-bor (Disodium Octaborate Tetrahydrate), *XT-2000 (D-Limonene). Warning Agent: Chloropicrin**, Fumigants: Vikane (Sulfuryl Fluoride)*** or Zythor (Sulfuryl Fluoride)***.

* Except as noted, effects of overexposure to these materials can include nasal and respiratory irritation, dizziness, headache, and fatigue.

** Effects of overexposure to this material will cause teary eyes.

*** Effects of overexposure to this material can include poor coordination, slurring words and confusion.



Hilco Development Services
1707 East 28th Street, Unit B
Signal Hill CA, 90775
CA Licence # 1070024

October 31st, 2022

200 Baker - Paint Statement

To whom it may concern;

In lieu of a paint report performed by a licensed painting contractor that verifies the condition of the paint on all building interior and exterior surfaces, we submit the following statement regarding the new application of paint throughout the interior and exterior of the building.

The office condo project of 200 Baker will include a full facelift of the entry portals and a remodel of the interior and exterior surfaces of the building. The primary finish of the structure is a concrete texture that maintains a fantastic look and an exceptional remaining lifespan. The majority of the concrete facing will not be receiving any paint or stain updates.

The entry portals will be receiving updates to the facade with additional accents that will match neighboring properties and office spaces.

Colors to be used in preliminary designs are primarily earth-tone bases with brighter oranges or reds for accent. All colors used will be Dunn-Edwards brand paints or better. The proposed restaurant site will also utilize upwards of two or three colors, also of Dunn-Edwards quality or higher for the applied use.

Once conceptual drawings have been completed and rendered, design choices will be shared with The City of Costa Mesa.

Sincerely
Tim Cottage
Development Manager
Project 200, LLC | Hilco Development Services, LLC



October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Mold Inspection
200 Baker Street East
Costa Mesa, California 92626**

This is a report following a mold inspection conducted by Samantha Allen of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection occurred in two main phases: visual examination and environmental readings. No environmental sampling took place because no mold was visibly observed in any area throughout the building.

Readings and Observations

The following describes the environmental readings and observations from the inspection.

Relative Humidity and Temperature Readings

Relative humidity (RH) readings were obtained from both the interior and exterior of the property. The RH was measured and recorded to determine the potential effect it may have on microbial amplification. Guidance on RH in occupied buildings is provided by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) in the ANSI/ASHRAE Standard 62-2001, Ventilation for Acceptable Indoor Air Quality. The RH in habitable spaces preferably should be maintained below 60% to minimize the growth of allergenic and pathogenic organisms (e.g., dust mites, fungi and associated mycotoxins).

The relative humidity of all inspected indoor areas was acceptable.

Moisture Readings and Results

Moisture readings were collected using a moisture meter. In wood, the instrument measures the material's actual percent moisture content (%H₂O). When testing material other than wood, the meters measure the wood moisture equivalent (WME) value of the material. WME is the moisture level that would be attained by a piece of wood in equilibrium with the material being tested. As the critical moisture levels for wood are known, WME measurements enable the moisture meter user to establish if materials are in a safe air dry, borderline or damp condition.

<18% (Green Range)

The material is in a Safe Dry condition, moisture related problems of decay/deterioration are less likely to occur.

18% - 20% (Yellow Range)

The material is in a Borderline condition, decay/deterioration may occur under certain conditions.

>20% (Red Range)

The material is in a Wet condition, decay/deterioration is inevitable in time unless the moisture level of the material is reduced.

Specific moisture meter readings are contained in the following Observations section.



Observations

The following describes the findings of the mold inspection.

Roof

Air Lab Consulting observed standing water on multiple sections of the roof; the membrane roof layer was intact and no moisture was observed to be entering the building. No mold was observed.

Water Stained Ceiling Tiles

Air Lab Consulting observed minor water staining at the ceiling tiles in the following areas:

- 2nd Floor: South Suite's Kitchen and Office 21.
- 1st Floor: Northeast Office Area's Center Offices.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the ceiling tile or in the ceiling plenum.

Water Staining at Walls

Air Lab Consulting observed minor water staining at the walls in the following areas:

- 2nd Floor: Women's Restroom, south wall.
- 1st Floor: Electrical Closet, north wall.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the walls.

Water Damaged Cabinetry below Sinks

Air Lab Consulting observed water damage at the wood cabinetry in the following areas:

- 2nd Floor: Copy/File Break Room 215, Storage 222, Galley 229, and South Suite's Kitchen.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the cabinetry.

Water Present between Wood Laminate Flooring and Resilient Floor Tile

Air Lab Consulting observed water present between the top layer of wood laminate flooring and the lower layer of resilient floor tile in Galley 229. The concrete below the resilient floor tile was not observed to be wet- so the water is not penetrating through the resilient floor tile, indicating that the leak is small. Elevated levels of moisture in the red range were detected at the resilient floor tile. No elevated levels of moisture were detected at any of the walls, cabinetry, or exposed concrete. No mold was observed at the exposed sections of the floor.

All Remaining Areas at the 1st Floor and 2nd Floor

Air Lab Consulting did not observe visible water staining, damage, or mold growth. Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range.

Conclusions

The results from the mold inspection conducted on October 24, 2022 indicate that **no visible mold growth is present inside the building, and no mold remediation will be required.**

In addition, the visual and moisture observations indicated that normal levels of moisture were present in accessible areas during the inspection, with the exception of the resilient floor tile in Galley 229. Since the resilient floor tile did not have any visible mold growth and none of the surrounding materials had any elevated levels of moisture, the tiles can be removed without mold remediation.



Limitations

The data and observations collected during the course of the inspection have been gathered to provide the Client with information pertaining to the areas of the subject property identified in this report. Although Air Lab Consulting, Inc. believes that the findings and conclusions provided in this report are reasonable, the assessment is limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent at the time of our site work. The assessment is also limited to information available from the client at the time it was conducted. It is also possible that the testing methods employed at the time of the report may later be superseded by other methods. Air Lab Consulting, Inc. does not accept responsibility for changes in the state of the art.

Air Lab Consulting, Inc. does not guarantee that all mold-contaminated areas in the subject property were recognized during our evaluation. This report is limited to the samples taken and locations sampled. Additional sampling may be needed to further identify other pollutants or other mold contaminated areas at the subject property. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

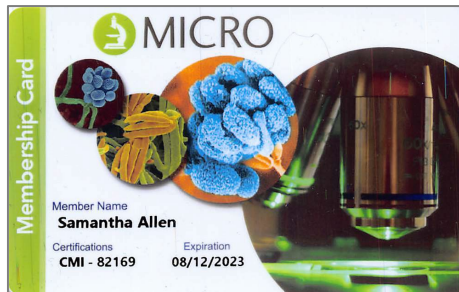
Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", written in a cursive style.

Humphrey Laurent
Air Lab Consulting, Inc.

A handwritten signature in black ink, appearing to read "Samantha Allen", written in a cursive style.

Samantha Allen
Air Lab Consulting, Inc.
Certified Mold Inspector
MICRO CMI# 82169





October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Asbestos Inspection
200 Baker Street East
Costa Mesa, California 92626**

This is a report following an asbestos inspection conducted by Samantha Allen (CAC #19-6631) and Holly Burns (CSST #16-5622) of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection took place in a two story, 44,832 square foot commercial building that was built in 1984. Structural and fire damage was not observed at the time of the inspection.

The field investigation did not include any materials not shown on this report. The field investigation was limited to the roof, exterior, and interior. A total of sixty-six samples were collected and one hundred eighteen samples were analyzed due to layers in the sampled materials. Where possible, complete cross-sections were taken of the suspect materials. Asbestos was not detected in any of the samples collected.

Further destructive testing is required before this building can be renovated or demolished:

- 1st Floor:
 - Mirror adhesive/mastic present in Northeast Office Area's West Restroom (with shower).
 - Any type of resilient floor tile/sheet or floor adhesive/mastic present below the wood laminate flooring in the Northeast Office Area's Break Room.
 - Any type of adhesive present behind the metal decorative wall panels in the Northeast Office Area's Break Room.
- 2nd Floor:
 - Mirror adhesive/mastic present in Open Area 251, Office 252, and Office 256.

Samples of suspect materials were collected using procedures recommended by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Article 40, Section 763. Collected samples were placed in individually sealed plastic bags, assigned unique sample identification numbers, and properly labeled. The individual sample bags were then placed in another sealed plastic bag with the Chain of Custody Form and delivered, under proper chain of custody protocol, to AQ Environmental Laboratories (NVLAP Lab Code 500044-0). AQ Environmental is located at 1508 East 33rd Street, in Signal Hill, California and can be contacted at (562) 206-2770. Sample analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining using the method prescribed in EPA 600/M4-82-020, updated method 600 R-93/116. The laboratory report is attached (Report Number 2251262).

**Asbestos Not Detected**

The table below presents the PLM test results, which determined that the following samples collected **do not contain a detectable amount of asbestos**:

| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|---|---------------------------------------|--------------|--------------------|
| 2251262-001 1A | Roof, east center parapet | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-002 1B | Roof, east center parapet | Built Up Roofing: Layered Felt/Tar | Black | None Detected |
| 2251262-003 1C | Roof, east center parapet | Built Up Roofing: Roofing Paper | Pink | None Detected |
| 2251262-004 2A | Roof, center | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-005 2B | Roof, center | Built Up Roofing: Roofing Paper | Pink | None Detected |
| 2251262-006 3A | Roof, west center parapet | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-007 3B | Roof, west center parapet | Built Up Roofing: Layered Felt/Tar | Black | None Detected |
| 2251262-008 4 | Roof, center, at HVAC duct penetration | Roof Mastic | Black | None Detected |
| 2251262-009 5 | Roof, south center at bracer | Roof Mastic | Silver/Black | None Detected |
| 2251262-010 6 | Roof, south center, southeast skylight, at patch | Roof Mastic | Black | None Detected |
| 2251262-011 7 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-012 8 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-013 9 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-014 10 | 2 nd Floor, Open Area 221, southwest | Ceiling Tile | White/Beige | None Detected |
| 2251262-015 11 | 2 nd Floor, South Suite, Server Room, northeast | Ceiling Tile | White/Beige | None Detected |
| 2251262-016 12 | 1 st Floor, Supply Room, south | Ceiling Tile | White/Beige | None Detected |
| 2251262-017 13 | 2 nd Floor, South Suite, Electrical Room, west | Base Cove Adhesive | Beige | None Detected |
| 2251262-018 14 | 2 nd Floor, South Suite, Supply Room, east | Base Cove Adhesive | Beige | None Detected |
| 2251262-019 15 | 1 st Floor, Northwest Office Area, Break Room, northwest | Base Cove Adhesive | Beige | None Detected |
| 2251262-020 16A | 2 nd Floor Men's Restroom, Janitor Closet, northwest | Textured Drywall | White/Brown | None Detected |
| 2251262-021 16B | 2 nd Floor, Men's Restroom, Janitor Closet, northwest | Joint Compound | White | None Detected |
| 2251262-022 17A | 2 nd Floor, Women's Restroom, Janitor closet, south wall | Textured Drywall | White/Brown | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|--------------------------------|----------------------|--------------------|
| 2251262-023 17B | 2 nd Floor, Women's Restroom, Janitor closet, south wall | Joint Compound | White | None Detected |
| 2251262-024 18A | 1 st Floor, Women's Restroom 1, Janitor Closet, southwest | Textured Drywall | Brown | None Detected |
| 2251262-025 18B | 1 st Floor, Women's Restroom 1, Janitor Closet, southwest | Joint Compound | Beige | None Detected |
| 2251262-026 19A | 2 nd Floor, Office 207, north | Drywall | White/Brown | None Detected |
| 2251262-027 19B | 2 nd Floor, Office 207, north | Joint Compound | Green/Cream | None Detected |
| 2251262-028 20A | 2 nd Floor, Office 252, northwest | Drywall | White/Brown | None Detected |
| 2251262-029 20B | 2 nd Floor, Office 252, northwest | Joint Compound | White | None Detected |
| 2251262-030 21A | 2 nd Floor, South Suite, Server Room, southeast | Drywall | Light Pink/ Brown | None Detected |
| 2251262-031 21B | 2 nd Floor, South Suite, Server Room, southeast | Joint Compound | White/Cream | None Detected |
| 2251262-032 22A | 1 st Floor, Elevator Equipment Room, northeast | Drywall | White/Brown | None Detected |
| 2251262-033 22B | 1 st Floor, Elevator Equipment Room, northeast | Joint Compound | Light Pink/ Cream | None Detected |
| 2251262-034 23A | 1 st Floor, Shredding Room, northwest | Drywall | White/Brown | None Detected |
| 2251262-035 23B | 1 st Floor, Shredding Room, northwest | Joint Compound | White/Cream | None Detected |
| 2251262-036 24 | 2 nd Floor, South Suite, Lobby, east | Wall Texture | Beige/White/ Gray | None Detected |
| 2251262-037 25 | 2 nd Floor, South Suite, Entry to Kitchen, east | Wall Texture | Cream | None Detected |
| 2251262-038 26 | 2 nd Floor, South Suite, Southeast Hall near Office 5 | Wall Texture | Beige/Gray | None Detected |
| 2251262-039 27A | 2 nd Floor, Copy/File Break Room 215, northeast | 12" Resilient Floor Tile (RFT) | Light Beige | None Detected |
| 2251262-040 27B | 2 nd Floor, Copy/File Break Room 215, northeast | Floor Adhesive | Yellow | None Detected |
| 2251262-041 28A | 2 nd Floor, Storage 222, south | 12" RFT | Light Beige | None Detected |
| 2251262-042 28B | 2 nd Floor, Storage 222, south | Floor Adhesive | Yellow | None Detected |
| 2251262-043 29A | 2 nd Floor, Galley 229, south | 12" RFT | Light Beige | None Detected |
| 2251262-044 29B | 2 nd Floor, Galley 229, south | Floor Adhesive | Yellow | None Detected |
| 2251262-045 30A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-046 30B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|----------------------|--------------|--------------------|
| 2251262-047 31A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-048 31B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |
| 2251262-049 32A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-050 32B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |
| 2251262-051 33A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-052 33B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-053 34A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-054 34B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-055 35A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-056 35B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-057 36A | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Beige | None Detected |
| 2251262-058 36B | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-059 36C | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Green | None Detected |
| 2251262-060 36D | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-061 36E | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Tan | None Detected |
| 2251262-062 36F | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-063 37A | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Beige | None Detected |
| 2251262-064 37B | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Light Yellow | None Detected |
| 2251262-065 37C | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Green | None Detected |
| 2251262-066 37D | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Light Yellow | None Detected |
| 2251262-067 37E | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Tan | None Detected |
| 2251262-068 37F | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Colorless | None Detected |
| 2251262-069 38A | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Beige | None Detected |
| 2251262-070 38B | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|---|----------------------|--------------------|--------------------|
| 2251262-071 38C | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Green | None Detected |
| 2251262-072 38D | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |
| 2251262-073 38E | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Tan | None Detected |
| 2251262-074 38F | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |
| 2251262-075 39A | 2 nd Floor, South Suite, Server Room, northeast | 12" RFT | Beige | None Detected |
| 2251262-076 39B | 2 nd Floor, South Suite, Server Room, northeast | Floor Adhesive | Yellow | None Detected |
| 2251262-077 40A | 2 nd Floor, South Suite, Server Room, west | 12" RFT | Beige | None Detected |
| 2251262-078 40B | 2 nd Floor, South Suite, Server Room, west | Floor Adhesive | Yellow | None Detected |
| 2251262-079 41A | 2 nd Floor, South Suite, Electrical Room, center | 12" RFT | Beige | None Detected |
| 2251262-080 41B | 2 nd Floor, South Suite, Electrical Room, center | Floor Adhesive | Yellow | None Detected |
| 2251262-081 42 | 2 nd Floor, Common Hall, outside Women's Restroom | Carpet Adhesive | Tan | None Detected |
| 2251262-082 43 | 2 nd Floor, Office 202, northeast | Carpet Adhesive | Light Yellow/White | None Detected |
| 2251262-083 44 | 2 nd Floor, Office 223, southeast | Carpet Adhesive | Yellow/Beige | None Detected |
| 2251262-084 45 | 2 nd Floor, South Suite, Office 13, northeast | Carpet Adhesive | Yellow/Beige | None Detected |
| 2251262-085 46 | 1 st Floor, South Office Area, northeast | Carpet Adhesive | Tan | None Detected |
| 2251262-086 47 | 1 st Floor, Northwest Office Area Entry, southeast | Carpet Adhesive | Colorless | None Detected |
| 2251262-087 48 | 1 st Floor, Supply room, west center | Carpet Adhesive | Tan/Colorless | None Detected |
| 2251262-088 49 | 2 nd Floor, South Suite, Hall outside Office 4 | Leveling Compound | Gray | None Detected |
| 2251262-089 50A | 1 st Floor Northeast Office Area, Office A, west | Leveling Compound | White | None Detected |
| 2251262-090 50B | 1 st Floor Northeast Office Area, Office A, west | Concrete | Gray | None Detected |
| 2251262-091 51 | 1 st Floor, South Office Area, Office B, entry | Leveling Compound | White | None Detected |
| 2251262-092 52A | 1 st Floor, Northwest Office Area, Break Room, northwest | 12" RFT | White | None Detected |
| 2251262-093 52B | 1 st Floor, Northwest Office Area, Break Room, northwest | Floor Adhesive | Blue | None Detected |
| 2251262-094 52C | 1 st Floor, Northwest Office Area, Break Room, northwest | 12" RFT (RFS) | White | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|----------------------|----------------------|--------------------|
| 2251262-095 53A | 1 st Floor, Copy Room 2, west center | 12" RFT | White | None Detected |
| 2251262-096 53B | 1 st Floor, Copy Room 2, west center | Floor Adhesive | Blue | None Detected |
| 2251262-097 53C | 1 st Floor, Copy Room 2, west center | 12" RFT (RFS) | White | None Detected |
| 2251262-098 54A | 1 st Floor, Copy Room 2, west center | 12" RFT | White | None Detected |
| 2251262-099 54B | 1 st Floor, Copy Room 2, west center | Floor Adhesive | Blue | None Detected |
| 2251262-100 54C | 1 st Floor, Copy Room 2, west center | 12" RFT (RFS) | White | None Detected |
| 2251262-101 55A | 1 st Floor, Copy Room 1, northeast | 12" RFT | Light Gray | None Detected |
| 2251262-102 55B | 1 st Floor, Copy Room 1, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-103 56A | 1 st Floor, Copy Room 1, center | 12" RFT | Light Gray | None Detected |
| 2251262-104 56B | 1 st Floor, Copy Room 1, center | Floor Adhesive | Colorless | None Detected |
| 2251262-105 57A | 1 st Floor, Copy Room 1, west center | 12" RFT | Light Gray | None Detected |
| 2251262-106 57B | 1 st Floor, Copy Room 1, west center | Floor Adhesive | Tan | None Detected |
| 2251262-107 58A | 1 st Floor, Lobby Storage, southwest | 12" RFT | Beige | None Detected |
| 2251262-108 58B | 1 st Floor, Lobby Storage, southwest | Floor Adhesive | Yellow | None Detected |
| 2251262-109 59A | 1 st Floor, Northeast Office Area, File Room, west center | 12" RFT | Beige | None Detected |
| 2251262-110 59B | 1 st Floor, Northeast Office Area, File Room, west center | Floor Adhesive | Tan | None Detected |
| 2251262-111 60A | 1 st Floor, Server Room, southwest | 12" RFT | Beige | None Detected |
| 2251262-112 60B | 1 st Floor, Server Room, southwest | Floor Adhesive | Yellow | None Detected |
| 2251262-113 61 | East Exterior, outside Break room | Exterior Stucco | White/Gray | None Detected |
| 2251262-114 62 | East Exterior, outside Break room | Exterior Stucco | White/Gray | None Detected |
| 2251262-115 63 | East Exterior, outside Break room | Exterior Stucco | Light Gray/ White | None Detected |
| 2251262-116 64 | 1 st Floor Stair Landing, Front Lobby, north wall | Concrete | Gray | None Detected |
| 2251262-117 65 | West Exterior, northwest | Concrete | Gray/Tan | None Detected |
| 2251262-118 66 | South Exterior, southwest | Concrete | Gray/Tan | None Detected |



Prior to conducting maintenance, renovation, or demolition activities in areas outside of the scope of the field investigation, we recommend that a comprehensive asbestos inspection be conducted to ensure that there are no Asbestos-Containing Materials (ACM) or Asbestos-Containing Construction Materials (ACCM) present.

Regulations related to ACM are published by the U.S. Environmental Protection Agency (EPA) and the State of California, Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA). A material is considered by the EPA to be ACM if at least one sample collected (by homogeneous group) is analyzed and asbestos is detected in an amount **greater than one percent (>1%)**. EPA regulations do not apply for materials containing less than 1% asbestos.

In the State of California, Cal/OSHA considers a material to be ACM if it is found to contain **greater than one percent (>1%) asbestos**. In addition, Cal/OSHA defines ACCM as a material containing **greater than one-tenth of one percent (>0.1%) asbestos**. Employers performing construction activities where ACCM is present must comply with all requirements of registration by Cal/OSHA for asbestos-related work and all applicable provisions of the California Code of Regulations, Title 8, Section 1529. Employers performing construction activities containing **any detectable asbestos** must comply with the applicable provisions of 8 CCR 1529.

This report represents professional judgments and is based upon the preliminary findings from the field investigation and the laboratory results identified in the submitted report. The interpretation of such data is based on our experience and qualifications. Furthermore, the quantities listed in this report are estimations and should be verified by the abatement contractor before commencement of the abatement project. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", written in a cursive style.

Humphrey Laurent
Certified Asbestos Consultant # 92-0298

A handwritten signature in black ink, appearing to read "Samantha Allen", written in a cursive style.

Samantha Allen
Certified Asbestos Consultant #19-6631

Diagram Appendix (Roof and Exterior)

The following are diagrams of the asbestos sample numbers and their locations:





Diagram Appendix (Second Floor)

The following are diagrams of the asbestos sample numbers and their locations:

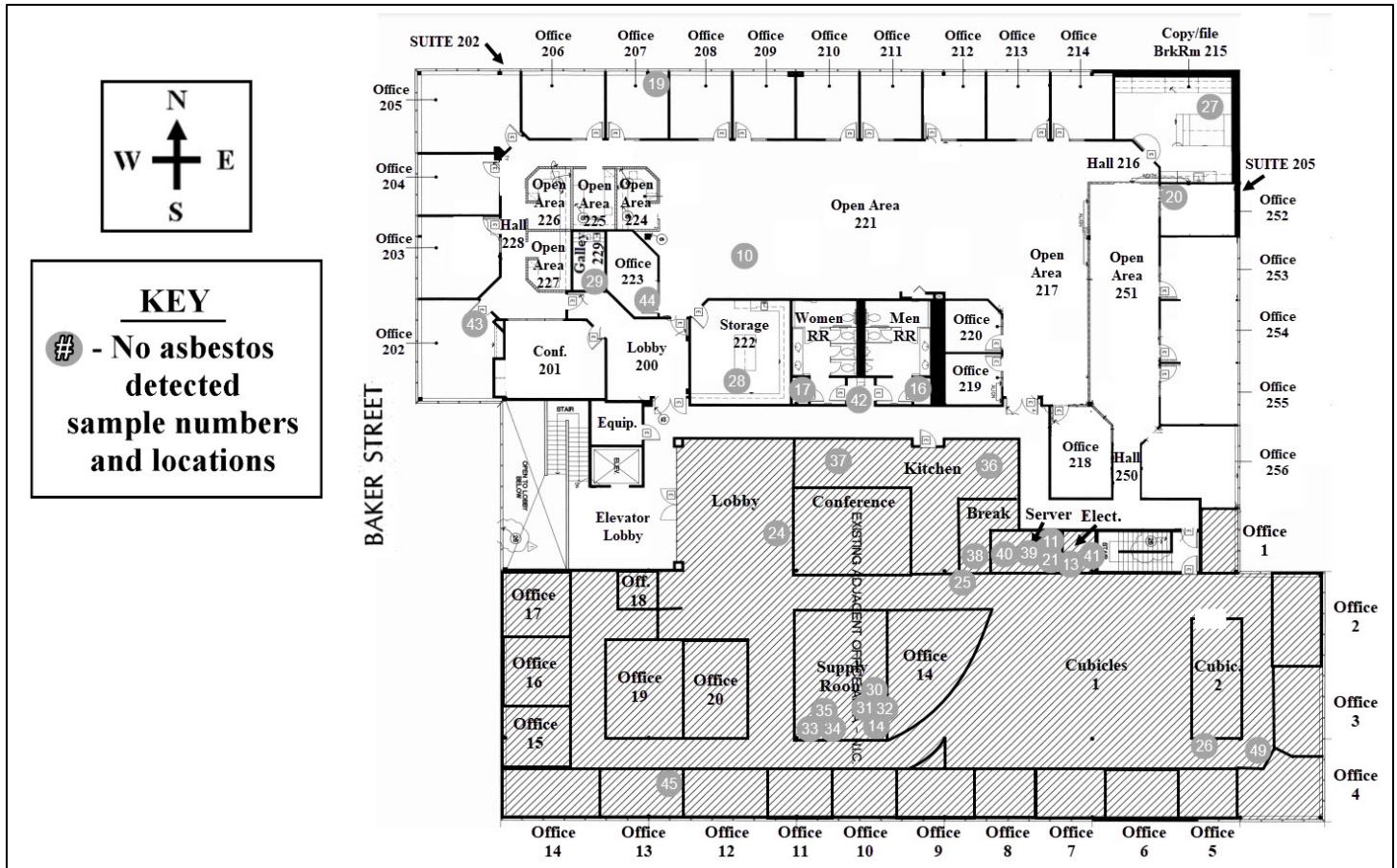
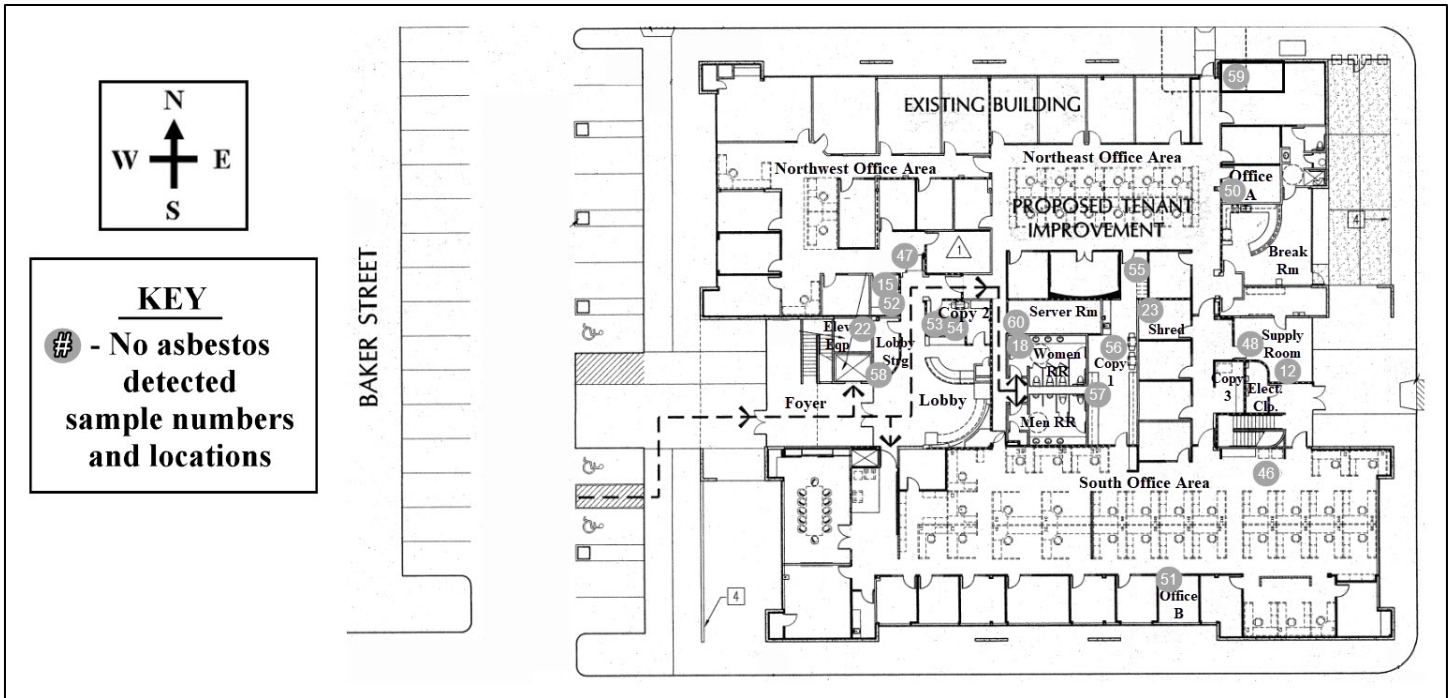


Diagram Appendix (First Floor)

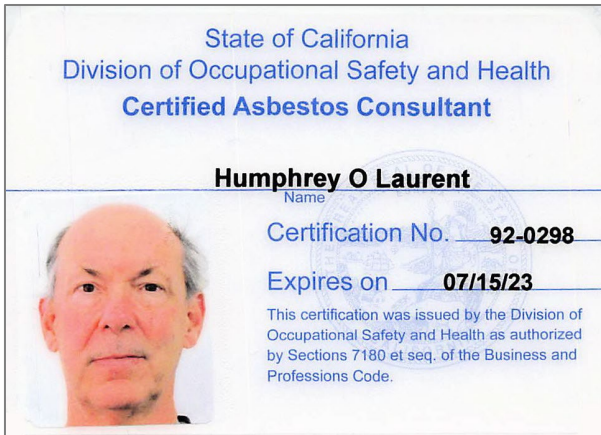
The following are diagrams of the asbestos sample numbers and their locations:





Certification Appendix:

CAL-OSHA Asbestos Certification Cards



Humphrey Laurent, CAC #92-0298



Holly Burns, CSST #16-5622



Samantha Allen, CAC #19-6631



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent
Report Number 2251262

Project Number
Project Name 200 Baker Street, E
Location Costa Mesa, CA 92626
PO Number
WO Number
Date Sampled 10/24/2022
Sampled By Samantha Allen, Holly Burns
Total Samples 118

Date Received 10/24/2022
Date Analyzed 10/26/2022
Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|--|-------------------|-------------------------|-----------------------------|
| 2251262-001 1A | Roof, E. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-002 1B | Roof, E. Center Parapet BUR- Layered Felt/Tar, Black, Non-homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-003 1C | Roof, E. Center Parapet BUR- Roofing Paper, Pink, Homogeneous | LAYER 1 100% | Cellulose Fiber Binder/Filler | 95% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-004 2A | Roof, Center BUR- Roofing Core, Gray/ Black, Non-homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-005 2B | Roof, Center BUR- Roofing Paper, Pink, Homogeneous | LAYER 1 100% | Cellulose Fiber Binder/Filler | 95% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-006 3A | Roof, W. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|---|------------|-------------------------|---------------------------------|
| 2251262-007 3B | Roof, W. Center Parapet BUR- Layered Felt/Tar, Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-008 4 | Roof, Center, @ HVAC Duct Penetration Roof Mastic, Black, Homogeneous | LAYER 1 100% | Cellulose Fiber Bituminous Matrix/Filler | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-009 5 | Roof, S. Center @ Bracer Roof Mastic, Silver/Black, Non- homogeneous | LAYER 1 100% | Metallic Paint Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-010 6 | Roof, S. Center, SE Patch @ Skylight Roof Mastic, Black, Homogeneous | LAYER 1 100% | Cellulose Fiber Bituminous Matrix | 20% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-011 7 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-012 8 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|---|------------------|-------------------------|-----------------------------|
| 2251262-013 9 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-014 10 | 2nd FL, S. Suite Open Area 221, SW Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-015 11 | 2nd FL, S. Ste Server Room, NE Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-016 12 | 1st FL, Supply Rm, S Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-017 13 | 2nd FL, S. Suite, Electrical Room, West Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-018 14 | 2nd FL, S. Suite, Supply Rm, East Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|---|-------------------|-------------------------|-----------------------------|
| 2251262-019 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 15 | Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-020 | 2nd FL, Men's RR, Janitor Closet, NW | | | | | |
| 16A | Textured DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Gypsum/Binder/Filler | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-021 | 2nd FL, Men's RR, Janitor Closet, NW | | | | | |
| 16B | JC, White, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 15% 70% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-022 | 2nd FL, Women's RR, Janitor Closet, S. Wall | | | | | |
| 17A | Textured DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-023 | 2nd FL, Women's RR, Janitor Closet, S. Wall | | | | | |
| 17B | JC, White, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 5% 85% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|---|-------------------------|-------------------------|---------------------------------|
| 2251262-024 | 1st FL, Women's RR 1, Janitor Closet, SW | | | | | |
| 18A | Textured DW, Brown, Non- homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-025 | 1st FL, Women's RR 1, Janitor Closet, SW | | | | | |
| 18B | JC, Beige, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 15% 65% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-026 | 2nd FL, Office 207, N | | | | | |
| 19A | DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-027 | 2nd FL, Office 207, N | | | | | |
| 19B | JC, Green/Cream, Non-homogeneous | LAYER 1 100% | Mica Perlite Calcium Carbonate Binder/Filler | 10% 5% 70% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-028 | 2nd FL, Office 252, NW | | | | | |
| 20A | DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|------------------------------|---|-------------------|-------------------------|-----------------------------|
| 2251262-029 20B | 2nd FL, Office 252, NW JC, White, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 15% 75% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-030 21A | 2nd FL, South Suite, Server Rm, SE DW, Lt. Pink/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-031 21B | 2nd FL, South Suite, Server Rm, SE JC, White/Cream, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 10% 80% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-032 22A | 1st FL, Elevator Equip Rm, NE DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-033 22B | 1st FL, Elevator Equip Rm, NE JC, Lt. Pink/Cream, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 20% 65% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|---|-------------------|--|-----|
| 2251262-034 23A | 1st FL, Shredding Rm, NW DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-035 23B | 1st FL, Shredding Rm, NW JC, White/Cream, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 10% 75% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-036 24 | 2nd FL, S. Suite, Lobby, E Wall Texture, Beige/White/Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 50% 40% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-037 25 | 2nd FL, S. Suite, Entry to Kitchen, E Wall Texture, Cream, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 5% 85% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-038 26 | 2nd FL, S. Suite, SE Hall Near Office 5 Wall Texture, Beige/ Gray, Non-homogeneous | LAYER 1 100% | Calcium Carbonate Binder/Filler | 80% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|--|-----|
| 2251262-039 27A | 2nd FL, Copy/File Break Rm 215, NE 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-040 27B | 2nd FL, Copy/File Break Rm 215, NE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-041 28A | 2nd FL, Storage 222, S 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-042 28B | 2nd FL, Storage 222, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-043 29A | 2nd FL, Galley 229, S 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-044 29B | 2nd FL, Galley 229, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|-------------------------|-----------------------------|
| 2251262-045 30A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-046 30B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-047 31A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-048 31B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-049 32A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-050 32B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-051 33A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-052 33B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-053 34A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-054 34B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-055 35A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-056 35B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-057 36A | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-058 36B | 2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-059 36C | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-060 36D | 2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-061 36E | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-062 36F | 2nd FL, S. Suite, Kitchen, NE Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|-------------------------|-----------------------------|
| 2251262-063 37A | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-064 37B | 2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-065 37C | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-066 37D | 2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-067 37E | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-068 37F | 2nd FL, S. Suite, Kitchen, NW Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|--|-----|
| 2251262-069 38A | 2nd FL, S. Suite, Break Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-070 38B | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-071 38C | 2nd FL, S. Suite, Break Rm, S 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-072 38D | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-073 38E | 2nd FL, S. Suite, Break Rm, S 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-074 38F | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-075 39A | 2nd FL, S. Suite, Server Rm, NE 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-076 39B | 2nd FL, S. Suite, Server Rm, NE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-077 40A | 2nd FL, S. Suite, Server Rm, W 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-078 40B | 2nd FL, S. Suite, Server Rm, W Adhesive, Yellow, Non-homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-079 41A | 2nd FL, S. Suite, Electrical Rm, Ctr 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-080 41B | 2nd FL, S. Suite, Electrical Rm, Ctr Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|------------------------------|----------------------------|--------|-------------------------|-----------------------------|
| 2251262-081 42 | 2nd FL, Common Hall, Outside Women's RR Carpet Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-082 43 | 2nd FL, Office 202, NE Carpet Adhesive, Lt. Yellow/White, Non-homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-083 44 | 2nd FL, Office 223, SE Carpet Adhesive, Yellow/Beige, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-084 45 | 2nd FL, S. Suite, Office 13 NE Carpet Adhesive, Yellow/Beige, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-085 46 | 1st FL, S. Office Area, NE Carpet Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-086 47 | 1st FL, NW Office Area Entry, SE Carpet Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|--|-------------------|-------------------------|---------------------------------|
| 2251262-087 48 | 1st FL, Supply Rm, W. Center Carpet Adhesive, Tan/Colorless, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-088 49 | 2nd FL, S. Suite, Hall Outside Office 4 Leveling Compound, Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Binder/Filler | 85% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-089 50A | 1st FL, NE Office Area, Office A, W Leveling Compound, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Gypsum | 40% 60% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-090 50B | 1st FL, NE Office Area, Office A, W Concrete, Gray, Non-homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 65% 15% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-091 51 | 1st FL, S. Office Area, Office B, Entry Leveling Compound, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Gypsum | 40% 60% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-092 52A | 1st FL, NW Office Area, Break Rm, NW 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|---|-------------------------|-------------------------|---------------------------------|
| 2251262-093 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 52B | Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-094 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 52C | 12" RFT (RFS), White, Non- homogeneous | LAYER 1 100% | Cellulose Fiber Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 13% 2% <1% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-095 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53A | 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-096 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53B | Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-097 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53C | 12" RFT (RFS), White, Homogeneous | LAYER 1 100% | Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 5% <1% 95% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-098 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 54A | 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|--|------------------|-------------------------|-----------------------------|
| 2251262-099 54B | 1st FL, Copy Rm #2, W. Center Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-100 54C | 1st FL, Copy Rm #2, W. Center 12" RFT (RFS), White, Non-homogeneous | LAYER 1 100% | Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 5% <1% 95% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-101 55A | 1st FL, Copy Rm #1, NE 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-102 55B | 1st FL, Copy Rm #1, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-103 56A | 1st FL, Copy Rm #1, Ctr 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-104 56B | 1st FL, Copy Rm #1, Ctr Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-105 57A | 1st FL, Copy Rm #1, W. Center 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-106 57B | 1st FL, Copy Rm #1, W. Center Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-107 58A | 1st FL, Lobby Storage, SW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-108 58B | 1st FL, Lobby Storage, SW Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-109 59A | 1st FL, NE Office Area, File Rm, W Ctr 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-110 59B | 1st FL, NE Office Area, File Rm, W Ctr Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|--|-------------------|--|-----|
| 2251262-111 60A | 1st FL, Server Rm, SW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-112 60B | 1st FL, Server Rm, SW Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-113 61 | E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 45% 40% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-114 62 | E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 25% 55% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-115 63 | E. Exterior, Outside Break Rm Exterior Stucco, Lt. Gray/White, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 25% 55% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|--|-------------------|------------------|-------------------------|
| 2251262-116 64 | 1st Floor Front Lobby, N. Wall Concrete, Gray, Non-homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 45% 40% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-117 65 | W. Exterior, NW Concrete, Gray/Tan, Non- homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 40% 40% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-118 66 | S. Exterior, SW Concrete, Gray/Tan, Non- homogeneous | LAYER 1 100% | Mineral Binder/Filler Calcium Carbonate Binder/Filler | 55% 30% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Cristina Tabatt

Approved Signatory Cristina E. Tabatt

NVLAP[®]
TESTING

NVLAP Lab Code 500044-0



Chain of Custody

LAB ORDER NUMBER

2251262

Note: Samples are delivered in-person to the lab under proper chain of custody protocol.

| CUSTOMER INFORMATION | | Turnaround Time | Temperature and Relative Humidity | | | |
|--|---------------------------------|---|--|-------------|------|---------|
| Company | Air Lab Consulting, Inc. | <input type="checkbox"/> 3-Hours | Moist | Description | RH % | Temp °F |
| Address | 1198 Pacific Coast Highway D363 | <input type="checkbox"/> 6-Hours | | | | |
| City/State/Zip | Seal Beach, CA 90740 | <input type="checkbox"/> Same Day | | | | |
| Contact | Humphrey Laurent | <input type="checkbox"/> 1 Day | | | | |
| Office Phone | (562) 303-5219 | <input checked="" type="checkbox"/> 2 Day | | | | |
| Fax | (562) 481-3776 | | Moisture <input type="checkbox"/> Green <input type="checkbox"/> Yellow <input type="checkbox"/> Red | | | |
| Email Results To: <input checked="" type="checkbox"/> LabResults@airlabinc.com | | Special Instructions: <input type="checkbox"/> Stop analyzing at the first positive by homogeneous material containing more than 1% asbestos <input type="checkbox"/> For samples with PLM lab results less than 1% asbestos, analyze further using 1000 point count method <input type="checkbox"/> Other: | | | | |
| <input checked="" type="checkbox"/> Humphrey@airlabinc.com | | | | | | |
| Project Notes: | | | | | | |

PROJECT INFORMATION

| | | |
|---|---|--------|
| Client Name: | PO Number: | Job #: |
| Location: <u>200 BAKER STREET, E</u> <u>COSTA MESA, CA 92626</u> | Sampled By: <input type="checkbox"/> Humphrey Laurent <input type="checkbox"/> Dylan Ridgel <input checked="" type="checkbox"/> Samantha Allen <input checked="" type="checkbox"/> Holly Burns <input type="checkbox"/> Eric Asa <input type="checkbox"/> Other | |

| PLM | PCM | MOLD | LEAD (Pb) | OTHER |
|--|---|--|--|-------|
| <input checked="" type="checkbox"/> PLM <input type="checkbox"/> PLM EPA 400 Pt. Count <input type="checkbox"/> PLM 1000 Pt. Count | <input type="checkbox"/> NIOSH 7400A <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> w/ TWA | <input type="checkbox"/> Spore Trap <input type="checkbox"/> Tape Lift <input type="checkbox"/> Bulk Sample <input type="checkbox"/> Swab | <input type="checkbox"/> Air <input type="checkbox"/> TTLC <input type="checkbox"/> Paint <input type="checkbox"/> STLC <input type="checkbox"/> Wipe <input type="checkbox"/> TCLP <input type="checkbox"/> Soil | |

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|-------------|---------------------------------------|--------------|------------|---------------|------------------------|
| 1 | BUR | ROOF, E. center parapet | 10/24/22 | | | |
| 2 | ↓ | ↓, center | | | | |
| 3 | ↓ | ↓, W. center | | | | |
| 4 | ROOF MASTIC | ROOF, center, @ HVAC DUCT PENETRATION | | | | |
| 5 | ↓ ↓ | ROOF, S. center, @ Bracer | | | | |
| 6 | ↓ ↓ | ROOF, S. center, SE patch @ skylight | | | | |
| 7 | ROOF MASTIC | Elevator ROOF, NW | | | | |
| 8 | ↓ ↓ | ↓ ↓ ↓ | | | | |
| 9 | ↓ ↓ | ↓ ↓ ↓ | | | | |

| | |
|-------------------------------------|-----------------------------------|
| Relinquished By: <u>Holly Burns</u> | Received By: <u>Jackie Taylor</u> |
| Date/Time: <u>10/24/22 2:35P</u> | Date/Time: <u>10/24/22 14:35</u> |

Company: Air Lab Consulting, Inc.
 Client Name:
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time Stop Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|----------------|--|-----------------|-------------------------|------------------|---------------------------|
| 10 | CEILING TILE | 2nd FL. S. SUITE OPEN AREA 221, SW | 10/24/22 | | | |
| 11 | ↓ | 2nd FL. S. STE SERVER ROOM, NE | | | | |
| 12 | ↓ | 1st FL. SUPPLY RM, S | | | | |
| 13 | Base cone Adh. | 2nd S. SUITE, Electrical FL. ROOM, WEST | | | | |
| 14 | ↓ | 2nd S. SUITE, SUPPLY RM, FL. EAST | | | | |
| 15 | ↓ | 1st NW OFFICE AREA, FL. BREAK RM, NW | | | | |
| 16 | TEXTURED DW/JC | 2nd MEN'S RR, JANITOR FL. 1 CLOSET, NW | | | | |
| 17 | ↓ | ↓ WOMEN'S RR, JANITOR CLOSET, S. WALL | | | | |
| 18 | ↓ | 1st WOMEN'S RR, 1; FL. JANITOR CLOSET, SW | | | | |
| 19 | DW/JC | 2nd OFFICE 207, N FL. | | | | |
| 20 | ↓ | ↓ OFFICE 252, NW | | | | |
| 21 | ↓ | ↓ SOUTH SUITE, SERVER RM, SE | | | | |
| 22 | ↓ | 1st Elevator EQUIP RM, FL. 1 NE | | | | |
| 23 | ↓ | ↓ SHREDDING RM, NW | | | | |
| 24 | WALL TEXTURE | 2nd FL. 1 S. SUITE, Lobby, E | | | | |
| 25 | ↓ | ↓ Entry to Kitchen, E | | | | |
| 26 | ↓ | ↓ SE Hall NEAR OFFICE 5 | | | | |
| 27 | 12" RFT/ADH | 2nd COPY/FILE BRK RM FL. 215, NE | | | | |
| 28 | ↓ | ↓ strg 222, S | | | | |
| 29 | ↓ | ↓, Gallery 229, S | | | | |
| 30 | 12" RFT/ADH | 2nd S. SUITE, SUPPLY RM, FL. SE | | | | |
| 31 | ↓ | ↓ | | | | |
| 32 | ↓ | ↓ | | | | |
| 33 | 12" RFT/ADH | 2nd S. SUITE, SUPPLY RM, FL. S | | | | |

Relinquished By: *Holly B* Received By: *Jackie Tayag*
 Date/Time: 10/24/22 2:35P Date/Time: 10/24/22 14:35

Company: Air Lab Consulting, Inc.
 Client Name: _____
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time Stop Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|----------------------------|---|-----------------|-------------------------|------------------|---------------------------|
| 34 | 12" RFT/ADH | 2nd FL, S. SUITE, SUPPLY RM | 10/24/22 | | | |
| 35 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓ | | | | |
| 36 | 12" RFT/RFT/RFT/ADH | 2nd FL, S. SUITE, KITCHEN NE | | | | |
| 37 | ↓ ↓ ↓ ↓ | ↓ ↓ ↓ ↓, NW | | | | |
| 38 | ↓ ↓ ↓ ↓ | ↓ ↓ ↓ ↓ Break RM, S | | | | |
| 39 | 12" RFT/ADH | 2nd FL, S. SUITE, Server RM, NE | | | | |
| 40 | ↓ ↓ ↓ | ↓ ↓ ↓, W | | | | |
| 41 | ↓ ↓ ↓ | ↓ ↓ ↓, Electrical RM, CTR | | | | |
| 42 | CARPET ADH | 2nd Common outside women's FL, Hall, RR | | | | |
| 43 | ↓ | 2nd FL, OFFICE 202, NE | | | | |
| 44 | ↓ | ↓, OFFICE 223, SE | | | | |
| 45 | ↓ | ↓, S. SUITE, OFFICE 13 NE | | | | |
| 46 | ↓ | 1st FL, S. OFFICE AREA, NE | | | | |
| 47 | ↓ | ↓, NW OFFICE AREA ENTRY, SE | | | | |
| 48 | ↓ ↓ | ↓, SUPPLY RM, W Center | | | | |
| 49 | Leveling Compound | 2nd FL, S. SUITE, HALL OUTSIDE OFFICE 4 | | | | |
| 50 | Leveling compound/concrete | 1st NE OFFICE AREA, FL, OFFICE A, W | | | | |
| 51 | Leveling Compound | ↓, S. OFFICE AREA, OFFICE B, Entry | | | | |
| 52 | 12" RFT/ RFT | 1st NW OFFICE AREA, FL, Break RM, NW | | | | |
| 53 | ↓ ↓ ↓ | ↓, COPY RM #2, W. Center | | | | |
| 54 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓ | | | | |
| 55 | 12" RFT/ADH | 1st FL, COPY RM #1, NE | | | | |
| 56 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓, CTR | | | | |
| 57 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓, W Center | | | | |

Relinquished By: Holly B Date/Time: 10/24/22 2:35 P
 Received By: Jackie Txyty Date/Time: 10/24/22 14:35

LAB ORDER NUMBER 2251262

Form COC-20200708



October 24, 2022

ASSESSMENT OF EXISTING MECHANICAL SYSTEMS

200 E BAKER STREET, COSTA MESA CALIFORNIA

Documents Reviewed

We developed our opinions, based on our site visit and applicable local codes. The documentation used in this report includes the following:

Site survey conducted on October 18th 2022

2019 California Building Code

2019 California Mechanical Code

2019 California Energy Code – Part 6

City of Costa Mesa 2019 and all previous Code Amendments and Adoptive Ordinances

Analysis and Opinions

Q3 has reviewed the improvements indicated in the existing Mechanical systems, and design as to identify the upgrades imposed by applicable codes and standards at the time of the building reconstruction.

Q3's opinions on Mechanical system improvements are as follows:

All Rooftop Equipment

The roof equipment for the two-story building at 200 E. Baker consists of 25 rooftop package heat pumps. Not all of the equipment on the roof of building 200 E. Baker was replaced recently, and some of the equipment is unidentifiable. These units do not comply with the current California Energy Efficiency Ratio (EER).

There are also three (3) Condensing units serving specialty rooms. This is used as a ductless system. Equipment screen is in place

Standard rooftop units range from 4 Ton to 7.5 Ton. All units are side discharge meaning the supply & return ducts discharge from the side and penetrate the roof outside the Rooftop unit. The roof has exhaust fans primarily for bathroom exhaust. All equipment on roof is leveled with an equipment platform and is installed per the CMC 2019.

.

Interior HVAC

Interior HVAC Distribution has a mixture of solid & flex ducting serving supply and return air perforated grilles. Lobby areas consist of Linears for supply air. 1st floor lobby comes from 2nd floor supply grilles.(open area) All thermostats shall be replaced with programmable thermostats. Each rooftop unit comes down thru roof with one (1) thermostat serving one (1) designated area only for both levels.(one office or one area)

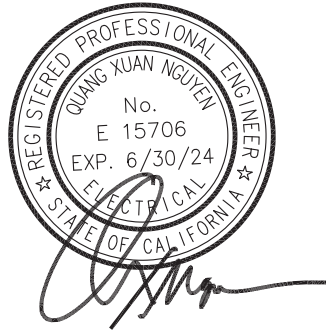
Further Corrective Actions

Q3 has an option for the building owner to help modernize and fix the building to bring it to current industry standards of a commercial condo office building. The following is a option to update the buildings system:

Q3 recommendation

The up-front investment is high, however, now is the time to modernize the building in the best way possible. A VRF System with about 4 Rooftop units piping down to Fan Coils at each space with Heating and or Cooling separately at each space. This type of system would also be able to Model with a Central Controller meter each tenant separately. This in turn would minimize the amount of holes in the roof to compliment a longer lasting roof and of course a more water proof roof.





Q³
inc.
Engineers Inc.
Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

ELECTRICAL ASSESSMENT REPORT

200 BAKER ST. E, COSTA MESA, CA 92626

Q3 Engineers was asked to provide an Electrical report certifying that all electrical systems comply with the California Electrical Code and to provide recommendations and proper measures to remediate the non-compliant system.

Below is the summary of our assessment and findings along with our recommendations.

Documents Reviewed

We developed our opinions, based on our site visit and applicable local codes. The documentation used in this report includes the following:

- Site survey conducted on Oct 18th 2022
- 2019 California Building Code
- 2019 California Electrical Code
- 2019 California Energy Code – Part 6
- City of Irvine 2019 and all previous Code Amendments and Adoptive Ordinances

Current Status Analysis

Q3's opinions on the existing electrical service and future modifications are as follows:

October 24, 2022

Electrical System/ Service:

1. The building has (2) electrical rooms. We were able to access the 1st floor one but unable to access the 2nd floor due to the passcode lock.
In the electrical room on 1st floor, all electrical equipment has minimum 3ft clearance in the front and appears to be in good condition.



There are (3) existing metering switchboards (floor mounted on the concrete) and one (1) house metering panel. See the four meters below.

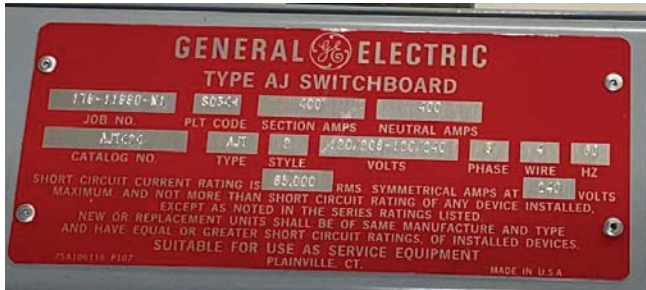


Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

1) 400A 120/208V 3PH 4W 65k AIC with meter.



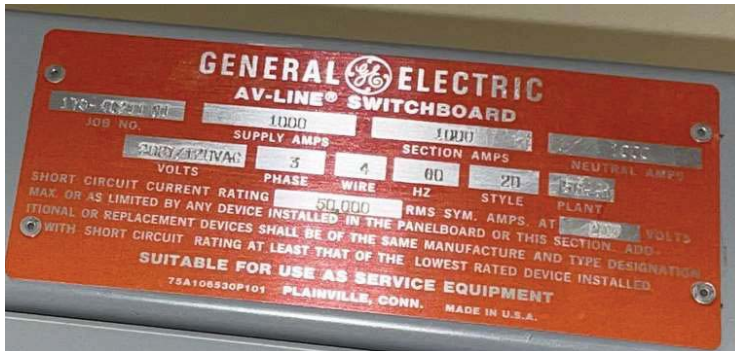


Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

2) 1000A 120/208V 3PH 4W 50k AIC with meter.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

600A 120/208V 3PH 4W 50k AIC with *Electrical report*. A report by a California-registered electrical engineer certifying that all electrical systems comply with the California Electrical Code. The proper measures to remediate the noncompliant system components shall be identified.

3) meter.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

4) 225A 120/208V 3Ph 4W house panel "BP" with Meter





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

- 5) There is an existing transfer switch inside the first floor electrical room which is powering Panel Gen – 400A, 120/208V, 3PH 4W. Panel Gen is fed from the existing 1000A metering switchboard – Suite 101. Size of the backup generator is unknown. Q3 has not verified the size of the generator.

- a. Transfer switch – 400A, 120/208V, 3PH





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

- 6) The electrical room on the 2nd floor was locked with passcodes, and Q3 could not gain access. At this point, we cannot verify if all the panels are in compliance with California Electrical Code.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

- 7) There is a 200A 120/208V 3Ph 4W panel "A" in the break room 215. The panel is in good condition. However, the panel needs minimum clearance 36" in front of the panel. Our recommendation is to relocate or shift the copy machine 36" away from the wall.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

- 8) There are two electrical panels in the open office area of 2nd floor and they do comply with the 3ft clearance requirement. The panels seem to be in good condition.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

- 9) Panel "N" (225A 120/208V 3Ph 4W) located in the fitness room on the 2nd floor does not comply with the 3' clearance requirement. The panel appears to be in good condition. Our recommendation is to move all the items in front of the electrical panel to provide a 3' clearance.



October 24, 2022

Lighting System and Lighting controls

1. Exit signs/ Bugeyes (1st and 2nd Floors)

The building has exit signs at the exits and the hallways. There are bugeyes in the facility however we did not see many bugeyes in the facility. We believe the current light level along the path of egress will not comply with the current code requirement of 1 Footcandle. Our recommendation is to clearly define the path of egress and add additional bug eye light fixtures.



October 24, 2022

2. First Floor

a. Light fixtures

Compact fluorescent fixtures and MR16 can lights are installed in the lobby areas, conference rooms, and hallways. There are no partial-off vacancy sensor controls in the hallway. Our recommendation to bring this facility up to Title 24 Interior lighting compliance is to add in occupancy sensors for additional controls.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Different type of T8 & LED fixtures (2x2 and 2x4) are installed within open office areas, small offices, and conference rooms. Each fixture includes 3 T8 lamps. It does not appear these fixtures have any daylighting and occupancy controls which are required by current Lighting Title 24 standards.



The kitchen area is equipped with 2x4 recessed LED fixtures.



Our recommendations for the interior office lighting are to replace all fluorescent lamp fixtures with new LED fixtures and to install proper controls using occupancy and photocell sensors

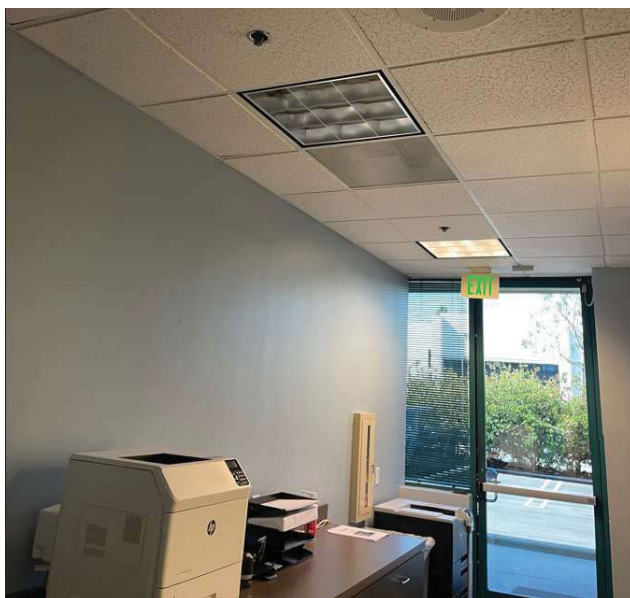
October 24, 2022

Compact fluorescent fixtures and wall sconces are used in the big restrooms in the middle of the floor.



Overall, most of the fixtures on the 1st floor are equipped with T8 and compact fluorescents lamps. Q3 recommends to upgrade to LED fixtures with daylighting and occupancy sensor controls.

We also observed some non-operating fixtures in the building. Q3 recommends replacing these fixtures.





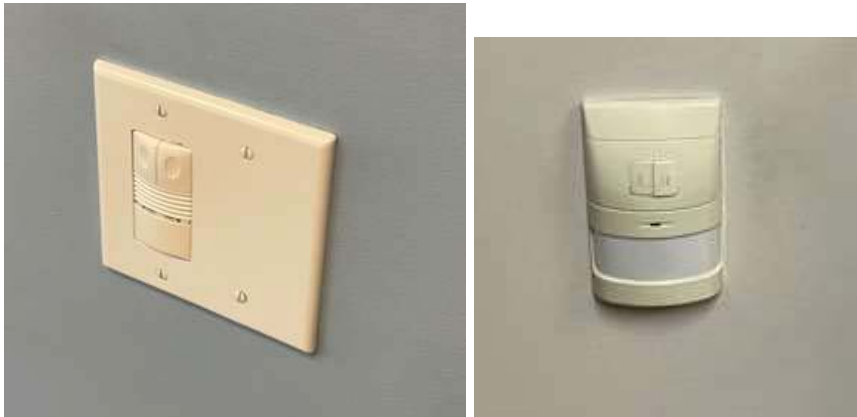
Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

b. Lighting controls

Some small offices are equipped with on/off switches with occupancy sensor and step dimmer. Step dimmer is set at 30/60/100% level. There are no daylighting controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.



Some other areas such as the conference rooms are only equipped with on/off switches without occupancy sensor and dimmer. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Open offices are equipped with time clock and on/off switches only. There are no daylighting controls. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.



The building is surrounded by glass windows and there is no sign of any photocell sensors controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

In the kitchen/break room area, recessed 2x4 LED fixtures are controlled by on/off switch. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards



October 24, 2022

3. Second floor
a. Light Fixtures

Hallway and lobby areas are equipped with retrofit LED screw-in lamps. Track light with MR16 track heads, pendant MR16, and wall wash are installed at the lobby areas. Color LED retrofit fixtures are also installed.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Fixtures with 3 – T8 lamps are typical for all the office areas. Some office areas have T12 lamps in addition to T8 Lamps. Q3 recommend to upgrade to LED fixtures since T8 and T12 wattages are high and will not comply with current Title 24 standards. Q3 also recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Compact fluorescent fixtures are used in some corridor and break room areas. There does not appear to be any daylighting controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.



The conference room is equipped with some retrofit LED fixtures, MR16 can lights, and pendant indirect fixtures. There does not appear to be any occupancy sensor controls. Q3 recommends installing occupancy sensors to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Q3 observed some fixtures with different color temperature lamps. Q3 recommends lamps of the same color temperature to be installed.



b. Lighting controls

Most of the small offices are equipped with on/off switch with occupancy sensor and step dimmer. Step dimmer is set at 30/60/100%. 7-level step dimmer is found in some corridors. There are no partial-off vacancy sensor in all corridors. Some areas have continuous dimmers. Q3 recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

On/off switch only is used in some small rooms like storages or small offices. The big open office area in the middle of the 2nd floor is equipped with on/off switch only with no sensor/time clock. Q3 recommends occupancy sensors to be installed in order to comply with current Title 24 Standards.



Time clocks are used in the open office area 217 and 221.



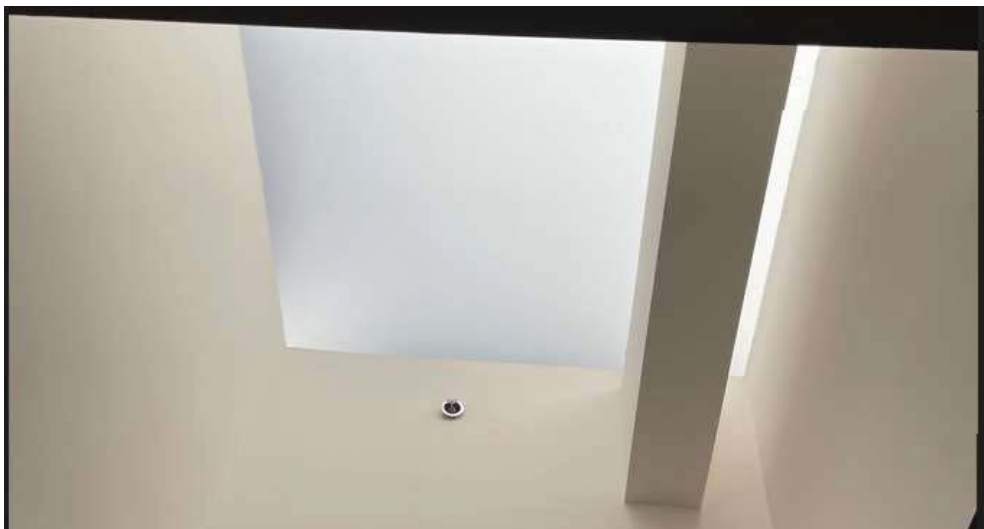


Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

There are (3) skylights on the second floor, and most of rooms have windows. However, there is no photocell sensor for daylight zones. Q3 also recommends photocell sensors to be installed in order to comply with current Title 24 Standards.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Q3 observed a few non-working occupancy sensor switches. The switches do work, however it appears the occupancy sensors are not working. We observed this condition in rooms 252, 255, 214, 206, 204, 203. Q3 recommends replacing these switches.

Some switch plates have tape on them. Q3 recommends replacing the switch plate.





Engineers Inc.

Consulting & Design
17162 Gothard Street
Huntington Beach, CA 92647
714 465-5200 T.
714 242 9499 F.

October 24, 2022

Title 24 / Controlled receptacles (Current Standards)

There are no signs of controlled receptacles in any area. Controlled receptacles are required in offices areas, lobbies, conference rooms, kitchen areas in the office space, and copy room. Q3 recommends installing controlled receptacles in these areas to comply with current Title 24 standards.

Q3 recommends to replace all light fixtures with LED fixtures. T8 and T12 lamps wattages are higher than LED fixtures and will not comply with current Title 24 watts/sf standards.

Q3 recommend to provide occupancy sensor for all areas where there is no timeclock. Repair/replace all the broken ones.

-Q3 recommend to provide photocell sensor for all fixtures within daylight zone.

Notes: Q3 relied only on the visual inspection of the site, as-built drawings have not been provided with the specifications of existing equipment or technical test results. Q3's opinions may be changed if additional information is provided at a future date.

Julio's Economy Plumbing, Inc.

18540 MARKHAM ST

CA 92508

PHONE: (951) 318-3313 FAX: (951) 398-7878

juliosplumbing@yahoo.com

DATE: 10-28-22

RIVERSIDE

INVOICE #008

CLIENT: Tim Cottoge

HILCO DEVELOPMENT

1707 E. 28TH Street, Unit B

Signal Hill, CA 90775

PHONE : Cell 562-760-0423 //D 562-760-0444

INSPECTION REPORT AT:

200 Baker Street

Costa Mesa, CA 92626

| Description of Work performed: | AMOUNT |
|---|-----------------|
| Perform sewer video camera inspection and line location services. Parts and materials: Clean out cap for the inside clean out. Job:Diagnosis---Arrived at the commercial building, ran the camera from the clean out in the front restrooms in front area of downstairs hallway. The line immediately has back-to-back 90's then runs towards the front, there is approximately a 20 feet section that is always holding approximately 3/4's of an inch of water. The line has heavy scale in that area, cannot see the condition of the pipe. After the camera comes out of the water and then hits back-to-back turns cannot get through the 2nd turn located under the stairway, pulled back a little bit and located a spot on the street portion to be able to descale upstream to the wye fitting that comes in from the back-to-back bathrooms as seen in the picture. Recommend to set up containment, saw-cut and excavate 3-1/2 feet section, descale, camera and further evaluate condition of cast iron upstream, adding an additional clean out, (we are not responsible for replacing flooring), rough concrete patch only. There is another clean out in the janitor's closet under the stairway after the two turns, from there line goes out 70 feet and hits an offset in the clay pipe that can not get the camera past. The first 40 feet is cast iron with heavy scale then transitions to clay pipe. Recommend to excavate in asphalt approximately 6 feet deep, upstream 6 to 10 inches under the concrete apron to get to the offset pie to reconfigure to fix the offset and install a dual sweep clean out in the asphalt in the front of the flagpole, descale the case iron upstream from the upstream from the access that we will be installing up to 70 feet from the clean, camera and evaluate the downstream to check condition of the line out to the street. Supplied plumber cap for the inside clean out approved by him to charge plumber. INSPECTION & PLUMBER REPORT | \$385.00 |
| TOTAL | \$770.00 |

Please make all checks payable to "Julio's Economy Plumbing, Inc."

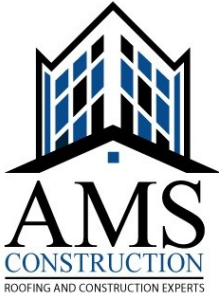
Contact JULIO GUADAMUZ , Phone 951- 318- 3313, Email: juliosplumbing@yahoo.com

Thank You for your Business !



NEEDS TO BE CUT TO
BE ABLE TO DESGATE
SEWER PIPE BECAUSE
OF TOO MANY TURNS





AMS CONSTRUCTION

Commercial Roofing Division

200 Baker St E, Costa Mesa, CA

DATE | NOVEMBER 2ND 2022

SITE ADDRESS | 200 BAKER ST E, COSTA MESA, CA

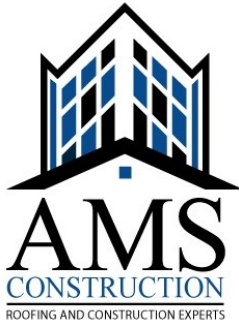
PROJECT NAME | ROOF REPORT—200 BAKER ST E

ROOF INSPECTION REPORT

ROOFING SYSTEM - This roof consists of a BUR system which we assume is 1 layer based off our site visit with no destructive testing.

ROOF CONDITION - This roof has been well maintained over the years but has reached it's life expectancy. There is granule loss throughout the cap sheet membrane as well as a few area of ponding water. There are multiple areas experiencing deflection. We believe this is due to damaged plywood decking due to water intrusion. The existing roof membrane is prone to leaks and is in need of replacement.

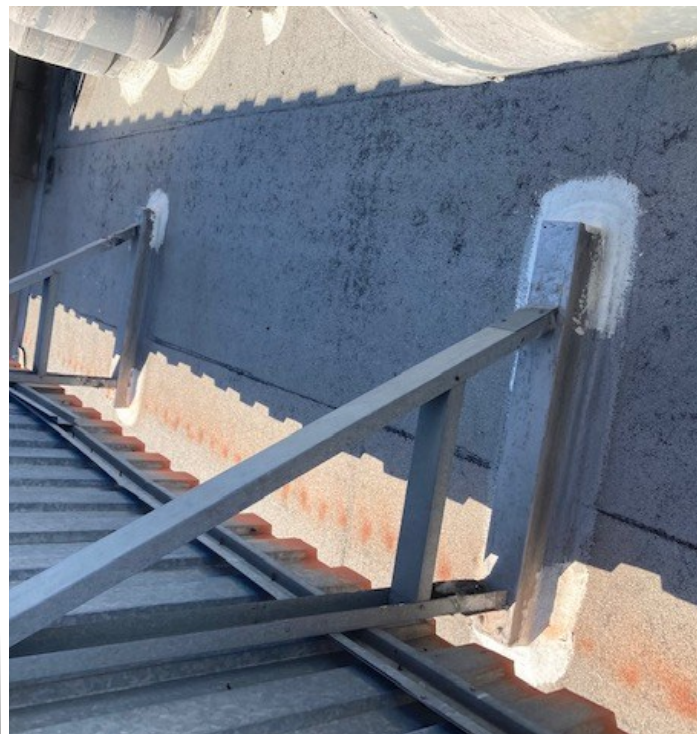
RECOMMENDATIONS - AMS recommends either replacing the roof membrane or applying a restoration coating to watertight the existing roof.



AMS CONSTRUCTION

Commercial Roofing Division

- Additional Site Pictures -



Your Trusted Roofing Partners



AMS CONSTRUCTION

Commercial Roofing Division

- Additional Site Pictures -



Your Trusted Roofing Partners



October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Asbestos Inspection
200 Baker Street East
Costa Mesa, California 92626**

This is a report following an asbestos inspection conducted by Samantha Allen (CAC #19-6631) and Holly Burns (CSST #16-5622) of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection took place in a two story, 44,832 square foot commercial building that was built in 1984. Structural and fire damage was not observed at the time of the inspection.

The field investigation did not include any materials not shown on this report. The field investigation was limited to the roof, exterior, and interior. A total of sixty-six samples were collected and one hundred eighteen samples were analyzed due to layers in the sampled materials. Where possible, complete cross-sections were taken of the suspect materials. Asbestos was not detected in any of the samples collected.

Further destructive testing is required before this building can be renovated or demolished:

- 1st Floor:
 - Mirror adhesive/mastic present in Northeast Office Area's West Restroom (with shower).
 - Any type of resilient floor tile/sheet or floor adhesive/mastic present below the wood laminate flooring in the Northeast Office Area's Break Room.
 - Any type of adhesive present behind the metal decorative wall panels in the Northeast Office Area's Break Room.
- 2nd Floor:
 - Mirror adhesive/mastic present in Open Area 251, Office 252, and Office 256.

Samples of suspect materials were collected using procedures recommended by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Article 40, Section 763. Collected samples were placed in individually sealed plastic bags, assigned unique sample identification numbers, and properly labeled. The individual sample bags were then placed in another sealed plastic bag with the Chain of Custody Form and delivered, under proper chain of custody protocol, to AQ Environmental Laboratories (NVLAP Lab Code 500044-0). AQ Environmental is located at 1508 East 33rd Street, in Signal Hill, California and can be contacted at (562) 206-2770. Sample analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining using the method prescribed in EPA 600/M4-82-020, updated method 600 R-93/116. The laboratory report is attached (Report Number 2251262).

**Asbestos Not Detected**

The table below presents the PLM test results, which determined that the following samples collected **do not contain a detectable amount of asbestos**:

| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|---|---------------------------------------|--------------|--------------------|
| 2251262-001 1A | Roof, east center parapet | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-002 1B | Roof, east center parapet | Built Up Roofing: Layered Felt/Tar | Black | None Detected |
| 2251262-003 1C | Roof, east center parapet | Built Up Roofing: Roofing Paper | Pink | None Detected |
| 2251262-004 2A | Roof, center | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-005 2B | Roof, center | Built Up Roofing: Roofing Paper | Pink | None Detected |
| 2251262-006 3A | Roof, west center parapet | Built Up Roofing: Roof Core | Gray/Black | None Detected |
| 2251262-007 3B | Roof, west center parapet | Built Up Roofing: Layered Felt/Tar | Black | None Detected |
| 2251262-008 4 | Roof, center, at HVAC duct penetration | Roof Mastic | Black | None Detected |
| 2251262-009 5 | Roof, south center at bracer | Roof Mastic | Silver/Black | None Detected |
| 2251262-010 6 | Roof, south center, southeast skylight, at patch | Roof Mastic | Black | None Detected |
| 2251262-011 7 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-012 8 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-013 9 | Elevator Roof, northwest | Roof Mastic | Black | None Detected |
| 2251262-014 10 | 2 nd Floor, Open Area 221, southwest | Ceiling Tile | White/Beige | None Detected |
| 2251262-015 11 | 2 nd Floor, South Suite, Server Room, northeast | Ceiling Tile | White/Beige | None Detected |
| 2251262-016 12 | 1 st Floor, Supply Room, south | Ceiling Tile | White/Beige | None Detected |
| 2251262-017 13 | 2 nd Floor, South Suite, Electrical Room, west | Base Cove Adhesive | Beige | None Detected |
| 2251262-018 14 | 2 nd Floor, South Suite, Supply Room, east | Base Cove Adhesive | Beige | None Detected |
| 2251262-019 15 | 1 st Floor, Northwest Office Area, Break Room, northwest | Base Cove Adhesive | Beige | None Detected |
| 2251262-020 16A | 2 nd Floor Men's Restroom, Janitor Closet, northwest | Textured Drywall | White/Brown | None Detected |
| 2251262-021 16B | 2 nd Floor, Men's Restroom, Janitor Closet, northwest | Joint Compound | White | None Detected |
| 2251262-022 17A | 2 nd Floor, Women's Restroom, Janitor closet, south wall | Textured Drywall | White/Brown | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|--------------------------------|------------------|--------------------|
| 2251262-023 17B | 2 nd Floor, Women's Restroom, Janitor closet, south wall | Joint Compound | White | None Detected |
| 2251262-024 18A | 1 st Floor, Women's Restroom 1, Janitor Closet, southwest | Textured Drywall | Brown | None Detected |
| 2251262-025 18B | 1 st Floor, Women's Restroom 1, Janitor Closet, southwest | Joint Compound | Beige | None Detected |
| 2251262-026 19A | 2 nd Floor, Office 207, north | Drywall | White/Brown | None Detected |
| 2251262-027 19B | 2 nd Floor, Office 207, north | Joint Compound | Green/Cream | None Detected |
| 2251262-028 20A | 2 nd Floor, Office 252, northwest | Drywall | White/Brown | None Detected |
| 2251262-029 20B | 2 nd Floor, Office 252, northwest | Joint Compound | White | None Detected |
| 2251262-030 21A | 2 nd Floor, South Suite, Server Room, southeast | Drywall | Light Pink/Brown | None Detected |
| 2251262-031 21B | 2 nd Floor, South Suite, Server Room, southeast | Joint Compound | White/Cream | None Detected |
| 2251262-032 22A | 1 st Floor, Elevator Equipment Room, northeast | Drywall | White/Brown | None Detected |
| 2251262-033 22B | 1 st Floor, Elevator Equipment Room, northeast | Joint Compound | Light Pink/Cream | None Detected |
| 2251262-034 23A | 1 st Floor, Shredding Room, northwest | Drywall | White/Brown | None Detected |
| 2251262-035 23B | 1 st Floor, Shredding Room, northwest | Joint Compound | White/Cream | None Detected |
| 2251262-036 24 | 2 nd Floor, South Suite, Lobby, east | Wall Texture | Beige/White/Gray | None Detected |
| 2251262-037 25 | 2 nd Floor, South Suite, Entry to Kitchen, east | Wall Texture | Cream | None Detected |
| 2251262-038 26 | 2 nd Floor, South Suite, Southeast Hall near Office 5 | Wall Texture | Beige/Gray | None Detected |
| 2251262-039 27A | 2 nd Floor, Copy/File Break Room 215, northeast | 12" Resilient Floor Tile (RFT) | Light Beige | None Detected |
| 2251262-040 27B | 2 nd Floor, Copy/File Break Room 215, northeast | Floor Adhesive | Yellow | None Detected |
| 2251262-041 28A | 2 nd Floor, Storage 222, south | 12" RFT | Light Beige | None Detected |
| 2251262-042 28B | 2 nd Floor, Storage 222, south | Floor Adhesive | Yellow | None Detected |
| 2251262-043 29A | 2 nd Floor, Galley 229, south | 12" RFT | Light Beige | None Detected |
| 2251262-044 29B | 2 nd Floor, Galley 229, south | Floor Adhesive | Yellow | None Detected |
| 2251262-045 30A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-046 30B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|----------------------|--------------|--------------------|
| 2251262-047 31A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-048 31B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |
| 2251262-049 32A | 2 nd Floor, South Suite, Supply Room, southeast | 12" RFT | Pink | None Detected |
| 2251262-050 32B | 2 nd Floor, South Suite, Supply Room, southeast | Floor Adhesive | Yellow | None Detected |
| 2251262-051 33A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-052 33B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-053 34A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-054 34B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-055 35A | 2 nd Floor, South Suite, Supply Room, south | 12" RFT | Beige | None Detected |
| 2251262-056 35B | 2 nd Floor, South Suite, Supply Room, south | Floor Adhesive | Yellow | None Detected |
| 2251262-057 36A | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Beige | None Detected |
| 2251262-058 36B | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-059 36C | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Green | None Detected |
| 2251262-060 36D | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-061 36E | 2 nd Floor, South Suite, Kitchen, northeast | 12" RFT | Tan | None Detected |
| 2251262-062 36F | 2 nd Floor, South Suite, Kitchen, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-063 37A | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Beige | None Detected |
| 2251262-064 37B | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Light Yellow | None Detected |
| 2251262-065 37C | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Green | None Detected |
| 2251262-066 37D | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Light Yellow | None Detected |
| 2251262-067 37E | 2 nd Floor, South Suite, Kitchen, northwest | 12" RFT | Tan | None Detected |
| 2251262-068 37F | 2 nd Floor, South Suite, Kitchen, northwest | Floor Adhesive | Colorless | None Detected |
| 2251262-069 38A | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Beige | None Detected |
| 2251262-070 38B | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|---|----------------------|--------------------|--------------------|
| 2251262-071 38C | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Green | None Detected |
| 2251262-072 38D | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |
| 2251262-073 38E | 2 nd Floor, South Suite, Kitchen, south | 12" RFT | Tan | None Detected |
| 2251262-074 38F | 2 nd Floor, South Suite, Kitchen, south | Floor Adhesive | Yellow | None Detected |
| 2251262-075 39A | 2 nd Floor, South Suite, Server Room, northeast | 12" RFT | Beige | None Detected |
| 2251262-076 39B | 2 nd Floor, South Suite, Server Room, northeast | Floor Adhesive | Yellow | None Detected |
| 2251262-077 40A | 2 nd Floor, South Suite, Server Room, west | 12" RFT | Beige | None Detected |
| 2251262-078 40B | 2 nd Floor, South Suite, Server Room, west | Floor Adhesive | Yellow | None Detected |
| 2251262-079 41A | 2 nd Floor, South Suite, Electrical Room, center | 12" RFT | Beige | None Detected |
| 2251262-080 41B | 2 nd Floor, South Suite, Electrical Room, center | Floor Adhesive | Yellow | None Detected |
| 2251262-081 42 | 2 nd Floor, Common Hall, outside Women's Restroom | Carpet Adhesive | Tan | None Detected |
| 2251262-082 43 | 2 nd Floor, Office 202, northeast | Carpet Adhesive | Light Yellow/White | None Detected |
| 2251262-083 44 | 2 nd Floor, Office 223, southeast | Carpet Adhesive | Yellow/Beige | None Detected |
| 2251262-084 45 | 2 nd Floor, South Suite, Office 13, northeast | Carpet Adhesive | Yellow/Beige | None Detected |
| 2251262-085 46 | 1 st Floor, South Office Area, northeast | Carpet Adhesive | Tan | None Detected |
| 2251262-086 47 | 1 st Floor, Northwest Office Area Entry, southeast | Carpet Adhesive | Colorless | None Detected |
| 2251262-087 48 | 1 st Floor, Supply room, west center | Carpet Adhesive | Tan/Colorless | None Detected |
| 2251262-088 49 | 2 nd Floor, South Suite, Hall outside Office 4 | Leveling Compound | Gray | None Detected |
| 2251262-089 50A | 1 st Floor Northeast Office Area, Office A, west | Leveling Compound | White | None Detected |
| 2251262-090 50B | 1 st Floor Northeast Office Area, Office A, west | Concrete | Gray | None Detected |
| 2251262-091 51 | 1 st Floor, South Office Area, Office B, entry | Leveling Compound | White | None Detected |
| 2251262-092 52A | 1 st Floor, Northwest Office Area, Break Room, northwest | 12" RFT | White | None Detected |
| 2251262-093 52B | 1 st Floor, Northwest Office Area, Break Room, northwest | Floor Adhesive | Blue | None Detected |
| 2251262-094 52C | 1 st Floor, Northwest Office Area, Break Room, northwest | 12" RFT (RFS) | White | None Detected |



| Lab ID and Sample ID | Sample Location | Material Description | Color | Laboratory Results |
|----------------------|--|----------------------|----------------------|--------------------|
| 2251262-095 53A | 1 st Floor, Copy Room 2, west center | 12" RFT | White | None Detected |
| 2251262-096 53B | 1 st Floor, Copy Room 2, west center | Floor Adhesive | Blue | None Detected |
| 2251262-097 53C | 1 st Floor, Copy Room 2, west center | 12" RFT (RFS) | White | None Detected |
| 2251262-098 54A | 1 st Floor, Copy Room 2, west center | 12" RFT | White | None Detected |
| 2251262-099 54B | 1 st Floor, Copy Room 2, west center | Floor Adhesive | Blue | None Detected |
| 2251262-100 54C | 1 st Floor, Copy Room 2, west center | 12" RFT (RFS) | White | None Detected |
| 2251262-101 55A | 1 st Floor, Copy Room 1, northeast | 12" RFT | Light Gray | None Detected |
| 2251262-102 55B | 1 st Floor, Copy Room 1, northeast | Floor Adhesive | Light Yellow | None Detected |
| 2251262-103 56A | 1 st Floor, Copy Room 1, center | 12" RFT | Light Gray | None Detected |
| 2251262-104 56B | 1 st Floor, Copy Room 1, center | Floor Adhesive | Colorless | None Detected |
| 2251262-105 57A | 1 st Floor, Copy Room 1, west center | 12" RFT | Light Gray | None Detected |
| 2251262-106 57B | 1 st Floor, Copy Room 1, west center | Floor Adhesive | Tan | None Detected |
| 2251262-107 58A | 1 st Floor, Lobby Storage, southwest | 12" RFT | Beige | None Detected |
| 2251262-108 58B | 1 st Floor, Lobby Storage, southwest | Floor Adhesive | Yellow | None Detected |
| 2251262-109 59A | 1 st Floor, Northeast Office Area, File Room, west center | 12" RFT | Beige | None Detected |
| 2251262-110 59B | 1 st Floor, Northeast Office Area, File Room, west center | Floor Adhesive | Tan | None Detected |
| 2251262-111 60A | 1 st Floor, Server Room, southwest | 12" RFT | Beige | None Detected |
| 2251262-112 60B | 1 st Floor, Server Room, southwest | Floor Adhesive | Yellow | None Detected |
| 2251262-113 61 | East Exterior, outside Break room | Exterior Stucco | White/Gray | None Detected |
| 2251262-114 62 | East Exterior, outside Break room | Exterior Stucco | White/Gray | None Detected |
| 2251262-115 63 | East Exterior, outside Break room | Exterior Stucco | Light Gray/ White | None Detected |
| 2251262-116 64 | 1 st Floor Stair Landing, Front Lobby, north wall | Concrete | Gray | None Detected |
| 2251262-117 65 | West Exterior, northwest | Concrete | Gray/Tan | None Detected |
| 2251262-118 66 | South Exterior, southwest | Concrete | Gray/Tan | None Detected |



Prior to conducting maintenance, renovation, or demolition activities in areas outside of the scope of the field investigation, we recommend that a comprehensive asbestos inspection be conducted to ensure that there are no Asbestos-Containing Materials (ACM) or Asbestos-Containing Construction Materials (ACCM) present.

Regulations related to ACM are published by the U.S. Environmental Protection Agency (EPA) and the State of California, Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA). A material is considered by the EPA to be ACM if at least one sample collected (by homogeneous group) is analyzed and asbestos is detected in an amount **greater than one percent (>1%)**. EPA regulations do not apply for materials containing less than 1% asbestos.

In the State of California, Cal/OSHA considers a material to be ACM if it is found to contain **greater than one percent (>1%) asbestos**. In addition, Cal/OSHA defines ACCM as a material containing **greater than one-tenth of one percent (>0.1%) asbestos**. Employers performing construction activities where ACCM is present must comply with all requirements of registration by Cal/OSHA for asbestos-related work and all applicable provisions of the California Code of Regulations, Title 8, Section 1529. Employers performing construction activities containing **any detectable asbestos** must comply with the applicable provisions of 8 CCR 1529.

This report represents professional judgments and is based upon the preliminary findings from the field investigation and the laboratory results identified in the submitted report. The interpretation of such data is based on our experience and qualifications. Furthermore, the quantities listed in this report are estimations and should be verified by the abatement contractor before commencement of the abatement project. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", written in a cursive style.

Humphrey Laurent
Certified Asbestos Consultant # 92-0298

A handwritten signature in black ink, appearing to read "Samantha Allen", written in a cursive style.

Samantha Allen
Certified Asbestos Consultant #19-6631

Diagram Appendix (Roof and Exterior)

The following are diagrams of the asbestos sample numbers and their locations:





Diagram Appendix (Second Floor)

The following are diagrams of the asbestos sample numbers and their locations:

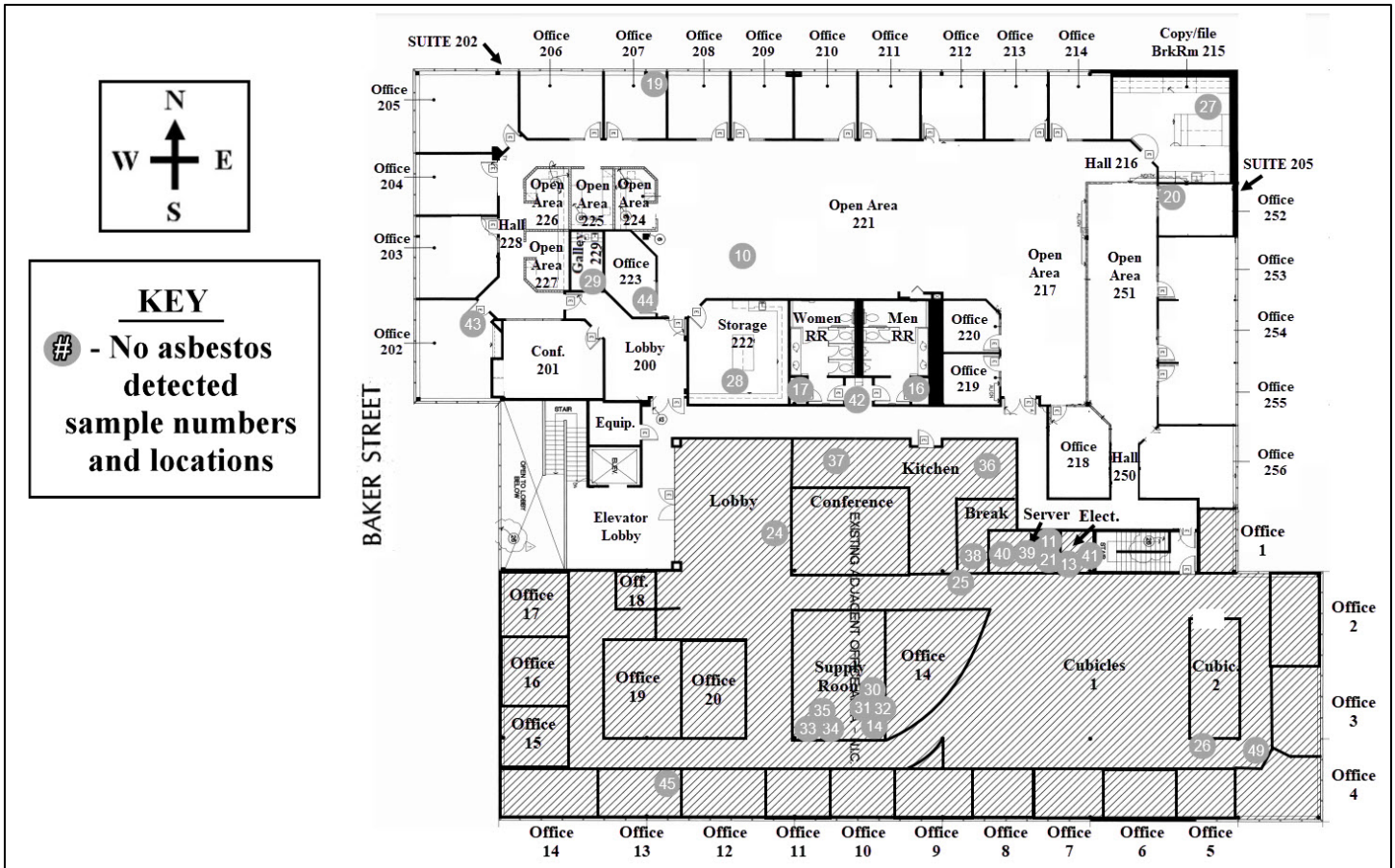
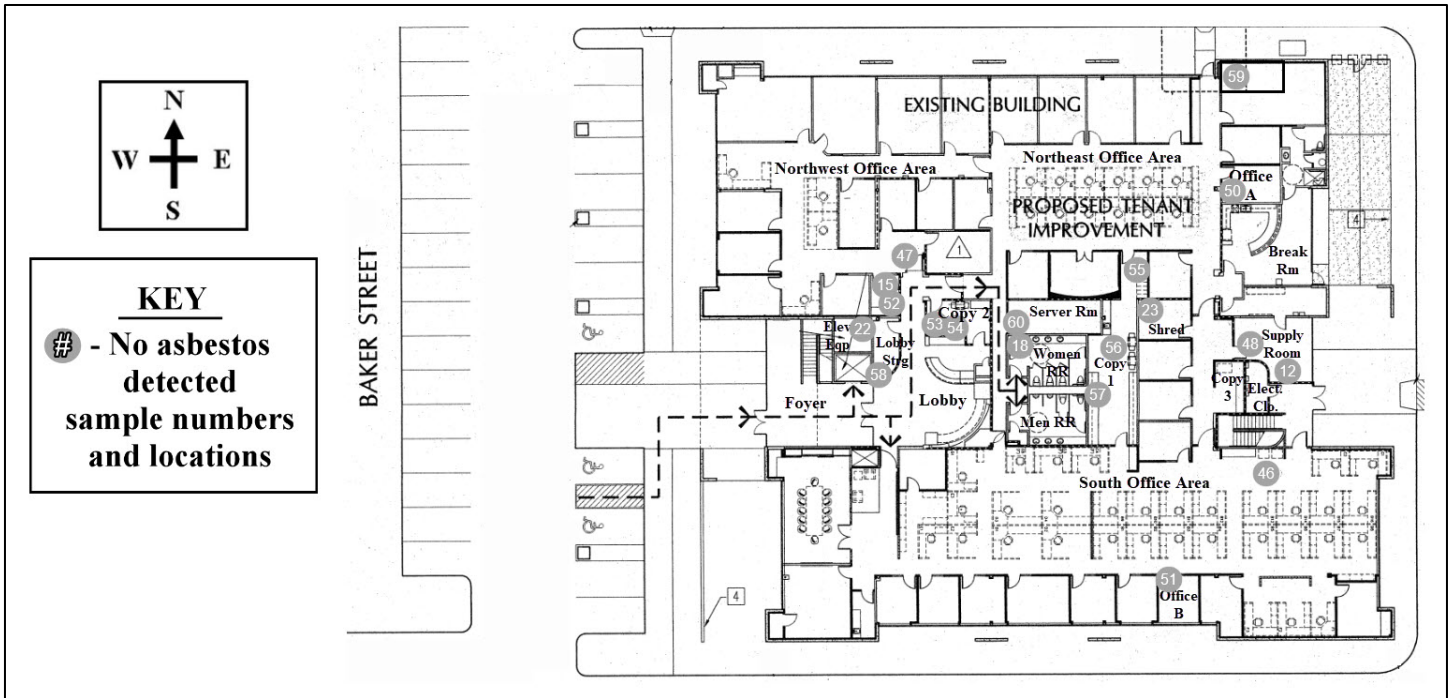


Diagram Appendix (First Floor)

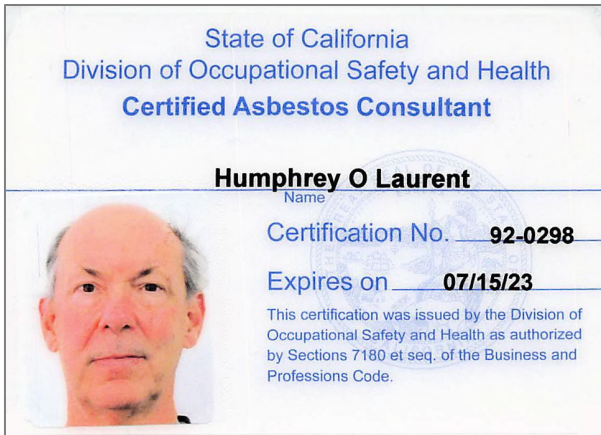
The following are diagrams of the asbestos sample numbers and their locations:





Certification Appendix:

CAL-OSHA Asbestos Certification Cards



Humphrey Laurent, CAC #92-0298



Holly Burns, CSST #16-5622



Samantha Allen, CAC #19-6631



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|--|-------------------|--|-----|
| 2251262-001 1A | Roof, E. Center Parapet BUR- Roofing Core, Gray/ Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-002 1B | Roof, E. Center Parapet BUR- Layered Felt/Tar, Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-003 1C | Roof, E. Center Parapet BUR- Roofing Paper, Pink, Homogeneous | LAYER 1 100% | Cellulose Fiber Binder/Filler | 95% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-004 2A | Roof, Center BUR- Roofing Core, Gray/ Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-005 2B | Roof, Center BUR- Roofing Paper, Pink, Homogeneous | LAYER 1 100% | Cellulose Fiber Binder/Filler | 95% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-006 3A | Roof, W. Center Parapet BUR- Roofing Core, Gray/ Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler | 10% 10% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|---|------------|-------------------------|---------------------------------|
| 2251262-007 3B | Roof, W. Center Parapet BUR- Layered Felt/Tar, Black, Non- homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-008 4 | Roof, Center, @ HVAC Duct Penetration Roof Mastic, Black, Homogeneous | LAYER 1 100% | Cellulose Fiber Bituminous Matrix/Filler | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-009 5 | Roof, S. Center @ Bracer Roof Mastic, Silver/Black, Non- homogeneous | LAYER 1 100% | Metallic Paint Bituminous Matrix | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-010 6 | Roof, S. Center, SE Patch @ Skylight Roof Mastic, Black, Homogeneous | LAYER 1 100% | Cellulose Fiber Bituminous Matrix | 20% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-011 7 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-012 8 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|---|------------------|-------------------------|-----------------------------|
| 2251262-013 9 | Elevator Roof, NW Roof Mastic, Black, Homogeneous | LAYER 1 100% | Fibrous Glass Bituminous Matrix | 2% 98% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-014 10 | 2nd FL, S. Suite Open Area 221, SW Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-015 11 | 2nd FL, S. Ste Server Room, NE Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-016 12 | 1st FL, Supply Rm, S Ceiling Tile, White/ Beige, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Perlite Binder/Filler | 55% 40% 5% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-017 13 | 2nd FL, S. Suite, Electrical Room, West Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-018 14 | 2nd FL, S. Suite, Supply Rm, East Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|---|-------------------|-------------------------|-----------------------------|
| 2251262-019 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 15 | Base Cove Adh., Beige, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-020 | 2nd FL, Men's RR, Janitor Closet, NW | | | | | |
| 16A | Textured DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Gypsum/Binder/Filler | 15% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-021 | 2nd FL, Men's RR, Janitor Closet, NW | | | | | |
| 16B | JC, White, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 15% 70% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-022 | 2nd FL, Women's RR, Janitor Closet, S. Wall | | | | | |
| 17A | Textured DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-023 | 2nd FL, Women's RR, Janitor Closet, S. Wall | | | | | |
| 17B | JC, White, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 5% 85% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|---|-------------------------|-------------------------|---------------------------------|
| 2251262-024 | 1st FL, Women's RR 1, Janitor Closet, SW | | | | | |
| 18A | Textured DW, Brown, Non- homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-025 | 1st FL, Women's RR 1, Janitor Closet, SW | | | | | |
| 18B | JC, Beige, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 15% 65% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-026 | 2nd FL, Office 207, N | | | | | |
| 19A | DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-027 | 2nd FL, Office 207, N | | | | | |
| 19B | JC, Green/Cream, Non-homogeneous | LAYER 1 100% | Mica Perlite Calcium Carbonate Binder/Filler | 10% 5% 70% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-028 | 2nd FL, Office 252, NW | | | | | |
| 20A | DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 20% <1% 80% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|------------------------------|---|-------------------|-------------------------|-----------------------------|
| 2251262-029 20B | 2nd FL, Office 252, NW JC, White, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 15% 75% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-030 21A | 2nd FL, South Suite, Server Rm, SE DW, Lt. Pink/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-031 21B | 2nd FL, South Suite, Server Rm, SE JC, White/Cream, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 10% 80% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-032 22A | 1st FL, Elevator Equip Rm, NE DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-033 22B | 1st FL, Elevator Equip Rm, NE JC, Lt. Pink/Cream, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 20% 65% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|---|-------------------|--|-----|
| 2251262-034 23A | 1st FL, Shredding Rm, NW DW, White/ Brown, Non-homogeneous | LAYER 1 100% | Cellulose Fiber Fibrous Glass Gypsum/Filler | 10% <1% 90% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-035 23B | 1st FL, Shredding Rm, NW JC, White/Cream, Non-homogeneous | LAYER 1 100% | Mica Calcium Carbonate Binder/Filler | 10% 75% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-036 24 | 2nd FL, S. Suite, Lobby, E Wall Texture, Beige/White/Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 50% 40% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-037 25 | 2nd FL, S. Suite, Entry to Kitchen, E Wall Texture, Cream, Non-homogeneous | LAYER 1 100% | Perlite Calcium Carbonate Binder/Filler | 5% 85% 10% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-038 26 | 2nd FL, S. Suite, SE Hall Near Office 5 Wall Texture, Beige/ Gray, Non-homogeneous | LAYER 1 100% | Calcium Carbonate Binder/Filler | 80% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-039 27A | 2nd FL, Copy/File Break Rm 215, NE 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-040 27B | 2nd FL, Copy/File Break Rm 215, NE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-041 28A | 2nd FL, Storage 222, S 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-042 28B | 2nd FL, Storage 222, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-043 29A | 2nd FL, Galley 229, S 12" RFT, Lt. Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-044 29B | 2nd FL, Galley 229, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|--|-----|
| 2251262-045 30A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-046 30B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-047 31A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-048 31B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-049 32A | 2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-050 32B | 2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-051 33A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-052 33B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-053 34A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-054 34B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-055 35A | 2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-056 35B | 2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|--|-----|
| 2251262-057 36A | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-058 36B | 2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-059 36C | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-060 36D | 2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-061 36E | 2nd FL, S. Suite, Kitchen, NE 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-062 36F | 2nd FL, S. Suite, Kitchen, NE Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent
Report Number 2251262

Project Number
Project Name 200 Baker Street, E
Location Costa Mesa, CA 92626
PO Number
WO Number
Date Sampled 10/24/2022
Sampled By Samantha Allen, Holly Burns
Total Samples 118

Date Received 10/24/2022
Date Analyzed 10/26/2022
Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|-------------------------|-----------------------------|
| 2251262-063 37A | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-064 37B | 2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-065 37C | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-066 37D | 2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-067 37E | 2nd FL, S. Suite, Kitchen, NW 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-068 37F | 2nd FL, S. Suite, Kitchen, NW Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|-----------------------------------|------------|-------------------------|-----------------------------|
| 2251262-069 38A | 2nd FL, S. Suite, Break Rm, S 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-070 38B | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-071 38C | 2nd FL, S. Suite, Break Rm, S 12" RFT, Green, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-072 38D | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-073 38E | 2nd FL, S. Suite, Break Rm, S 12" RFT, Tan, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-074 38F | 2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|---------------------------------|
| 2251262-075 39A | 2nd FL, S. Suite, Server Rm, NE 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-076 39B | 2nd FL, S. Suite, Server Rm, NE Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-077 40A | 2nd FL, S. Suite, Server Rm, W 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-078 40B | 2nd FL, S. Suite, Server Rm, W Adhesive, Yellow, Non-homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-079 41A | 2nd FL, S. Suite, Electrical Rm, Ctr 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-080 41B | 2nd FL, S. Suite, Electrical Rm, Ctr Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|------------------------------|----------------------------|--------|-------------------------|-----------------------------|
| 2251262-081 42 | 2nd FL, Common Hall, Outside Women's RR Carpet Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-082 43 | 2nd FL, Office 202, NE Carpet Adhesive, Lt. Yellow/White, Non-homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-083 44 | 2nd FL, Office 223, SE Carpet Adhesive, Yellow/Beige, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-084 45 | 2nd FL, S. Suite, Office 13 NE Carpet Adhesive, Yellow/Beige, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-085 46 | 1st FL, S. Office Area, NE Carpet Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-086 47 | 1st FL, NW Office Area Entry, SE Carpet Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|--|-------------------|-------------------------|---------------------------------|
| 2251262-087 48 | 1st FL, Supply Rm, W. Center Carpet Adhesive, Tan/Colorless, Non- homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-088 49 | 2nd FL, S. Suite, Hall Outside Office 4 Leveling Compound, Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Binder/Filler | 85% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-089 50A | 1st FL, NE Office Area, Office A, W Leveling Compound, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Gypsum | 40% 60% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-090 50B | 1st FL, NE Office Area, Office A, W Concrete, Gray, Non-homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 65% 15% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-091 51 | 1st FL, S. Office Area, Office B, Entry Leveling Compound, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Gypsum | 40% 60% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-092 52A | 1st FL, NW Office Area, Break Rm, NW 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|---|-------------------------|-------------------------|---------------------------------|
| 2251262-093 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 52B | Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-094 | 1st FL, NW Office Area, Break Rm, NW | | | | | |
| 52C | 12" RFT (RFS), White, Non- homogeneous | LAYER 1 100% | Cellulose Fiber Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 13% 2% <1% 85% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-095 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53A | 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-096 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53B | Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-097 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 53C | 12" RFT (RFS), White, Homogeneous | LAYER 1 100% | Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 5% <1% 95% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-098 | 1st FL, Copy Rm #2, W. Center | | | | | |
| 54A | 12" RFT, White, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|--|-----------------------|--|------------------|-------------------------|-----------------------------|
| 2251262-099 54B | 1st FL, Copy Rm #2, W. Center Adhesive, Blue, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-100 54C | 1st FL, Copy Rm #2, W. Center 12" RFT (RFS), White, Non-homogeneous | LAYER 1 100% | Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler | 5% <1% 95% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-101 55A | 1st FL, Copy Rm #1, NE 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-102 55B | 1st FL, Copy Rm #1, NE Adhesive, Lt. Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-103 56A | 1st FL, Copy Rm #1, Ctr 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-104 56B | 1st FL, Copy Rm #1, Ctr Adhesive, Colorless, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent
Report Number 2251262

Project Number
Project Name 200 Baker Street, E
Location Costa Mesa, CA 92626
PO Number
WO Number
Date Sampled 10/24/2022
Sampled By Samantha Allen, Holly Burns
Total Samples 118

Date Received 10/24/2022
Date Analyzed 10/26/2022
Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|-----------------------------------|------------|-------------------------|-----------------------------|
| 2251262-105 57A | 1st FL, Copy Rm #1, W. Center 12" RFT, Lt. Gray, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 65% 35% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-106 57B | 1st FL, Copy Rm #1, W. Center Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-107 58A | 1st FL, Lobby Storage, SW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-108 58B | 1st FL, Lobby Storage, SW Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-109 59A | 1st FL, NE Office Area, File Rm, W Ctr 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-110 59B | 1st FL, NE Office Area, File Rm, W Ctr Adhesive, Tan, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|-----------------------|--|-------------------|--|-----|
| 2251262-111 60A | 1st FL, Server Rm, SW 12" RFT, Beige, Homogeneous | LAYER 1 100% | Calcium Carbonate Vinyl Binder | 60% 40% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-112 60B | 1st FL, Server Rm, SW Adhesive, Yellow, Homogeneous | LAYER 1 100% | Organic Binders/Filler | 100% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-113 61 | E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 45% 40% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-114 62 | E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 25% 55% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |
| 2251262-115 63 | E. Exterior, Outside Break Rm Exterior Stucco, Lt. Gray/White, Non-homogeneous | LAYER 1 100% | Quartz Calcium Carbonate Binder/Filler | 25% 55% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: No Asbestos Detected | |



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent
Report Number 2251262

Project Number
Project Name 200 Baker Street, E
Location Costa Mesa, CA 92626
PO Number
WO Number
Date Sampled 10/24/2022
Sampled By Samantha Allen, Holly Burns
Total Samples 118

Date Received 10/24/2022
Date Analyzed 10/26/2022
Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Test Report

| Laboratory ID Sample No. | Sample Location Description | Layer No. Layer % | Non-Asbestos Components | (%) | Asbestos Type | (%) |
|-----------------------------|---|------------------------------|--|-------------------|-------------------------|-----------------------------|
| 2251262-116 64 | 1st Floor Front Lobby, N. Wall Concrete, Gray, Non-homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 45% 40% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-117 65 | W. Exterior, NW Concrete, Gray/Tan, Non-homogeneous | LAYER 1 100% | Mineral Binders/Filler Calcium Carbonate Binder/Filler | 40% 40% 20% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |
| 2251262-118 66 | S. Exterior, SW Concrete, Gray/Tan, Non-homogeneous | LAYER 1 100% | Mineral Binder/Filler Calcium Carbonate Binder/Filler | 55% 30% 15% | None Detected | |
| Asbestos Present: No | | Total % Non-Asbestos: | | 100.0% | Total %Asbestos: | No Asbestos Detected |

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Cristina Tabatt

Approved Signatory Cristina E. Tabatt

NVLAP
TESTING
NVLAP Lab Code 500044-0



Chain of Custody

LAB ORDER NUMBER

2251262

Note: Samples are delivered in-person to the lab under proper chain of custody protocol.

| CUSTOMER INFORMATION | | Turnaround Time | Temperature and Relative Humidity | | | |
|--|---------------------------------|---|--|-------------|------|---------|
| Company | Air Lab Consulting, Inc. | <input type="checkbox"/> 3-Hours | Moist | Description | RH % | Temp °F |
| Address | 1198 Pacific Coast Highway D363 | <input type="checkbox"/> 6-Hours | | | | |
| City/State/Zip | Seal Beach, CA 90740 | <input type="checkbox"/> Same Day | | | | |
| Contact | Humphrey Laurent | <input type="checkbox"/> 1 Day | | | | |
| Office Phone | (562) 303-5219 | <input checked="" type="checkbox"/> 2 Day | | | | |
| Fax | (562) 481-3776 | | Moisture <input type="checkbox"/> Green <input type="checkbox"/> Yellow <input type="checkbox"/> Red | | | |
| Email Results To: <input checked="" type="checkbox"/> LabResults@airlabinc.com | | Special Instructions: <input type="checkbox"/> Stop analyzing at the first positive by homogeneous material containing more than 1% asbestos <input type="checkbox"/> For samples with PLM lab results less than 1% asbestos, analyze further using 1000 point count method <input type="checkbox"/> Other: | | | | |
| <input checked="" type="checkbox"/> Humphrey@airlabinc.com | | | | | | |
| Project Notes: | | | | | | |

PROJECT INFORMATION

| | | |
|---|---|--------|
| Client Name: | PO Number: | Job #: |
| Location: 200 BAKER STREET, E COSTA MESA, CA 92626 | Sampled By: <input type="checkbox"/> Humphrey Laurent <input type="checkbox"/> Dylan Ridgel <input checked="" type="checkbox"/> Samantha Allen <input checked="" type="checkbox"/> Holly Burns <input type="checkbox"/> Eric Asa <input type="checkbox"/> Other | |

| PLM | PCM | MOLD | LEAD (Pb) | OTHER |
|--|---|--|--|-------|
| <input checked="" type="checkbox"/> PLM <input type="checkbox"/> PLM EPA 400 Pt. Count <input type="checkbox"/> PLM 1000 Pt. Count | <input type="checkbox"/> NIOSH 7400A <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> w/ TWA | <input type="checkbox"/> Spore Trap <input type="checkbox"/> Tape Lift <input type="checkbox"/> Bulk Sample <input type="checkbox"/> Swab | <input type="checkbox"/> Air <input type="checkbox"/> TTLC <input type="checkbox"/> Paint <input type="checkbox"/> STLC <input type="checkbox"/> Wipe <input type="checkbox"/> TCLP <input type="checkbox"/> Soil | |

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|-------------|---------------------------------------|--------------|------------|---------------|------------------------|
| 1 | BUR | ROOF, E. center parapet | 10/24/22 | | | |
| 2 | ↓ | ↓, center | | | | |
| 3 | ↓ | ↓, W. center | | | | |
| 4 | ROOF MASTIC | ROOF, center, @ HVAC DUCT PENETRATION | | | | |
| 5 | ↓ ↓ | ROOF, S. center, @ Bracer | | | | |
| 6 | ↓ ↓ | ROOF, S. center, SE patch @ skylight | | | | |
| 7 | ROOF MASTIC | Elevator ROOF, NW | | | | |
| 8 | ↓ ↓ | ↓ ↓ ↓ | | | | |
| 9 | ↓ ↓ | ↓ ↓ ↓ | | | | |

| | |
|-------------------------------------|-----------------------------------|
| Relinquished By: <u>Holly Burns</u> | Received By: <u>Jackie Taylor</u> |
| Date/Time: 10/24/22 2:35P | Date/Time: 10/24/22 14:35 |

Company: Air Lab Consulting, Inc.
 Client Name:
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time Stop Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|----------------|--|--------------|-------------------------|------------------|---------------------------|
| 10 | CEILING TILE | 2nd FL. S. SUITE OPEN AREA 221, SW | 10/24/22 | | | |
| 11 | ↓ | 2nd FL. S. STE SERVER ROOM, NE | | | | |
| 12 | ↓ | 1st FL. SUPPLY RM, S | | | | |
| 13 | Base cone Adh. | 2nd S. SUITE, Electrical FL. ROOM, WEST | | | | |
| 14 | ↓ | 2nd S. SUITE, SUPPLY RM, FL. EAST | | | | |
| 15 | ↓ | 1st NW OFFICE AREA, FL. BREAK RM, NW | | | | |
| 16 | TEXTURED DW/JC | 2nd MEN'S RR, JANITOR FL. 1 CLOSET, NW | | | | |
| 17 | ↓ | ↓ WOMEN'S RR, JANITOR CLOSET, S. WALL | | | | |
| 18 | ↓ | 1st WOMEN'S RR, 1; FL. JANITOR CLOSET, SW | | | | |
| 19 | DW/JC | 2nd OFFICE 207, N FL. | | | | |
| 20 | ↓ | ↓ OFFICE 252, NW | | | | |
| 21 | ↓ | ↓ SOUTH SUITE, SERVER RM, SE | | | | |
| 22 | ↓ | 1st Elevator EQUIP RM, FL. 1 NE | | | | |
| 23 | ↓ | ↓ SHREDDING RM, NW | | | | |
| 24 | WALL TEXTURE | 2nd FL. 1 S. SUITE, Lobby, E | | | | |
| 25 | ↓ | ↓ Entry to Kitchen, E | | | | |
| 26 | ↓ | ↓ SE Hall NEAR OFFICE 5 | | | | |
| 27 | 12" RFT/ADH | 2nd COPY/FILE BRK RM FL. 215, NE | | | | |
| 28 | ↓ | ↓ strg 222, S | | | | |
| 29 | ↓ | ↓, Gallery 229, S | | | | |
| 30 | 12" RFT/ADH | 2nd S. SUITE, SUPPLY RM, FL. SE | | | | |
| 31 | ↓ | ↓ | | | | |
| 32 | ↓ | ↓ | | | | |
| 33 | 12" RFT/ADH | 2nd S. SUITE, SUPPLY RM, FL. S | | | | |

Relinquished By: *Holly B* Received By: *Jackie Tayag*
 Date/Time: 10/24/22 2:35P Date/Time: 10/24/22 14:35

Company: Air Lab Consulting, Inc.
 Client Name: _____
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

| SAMPLE ID | SAMPLE TYPE | LOCATION | DATE SAMPLED | Start Time Stop Time | Avg Flow Rate | Volume (L) or Qty (SF) |
|-----------|----------------------------|---|-----------------|-------------------------|------------------|---------------------------|
| 34 | 12" RFT/ADH | 2nd FL, S. SUITE, SUPPLY RM | 10/24/22 | | | |
| 35 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓ | | | | |
| 36 | 12" RFT/RFT/RFT/ADH | 2nd FL, S. SUITE, KITCHEN NE | | | | |
| 37 | ↓ ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓, NW | | | | |
| 38 | ↓ ↓ ↓ ↓ | ↓ ↓ ↓ ↓ Break RM, S | | | | |
| 39 | 12" RFT/ADH | 2nd FL, S. SUITE, server RM, NE | | | | |
| 40 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓, W | | | | |
| 41 | ↓ ↓ ↓ | ↓ ↓ ↓, Electrical RM, CTR | | | | |
| 42 | CARPET ADH | 2nd Common outside women's FL, Hall, RR | | | | |
| 43 | ↓ | 2nd FL, OFFICE 202, NE | | | | |
| 44 | ↓ | ↓, OFFICE 223, SE | | | | |
| 45 | ↓ | ↓, S. SUITE, OFFICE 13 NE | | | | |
| 46 | ↓ | 1st FL, S. OFFICE AREA, NE | | | | |
| 47 | ↓ | ↓, NW OFFICE AREA ENTRY, SE | | | | |
| 48 | ↓ ↓ | ↓, SUPPLY RM, W Center | | | | |
| 49 | Leveling Compound | 2nd FL, S. SUITE, HALL OUTSIDE OFFICE 4 | | | | |
| 50 | Leveling compound/concrete | 1st NE OFFICE AREA, FL, OFFICE A, W | | | | |
| 51 | Leveling Compound | ↓, S. OFFICE AREA, OFFICE B, Entry | | | | |
| 52 | 12" RFT/ RFT | 1st NW OFFICE AREA, FL, Break RM, NW | | | | |
| 53 | ↓ ↓ ↓ | ↓, COPY RM #2, W. Center | | | | |
| 54 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓ | | | | |
| 55 | 12" RFT/ADH | 1st FL, COPY RM #1, NE | | | | |
| 56 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓, CTR | | | | |
| 57 | ↓ ↓ ↓ | ↓ ↓ ↓ ↓ ↓, W Center | | | | |

Relinquished By: Holly B Date/Time: 10/24/22 2:35 P
 Received By: Jackie Txyty Date/Time: 10/24/22 14:35

LAB ORDER NUMBER 2251262

Form COC-20200708

TABLE OF CONTENTS

ARTICLE I GENERAL 2

 Section 1.01 Purposes..... 2

ARTICLE II DESIGNATION OF LOTS, STREETS, AND ZONING 7

 Section 2.01 Designation of Lots. 7

 Section 2.02 Designation of Streets..... 7

 Section 2.03 Zoning..... 8

ARTICLE III MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION 8

ARTICLE IV ASSESSMENTS..... 10

ARTICLE V ASSOCIATION BOARD OF DIRECTORS..... 14

ARTICLE VI DEVELOPMENT REVIEW BOARD 18

ARTICLE VII DEVELOPMENT COVENANTS 24

ARTICLE VIII EASEMENTS..... 32

ARTICLE IX MAINTENANCE BY OWNERS..... 33

ARTICLE X GENERAL PROVISIONS 33

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PROJECT 200

This Declaration of Covenants, Conditions, and Restrictions ("**Declaration**") for PROJECT 200 is made as of the [DAY] day of [MONTH], [YEAR] by PROJECT 200, LLC, a California LLC [qualified to do business in the State of CA] having an address at 1427 E 28th Street, Long Beach, CA 90814 ("**Declarant**").

RECITALS

WHEREAS, Declarant owns certain real property located in LOS ANGELES County, CA, described in the attached Exhibit [LETTER] (the "**Property**") except for portions that have been: (a) dedicated or conveyed to Governmental Entities (defined below) for public rights-of-way, drainage areas, or other public purposes; or (b) conveyed to other Persons (defined below) as identified on Exhibit [LETTER]. Declarant is developing the Property to be a high quality, multi-use business and retail community subject to the covenants, conditions, and restrictions set forth in this Declaration. By this Declaration, Declarant intends to establish a plan for the development, improvement, and use of the Property with architectural, landscaping, and maintenance controls.

WHEREAS, Declarant intends to create an entity to have and exercise the rights and duties and to perform the functions set forth in this Declaration which include, without limitation, maintaining certain portions of the Property, reviewing Plans (defined below) for Improvements (defined below) to be constructed on the Property, and assessing, collecting, and disbursing of assessments provided for herein on behalf of, and as agent for, the Owners (defined below).

NOW, THEREFORE, Declarant adopts, establishes, and imposes the following covenants, conditions, and restrictions on the Property and declares that the Property and all portions thereof are and shall be held, transferred, sold, conveyed, and occupied subject to such covenants, conditions, restrictions, easements, liens, and charges set forth herein, all of which shall be binding on all parties having any right, title, or interest in the Property or any part thereof.

ARTICLE I GENERAL

Section 1.01 Purposes. The purposes of this Declaration are: (a) to promote the orderly development and use of the Property; (b) to encourage the construction of quality-designed Improvements on the Property; (c) to restrict certain uses of the Property; (d) to provide for certain development and maintenance standards; and (e) to preserve the aesthetic appearance of the Property and Improvements constructed hereon.

Section 1.02 Defined Terms. For the purposes of this Declaration, the following words or phrases have the meanings as set forth below:

"Applicable Law" means any present or future law, statute, ordinance, regulation (including zoning ordinances and regulations), code, building code, judgment, injunction, arbitration award, order, rule, directive, proclamation, decree, common law, or other requirement, ordinary or extraordinary, foreseen or unforeseen, of the federal or any state or local governmental, or any political subdivision, arbitrator, department, commission, board, bureau, agency, or instrumentality thereof, or of any court or other administrative, judicial or quasi-judicial tribunal or agency of competent jurisdiction, or of any other public or quasi-public authority or group, having jurisdiction over the Property, and any reciprocal easement, covenant, restriction, or other agreement, restriction, or easement of record affecting the Property as of the date of this Declaration or thereafter.

"Assessments" has the meaning set forth in Section 4.01.

"Association" means PROJECT 200, a [nonprofit] corporation organized under the laws of the State of CA, its successors, and assigns.

"Association Documents" means all the documents relating to the creation, regulation, operation, and administration of the Association.

"Bad Acts" has the meaning set forth in Section 5.04(a).

"Board" or **"Board of Directors"** means the board of directors of the Association.

"Building Setback" has the meaning set forth in Section 7.03(a).

"City" means the City of COSTA MESA.

"Class A Members" has the meaning set forth in Section 3.03(a)

"Class B Member" has the meaning set forth in Section 3.03(b).

"Common Area" means all improved and unimproved areas owned by the Declarant made available for the general use, convenience, and enjoyment of the Owners and/or their customers, patrons, employees, and invitees (including, without limitation, all automobile parking areas and Structures (defined below), driveways, truck ways, loading docks and areas, parks, recreational areas, hike and bike trails, elevators, escalators, floors, ceilings, roofs, skylights, utility lines, windows, open or enclosed malls, food court seating areas, sidewalks, curbs, creeks, streams, waterways, water courses, drainage areas, detention/retention ponds, other ponds and lakes, floodplains, floodways, and landscaped areas, and such public transportation facilities and landscaped areas as are contiguous with and benefit the Property)[, which area is depicted on the Plan/Exhibit [LETTER]].

"Common Expenses" means any and all expenses incurred by or on behalf of the Association, as agent for the Owners, and any reasonable reserve for anticipated expenses, as reasonably determined by the Association, for: (a) the maintenance, repair, and operation of the Common Areas and the Common Facilities (defined below) for the provision of the Common Services (defined below) and; (b) performing in accordance with and as authorized in this Declaration. The maintenance, repair, and operation includes not only all labor and material

necessary to keep the Common Areas and the Common Facilities in good and neat appearance and in good operating condition, but also all parts and replacement materials necessary to keep such in good appearance and operating condition and shall include, but not be limited to, replacement trees, plants, and other vegetation, except that Common Expenses shall not include the replacement of trees or plants that die within one (1) year after the installation thereof by Declarant, the replacement of which shall be the responsibility of Declarant.

"Common Facilities" means: (a) all athletic fields and courts, jogging and bike trails, lighting, signage, entryway features, guard houses, ponds, water features (and related equipment), and landscaping, including plants, grass vines, ground cover, trees, shrubs, flowers, mulch, bulbs, rocks, landscape edging, water features, berms, lighting in landscaped areas, underground irrigation systems, and related landscape improvements and materials, installed in the Common Areas; (b) all equipment of any nature (including, but not limited to, vehicles) used by the Association in connection with the repair, maintenance, or operation of the Common Areas or in providing the Common Services; and (c) as approved by a Special Vote of the Class A Members (defined below), other equipment, Structures, and Improvements installed within the Common Areas.

"Common Services" means services provided by Declarant for the common benefit of the Owners or, on establishment of the Association, services provided for the common benefit of the Owners as directed by the Association as approved by a Special Vote of the Class A Member.

"Concept Plan Phase" has the meaning set forth in Section 6.03(c).

"Conversion Date" means the earlier of: (a) the date on which Declarant and all affiliates of Declarant own in the aggregate less than [NUMBER IN WORDS] percent ([NUMBER]%) of the acres comprising the Property, exclusive of Streets (defined below) and Common Areas; or (b) the date Declarant voluntarily terminates its Class B Member status by recording a written notice of such termination in the real property records of LOS ANGELES County, CA. For purposes of this definition, affiliates include any Person owned or controlled by Declarant, by any partner of Declarant, or by any Person owning or controlling any partner of Declarant.

"Conversion Year" has the meaning set forth in Section 4.02.

"County" means the County of LOS ANGELES.

"Declarant" has the meaning set forth in the Preamble, together with its successors and assigns, to whom rights and powers reserved herein to Declarant expressly are conveyed or assigned by operation of law.

"Declaration" means this Declaration of Covenants, Conditions, and Restrictions for PROJECT 200, and all amendments thereto filed for record in the office of the County Clerk of LOS ANGELES County, CA.

"Default Interest Rate" means the lesser of [NUMBER IN WORDS] percent ([NUMBER]%) *per annum* or the maximum allowable contract rate of interest under law then in effect in the State.

"Development Guidelines" means those guidelines adopted by the Board in accordance with Section 5.02(t) of this Declaration.

"DRB" has the meaning afforded same in Section 6.01 hereof.

"Effective Date" has the meaning set forth in Section 10.03(b).

"Environmental Laws" has the meaning set forth in Section 7.14(a).

"Final Plans Review" has the meaning set forth in Section 6.03(e).

"Front Yard Setbacks" means a Paving Setback (defined below) and a Building Setback (defined below) within which building is prohibited and consists of the distance from the right-of-way line of the Street contiguous to each Site (defined below).

"Governmental Entity" or **"Governmental Entities"** means the City, the County, the State (defined below), and any agency or department thereof and the United States of America and any agency or department thereof.

"Hazardous Substances" has the meaning set forth in Section 7.14(a).

"Improvement" or **"Improvements"** means any and all changes to the Property, from initial construction through later construction or maintenance, which are intended to be temporary or permanent in nature (other than changes made during a period of construction which will be removed when the period is complete), including, but not limited to, new Structures, changes to building exteriors and exterior roofs, parking areas, loading areas, vehicle circulation lanes and parking, exterior lighting, sculptures, sidewalks, fences, walls, railings, ramps, stairways, storage shelters, decks, awnings, Landscaping (defined below), poles, antennae, ponds, lakes, fountains, swimming pools, tennis or athletic courts, signs, any public or private utility lines, pipes, sewers, ducts, chutes, conduits, wires, grading, excavation, fill work, changes in exterior color or shape, glazing or reglazing of exterior windows, and any new exterior construction or exterior Improvement which may not be included in any of the foregoing. Improvements include both original improvements and all later changes and improvements, and include any installation, construction, remodeling, replacement, refinishing, addition, or alteration of any of the foregoing.

"Loss" or **"Losses"** has the meaning set forth in Section 5.04(b).

"Lot" or **"Lots"** means any parcel of land shown on any recorded map of the Property together with Improvements thereon, with the exception of the Common Area.

"Majority Vote of the Members" has the meaning set forth in Section 3.04.

"Member Owner" or **"Member Owners"** means each and every Owner, including Declarant, who qualifies for membership in the Association. Member Owner and Member Owners does not include any Non-Member Owner (defined below).

"Member in Good Standing" has the meaning set forth in Section 3.02.

"Members of the DRB" has the meaning set forth in Section 6.01.

"Non-Member Owner" or **"Non-Member Owners"** has the meaning set forth in Section 3.01.

"Notice of Unpaid Assessments" has the meaning set forth in Section 4.08.

"Owner" or **"Owners"** means one or more Persons (excluding the Association) who alone or collectively are the record owner of any parcel of land within the Property but excluding any Person who holds a lien in any parcel of land within the Property merely as security for the performance of an obligation. Owner or Owners includes every Non-Member Owner.

"Paving Setback" has the meaning set forth in Section 7.03(a).

"Person" or **"Persons"** means any individual, corporation, partnership, firm, trustee, or other legal entity, and all respective heirs, successor, and assigns.

"Plans" means any or all concept design plans, preliminary plans, and final plans for an Improvement proposed to be constructed or installed on a Site.

"Preliminary Plans Review" has the meaning set forth in Section 6.03(d).

"Property" has the meaning set forth in the Recitals. The term Property shall include such additional tracts that, from time to time, are subjected to the provisions of this Declaration and shall not include any tracts that, from time to time, are withdrawn as provided under this Declaration.

"Quorum" has the meaning set forth in Section 3.04.

"Regular Assessment" has the meaning set forth in Section 4.02.

"Restrictions" means all conditions, covenants, restrictions, easements, charges, liens, and other obligations created by or imposed on the Property or any Owner by this Declaration.

"Side and Rear Setbacks" means a Paving Setback and a Building Setback within which building is prohibited and consists of the distance from the boundary line of a Site where the side or rear of the Site is not abutting a Street.

"Site" means a boundary of a Lot owned by an Owner.

"Special Member Assessment" has the meaning set forth in Section 4.04.

"Special Purpose Assessment" has the meaning set forth in Section 4.03.

"Special Vote of the Class A Members" has the meaning set forth in Section 3.04.

"State" means the State of CA.

"**Street**" or "**Streets**" means any land located within an easement or a right-of-way in or adjacent to the Property now or at any time hereafter dedicated to any Governmental Entity for public use as a roadway for motor vehicles.

"**Structure**" or "**Structures**" means any object or thing the placement of which may affect the appearance of any Lot, including, but not limited to, any building, outbuildings, garage, porch, shed, deck, fence, curbing, paving, landscaping, or any other temporary or permanent Improvement to such Lot.

"**Unpaved Right-of-Way**" means medians in Streets and the portion of a Street between the outside edge of the Street pavement (or curbs if curbs are installed) and the right-of-way line of the Street.

Section 1.03 Property. The Property from and after the date hereof shall be held, conveyed, hypothecated, encumbered, leased, occupied, built on, or otherwise used, improved, or transferred, in whole or in part, subject to this Declaration, as same may be amended or supplemented from time to time or at any time. All Property and any right, title, or interest thereto shall be owned, held, leased, sold, and conveyed by Declarant, and any subsequent Owner, tenant, or other occupant subject to this Declaration and the Restrictions. Each Owner, tenant, or other occupant of any portion of the Property, by the acceptance of a deed, lease, or other conveyance or transfer of any interest in the Property or any portion thereof, shall be deemed to have covenanted and agreed to be bound by the provisions of this Declaration.

Section 1.04 Purpose of the Association. The Association shall have and exercise the rights and shall perform the functions of the Association for the benefit of, and as agent for, the Owners as set forth in this Declaration. After the Conversion Date, the Association shall be responsible for administering and enforcing the standards and controls set forth in this Declaration and shall perform its functions in accordance with this Declaration and Applicable Law.

ARTICLE II DESIGNATION OF LOTS, STREETS, AND ZONING

Section 2.01 Designation of Lots. Declarant shall have the right and power, but not the obligation, to subdivide all or any portion of the Property owned by Declarant, without the necessity of the joinder of any other Person, into subparcels or platted Lots. Declarant shall have the further right and power, but only with respect to portions of the Property owned by Declarant and without the necessity of the joinder of any other Person, to withdraw its designation of any part thereof as a Lot, to redesignate previously designated areas thereof as a Lot having different boundaries and configurations from those previously described and to divide or subdivide a Lot into one or more Lots. An Owner, other than Declarant, may create platted Lots on its Site or modify any existing platted Lots on its Site only with the prior written approval of such action by Declarant before the Conversion Date or by the Board after the Conversion Date.

Section 2.02 Designation of Streets. Declarant shall have the right and power, from time to time, to dedicate, designate, reserve, or convey fee simple title to, or grant easements for, Streets in portions of the Property owned by Declarant. The provisions of this Declaration shall

be subordinate to the rights of the City in such dedicated Streets. No Owner other than Declarant shall have the right to dedicate, designate, reserve, convey fee simple title, or grant easements for any Street on any portion of the Property owned by such Owner unless such action is approved in writing by Declarant before the Conversion Date or by the Board after the Conversion Date. This provision does not restrict any Owner from installing private roadways for its own use within its own Site in compliance with the provisions of this Declaration.

Section 2.03 Zoning. Declarant shall have the right and power, from time to time, to change the zoning of any portion of the Property owned by Declarant in such manner as Declarant deems appropriate for the overall development of the Property. No Owner other than Declarant shall apply for any change in zoning of any portion of the Property owned by such Owner unless such zoning change is approved in writing by Declarant before the Conversion Date or by the Board after the Conversion Date.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 3.01 Membership. Membership in the Association is appurtenant to, and cannot be separated from, ownership of a parcel in the Property by an Owner, other than a Non-Member Owner. A "**Non-Member Owner**" or "**Non-Member Owners**" means: (a) the City, which shall not be considered a Member Owner during the time that it owns Streets, public utility easements, drainage easements, or parcels used solely for a fire or police station or public park, unless the City agrees in writing to become a Member Owner; and (b) any public utility company, which shall not be considered a Member Owner during such time that it owns a utility easement or a parcel used solely for a utility substation, unless such utility company agrees in writing to become a Member Owner. Membership in the Association shall terminate automatically whenever a Member Owner stops being an Owner, except that such termination shall not release or relieve such Owner from any liability or obligation arising under this Declaration during its period of ownership. Any transfer of title to any parcel in the Property shall operate automatically to transfer (or, in cases of transfer by a Non-Member Owner, to vest) membership in the Association appurtenant to such parcel to the new Owner, unless such new Owner is a Non-Member Owner.

Section 3.02 Member in Good Standing. A Member Owner shall be a "**Member in Good Standing**" and eligible to vote if such Member Owner:

- (a) Has, at least ten (10) days before the taking of any vote by the Association, fully paid all Assessments (defined below) or other charges levied by the Association, as such Assessments of charges are provided for hereunder;
- (b) Does not have a Notice of Unpaid Assessments (defined below) filed by the Association against the parcel owned by such Member Owner; and
- (c) Has discharged all other obligations to the Association as may be required of a Member Owner hereunder or under the Association Documents.

The Board shall have sole authority for determining the good standing status of any Member Owner at any time and shall make such determination with respect to all Member Owners before the Association takes a vote on any matter. The Board shall have the right and authority, in its sole discretion, to waive the ten (10)-day prior payment requirement and require only that such payment be made at any time before such vote is taken if the Board determines, in its reasonable judgment, that extenuating circumstances exist which have prevented prior payment. Any Member Owner not conforming with the provisions of this Section 3.02 shall be declared by the Board not to be a Member in Good Standing and shall not be entitled to vote on matters before the Association until the Member Owner attains Member in Good Standing status as so declared by the Board.

Section 3.03 Classes of Voting Members. The Association shall have two (2) classes of voting membership:

(a) Class A. "**Class A Members**" shall be all Member Owners, including Declarant. Class A Members have one (1) vote for each acre in the Property (exclusive of Streets and Common Areas) owned by such Member Owners (rounded to the nearest 1/100th of an acre) as of the date of the notice of the meeting at which such vote will be cast. For the purpose of Section 3.03 and for any other reason that acreage or other area is necessary to be determined under this Declaration, the Board shall determine the acreage contained in the Property and the acreage or applicable area contained in specific parcels or portions thereof. If any parcel is owned by more than one (1) Member Owner, the number of votes attributable to such parcel shall be the same number of votes as if there were only one (1) Owner of such parcel, and the votes attributable to such parcel may be cast only if all the Owners owning such parcel, before the time of the vote in question, have delivered to the Association a written agreement about how such votes are to be cast or a written designation of one (1) of such Owners to cast the votes attributable to such parcel. Any Member Owner who is not an individual must designate a representative to act for such Member Owner in Association matters and to cast votes for such Member Owner, such designation to be made in writing to the Board. A Member Owner may delegate its right to vote to any tenant occupying its parcel provided such delegation is made in writing and is delivered to the Board.

(b) Class B. The only "**Class B Member**" shall be Declarant. The Class B Member has votes equal to one hundred and one percent (101%) of the aggregate of all votes eligible to be cast by Class A Members; provided, however, the Class B membership shall stop on the Conversion Date, and Declarant thereafter shall only be a Class A Member for so long as it owns any portion of the Property.

Section 3.04 Quorum, Voting, and Notices. Member Owners holding [NUMBER IN WORDS] percent ([NUMBER]%) of the aggregate votes entitled to be cast by Class A Members in Good Standing, represented at a meeting of the Member Owners in person or by a legitimate proxy in a form approved by the Board, shall constitute a quorum for voting on matters brought before the Member Owners at meetings called by the Board (a "**Quorum**"). The vote of Members in Good Standing (including all Class A Members and the Class B Member) holding, in the aggregate, a majority of the votes entitled to be cast by the Members in Good Standing present or voting by legitimate proxy at a called meeting at which a Quorum is present (the

"**Majority Vote of the Members**") shall be the act of the Member Owners. Notice requirements for all actions proposed to be taken by the Association which require a vote approval by the Member Owners shall be given as set forth in the Association Documents, as such may be amended from time to time. The term "**Special Vote of the Class A Members**" used herein, means, at the time such vote will be taken, the written consent of Declarant (until the Conversion Date) plus the vote of Class A Members in Good Standing (including Declarant) holding, in the aggregate [NUMBER IN WORDS] percent ([NUMBER]%) of the votes eligible to be cast by all Class A Members in Good Standing (including Declarant) present or voting by legitimate proxy at a called meeting at which a Quorum is present.

ARTICLE IV ASSESSMENTS

Section 4.01 Covenants for Assessments. Beginning in the year in which the Conversion Date occurs, each Owner of a parcel within the Property, by acceptance of a deed or other conveyance or transfer of legal title to the Property or any portion thereof, whether or not it shall be so expressed in any such deed, shall pay to the Association, or such other independent entity or agency which may be designated by the Association to receive such amounts, the following assessments (collectively, "**Assessments**"):

- (a) Regular Assessment as provided for in Section 4.02 below;
- (b) Special Purpose Assessment as provided for in Section 4.03 below; and
- (c) Special Member Assessment as provided in Section 4.04 below.

All Assessments shall remain the property of the Owner making such payment and shall be expended by the Association on behalf of all Owners only for the specified purposes provided in this Declaration. No profit, gain, or other benefit will be derived by the Association from the Assessments, but, instead, such funds shall be expended as agent for the Owners. All services contemplated to be paid from Assessments shall be obtained by the Association on behalf of the Owners. On termination of the Association, all Assessments held at that time by the Association shall be allocated and returned to the Owners in the same manner as votes are allocated among Class A Members as provided in Section 3.03(a) above.

Section 4.02 Regular Assessments. A "**Regular Assessment**" shall be determined, assessed, and expended on a recurring calendar year basis, which shall be the fiscal year of the Association; provided, however, a Regular Assessment may be assessed and expended for the partial year from the date of this Declaration through December 31 in the year in which the Conversion Date occurs ("**Conversion Year**"). A Regular Assessment shall be used for the payment of Common Expenses and other expenses incurred by the Association or the Board on behalf of the Owners as authorized in this Declaration (exclusive of the expenses referenced in Section 4.04 below). A Regular Assessment from the date of this Declaration through December 31 of the Conversion Year shall be set by the Board as the Board deems reasonably necessary to pay applicable expenses for such partial year. Thereafter, for the year following the Conversion Year and each year thereafter while this Declaration is in force, the Board shall set the amount of the Regular Assessment to be levied for the next calendar year; taking into consideration

Common Expenses for the then current year (annualized with respect to the Conversion Year expenses), expected increases in such expenses during the next year, a contingency amount (not exceeding five percent (5%) of the anticipated expenditures for such next year), and an optional reserve fund contribution (not exceeding three percent (3%) of the anticipated expenditures for such next year); provided, however, no reserve fund contribution amount shall be included in the Regular Assessment for any year in which the unused balance of the reserve fund equals or exceeds ten percent (10%) of the other anticipated expenditures for that year. The Regular Assessment for each other calendar year shall be set by the Board on or about November 1 of the preceding year or as soon thereafter as such determination reasonably can be made by the Board. The Regular Assessment shall be allocated among all Owners (including Declarant) in the same manner as votes are allocated among Class A Members as provided in Section 3.03(a) above, that is, the percentage of the aggregate Regular Assessment allocated to a particular parcel in the Property shall be a fraction with the numerator equal to the number of Class A Member votes allocable to such parcel and with the denominator equal to the aggregate number of votes for all Class A Members. Should any surplus exist at the end of any year, the Board shall reduce the amount required for the next year's Regular Assessment by an amount equal to such surplus.

Section 4.03 Special Purpose Assessment. The Board may, from time to time, levy for any calendar year beginning on or after January 1 of the year after the Conversion Year, applicable to that year (or initial partial year, if applicable) only, a "**Special Purpose Assessment**" for the purpose of paying any unanticipated expense that normally would have been paid out of a Regular Assessment which was not included in that year's budget for the Regular Assessment. Such a Special Purpose Assessment shall be allocated among Owners (including Declarant) in the same manner as the Regular Assessment is allocated among the Owners.

Section 4.04 Special Member Assessment. The Board may levy a "**Special Member Assessment**" on any Owner to the extent any directly related insurance proceeds paid to the Association are insufficient to pay all costs for:

- (a) Any damage or Loss (defined below) requiring maintenance, repairs, or replacement of Common Areas or Common Facilities, which damage or Loss has been reasonably determined by the Board to have been caused, either directly or indirectly, by the acts of such Owner, or its agent, employee, occupant, tenant, or visitor; or
- (b) Reimbursing the Association for any and all direct or indirect costs incurred by the Association for the maintenance, repair, or replacement of landscaping, signs, screening or decorative walls, surface parking areas, ponds, lakes, fountains, pools, exterior lighting or devices, sculptures, utilities, drainage systems, park and recreational facilities and equipment on such Owner's parcel or on the Unpaved Right-of-Way contiguous to such parcel, including, but not limited to, the removal of trash, litter, and abandoned items, that such Owner fails to repair, maintain, or replace as required by the provisions of this Declaration, provided such Owner fails to correct such deficiency within seven (7) days after written notice thereof is given to such Owner by the Board (or in cases where such deficiency cannot reasonably be corrected within seven (7) days, within a reasonable period of time necessary to correct such deficiency if the Owner

begins corrective work within such seven (7)-day period and thereafter proceeds diligently to complete such corrective work).

The provisions of this Section 4.04 apply also to each Non-Member Owner, and each Non-Member Owner is liable for any Special Member Assessment made against such Non-Member Owner, and, to the fullest extent permitted by Applicable Law, such Non-Member Owner's particular Site is subject to a lien to secure payment of such Special Member Assessment, all as provided in Section 4.06 and Section 4.07 below.

Section 4.05 Due Date of Assessment. The Regular Assessment provided for herein shall be payable annually within [NUMBER IN WORDS] ([NUMBER]) days after an invoice is delivered by the Association to an Owner; provided, however, the Board shall have the right to require payment of a Regular Assessment at other intervals if it deems appropriate (but with payment not required any earlier than [NUMBER IN WORDS] ([NUMBER]) days after delivery of an invoice therefor). The due date of any Assessment under Section 4.03 or Section 4.04 shall be fixed in the notice to the Owner or Owners providing for such Assessment but will not be sooner than thirty (30) days after the date such notice is delivered.

Section 4.06 Personal Obligation for Payment of Assessments. The Assessments provided for herein shall be the personal or corporate debt of the Owner of the portion of the Property with respect to which such Assessment is made. No Owner, for any reason, may exempt itself from liability for Assessments. If any Assessment or part thereof is not paid when due, the Owner or Owners of such property shall be obligated to pay interest on such unpaid Assessment from such due date at the Default Interest Rate together with all costs and expenses of collection thereof, including, but not limited to, reasonable attorneys' fees. The Board shall have the right to reject any partial payment of any Assessment and demand full payment thereof, or the Board may, in its sole discretion, elect to accept any such partial payment on account only, without in so doing waiving any rights established hereunder with respect to any remaining balance due. The obligation of any Owner to pay an Assessment with respect to a parcel made for any period of time that an Owner owns the parcel shall remain its personal or corporate obligation, as the case may be (notwithstanding any future sale or conveyance of its parcel), and shall not pass to unrelated third-party purchasers of such property or portion thereof unless expressly assumed by such purchaser. However, the lien for any unpaid Assessments shall be unaffected by any sale or assignment of full or partial ownership interest in such property affected thereby, or portion thereof, and shall continue in full force and effect. In the event of full or partial sale of an ownership interest in any portion of the Property, it shall be the obligation of the then Owner of such interest to disclose to any purchaser, assignee, title company designated to handle such transaction, financing entity, or other party to such sale any unpaid Assessments, such notice to be given in writing to all parties to the intended transaction at least [NUMBER IN WORDS] ([NUMBER]) days before the date on which such transaction will be consummated. A copy of such notice shall be sent to the Association at the same time. A former Owner shall not be liable for the Assessments made with respect to a parcel after it is no longer the Owner of such parcel.

Section 4.07 Assessment Lien. ALL SUMS ASSESSED IN THE MANNER PROVIDED FOR IN THIS ARTICLE IV, TOGETHER WITH INTEREST FROM SUCH DUE DATE AT THE DEFAULT INTEREST RATE AND THE COSTS OF COLLECTION, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ARE

SECURED BY A CONTINUING CONTRACTUAL LIEN AND CHARGE ON THE PROPERTY COVERED BY SUCH ASSESSMENT, WHICH SHALL BIND SUCH PROPERTY AND THE OWNER THEREOF AND ITS HEIRS, SUCCESSORS, DEVISEES, PERSONAL REPRESENTATIVES, AND ASSIGNEES. The aforesaid continuing contractual lien shall attach to the Property as of the date of the recording of this Declaration and shall be superior to all liens other than: (a) a deed of trust or mortgage constituting a lien on the land of an Owner; (b) any sale and leaseback agreement or lease and subleaseback agreement whereby an Owner sells and simultaneously acquires a possessory interest under a lease from or other agreement with such transferee; and (c) the lien securing real estate taxes; provided, however, the types of liens referenced in (a) and (b) above shall be inferior and subordinate to the lien securing the obligation to pay Assessments if the Association records a Notice of Unpaid Assessments before the date of such other lien. The Association shall have the power to subordinate the aforesaid Assessment lien to any other lien. The exercise of such power shall be entirely discretionary with the Association. Except for a conveyance to a purchaser at a foreclosure sale pursuant to a lien to which the Assessment lien is subordinate as provided above, all parcels within the Property are conveyed to and accepted and held by the Owner thereof subject to any Assessment lien provided for in this Section 4.07.

Section 4.08 Notice of Unpaid Assessment. To evidence any unpaid Assessments, the Association may prepare a written notice of unpaid Assessments (the "**Notice of Unpaid Assessments**") setting forth the amount of the unpaid indebtedness, the Owner's name, and a property description. Such notice shall be signed by one of the officers of the Association and shall be recorded in the real property records of the County. The Association shall record an appropriate release of any recorded Notice of Unpaid Assessments when the amounts referenced have been paid in full.

Section 4.09 Foreclosures of Assessment Liens. AFTER RECORDING A NOTICE OF UNPAID ASSESSMENTS, THE LIEN FOR PAYMENT OF ASSESSMENTS MAY BE ENFORCED BY FORECLOSURE OF THE LIEN UPON THE DEFAULTING OWNER'S PROPERTY BY THE ASSOCIATION EITHER BY JUDICIAL OR NONJUDICIAL FORECLOSURE THROUGH A PUBLIC SALE IN LIKE MANNER AS A MORTGAGE OR DEED OF TRUST ON REAL PROPERTY IN ACCORDANCE WITH THE APPLICABLE LAW, AS SUCH MAY BE REVISED, AMENDED, SUPPLEMENTED, OR REPLACED FROM TIME TO TIME. The Association may also file suit against the Owner personally to obtain a judgment for unpaid Assessments. In any foreclosure proceeding, whether judicial or nonjudicial, or in any other suit against the Owner, the Owner shall be required to pay the costs, expenses, and reasonable attorneys' fees incurred by the Association. The Association shall have the right and power to purchase the Property at foreclosure or other legal sale and to acquire, hold, lease, mortgage, convey, or otherwise deal with the same. On the written request of any mortgagee holding a lien on any part of the Property, the Association shall provide a copy of the Notice of Unpaid Assessments to said mortgagee.

Section 4.10 Certificate. Within twenty (20) days of the Association's receipt of a written request by an Owner, the Association shall furnish a certificate setting forth any unpaid Assessments owed by an Owner or that none are due and owing.

ARTICLE V ASSOCIATION BOARD OF DIRECTORS

Section 5.01 Creation of Board. The Association shall be governed by the Board elected by a Majority Vote of the Members. The size and composition of the Board, its method of election, and its duties and authorities shall be as provided in the Association Documents and this Declaration, except that all members of the Board shall be Owners or employees, agents, or officers of Owners. The Board shall exist and function solely for the benefit of the Property, the Association, and the Members.

Section 5.02 Use of Assessment. Subject to the provisions of Section 7.01 below, the Board shall be responsible for setting, collecting, and disbursing Assessments. In general, the Board is empowered to cause the Association, among other things permitted herein or in the Association's governing documents, to take the following actions and to expend Assessment funds for the following purposes:

- (a) To pay Common Expenses;
- (b) If approved by a Special Vote of the Class A Members, to employ contractors to maintain and repair Streets and utilities, but only to the extent that the City (or other responsible Governmental Entity) or appropriate utility company fails to do so in a manner deemed appropriate in the judgment of the Board;
- (c) To employ independent consultants or independent contractors to manage daily operations of the Association; provided, however, neither the directors of the Association nor Members of the DRB (defined below) shall be paid any salary or other compensation for serving in such capacity;
- (d) To employ legal, accounting, engineering, architectural, and other independent professional services, including, but not limited to, any services needed for architectural review of any plans for the construction of Improvements on a Site;
- (e) To purchase a policy or policies of insurance insuring the Declarant, the Association, and the Board, and the DRB against any liability to the public or to the Owners (and/or visitors or occupants) incident to operation of the Association or the DRB;
- (f) To pay for materials, supplies, services, maintenance, repairs, alterations, insurance, and *ad valorem* and other taxes on Property owned by the Association or in which the Association has an interest;
- (g) To pay general and administrative expenses which, in the opinion of the Board, shall be necessary or proper for the operation or protection of the Association or for the enforcement of this Declaration, including, but not limited to, reasonable expenses of the DRB;

(h) To pay costs incurred in the exercise and performance by the Board or the Association of any of their authorities, duties, or rights set forth in or incidental to this Declaration;

(i) To agree or contract for: (i) insurance coverage for Common Areas and the Common Facilities; (ii) utility consumption and services matters necessary for the operation of the Common Areas and the Common Facilities and the provision and operation of the Common Services; (iii) maintenance, repair, and operation of Common Areas, the Unpaved Right-of-Way, and the Common Facilities; (iv) design, engineering, and other consultant contracts; and (v) goods and services;

(j) To determine the Common Services that should be obtained by the Association for the benefit of the Owners, subject to the approval of a Special Vote of the Class A Members;

(k) To designate Common Areas and Common Facilities not listed in Section 1.02, subject to the approval of a Special Vote of the Class A Members;

(l) To borrow funds to pay any costs of operation, secured by assignment or pledge of Assessments, as the Board may determine to be necessary and appropriate in accordance with this Declaration;

(m) To sue or to defend in any court of law on behalf of the Association, the DRB, the Board, or any Board member any matter related to or described in this Declaration;

(n) To make, or cause to be made, any tax returns, reports, or other filings required by federal, state, or local governmental authorities;

(o) To make available to each Owner within ninety (90) days after the end of any Association fiscal year a written annual report on financial affairs of the Association for the preceding year, and, on written request of Members in Good Standing holding two-thirds of the Class A Member votes eligible to be cast by all the Class A Members in Good Standing, to have such report audited by an independent certified public accountant selected by the Board, which audited report, if required, shall be completed and made available to each Owner as soon as practicable after a request is received by the Board; provided, however, before the Conversion Date, unless Declarant votes in favor of such audit, the cost shall be borne by all Class A Members other than Declarant, and the Association may require that such audit costs be paid in advance;

(p) To adjust the amount of, collect, and use any insurance proceeds to repair or replace any damaged or lost property or to reimburse Persons entitled to receive reimbursement for injury, damage, or Loss, and, if said insurance proceeds are insufficient to provide full reimbursement as may be required, the Board may act to collect funds through a Special Purpose Assessment or a Special Member Assessment, whichever is applicable;

(q) To promulgate Development Guidelines (the "**Development Guidelines**") to serve as a guide for Owners in the planning and construction of Improvements and as a guide for the DRB in reviewing and approving or disapproving plans and specifications for Improvements and to revise such from time to time as the Board, in its discretion, deems appropriate, with copies of revisions to be furnished to all Owners. The Development Guidelines shall not contain any provisions that: (i) conflict with the provisions of this Declaration; (ii) attempt to prohibit uses that comply with Section 7.01(a) below and are not prohibited by Section 7.02 below; or (iii) restrict or diminish rights of Owners as specifically provided in this Declaration;

(r) To enforce the provisions of this Declaration and the Development Guidelines and to enjoin actions or seek damages and/or remedial action from any Owner for violation of this Declaration or the Development Guidelines, which right shall include, but is not limited to, the right, but not the obligation, to enter onto any part of the Property to perform obligations of the Owner thereof who has failed to do so in accordance with the provisions of this Declaration or the Development Guidelines;

(s) To maintain books and records with respect to all aspects of the operations of the Association and to levy, collect, receive, administer, expend, and dispose of all Assessments and other funds held by the Association in accordance with sound accounting practices (that separately reflect all Association reserve funds), and to permit any Owner (or a Person designated by such Owner in writing) to inspect, copy, and audit the same on reasonable notice during normal business hours at an office of the Association or the Declarant located in LOS ANGELES County, CA;

(t) To appoint Members of the DRB as described in Section 6.01 below;

(u) To own fee simple title or an easement interest to the Common Areas and any other areas determined by the Board to be appropriate;

(v) To promulgate reasonable rules governing the use of the Common Areas, the Common Facilities, and the Common Services; and

(w) To have all the powers necessary or incidental as may be required to perform such other duties and functions as are necessary for prudent operation and management of the Association.

The Association shall have the right to perform such other functions, and to use Regular Assessment and Special Purpose Assessment funds to pay the cost thereof, to the extent that a Special Vote of the Class A Members approves such other functions and services. In addition to expending Regular Assessment and Special Purpose Assessment funds for the aforementioned purposes, the Board also is permitted to spend funds collected through a Special Member Assessment for those purposes set forth in Section 4.04.

Section 5.03 Affiliated Contracts. The Board, acting on behalf of the Association, shall have the full power and authority to contract with any Owner, including, without limitation, Declarant, for performance of services which the Association is obligated or authorized to obtain or provide, such contracts to be at competitive rates then prevailing for such services and on such

other terms and conditions, and for such consideration as the Board may deem advisable and in the best interest of the Association if the level of service received is consistent with that available from third parties.

Section 5.04 Limitation of Liability and Indemnification.

(a) **Limitation of Liability.** No Member Owner, Non-Member Owner, director, officer, or representative of the Association shall be personally liable for debts, expenses, losses, or liabilities of the Association. The Members of the DRB, the Board members, and the officers of the Association shall not be liable for any mistake of judgment, whether negligent or otherwise, except for their own individual gross negligence, willful misfeasance or malfeasance, misconduct, bad faith, intentional wrongful acts, and approval of actions that violate the provisions of Section 7.01(b) below or the Association Documents ("**Bad Acts**"). Such Members of the DRB, Board members, and officers of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association. The Association shall have the right to purchase and maintain, as a Common Expense, directors' and officers' liability insurance on behalf of any Member Owner who is or was a Board member or officer of the Association or DRB against any liability asserted against it and incurred by it in such capacity, or arising out of its status as such.

(b) **Indemnification.** The Association, as a Common Expense of the Association, shall indemnify, defend, save, and hold harmless such Board members and officers of the Association from any and all debts, expenses, losses, and liabilities [(including court costs and reasonable attorneys' fees incurred by or imposed in connection with such proceeding)] ("**Loss**" or "**Losses**") to others on account of any such contract or commitment (to the extent not covered by insurance proceeds). In addition, each Board member and each officer of the Association shall be indemnified, defended, saved, and held harmless by the Association, as a Common Expense of the Association, from any Loss to others (to the extent not covered by insurance proceeds) by reason of having served as such Board member or as such officer and against all Losses incurred at the time it was a Board member or officer, subject to any provisions regarding indemnity contained in the Association Documents, except in cases wherein the Loss or Losses arise from a proceeding in which such Board member or such officer is adjudicated guilty of Bad Acts (THIS INDEMNITY IS INTENDED TO AND DOES COVER LIABILITIES RESULTING FROM THE NEGLIGENCE OF THE BOARD MEMBERS OR THE OFFICERS OF THE ASSOCIATION). In the event of a settlement of any such proceeding, the indemnification provided hereby shall apply only when the Board approves such settlement and reimbursement as being in the best interests of the Association. Any right to indemnification provided for herein shall not be exclusive of any other rights to which a Board member or officer, or former Board member or officer, may be entitled.

Section 5.05 Insurance. The Association shall carry and maintain, to the extent such coverage is reasonably available as determined by the Board, liability insurance with policy limits of at least \$1,000,000 covering occurrences in the Common Areas or as the result of the operation of Common Services or Common Facilities. At the Association's discretion, the

Association, acting through the Board, shall have the right to purchase, carry, and maintain in full force and effect (to the extent same is available): (a) property and general liability insurance covering any employees and any and all portions of the Common Areas, and any Improvements thereon or appurtenant thereto, and covering the Common Facilities and Common Services for the interest of the Association, the Board, employees, agents, or officers, and of all Member Owners, in such coverage and amounts and with such endorsements as shall be considered by the Board, in its sole discretion, to be reasonable; and (b) errors and omissions insurance for the Board, officers of the Association, and the DRB. The Board shall carry such insurance at such limits of coverage and with financially sound companies licensed to do business in the State as the Board deems appropriate. The Association shall use any net insurance proceeds for the purpose for which the insurance was intended, including, but not limited to, the repair and/or replacement of any damaged or lost property, whether real or personal. Any unused balance from the proceeds of insurance paid to the Association shall be retained by the Association for use in the payment of Common Expenses. Should insurance proceeds be insufficient to fully reimburse any Loss or damage, the Association may levy a Special Purpose Assessment or a Special Member Assessment, whichever is applicable, to cover such deficiency.

ARTICLE VI DEVELOPMENT REVIEW BOARD

Section 6.01 Creation of Development Review Board. The Association shall establish and maintain a Development Review Board (the "**DRB**") consisting of not fewer than three Persons appointed by the Board (the "**Members of the DRB**"). At least two (2) Members of the DRB shall be Owners or employees, agents, or officers of Owners. Until the Conversion Date, the appointment of the Members of the DRB must be approved by Declarant, and any or all Members of the DRB may be removed by Declarant with or without cause. [Before the Conversion Date, Declarant may require that it be appointed as the sole member of the DRB.] After the Conversion Date, the Board shall have the exclusive right and authority at any time, and from time to time thereafter, to create and fill vacancies on the DRB and to remove Members of the DRB with or without cause.

Section 6.02 Function of Development Review Board. A function of the DRB is to review and approve or disapprove plans and specifications for Improvements proposed to be installed or modified on portions of the Property. NO IMPROVEMENTS SHALL BE ERECTED, CONSTRUCTED, PLACED, ALTERED, REMODELED, DEMOLISHED, OR PERMITTED TO REMAIN ON SUCH PORTION OF THE PROPERTY UNTIL PLANS AND SPECIFICATIONS, IN SUCH FORM AND DETAIL AS THE DRB MAY DEEM REASONABLY NECESSARY, SHALL HAVE BEEN SUBMITTED TO THE DRB AND APPROVED BY IT IN WRITING. The Board, from time to time, may establish and revise a standard review fee which must be paid by an Owner at the time plans are submitted for review. The DRB shall have the authority to select and employ professional consultants to assist it in fulfilling its duties if the DRB determines that it does not have sufficient expertise or time to review any submitted plans, the cost of such consultants to be paid by the Owner of the Site for which plans and specifications have been submitted for approval, which cost shall be in addition to any review fee as referenced above. The process of reviewing and approving plans and specifications is one which of necessity requires that the DRB make subjective judgments on

items for which specific standards or guidelines are not expressly set forth in this Declaration or the Development Guidelines. The DRB is given full power and authority to make any such subjective judgments and to interpret the intent and provisions of this Declaration and the Development Guidelines in such manner and with such results as the DRB, in its sole discretion, may deem appropriate. In the absence of final adjudication by a court of competent jurisdiction that the DRB has abused its discretion, any action by the DRB shall be final and conclusive. While the Development Guidelines are intended as a general guide for development within the Property, the DRB shall have the right to grant variances from the Development Guidelines as it, in its sole but reasonable judgment, deems appropriate; provided, however, such variances may not be used to allow violations of this Declaration. The DRB shall have the sole discretion to determine whether plans and specifications submitted to it for approval are acceptable, and the DRB shall be entitled and empowered to enjoin or remove (or cause the Association to remove) any construction undertaken in accordance with plans and specifications that have not been approved in writing by the DRB. Improvements for which DRB approval is required are to be constructed per the Development Guidelines in existence as of the date the preliminary plans were submitted to the DRB for approval. Changes to the Development Guidelines shall not necessarily require changes in construction of plans previously approved or disapproved by the DRB. THE RIGHTS AND POWERS OF THE DRB UNDER THIS ARTICLE VI ARE SUBJECT TO THE PROVISIONS OF SECTION 7.01(b) BELOW.

Section 6.03 Plans and Specifications.

(a) The DRB shall have the right to disapprove any submitted plans that are not in compliance with this Declaration and the Development Guidelines, if they are incomplete or if the DRB determines that such plans are deficient from an engineering or design standpoint. The DRB may base its approval or disapproval on, among other things:

- (i) Architectural character of all proposed Improvements, taking into consideration the aesthetic quality of any Structures with respect to height, form, proportion, volume, siting, exterior materials, and roofing materials (type, scale, texture, color, and durability), proposed quality of workmanship, and the appearance of the Improvements from the air;
- (ii) Adequacy of Site dimensions for the proposed Improvements;
- (iii) Conformity and harmony of external design with Improvements on neighboring Sites and types of operations and uses thereof;
- (iv) Relation to topography, grade, and finish ground elevations to that of neighboring Sites;
- (v) Effect of the Improvements on aircraft navigation or communication and communication or navigation aids or equipment;
- (vi) Screening of mechanical and other installations;

(vii) Functional appropriateness with respect to vehicle handling, pedestrian circulation, siting of buildings (both in relationship to one another and in relationship to buildings, existing or proposed, located on other Sites), drainage, utility service systems, and lighting;

(viii) Extent and quality of landscaped areas;

(ix) Exterior signage; or

(x) Compliance with the purpose and general plan, intent, and provisions of this Declaration and the Development Guidelines.

The DRB shall be available on a reasonable basis, on reasonable request of an Owner, to meet with an Owner and/or its representatives to discuss and answer questions concerning proposed Improvements and their compliance with this Declaration and the Development Guidelines.

(b) The development review process consists of three (3) phases:

(i) The Concept Plan Phase as provided for in Section 6.03(c) below;

(ii) The Preliminary Plans Review as provided for in Section 6.03(d) below; and

(iii) The Final Plans Review as provided for in Section 6.03(e) below.

(c) The Owner shall present to the DRB its concept design plan for the Improvements proposed to be constructed or installed on its Site and the DRB may communicate to the Owner any specific development requirements for the Owner's Site (the "**Concept Plan Phase**"). The concept design plan submitted by the Owner shall provide and show all information specified and required in the Development Guidelines. The DRB must approve in writing the Owner's design concept before the DRB will accept the Owner's submission for Preliminary Plans Review (defined below). THIS CONCEPT DESIGN PHASE SHALL OCCUR AS EARLY AS POSSIBLE. A PRIMARY PURPOSE OF THE CONCEPT DESIGN PHASE IS TO IDENTIFY ANY GENERAL DESIGN ASPECTS OF THE PROPOSED IMPROVEMENTS THAT ARE UNACCEPTABLE TO THE DRB BEFORE THE OWNER HAS INCURRED SUBSTANTIAL DESIGN AND ENGINEERING COSTS.

(d) Based on the design concept approved by the DRB during the Concept Plan Phase, the Owner shall submit to the DRB its preliminary plans for the proposed Improvements on its Site for review by the DRB (the "**Preliminary Plans Review**"). At this stage, such plans shall provide and show all the information, drawings, and data specified and required in the Development Guidelines and such other information as may be reasonably requested or required by the DRB. The DRB must approve in writing the Owner's preliminary plans for such Improvements before the DRB will accept the Owner's submission for Final Plans Review (defined below).

(e) Based on the preliminary plans approved by the DRB, the Owner shall submit to the DRB its final plans and specifications for the proposed Improvements on its Site for final review by the DRB (the "**Final Plans Review**"). At such stage, plans and specifications shall be prepared by an architect, professional engineer, landscape architect, and land surveyor (as appropriate) registered under the Applicable Law, bearing the signature, seal, and certification of such architect, professional engineer, landscape architect, and land surveyor and shall provide and show all the information, drawings, and data specified and required in the Development Guidelines and such other information as may be reasonably requested or required by the DRB. The plans shall be accompanied by the written certification by the Owner's architect that the Improvements comply with the provisions of the Development Guidelines and this Declaration. If any of the plans or specifications that are submitted for Final Plans Review do not comply with this Declaration or the Development Guidelines, the Owner's architect, in such certificate, shall specify and explain any noncompliance.

(f) At the request of an Owner, the DRB shall complete an expedited review of plans for phased or "fast-track" construction to determine if the Owner is eligible for expedited approval of plans. Before obtaining written approval in the Concept Plan Phase, the Preliminary Plans Review, or the Final Plans Review, the Owner may submit plans and specifications prepared by an architect, professional engineer, landscape architect, and land surveyor (as appropriate) registered under the Applicable Law, bearing the signature, seal, and certification of such architect, professional engineer, landscape architect, and land surveyor together with all the information, drawings, and data specified and required in the Development Guidelines. The plans shall be accompanied by the written certification by the Owner's architect that the Improvements comply with the provisions of the Development Guidelines and this Declaration. The DRB must approve in writing the Owner's plans. On approval, the Owner's plans no longer need to undergo review in the Concept Plan Phase, the Preliminary Plans Review, or the Final Review. A request for such expedited review of plans shall be at the risk of such Owner because the DRB shall have the right to withhold further approvals or to withdraw its approval of plans previously submitted if later plans for further construction on such Site result in such previously approved Improvements no longer being in substantial compliance with this Declaration or the Development Guidelines or being consistent in all material respects with plans for the Site previously approved by the DRB. In such event, the Owner shall modify any such previously constructed Improvements as may be required by the DRB.

(g) Approval of plans and specifications shall be based on a determination by the DRB whether or not, in its [reasonable] judgment such plans and specifications adequately meet objectives established for the Property's aesthetic quality, as well as meeting the requirements created by this Declaration and the Development Guidelines. The DRB shall notify the Owner of the DRB's disapproval of any portion of the plans or other submissions and shall give the reasons for such disapproval. Approval of any plans and specifications for certain Improvements shall not be deemed a waiver of the DRB's right, in its [reasonable] discretion, to disapprove similar plans and specifications, or any of the features or elements included, for any other Improvements or to refrain from granting similar variances.

(h) If any submission of plans is not complete or does not include all data required by this Declaration or the Development Guidelines, the DRB, within fifteen (15) days after such submission, shall notify the Owner of such deficiencies, and such plans shall not be considered to have been submitted until such deficiencies have been corrected. Should the DRB fail to approve or disapprove plans at any stage, Concept Plan Phase, Preliminary Plans Review, or Final Plans Review, properly presented by an Owner as provided above, within twenty (20) days after submission to the DRB, it shall be presumed that the DRB has [approved such properly submitted plans and specifications; provided, however, if before the end of such twenty (20)-day period, the DRB notifies the Owner in writing that more time, not to exceed ten (10) days, is needed for further review, after which additional period it shall be presumed that approval has been given absent specific disapproval in writing having been given by the DRB during such additional review period/disapproved such properly submitted plans and specifications; provided, however, if before the end of such twenty (20)-day period, the DRB notifies the Owner in writing that more time, not to exceed ten (10) days, is needed for further review, after which additional period it shall be presumed that disapproval has been given absent specific approval in writing having been given by the DRB during such additional review period]. The DRB in the future may modify, by provisions in the Development Guidelines, the procedure for the submission and review of plans provided the review times set forth above are not materially changed.

(i) If work does not begin within eighteen (18) months from the date of DRB approval of final plans, then the approval given under this Section 6.03 shall be deemed revoked by the DRB, unless the DRB expressly extends the time for commencing work. All work covered by such approval, once begun, shall be constructed with due diligence and completed as soon as reasonably possible, but in any event absent an extension granted by the DRB, must be completed within three (3) years of starting, except for such period of time as such completion is rendered impossible or would result in great hardship due to strikes, fires, national emergencies, critical materials shortages, or other intervening forces beyond the control of the Owner.

Section 6.04 Inspections. The DRB, or its designees, shall have the right during reasonable business hours to enter on and inspect any Site or Improvements then under construction. If the DRB shall determine that such Plans have not been approved or that the Plans which have been approved are not being substantially complied with, the DRB may, in its [reasonable] discretion, give the Owner of such Site and Improvements written notice and, thereafter, the Board or the DRB, on behalf of the Association, may enjoin further construction and require the removal or correction of any work that does not comply with approved Plans. If any Improvements are altered or replaced on any Site other than in substantial conformity with the approved Plans, such action shall be deemed to have been undertaken without requisite approval of the DRB and to be in violation of this Declaration; the Board or the DRB, on behalf of the Association, may take action as permitted under this Declaration with respect thereto.

Section 6.05 Interior Alterations. Notwithstanding any other provisions of this Declaration or the Development Guidelines, an Owner may make alterations within the interior of any building on its Site without first obtaining DRB approval, provided such alterations do not change the exterior appearance of any Improvements.

Section 6.06 Changes. No construction or installation of Improvements on a Site that is inconsistent with, in addition to, or materially different from any previously approved Plans shall be started or permitted until the Plans reflecting such change or addition have been submitted to and approved by the DRB in accordance with this Article VI; provided, however, no such approval is required for changes within the interior of any building that do not change exterior appearance.

Section 6.07 Limitation of Liability and Indemnification Related to Improvements.

(a) Limitation of Liability Related to Improvements. Declarant, the Association or any of its officers, the Member Owners, the Non-Member Owners, the DRB, the Members of the DRB, and the Board or any of its members, shall not, individually or in combination, be liable for any Loss or Losses to any Owner submitting Plans or specifications for approval or to any Owner of any portion of the Property, by reason of subjective decisions, mistakes in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or to disapprove any Plans and specifications submitted or in connection with enjoining or removing any construction undertaken prior to written approval of the DRB; provided, however, this provision does not apply to Bad Acts. Declarant, the Association or any of its officers, the Member Owners, the Non-Member Owners, the DRB, the Members of the DRB, and the Board or any of its members shall not, individually or in combination, be liable in damages or otherwise in connection with any construction, design, engineering, or defect associated with any Improvement constructed on the Property. APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT CONSTITUTE ANY WARRANTY OR REPRESENTATION THAT SUCH PLANS AND SPECIFICATIONS COMPLY WITH GOVERNMENTAL REQUIREMENTS OR GOOD AND PRUDENT DESIGN, ENGINEERING, AND CONSTRUCTION PRACTICES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO DETERMINE AND SEE THAT ITS PLANS AND SPECIFICATIONS COMPLY WITH GOVERNMENTAL REQUIREMENTS AND THE DESCRIBED PRACTICES.

(b) Indemnification Related to Improvements. The Association, as a Common Expense of the Association, shall indemnify, defend, save, and hold harmless such Board members and officers of the Association from any and all Loss or Losses to others on account of any approval or disapproval or failure to approve or to disapprove any Plans and specifications submitted or on account of enjoining or removing any construction undertaken prior to written approval of the DRB (to the extent not covered by insurance proceeds). In addition, each Board member and each officer of the Association shall be indemnified, defended, saved, and held harmless by the Association, as a Common Expense of the Association, from any Loss to others (to the extent not covered by insurance proceeds) by reason of having served as such Board member or as such officer and against all Losses incurred at the time it was a Board member or officer, subject to any provisions regarding indemnity contained in the Association Documents, except in cases wherein the Loss or Losses arise from a proceeding in which such Board member or such officer is adjudicated guilty of Bad Acts (THIS INDEMNITY IS INTENDED TO AND DOES COVER LIABILITIES RESULTING FROM THE NEGLIGENCE OF THE BOARD MEMBERS OR THE OFFICERS OF THE

ASSOCIATION). In the event of a settlement of any such proceeding, the indemnification provided hereby shall apply only when the Board approves such settlement and reimbursement as being in the best interests of the Association. Any right to indemnification provided for herein shall not be exclusive of any other rights to which a Board member or officer, or former Board member or officer, may be entitled.

Section 6.08 Certificate of Compliance. Within twenty (20) days of the Association's receipt of a written request by an Owner who has fully and timely complied with the provisions of this Article VI, the Association shall deliver to such Owner a written certificate of such compliance in recordable form, and such certificate shall be conclusive evidence of such compliance.

Section 6.09 Documents. Within sixty (60) days after completion of any Improvements, the Owner of such Site shall provide to the Association as-built site, utility, drainage, and landscape plans, plans for underground irrigation systems in the landscaping on and adjacent to such Site, and such other as-built information which may be [reasonably] requested by the Board or the DRB.

ARTICLE VII DEVELOPMENT COVENANTS

Section 7.01 General.

(a) No use shall be permitted on the Property which is not allowed under Applicable Law. Each Owner, occupant, or other user of any portion of the Property at all times shall comply with this Declaration and the Development Guidelines and with any and all Applicable Law, specifically including, but not limited to, applicable zoning restrictions placed on the Property, as they exist from time to time. IN SOME INSTANCES, GOVERNMENTAL REQUIREMENTS MAY BE MORE OR LESS RESTRICTIVE THAN THE PROVISIONS OF THIS DECLARATION AND THE DEVELOPMENT GUIDELINES. IF A CONFLICT EXISTS BETWEEN ANY GOVERNMENTAL REQUIREMENT AND ANY REQUIREMENT UNDER THIS DECLARATION OR THE DEVELOPMENT GUIDELINES, THE MOST RESTRICTIVE REQUIREMENT SHALL PREVAIL, EXCEPT IN CIRCUMSTANCES WHERE COMPLIANCE WITH A MORE RESTRICTIVE PROVISION OF THE DECLARATION OR THE DEVELOPMENT GUIDELINES WOULD RESULT IN A VIOLATION OF MANDATORY APPLICABLE GOVERNMENTAL REQUIREMENTS, IN WHICH CASE THOSE GOVERNMENTAL REQUIREMENTS SHALL APPLY. COMPLIANCE WITH MANDATORY GOVERNMENTAL REQUIREMENTS WILL NOT RESULT IN THE BREACH OF THIS DECLARATION OR THE DEVELOPMENT GUIDELINES EVEN IF SUCH COMPLIANCE COULD OTHERWISE RESULT IN NONCOMPLIANCE OF PROVISIONS UNDER THIS DECLARATION OR THE DEVELOPMENT GUIDELINES. WHERE A GOVERNMENTAL REQUIREMENT DOES NOT CLEARLY CONFLICT WITH THE PROVISIONS OF THIS DECLARATION OR THE DEVELOPMENT GUIDELINES BUT PERMITS ACTION THAT IS DIFFERENT FROM THAT REQUIRED BY THIS DECLARATION OR THE DEVELOPMENT GUIDELINES, THE PROVISIONS OF

THIS DECLARATION AND THE DEVELOPMENT GUIDELINES SHALL PREVAIL. All portions of the Property shall be developed in accordance with this Declaration as it may be amended as herein provided. The provisions of this Article VII set forth certain requirements which, in addition to the other provisions of this Declaration and the Development Guidelines, shall apply with respect to the development and use of the Property.

(b) NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE PROVISIONS OF THIS DECLARATION OTHER THAN THIS SECTION 7.01(b), THE ASSOCIATION, THE BOARD, AND THE DRB SHALL NOT HAVE THE RIGHT OR AUTHORITY TO EXERCISE ANY OF THE POWERS OR RIGHTS GRANTED TO ANY OF THEM IN THIS DECLARATION IN SUCH A MANNER AS TO PROHIBIT THE USE BY ANY OWNER OF ITS SITE FOR ANY USE: (a) THAT COMPLIES WITH THE FOREGOING PROVISIONS OF SECTION 7.01(a) ABOVE; AND (b) THAT IS NOT PROHIBITED BY THE PROVISIONS OF SECTION 7.02 BELOW. BY WAY OF EXAMPLE, THE BOARD SHALL NOT ADOPT (INITIALLY OR BY AMENDMENT) DEVELOPMENT GUIDELINES THAT ARE DESIGNED TO PROHIBIT AN OWNER'S USE OF ITS SITE THAT OTHERWISE WOULD BE IN COMPLIANCE WITH THE PROVISIONS OF SECTION 7.01(a) ABOVE AND NOT PROHIBITED BY SECTION 7.02 BELOW. FURTHER, BY WAY OF EXAMPLE, THE DRB SHALL NOT EXERCISE ITS APPROVAL RIGHTS UNDER ARTICLE VI OF THIS DECLARATION IN A MANNER INTENDED TO PROHIBIT AN OWNER'S USE OF ITS SITE THAT OTHERWISE WOULD BE IN COMPLIANCE WITH THE PROVISIONS OF SECTION 7.01(a) ABOVE AND NOT PROHIBITED BY SECTION 7.02 BELOW. THE PROVISIONS OF THIS SECTION 7.01(b), HOWEVER, DO NOT AFFECT: (i) THE RIGHT AND AUTHORITY OF THE ASSOCIATION, THE BOARD, OR THE DRB TO EXERCISE THEIR RIGHTS AND POWERS SET FORTH IN THIS DECLARATION; OR (ii) THE OBLIGATIONS OF EACH OWNER TO COMPLY FULLY WITH THE PROVISIONS OF THIS DECLARATION, SPECIFICALLY, BY WAY OF EXAMPLE, BUT NOT IN LIMITATION, THE PROVISIONS OF ARTICLE VI AND ARTICLE VII OF THIS DECLARATION NOTWITHSTANDING ANY INCIDENTAL EFFECT OF SUCH COMPLIANCE ON AN OWNER'S USE OF ITS SITE.

Section 7.02 Prohibited Uses. Without limiting the generality of Section 7.01 above, the following are prohibited on the Property:

- (a) Any use described in Exhibit [LETTER];
- (b) Any use that is unlawful [(including, without limitation, any manner that is lawful under the State's law but unlawful under federal law)];
- (c) Any use that creates damage, waste, or a nuisance; or
- (d) Any use that emits objectionable odors, sounds, or vibrations, or allows any pests, insects, or vermin.

Section 7.03 Setbacks.

(a) Except as hereinafter specifically provided, each Site shall be subject to Front Yard Setbacks consisting of a "**Paving Setback**" and a "**Building Setback**" as detailed in the chart below and measured in feet from the right-of-way line of each Street contiguous to such Site (a Site shall have a front yard on each boundary abutting a Street) as follows:

| Street | Paving Setback | Building Setback |
|---------------|----------------|------------------|
| [STREET NAME] | [NUMBER] feet | [NUMBER] feet |
| [STREET NAME] | [NUMBER] feet | [NUMBER] feet |
| [STREET NAME] | [NUMBER] feet | [NUMBER] feet |

Notwithstanding the Building Setbacks specified above, each front yard Building Setback for any building to be constructed on a Site that will be greater in height than the width of the above-specified applicable front yard Building Setback shall be increased one (1) foot for each one (1) foot of building height in excess of the width of the above-specified applicable front yard Building Setback up to a maximum required front yard Building Setback of [NUMBER IN WORDS] ([NUMBER]) feet.

(b) Except as hereinafter specifically provided, each Site shall be subject to "**Side and Rear Yard Setbacks**" on all sides of a Site not abutting a Street consisting of a Paving Setback of [NUMBER IN WORDS] ([NUMBER]) feet and a Building Setback of [NUMBER IN WORDS] ([NUMBER]) feet, measured from the applicable boundary lines of the Site.

(c) No Improvements shall be constructed, installed, or planted by an Owner within a Paving Setback or within the Unpaved Right-of-Way on or adjacent to a Site other than landscaping, sidewalks, underground utility lines and connections (including surface mounted switch gear), driveways crossing such area into the Site, and, but only if approved in writing by the DRB, gates and gatehouses, landscape walls, signs, flags, sculptures, and other Improvements specifically authorized by the DRB.

(d) No Improvements shall be constructed, installed, or planted on any Site between the Paving Setback and the Building Setback applicable to such Site except for:

- (i) Those Improvements permitted in Section 7.03(c) above;
- (ii) Underground Structures;
- (iii) Steps, pedestrian plazas, benches, and related hardscape;
- (iv) Planters and retaining walls;
- (v) Fences, screening walls, and security walls approved in writing by the DRB;

- (vi) Driveways, *porte cocheres*, and surface parking areas; and
- (vii) Other Improvements specifically authorized by the DRB.

(e) Notwithstanding the setbacks specified above, the DRB shall have the right, with respect to any retail shopping areas or mixed-use centers developed on the Property, to waive or reduce any applicable Side or Rear Yard Setbacks and Paving and Building Setbacks for internal private drives or roadways and all other Streets.

Section 7.04 Site Circulation. Declarant intends for the Property to be developed in such a manner as to minimize the number of curb cuts on to and median cuts in Streets, all of which curb and median cuts must be approved in writing in advance by the DRB. Driveways on a Site shall be paved with concrete and shall accommodate adequate vehicle stacking so that stacking on Streets of vehicles entering the Site is minimized. Notwithstanding the provisions of Section 7.03 above, the DRB may, in its [reasonable] discretion, permit jointly used driveways along the common side or rear yard boundary lines of two (2) adjacent Sites designed to help vehicular circulation provided the other side and rear yard landscaping is provided on such Sites acceptable to the DRB. Each Owner, in accordance with the provisions of the Development Guidelines, shall install sidewalks on its Site and the Unpaved Right-of-Way of any abutting Street if, as, and when required to do so by the City. The design, materials, and location of such sidewalks are subject to approval of the DRB. In addition, pedestrian circulation areas around buildings and parking areas shall be installed and landscaped as required by the DRB.

Section 7.05 Fire Protection. All buildings shall be designed, constructed, and maintained to comply fully at all times with any Applicable Law relating to fire protection. All such buildings and their associated ingress and egress from and to Streets and surface parking areas shall be so related to one another and arranged to permit ease of access for emergency fire vehicles. Designated fire lanes within any Site shall be so located, marked, and protected from encroachment to function effectively at all times. Appropriate signage, subject to DRB approval, shall be installed for such fire lanes as may be required either by any public authority or by the DRB and shall be kept in readable condition.

Section 7.06 Parking. Each Owner must provide on its Site adequate parking areas for employees, the handicapped, visitors, and service vehicles. No parking shall be permitted on Streets, on entrance driveways, or on internal roads on the Site except in a manner satisfactory to the DRB. All surface parking shall be paved and shall have integral concrete curbs and gutters. To the extent required by the DRB, all surface parking shall be screened to block the ground level view of automobiles below their hood lines and otherwise reduce the visibility of vehicles and parking surfaces from Streets, in a manner satisfactory to the DRB.

Section 7.07 Signage. No sign or other advertising device of any nature shall be placed on the Property except as approved by the DRB. All signage shall be consistent with the design criteria of the DRB, including the manner and method of attachment of the signage to the building. All signage must be permitted under Applicable Law. Declarant or the Association shall have the right to install and maintain standard directional/informational signage and traffic signage in any Unpaved Right-of-Way.

Section 7.08 Underground Utilities. Any and all pipes, lines, and wires used for the transmission of water, fuel, storm drainage, natural gas, electricity, telephone, security, telecommunication systems, television, sewage, industrial sewage, sound, or any other utilities which are not within a building shall be constructed and maintained underground within the Property unless required to be above ground for technical or environmental reasons and approved by the DRB. However, temporary above-ground utilities may be approved by the DRB for use during construction and until permanent underground service is available to the Site on written advance approval by the DRB. No well shall be constructed on the Property except by Declarant or the Association on Property owned by Declarant or the Association unless otherwise approved by the Declarant or the Association.

Section 7.09 Screening. All towers, tower antennae, satellite receiving and transmitting equipment, roof-mounted equipment, other equipment, outside storage areas and service areas on the Property, and such other items and areas as designated by the DRB, shall be screened to the extent reasonably practicable from ground level view. The DRB shall have full power to determine what facilities or areas must be screened and the screening materials and requirements for each.

Section 7.10 Loading Docks and Areas. Each Site shall provide sufficient on-site loading facilities to accommodate activities, and all loading movements, including, but not limited to, turnarounds, shall be made off of Streets. No materials, supplies, or equipment shall be permitted to remain outside of any Structure unless screened in a manner satisfactory to the DRB. Loading docks and areas and maneuvering areas shall be located on a Site in accordance with the provisions of the Development Guidelines. The DRB may require screening of loading and maneuvering areas facing an adjacent Site or a Street.

Section 7.11 Landscaping. Each Owner, contemporaneously with the development of Improvements on a Site, shall install landscaping, including plants, grass vines, ground cover, trees, shrubs, flowers, mulch, bulbs, rocks, landscape edging, water features, lighting in landscaped areas, underground irrigation systems, and related landscape improvements and materials, on all unimproved areas on its Site in accordance with Plans approved by the DRB (other than on land held for expansion purposes as approved by the DRB). An Owner shall keep all such landscaping in good condition and repair and in a neat and orderly appearance and shall be responsible for all expenses relating to the maintenance, repair, or replacement of Landscaping on the Owner's Site and on the Unpaved Right-of-Way adjacent to such Site. Automatic underground irrigation systems must be installed in all landscaped areas on a Site (other than land held for expansion purposes as approved by the DRB) and the adjacent Unpaved Right-of-Way. No changes shall be made to the landscaping plan for a Site or an adjacent Unpaved Right-of-Way without the prior written approval of the DRB.

Section 7.12 Trash and Garbage. No Site, or part thereof, shall be used or maintained as a dumping ground for rubbish, trash, or garbage before, during, or after the installation of any Improvements. Trash collection containers shall be situated and enclosed or otherwise screened as required by the DRB so as not to be visible from Streets or other adjacent Sites. Each Owner shall observe and comply with any and all requirements established by the DRB for the storage and removal of trash and garbage. If within five (5) days after receipt of written notice from the Declarant or the Association to an Owner, the Owner fails either to remove such trash, rubble, or

construction debris, or to exercise reasonable care or conduct to prevent or remedy a dangerous, unclean, or unsightly condition, then the Declarant or the Association shall have the authority and right to go on the Site to clean said Site and/or otherwise correct said condition or conditions.

Section 7.13 Surface Water Flow and Drainage. Plans for all dams, lakes, ponds, other water features of any kind, and general Site drainage must be submitted in advance for DRB approval. Each Owner shall control water runoff drainage from the Owner's Site to prevent damage to adjacent tracts, Streets, or any other area in the Property.

Section 7.14 Environment.

(a) No Owner, tenant, operator, occupant, or other user of the Property or any portion thereof shall handle, store, deposit, use, process, make, dispose of, release, or allow any of its agents, employees, contractors, occupants, or invitees to handle, store, deposit, use, process, make, dispose of, or release any Hazardous Substances (defined below) of any kind from, on, in, under, or in the air above any part of the Property, including, but not limited to, any surface waters or groundwater located on the Property, or into public sanitary sewer systems serving the Property without complying with all Environmental Laws (defined below), including, but not limited to, performing pre-treatment, obtaining permits, and giving notices as required by Environmental Laws. **"Hazardous Substances"** means those substances now or hereafter included within (whether as a result of such substance's inclusion on a list, physical characteristics, or otherwise) any of the definitions of "hazardous substances," "hazardous waste," "hazardous materials," "pollutant," "contaminant," or "toxic substance" under, or otherwise regulated by, any Environmental Laws, including, but not limited to: (i) mixtures containing listed Hazardous Substances and waste generated from the treatment, storage, or disposal of Hazardous Substances; (ii) asbestos; (iii) polychlorinated biphenyls; (iv) radioactive materials; and (v) petroleum (including crude oil or any fraction thereof), natural gas, natural gas liquids, liquified natural gas, and synthetic gas. [Hazardous Substances does not include *de minimis* amounts of hazardous materials used solely for household purposes.] **"Environmental Laws"** means and includes all Applicable Law relating to pollution or protection of human health, wildlife, natural resources, or the environment (including ambient air, surface water, ground water, land surface, or subsurface strata) including such laws governing or regulating the use, generation, storage, removal, remediation, recovery, treatment, handling, transport, disposal, control, release, discharge of, or exposure to, Hazardous Materials. Without limiting the generality of the foregoing, Environmental Laws include the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.*, the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.*, the Toxic Substances Control Act, 15 U.S.C. Section 2601, *et seq.*, the Clean Water Act, 33 U.S.C. Section 1251, *et seq.*, the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*, the Clean Air Act, 42 U.S.C. Sections 7401, *et seq.*, the Safe Drinking Water Act, 42 U.S.C. Section 300f, *et seq.*, the Occupational Safety and Health Act, 29 U.S.C. Chapter 15, *et seq.*, the Federal Water Pollution Control Act, 33 U.S.C. Sections 1251, *et seq.*, the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. Section 136, *et seq.*, and the River and Harbors Appropriation Act, 33 U.S.C. Section

403, *et seq.*, and all regulations adopted thereunder and all state and local analogs. In addition to the foregoing, Environmental Laws also means and includes all voluntary cleanup programs and/or brownfields programs under federal, state, or local law and all requirements imposed by any related permit.

(b) Each Owner, tenant, operator, occupant, or other user of the Site shall be responsible for and shall pay all Loss or Losses related to the disposal or release by such Owner, tenant, operator, occupant, or other user of any Hazardous Substances, sewage, or wastes of any kind in, on, under, or in the air above the Property, which Loss shall include, but not be limited to, closure, removal, remediation, cleanup, containment, and other response costs, injuries to Persons, damages to property, legal expenses, and interest paid to any Governmental Entity; provided, however, this covenant does not apply to Hazardous Substances generated on or migrating from other Sites or already existing on the Site in question as of the date of the acquisition of such Site by such Owner, tenant, operator, occupant, or other user. The covenant in the immediately preceding sentence itself does not create any obligation of Owner, tenant, operator, occupant, or other user of a Site other than for the payment of the costs and expenses described in such sentence, and no Person has any rights under the covenant in such sentence to enforce any claim for any remedy against such Owner, tenant, operator, occupant, or other user of such Site other than for the payment or recovery of the costs and expenses described in such sentence.

(c) The provisions of this Section 7.14 do not affect the rights, liabilities, or obligations of any Person under Environmental Laws or other Applicable Law. Notwithstanding any provision contained in this Declaration to the contrary, the Association shall not have the right to levy any Regular Assessment or Special Purpose Assessment for the purpose of collecting funds from Owners to be used for the payment of closure, removal, remediation, cleanup, containment, or other response costs relating to Hazardous Substances in the Common Areas or in any other portions of the Property; provided, however, this restriction shall not affect the right of the Association to levy a Special Member Assessment to collect funds to pay such costs from any Owner who is responsible for the presence of such Hazardous Substances or from or on whose Site such Hazardous Substances were generated, stored, or released.

Section 7.15 Fences. The use of fences on the Property is permitted only if specifically approved in writing in advance by the DRB.

Section 7.16 Prohibited Activities. No dangerous, noxious, offensive, or nuisance activities or any activities which violate any Applicable Law shall be conducted or permitted to occur by any Owner or its agents, employees, contractors, occupants, or invitees on any portion of the Property. No operation or use of any portion of the Property shall be permitted or maintained by any Owner or its agents, employees, contractors, occupants, or invitees that causes or produces noise or sound that is objectionable because of its volume, duration, frequency or shrillness, smoke, noxious, toxic, or corrosive fumes or gases, obnoxious odors, dust, or unusual fire or explosion hazards. The above prohibitions are in addition to those set forth in Section 7.01 and Section 7.02 above.

Section 7.17 Certain Declarant Uses. Declarant may conduct its sales and marketing program for the Property from any permanent or temporary sales buildings or trailers and may conduct work and activities on portions of the Property owned by Declarant and do all things reasonably necessary or convenient as required to expeditiously begin, continue, and complete such work, including, but not limited to, the provision of temporary buildings (including trailers), temporary storage of construction materials and equipment, and the installation of temporary signage of such types, in such sizes, and at such locations on portions of the Property owned by Declarant as Declarant deems appropriate. In addition, Declarant shall have the right, at its expense, to install on any Site a standardized sign announcing a future development on such Site, which sign may remain in place even after its sale until completion of the development. If Declarant installs such a sign, the Owner of such Site shall not install another sign for the same purpose.

Section 7.18 Construction Standards.

(a) Any builder engaged to construct Improvements on any portion of any Site may conduct its construction operations and activities and do all things reasonably necessary as required to expeditiously begin, continue, and diligently complete construction of any such Improvements, including the provision of temporary buildings or trailers for administration of work and for the storage of materials and equipment, and the construction of temporary security fences and lighting, except that all construction activities, temporary Structure, storage of materials and equipment, all construction-related parking, and temporary security fences shall be confined entirely on such Site behind the Paving Setbacks. Topsoil shall be scraped and preserved before laying temporary parking lots. Once begun, all construction on a Site shall be continued with due diligence and good faith until completion.

(b) Each Owner expressly covenants that it will use its reasonable good faith efforts to prevent any Loss or Losses causing adverse impacts (such as, but not limited to, air, soil, and water pollution, soil erosion, elimination of trees without replacement, or increased water runoff rates) to areas outside its Site in any way (negligent or otherwise) resulting from construction, alteration, maintenance, repair, replacement, or removal of Improvements to the Site and that it will indemnify, defend, save, and hold harmless Declarant, the Association or any of its officers, the Member Owners, the Non-Member Owners, the DRB, the Members of the DRB, and the Board or any of its members from any and all Loss or Losses [(including court costs and reasonable attorneys' fees incurred by or imposed in connection with any proceeding)]resulting therefrom. All possible contaminants must be stored in a containment facility that will not allow such materials to enter any soils on or off the Site.

(c) Each Owner shall take such action as is necessary to keep the Property reasonably free from mud, dirt, and debris resulting from construction activities on that Owner's Site. Each Owner is responsible for all costs of, and shall cause, through appropriate contractual provisions, the cleaning up of any debris or waste improperly disposed of anywhere on the Property. Each Owner and its contractors must maintain an attractive, clean, nuisance-free environment during the period of construction. Declarant shall have the right to reasonably designate points of ingress and egress on the Site and

within the Property for construction vehicles, and each Owner of a Site on which Improvements are being constructed shall keep all Streets reasonably cleared of mud and dirt left by construction vehicles entering such Site. Each Owner shall cause its contractors to comply with the requirements of Declarant or the DRB regarding points of construction access to a Site, cleaning mud and construction debris from Streets, re-establishment of landscaping, keeping mud from washing onto Streets and adjoining Sites, and other matters set forth in the Development Guidelines.

(d) Before any excavation on a Site, the Owner will determine and mark the location of and will protect all existing utilities and underground irrigation systems. Utility lines and underground irrigation systems are to be located before earth moving or drilling equipment operations are allowed to start near underground utilities or underground irrigation systems. All backfill will be adequately compacted to prevent future settlement, especially under pavement and other Structures.

ARTICLE VIII EASEMENTS

Section 8.01 Utility and Service Easements. Notwithstanding any provision in this Declaration to the contrary, Declarant reserves for itself and its successors and assigns, an easement for installation, maintenance, repair, and removal of underground utilities or other underground services (including, but not limited to, water, fuel, storm drainage, natural gas, electricity, telephone, security, telecommunication systems, television, sewage, industrial sewage, sound, or any other utilities) on all portions of each Site within twenty-five (25) feet of the right-of-way boundary of Streets (or twenty (20) feet for non-median divided Streets) and within five (5) feet from all boundaries of the Site other than those boundaries abutting Streets. Full right of ingress and egress shall be had by Declarant at all times over each Site for the installation, operation, maintenance, repair, or removal of any such utility or service together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use of such easement, or with the use, maintenance, operation, or installation of such utility or service; provided, however, such activities shall be conducted to minimize disruption of other access to and use of a Site by an Owner and its employees and business invitees. Within such easement, Declarant reserves a temporary construction and maintenance easement for such duration as is reasonably necessary for the construction and maintenance of Streets, utilities, drainage facilities, and related Improvements. An Owner may construct, install, or plant in the setback areas affected by these easements those Improvements specifically authorized in Section 7.03(c) and Section 7.03(d) above, subject to the rights of Declarant in this Section 8.01. Declarant shall have the right to assign and convey, in whole or in part, the easements reserved hereunder to one or more public utility companies, to the Association, to the City, or to any other Person. Declarant (or its assignee exercising such easement rights) shall repair any landscaping or pavement damaged by the exercise by Declarant (or its assignee exercising such easement rights) of the rights set forth in this Section 8.01.

Section 8.02 Other Easements. Declarant and the Association shall have an easement for full right of ingress and egress at all times over and on the Property for the exercise of rights under this Declaration and for the carrying out by the Association of their other rights, functions, duties, and obligations set out in this Declaration. Any such entry by Declarant or the

Association on the Property shall be made with as minimum inconvenience to the affected Owner as is practicable.

ARTICLE IX MAINTENANCE BY OWNERS

Each Owner shall have the duty and responsibility, at its sole cost and expense, to keep its Site and any Unpaved Right-of-Way adjacent to the Site and, subject to ordinary wear, tear, and deterioration, buildings and Improvements thereon in a well-maintained, safe, clean, neat, orderly, and attractive condition at all times. Such maintenance includes, but is not limited to, the following: prompt removal of all litter, trash, refuse, and wastes; lawn mowing; tree and shrub care; watering; other landscaping maintenance; keeping exterior lighting and mechanical facilities in working order; keeping lawn and garden areas, driveways, and private roads in good repair; keeping all signs in good repair; complying with all Applicable Law; repairing exterior damage to Improvements; and striping of parking areas and repainting of Improvements. An Owner shall maintain the Unpaved Right-of-Way adjacent to its Site and the front yard Paving Setback area on that Site on such schedule and in such manner as is specified by the DRB in an effort to maintain a reasonably consistent appearance of all Unpaved Right-of-Way and front yard Paving Setback areas in the Property. The Association shall have the right to perform any action required of an Owner or its contractors under Section 7.18 above and to perform any maintenance, repair, or replacement of landscaping, signs, screening or decorative walls, surface parking areas, ponds, lakes, fountains, pools, exterior lighting, sculptures, utilities, drainage systems, lighting, and park and recreational facilities and equipment on a Site or the adjacent Unpaved Right-of-Way if the Owner fails to do so within seven (7) days after the Owner's receipt of written notice from the Association (or after such longer period as may be allowed by the DRB due to the nature of such deficiency).

ARTICLE X GENERAL PROVISIONS

Section 10.01 Binding Effect and Duration. The Restrictions shall run with and bind the Property, shall be binding on all Owners, and shall inure to the benefit of and be enforceable by Declarant, the Association, and the Owners and their respective heirs, executors, legal representatives, successors, and assigns[./, and shall remain in effect for fifty (50) years from and after the date of the recording of this Declaration. This Declaration shall automatically be extended for three (3) successive periods of ten (10) years each. Provided, however, if, at the expiration of either the initial fifty (50)-year period or the end of any of the three (3) successive ten (10)-year periods, an instrument executed by the Owners of at least a majority of the gross acreage (exclusive of the Streets and Common Areas) in the Property abolishing this Declaration is filed of record in the County, this Declaration shall terminate at that time.]

Section 10.02 Other Persons. The Restrictions contained in ARTICLE VI, ARTICLE VII, ARTICLE VIII, and ARTICLE IX of this Declaration shall be binding on and enforceable against not only the Owners but also all tenants or other occupants of a Site.

Section 10.03 Interpretation. In all cases, the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which, in the opinion of the Board, will best affect the intent of Declarant's general plan of development as reflected in this Declaration. The Board shall have the right, power, and authority to determine all questions arising under or in connection with this Declaration and to construe and interpret its provisions, and any determination, construction, or interpretation made by the Board, in the absence of an adjudication by a court of competent jurisdiction that such action was an abuse of discretion, shall be binding on the Owners. The provisions of this Declaration shall be given full force and effect notwithstanding the existence of any less restrictive Applicable Law.

(a) **Drafting Party.** The fact that this Declaration was prepared by Declarant's counsel as a matter of convenience shall have no import or significance to the construction of this Declaration. Any uncertainty or ambiguity in this Declaration shall not be construed against Declarant because Declarant's counsel prepared this Declaration in its final form. Any rule of construction that requires any ambiguities to be interpreted against the drafter shall not be employed in the interpretation of: (i) this Declaration; (ii) any exhibits to this Declaration; or (iii) any document drafted or delivered in connection with the transactions contemplated by this Declaration.

(b) **Effective Date.** The effective date of this Declaration shall be the date of its filing of record in the office of the County ("**Effective Date**").

(c) **Captions.** Any captions or headings used in this Declaration are for convenience only and do not define or limit the scope of this Declaration.

(d) **Singular or Plural.** The singular of any term, including any defined term, shall include the plural and the plural of any term shall include the singular. The use of any pronoun with respect to gender shall include the neutral, masculine, feminine, and plural.

Section 10.04 Enforcement. Declarant, the Association, and the Owners shall have the right, but not the obligation, to enforce the Restrictions. Enforcement may be made by any proceedings at law or in equity against any Person violating or attempting to violate any part of this Declaration, as such may be amended, either to restrain or enjoin violations or to recover damages. Damages shall not be deemed adequate compensation for any breach or violation of any provision of this Declaration, and Declarant, the Association, and each Owner shall be entitled to relief by way of injunction, as well as any other remedy either at law or in equity. The rights, powers, and remedies provided in this Declaration shall be cumulative and not restrictive of other remedies at law or in equity, and the exercise by a Person of any particular right, power, or remedy shall not be deemed an election of remedies or to preclude such person's resort to other rights, powers, or remedies available to it.

Section 10.05 No Waiver or Obligation to Enforce. No delay or failure on the part of Declarant, the Association, or any other aggrieved party to invoke any available right, power, or remedy in respect to a breach of this Declaration shall be held or deemed to be a waiver by that party of (or estop that party from asserting) any right, power, or remedy available to it on the recurrence or continuance of said breach or the occurrence of a different breach. Declarant and

the Association, or its officers or Board members, shall not be under any obligation to take any action to enforce the terms of this Declaration. No waiver by Declarant, the Association, or any other aggrieved party of the provisions hereof shall be effective unless explicitly set out in writing and signed by the party so waiving. No waiver by Declarant, the Association, or any other aggrieved party shall operate or be construed as a waiver for any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver.

Section 10.06 Liens, Validity, and Severability. Violation of or failure to comply with this Declaration shall not affect the validity of any mortgage, lien, or other similar security instrument which may then be existing on any Site. Invalidation of any one or more of the provisions of this Declaration, or any portions thereof, by a judgment or court order shall not affect any of the other provisions or covenants herein contained, which shall remain in full force and effect. If any portion of this Declaration conflicts with mandatory provisions of any Applicable Law, then such Applicable Law shall control.

Section 10.07 Owner/Occupant Records. Except for those Owners who purchase portions of the Property from Declarant or its affiliate, any Person, on becoming an Owner of a parcel within the Property, shall furnish the Board a true and correct copy of the recorded instrument of conveyance vesting such ownership in said Owner. Each Owner shall furnish to the Association the name of a contact Person with such Owner and a street address for receiving notices from the Association. Each Owner shall notify the Association of the name and address of all tenants of long-term ground leases or long-term build-to-suit leases (meaning leases with combined primary and renewal terms exceeding ten (10) years) affecting the Owner's Site. It shall be the responsibility of the Owner (and a non-owner occupant of a Site, if any) to keep such information current and to advise the Association of any changes.

Section 10.08 Notices. Unless specifically stated otherwise in this Declaration, all notices, waivers, and demands required or permitted hereunder shall be in writing and delivered to the addresses set forth below, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally [or regionally] recognized overnight courier company, whereby delivery is deemed to have occurred the business day following deposit with the courier; (c) registered United States mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service; or (d) electronic transmission (facsimile or email) if the transmission is completed no later than 4:00 p.m. [TIME ZONE] on a business day and the original also is sent via overnight courier or United States Mail, whereby delivery is deemed to have occurred at the end of the business day on which electronic transmission is completed.

To Declarant:

Name:

Address:

Telephone:

Facsimile:

Email:

with a copy to:

Name:

Address:

Telephone:

Facsimile:

Email:

To Association:

Name:

Address:

Telephone:

Facsimile:

Email:

with a copy to:

Name:

Address:

Telephone:

Facsimile:

Email:

Any party may change its address for purposes of this Section 10.08 by giving written notice as provided in this Section 10.08. All notices and demands delivered by a party's attorney on a party's behalf shall be deemed to have been delivered by said party. Notices shall be valid only if served in the manner provided in this Section 10.08.

Section 10.09 Mortgagees. The holder of a mortgage of any interest in a Site shall be furnished with written notification from the Association of any default by the respective Owner or tenant of that Site in the performance of obligations set forth in this Declaration if the Association has been furnished, in writing, a name and address of such mortgage holder and a request to receive such notification. Cure by said mortgage holder within the times herein provided Owner shall be accepted. No default by an Owner or a tenant of a Site under any provision of this Declaration shall affect any existing lien or mortgage on that Site. A mortgagee shall not be liable for Assessments made with respect to a Site during any period its only interest in the Site is that of mortgagee.

Section 10.10 Approvals. No approval by the Declarant, the Board, or the DRB under the provisions hereof shall be effective unless in writing, unless otherwise expressly provided herein.

Section 10.11 Miscellaneous Provisions.

(a) **Amendments.** Except as otherwise provided in this Section 10.11, this Declaration, or any provisions hereof, may be terminated, amended, or vacated for any

portion of the Property only by a document duly executed and acknowledged by Owners of at least a majority of the gross acreage (exclusive of acreage in Streets and Common Areas) in the Property; provided, however:

- (i) Until the Conversion Date, no such termination, amendment, or vacation shall be effective without the written approval of Declarant;
- (ii) Declarant, without the joinder of any other party, shall have the absolute right to make minor changes or amendments to this Declaration to correct or clarify errors, omissions, mistakes, or ambiguities contained herein; and
- (iii) Declarant shall have the right to supplement this Declaration for the inclusion of additional property or for the removal of property as provided in Section 1.03 above.

No such termination, amendment, supplement, or vacation shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real property records of the County. Notwithstanding the above, no amendments shall be made to this Declaration unless they have been first approved by a Special Vote of the Class A Members as evidenced by a certificate of the Secretary of the Association:

- (iv) Changing the definition of Common Areas, Common Facilities, Common Services, Conversion Date, or Default Rate;
- (v) Increasing the number of acres that can be made subject to this Declaration or that can be deleted from the Property as provided in Section 1.03;
- (vi) Changing the provisions requiring membership in the Association as provided in Section 3.01;
- (vii) Changing the allocation of voting rights as provided in Section 3.03;
- (viii) Changing the definition of a Quorum as provided in Section 3.04;
- (ix) Changing the type of and basis for allocation of Assessments as provided in Section 4.01, Section 4.02, Section 4.03, Section 4.04, and Section 4.05;
- (x) Changing the limits on the Association reserve fund amount and annual contribution as provided in Section 4.02;
- (xi) Changing the provisions regarding the subordination of the lien for Assessments as provided in Section 4.07;
- (xii) Changing the audit rights as provided in Section 5.02(o);

(xiii) Changing the provisions regarding affiliated contracts as provided in Section 5.03;

(xiv) Changing the provisions regarding the limitations of the rights and powers of the Association, the Board, and the DRB as provided in Section 7.01(b);

(xv) Changing the list of prohibited uses as provided in Section 7.02;

(xvi) Changing the setbacks as provided in Section 7.03 (subject to the above provision regarding setbacks applicable to additional property subjected to this Declaration as provided in Section 1.03 above);

(xvii) Changing the environmental obligations as provided in Section 7.14(b);

(xviii) Expanding the reserved easements as provided in Section 8.01;

(xix) Changing the extent of the Association's rights to enter a Site to perform maintenance as provided in Article IX; or

(xx) Changing this Section 10.11.

(b) **Partial Invalidity.** Any term or provision of this Declaration which is invalid or unenforceable in any jurisdiction will, for that jurisdiction, be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms and provisions of this Declaration or affecting the validity or enforceability of any of the terms or provisions of this Declaration in any other jurisdiction. If any provision of this Declaration is so broad that it is unenforceable, the provision will be interpreted to be only so broad as is enforceable.

Section 10.12 Third-Party Beneficiary; Successors and Assigns.

(a) **Third-Party Beneficiary.** This Declaration is an agreement solely for the benefit of the Owners (and their permitted successors and/or assigns). No other Person shall have any rights hereunder nor shall any other Person be entitled to rely on the terms, covenants, and provisions contained herein. The provisions of this Section 10.12 shall survive the termination of this Declaration or dissolution of the Declarant.

(b) **Successors and Assigns.** This Declaration and all its covenants, terms, and provisions shall be binding on and inure to the benefit of each Party and its successors and assigns.

Section 10.13 Further Assurances. Each Owner agrees to do such things, perform such acts, and make, execute, acknowledge, and deliver such documents as may be reasonably necessary and customary to carry out the intent and purposes of this Declaration, so long as any of the foregoing do not materially increase any Owner's obligations hereunder or materially decrease any Owner's rights hereunder.

Section 10.14 Days; Performance on a Saturday, Sunday, or Holiday. Whenever the term "day" is used in this Declaration, it shall refer to a calendar day unless otherwise specified. Should this Declaration require an act to be performed or a notice to be given on a day other than a business day, the act shall be performed or notice given on the following business day.

Section 10.15 Governing Law. This Declaration shall be governed and construed in accordance with the law of the State, without giving effect to any choice or conflict of law provision or rule (whether of the State or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State.

Section 10.16 Submission to Jurisdiction. The parties hereby agree that any suit, action, or proceeding seeking to enforce any provision of, or based on any matter arising out of or in connection with, this Declaration or the transactions contemplated hereby, whether in contract, tort, or otherwise, shall be brought in the [United States District Court for the District of CA (or, if such court lacks subject-matter jurisdiction, in the Superior Court of the State of CA)], so long as one of such courts shall have subject-matter jurisdiction over such suit, action, or proceeding, and that any cause of action arising out of this Declaration shall be deemed to have arisen from a transaction of business in the State. Each of the parties hereby irrevocably consents to the jurisdiction of such courts (and of the appropriate appellate courts therefrom) in any such suit, action, or proceeding and irrevocably waives, to the fullest extent permitted by Applicable Law, any objection that it may now or hereafter have to the laying of the venue of any such suit, action, or proceeding in any such court or that any such suit, action, or proceeding that is brought in any such court has been brought in an inconvenient forum. Service of process, summons, notice, or other document by registered mail to the address set forth in Section 10.08 shall be effective service of process for any suit, action, or other proceeding brought in any such court.

Section 10.17 Attorneys' Fees.

(a) **[Each Party's Attorney.** Each party to this Declaration shall be responsible for all costs it incurs in connection with the preparation, review, and negotiation of this Declaration [and the transactions contemplated by this Declaration], including any attorneys' or consultants' fees.]

(b) **Recovery of Attorneys' Fees.** If any action is brought by any party against another in connection with or arising out of this Declaration or any of the documents and instruments delivered in connection herewith or in connection with the transactions contemplated hereby, the prevailing party shall be entitled to recover from the other party its reasonable out-of-pocket costs and expenses, including, without limitation, reasonable attorneys' fees incurred in connection with the prosecution or defense of such action.

Section 10.18 Waiver of Jury Trial. EACH OWNER HEREBY EXPRESSLY AND UNCONDITIONALLY WAIVES, IN CONNECTION WITH ANY SUIT, ACTION, OR PROCEEDING BROUGHT BY THE OTHER PARTY HERETO UNDER THIS AGREEMENT OR IN CONNECTION WITH ANY TRANSACTION CONTEMPLATED HEREBY, ANY AND EVERY RIGHT EACH OWNER MAY HAVE TO A TRIAL BY JURY.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarant hereto has executed this Declaration as of the date set out above.

PROJECT 200, a CALIFORNIA LLC

By _____

Name:

Title:

EXHIBIT [LETTER]

REAL PROPERTY DESCRIPTION

[REAL PROPERTY DESCRIPTION].

EXHIBIT [LETTER]

CONVEYANCES

[REAL PROPERTY CONVEYANCES].

EXHIBIT [LETTER]

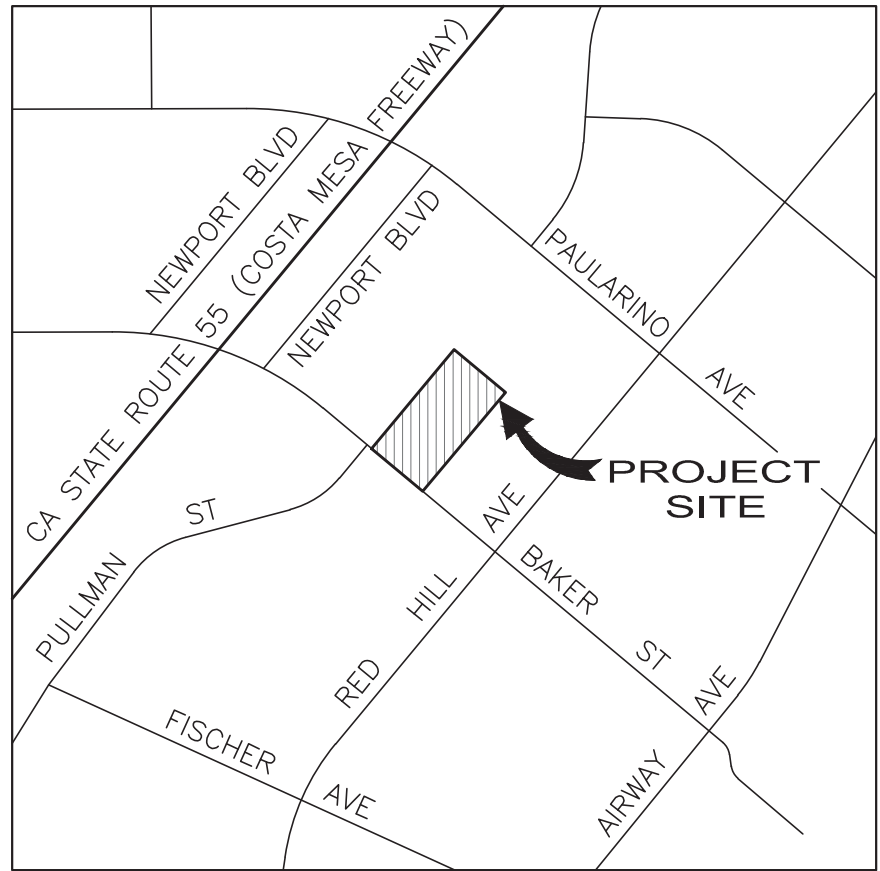
PROHIBITED USES

[LIST OF PROHIBITED USES].

TENTATIVE PARCEL MAP No. 2023-167
FOR CONDOMINIUM PURPOSES

200 EAST BAKER STREET
APN: 427-011-06
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

ATTACHMENT 10



VICINITY MAP
(NO SCALE)

NUMBER OF PARCELS: 1

OWNER:

PROJECT 200, LLC
3140 POLARIS AVENUE, SUITE 7
LAS VEGAS, NV 89102

DEVELOPER / SUBDIVIDER:

HILCO DEVELOPMENT SERVICES
1707 EAST 28TH STREET, SUITE B
SIGNAL HILL, CA 90755
TIMOTHY COTTAGE
562.760.0433
TIM@HILCODEVELOPMENT.COM

PROJECT LOCATION:

200 EAST BAKER STREET
COSTA MESA, CA 92626

ASSESSOR PARCEL NUMBER:

427-011-06

SITE AREA:

93,441 SQUARE FEET
2.145 ACRES

EXISTING ZONING:

MP - INDUSTRIAL PARK

PROPOSED ZONING:

MP - INDUSTRIAL PARK

FEMA NOTE:

ZONE: "X"
AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06059C 0267J

DATED: DECEMBER 3, 2009

PARKING COUNT:

REGULAR STALLS - 142

ADA STALLS - 6

TOTAL STALLS - 148

LEGAL DESCRIPTION:

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:

LOT 7 OF TRACT 5769, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 210, PAGES 9 AND 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 8 OF SAID TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431, OFFICIAL RECORDS.

LOT 1, TR 5769
MM 210 / 8-10
APN: 427-011-06
TRICO RENTS
3160 RED HILL AVENUE
COSTA MESA, CA 92626

LOT 8, TR 5769
MM 210 / 8-10
APN: 427-011-12
UNAVAILABLE

LOT 2, TR 5769
MM 210 / 8-10
APN: 427-011-03
TRICO RENTS
235 PAULARINO AVENUE
COSTA MESA, CA 92626

LOT 3, TR 5769
MM 210 / 8-10
APN: 427-011-08
ZIMMERMAN FAMILY
PARTNERSHIP
185 PAULARINO AVENUE
COSTA MESA, CA 92626

LOT 6, TR 5769
MM 210 / 8-10
APN: 427-011-07
150 BAKER LLC
150 BAKER STREET
COSTA MESA, CA 92626

UTILITIES INFORMATION:

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
7301 FENWICK LANE
WESTMINSTER, CA 92683
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
(800) 427-2200

WASTE DISPOSAL
COSTA MESA SANITARY DISTRICT
290 PAULARINO AVEUE
COSTA MESA, CA 92626
(949) 645-8400

SEWER AND WATER SERVICES
MESA WATER DISTRICT
1965 PLACENTIA AVENUE
COSTA MESA, CA 92627
(949) 631-1201

EXISTING EASEMENTS:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM TITLE REPORT NO. CBT-22004303 DATED APRIL 12, 2022 AS PREPARED BY CALIFORNIA BEST TITLE COMPANY, INC.

| SYMBOL ON MAP | ITEM PER REPORT | |
|---------------|-----------------|---|
| [A] | 6 | AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY, RECORDED MARCH 29, 1965 IN BOOK 7462, PAGE 323, OF O.R. |
| -- | 7 | COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS IN DOCUMENT RECORDED MAY 21, 1965 IN BOOK 7529, PAGE 600 OF O.R. AMENDMENT TO SAID COVENANTS RECORDED SEPTEMBER 26, 2002 AS INSTRUMENT NO. 20020827184 OF O.R. (UNPLOTTABLE) |
| [B] | 8 | AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 23, 1965 IN BOOK 7567, PAGE 645 OF O.R. |
| [C] | 10 | AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BRIGGS S. CUNNINGHAM, RECORDED JUNE 29, 1984 AS RECORDING NO. 84-271431 OF O.R. |
| [D] | 11 | AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 15, 1984 AS RECORDING NO. 84-476106 OF O.R. |
| -- | 12 | A PERPETUAL AIR OR FLIGHT EASEMENT RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721 OF O.R. (UNPLOTTABLE) |

LEGEND:

| | | | |
|-----|----------------------|------|-------------------------|
| AC | ASPHALT CONCRETE | PA | PLANTER AREA |
| BFD | BACK FLOW DEVICE | PB | PULL BOX |
| EPB | ELECTRICAL PULL BOX | PP | POWER POLE |
| EX | EXISTING | SDMH | STORM DRAIN MANHOLE |
| FDC | FIRE DEPT CONNECTION | SMH | SEWER MANHOLE |
| FH | FIRE HYDRANT | TE | TRASH ENCLOSURE |
| GEN | GENERATOR | TSPB | TRAFFIC SIGNAL PULL BOX |
| GM | GAS METER | WM | WATER METER |
| GP | GUARD POST | WV | WATER VALVE |
| LS | LIGHT STANDARD | | |

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS PLAN WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF E. BAKER STREET BEARING NORTH 49°21'09" WEST AS SHOWN ON TRACT MAP NO. 5769, BOOK 210 PAGES 9 AND 10 RECORDS OF SAID COUNTY.

| REVISIONS | | | | |
|-----------|-------------|----|------|----------|
| NO. | DESCRIPTION | BY | DATE | APPROVED |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PREPARED FOR:

HILCO DEVELOPMENT SERVICES
1707 EAST 28TH STREET, SUITE B
SIGNAL HILL, CA 90755
TIMOTHY COTTAGE
562.760.0433
TIM@HILCODEVELOPMENT.COM



| | |
|-----------|---------|
| DATE: | 10-5-23 |
| DESIGNED: | |
| DRAFTED: | SZ |
| CHECKED: | HZ |

TPM No. 2023-167
FOR CONDOMINIUM PURPOSES

200 EAST BAKER STREET
APN: 427-011-06
COSTA MESA, CALIFORNIA

SHEET 1 OF 1

JOB NO. 634

SHEET LIST

| | | | |
|-------|--|-------|-----------------------|
| A0.00 | COVER SHEET | L0.00 | LANDSCAPE COVER SHEET |
| A0.01 | SURVEY | L8.00 | PLANTING SCHEDULE |
| A0.02 | SITE PLAN | L9.01 | PLANTING PLAN |
| A0.2A | PARKING ALLOCATION PLAN | L9.02 | PLANTING PLAN |
| A0.03 | REFERENCE SITE PLAN | L9.03 | PLANTING PLAN |
| A0.04 | REFERENCE PARKING PLAN | | |
| A0.11 | CODE ANALYSIS - PARKING ANALYSIS | | |
| A0.12 | CODE ANALYSIS - EGRESS & PLUMBING FIXTURES | | |
| A0.14 | EXISTING PHOTOS | | |
| A0.15 | EXISTING PHOTOS | | |
| A0.16 | RENDERINGS | | |
| A0.17 | RENDERINGS | | |
| A0.21 | DEMO PLAN - LEVEL 1 | | |
| A0.22 | DEMO PLAN - LEVEL 2 | | |
| A0.23 | DEMO PLAN - ROOF PLAN | | |
| A0.31 | DEMO REFLECTED CEILING PLAN - LEVEL 1 | | |
| A0.32 | DEMO REFLECTED CEILING PLAN - LEVEL 2 | | |
| A0.41 | DEMO ELEVATIONS | | |
| A2.01 | CONSTRUCTION PLAN - LEVEL 1 | | |
| A2.02 | CONSTRUCTION PLAN - LEVEL 2 | | |
| A2.03 | CONSTRUCTION - ROOF PLAN | | |
| A3.01 | REFLECTED CEILING PLAN - LEVEL 1 | | |
| A3.02 | REFLECTED CEILING PLAN - LEVEL 2 | | |
| A4.01 | ELEVATIONS | | |
| A4.02 | ELEVATIONS | | |
| A5.01 | SECTIONS | | |

200 BAKER

CITY OF COSTA MESA

STATE OF CALIFORNIA

DELTA 3 08/30/2023

COMMERCIAL INTERIOR TENANT IMPROVEMENT

200 E. BAKER ST
COSTA MESA, CA 92626



PROJECT SCOPE

AREA OF RENOVATION: 39,457.4 SF

TWO STORY COMMERCIAL OFFICE TENANT IMPROVEMENT:

1. DEMO ALL INTERIOR WALLS AND FINISHES, EXISTING RESTROOMS TO REMAIN & PREP FOR NEW FINISHES
2. DEMISE BUILDING INTO ELEVEN (11) SEPARATE OFFICES, FOR SALE, WITH A WIDE CIRCULATION SPINE IN THE CENTER OF THE EXISTING BUILDING
3. CHANGE OF USE OF 1,622 SF OFFICE SPACE TO 1,622 SF CAFE (RESTAURANT), INCLUDING: (KITCHEN, SINGLE OCCUPANCY RESTROOM, AND 524 SF DINING PATIO)
4. SITE IMPROVEMENTS TO LANDSCAPE & MINOR FACADE UPGRADES AT MAIN ENTRY

DEFERRED SUBMITTAL

1. SIGNAGE / MONUMENT SIGN

PROJECT TEAM

BUILDING OWNER:
GEB DEVELOPMENT, LLC

ATTN: CAMERON HILDRETH, TIM COTTAGE
3140 POLARIS SUITE #7
LAS VEGAS, NV 89102

PHONE: 562.760.0355
CAMERON@HILCODEVELOPMENT.COM

ARCHITECT:
WALKS STUDIO, INC.
1072 ELKGROVE AVE, #4
VENICE, CA 90291

ATTN: CORY WALKER
PHONE: (949) 633 0977
EMAIL: CORY@WALKS-STUDIO.COM
CA LICENSE: C-37193

CONTRACTOR:
HILCO DEVELOPMENT SERVICES

ATTN: CAMERON HILDRETH
1707 E 28TH STREET, SUITE 8
SIGNAL HILL, CA, 90775

CA LICENSE # 1070024
PHONE: 562.760.0355
CAMERON@HILCODEVELOPMENT.COM

PROPERTY INFORMATION

ADDRESS: 200 E. BAKER STREET, COSTA MESA, CALIFORNIA, 92626
JURISDICTION: CITY OF COSTA MESA
APN: 427-011-06

LOT: 7
TRACT: TR5769, MM 210/9-10
YEAR BUILT: 1965
ZONE: MP - INDUSTRIAL PARK
EXISTING USE: OFFICE (GROUP B)
PROPOSED USE: OFFICE (GROUP B) & RESTAURANT (GROUP A-2)
CONSTRUCTION: TYPE V-A (NO CHANGE)

LOT / PARCEL AREA: 93,441 SQUARE FEET (2.145 AC)
FLOOR AREA: 39,457.4 SF
STORIES: 2 (NO CHANGE)
SPRINKLERED: YES
EXISTING PARKING: 146 SPACES (ONE SPACE REMOVED FOR ADA ACCESSIBLE PATH FROM STREET)

LEGAL DESCRIPTION: THE LAND HERINAFTER REFERRED TO IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS

PARCEL 1: LOT 7 OF TRACT NO. 5769, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 210, PAGES 9 AND 10, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 9 OF SAID TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-271431

APPLICABLE CODES

ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE GOVERNING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
CITY OF COSTA MESA MUNICIPAL CODE, 2022

CONVERSION STANDARDS – THE FACILITY SHALL COMPLY WITH THE FOLLOWING:

LIFE SAFETY STANDARDS – THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA BUILDING CODE OR ANY SUCCESSOR STATUTE OR REGULATION, UNLESS OTHERWISE NOTED.

- I. EACH UNIT SHALL HAVE ACCESS TO THE ELECTRICAL BRANCH CIRCUITS THAT SERVE THE UNIT.
- II. SMOKE DETECTORS SHALL BE INSTALLED AND OPERATING. ALL EXISTING HARD-WIRED UNITS SHALL BE IN WORKING ORDER AND ANY ADDITIONAL UNITS SHALL BE IN WORKING ORDER AND ANY ADDITIONAL SMOKE DETECTORS THAT ARE REQUIRED BY CODE SHALL BE LOCATED AND INSTALLED.
- III. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY THE CURRENTLY ADOPTED ELECTRICAL CODE.
- IV. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE OR ANY SUCCESSOR STATUTE OR REGULATION.

PLUMBING REQUIREMENTS – THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA PLUMBING CODE AND ANY SUCCESSOR STATUTE OR REGULATION.

- I. A TEMPERATURE AND PRESSURE RELIEF VALVE SHALL BE PROVIDED FOR ALL WATER HEATERS.
- II. WATER HEATERS SHALL BE SEISMICALLY BRACED WITH A MINIMUM OF TWO (2) STRAPS.
- III. WATER HEATERS SHALL BE PROPERLY VENTED TO THE OUTSIDE AND SHALL BE PROVIDED WITH SUFFICIENT COMBUSTION AIR.
- IV. POTABLE WATER SHALL HAVE A BACKFLOW PROTECTION WHERE NECESSARY TO PREVENT POTENTIAL CROSS CONNECTION.

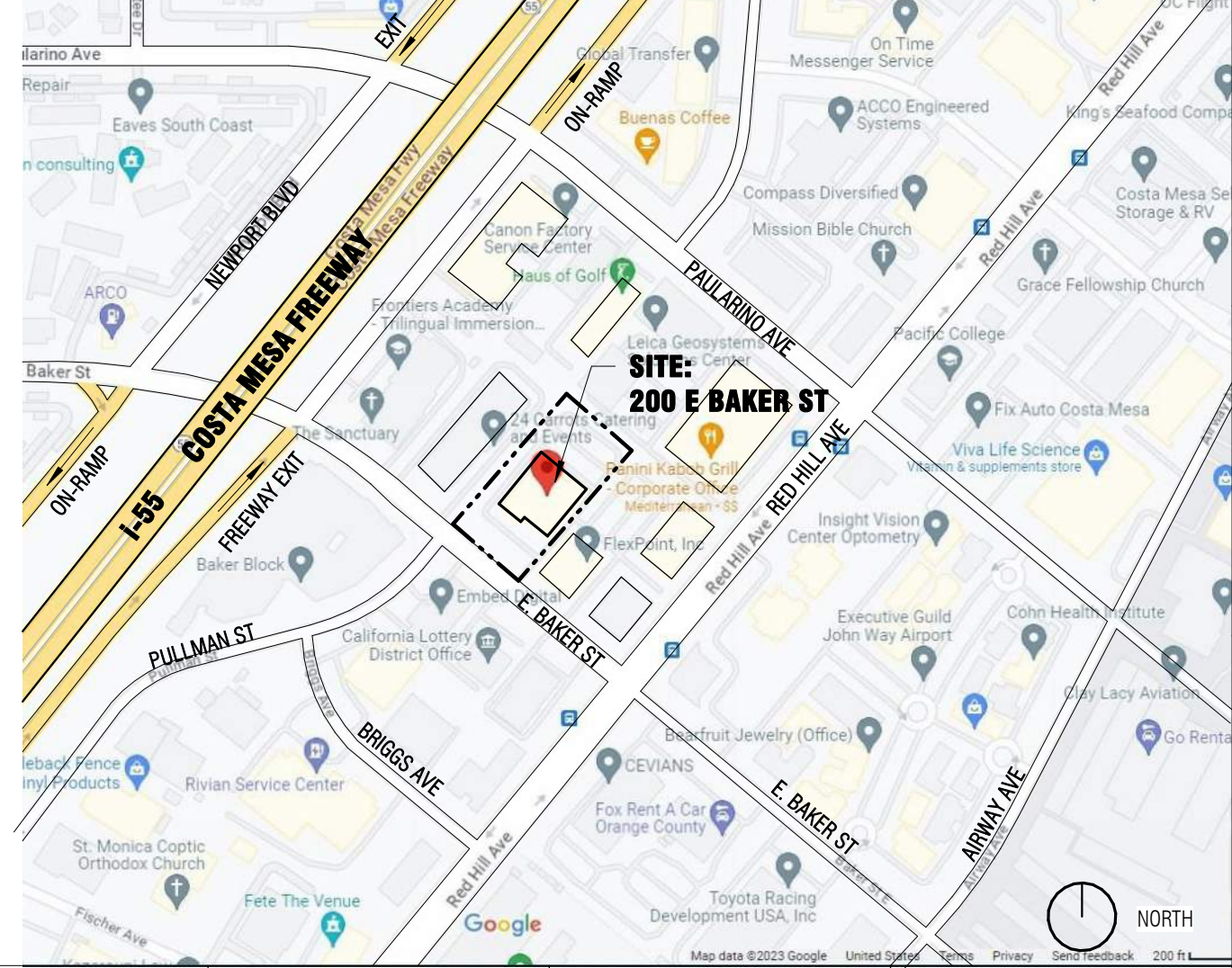
REFURBISHING AND RESTORATIONS. ALL MAIN BUILDINGS, STRUCTURES, WALLS, FENCES, AND CARPORTS, ACCESSORY BUILDINGS, SIDEWALKS, DRIVEWAYS, LANDSCAPED AREAS, AND ADDITIONAL ELEMENTS AS REQUIRED BY THE FINAL REVIEW AUTHORITY SHALL BE REFURBISHED AND RESTORED AS APPROPRIATE FOR A HIGH STANDARD OF APPEARANCE, QUALITY, AND SAFETY. SPECIFIC IMPROVEMENTS INCLUDE:

- I. INSTALLATION OF ALL REMEDIAL IMPROVEMENTS IDENTIFIED IN THE REPORTS SUBMITTED PURSUANT TO BY SECTION 13-54.53(i), DOCUMENTS REQUIRED
- II. INSTALLATION OF APPROPRIATE IMPROVEMENTS THAT ENSURE ACCEPTABLE SOUND TRANSMISSION LEVELS BETWEEN EACH UNITS IN EACH BUILDING IN CONFORMANCE WITH THE CURRENT CALIFORNIA BUILDING CODE
- III. REPLACEMENT OF ALL GAS LINES (BOTH INTERIOR AND EXTERIOR) THAT DO NOT COMPLY WITH CURRENT CODE AND CONDUCT APPROPRIATE PRESSURE TEST
- IV. INSTALLATION OF NEW SINKS, FAUCETS, TOILETS. LOW WATER FLOW PLUMBING FIXTURES ARE RECOMMENDED.

PARCEL MAP



VICINITY MAP



1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| 1 | CUP RESUBMISSION | 06/26/2023 |
| 2 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 3 | PERMIT SET - 70% CD | 08/30/2023 |

| |
|--|
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

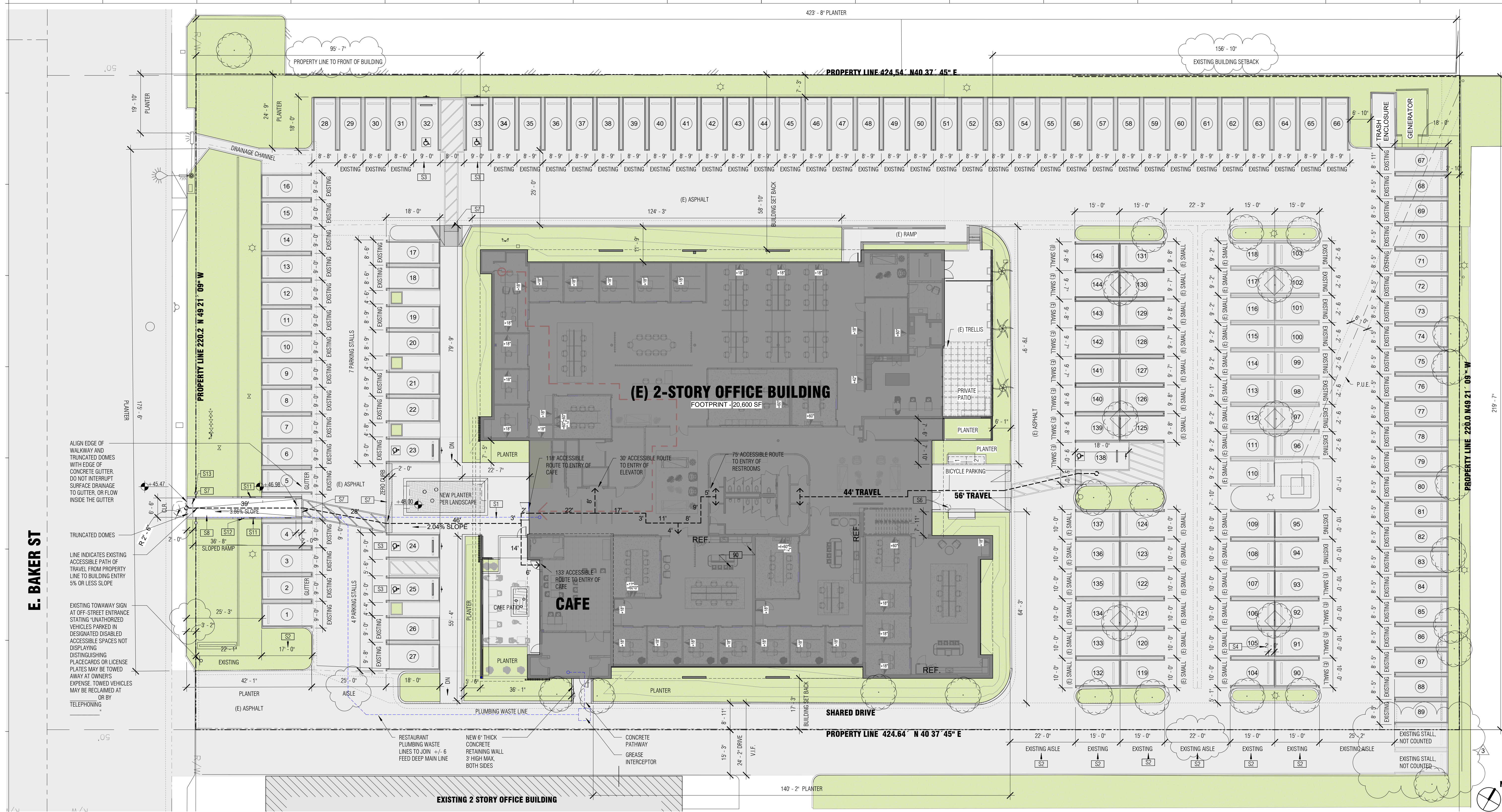
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

COVER SHEET

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.00

312



| |
|--|
| ACCESSIBLE PARKING STALLS (EXISTING, NO CHANGE) |
|--|

6 ACCESSIBLE STALLS TOTAL
3 VAN STALLS

NUMBER OF PARKING SPACES (Table 118-208.2)

Number of Parking Spaces Provided Minimum Number of Accessible Spaces Required

| | |
|---|--|
| 1-25 (1 Van min.) | |
| 26-50 (2 1 Van min.) | |
| 51-75 (3 1 Van min.) | |
| 76-100 (4 1 Van min.) | |
| 101-150 (5 1 Van min.) | |
| 151-200 (6 1 Van min.) | |
| 201-300 (7 2 Van min.) | |
| 301-400 (8 2 Van min.) | |
| 401-500 (9 2 Van min.) | |
| 501-1000 % or less (1 Van for every 6 Accessible Parking) | |
| 1001 & Over 20-1 for each 100, or fraction thereof (1 Van for | |

| USE: | PARKING PER GROSS FLOOR AREA (TABLE 13-89) |
|---|--|
| INDUSTRIAL | <p>3 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 25,000 SQUARE FEET OF BUILDING. 2 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA BETWEEN 25,000 AND 50,000 SQUARE FEET OF BUILDING</p> <p><u>37,872.2 SF</u> TOTAL</p> <p><u>25,000 SF</u> X (3 SPACES / 1,000 SF) = 75 SPACES</p> <p><u>12,872.2 SF</u> X (2 SPACES / 1,000 SF) = 26 SPACES</p> |
| ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED WITH MORE THAN 300 SQUARE FEET OF PUBLIC AREA | <p>10 SPACES PER 1,000 SQUARE FEET FOR THE FIRST 3,000 SQUARE FEET</p> <p><u>1,585.2 SF</u> X (10 SPACES / 1,000 SF) = 16 SPACES</p> |
| TOTAL (TABULATED) | 117 SPACES REQUIRED |

| NAME | LEVEL | AREA | PARKING LOAD FACTOR | PARKING LOAD TOTALS |
|--------------------|--------------|-------------|---------------------|---------------------|
| CAFE DINING | FIRST FLOOR | 504.2 SF | 10 | 5 |
| CAFE KITCHEN | FIRST FLOOR | 527.4 SF | 10 | 5 |
| CAFE PATIO | FIRST FLOOR | 553.6 SF | 10 | 6 |
| CIRCULATION | FIRST FLOOR | 2,497.0 SF | 3 | 8 |
| JAN | FIRST FLOOR | 117.4 SF | 3 | 0 |
| MAIL | FIRST FLOOR | 250.7 SF | 3 | 1 |
| OFFICE (101) | FIRST FLOOR | 8,379.7 SF | 3 | 26 |
| OFFICE (101) PATIO | FIRST FLOOR | 724.2 SF | 3 | 2 |
| OFFICE (102) | FIRST FLOOR | 2,016.7 SF | 3 | 6 |
| OFFICE (103) | FIRST FLOOR | 1,681.3 SF | 3 | 5 |
| OFFICE (104) | FIRST FLOOR | 1,792.6 SF | 3 | 5 |
| OFFICE COMMON | FIRST FLOOR | 573.1 SF | 3 | 2 |
| CIRCULATION | SECOND FLOOR | 1,821.1 SF | 3 | 5 |
| OFFICE (201) | SECOND FLOOR | 2,809.8 SF | 3 | 8 |
| OFFICE (202) | SECOND FLOOR | 2,785.4 SF | 3 | 8 |
| OFFICE (203) | SECOND FLOOR | 3,422.4 SF | 2 | 7 |
| OFFICE (204) | SECOND FLOOR | 1,651.8 SF | 2 | 3 |
| OFFICE (205) | SECOND FLOOR | 2,418.5 SF | 2 | 5 |
| OFFICE (206) | SECOND FLOOR | 2,586.1 SF | 2 | 5 |
| OFFICE (207) | SECOND FLOOR | 2,011.9 SF | 2 | 4 |
| OFFICE COMMON | SECOND FLOOR | 269.9 SF | 3 | 1 |
| STO | SECOND FLOOR | 62.7 SF | 3 | 0 |
| | | 39,457.4 SF | | 117 |

LOT COVERAGE CALCULATION

LOT AREA: 93,441 SF
BUILDING FOOTPRINT: 20,600 SF
LOT COVERAGE: 22.04%

PARKING COVERAGE CALCULATION

LOT AREA: 93,441 SF
AREA USED FOR PARKING & ROADS: 50,782 SF
PARKING COVERAGE: 54.35%

OPEN SPACE CALCULATION

LOT AREA: 93,441 SF
OPEN SPACE: 21,159 SF
OPEN SPACE: 22.64%

SMALL PARKING SPACES

| | |
|-----------------------|--------|
| SMALL PARKING SPACES: | 55 SF |
| TOTAL PARKING SPACES: | 146 SF |
| PERCENTAGE: | 37.7% |

ADDRESS: 200 E. BAKER STREET, COSTA MESA, CALIFORNIA, 92626
JURISDICTION: CITY OF COSTA MESA
APN: 427-011-06

LOT: 7
TRACT: TR5769, MM 210/9-10
YEAR BUILT: 1965
ZONE: MP - INDUSTRIAL PARK
EXISTING USE: OFFICE (GROUP B)
PROPOSED USE: OFFICE (GROUP B) & RESTAURANT (GROUP A-2)
CONSTRUCTION: TYPE V-A (NO CHANGE)

LOT / PARCEL AREA: 93,441 SQUARE FEET (2.145 AC)
FLOOR AREA: 39,457.4 SF
STORIES: 2 (NO CHANGE)
SPRINKLERED: YES
EXISTING PARKING: 146 SPACES (ONE SPACE REMOVED)
STREET)

LEGAL DESCRIPTION: THE LAND HERINAFTER REFERRED TO IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 7 OF TRACT NO. 5769, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 210, PAGES 9 AND 10, AND ALL OTHER MAPS, RECORDS, AND INSTRUMENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND INCIDENTAL PURPOSES, OVER THAT PORTION OF LOT 8 TRACT NO. 5769 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1984 INSTRUMENT NO. 84-271431

S0 PER FLOOR INSPECTION REPORT. THERE ARE MULTIPLE AREAS EXPERIENCING DEFLECTION, DUE TO DAMAGED PLYWOOD DECKING DUE TO WATER INTRUSION. THE EXISTING ROOF MEMBRANE IS PRONE TO LEAKS AND IS IN NEED OF DEFLECTION. ARMS REQUESTORS EITHER REPLACING THE ROOF MEMBRANE OR APPLYING A RESTORATION RELATING TO WATER PENETRATING INTO THE EXISTING ROOF.

S1 PER PLUMBING REPORT, EXCAVATE ASPHALT APPROXIMATELY 6 FEET DEEP. UPSTREAM & 10 TO 10 INCHES UNDER CONCRETE APRON TO GET TO THE OFFSET PIE TO RECONFIGURE / FIX THE OFFSET AND INSTALL A DUAL-SWEEP CLEAN OUT FROM THE DOWNSTREAM. SEE PLUMBING REPORT FOR JULIA'S ECONOMY PLUMBING, INC.

S2 SEE EXISTING PERMITTED SITE PLAN #09-0078-0001 PARKING PLAN ON SHEET AREA 14. THIS PLAN CONTAINS EXISTING DIMENSIONS. NOTE: EXCEPTION 7 IN THE CITY OF COSTA MESA PARKING DESIGN STANDARDS STATES: WHEN NECESSARY DUE TO CONSTRAINTS, MINOR REDUCTIONS IN THE ASILE WIDTH MAY BE APPROVED BY THE PLANNING DIVISION. PROVIDE THE STALL WIDTHS DESCRIBED ACCORDINGLY.

S3 REDUCE ACCESSIBLE PARKING TO MEET ACCESSIBLE PARKING STALL STANDARD DIMENSIONS. AS SHOWN ON PLAN 18FT DEPTH

S4 CONFIRM EXISTING PARKING STOPS MEET THE CODE REQUIRE 2FT OVERHANG. MODIFY AS NECESSARY TO MEET CODE

S6 (C) ACCESSIBLE PUSH BUTTON TO OPEN BUILDING DOOR

S12 PROVIDE ULTRA TRUNCATED DOMES SPECIFICATION: STEPHENSON, INC. TRUNCATED PAVEMENT SYSTEM WITH 1/2" RADIUS CURVED JUNGLE TAIL SANDBLAST AT 184 CHIP OUT EXISTING CONCRET SO TRUNCATED DOME TILE LIES FLUSH WITH EXISTING CONCRETE

S13 ACCESSIBLE PATH FROM PUBLIC RIGHT-OF-WAY. USE PREVIOUSLY PERMITTED PATHWAY ON SHEET AI-03

S15 RECESSED LINEAR PAVING LIGHT BOTH SIDES

S17 6" C/C SPACING 18" BOARD FORMED 3'-6" TALL. BOTH SIDES. PROVIDE MOCK-UP OF BOARD FORM PRIOR TO CONSTRUCTION

S18 GBA BOLLARD (GEOPART FROM LANDSCAPE)

04. SITE 1

ACCESSIBLE PARKING

3 PARKING PROVIDED

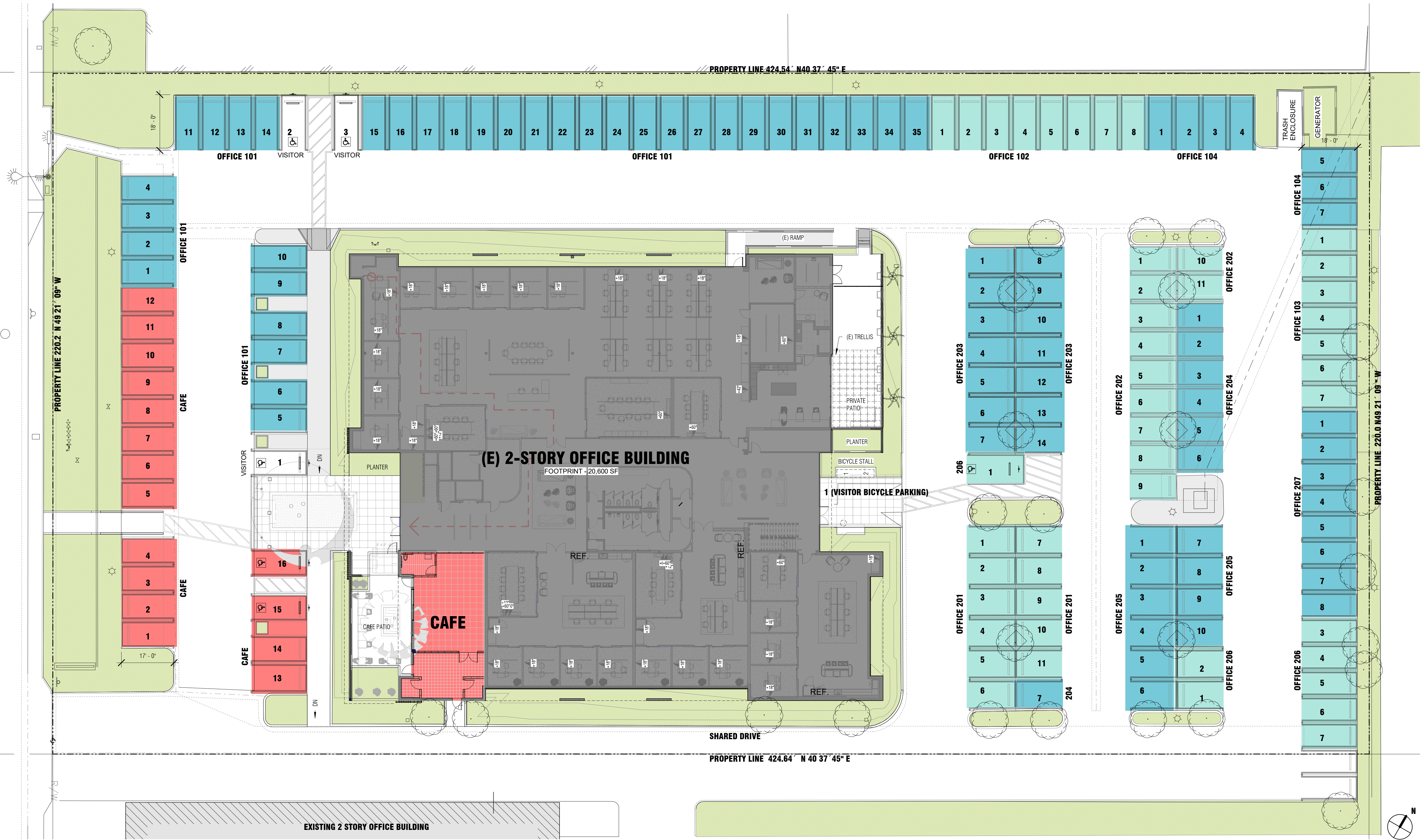
3 PARKING CALCULATION (SEE A0.11)

SITE CALCS.

PROJECT INFORMATION

SHEET NOTES

E. BAKER ST



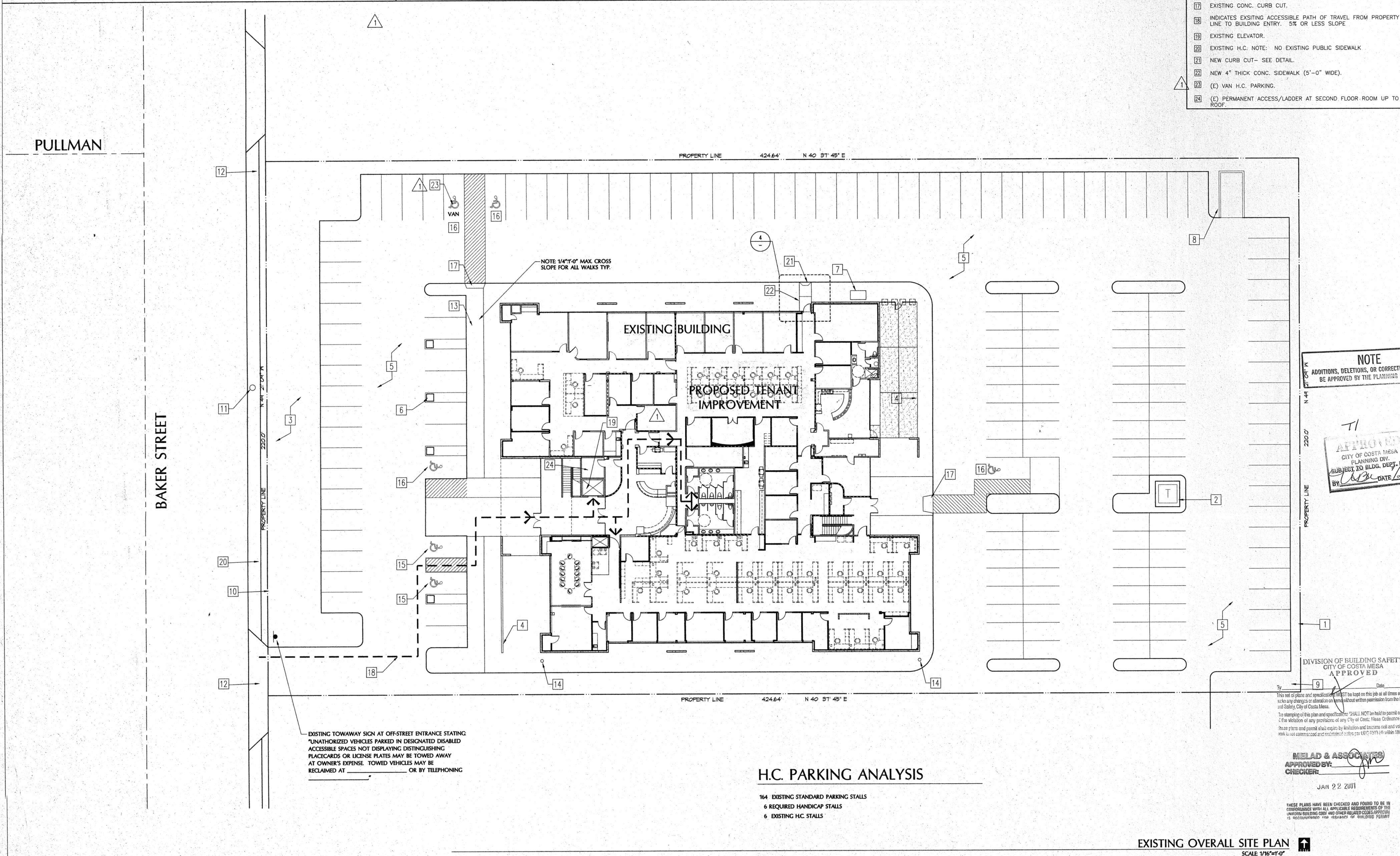
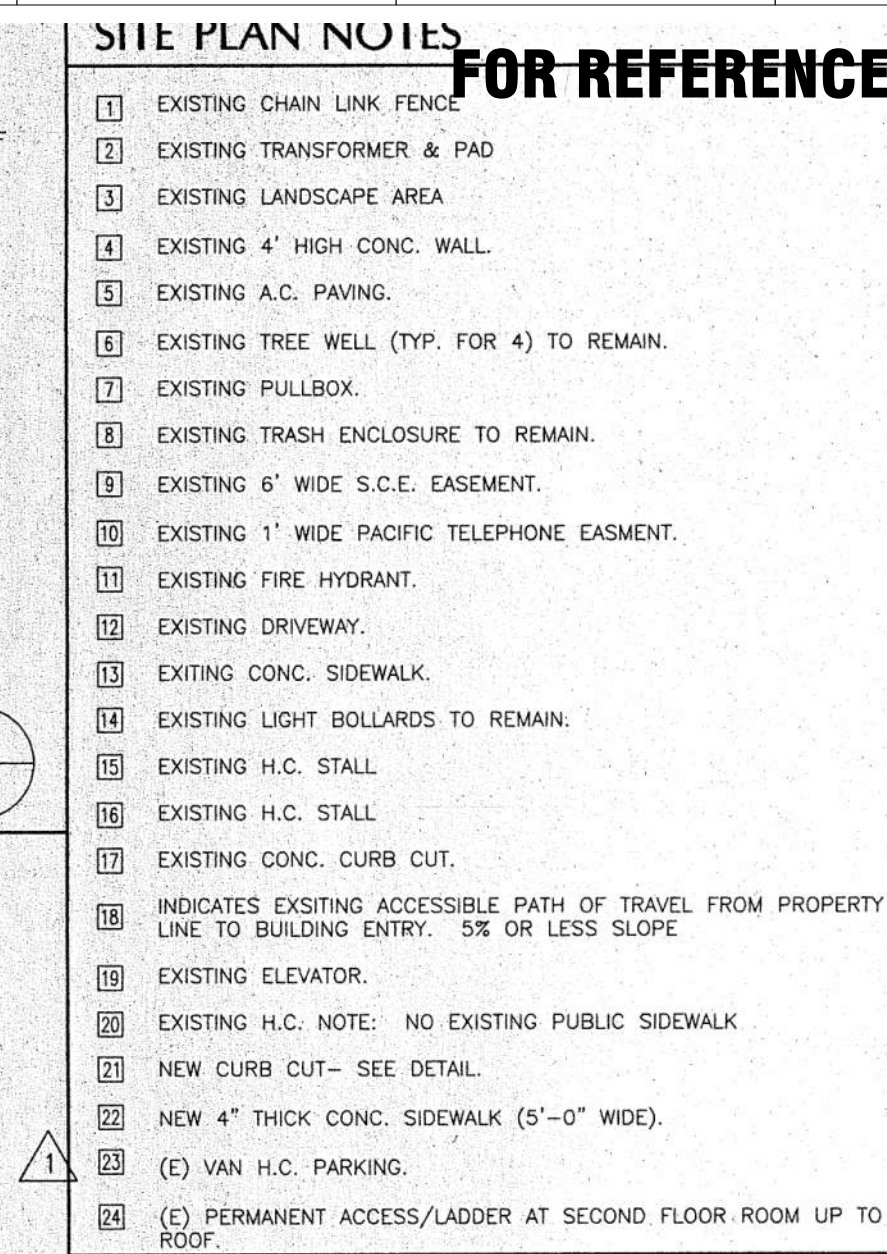
04. SITE - PARKING ALLOCATION 1

| NAME | LEVEL | AREA | PARKING LOAD FACTOR | PARKING LOAD TOTALS |
|--------------------|--------------|-------------|---------------------|---------------------|
| CAFE DINING | FIRST FLOOR | 304.2 SF | 10 | 5 |
| CAFE KITCHEN | FIRST FLOOR | 527.4 SF | 10 | 5 |
| CAFE PATIO | FIRST FLOOR | 553.6 SF | 10 | 6 |
| CIRCULATION | FIRST FLOOR | 2,497.0 SF | 3 | 8 |
| JAN | FIRST FLOOR | 117.4 SF | 3 | 0 |
| MAIL | FIRST FLOOR | 250.7 SF | 3 | 1 VISITOR |
| OFFICE (101) | FIRST FLOOR | 8,379.7 SF | 3 | 26 |
| OFFICE (101) PATIO | FIRST FLOOR | 724.2 SF | 3 | 2 |
| OFFICE (102) | FIRST FLOOR | 2,016.7 SF | 3 | 6 |
| OFFICE (103) | FIRST FLOOR | 1,681.3 SF | 3 | 5 |
| OFFICE (104) | FIRST FLOOR | 1,792.6 SF | 3 | 5 |
| OFFICE COMMON | FIRST FLOOR | 573.1 SF | 3 | 2 VISITOR |
| CIRCULATION | SECOND FLOOR | 1,821.1 SF | 3 | 5 |
| OFFICE (201) | SECOND FLOOR | 2,809.8 SF | 3 | 8 |
| OFFICE (202) | SECOND FLOOR | 2,785.4 SF | 3 | 8 |
| OFFICE (203) | SECOND FLOOR | 3,422.4 SF | 2 | 7 |
| OFFICE (204) | SECOND FLOOR | 1,651.8 SF | 2 | 3 |
| OFFICE (205) | SECOND FLOOR | 2,418.5 SF | 2 | 5 |
| OFFICE (206) | SECOND FLOOR | 2,586.1 SF | 2 | 5 |
| OFFICE (207) | SECOND FLOOR | 2,011.9 SF | 2 | 4 |
| OFFICE COMMON | SECOND FLOOR | 269.9 SF | 3 | 1 VISITOR |
| STO | SECOND FLOOR | 62.7 SF | 3 | 0 |
| | | 39,457.4 SF | | 117 |

- CAFE: 16 STALLS
- OFFICE 101: 28 STALLS
- VISITOR: 4 STALLS TOTAL
INCLUDING 2 BICYCLE STALLS AT REAR ENTRY

PARKING ALLOCATION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |



MKA

Martinez/Kuch Architects
2201 Martin Street, Suite 201
Irvine, California 92612
(949) 851-6353
Fax 851-6355




1072 ELKGROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
|  | CUP RESUBMISSION | 06/26/2023 |

NEW HEADQUARTERS FOR:
DONAHUE SCHRIBER
200 BAKER STREET
COSTA MESA, CALIFORNIA

OVERALL
SITE PLAN

PROGRESS PRINTS
 THESE DOCUMENTS WERE PRINTED
 AND ARE SUBJECT TO CHANGE DURING
 PUBLIC AGENCY COMMENT PERIOD. CLIENT
 REQUESTED REVISIONS, AND IN-HOUSE
 REVIEW, AND THEREFORE DATE
 NOT ACCEPTABLE FOR CONSTRUCTION.
 THE ARCHITECT IS NOT RESPONSIBLE
 FOR CONTRACT BIDS OR PROJECT
 CONSTRUCTION MADE FROM ANY
 DOCUMENT BEARING THIS NOTE.
 PROJECT: 00016 D.SCHRIBER

| | DATE | REMARK |
|---|----------|----------------|
| △ | 12/22/00 | CITY SUBMITTAL |
| △ | 01-05-01 | PLAN CHECK |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

A-1

200 BAKER

APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

REFERENCE SITE PLAN

| | |
|-------------|------------|
| SCALE: | as noted |
| DATE: | 06/28/2023 |
| JOB NUMBER: | 031 |
| DRAWN BY: | |
| <div></div> | |
| SHEET: | |

A0.03

FOR REFERENCE ONLY - NOT TO SCALE



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

REFERENCE PARKING
PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

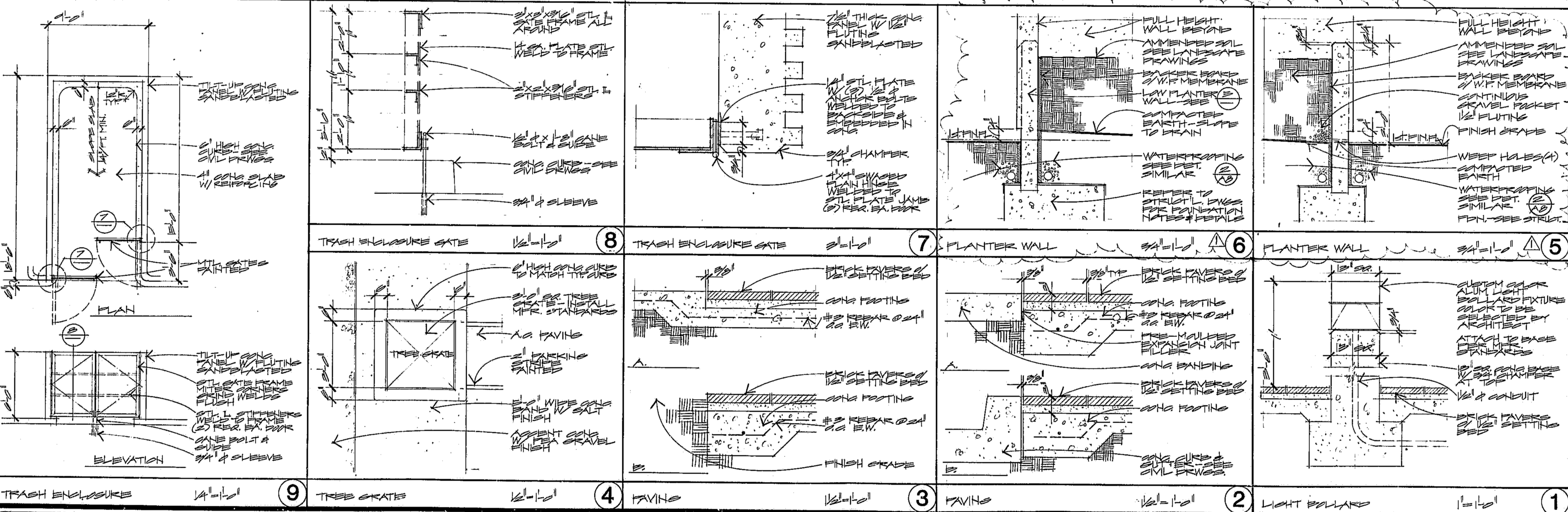
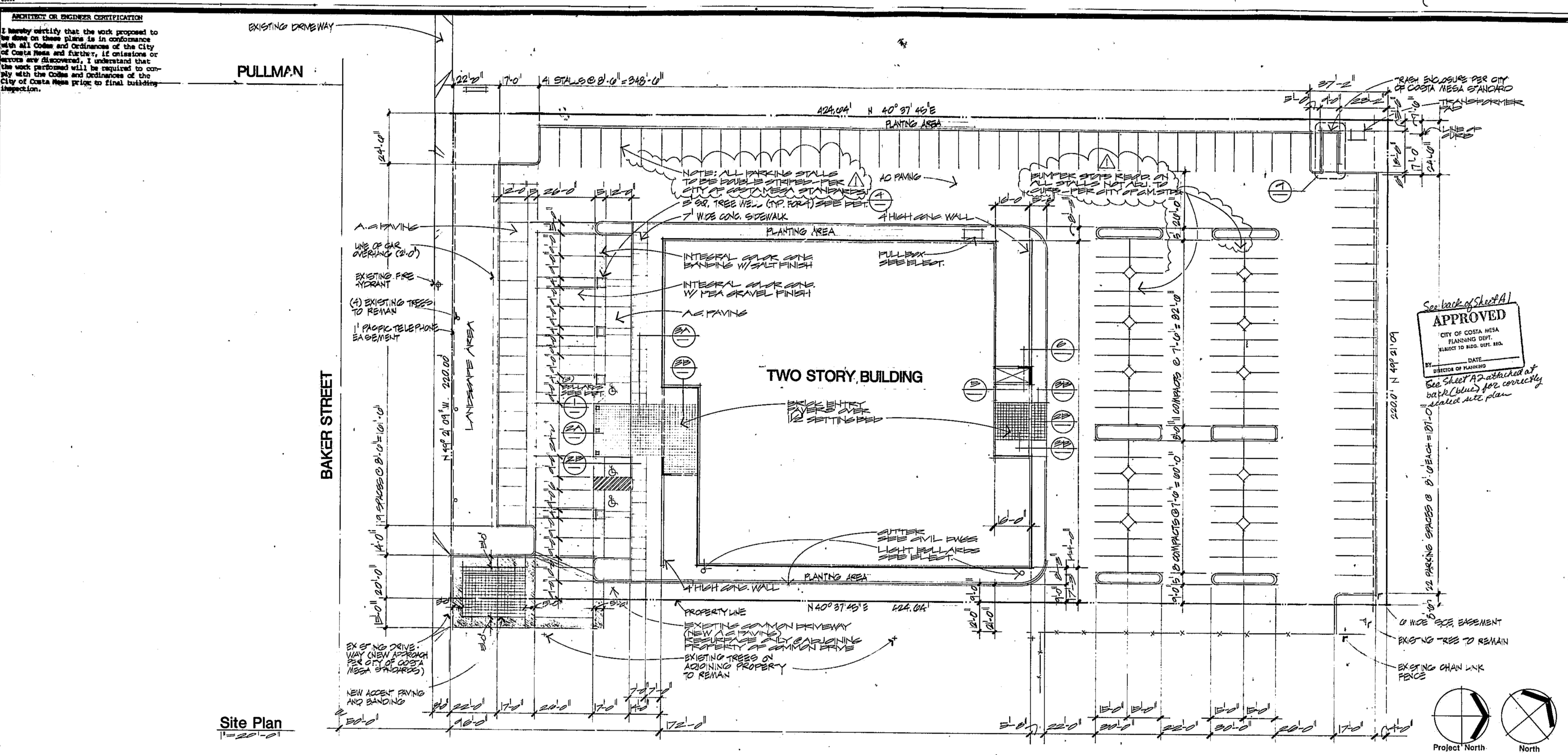
David Klages and Associates Inc. Architecture and Planning
3198 M Airport Loop Drive
Costa Mesa, California 92626
714 641-0191

**BAKER STREET
LOT 7
COSTA MESA, CALIFORNIA**

APPROVED
DATE: 7/3/2024

**SITE PLAN
SITE DETAILS**

| | |
|-------------------|----------|
| PROJECT ARCHITECT | EM |
| DRAWN | EM, BRSS |
| CHECKED | EM, BRSS |
| ISSUE DATE | |
| JOB NUMBER | 100003 |
| SCALE | AS NOTED |
| A2 | |
| JUL 3 1984 | |
| SHEETS | |



| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

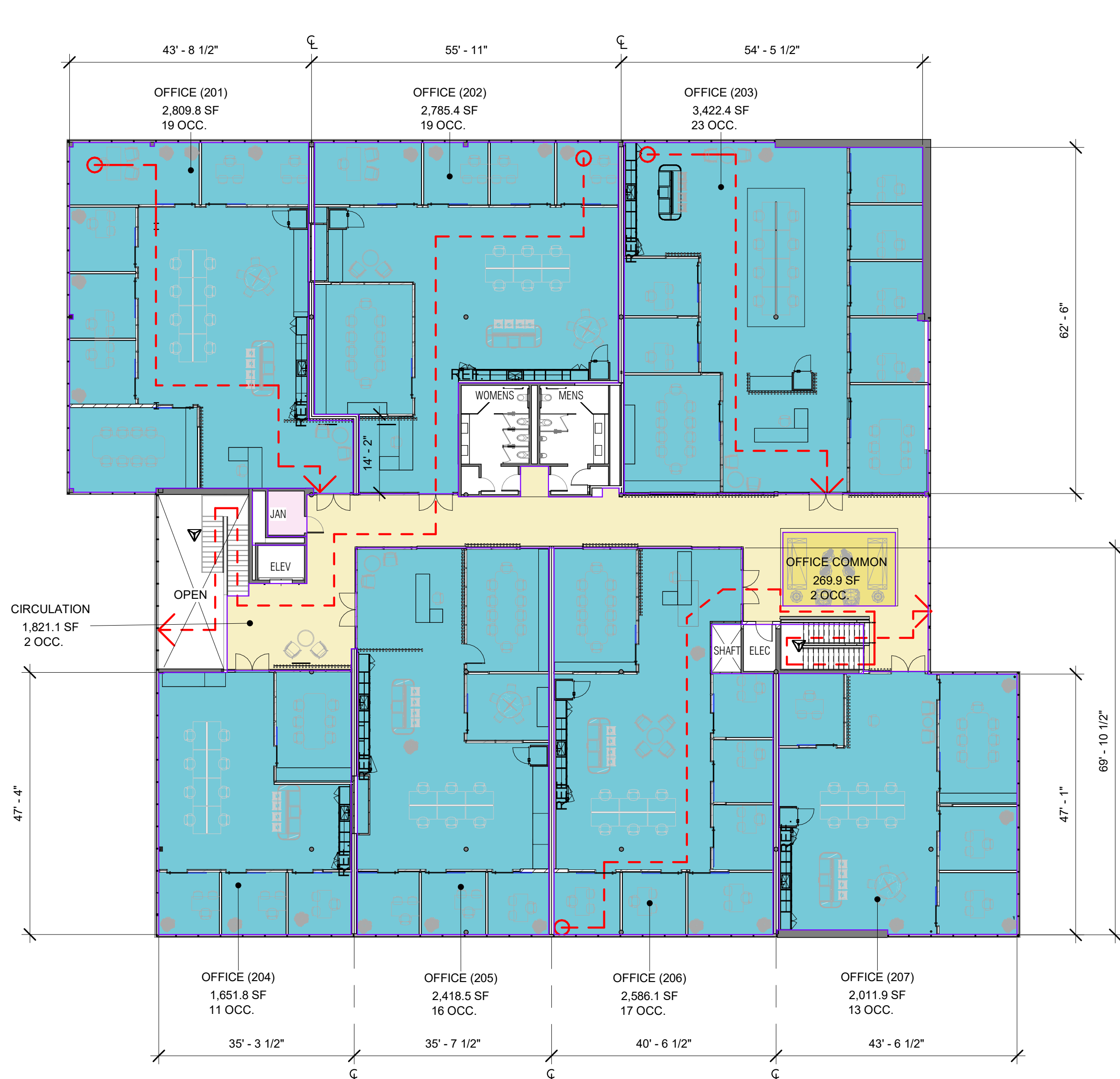
| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CODE ANALYSIS -
PARKING ANALYSIS

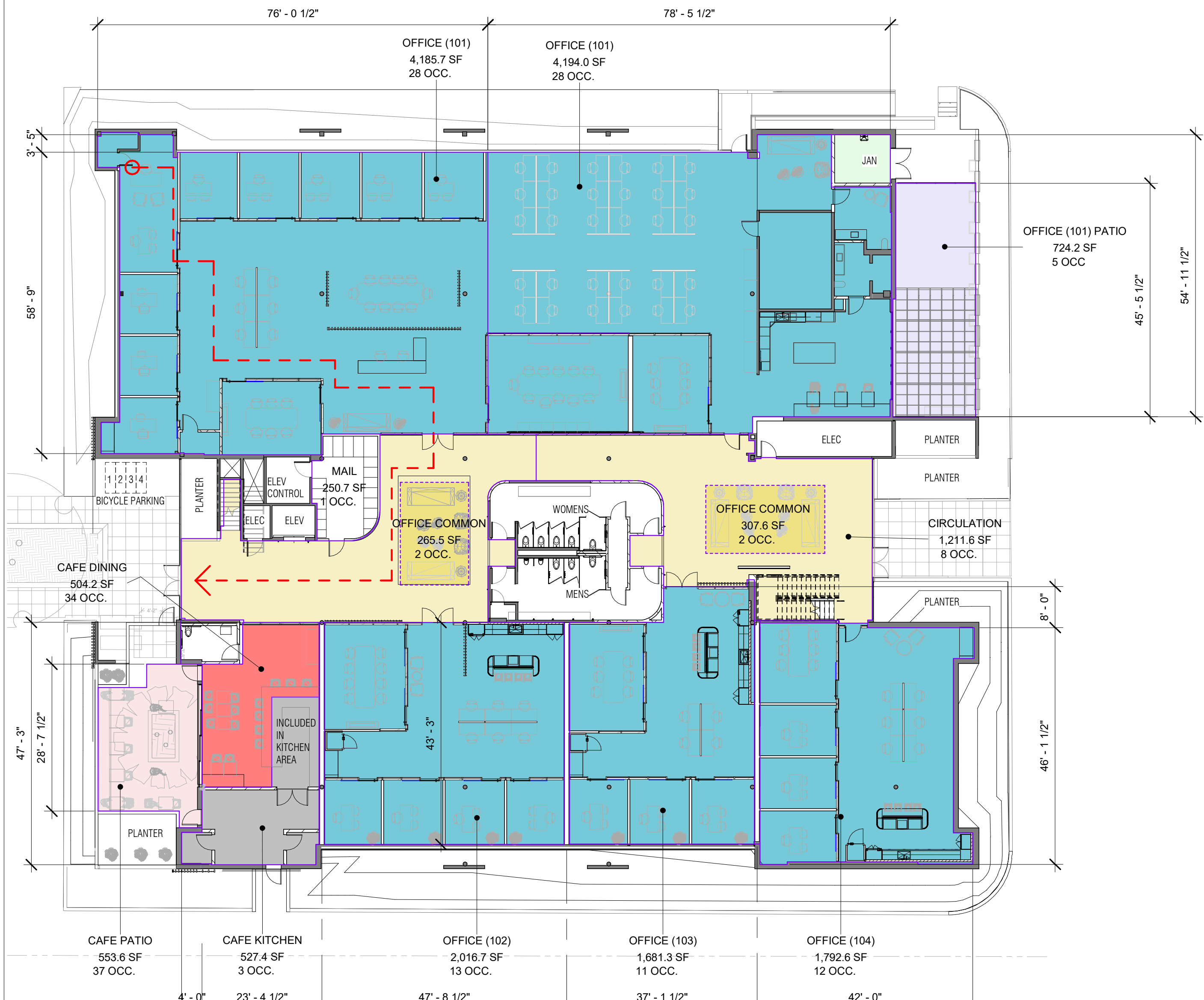
SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A1.11



SCALE: 1/16" = 1'-0"

SECOND FLOOR 2



SCALE: 1/16" = 1'-0"

FIRST FLOOR 1

EXIT TRAVEL DISTANCE

Exit access travel distance shall not exceed the values given in Table 1017.2.

| TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE* | | |
|--|---------------------------------|------------------------------|
| OCCUPANCY | WITHOUT SPRINKLER SYSTEM (feet) | WITH SPRINKLER SYSTEM (feet) |
| A, E, F-1, M, R, S-1 | 200' | 250' |
| B | 200' | 300' |
| H-1 | Not Permitted | 75' |
| H-2 | Not Permitted | 100' |
| H-3 | Not Permitted | 150' |
| H-4 | Not Permitted | 175' |
| H-5 | Not Permitted | 200' |
| I-2, I-2.1, I-3 | Not Permitted | 200' |
| I-4 | 150' | 200' |
| L | Not Permitted | 200' |

For 911: 1 foot = 304.8 mm

| ID | OCC | EXIT PATH | MAX ALLOWABLE DISTANCE |
|-----|-----|-----------|------------------------|
| 101 | B | 186' | 300' - 0" |
| 202 | B | 197' | 300' - 0" |
| 206 | B | 179' | 300' - 0" |

WALKS. studio
Walks-studio.com | Architecture & Design | 949.633.0977

CUP SUBMISSION
Existing non-conforming parking

200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT
SUBJECT: FINDINGS IN SECTION 13-29(G)(10), EXISTING NON-CONFORMING PARKING

Revision Number: --
Permit Number: --
Notes By: Cory Walker, Architect (WALKS Studio)
Date: September 6, 2023

Project:
200 BAKER – COMMERCIAL OFFICE TENANT IMPROVEMENT & RESTAURANT
200 E BAKER ST
COSTA MESA, CA 92626
AREA OF RENOVATION: 39,457.4 SF

FINDINGS IN SECTION 13-29(G)(10), EXISTING NON-CONFORMING PARKING

For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

The Existing Conditions:

The existing building has been successfully operating as an office building since its conception in 1965 and is still an active and functional office space with its current existing non-conforming parking conditions. The project's original existing non-conforming parking lot has served many different types of office tenants (real estate firm, architecture firm, etc.), and will continue to serve the same type of companies as the building transitions from a traditional "Office Lease Model" to a "For-Sale Condominium Office Model."

The existing parking spaces are existing non-conforming, due to the small stall length of 15 ft long x 10 ft wide, compared to the code requirement of 18ft long x 8 ft wide. Please note, the existing non-conforming spaces are 2 ft wider than the code requirement, and were previously approved by the city to accommodate the shorter parking stall lengths. The lot is also non-conforming due to the provided 37.7% small car parking spaces, compared to the code required 30% max (per 13-94: Small car parking).

The Proposed Project

The proposed project does not add any new area to the building, rather it reconfigures the existing space to create 11 office spaces and 1 restaurant. The proposed project does create a slight increase in parking demand through the conversion of 1,662 sf of office space to Cafe / Restaurant space at the front of the building. The strategy to introduce this restaurant amenity to the front of the building is a response to create market demand in a challenging commercial office market, since there isn't a walk-

WALKS. studio
Walks-studio.com | Architecture & Design | 949.633.0977

CUP SUBMISSION
Existing non-conforming parking

able cafe option close by in the industrial zoned office park. The current non-conforming lot does accommodate the number of parking stalls for the restaurant and office spaces.

Challenge

The way the existing building is sited on the lot, and the way the current drive aisles are situated, create a challenge to provide small stalls sized for current codes and the 10% small stall percentage. It would be financially cost prohibitive for the owners to provide a fully conforming parking lot because it would require a major re-work of the parking drive aisles, resulting in the need for a parking structure to be built at the rear of the lot. The owner's budget is required to be used on the improvement of the building's street facing facade, the landscape and entry experience, the restaurant amenity, and the improved internal circulation corridor. Repositioning the owner's budget to a parking structure would dilute the overall project and compromise the overall look of the building and integrity of the project.

Approval

This project is seeking approval to approve the use of the existing non-conforming small car parking spaces size (15 ft long) and a small car percentage (37.7%) to allow for the project to proceed with the restaurant amenity and for-sale condo office remodel

Cory Walker , Architect (license # CA-37193)

President:
WALKS Studio, Inc.
cory@walks-studio.com
949.633.0977

www.walks-studio.com



ACCESSIBLE PARKING STALLS (EXISTING, NO CHANGE)

6 ACCESSIBLE STALLS TOTAL
3 VAN STALLS

NUMBER OF PARKING SPACES (Table 11B-208.2)

Total Number of Parking Spaces Provided Minimum Number of Accessible Spaces Required

- 1-25 1 (1 Van min.)
- 26-50 2 (1 Van min.)
- 51-75 3 (1 Van min.)
- 76-100 4 (1 Van min.)
- 101-150 5 (1 Van min.)
- 151-200 6 (1 Van min.)
- 201-300 7 (2 Van min.)
- 301-400 8 (2 Van min.)
- 401-500 9 (2 Van min.)
- 501-1000 2% of total (1 Van for every 6 Accessible Parking)
- 1001 & Over 20+1 for each 100, or fraction thereof (1 Van for

| USE: | PARKING PER GROSS FLOOR AREA (TABLE 13-89) |
|---|---|
| INDUSTRIAL | 3 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 25,000 SQUARE FEET OF BUILDING. 2 PARKING SPACES SHALL BE PROVIDED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA BETWEEN 25,000 AND 50,000 SQUARE FEET OF BUILDING 37,872.2 SF TOTAL 25,000 SF X (3 SPACES / 1,000 SF) = 75 SPACES 12,872.2 SF X (2 SPACES / 1,000 SF) = 26 SPACES |
| ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED WITH MORE THAN 300 SQUARE FEET OF PUBLIC AREA | 10 SPACES PER 1,000 SQUARE FEET FOR THE FIRST 3,000 SQUARE FEET 1,585.2 SF X (10 SPACES / 1,000 SF) = 16 SPACES |
| TOTAL (TABULATED) | 117 SPACES REQUIRED |

| NAME | LEVEL | AREA | PARKING LOAD FACTOR | PARKING LOAD TOTALS |
|--------------------|--------------|------------|---------------------|---------------------|
| CAFE DINING | FIRST FLOOR | 504.2 SF | 10 | 5 |
| CAFE KITCHEN | FIRST FLOOR | 527.4 SF | 10 | 5 |
| CAFE PATIO | FIRST FLOOR | 553.6 SF | 10 | 6 |
| CIRCULATION | FIRST FLOOR | 1,211.6 SF | 3 | 4 |
| CIRCULATION | FIRST FLOOR | 1,285.5 SF | 3 | 4 |
| JAN | FIRST FLOOR | 117.4 SF | 3 | 0 |
| MAIL | FIRST FLOOR | 250.7 SF | 3 | 1 |
| OFFICE (101) | FIRST FLOOR | 4,185.7 SF | 3 | 13 |
| OFFICE (101) | FIRST FLOOR | 4,194.0 SF | 3 | 13 |
| OFFICE (101) PATIO | FIRST FLOOR | 724.2 SF | 3 | 2 |
| OFFICE (102) | FIRST FLOOR | 2,016.7 SF | 3 | 6 |
| OFFICE (103) | FIRST FLOOR | 1,681.3 SF | 3 | 5 |
| OFFICE (104) | FIRST FLOOR | 1,792.6 SF | 3 | 5 |
| OFFICE COMMON | FIRST FLOOR | 307.6 SF | 3 | 1 |
| OFFICE COMMON | FIRST FLOOR | 265.5 SF | 3 | 1 |
| CIRCULATION | SECOND FLOOR | 1,821.1 SF | 3 | 5 |
| OFFICE (201) | SECOND FLOOR | 2,809.8 SF | 3 | 8 |
| OFFICE (202) | SECOND FLOOR | 2,785.4 SF | 3 | 8 |
| OFFICE (203) | SECOND FLOOR | 3,422.4 SF | 2 | 7 |
| OFFICE (204) | SECOND FLOOR | 1,651.8 SF | 2 | 3 |
| OFFICE (205) | SECOND FLOOR | 2,418.5 SF | 2 | 5 |
| OFFICE (206) | SECOND FLOOR | 2,586.1 SF | 2 | 5 |
| OFFICE (207) | SECOND FLOOR | 2,011.9 SF | 2 | 4 |
| OFFICE COMMON | SECOND FLOOR | 269.9 SF | 3 | 1 |
| STO | SECOND FLOOR | 62.7 SF | 3 | 0 |
| 39,457.4 SF | | | | 117 |

145 PROVIDED (ON-SITE)
1 (BICYCLE PARKING RACK)
146 PROVIDED (ON-SITE)

PARKING CALCULATION

EXISTING NON-CONFORMING PARKING SPACES FINIDNGS

288 OCCUPANTS TOTAL

(B) REQ'D

(B) REQ'D

(A-2) REQ'D

(A-2) REQ'D

(COMBINED)

(COMBINED)

288 OCCUPANTS TOTAL

(COMBINED)

(COMBINED)

CAL OSHA MANDATES DIFFERENT DISTRIBUTION REQUIREMENTS WITHIN THE BUILDING FOR EACH EXTINGUISHER CLASS. CLASS A AND D FIRE EXTINGUISHERS MUST BE SUPPLIED EVERY 75 FEET OR LESS; CLASS B EXTINGUISHERS EVERY 50 FEET OR LESS; CLASS K EXTINGUISHERS ARE REQUIRED EVERY 30 FEET; CLASS C EXTINGUISHERS SHOULD BE DISTRIBUTED BASED ON THE PATTERN FOR EXISTING CLASS A OR CLASS B HAZARDS

303.1.2 SMALL ASSEMBLY SPACES

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70 M2) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.


TRAVEL DISTANCE (TABLE 1017.2)

Exit access travel distance shall not exceed the values given in Table 1017.2.

for SI: 1 foot = 304.8 mm

CORRIDOR FIRE-RESISTANCE (TABLE 1020.2)


TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING



WALKS. studio

1072 ELK GROVE AVE, #4
LOS ANGELES, CA 90021

WALKS-STUDIO.COM
P.949.633.0977



GARY L. WALKER
37193
11-30-2025
RENEWAL
DATE
STATE OF CALIFORNIA

CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| 1 | CUP RESUBMISSION | 06/26/2023 |
| 2 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 3 | PERMIT SET - 70% CD | 08/30/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
2200 BAKER ST E, COSTA MESA, CA 92626

CODE ANALYSIS - EGRESS & PLUMBING FIXTURES

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

DRAWN BY: _____

SHEET: 10

A110

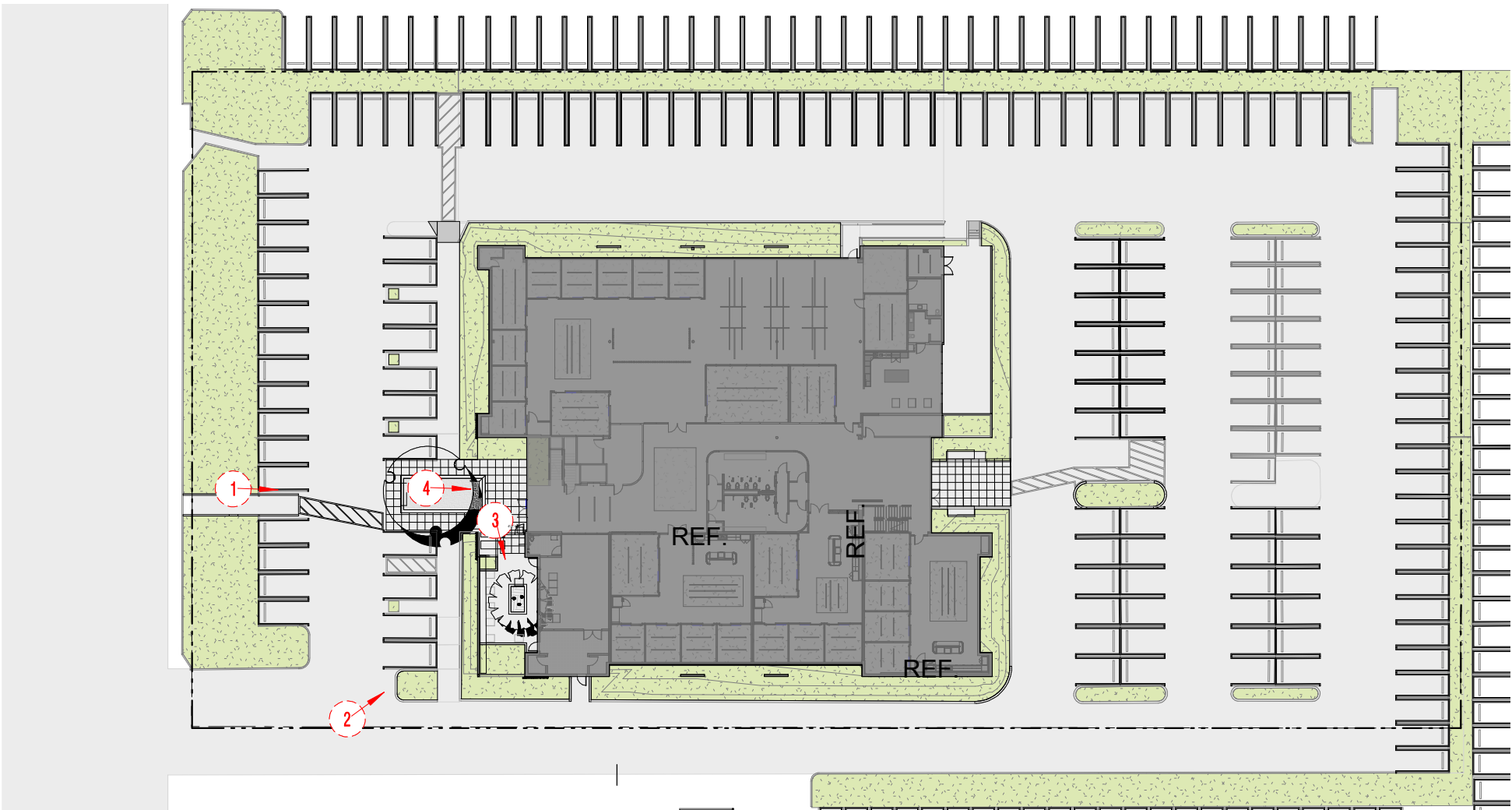
AI.12



PLANTER AT PROPOSED CAFE ENTRANCE (3)



FRONT ENTRANCE (4)



FRONT CORNER PERSPECTIVE AT DRIVEWAY (2)



FRONT ENTRY / STREET VIEW (1)



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| 1 | CUP RESUBMISSION | 06/26/2023 |
| 2 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 3 | PERMIT SET - 70% CD | 08/30/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

EXISTING PHOTOS

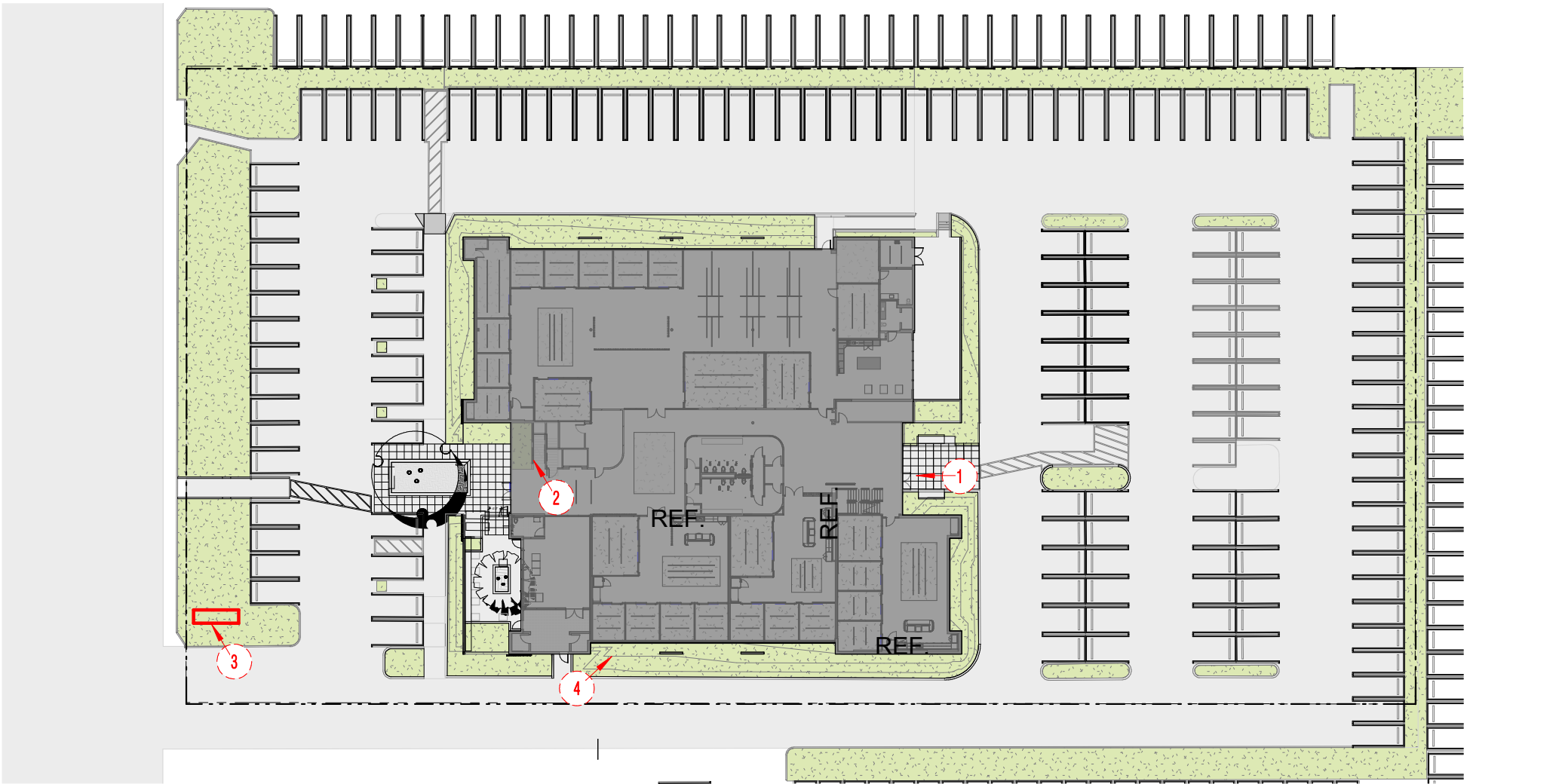
SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:



EXISTING MONUMENT SIGNAGE (3)



EXISTING SOUTH ELEVATION (4)



NORTH



EXISTING LOBBY AT FRONT ENTRANCE (2)



NORTH / REAR ENTRY (1)



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

200 BAKER

TEENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

EXISTING PHOTOS

SCALE: as noted

DATE: 08/30/2023

JOB NUMBER: 031

DRAWN BY:

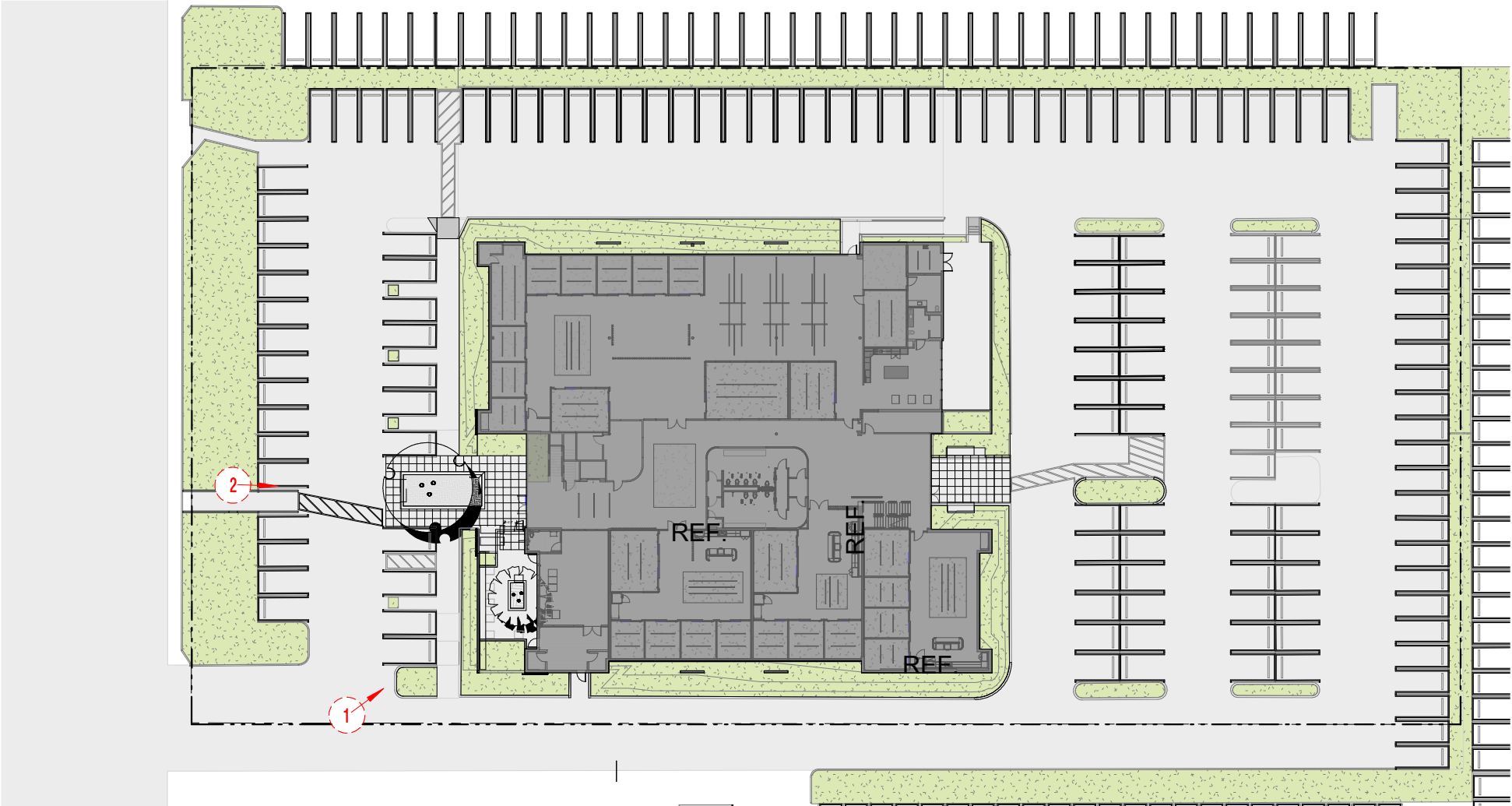
SHEET:



EXISTING SOUTH ELEVATION (3)



EXISTING SOUTH ELEVATION (4)



NORTH



200 BAKER BIRD VIEW



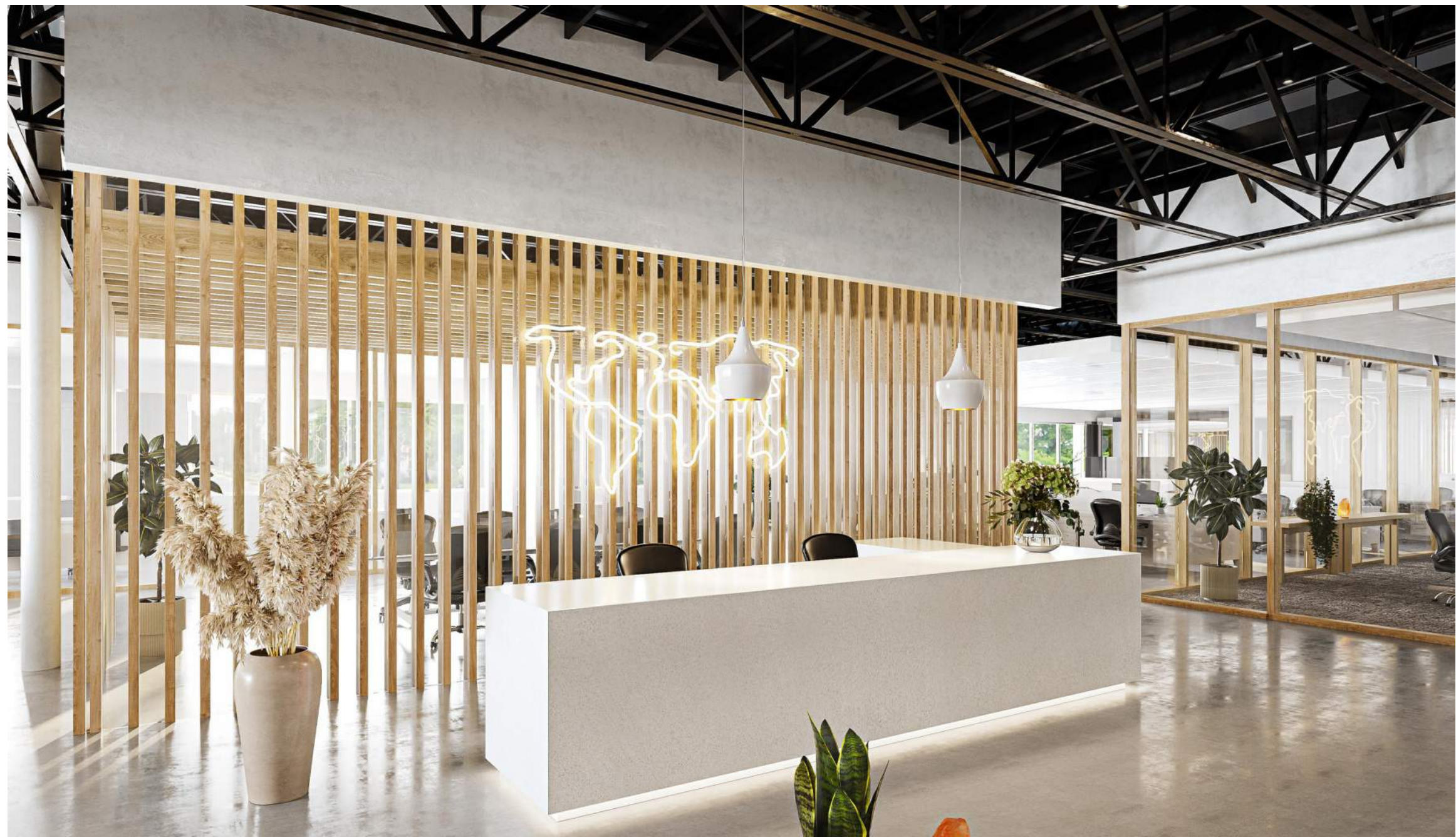
EXTERIOR FACADE RENDERING (1)

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

RENDERINGS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:



SUITE 101



COMMON AREA



SUITE 205 OFFICE



EXTERIOR AMENITIES



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|----|---------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| 1. | CUP RESUBMISSION | 06/26/2023 |
| 2. | CUP, ADA ROUTE REV. | 08/15/2023 |
| 3. | PERMIT SET - 70% CD | 08/30/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

RENDERINGS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES

02 EXISTING PIPE COLUMNS TO REMAIN, TYP.

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- DOOR TAG
- WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- SHEET NOTE
- WALL FINISH & BASE TAG
- WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY



1072 ELK GROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

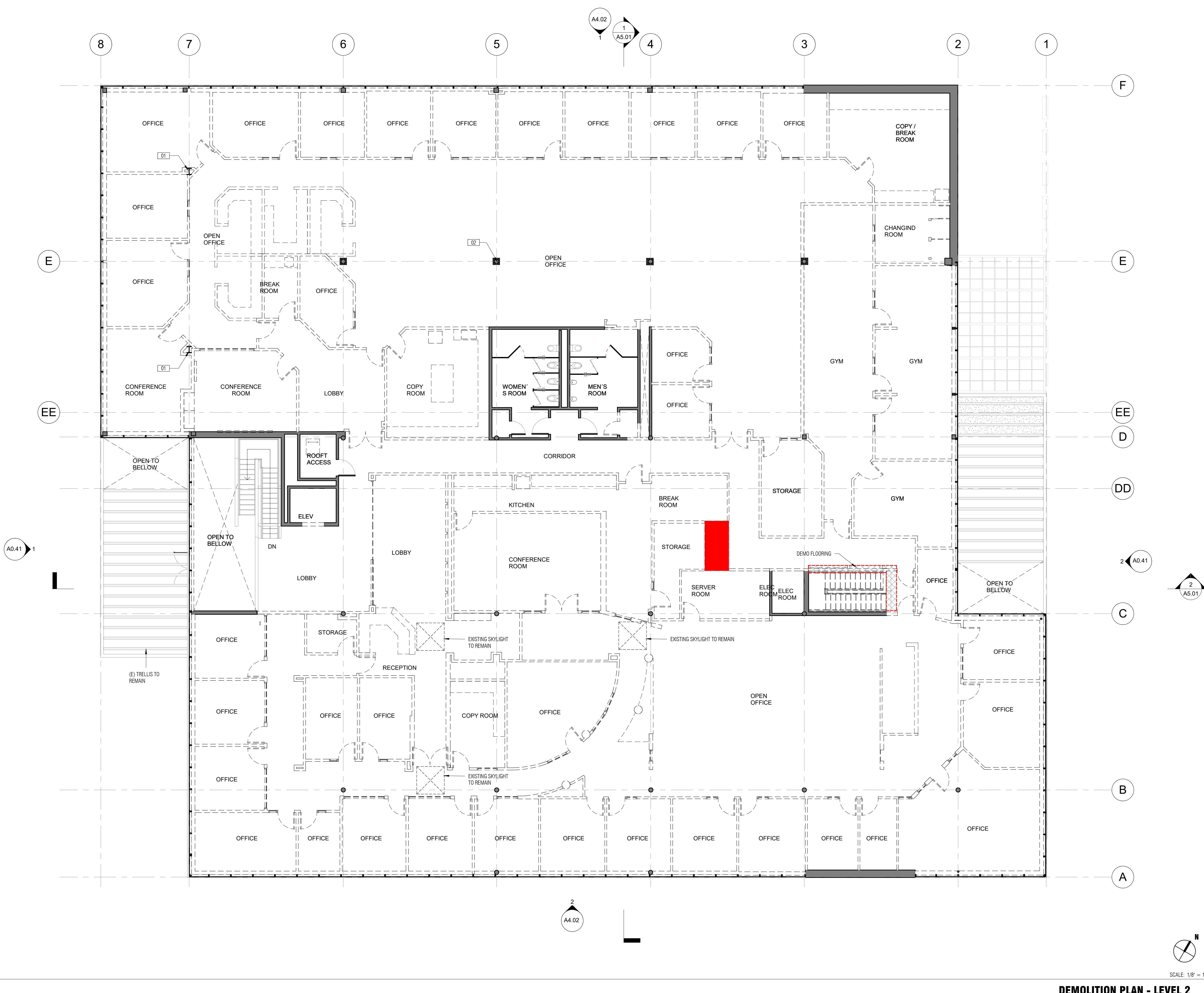
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO PLAN - LEVEL 1

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.21

DEMOLITION PLAN - LEVEL 1



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.156 AND 180.670)

SHEET NOTES

- 01 EXISTING STEEL WIDE-FLANGE MOMENT FRAME TO REMAIN, VERIFY IN FIELD, TYP.
- 02 EXISTING PIPE COLUMNS TO REMAIN, TYP.

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- DOOR TAG
- WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- SHEET NOTE
- WALL FINISH & BASE TAG
- WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY



1072 ELK GROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

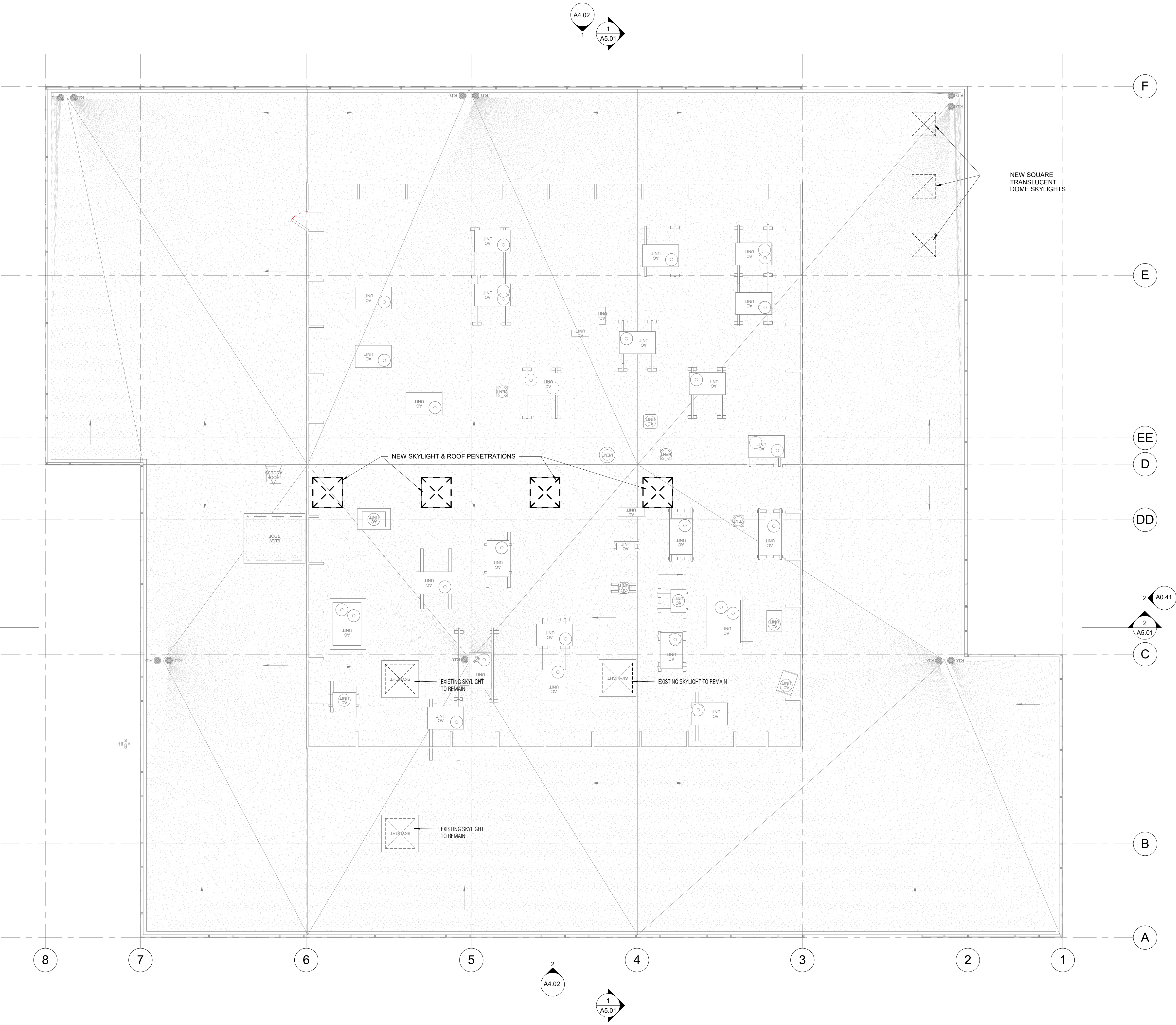
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO PLAN - LEVEL
2

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.22

DEMOLITION PLAN - LEVEL 2 1



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |
| 3 | CUP RESUBMISSION | 06/28/2023 |

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

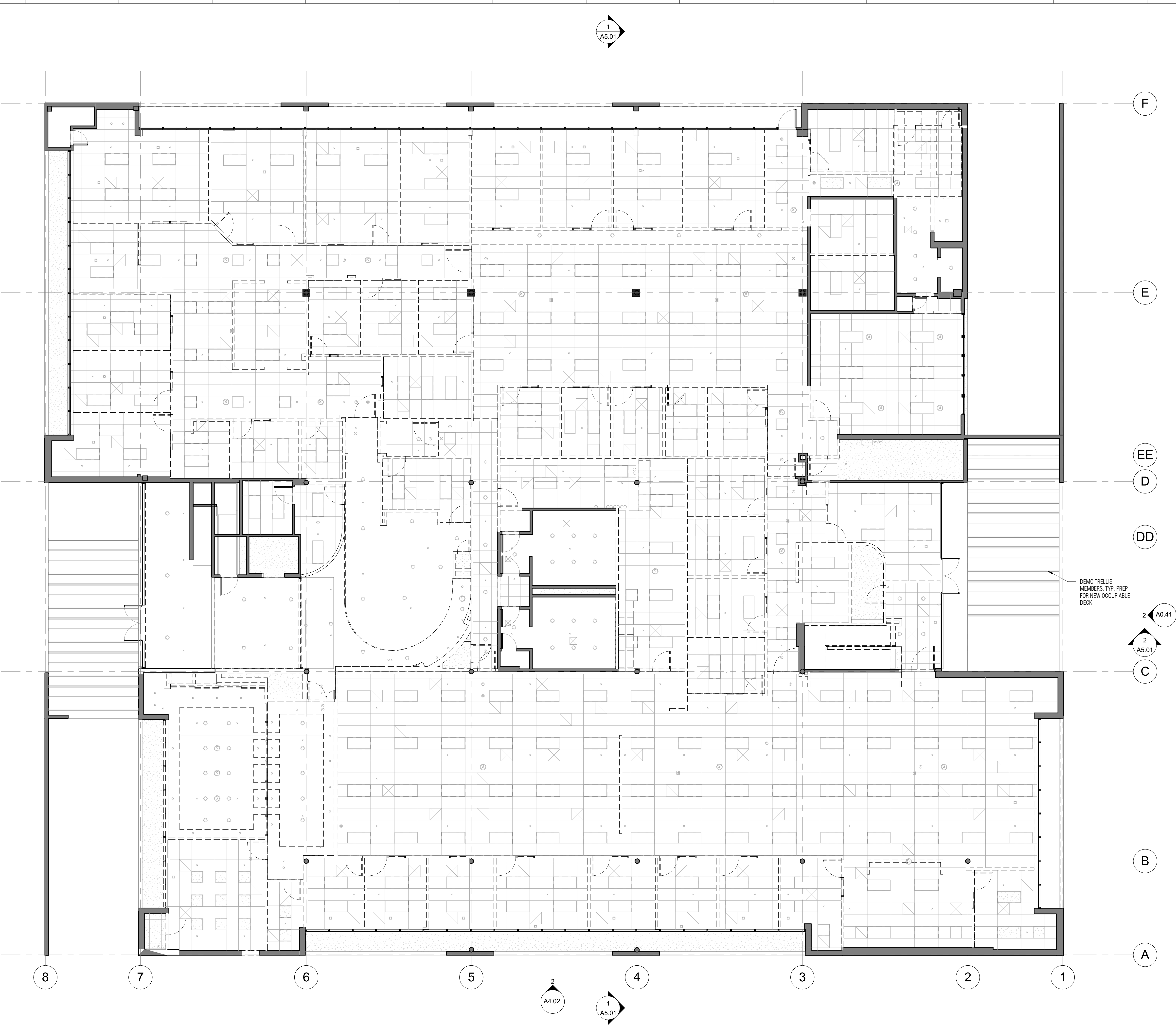
DEMO PLAN - ROOF
PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.23



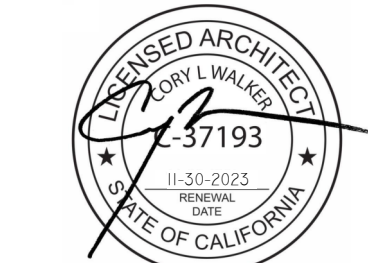
1072 ELKGROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

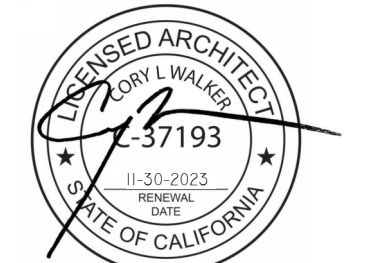
DEMO REFLECTED
CEILING PLAN -
LEVEL 1

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.31



1072 ELK GROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO REFLECTED
CEILING PLAN -
LEVEL 2

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.32

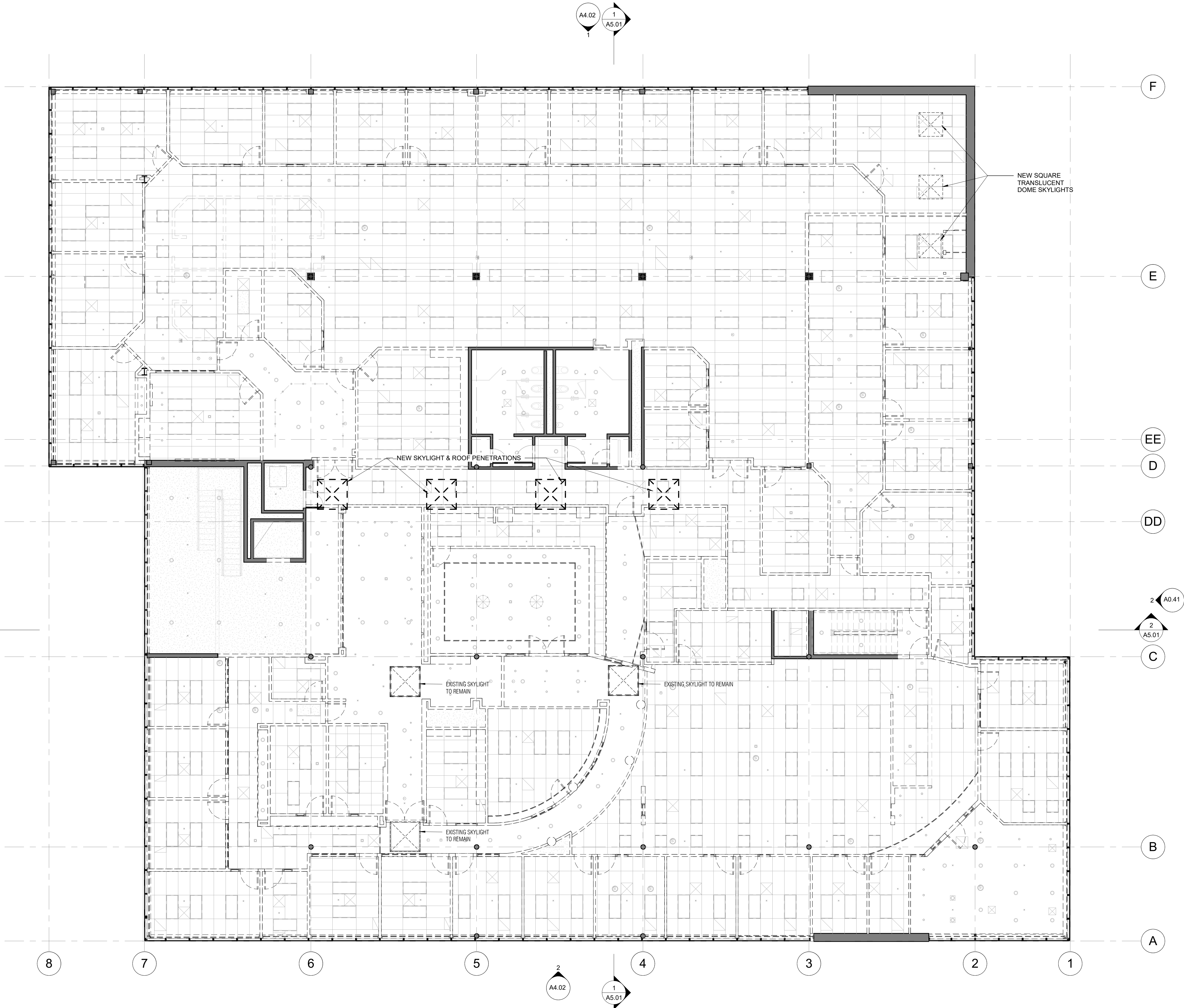
GENERAL NOTES

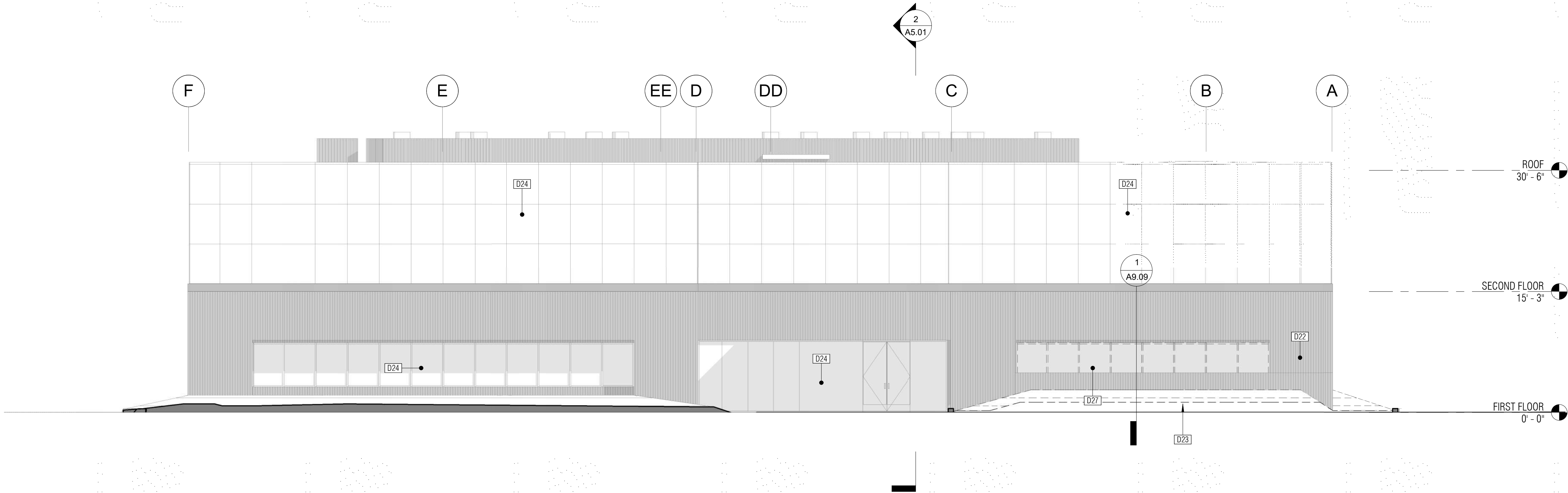
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES

LEGEND

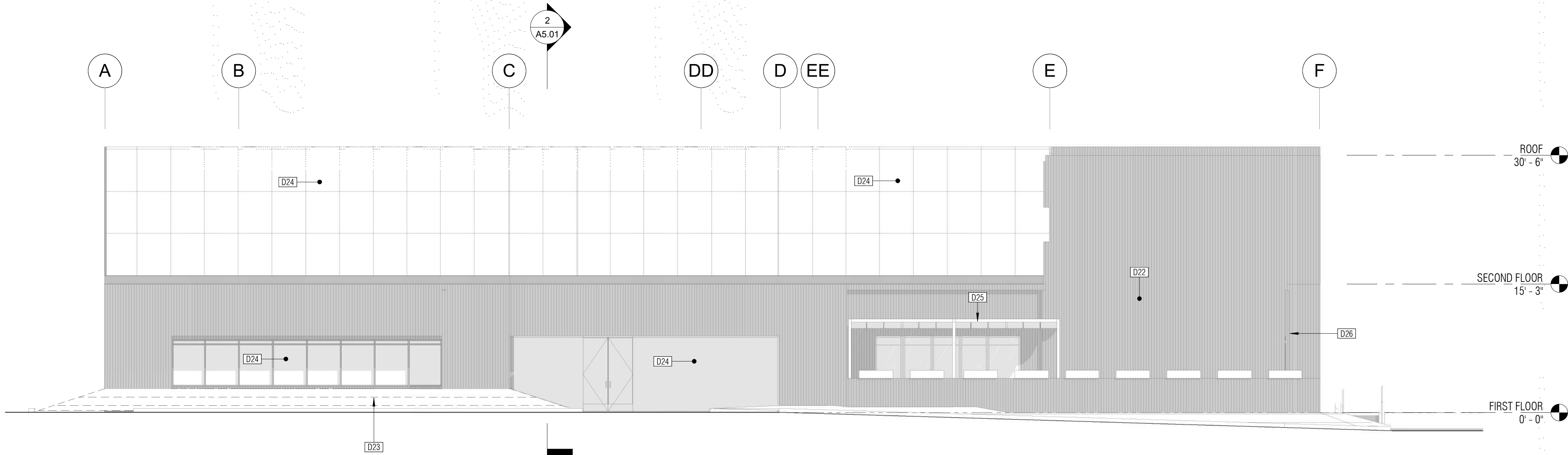
- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY





SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - DEMO 1



SCALE: 1/8" = 1'-0"

NORTH ELEVATION - DEMO 2

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECIEVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156 AND 180,670)

SHEET NOTES

- D22 PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- D23 DEMO EXISTING LANDSCAPE. FLATTEN LANDSCAPE AREA TO BE 8" LOWER THAN THE FLOOR LEVEL OF THE BUILDING. PREP FOR NEW HARDSCAPE & PLANTING. SEE LANDSCAPE
- D24 EXISTING GLASS TO REMAIN
- D25 EXISTING TRELLIS TO REMAIN
- D26 EXISTING GATE TO BE RELOCATED PER FLOOR PLAN. CAREFULLY UNBOLD AND PROTECT FOR RELOCATION
- D27 DEMO GLASS PANELS AND PREP FOR MULTISLIDER DOOR



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 8-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY
- EXISTING WALL TO BE DEMOLISHED



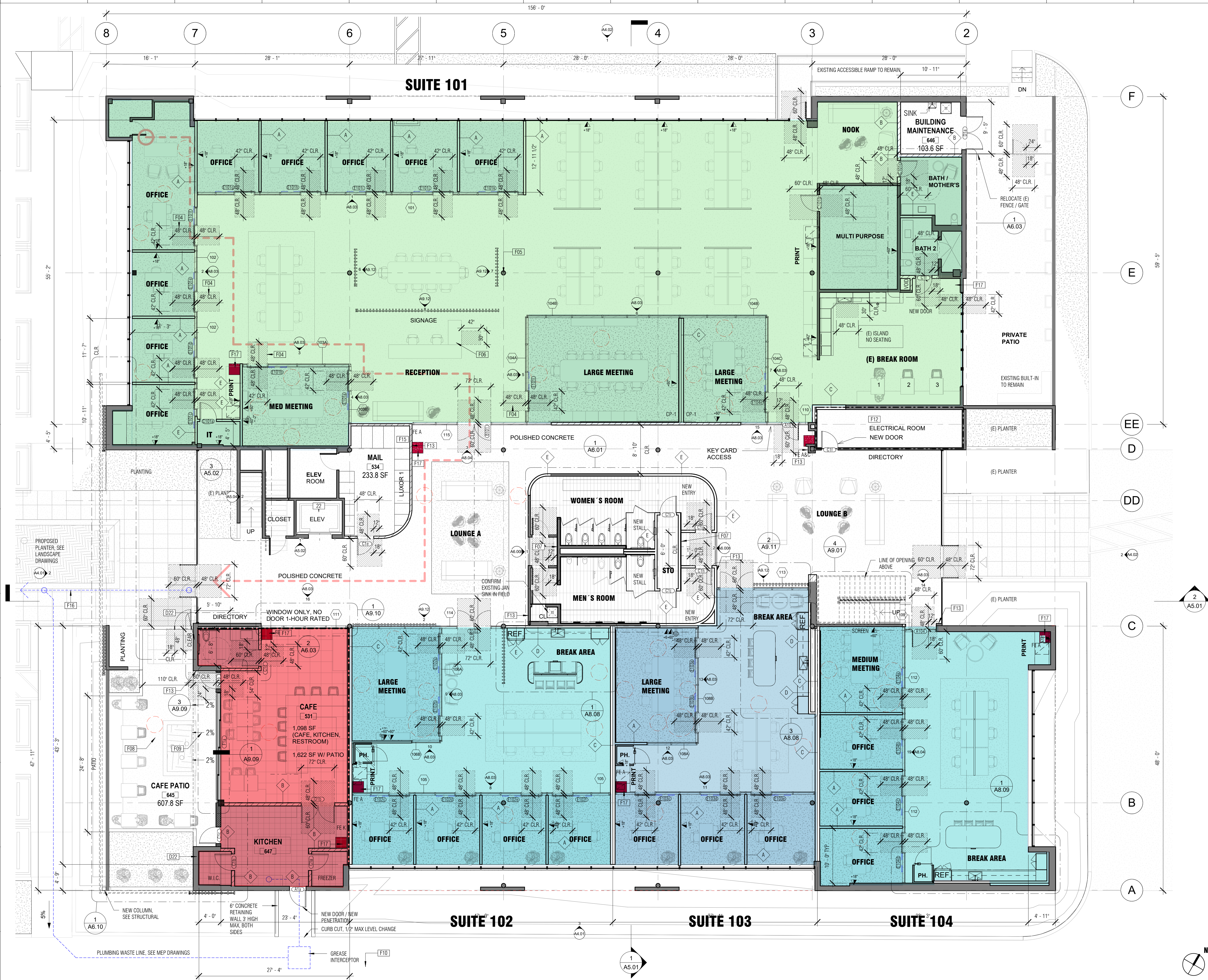
1072 ELKGROVE AVE. #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

DEMO ELEVATIONS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A0.41



- GENERAL NOTES**
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
 2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
 3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
 4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
 5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
 6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
 7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
 8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
 9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
 10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)
 11. DEMO EXISTING DUCTWORK & PREP FOR ALL NEW DUCTWORK PER MECHANICAL DRAWINGS

- SHEET NOTES**
22. ELEVATOR CAB FLOOR TO BE 1/2" MAX ABOVE FINISH FLOORING. CONTRACTOR TO ADJUST LEVEL 1 AND LEVEL 2 STOP HEIGHTS TO MEET ADA FLOOR TRANSITION REQUIREMENTS. PROVIDE NEW FINISHES IN ELEVATOR CAB. FLOORING TO MATCH 2ND FLOOR COORIDOR FLOORING SPECIFICATION
 - D22. PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
 - F04. PROVIDE MIN. ADA DOOR CLEARANCES AT OPENING. DO NOT BLOCK THESE CLEARANCES. PERMANENTLY. ANY FLOOR TRANSITIONS SHALL BE 1/2" MAX VERTICAL HEIGHT DIFFERENCE IN FLOOR ELEVATIONS. WITH A 1/4" BEVELED EDGE. TYPICAL AT ALL DOORS.
 - F05. SAND, PRIME & PAINT (E) COLUMNS. PROVIDE IN-FIELD MOCKUP FOR ARCHITECT'S APPROVAL TO PROCEED PRIOR TO FINISHING ALL COLUMNS
 - F06. 34" HIGH ADA COUNTER. 5'-0" MIN. LENGTH
 - F07. CLAD WALL WITH TONGUE AND GROOVE WHITE OAK WALL PANELING
 - F08. SEE LANDSCAPE FOR PATIO DETAILING
 - F09. SLOPE PATIO FLOORING MINIMUM 2% AWAY FROM BUILDING
 - F10. UNDER EXISTING ROAD, PROVIDE NEW ASPHALT FINISH TO MATCH EXISTING
 - F12. EXISTING ELECTRICAL ROOM REQUIRES A 1-HOUR RATING. PATCH ALL HOLES AND OPENINGS TO RETURN THE ELECTRICAL ROOM TO A 1-HOUR RATING
 - F13. PROVIDE KNOX BOX AT EACH AND EVERY TENANT ENTRANCE WITH A KEY FOR THE FIRE DEPARTMENT TO GAIN ACCESS TO THE SUITE IN AN EMERGENCY
 - F15. BUILT-IN PACKAGE STORAGE SYSTEM. BASIS OF DESIGN: LUXOR ONE. PROVIDE FRAMED AND GYP BOARD HEADER TO BE FLUSH WITH FACE OF PACKAGE STORAGE SYSTEM
 - F16. APPROXIMATE LINE OF PLUMBING MAIN LINE. CONNECT RESTAURANT PLUMBING WASTE LINES TO JOIN AT APPROX. -6 FT DEEP MAIN LINE. SEE PLUMBING DRAWINGS
 - F17. FE-X. FIRE EXTINGUISHER, CLASSES "A/D/K" ACCORDING TO THE NOTE ON THE PLAN

- LEGEND**
- DEMO AREA, REFER TO KEYNOTES
 - AREA NOT IN CONTRACT
 - (E) WALL TO REMAIN, VIF
 - (N) WOOD STUD WALL PER WALL SCHEDULE
 - D1 DOOR TAG
 - A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
 - ### SHEET NOTE
 - A-1 WALL FINISH & BASE TAG
 - W01 WINDOW TAG - SEE WINDOW SCHEDULE
 - AREA TO BE DEMOLISHED
 - 1-HOUR RATED WALL ASSEMBLY
 - EXISTING WALL TO BE DEMOLISHED



1072 ELK GROVE AVE. #4
VENICE, CA 90291
WALKS-STUDIO.COM
P. 949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |
| 6 | CUP - PARKING REV. | 09/21/2023 |

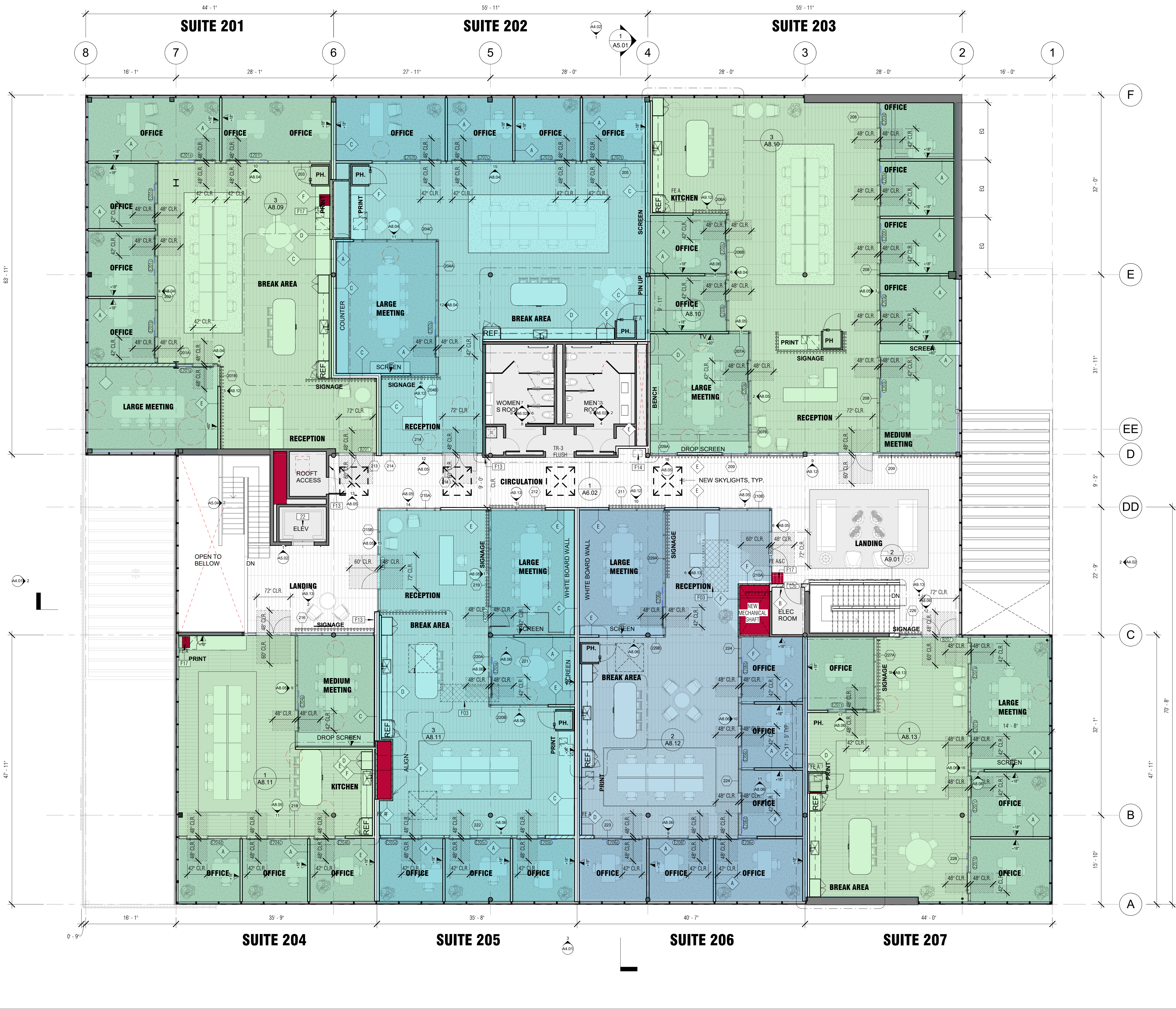
200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CONSTRUCTION
PLAN - LEVEL 1

SCALE: as noted
DATE: 09/21/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.01

SCALE: 1/8" = 1'-0"
FIRST FLOOR 1



- GENERAL NOTES**
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
 2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
 3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
 4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
 5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
 6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
 7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
 8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
 9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
 10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)
 11. DEMO EXISTING DUCTWORK & PREP FOR ALL NEW DUCTWORK PER MECHANICAL DRAWINGS

- SHEET NOTES**
- 22 ELEVATOR CAB FLOOR TO BE 1/2" MAX ABOVE FINISH FLOORING. CONTRACTOR TO ADJUST LEVEL 1 AND LEVEL 2 STOP HEIGHTS TO MEET ADA FLOOR TRANSITION REQUIREMENTS. PROVIDE NEW FINISHES IN ELEVATOR CAB. FLOORING TO MATCH 2ND FLOOR CORRIDOR FLOORING SPECIFICATION
 - F03 PATCH (E) SHAFT OPENING. SEE STRUCTURAL FOR FLOORING INFILL. SHAFT TO BE RELOCATED TO SOUTH-EAST, LABELED (NEW SHAFT OPENING)
 - F13 PROVIDE KNOX BOX AT EACH AND EVERY TENANT ENTRANCE WITH A KEY FOR THE FIRE DEPARTMENT TO GAIN ACCESS TO THE SUITE IN AN EMERGENCY
 - F14 HIGH-LOW REFRIGERATED DRINKING FOUNTAIN. SEE APPLIANCE SCHEDULE FOR SPECIFICATION
 - F17 FE-"X" FIRE EXTINGUISHER, CLASSES "A/D/K" ACCORDING TO THE NOTE ON THE PLAN

- LEGEND**
- DEMO AREA, REFER TO KEYNOTES
 - AREA NOT IN CONTRACT
 - (E) WALL TO REMAIN, VIF
 - (N) WOOD STUD WALL PER WALL SCHEDULE
 - DOOR TAG
 - WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
 - SHEET NOTE
 - WALL FINISH & BASE TAG
 - WINDOW TAG - SEE WINDOW SCHEDULE
 - AREA TO BE DEMOLISHED
 - 1-HOUR RATED WALL ASSEMBLY
 - EXISTING WALL TO BE DEMOLISHED



1072 ELKGROVE AVE. #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |
| 6 | CUP - PARKING REV. | 09/21/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

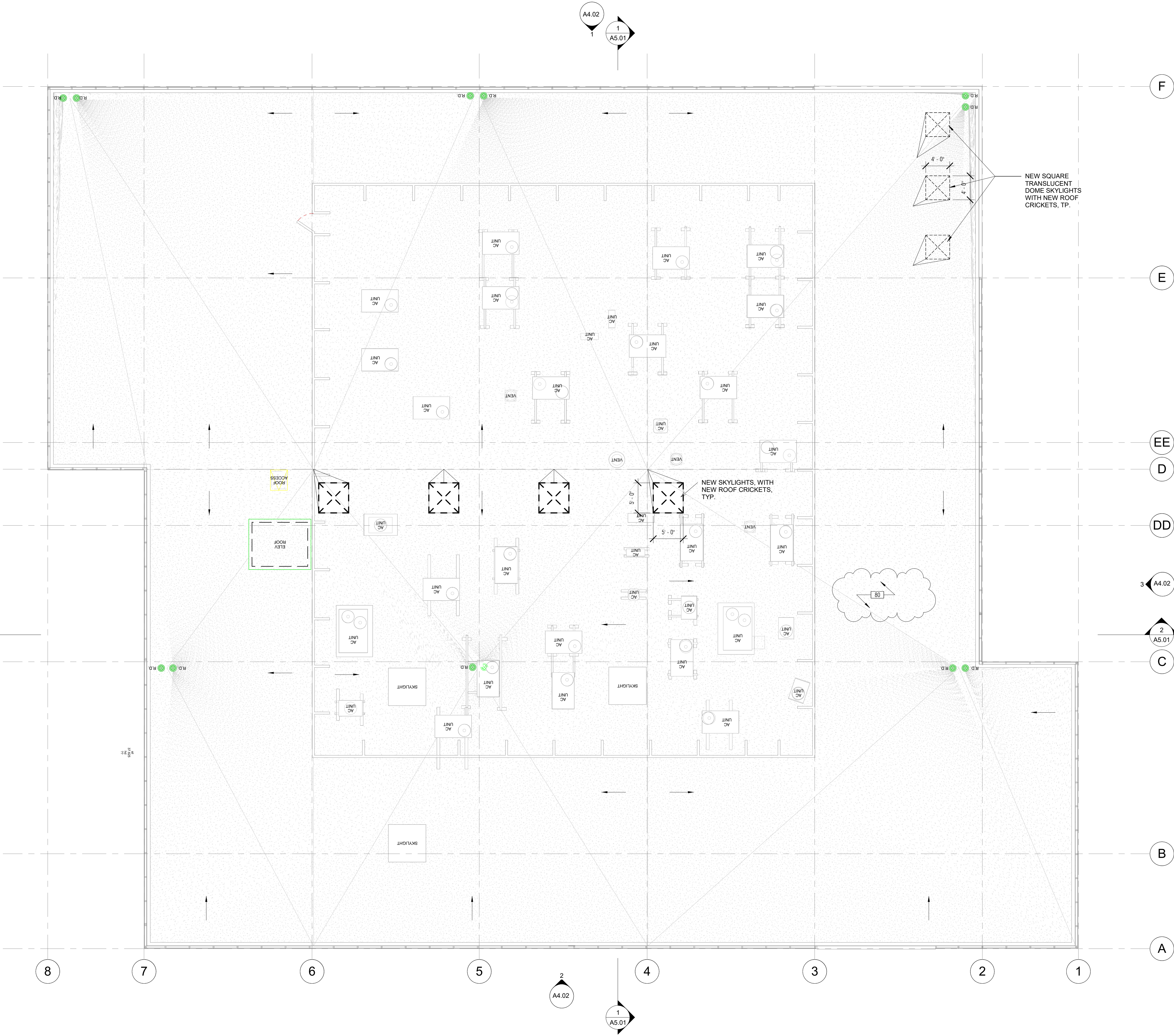
CONSTRUCTION
PLAN - LEVEL 2

SCALE: as noted
DATE: 09/21/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.02

SCALE: 1/8" = 1'-0"

SECOND FLOOR 1



GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES

80 PER ROOF INSPECTION REPORT, THERE ARE MULTIPLE AREAS EXPERIENCING DEFLECTION, DUE TO DAMAGED PLYWOOD DECKING DUE TO WATER INTRUSION. THE EXISING ROOF MEMBRANE IS PRONE TO LEAKS AND IS IN NEED OF DEFLECTION. AMS RECOMMENDS EITHER REPLACING THE ROOF MEMBRANE OR APPLYING A RESTORATION COATING TO WATERTIGHT THE EXISTING ROOF.

LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- DOOR TAG
- WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- SHEET NOTE
- WALL FINISH & BASE TAG
- WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY



1072 ELK GROVE AVE, #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

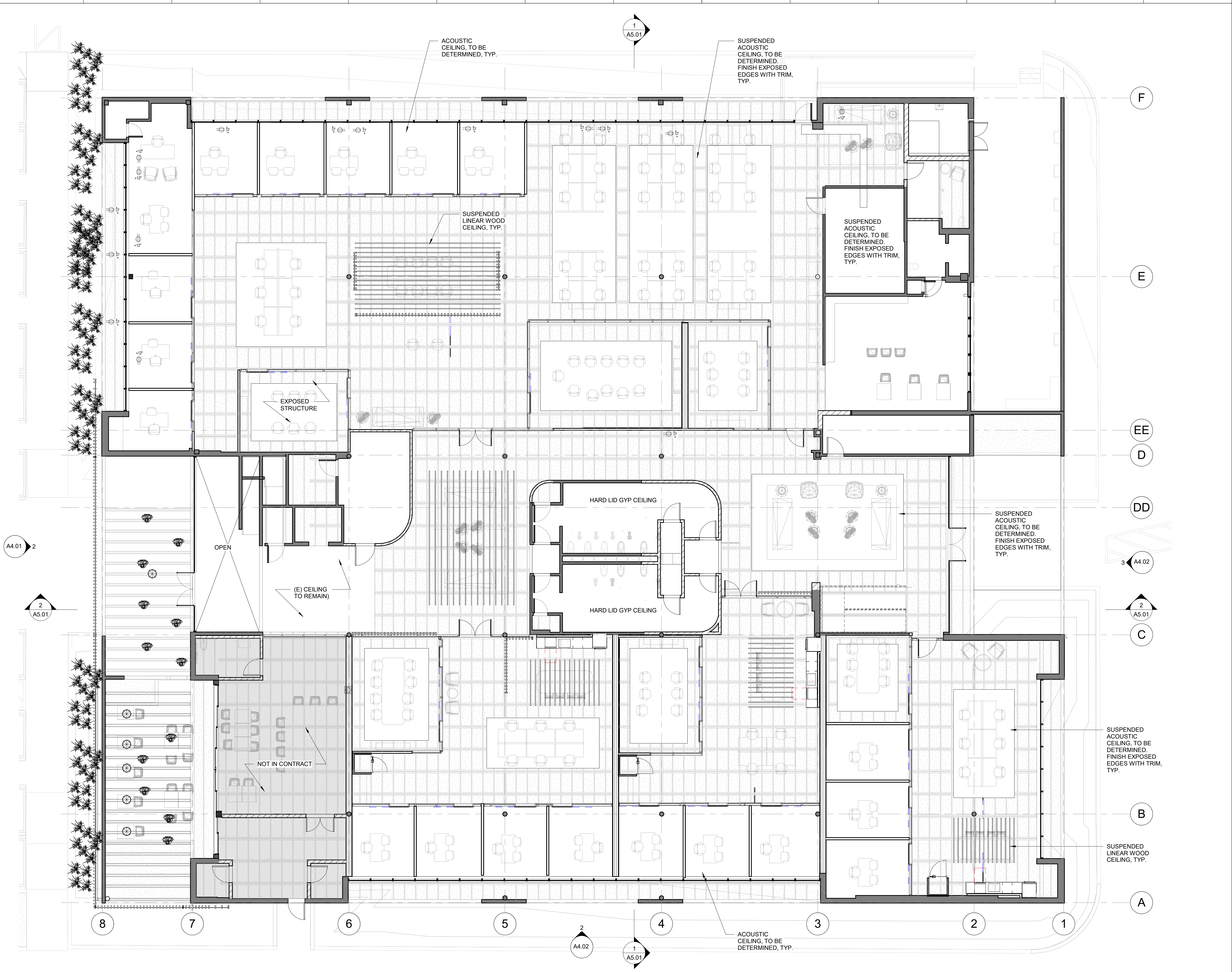
| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |
| 3 | CUP RESUBMISSION | 06/28/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

CONSTRUCTION -
ROOF PLAN

SCALE: as noted
DATE: 06/28/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A2.03



- GENERAL NOTES**
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
 2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
 3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
 4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
 5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
 6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
 7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
 8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
 9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
 10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |

LEGEND

| | |
|--|--|
| | AREA NOT IN CONTRACT |
| | (E) WALL TO REMAIN, VIF |
| | (N) WOOD STUD WALL PER WALL SCHEDULE |
| | DOOR TAG |
| | WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION |
| | SHEET NOTE |
| | WALL FINISH & BASE TAG |
| | WINDOW TAG - SEE WINDOW SCHEDULE |
| | AREA TO BE DEMOLISHED |
| | 1-HOUR RATED WALL ASSEMBLY |

SCALE: 1/8" = 1'-0"
FIRST FLOOR 1



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2021

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

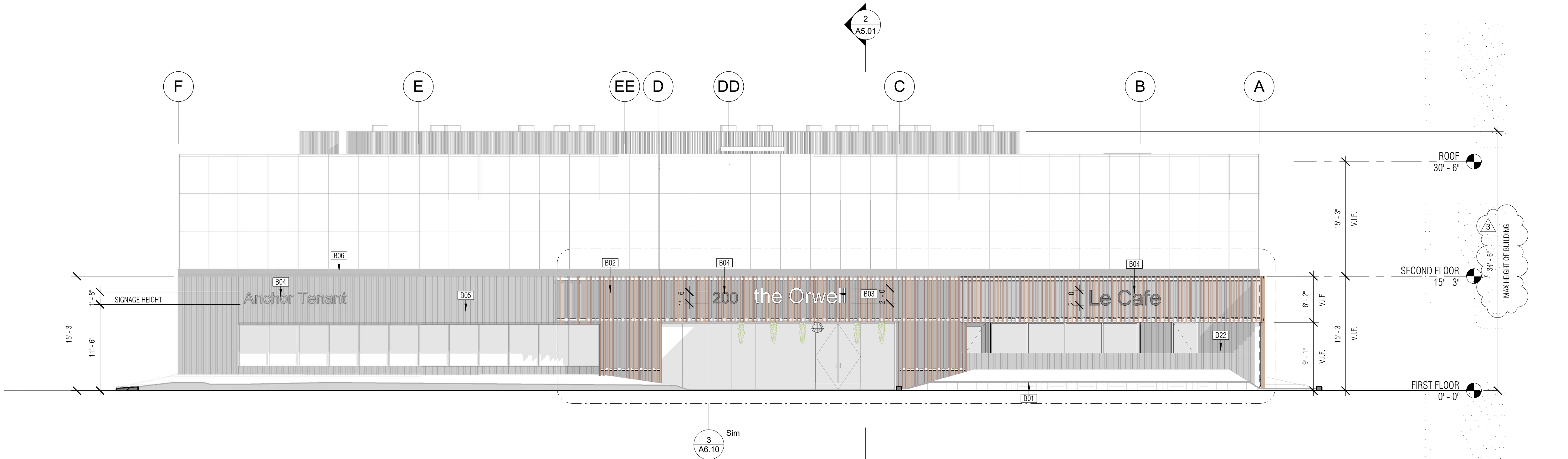
| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/28/2023 |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-01-1-06
200 BAKER ST E, COSTA MESA, CA 92626

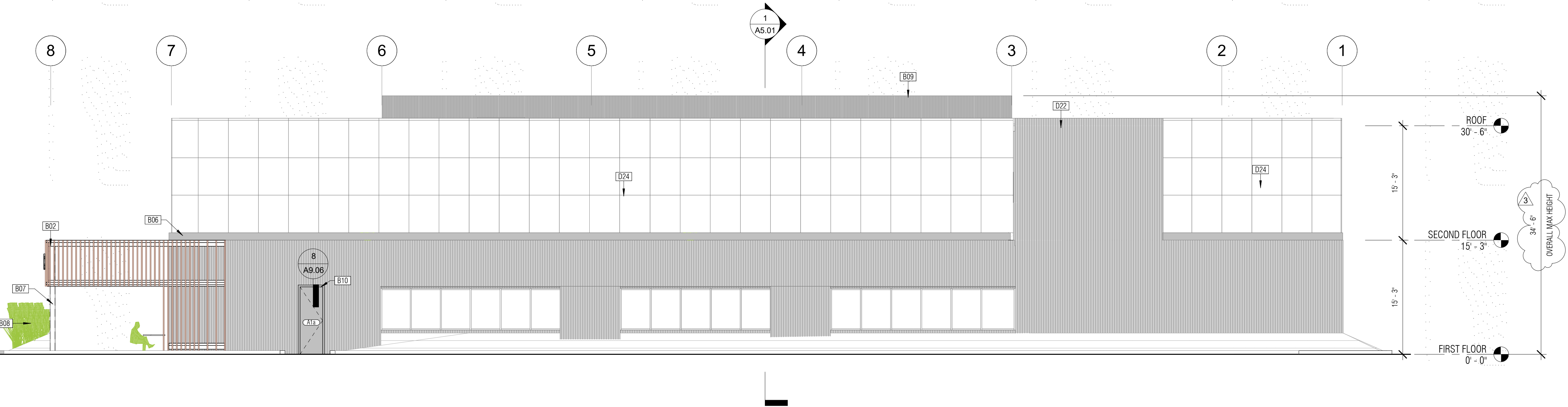
REFLECTED CEILING
PLAN - LEVEL 1

SCALE: as noted
DATE: 09/14/2021
JOB NUMBER: 031
DRAWN BY:
SHEET:

A3.01



SOUTH ELEVATION 2



EAST ELEVATION 3

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECIEVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156 AND 180,670)

SHEET NOTES

- B01 WHITE NG EARTH
- B02 WOOD OR FAUX WOOD VERTICAL SLAT SCREEN, IN FRONT OF (E) FLUTED CONCRETE
- B03 BRONZE CHANNEL LETTERS ON STAND-OFF'S BACK-LIT SIGNAGE, NAME PENDING
- B04 BRONZE CHANNEL LETTERS ON STAND-OFF'S BACK-LIT SIGNAGE
- B05 (E) FLUTED CONCRETE
- B06 NEW BRONZE PAINT ON EXISTING MULLIONS & TRIM
- B07 STEEL COLUMN, PAINTED WITH HIGH PERFORMANCE KYNAR500 COATING
- B08 NEW LANDSCAPE PLANTING
- B09 (E) ROOF SCREEN
- B10 PROVIDE NEW DRIP FLASHING ABOVE DOOR PER DETAIL
- D22 PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN, PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- D24 EXISTING GLASS TO REMAIN



1072 ELKGROVE AVE. #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

LEGEND

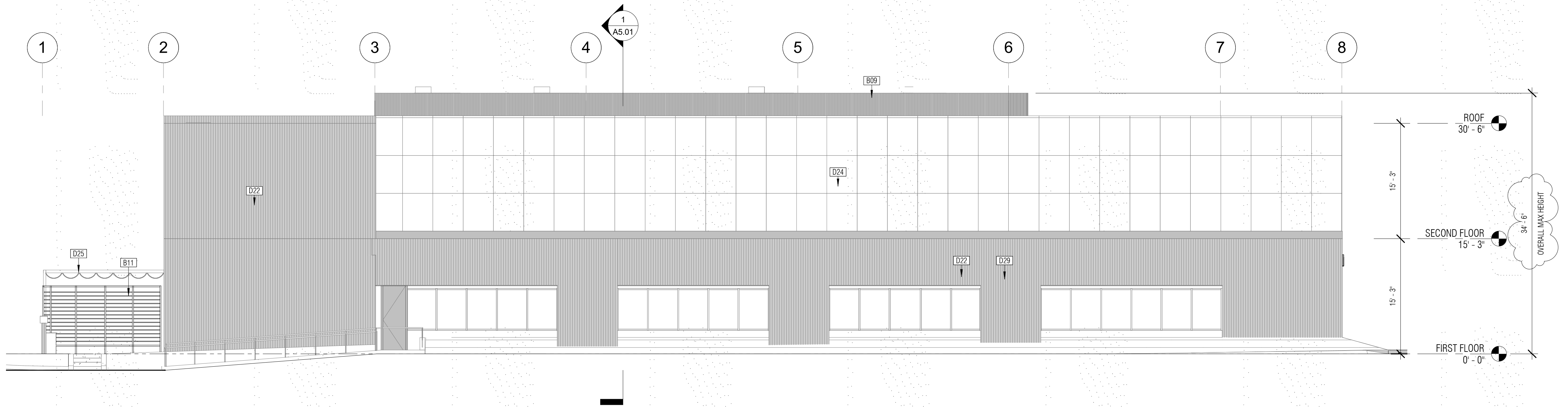
- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY
- EXISTING WALL TO BE DEMOLISHED

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

ELEVATIONS

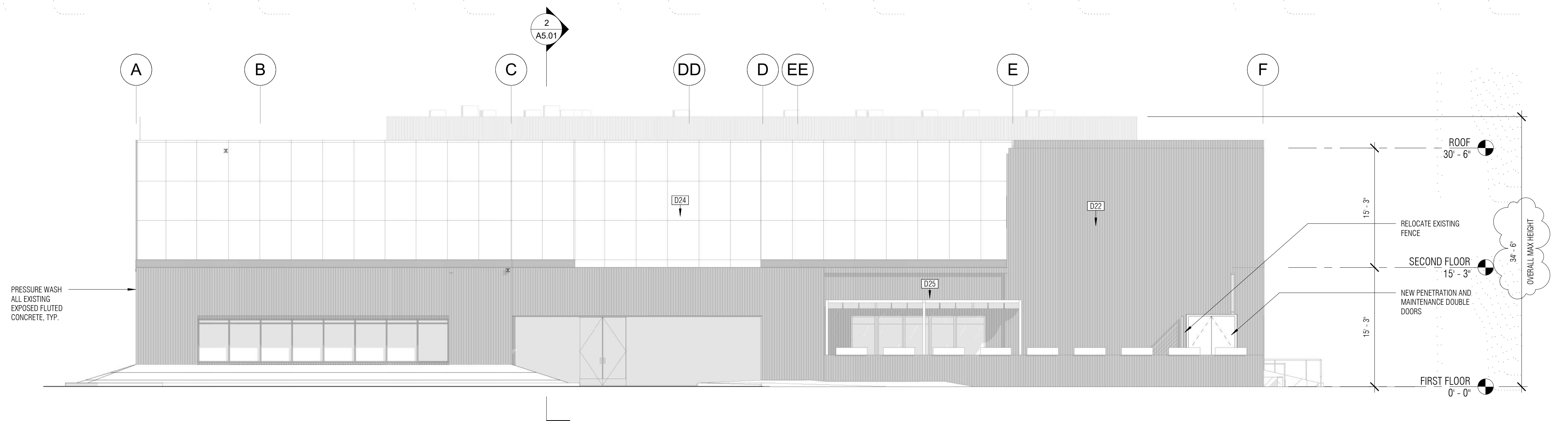
SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A4.01



SCALE: 1/8" = 1'-0"

WEST ELEVATION 1



SCALE: 1/8" = 1'-0"

NORTH ELEVATION 2

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECIEVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156 AND 180,670)

SHEET NOTES

- B09 (E) ROOF SCREEN
B11 RELOCATE FENCE PER PLAN
D22 PRESSURE WASH EXISTING CONCRETE THROUGHOUT ENTIRE EXISTING FACADE TO CLEAN. PROVIDE FIELD MOCKUP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
D24 EXISTING GLASS TO REMAIN
D25 EXISTING TRELLIS TO REMAIN
D29 EXISTING FLUTED CONCRETE FACADE



1072 ELKGROVE AVE. #4
VENICE, CA 90291
WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE COPYRIGHT PROPERTY OF WALKS STUDIO. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS, AND DESIGN, IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|---------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| 4 | CUP, ADA ROUTE REV. | 08/15/2023 |
| 5 | PERMIT SET - 70% CD | 08/30/2023 |

LEGEND

- AREA NOT IN CONTRACT
(E) WALL TO REMAIN, VIF
(N) WOOD STUD WALL PER WALL SCHEDULE
D1 DOOR TAG
A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
SHEET NOTE
A-1 8-1 WALL FINISH & BASE TAG
W01 WINDOW TAG - SEE WINDOW SCHEDULE
AREA TO BE DEMOLISHED
1-HOUR RATED WALL ASSEMBLY
EXISTING WALL TO BE DEMOLISHED

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

ELEVATIONS

SCALE: as noted
DATE: 08/30/2023
JOB NUMBER: 031
DRAWN BY:
SHEET:

A4.02



WALKS.studio

1072 ELK GROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2023

ALL DRAWINGS AND DESIGN ARE THE
COPYRIGHT PROPERTY OF WALKS STUDIO.
REPRODUCTION OF THE DRAWINGS,
SPECIFICATIONS, RELATED DOCUMENTS, AND
DESIGN, IN WHOLE OR IN PART IS STRICTLY
FORBIDDEN WITHOUT WRITTEN PERMISSION

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |

| |
|--|
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

SECTIONS

| | |
|-------------|------------|
| SCALE: | as noted |
| DATE: | 06/28/2023 |
| JOB NUMBER: | 031 |
| DRAWN BY: | |
| SHEET: | |

A5.01

GENERAL NOTES

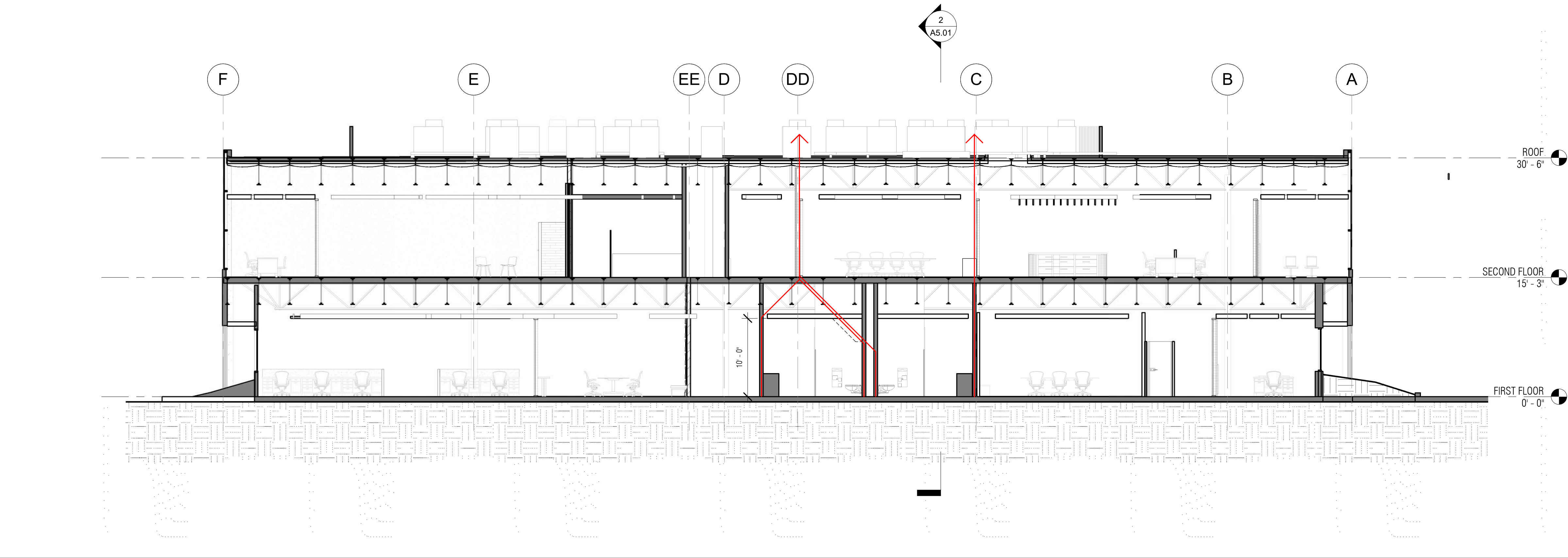
1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. PROVIDE WATER RESISTANT GYP. BOARD AT ALL "WET AREA" LOCATIONS
3. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS
4. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH
5. ALL GYPSUM BOARD TO BE TYPE "X" FIRE RESISTANT THROUGHOUT.
6. ALL PLYWOOD TO BE FIRE RATED THROUGHOUT
7. DO NOT SCALE DRAWINGS. IF DISCREPANCIES ARISE, BRING TO THE ATTENTION OF THE ARCHITECT
8. ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER / ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
9. ALL EXISTING EXTERIOR WALLS SHALL RECEIVE R-16 BATT INSULATION IN STUD CAVITY.
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)

SHEET NOTES

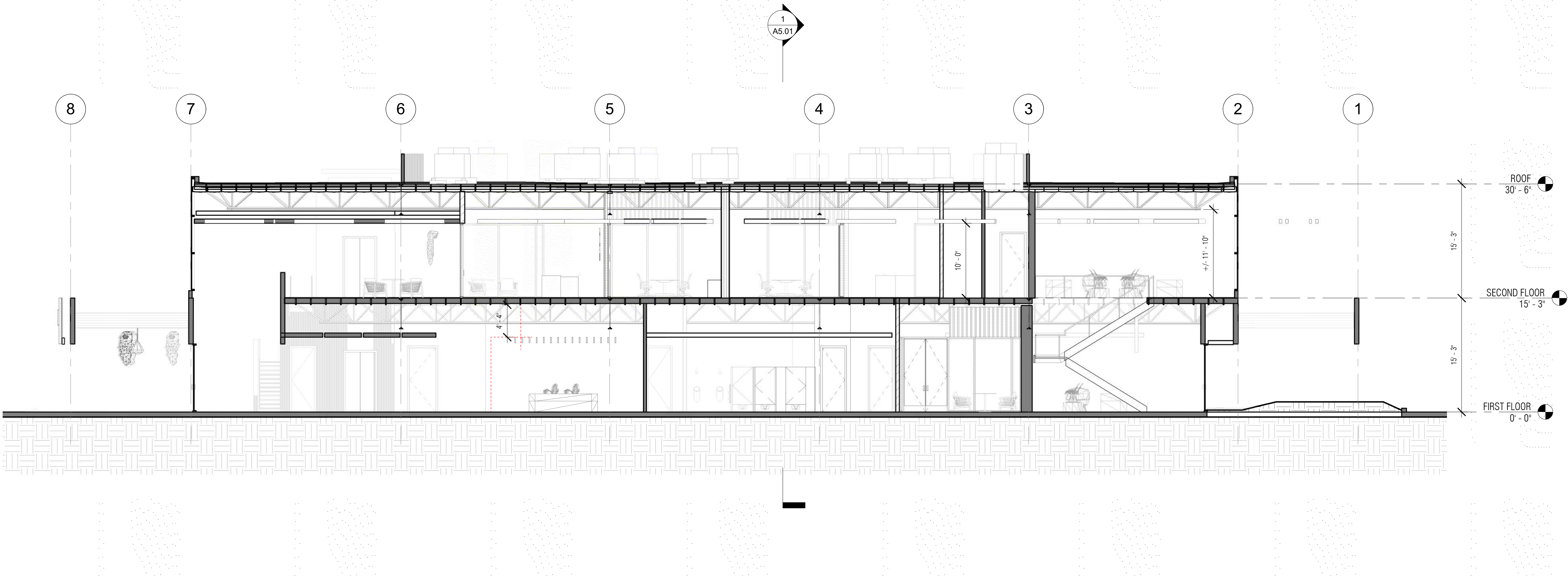
LEGEND

- AREA NOT IN CONTRACT
- (E) WALL TO REMAIN, VIF
- (N) WOOD STUD WALL PER WALL SCHEDULE
- D1 DOOR TAG
- A1 WALL TYPE - SEE 8/A104 FOR FURTHER INFORMATION
- ### SHEET NOTE
- A-1 B-1 WALL FINISH & BASE TAG
- W01 WINDOW TAG - SEE WINDOW SCHEDULE
- AREA TO BE DEMOLISHED
- 1-HOUR RATED WALL ASSEMBLY

Section 4 2



SECTION A (NORTH-SOUTH) 1



Section 4 2



WALKS studio

1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103

E: INFO@CRAFT-LA.COM
T: 626-766-1232



| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| | CUP RESUBMISSION | 06/26/2023 |

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

COVER SHEET

SCALE: as noted

DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG

SHEET:

L0.00

GENERAL NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME, ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

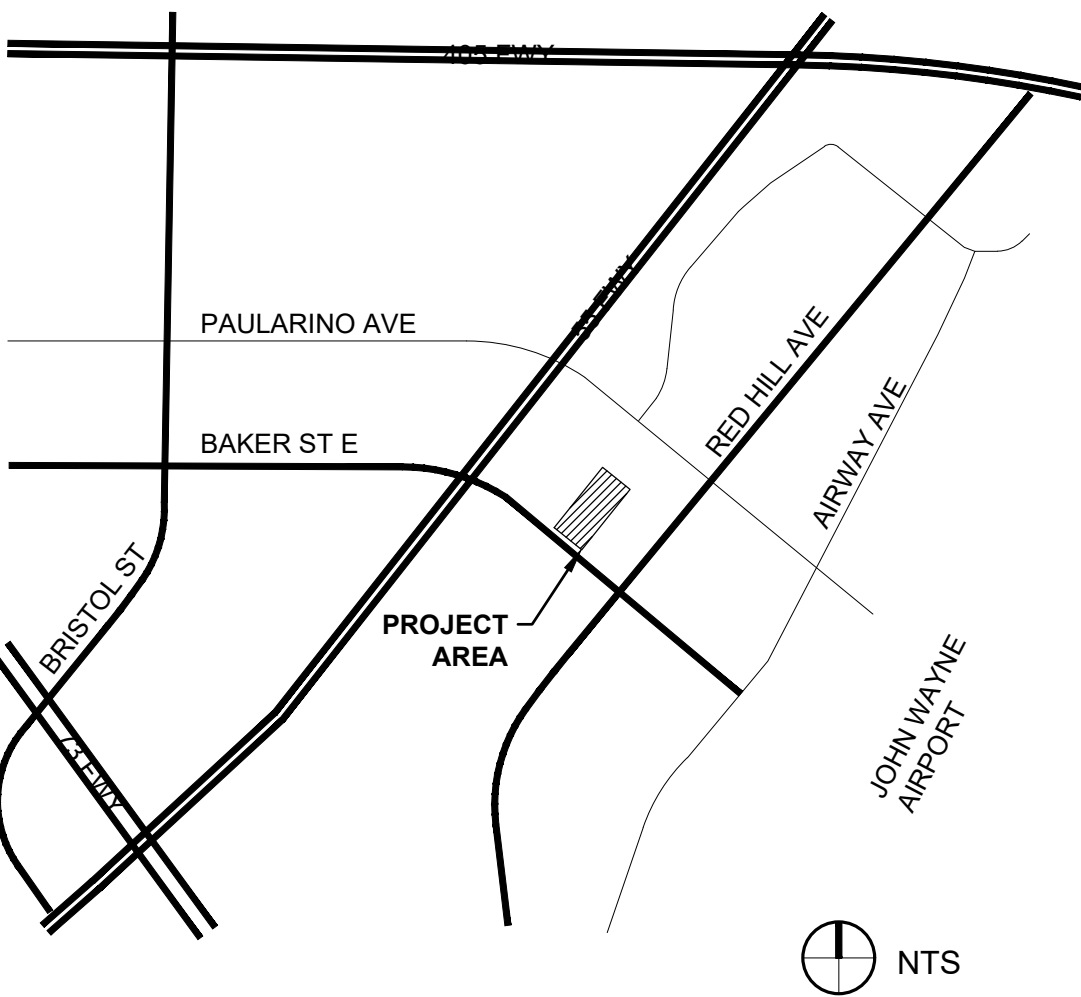
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL, AND MECHANICAL ENGINEERING BY OTHERS, GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

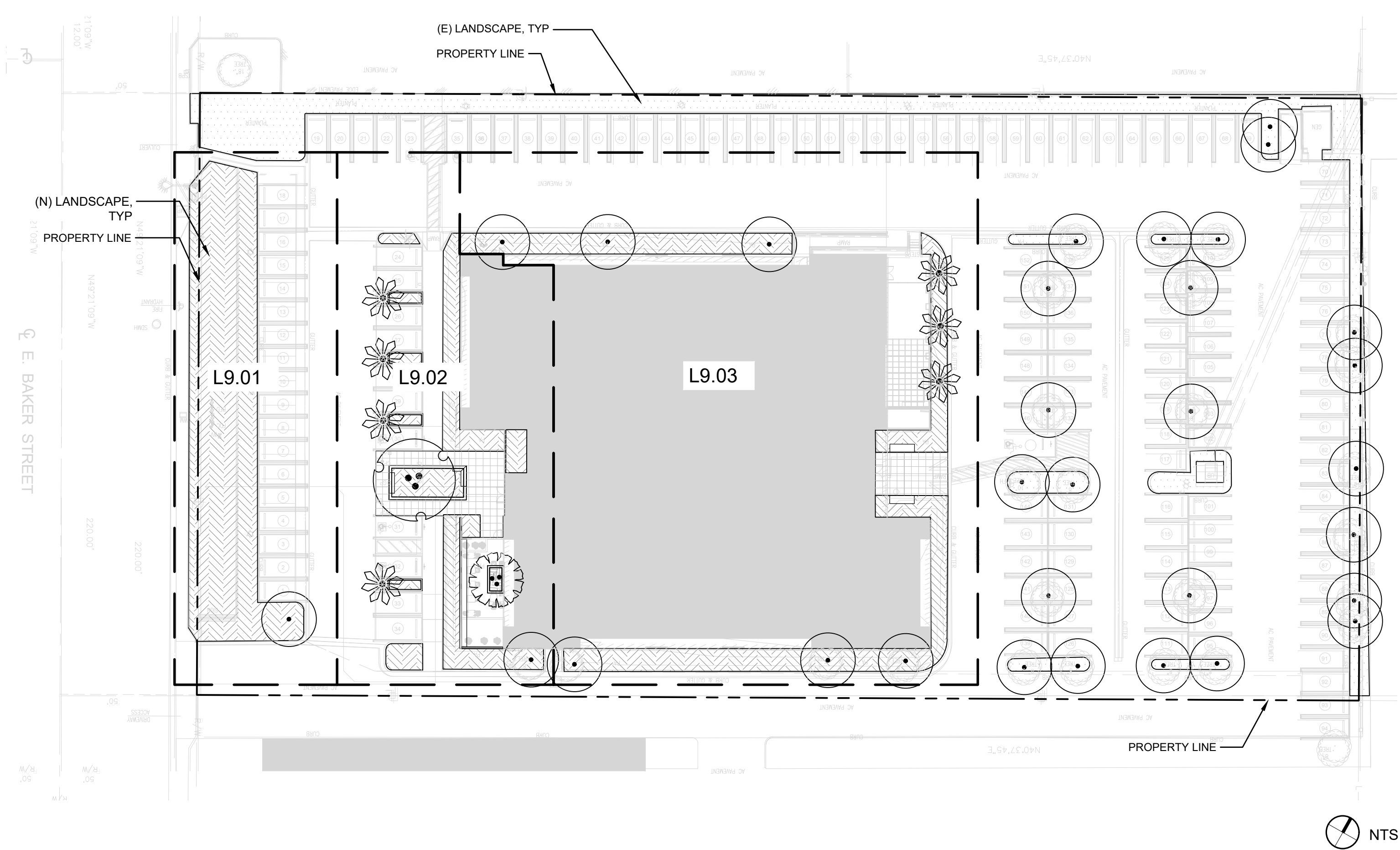
SHEET NOTES

LEGEND

VICINITY MAP



SITE REFERENCE PLAN



SYMBOL KEY:

| | | |
|------------------|--|---|
| ELEVATION | | ELEVATION NUMBER REFERENCE SHEET NUMBER REFERENCE |
| SECTION | | SECTION NUMBER REFERENCE SHEET NUMBER REFERENCE |
| ENLARGEMENT PLAN | | ENLARGEMENT PLAN NUMBER REFERENCE SHEET NUMBER REFERENCE |
| DETAIL | | DETAIL NUMBER REFERENCE SHEET NUMBER REFERENCE |
| SITE FURNISHINGS | | SITE FURNISHING QUANTITY REFERENCE KEY NUMBER |

PROJECT DATA

PROJECT DESCRIPTION:
PARTIAL RENOVATED LANDSCAPE AT A CREATIVE CAMPUS IN THE CITY OF COSTA MESA IN THE COUNTY OF ORANGE, CALIFORNIA

LEGAL DESCRIPTION:
APN: 427-011-06
ZONING: MP - Industrial Park

CLIENT:
Hilco Development Services

SITE ADDRESS:
200 BAKER STREET EAST
COSTA MESA, CA 92626

SCOPE OF WORK:
LANDSCAPE: YES
IRRIGATION: YES

PROJECT DATA CONT.

CODES AND STANDARDS:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CMC
- 2022 CPC
- 2022 CEC
- 2022 CGBSC
- 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS
- AMERICANS WITH DISABILITIES ACT
- CITY OF COSTA MESA MUNICIPAL CODES AND SPECIFICATIONS

JURISDICTION:
City of Costa Mesa
County of Orange
State of California

DRAWING INDEX

| SHEET | DESCRIPTION | 2023-01-11 9:57 |
|-------|-------------------|-----------------|
| L0.00 | COVER SHEET | |
| L8.00 | PLANTING SCHEDULE | |
| L9.01 | PLANTING PLAN | |
| L9.02 | PLANTING PLAN | |
| L9.03 | PLANTING PLAN | |

200 BAKER
CUP SET

CRAFT LANDSCAPE ARCHITECTURE
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
WWW.CRAFT-LA.COM

TREES



Chilopsis linearis 'Hope'



Quercus agrifolia

SAGE SCRUB UNDERSTORY



Achillea millefolium 'Terra cotta'



Arctostaphylos x 'Sunset'



Baccharis pilularis 'Pigeon Point'



Ceanothus 'Yankee Point'



Eriogonum giganteum



Eriogonum parvifolium



Lepechinia fragrans



Salvia clevelandii 'Allen Chickering'



Salvia mellifera 'Terra Seca'



Woodwardia fimbriata



Carex tumilicola



Elymus condensatus 'Canyon Prince'



Muhlenbergia dubia



Muhlenbergia rigens



Sporobolus airoides



Heuchera maxima

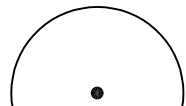


Penstemon 'Margarita BOP'



Calystegia macrostegia 'Anacapa Pink'

CONCEPT PLANT SCHEDULE SITE PLAN



EXISTING TREES TO REMAIN

-



EXISTING PALMS

-



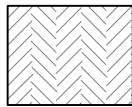
(N) QUERCUS AGRIFOLIA
96" BOX

-



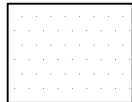
(N) CHILOPSIS LINEARIS
36" BOX

-



(N) SAGE SCRUB UNDERSTORY

Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
-



(E) SHRUB AND GROUDCOVER

-

| PLANT COUNT for 9,767 sf of New Landscape | | | |
|--|-----------------|---------------------------|------------|
| Category | Required Amount | Existing Amount to Remain | New Amount |
| Trees | 33 | 31 | 11 |
| Shrubs | 391 | Approx 60 | 429 |
| Groundcover | min. 70% | 100% | 100% |

GENERAL NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL, AND MECHANICAL ENGINEERING BY OTHERS, GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.


SHEET NOTES



WALKS studio


1072 ELKGROVE AVE. #4
VENICE, CA 90291

WALKS-STUDIO.COM
P:949.633.0977



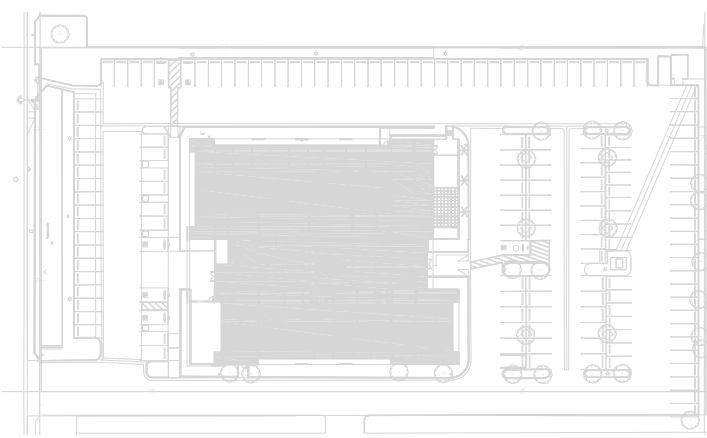
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103

E: INFO@CRAFT-LA.COM
T: 626-1232



| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| △ | CUP RESUBMISSION | 06/26/2023 |
| △ | CUP RESUBMISSION | 08/29/2023 |

KEY MAP



LEGEND

200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

PLANTING
SCHEDULE AND
NOTES

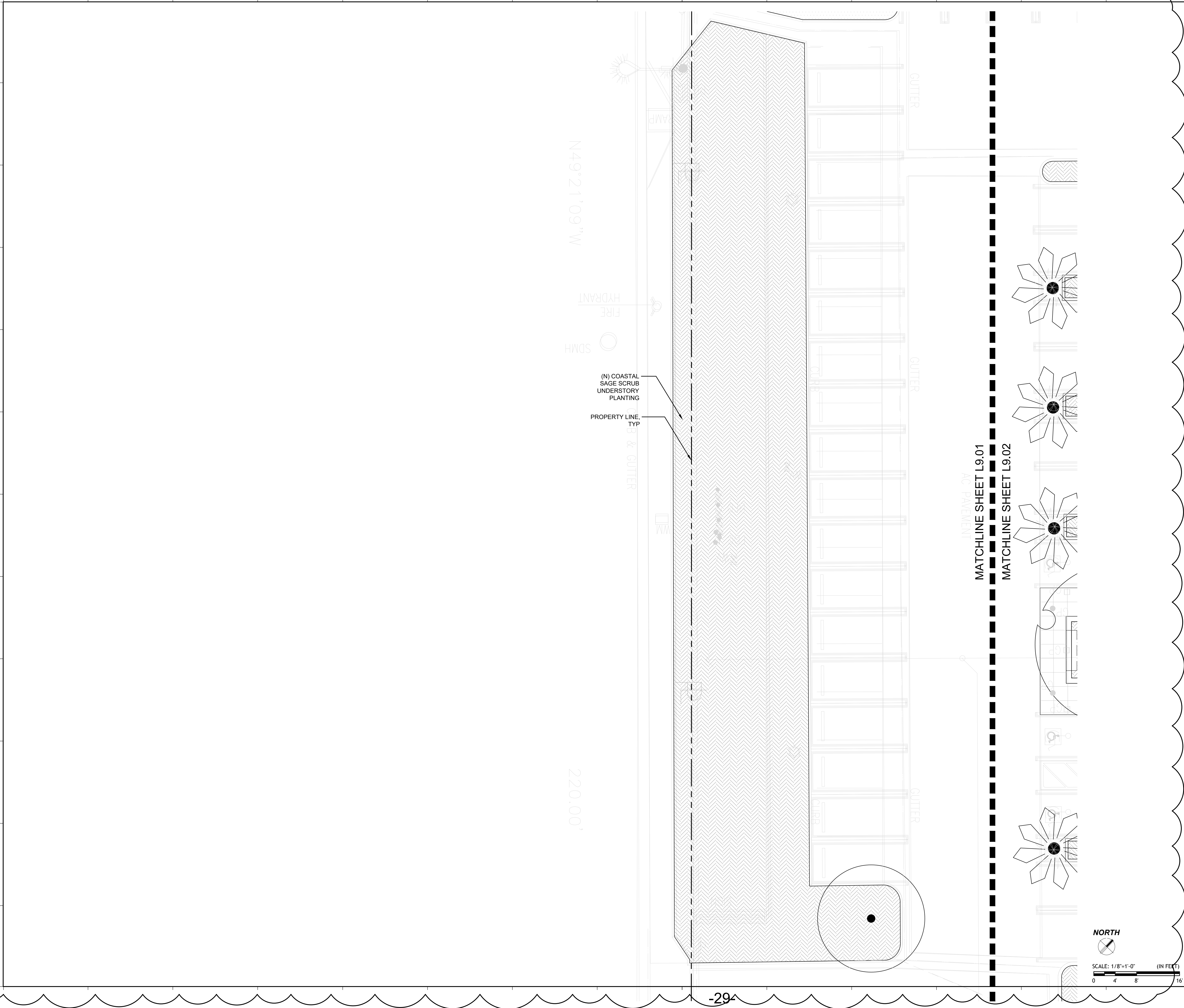
SCALE: as noted

DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG, CK, MY

SHEET:



GENERAL NOTES

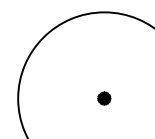
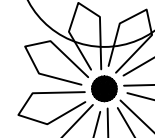
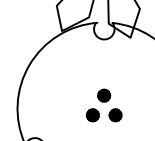



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL, AND MECHANICAL ENGINEERING BY OTHERS, GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

SHEET NOTES

LEGEND

-  **EXISTING TREES**
-  **EXISTING PALMS**
-  **(N) QUERCUS AGRIFOLIA**
96" BOX
-  **(N) CHILOPSIS LINEARIS**
36" BOX
-  **(N) SAGE SCRUB UNDERSTORY**
Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
-  **(E) SHRUB AND GROUNDCOVER**

W

WALKS • studio

1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P. 949.633.0977

LANDSCAPE
CRAFT
ARCHITECTURE

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
E: INFO@CRAFT-LA.COM
T: 626-766-1232

LICENSED LANDSCAPE ARCHITECT
STEPHEN A. BLEWETT
Signature
01/31/25
Expiry Date
06/28/23
Date
STATE OF CALIFORNIA

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| | SCHEMATIC DESIGN 1 | 04/28/2023 |
| | CUP SUBMISSION | 05/25/2023 |
| Δ | CUP RESUBMISSION | 06/26/2023 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

LANDSCAPE PLAN

SCALE: as noted

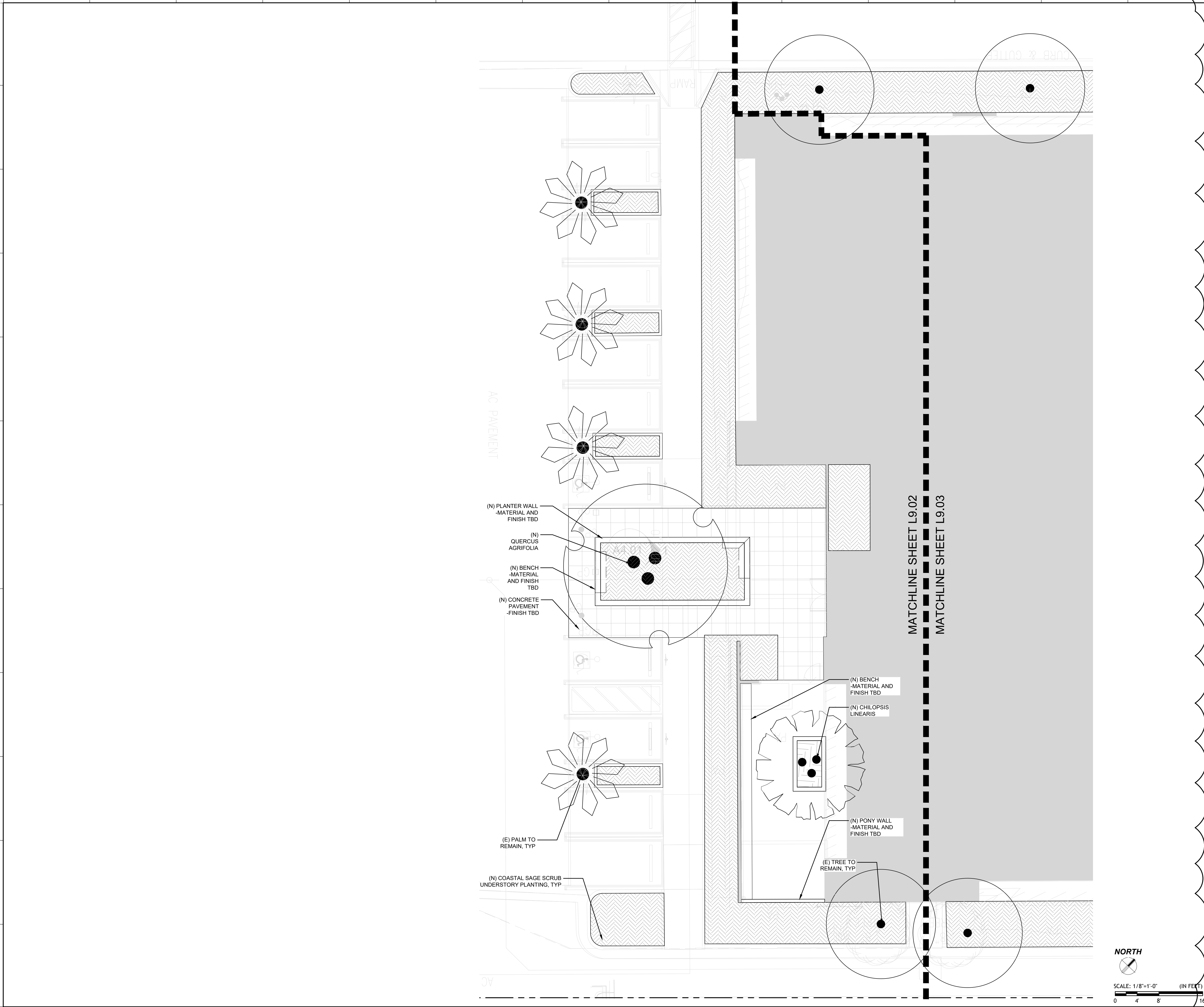
DATE: 06/28/2023

JOB NUMBER: 2306

DRAWN BY: MG

SHEET:

L9.01



GENERAL NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL, AND MECHANICAL ENGINEERING BY OTHERS, GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

SHEET NOTES

LEGEND

- EXISTING TREES**
- EXISTING PALMS**
- (N) QUERCUS AGRIFOLIA**
96" BOX
- (N) CHILOPSIS LINEARIS**
36" BOX
- (N) SAGE SCRUB UNDERSTORY**
Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
- (E) SHRUB AND GROUDCOVER**

WALKS studio

1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P: 949.633.0977

LANDSCAPE
CRAFT
ARCHITECTURE

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103

E: INFO@CRAFT-LA.COM
T: 626-766-1232

LICENSED LANDSCAPE ARCHITECT
STEPHEN A. BLEWETT
Signature
01/31/25
Expiry Date
06/28/23
Date
STATE OF CALIFORNIA

| # | DESCRIPTION | DATE |
|---|--------------------|------------|
| 1 | SCHEMATIC DESIGN 1 | 04/28/2023 |
| 2 | CUP SUBMISSION | 05/25/2023 |
| 3 | CUP RESUBMISSION | 06/26/2023 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

200 BAKER

TENANT IMPROVEMENT - INTERIOR RECONFIG.

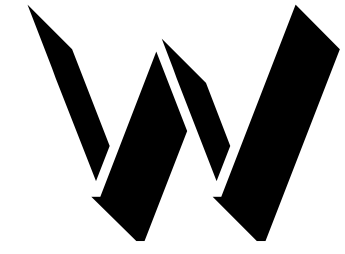
APN: 427-011-06

200 BAKER ST E, COSTA MESA, CA 92626

LANDSCAPE PLAN

| | |
|-------------|------------|
| SCALE: | as noted |
| DATE: | 06/28/2023 |
| JOB NUMBER: | 2306 |
| DRAWN BY: | MG |
| SHEET: | |

L9.02



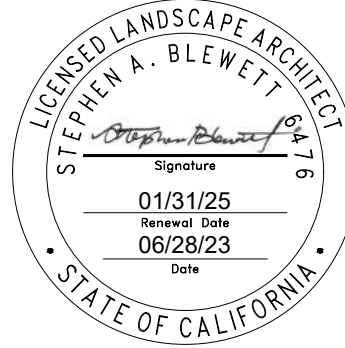
WALKS • studio

1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P. 949.633.0977



21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
E: INFO@CRAFT-LA.COM
T: 626-766-1232



| # | DESCRIPTION | DATE |
|-----|--------------------|------------|
| # | SCHEMATIC DESIGN 1 | 04/28/2023 |
| CUP | SUBMISSION | 05/25/2023 |
| Δ | CUP RESUBMISSION | 06/26/2023 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

200 BAKER
TENANT IMPROVEMENT - INTERIOR RECONFIG.
APN: 427-011-06
200 BAKER ST E, COSTA MESA, CA 92626

LANDSCAPE PLAN

| | |
|-------------|------------|
| SCALE: | as noted |
| DATE: | 06/28/2023 |
| JOB NUMBER: | 2306 |
| DRAWN BY: | MG |
| SHEET: | |

L9.03

GENERAL NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

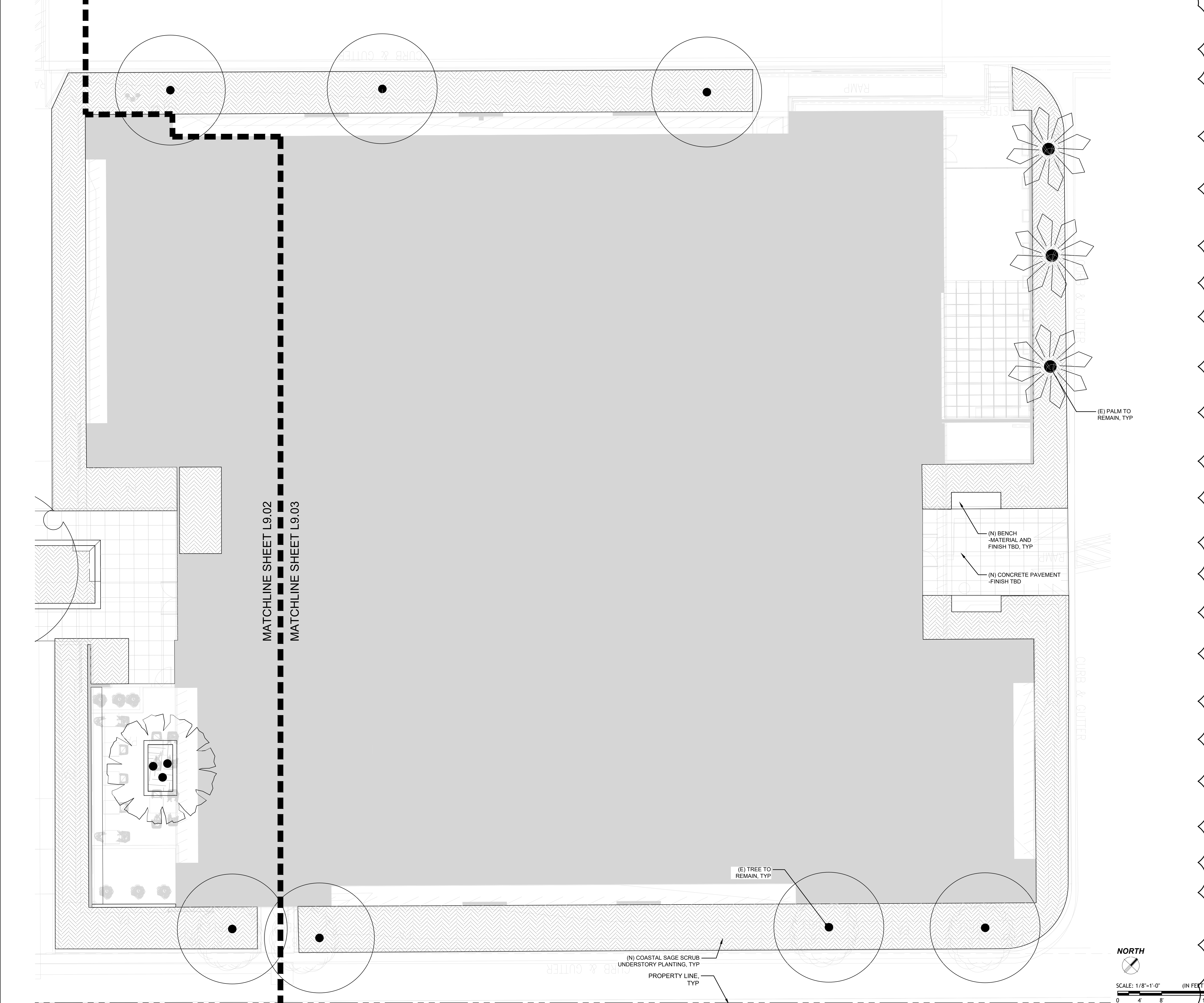
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL, AND MECHANICAL ENGINEERING BY OTHERS, GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

SHEET NOTES

LEGEND

- EXISTING TREES
- EXISTING PALMS
- (N) QUERCUS AGRIFOLIA
96" BOX
- (N) CHILOPSIS LINEARIS
36" BOX
- (N) SAGE SCRUB UNDERSTORY
Example Species:
Ceanothus griseus horizontalis 'Yankee Point'
Eriogonum fasciculatum 'Theodore Payne'
Muhlenbergia rigens
Muhlenbergia dubia
Salvia apiana
Salvia 'Bee's Bliss'
- (E) SHRUB AND GROUDCOVER



NORTH

SCALE: 1/8"=1'-0" (IN FEET)

0 4' 8' 16'



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1436

Meeting Date: 10/23/2023

TITLE:

PLANNING APPLICATION 23-11 AND TENTATIVE PARCEL MAP 23-03 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE-FAMILY DWELLING UNIT CONDOMINIUMS AT 161 CECIL PLACE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

CONTACT INFORMATION: CHRISTOPHER ALDANA, 714.754.4868;
Christopher.Aldana@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) - Minor Land Divisions.
2. Approve Planning Application 23-11 and Tentative Parcel Map 23-03, subject to conditions.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 23, 2023

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION 23-11 AND TENTATIVE PARCEL MAP 23-03 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE-FAMILY DWELLING UNIT CONDOMINIUMS AT 161 CECIL PLACE

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

FOR FURTHER INFORMATION CHRISTOPHER ALDANA

714.754.4868

CONTACT: Christopher.Aldana@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) – Minor Land Divisions.
2. Approve Planning Application 23-11 and Tentative Parcel Map 23-03, subject to conditions.

APPLICANT OR AUTHORIZED AGENT

Josh Martinez is representing the property owner, 161 Cecil Place, LLC.

PLANNING APPLICATION SUMMARY

| | | | |
|-----------|--|----------------------|-----------------------|
| Location: | 161 Cecil Place | Application Numbers: | PA-23-11 and PM-23-03 |
| Request: | A Planning Application for approval of a tentative parcel map to allow individual ownership for two previous approved two-story single-family dwelling units. The residential project was previously approved on December 22, 2022 as Development Review 22-02 to construct two, two-story single-family dwelling units. The project meets all development standards for Common Interest Development including parking requirements. | | |

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

| | | | |
|-----------------------|---|--------|--|
| Zone: | R2-MD (Multiple-Family Residential, Medium Density) | North: | R2-MD; Multiple-Family Residential, Medium Density |
| General Plan: | MDR: (Medium Density Residential) | South: | R2-MD; Multiple-Family Residential, Medium Density |
| Lot Dimensions: | Approx. 60Ft X 140 Ft | East: | R2-MD; Multiple-Family Residential, Medium Density |
| Lot Area: | 8,288.5 SF | West: | R2-MD; Multiple-Family Residential, Medium Density |
| Existing Development: | Two single-story homes were demolished under permit BC-23-00247. Two (2) two-story homes are under construction under permit PA-23-11 and PM-23-03. | | |

RESIDENTIAL COMMON INTEREST DEVELOPMENT STANDARD COMPARISON

| Development Standard | | Required / Allowed R2-MD Standards | Proposed / Provided |
|------------------------------|--|--|---------------------|
| Density/Intensity: | | 12 DU Per Acre | 10.5 DU Per Acre |
| Open Space | | 40% (3,315 SF) | 52.4% (4,346 SF) |
| Building Height | | 2 stories / 27 FT | 2 stories / 27 FT |
| Setbacks: | | | |
| Front | | 20 FT | 20 FT |
| Side (left / right) | | 5 FT / 5 FT (no interior side setback required) | 5 FT / 5 FT |
| Rear (1 st floor) | | 20 FT | 25' – 1" |
| Parking: | | | |
| Covered | | 2 per unit | 4 |
| Open | | 2 per unit | 4 |
| TOTAL: | | 4 per unit | 8 |
| Driveway Width | | 10 FT | 16 FT |
| Driveway Length | | 19 FT | 20 FT |
| CEQA | Exempt – 15315 (Class 15) – Minor Land Divisions | | |
| Final Action | Planning Commission | | |

BACKGROUND:

Project Site/Environs

The project site is located south of Cecil Place between Elden Avenue and Orange Avenue. The site consists of one parcel totaling 8,288 square feet. The property is zoned R2-MD (Multi-Family Residential, Medium Density), and has a General Plan Land Use Designation of Medium Density Residential (MDR). The R2-MD Zoning District is intended to promote the development of multiple-family rentals as well as ownership properties. The property is surrounded by similar R2-MD-zoned properties.

Until recently, the site was developed with two single-story homes, which have since been demolished. The applicant submitted a Development Review application in 2022 for the redevelopment of two residential units on a single lot. Pursuant to the Costa Mesa Municipal Code (CMMC), multiple-family residential units are permitted by right in the R2-MD Zoning District; however, because the subject project included new development and proposed second-stories, the proposal required approval of a Development Review application. Pursuant to the CMMC, new second-story development is subject to the City's "Residential Design Guidelines" which includes specific design standards and neighbor noticing requirements. On December 22, 2022, a Development Review staff report was prepared by staff, a notice was circulated to the neighbors and the two-unit development was subsequently approved. The applicant designed the homes in compliance with the standards for a Common Interest Development (individual ownership) with the intention to obtain discretionary review for a subdivision approval (tentative parcel map) at a later date. Since that time, the applicant has obtained building permits and the two new units are under construction.

The applicant recently applied for Design Review for the Planning Commission consideration of a Common Interest Development. If approved, planning applications PA-23-11 and PM-23-03 would allow the aforementioned two units to be sold for individual ownership. Prior to applying for development permits, the applicant provided staff with a "Hold Harmless" agreement which indicates that he acknowledges that the current approval for construction of the units does not obligate any future approval for the proposed subdivision, in that the subdivision application is discretionary and may be denied, approved, or conditionally approved by the Planning Commission.

DESCRIPTION:

The applicant is requesting approval of a Tentative Parcel Map and a Common Interest Development consisting of two attached, two-story single-family dwelling units on one lot with ancillary common spaces. A Common Interest Development allows each unit to be owned/sold independently. Ancillary spaces such as common areas and landscaping would be maintained under common ownership and subject to CC&Rs. The recordation of the Parcel Map is required prior to the sale for individual ownership. As indicated above, the development on the site was previously approved by the City and the current application is specifically for Planning Commission consideration of the proposed

individual ownership of the units. The Costa Mesa Land Use Element Policy LU-1.3 states to “Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities”.

ANALYSIS:

Residential Common Interest Development

As proposed, the use of the site and density will remain two residential units (no physical changes are proposed to the previously approved development on the site), and the proposed Common Interest Development application would result only in potential future ownership opportunities. Pursuant to the CMMC, Common Interest Developments are permitted in appropriate residential and planned development zones (Including the R2-MD zone) and are subject to Section 13-41, “Residential Common Interest Development Standards and Requirements”. As shown in the above Residential Common Interest Development Standard Comparison Table, the existing building complies with the applicable Costa Mesa Municipal Codes, including, but not limited to, front, side, and rear building setback, and maximum height requirements. Each unit is also designed with a two-car garage and provides two uncovered parking stalls pursuant to the CMMC.

Parcel Map

A tentative parcel map is required to convert the existing lot into a residential common interest development. The City’s applicable tentative parcel map provisions are indicated in Article 4 (Parcel Maps) of the City’s Zoning Code. Additionally, required findings for the approval of a Parcel Map are stipulated in CMMC Section 13-29(G)(13). The proposed common interest development is in compliance with the City’s Parcel Map provisions and the required findings are provided below in this report under “Tentative Parcel Map Findings”. Pursuant to Section 66474 of the California Subdivision Map Act, a subdivision must be denied if one or more findings are made:

- 1. “That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
- 2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
- 3. That the site is not physically suitable for the type of development;*
- 4. That the site is not physically suitable for the proposed density of development;*
- 5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. These provisions shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”*

None of the above findings of Section 66474 can be made or associated with the proposed subdivision.

GENERAL PLAN CONFORMANCE:

Pursuant to the City’s General Plan Land Use Element, the Medium-Density Residential designation (MDR) is intended to support single-and multi-family developments with a density of up to 12 units to the acre. In compliance with the General Plan, the project proposes an approximate density of 10.5 units to the acre. The proposed residential Common Interest Development is in conformance with the City’s General Plan, including:

1. **Policy LU-1.3:** “Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities”.

Consistency: The proposed project would allow for two new residential units in the City to be privately owned.

2. **Policy LU-2.9:** Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

Consistency: The proposed project is designed in a manner that complies with both the Common Interest Development standards and the City of Costa Mesa Residential Design Guidelines. These design measures have ensured appropriate setbacks, open space, height, massing, and offsetting. Special consideration has been given to window placement, which allows for maximum privacy of adjacent residential structures. The proposed design of the condominiums is consistent with code requirements and General Plan Policy LU-2.9.

3. **Objective LU-4A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The proposed project will replace two existing residences in compliance with the CMMC and the City's Residential Design Guidelines. Therefore, the project is consistent with this objective.

JUSTIFICATIONS FOR APPROVAL:

Pursuant to CMMC Section 13-29 (g), "Findings", in order to approve the proposal, the Planning Commission shall find by the evidence presented in the administrative record that the project substantially meets required specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings, which are also reflected in the draft Resolution.

Common Interest Development Findings – Design Review Findings

Pursuant to CMMC Section, 13-40 (1) all new residential common interest development projects shall be processed according to the design review procedures contained in Chapter III Planning Applications. The information presented for the residential common interest development PA-23-11 complies with CMMC Section 13-29(g)(14), findings for Design Review in that:

- The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

This project complies with the City of Costa Mesa Zoning Code Common Interest Development standards and the Residential Design Guidelines. The intent of these regulations is to promote excellent design and construction with consideration to the neighboring properties. The design includes covered and uncovered parking requirements, adequate open space, private storage areas, and common areas. The homes are designed to meet massing and offset standards, and include materials that improve the immediate neighborhood aesthetics.

- The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second-floor offsets to avoid unrelieved two-story walls.

The project consists of constructing two (2) two-story homes that are designed with appropriate massing and offsetting. Windows are strategically placed on the second floor to provide additional privacy from neighboring properties. There is a 2nd story home north of the project site and a one-story home south of the project site. The homes are designed so that there are no unrelieved two-story walls.

- As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

This project does not consist of an affordable multi-family housing development and does not incorporate any density bonuses for housing. The project is consistent with all development standards for common interest developments, and the underlying zoning designation, and is complies with the maximum density standards allowed under the general plan.

Tentative Parcel Map Findings

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

- The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.

The proposed development conforms to Policies LU-1.3, LU-2.9, and LU-4A of the City's 2015-2035 General Plan. The proposed common interest development conforms to the Costa Mesa Zoning Code requirements in that the proposed project includes one lot with two residential units that are designed consistent with the City's Residential Design Guidelines.

- The proposed use of the subdivision is compatible with the General Plan.

The proposed project is compatible with the applicable Medium Density Residential (MDR) General Plan land use provisions and density.

- The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

The City's Zoning Code and General Plan allows for common interest developments in the R2-MD zone, and as proposed the project does not exceed the permitted density. The design of the units are compatible with the neighborhood and no environmental impacts are anticipated.

- *The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.*

The overall design and physical condition of the proposed project achieves a high standard of appearance, quality, and safety. The open space and yard areas provide natural cooling and the landscape and open space areas consist of a mixture of permeable and non-permeable materials reducing the amounts of water runoff. The project is in compliance with current building codes and will be more energy efficient than the previously existing residential development.

- *The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.*

The proposed parcel map does not propose to modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements.

- *The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).*

As required, the property is connected to the public sewer system and is required to comply with all applicable water quality related laws and regulations.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Minor Land Divisions) which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20-percent. The proposed residential common interest development subdivision is zoned for residential development, includes a two-unit airspace subdivision to be located on one parcel, does not require any variances or exceptions, all services to the property are provided, was not involved in a previous subdivision approval within the last two-years and is located on a property with less than a 20-percent slope.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application; provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW:

The draft Resolution has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of this report, no written public comments have been received. Any public comments received prior to the October 23, 2023 Planning Commission meeting will be provided separately.

CONCLUSION:

Approval of the Common Interest Development and Tentative Parcel Map would allow for the individual ownership of two previously approved residential units located in the City, and is consistent with General Plan Land Use Element Policy LU-1.3 which states to "Strongly encourage the development of residential uses and owner-occupied

housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities”.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-11 AND TENTATIVE PARCEL MAP 23-03 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE FAMILY DWELLING UNIT CONDOMINIUMS AT 161 CECIL PLACE.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 23-11 and Tentative Parcel Map 23-03 was filed by Josh Martinez, authorized agent for the property owner, 161 Cecil Place, LLC. requesting approval of two-unit common interest development. A parcel map is proposed to facilitate the subdivision and is required to be recorded prior to the sale of the units.

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 23, 2023, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15), for Minor Land Divisions.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 23-11 and Tentative Parcel Map 23-03 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 23-11 and Tentative Parcel Map 23-03 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is

a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of October, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on October 23, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

EXHIBIT A

FINDINGS

- A. Pursuant to CMMC Section, 13-40 (1) all new residential common interest development projects shall be processed according to the design review procedures contained in Chapter III Planning Applications. The information presented for the residential common interest development PA-23-11 complies with CMMC Section 13-29(g)(14), findings for Design Review in that:

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Findings: This project complies with the City of Costa Mesa Zoning Code Common Interest Development standards and the Residential Design Guidelines. The intent of these regulations is to promote excellent design and construction with consideration to the neighboring properties. The design includes covered and uncovered parking requirements, adequate open space, private storage areas, and common areas. The homes are designed to meet massing and offset standards, and include materials that improve the immediate neighborhood aesthetics.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second-floor offsets to avoid unrelieved two-story walls.

Facts in Support of Finding: The project consists of constructing two (2) two-story homes that are designed with appropriate massing and offsetting. Windows are strategically placed on the second floor to provide additional privacy from neighboring properties. There is a 2nd story home north of the project site and a one-story home south of the project site. The homes are designed so that there are no unrelieved two-story walls.

Finding: As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

Facts in Support of Finding: This project does not consist of an affordable multi-family housing development and does not incorporate any density

bonuses for housing. The project is consistent with all development standards for common interest developments, and the underlying zoning designation, and is complies with the maximum density standards allowed under the general plan.

- B. The proposed Parcel Map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Findings: The proposed development conforms to Policies LU-1.3, LU-2.9, and LU-4A of the City's 2015-2035 General Plan. The proposed common interest development conforms to the Costa Mesa Zoning Code requirements in that the proposed project includes one lot with two residential units that are designed consistent with the City's Residential Design Guidelines.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The proposed project is compatible with the applicable Medium Density Residential (MDR) General Plan land use provisions and density.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The City's Zoning Code and General Plan allows for common interest developments in the R2-MD zone, and as proposed the project does not exceed the permitted density. The design of the units are compatible with the neighborhood and no environmental impacts are anticipated.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Finding: The overall design and physical condition of the proposed project achieves a high standard of appearance, quality, and safety. The open space and yard areas provide natural cooling and the landscape and open space areas consist of a mixture of permeable and non-permeable materials reducing the amounts of water runoff. The project is in

compliance with current building codes and will be more energy efficient than the previously existing residential development.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The proposed parcel map does not propose to modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: As required, the property is connected to the public sewer system and is required to comply with all applicable water quality related laws and regulations.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
2. The conditions of approval, code requirements, and special district requirements for PA-23-11 and PM-23-03 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
4. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
5. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second-story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
6. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
7. Prior to issuance of final building inspections, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line

- locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
- Pkwys 8. All City trees shall be protected during the construction phase of this projects. All trees damaged will be replaced with a 24-inch box tree or bigger. Tree species shall be determined by the City's Arborist.
9. Prior to Parcel Map recordation, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
- A. The CC&Rs shall contain provisions requiring that the maintenance or property owner's association effectively manage parking and contract with a towing service to enforce the parking regulations.
- B. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common areas in perpetuity by the maintenance association.
- C. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall reflect the conditions of approval included herein. The CC&Rs shall be submitted for review by the Planning Division to confirm common use and maintenance of all parking spaces, driveway and landscaping will continue.
10. The Parcel Map shall be recorded prior to the sale of any unit.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of PA-23-11 and PM-23-03 is valid for two years from the effective date of this approval and will expire at the end of that period unless a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
3. Prior to the issuance of building permits, the applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, floor plan, and/or landscape plan.
4. Street addresses shall be displayed in a manner visible to the street. Street address numerals shall be a minimum of 6 inches in height with not less than 1/2 -inch stroke and shall contrast sharply with the background.
5. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
6. Fencing shall comply with the requirements set forth in the Costa Mesa Municipal Code Section 13-75, as well as the City's Walls, Fences and Landscaping Standards.
7. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, ground cover and turf requirements per the City's Zoning Code requirements.
8. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in the Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to the issuance of building permits.
9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
10. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
11. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
12. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box, under the direction of the Planning Division.
13. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

14. Transformers, backflow preventers, and any other approved above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
- Bldg. 15. Comply with the requirements of the adopted, 2019 California Residential Code, the 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Two separate plans for each address shall be submitted to the Building Division for review. For other Departments or Divisions one set can be submitted.
16. All noise-generating construction activities shall be limited to 7 AM to 7 PM, Monday through Friday and 9 AM to 6 PM, Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
17. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.
18. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
19. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2019 California Building Code sec. 1808.7.4
20. Maximum allowable area of new construction and additions shall be determined in accordance with the applicable provisions of 2019 California Building Code Section 506.2
21. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of 2019 California Building Code Section 705.8 and Table
22. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an

- approved discharge devise a minimum of 12 inches plus two percent.
2019 California Residential Code CRC 403.1.7.3
23. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3
 - Eng. 24. At the time of development, submit for approval of an Offsite Plan to the Engineering Division, and Grading Plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
 25. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
 26. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
 27. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
 28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
 29. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct the existing residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
 30. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
 31. Dedicate a 3-foot public sidewalk easement behind existing right of way line on Cecil Place.
 - Trans. 32. Construct drive approaches per City standard 513, w=16' and x=4'. Plan shows the x at 3', this change can be made prior to building permit.
 - Fire 33. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.
 34. Residential fire sprinklers shall be added to the new residential units.

- Bus. 35. All contractors and subcontractors must have valid business licenses to
Lic. do business in the City of Costa Mesa. Final inspections, final occupancy
and utility releases will not be granted until all such licenses have been
obtained.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

- Cable 3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- Sani. 4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- School 5. Pay applicable Newport Mesa Unified School District Fees to the Building Division prior to issuance of building permits.
- State 6. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Water 7. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
8. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

161 CECIL PL, COSTA MESA, CA 92627**CITY OF COSTA MESA DEVELOPMENT REVIEW****APPLICANT LETTER****PROJECT DESCRIPTION:**

THE SUBJECT LOT ZONED FOR R-2-MD IS LOCATED IN THE EASTSIDE COSTA MESA AREA AND CONTAINS (2) EXISTING SINGLE-STORY DWELLING UNITS. THE FIRST UNIT IS 935 SQUARE FEET CONTAINING 2 BEDROOMS, 1 BATH, AND 2 CAR GARAGE BUILT-IN 1962. THE SECOND UNIT IS A 700 SQUARE FEET UNIT CONTAINING 1 BEDROOM AND 1 BATH COTTAGE BUILT-IN 1912.

EXISTING UNITS (1,700 SQUARE FEET APPROXIMATE) ARE TO BE DEMOLISHED FOR THE PROPOSED (2) 2-STORY DWELLING UNIT DEVELOPMENTS FEATURING (2) 3,126 SF BUILDINGS WITH 4 BEDROOMS & 4 BATHS, AND A 2-CAR GARAGE IN EACH UNIT.

SQUARE FOOTAGE BREAKDOWN FOR PROPOSED USES:**161 CECIL PL UNIT A**

| | |
|------------------------|-------------------|
| 1 ST FLOOR: | 1,218 SQUARE FEET |
| 2 ND FLOOR: | 1,476 SQUARE FEET |
| GARAGE: | 432 SQUARE FEE |
| TOTAL LIVING: | 2,694 SQUARE FEET |
| TOTAL BUILDING: | 3,126 SQUARE FEET |

161 CECIL PL UNIT B

| | |
|------------------------|-------------------|
| 1 ST FLOOR: | 1,218 SQUARE FEET |
| 2 ND FLOOR: | 1,476 SQUARE FEET |
| GARAGE: | 432 SQUARE FEE |
| TOTAL LIVING: | 2,694 SQUARE FEET |
| TOTAL BUILDING: | 3,126 SQUARE FEET |

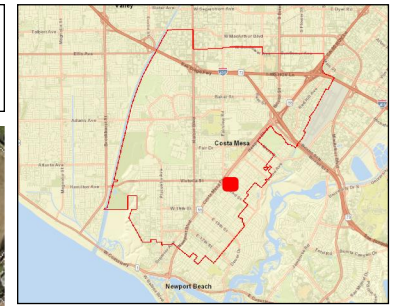
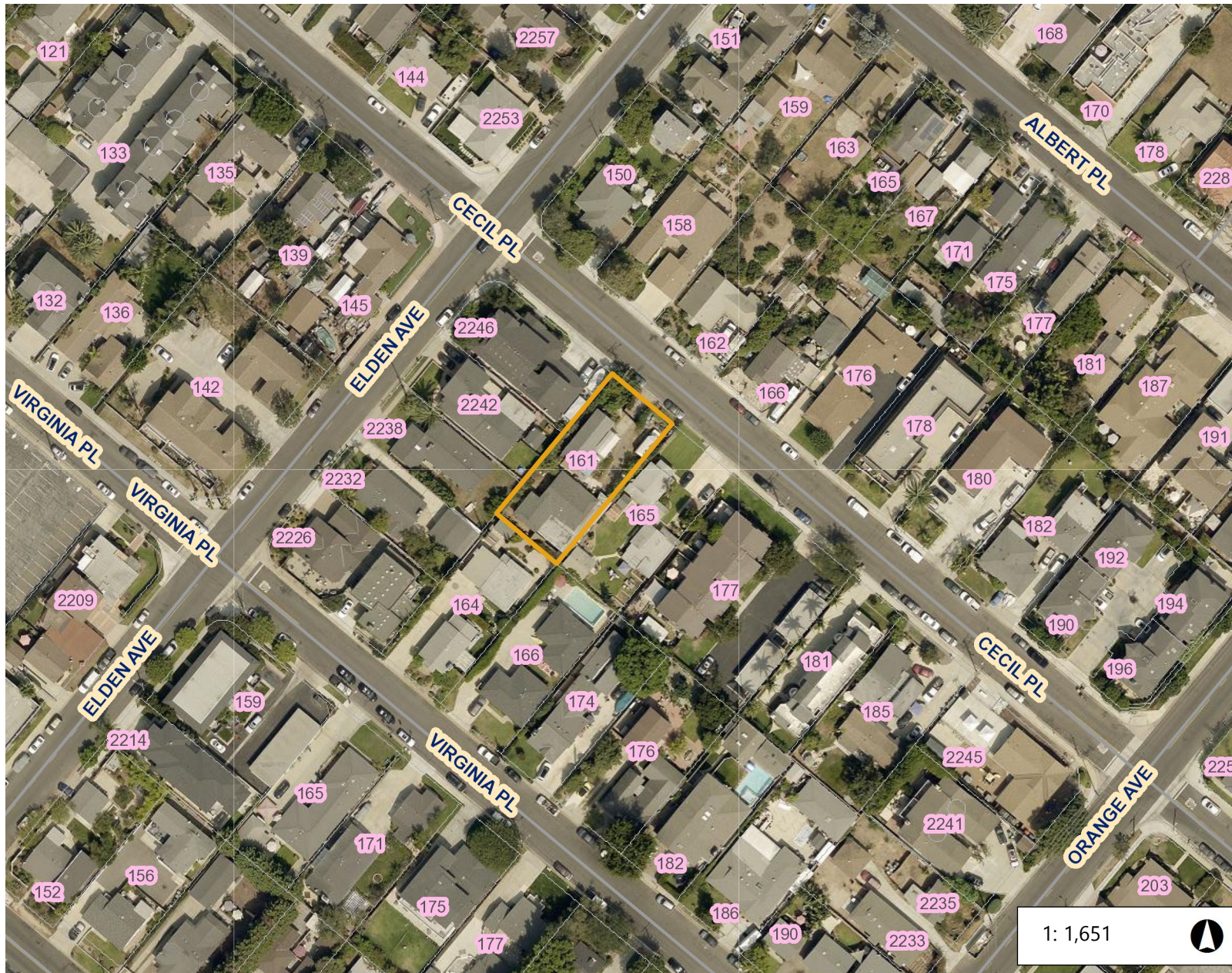
PROPERTY OWNER: 161 CECIL PL LLC

PHONE: (949) 633-7103

EMAIL: JACKLHERRON@GMAIL.COM



161 Cecil Place - Vicinity Map



Legend

Notes

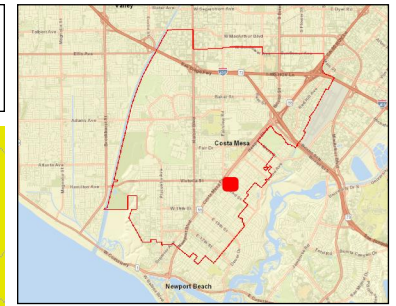
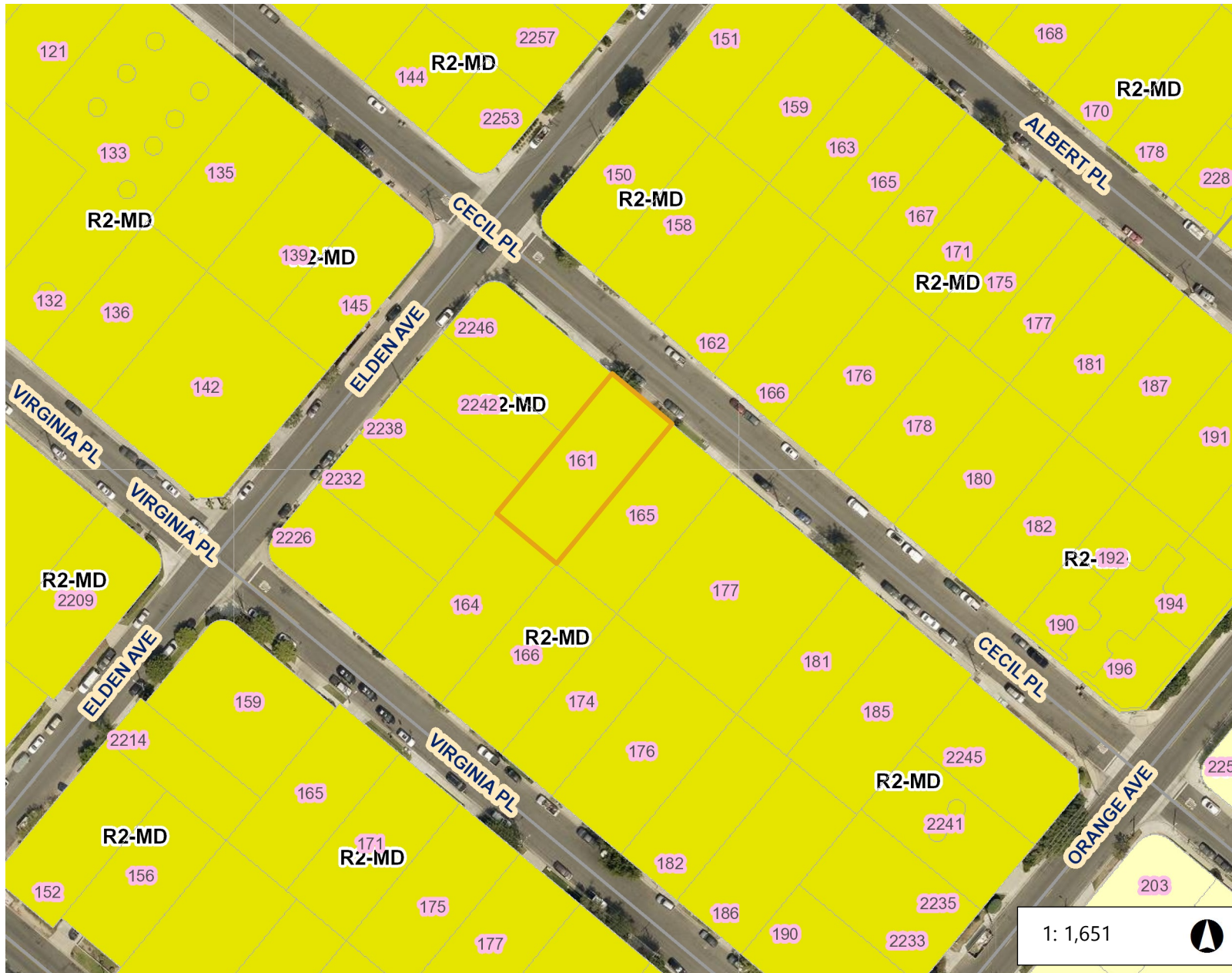
0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



161 Cecil Place - Zoning Map



Legend

Zoning

- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residential
- R2-HD - Multiple-Family Residential
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industrial
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Commercial
- PDR-LD - Planned Development Residential Low Density
- PDR-MD - Planned Development Residential Medium Density
- PDR-HD - Planned Development Residential High Density

Notes

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 1,651



161 Cecil Place – Prior to construction



161 Cecil Place – During Construction



| LEGEND | | |
|--------|---|----------------------|
| —W— | — | PROPOSED WATER LINE |
| —G— | — | PROPOSED GAS LINE |
| —E— | — | PROPOSED EDISON LINE |
| FG | — | FINISHED GRADE |
| FS | — | FINISHED SURFACE |
| XX.XX | — | PROPOSED ELEVATION |
| | | CONCRETE SURFACE |

TITLE REPORT/EASEMENT NOTES

161 CECIL PLACE
COSTA MESA, CA 92627
(APN: 426-062-06)

TITLE REPORT PROVIDED BY FIRST
AMERICAN TITLE COMPANY, ORDER
NUMBER NHSC-7016492 (jd)

NO EASEMENTS AFFECTING SUBJECT PROPERTY

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS
DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY ONE-HALF OF LOT 19 OF TRACT NO.
269, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE
OF CALIFORNIA, IN THE NEWPORT HEIGHTS IRRIGATION
DISTRICT, SOUTH SANTA ANA SUBDIVISION NO. 2, AS PER MAP
RECORDED IN BOOK 18, PAGES 33, OF MISCELLANEOUS MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

BENCHMARK NO: 1E-118-04

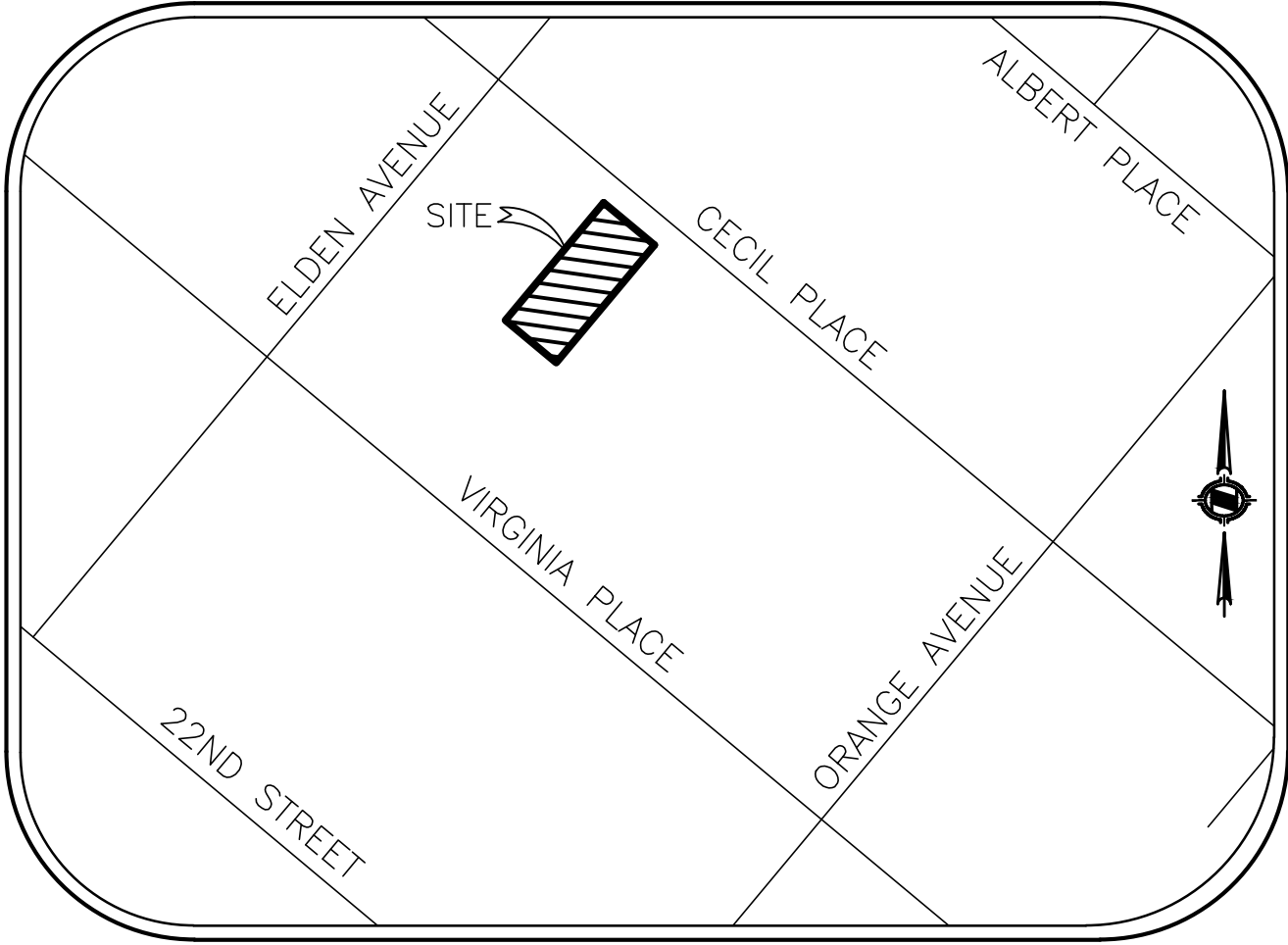
DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED
"1E-118-04", SET IN THE SOUTHWESTERLY CORNER OF A 3.5 FT. BY 2 FT. GRATE INLET
CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF
THE INTERSECTION OF (NORTHBOUND) NEWPORT BOULEVARD AND VICTORIA STREET,
40 FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA AND 40 FT. WESTERLY OF THE
CENTERLINE OF NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 85.007 FEET (NAVD88), YEAR LEVELED 2005

BASIS OF BEARINGS

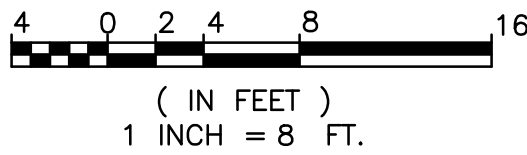
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN
ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATIONS G.P.S. NO.
6205 AND G.P.S. NO. 6229R1, BEING NORTH 40°38'38" EAST PER RECORDS ON
FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

ATTACHMENT 6



VICINITY MAP
NO SCALE

GRAPHIC SCALE



FLOOD ZONE

ZONE X, OUTSIDE OF 500 YEAR FLOOD BOUNDARIES

OWNER/DEVELOPER

161 CECIL PLACE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LOT AREA

-8,479.13 SQUARE FEET

-0.195 ACRES

NOTES

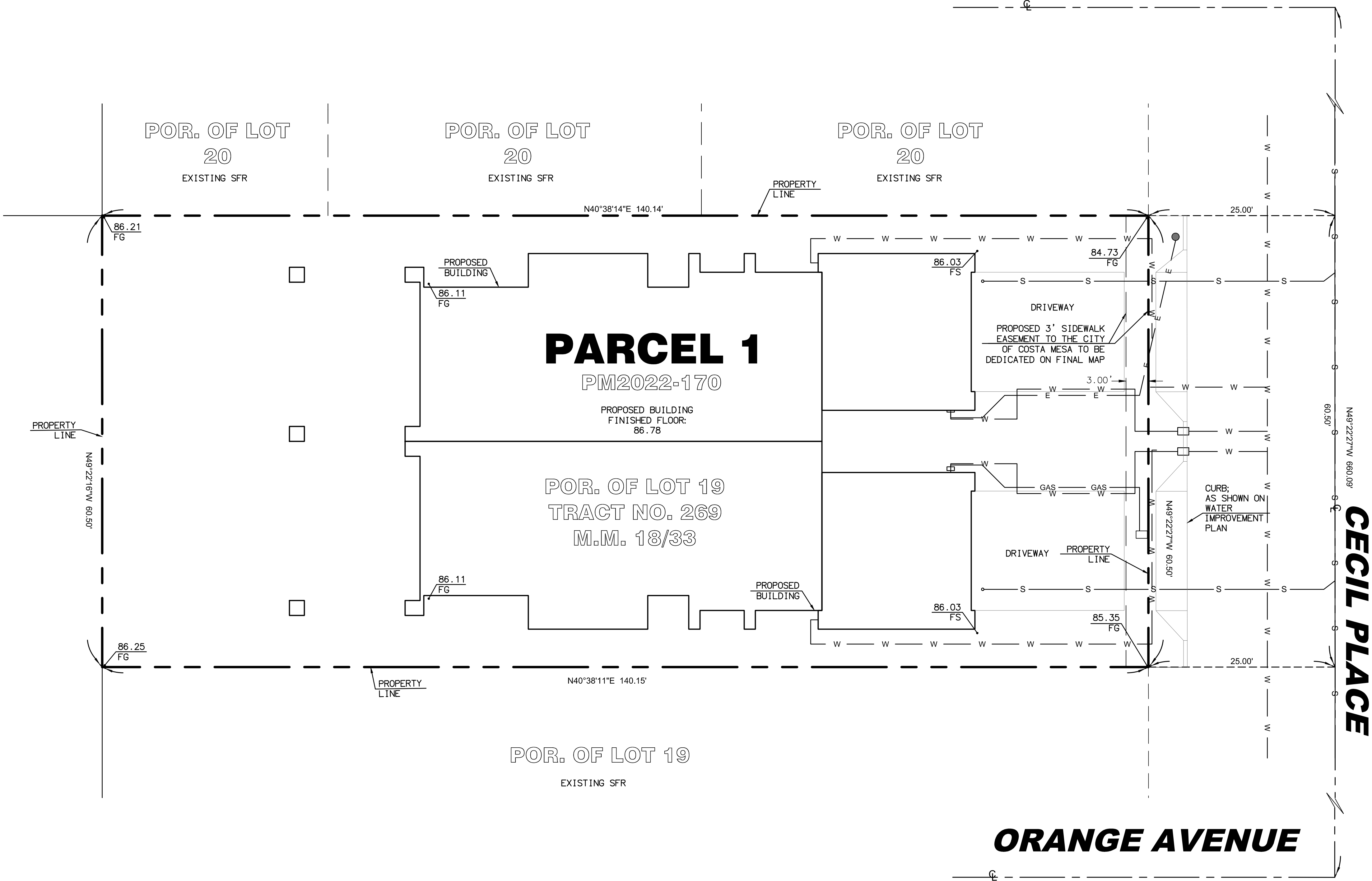
- FOR CONDOMINIUM PURPOSES
- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION
- ALL EXISTING STRUCTURES TO BE REMOVED
- UTILITIES LOCATIONS SHOWN HEREON ARE PROPOSED

Paul D. Craft

PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/24

9/26/2023
DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE
STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A
LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE
PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING
DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION
REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE
CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE,
EITHER EXPRESSED OR IMPLIED.



TENTATIVE PARCEL MAP 2022-170
FOR CONDOMINIUM PURPOSES

| REVISIONS | | NO. | DESCRIPTION | DATE | APP'D |
|-----------|--|-----|-------------|------|----------|
| | | 1 | --- | --- | P. D. C. |

APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE: (714) 488-5006 FAX: (714) 333-4440
APEXLSINC@GMAIL.COM

| | | | | |
|-------------|-------------------------------|--|---------|-----------|
| SHEET TITLE | TENTATIVE PARCEL MAP 2022-170 | | DATE | 8/21/2023 |
| | PROJECT | | SCALE | 1" = 8' |
| SHEET NO. | 1 | | DRAWN | A. R. H. |
| | OF 1 | | CHECKED | P. D. C. |

HOLD HARMLESS AGREEMENT

We 161 CECIL PL LLC request that the City of Costa Mesa accept and begin check on our construction plans for property located at 161 CECIL PLACE COSTA MESA, CA 92627 prior to project Planning Division / Planning Commission review or approval. We agree to hold the City of Costa Mesa harmless of any responsibilities, including but not limited to, any costs associated with the Building plan check submittal which may result from Planning Division review. We understand that acceptance of the construction plans for review by the Building Division does not extend nor imply an approval from the Planning Division.

161 CECIL PLACE LLC
JACK HERRON, MANAGING MEMBER

04/03/23

Applicant/Owner (Print)

Date

[Signature]
managing member 161 Cecil Place LLC

Applicant/Owner (Signature)

Mailing Address 2472 CHAMBERS ROAD SUITE 150

TUSTIN, CA 92780

Phone Number 949-633-7103

Email Address JACKLHERRON@GMAIL.COM

☒ Authorized to submit plans for Building plan check

Permit Number BC22-00928 & BC22-00929

Planning Staff

Date

161 CECIL PLACE LLC

March 15, 2023

Planning Division/ Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: 161 Cecil Place Costa Mesa, CA 92627

To whom it may concern,

I am requesting the City of Costa Mesa to allow 161 Cecil Place LLC, the owner of 161 Cecil Place, Costa Mesa, CA to proceed with a Common Interest Development and Airspace Subdivision Map Entitlement during the plan check and development of the above-mentioned project.

I understand and accept that:

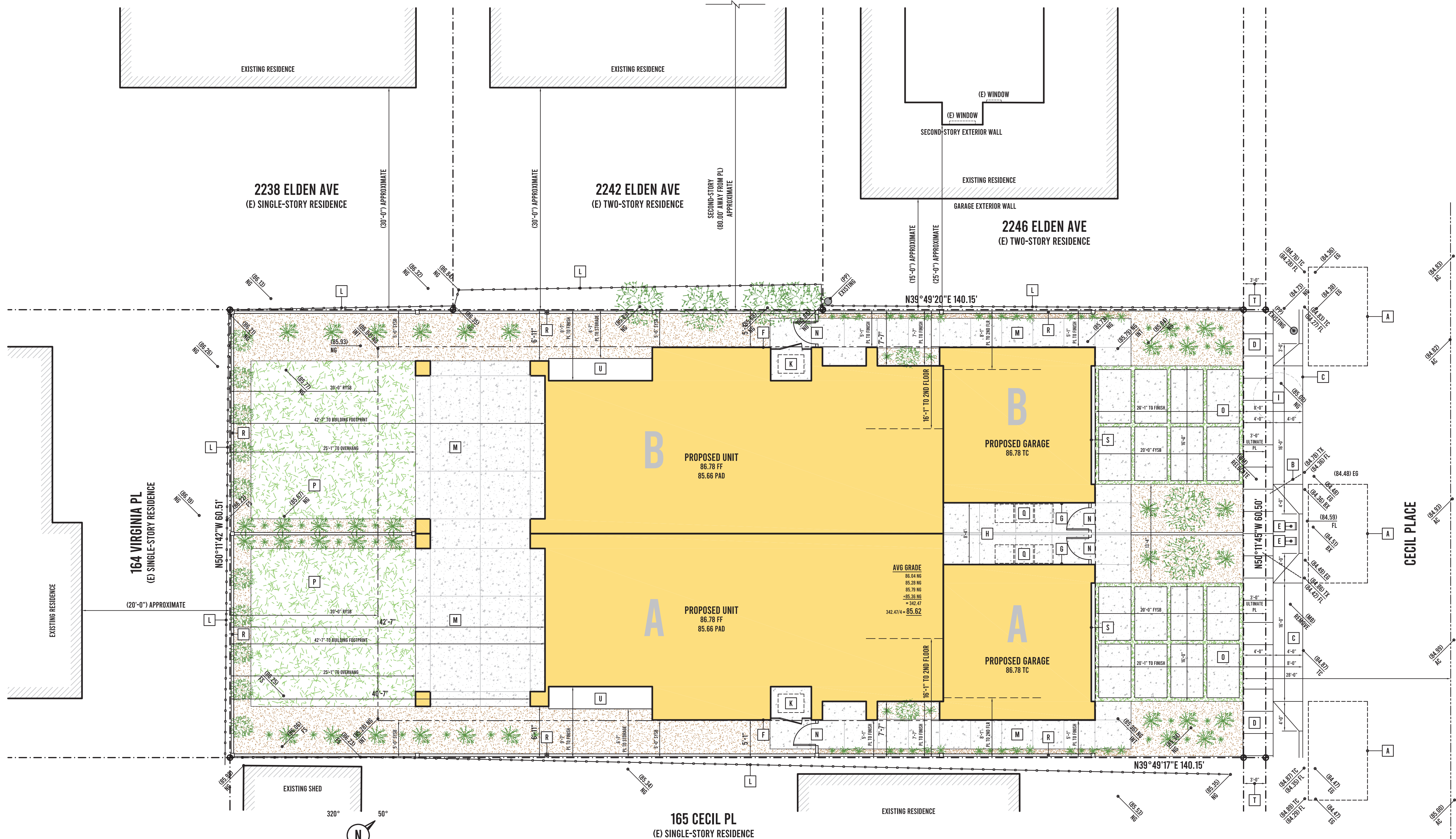
1. Project BC-22-00928 and BC-22-00929 must be compliant with all common interest development standards and,
2. Additionally, I further acknowledge that currently the project is an apartment complex project, and I am requesting that the project be converted to a two-unit condominium project.
3. Finally, I acknowledge that granting said request is fully within the review and discretion of the Planning Department and Planning Commission and said request may or may not be approved.

Sincerely,

161 Cecil Place LLC



Jack Herron, Managing Member



SITE PLAN
SCALE: 1/8"=1'-0"

SITE PLAN LEGEND

- BUILDING OUTLINE
- HILLSIDE CONTOURS
- KEYNOTE TAG
- PROPERTY LINE
- SETBACK LINE
- TREES & PLANTS PER LANDSCAPE PLAN

PROPOSED DEVELOPMENT STATISTICS

| | |
|--------------------------|--|
| LOT AREA | 8,288.50 SF |
| NUMBER OF DWELLING UNITS | 2 DWELLING UNITS TOTAL UNIT A: 4 BEDROOMS UNIT B: 4 BEDROOMS |
| NUMBER OF PARKING SPACES | 8 PARKING SPACES TOTAL UNIT A: 2 CAR GARAGE & 2 CAR DRIVEWAY UNIT B: 2 CAR GARAGE & 2 CAR DRIVEWAY |
| AREA OF OPEN SPACE | 4,346 SF (52% OPEN SPACE) (AREA THAN BUILDINGS, DRIVEWAYS & PARKING) |
| LIVING AREA | UNIT A: 2,694 SF & UNIT B: 2,694 SF |
| BUILDING AREA | UNIT A: 3,126 SF & UNIT B: 3,126 SF |
| AREA OF DRIVEWAY | UNIT A: 322 SF & UNIT B: 322 SF (8% LOT DEVOTED) |

SITE NOTES

- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REPAIRED AND 100% PAID BY OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- SEE PRECISE GRADING PLAN FOR OFFSITE IMPROVEMENTS.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- AUTOMATIC ROLL-UP GARAGE DOOR WITH REMOTE CONTROLLED DOOR OPENER REQUIRED
6A. AUTOMATIC GARAGE DOOR OPENER INSTALLED IN A RESIDENCE MUST HAVE AN AUTOMATIC REVERSE SAFETY DEVICE AND A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE.

KEYNOTES

- A. OFF-STREET PARKING LOCATION(S)
- B. EXISTING DRIVEWAY APRON TO BE REMOVED
- C. NEW CONCRETE DRIVEWAY APRON PER CITY OF COSTA MESA STANDARDS
- C.1. CONSTRUCT PROPOSED RESIDENTIAL DRIVE APPROACHES PER CITY STANDARDS. DIMENSIONS SHALL BE X=4' AND W=16'.
- D. NEW H.C. ACCESSIBLE SIDEWALK (TYP.) PER CITY OF COSTA MESA STANDARDS
- E. NEW MAIL BOX LOCATION PER CITY OF COSTA MESA STANDARDS
- F. NEW GAS METER LOCATION
- G. NEW ELECTRICAL METER LOCATION (200 AMP)
- G.1. 3'-0" MIN. CLEARANCE FACE OF METER TO ANY OBSTRUCTION OF WALL SURFACE
- H. COMMON LOT AREA TO BE SHARED BETWEEN CONDO HOMEOWNERS
- I. ADDRESS NON-CONFORMING LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY
- J. EXISTING TREES TO REMAIN
- K. PROPOSED AIR CONDENSER LOCATION
- L. EXISTING NEIGHBOR FENCE TO REMAIN (EXISTING FENCE LOCATED OUTSIDE SUBJECT LOT)
- M. COLORED CONCRETE HARDSCAPE
- M.1. PROVIDE CONTROL JOINTS & EXPANSION JOINT AT BASE OF HOUSE AGAINST ANY WALLS
- N. WOOD ENTRY GATE (TO MATCH HOUSE TRIM)
- O. COLORED CONCRETE DRIVE PADS (6" THICK) SURROUNDED WITH 6" SYNTHETIC TURF
- O.1. SYNTHETIC TURF TO BE DUPONT SELECT LX BY FOREVERLAWN
- P. NEW LAWN AREA
- Q. TRASH AREA
- R. PROPOSED VINYL FENCE (6'-0" TYPICAL)
- S. AUTOMATIC ROLL-UP GARAGE DOOR
- S.1. REMOTE CONTROLLED DOOR OPENER REQUIRED
- T. SIDEWALK EASEMENT DEDICATION (3'-0")
- U. OUTDOOR SECURABLE STORAGE (3' L X 14' W X 3' H)

PROJECT NAME:
NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 CECIL PL LLC
PROJECT ADDRESS:
161 CECIL PLACE 161 CECIL PLACE
COSTA MESA, CA 92627

MANAGING MEMBER:
JACK HERON
JACKHERON@GMAIL.COM
949 633-7103

PROJECT DESIGNER:
JOSH MARTINEZ

INCORPORATED

PROJECT DESIGNER:
RBD INC.
18627 BROOKHURST ST #205
FOUNTAIN VALLEY, CA 92708
RBDINCORP@GMAIL.COM
JOSH - (714) 488-3327
JOEY - (714) 580-7189

STATUS: PERMIT

RBD INC. EXPRESSLY RESERVES COMPANY'S COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF RBD INC. THE THIRD PARTY SHALL HOLD RBD INC. HARMLESS.

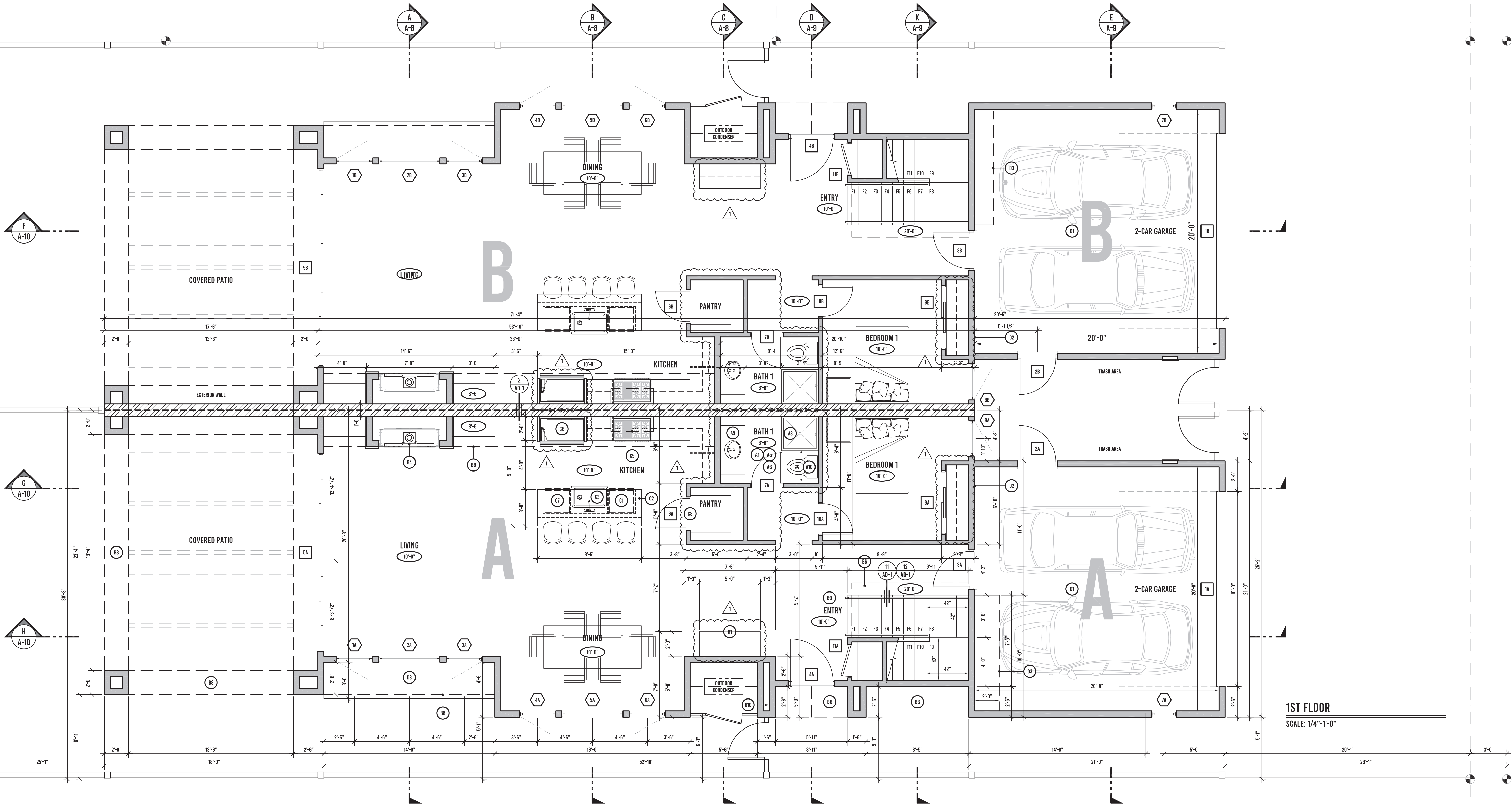
REVISIONS

| | |
|---|--|
| 1 | 1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23) |
|---|--|

A-1A-1

SHEET 4 OF 51

DATE: 06.05.23



1ST FLOOR
SCALE: 1/4"=1'-0"

FLOOR PLAN LEGEND

- # DOOR TAG
WINDOW TAG
KEYNOTE TAG

WALL LEGEND

- 2X4 WALL FRAME
2X6 WALL FRAME
1-HR FIRE & 50-54 STC SOUND RATED
PRIVACY FENCE

KEYNOTE LEGEND

- A. BATH & MASTER BATH
A1. BACKSPLASH, BATH & FLOOR TILE FINISH
A2. CABINET BASE
A3. FREE-TEMPERED GLASS ENCLOSURE
A4. FREE-STANDING TUB
A5. GRANITE AND MARBLE COUNTERTOP
A6. MISTURE-RESISTANT DRYWALL
A7. SHOWER SEAT
A8. SHOWER/TUB
A9. SINK
A10. TOILET
A11. TOWEL BAR
A12. VANITY
B. FLOOR
B1. CABINETS
B1.1 DECORATIVE
B1.2 LOWERS
B1.3 UPPIERS
B2. CENTERLINE FOR REFERENCE
B3. CLOSET
B3.1 SHELF & POLE
B3.2 DOUBLE SHELF & POLE
B4. FIREPLACE
B4.1 FLUSHED HEARTH
B4.2 LINEAR FIREPLACE
B4.3 SURROUND LEIS
B5. MECHANICAL AREA
B6. OPEN TO ABOVE
B7. SKYLIGHT (24" SQUARE)
B8. SLOTTED AREA
B9. STAIRWAY
B9.1 18 STEPS AT 7.40" RISERS
B9.2 11" TREADS
B10. THICKER WALL FRAME
B11. THRESHOLD AT DOORWAY
B12. WASHER & DRYER

- C. KITCHEN
C1. DISHWASHER - 24"
C2. ISLAND SLAB - 50"X20"
C3. KITCHEN SINK - 36"
C4. MICROWAVE DRAWER - 24"
C5. RANGE/HOOD - 36"
C6. REFRIGERATOR/FREEZER - 42" (PANEL READY)
C7. WINE FRIDGE - 24"
C8. STEP-IN PANTRY CABINET DOOR - 30"
D. NOTES
D1. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE X GYPSUM BOARD APPLIED TO THE UNDERSIDE OF FLOOR FRAMING.
D2. PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE ALSEWHERE TABLA 3402.6
D3. SECURABLE STORAGE (200 CUBIC FEET MINIMUM REQUIRED), IN GARAGE. STORAGE SHOULD NOT BE LESS THAN 4 FEET ABOVE THE FINISH SURFACE LEVEL OF THE PARKING STALL.
STORAGE
L' X W' X H' = FT³
2' X 9.5' X 4' = 76 FT³
3' X 14' X 3' = 126 FT³
TOTALS = 202 FT³ STORAGE

DOOR SCHEDULE

| # | TAG | SIZE | DESCRIPTION | SWING | JAMB | BORE | HANDLE | MATERIAL | TEMPERED | COMMENTS |
|----|-----|----------------|------------------|-----------|-------|--------|-----------------------|--------------|----------|-------------------|
| 1 | 1A | 10'-0" X 8'-0" | GARAGE SECTIONAL | SECTIONAL | 7" | DOUBLE | PRIVACY/LOCK HANDLE | MANUFACTURER | - | SEE DOOR NOTE C40 |
| 2 | 2A | 3'-0" X 8'-0" | GARAGE EXTERIOR | RH OS | 7" | DOUBLE | PRIVACY/LOCK HANDLE | WOOD | - | SEE DOOR NOTE A |
| 3 | 3A | 3'-0" X 8'-0" | GARAGE INTERIOR | LH IS | 5" | DOUBLE | DEADBOLT/ENTRY HANDLE | SOLID CORE | - | SEE DOOR NOTE A |
| 4 | 4A | 3'-0" X 8'-0" | ENTRY | LH IS | 7" | DOUBLE | DEADBOLT/ENTRY HANDLE | WOOD | - | - |
| 5 | 5A | 10'-0" X 8'-0" | 4-PANEL SLIDERS | OXDO | 7" | DOUBLE | PRIVACY/LOCK HANDLE | ALUMINUM | YES | - |
| 6 | 6A | 2'-0" X 8'-0" | PANTRY | LH IS | 4.75" | SINGLE | PASSAGE | MDF | - | - |
| 7 | 7A | 2'-0" X 8'-0" | BATH 1 | RH IS | 4.75" | SINGLE | PRIVACY | MDF | - | - |
| 8 | 8A | OMIT | - | - | - | - | - | - | - | - |
| 9 | 9A | 5'-0" X 8'-0" | BEDROOM 1 CLOSET | SLIDERS | 4.75" | SINGLE | PASSAGE | MDF | - | - |
| 10 | 10A | 2'-0" X 8'-0" | BEDROOM 1 | RH IS | 4.75" | SINGLE | PRIVACY | MDF | - | - |
| 11 | 11A | 2'-0" X 8'-0" | ENTRY CLOSET | LH OS | 4.75" | SINGLE | PASSAGE | MDF | - | - |
| 12 | 12A | 10'-0" X 8'-0" | GARAGE SECTIONAL | SECTIONAL | 7" | DOUBLE | PRIVACY/LOCK HANDLE | MANUFACTURER | - | SEE DOOR NOTE C40 |
| 13 | 13A | 3'-0" X 8'-0" | GARAGE EXTERIOR | RH OS | 7" | DOUBLE | PRIVACY/LOCK HANDLE | WOOD | - | SEE DOOR NOTE A |
| 14 | 14A | 3'-0" X 8'-0" | GARAGE INTERIOR | RH IS | 5" | DOUBLE | DEADBOLT/ENTRY HANDLE | SOLID CORE | - | SEE DOOR NOTE A |
| 15 | 15A | 3'-0" X 8'-0" | ENTRY | RH IS | 7" | DOUBLE | DEADBOLT/ENTRY HANDLE | WOOD | - | - |
| 16 | 16A | 10'-0" X 8'-0" | 4-PANEL SLIDERS | OXDO | 7" | DOUBLE | PRIVACY/LOCK HANDLE | ALUMINUM | YES | - |
| 17 | 17A | 2'-0" X 8'-0" | PANTRY | LH IS | 4.75" | SINGLE | PASSAGE | MDF | - | - |
| 18 | 18A | 2'-0" X 8'-0" | BATH 1 | LH IS | 4.75" | SINGLE | PRIVACY | MDF | - | - |
| 19 | 19A | OMIT | - | - | - | - | - | - | - | - |
| 20 | 20A | 5'-0" X 8'-0" | BEDROOM 1 CLOSET | SLIDERS | 4.75" | SINGLE | PASSAGE | MDF | - | - |
| 21 | 21A | 2'-0" X 8'-0" | BEDROOM 1 | LH IS | 4.75" | SINGLE | PRIVACY | MDF | - | - |
| 22 | 22A | 2'-0" X 8'-0" | ENTRY CLOSET | RH OS | 4.75" | SINGLE | PASSAGE | MDF | - | - |

- ABBREVIATIONS
IS = IN-SWING, OS = OUTSWING
LH = LEFT HINGED, RH = RIGHT HINGED
MDF = MEDIUM-DENSITY FIBREBOARD
O = NON-OPERABLE
X = OPERABLE
DOOR NOTES:
A. DOORS SHALL BE 1-3/8" SOLID CORE OR MINIMUM 20-MINUTE FIRE-RATED DOOR (FOR NON-SPRINKLERED DWELLINGS) AND SELF-CLOSING AND SELF-LATCHING IN SPRINKLERED AND NON-SPRINKLERED DWELLINGS. R302.5.1
B. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. R302.5.1
C. AUTOMATIC ROLL-UP GARAGE DOOR WITH REMOTE CONTROLLED DOOR OPENER REQUIRED
D. AUTOMATIC GARAGE DOOR OPENER INSTALLED IN A RESIDENCE MUST HAVE AN AUTOMATIC REVERSE SAFETY DEVICE AND A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE.

WINDOW SCHEDULE

| # | TAG | SIZE | DESCRIPTION | FINISH | TEMPERED GLAZING | COMMENTS |
|----|-----|------|-------------|-------------|------------------|----------|
| 1 | 1A | 3050 | LH CASEMENT | VINYL FRAME | X | 15 SF |
| 2 | 2A | 5050 | FIXED | VINYL FRAME | - | 25 SF |
| 3 | 3A | 3050 | RH CASEMENT | VINYL FRAME | - | 15 SF |
| 4 | 4A | 3050 | LH CASEMENT | VINYL FRAME | - | 15 SF |
| 5 | 5A | 3050 | FIXED | VINYL FRAME | - | 25 SF |
| 6 | 6A | 3050 | RH CASEMENT | VINYL FRAME | - | 15 SF |
| 7 | 7A | 2026 | FIXED | VINYL FRAME | - | 5 SF |
| 8 | 8A | 3050 | RH CASEMENT | VINYL FRAME | X | 15 SF |
| 9 | 18 | 3050 | RH CASEMENT | VINYL FRAME | X | 15 SF |
| 10 | 28 | 5050 | FIXED | VINYL FRAME | - | 25 SF |
| 11 | 38 | 3050 | LH CASEMENT | VINYL FRAME | - | 15 SF |
| 12 | 48 | 3050 | RH CASEMENT | VINYL FRAME | - | 15 SF |
| 13 | 58 | 5050 | FIXED | VINYL FRAME | - | 25 SF |
| 14 | 68 | 3050 | LH CASEMENT | VINYL FRAME | - | 15 SF |
| 15 | 78 | 2026 | FIXED | VINYL FRAME | - | 5 SF |
| 16 | 88 | 3050 | LH CASEMENT | VINYL FRAME | X | 15 SF |

TITLE-24 VALUES

- FRONT WALL (544 SF)
NORTHEAST 50°
WINDOWS: 30 SF
DOORS: 48 SF
LEFT WALL (540 SF)
SOUTHEAST 140°
WINDOWS: 10 SF
DOORS: 28 SF
REAR WALL (544 SF)
SOUTHWEST 230°
SLIDERS: 256 SF
RIGHT WALL (540 SF)
SOUTHWEST 230°
WINDOWS: 10 SF
DOORS: 28 SF
PARTY WALL (540 SF)
INTERIOR
U-FACTOR
SHGC
= 0.27
= 0.28

FENESTRATION

STATUS: PERMIT

REVISIONS

- 1 1ST FLOOR MODIFIED
BATH 1 & BED 1 &
KITCHEN (06/05/23)

A-2

SHEET 9 OF 51

DATE: 06.05.2022

PROJECT NAME:
NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 CECIL PL LLC
PROJECT ADDRESS:
161 CECIL PLACE
COSTA MESA, CA 92627

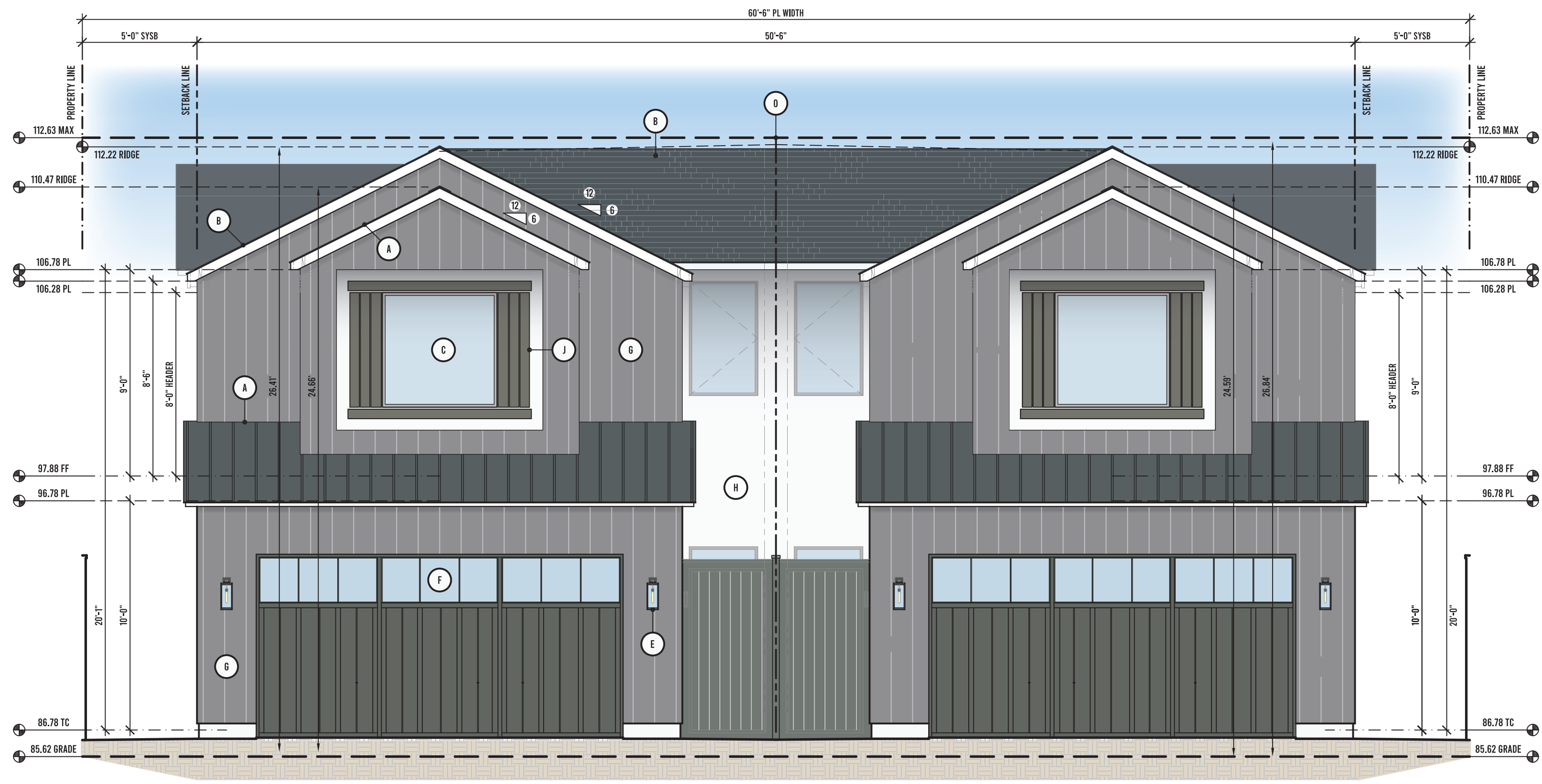
PROJECT DESIGNER:
JOSH MARTINEZ

RENOVATIONS
BUILDERS & DEVELOPERS
INCORPORATED

PROJECT DESIGNER:
RBD INC.
18627 BROOKHURST ST #205
FOUNTAIN VALLEY, CA 92708
RBDINCORP@GMAIL.COM
JOSH - (714) 888-3327
JOEY - (714) 580-7189

RBD INC. EXPRESSLY RESERVES COMPANY'S COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF RBD INC. THE THIRD PARTY SHALL HOLD RBD INC. HARMLESS.

MANAGING MEMBER:
JACK HERON
JACKHERON@GMAIL.COM
949.633.7103



FRONT ELEVATION - UNIT A

SCALE: 1/4"=1'-0"

FRONT ELEVATION - UNIT B

SCALE: 1/4"=1'-0"



LEFT ELEVATION - UNIT A

SCALE: 1/4"=1'-0"

KEYNOTES

- A. METAL ROOF
A.1. MANUFACTURER: PAC-CLAD (PETERSEN ALUMINUM CORPORATION)
A.2. COLOR: SLATE GRAY
- B. PRESIDENTIAL SHAKE TL RESIDENTIAL ROOFING
B.1. MANUFACTURER: ROOFING CERTAIN TEED
B.2. COLOR: CHARCOAL GRAY
- C. WINDOWS
C.1. MANUFACTURER: ANDERSEN WINDOWS
C.2. SERIES: 100 VINYL GRAY
- D. EXTERIOR DOORS
D.1. MANUFACTURER: EL AND EL WOOD PRODUCTS
D.2. STYLE: VISTAGARDE SERIES GLASS DOORS
D.3. PAINT COLOR: VINYL GRAY

- E. EXTERIOR MODERN FARMHOUSE WALL SCIENCE
E.1. SIZE: 17.00" H X 6.00" W
E.2. COLOR: NATURAL BLACK FINISH
E.3. MODEL: VOL1331 THE QUINCY COLLECTION BY URBAN AMBIANCE
- F. GARAGE DOOR
F.1. CUSTOM ORDER TO MATCH AS DRAWN
F.2. COLOR: MEDIUM GRAY
- G. SIDING
G.1. MANUFACTURER: JAMESHARDIE
G.2. STYLE: HARORE PANEL VERTICAL SIDING (SMOOTH)
G.3. COLOR: NIGHT GRAY
- H. STUCCO
H.1. STYLE: SMOOTH SANTA BARBARA FINISH
H.2. COLOR: ARCTIC WHITE

- I. ENTRY DOOR
I.1. MANUFACTURER: EL AND EL WOOD PRODUCTS
I.2. STYLE: DUTCH DOOR
I.3. PAINT COLOR: BLACK OR DARK GREY
- J. TRADITIONAL WOOD SHUTTERS
J.1. STYLE: JOINED BOARD AND BATTEN COMPOSITE
J.2. COLOR: MEDIUM GRAY
- K. ROOF GUTTERS & DOWNSPOUTS
K.1. COLOR: ALUMINUM BLACK
- L. COVERED PATIO
- M. DECORATIVE ATTIC VENT

- N. ROOF GUTTERS & DOWNSPOUTS
N.1. COLOR: ALUMINUM BLACK
- O. BUILDING CENTERLINE FOR REFERENCE
- P. ROOF CRICKET FOR REFERENCE
- Q. SIDE YARD PRIVACY GATE FOR REFERENCE (SEE SITE PLAN)
- R. OUTDOOR SECURABLE STORAGE (BUILT-IN)

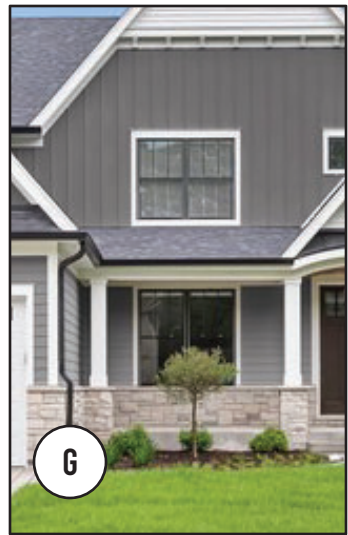
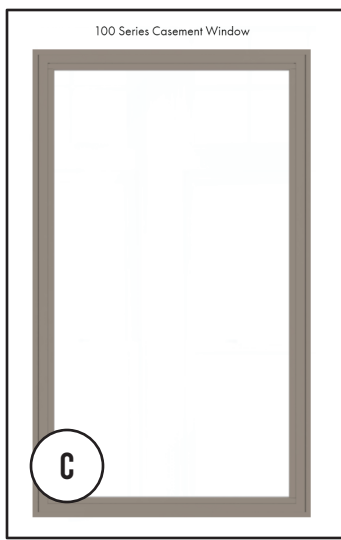
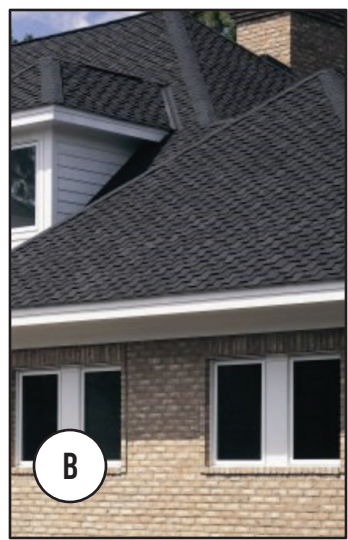
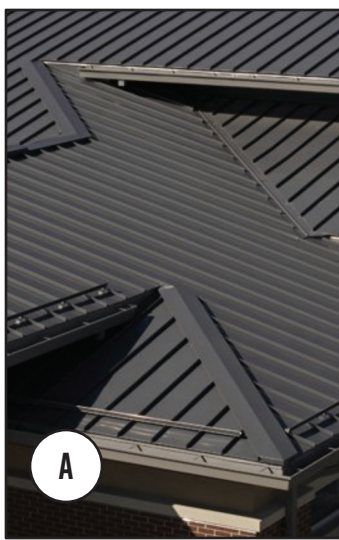
ROOF MATERIAL

CERTAINTEED SAINT-GOBAIN
STYLE: PRESIDENTIAL SHAKE TL
COLOR: CHARCOAL GRAY
REPORT: ESR-1389
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM D3462 - CLASS A ROOF

CERTAINTEED ROOFING
1431 W E ST.
WILMINGTON, CA 90744
WWW.CERTAINTEED.COM
1 (370) 952-8800

PETERSEN STANDING SEAM METAL ROOF
STYLE: METAL ROOF PANELS
COLOR: SLATE GREY
REPORT: ESR-1320
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM E108 - CLASS A ROOF

PETERSEN ALUMINUM CORPORATIONS
1005 TONNE ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
WWW.PAC-CLAD.COM
1 (847) 956-7968



ELEVATION MATERIALS LEGEND

STATUS: PERMIT

PROJECT DESIGNER:

RBD INC.

18627 BROOKHURST ST #205

FOUNTAIN VALLEY, CA 92708

RBDINCORP@GMAIL.COM

JOSH - (714) 488-3327

JOEY - (714) 580-7189

RENOVATIONS

BUILDERS & DEVELOPERS

INCORPORATED

PROJECT DESIGNER:

JOSH MARTINEZ

PROJECT NAME:

NEW DUPLEX PROJECT NEW DUPLEX PROJECT

FOR 161 CECIL PL LLC

PROJECT ADDRESS:

161 CECIL PLACE 101 CECIL PLACE

COSTA MESA, CA 92627

MANAGING MEMBER:

JACK HERON

JACKLHERON@GMAIL.COM

949 633-7103

REVISIONS

1

1ST FLOOR MODIFIED

BATH 1 & BED 1 & 2

KITCHEN (06/05/23)

A-5

SHEET 12 OF 51

DATE: 06.05.373



REAR ELEVATION - UNIT B

SCALE: 1/4"-1'-0"

REAR ELEVATION - UNIT A

SCALE: 1/4"-1'-0"



RIGHT ELEVATION - UNIT B

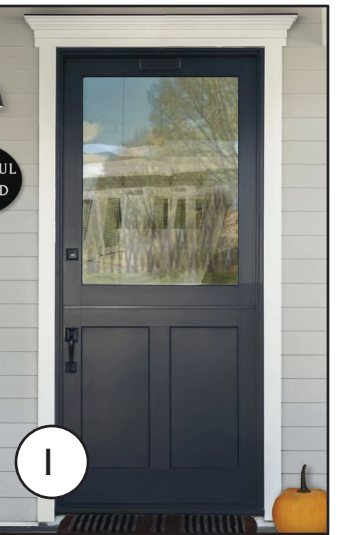
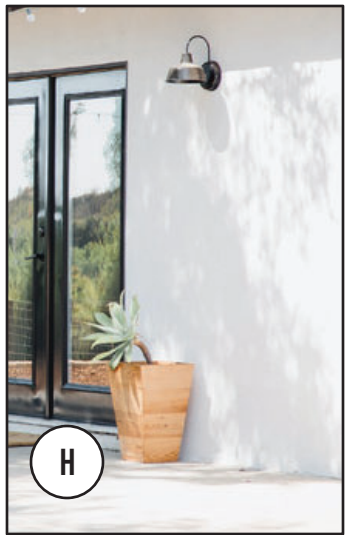
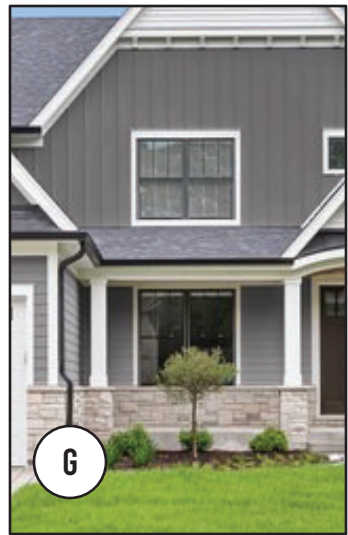
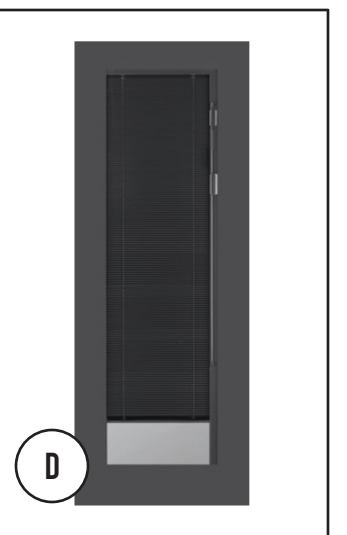
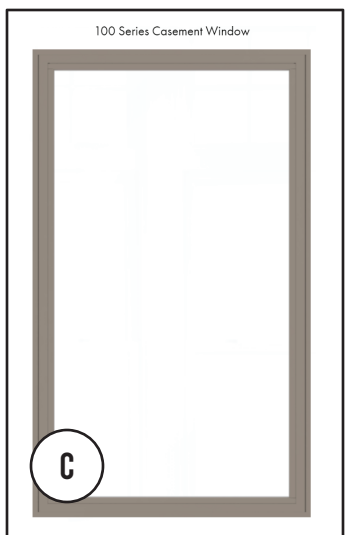
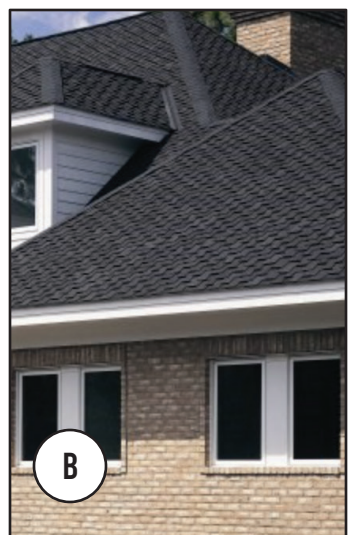
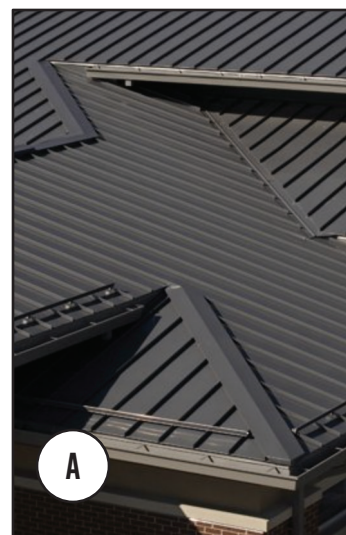
SCALE: 1/4"-1'-0"

KEYNOTES

- A. METAL ROOF
A.1. MANUFACTURER: PAC-CLAD (PETERSEN ALUMINUM CORPORATION)
A.2. COLOR: SLATE GRAY
- B. PRESIDENTIAL SHAKE TL RESIDENTIAL ROOFING
B.1. MANUFACTURER: ROOFING CERTAIN TEED
B.2. COLOR: CHARCOAL GREY
- C. WINDOWS
C.1. MANUFACTURER: ANDERSEN WINDOWS
C.2. SERIES: 100 VINYL GRAY
- D. EXTERIOR DOORS
D.1. MANUFACTURER: EL AND L WOOD PRODUCTS
D.2. STYLE: VISTAGRANDE SERIES GLASS DOORS
D.3. PAINT COLOR: VINYL GRAY
- E. EXTERIOR MODERN FARMHOUSE WALL SCIENCE
E.1. SIZE: 17.00"X X 6.00"X
E.2. COLOR: NATURAL BLACK FINISH
E.3. MODEL: VOL1331 THE QUINCY COLLECTION BY URBAN AMBANCE
- F. GARAGE DOOR
F.1. CUSTOM ORDER TO MATCH AS DRAWN
F.2. COLOR: MEDIUM GRAY
- G. SIDING
G.1. MANUFACTURER: JAMESHARDIE
G.2. STYLE: HARORE PANEL VERTICAL SIDING (SMOOTH)
G.3. COLOR: NIGHT GRAY
- H. STUCCO
H.1. STYLE: SMOOTH SANTA BARBARA FINISH
H.2. COLOR: ARCTIC WHITE
- I. ENTRY DOOR
I.1. MANUFACTURER: EL AND EL WOOD PRODUCTS
I.2. STYLE: DUTCH DOOR
I.3. PAINT COLOR: BLACK OR DARK GREY
- J. TRADITIONAL WOOD SHUTTERS
J.1. STYLE: JUNGES BOUND AND BATTEN COMPOSITE
J.2. COLOR: MEDIUM GRAY
- K. ROOF GUTTERS & DOWNSPOUTS
K.1. COLOR: ALUMINUM BLACK
- L. COVERED PATIO
- M. DECORATIVE ATTIC VENT
- N. ROOF GUTTERS & DOWNSPOUTS
N.1. COLOR: ALUMINUM BLACK
- O. BUILDING CENTERLINE FOR REFERENCE
- P. ROOF CRICKET FOR REFERENCE
- Q. SIDE YARD PRIVACY GATE FOR REFERENCE (SEE SITE PLAN)
- R. OUTDOOR SECURABLE STORAGE (BUILT-IN)

ROOF MATERIAL

- CERTAINTEED SAINT-GOBAIN
STYLE: PRESIDENTIAL SHAKE TL
COLOR: CHARCOAL GRAY
REPORT: ESR-1389
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM D2462 - CLASS A ROOF
- PETERSEN STANDING SEAM METAL ROOF
STYLE: METAL ROOF PANELS
COLOR: SLATE GREY
REPORT: ESR-1320
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM E108 - CLASS A ROOF
- PETERSEN ALUMINUM CORPORATIONS
1005 TONNE ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
WWW.PAC-CLAD.COM
1 (847) 956-7966



ELEVATION MATERIALS LEGEND

PROJECT NAME:
NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 CECIL PL LLC
PROJECT ADDRESS:
161 CECIL PLACE 161 CECIL PLACE
COSTA MESA, CA 92627

MANAGING MEMBER:
JACK HERON
JACKHERON@GMAIL.COM
949 633-7103

PROJECT DESIGNER:
JOSH MARTINEZ

INCORPORATED

PROJECT DESIGNER:
RBD INC.
18627 BROOKHURST ST #205
FOUNTAIN VALLEY, CA 92708
RBDINCORP@GMAIL.COM
JOSH - (714) 488-3327
JOEY - (714) 580-7189

STATUS: PERMIT

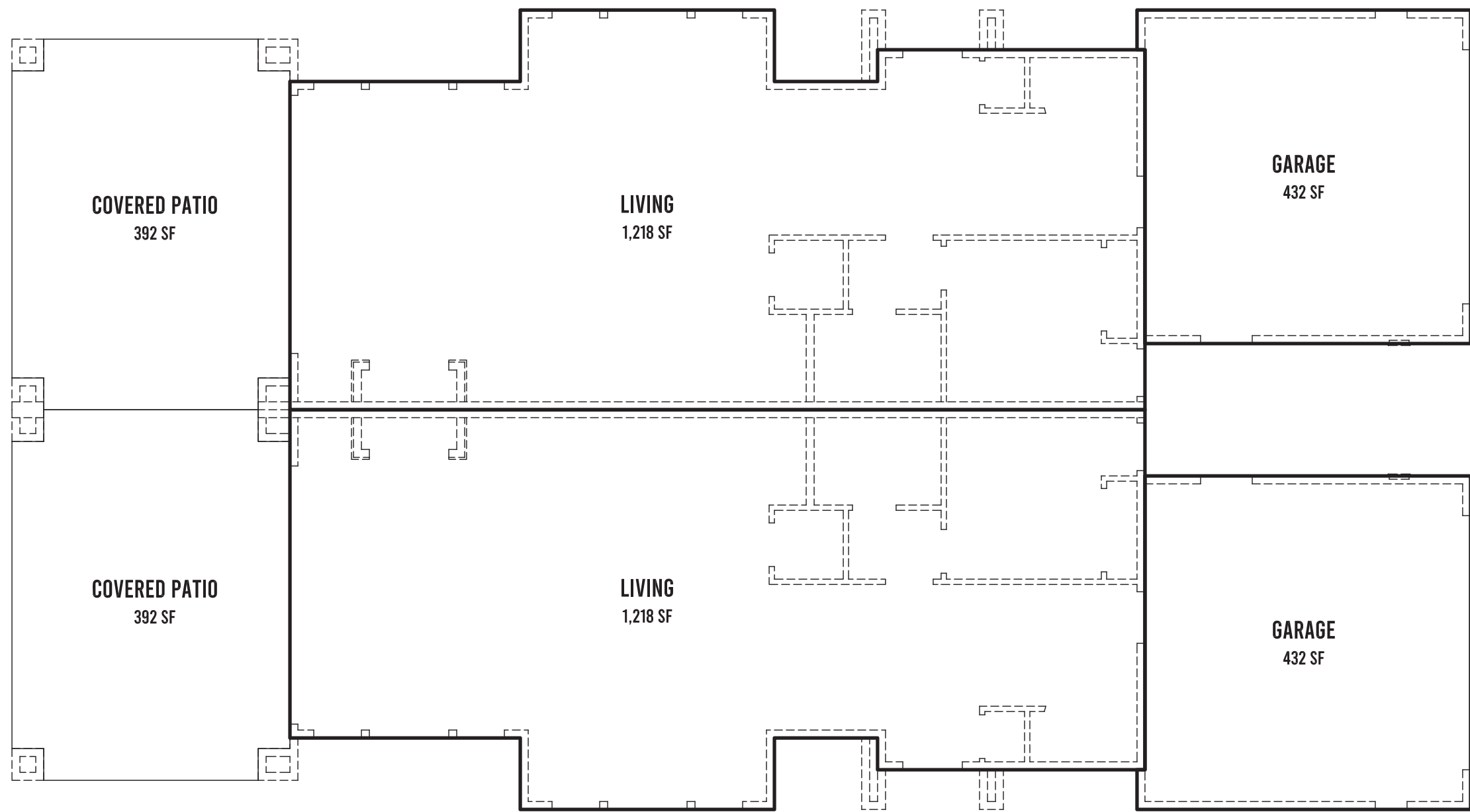
REVISIONS

1. 1ST FLOOR MODIFIED
BATH 1 & BED 1 & 8
KITCHEN (06/05/23)

A-6

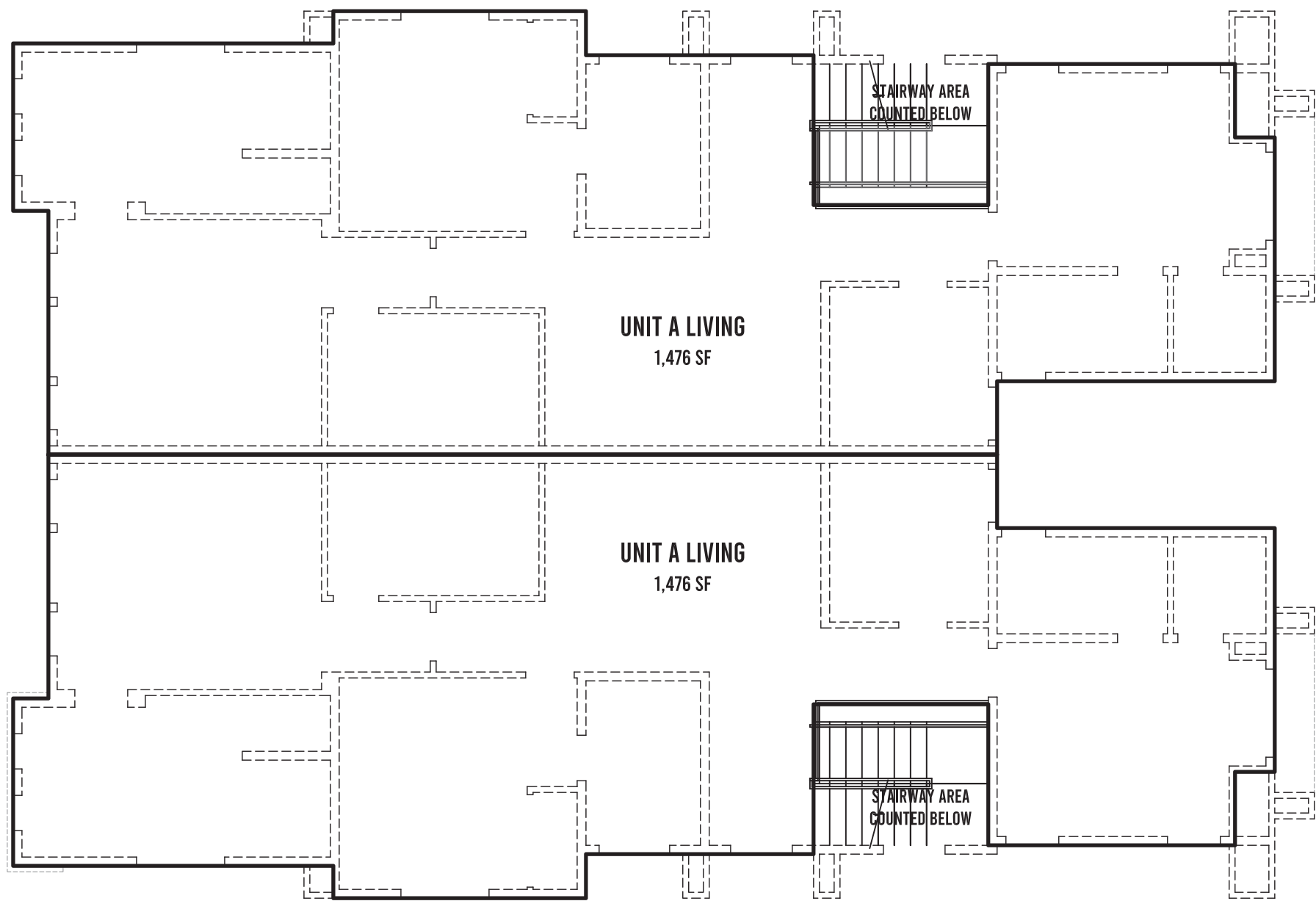
SHEET 13 OF 51

DATE: 06.05.23



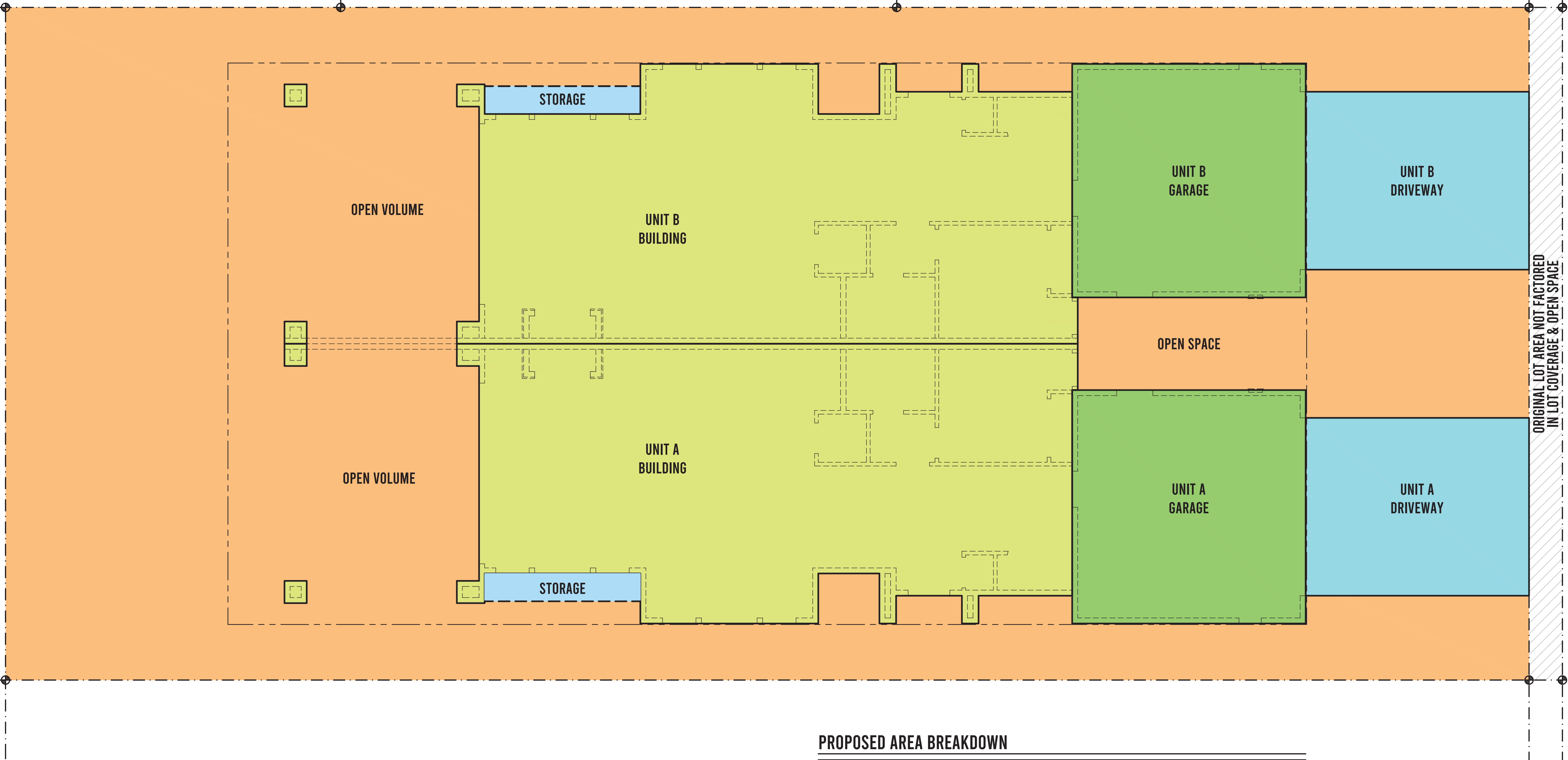
1ST FLOOR AREA - UNIT BREAKDOWN
SCALE: 1/8"=1'-0"

| UNIT AREA BREAKDOWN | |
|---------------------|-------------|
| LIVING AREA | A1 1,218 SF |
| GARAGE AREA | G1 432 SF |
| COVERED PATIO | V1 392 SF |
| BUILDING AREA | B1 1,650 SF |



2ND FLOOR AREA - UNIT BREAKDOWN
SCALE: 1/8"=1'-0"

| UNIT AREA BREAKDOWN | |
|---------------------|-------------|
| LIVING AREA | A2 1,476 SF |



PROPOSED AREA BREAKDOWN
SCALE: 3/16"=1'-0"

| LOT COVERAGE | |
|--------------------------------------|--|
| (1ST FLOOR AREA + GARAGE + DRIVEWAY) | LOT AREA |
| OPEN SPACE | |
| LOT AREA - LOT COVERAGE | LOT AREA |
| ORIGINAL LOT AREA | = 8,470 SF |
| NEW DEVELOPMENT LOT AREA | = 8,288.50 SF |
| UNIT A & B | |
| PROPOSED 1ST FLOOR | = 1,218 SF X 2 (2,436 SF TOTAL) |
| PROPOSED 2ND FLOOR | = 1,476 SF X 2 (2,952 SF TOTAL) |
| GARAGE | = 432 SF X 2 (864 SF TOTAL) |
| DRIVEWAY | = 321.33 SF X 2 (642.66 SF TOTAL) |
| OUTDOOR STORAGE | = 35 SF X 2 (70 SF TOTAL) ² |
| LOT COVERAGE CALC | |
| (2,436 + 864 + 642.66) | 8,288.50 |
| = 3,942.66/8,288.50 | = 48% |
| OPEN SPACE CALC ² | |
| (8,288.50 - 4,012.66) | 8,288.50 |
| = 4,275.84/8,288.50 | = 52% |
| 2ND FLOOR LIMIT | |
| 1,476 | (1,218 + 321.33) |
| = 1,476/1,650 | = 89% (UNDER 100%) |

PROJECT NAME:
NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 CECIL PL LLC
PROJECT ADDRESS:
161 CECIL PLACE 161 CECIL PLACE
COSTA MESA, CA 92627

MANAGING MEMBER:
JACK HERRON
JACKHERRON@GMAIL.COM
949 639-7103

PROJECT DESIGNER:
JOSH MARTINEZ

Josh Martinez

PROJECT DESIGNER:
RBD INC.
18627 BROOKHURST ST #205
FOUNTAIN VALLEY, CA 92708
RBDINCORP@GMAIL.COM
JOSH - (714) 488-3327
JOEY - (714) 580-7189

RBD INC. BUILDERS & DEVELOPERS INCORPORATED

STATUS: PERMIT

RBD INC. EXPRESSLY RESERVES COMPANY'S COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF RBD INC. THE THIRD PARTY SHALL HOLD RBD INC. HARMLESS.

REVISIONS

1 1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23)

AF-1

SHEET 19 OF 51

DATE: 06.05.23