

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, October 4th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed subdivision of an existing lot .45 acre lot into two lots (3953 Cameo Drive)

Zoning: RM-A (Medium-Density Residential A)
Land Use: MDA-R (Medium Density A Residential)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 166-593-15
Contact Person: Robert Nami
Tel.: (760) 809-9560
Email: robert.b.nami@gmail.com

2. 10:30 - 11:30 a.m. Proposed 2,400 SF Starbucks drive thru within the existing Loma Alta Station commercial center (1401-1405 El Camino Real)

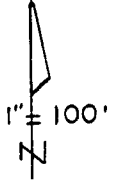
Zoning: IG-MP-5-86 (Oceanside Business Park Master Plan)
Land Use: General Industrial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 162-031-24
Contact Person: Jamie Looney
Tel.: (760) 201-6524
Email: jlooney@unitepacific.com

Note: A previous DC meeting reviewed a proposed gas station at this center. Those plans are at the end of the package for reference.

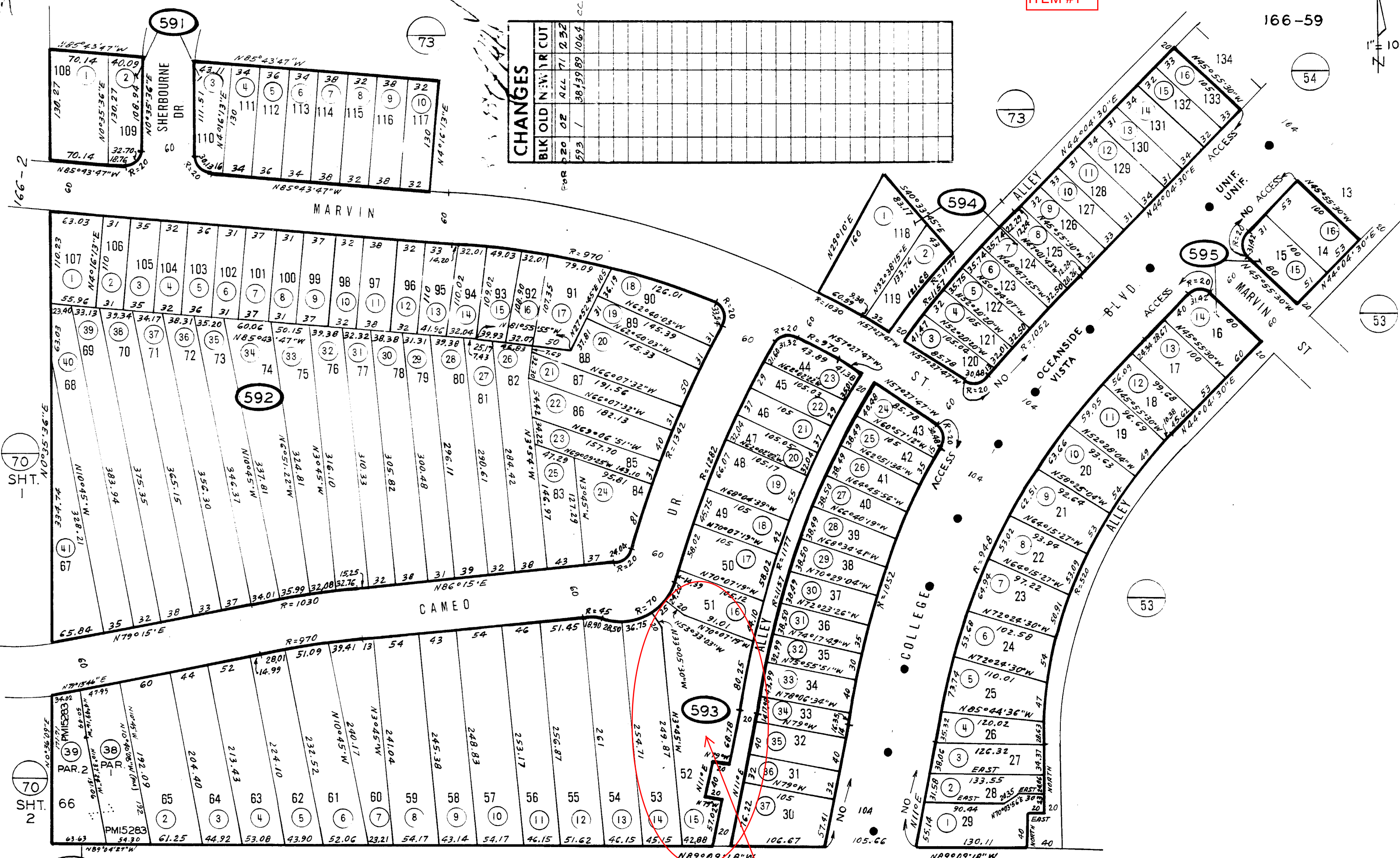
Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.



CHANGES	
BLK	OLD NEW YR CUT
20	02 71 232
593	1 3813989 1064



166-2

70 SHT. 1

70 SHT. 2

70 SHT. 3

66

53

54

Hello Tiffany,

The reason for my request to have a developer's conference on 10/4 at 9:30am is as follows:

Background:

- 1) I own a property at 3953 Cameo Drive in Oceanside which consist of a 1083 square foot home with a 2 car garage on a 0.45 acre piece of land. Pacerl # 1665931500
- 2) Unlike all or most properties located on my block, my property has 2 access points. One access point is on Cameo Drive. The second access point is on a alley which runs parallel with College Avenue, off of Marvin Street.
- 3) Although many of the houses located on my block are also built on large pieces of land, non has a secondary access point.

Primary proposal

I would like to investigate possibility of several different development options. These are:

- a. Sub-dividing the property so that the existing house and 5,000-6,000 square feet of land end up on one portion and the rest of the land ends up on another.
- b. Reducing square footage of existing house to below 1000 square feet so it qualifies as a granny flat and building a multi dwelling structure such that first floor of structure is accessible from Cameo Drive and second floor will be accessible through the alley.
- c. Building a 999 square foot granny flat and increasing size of existing home from 1,083 to approximately 1400 square feet.
- d. Keeping the existing home as is and building a structure with several bedrooms and bathrooms and a combined living/dining space that would be suitable for use as a residential nursing home.
- e. Increasing square footage of existing home to approximately 1600 square feet and building a 999 square foot granny flat on the upper portion of the land accessible through the alley.
- f. I would also like to know if area marked as "U-turn area" on the sketch on the 11x17" size paper can be moved or modified to allow more optimum usage of my land for development.

I have prepared the enclosed sketches based on requirements you send in your original email. Please advise what additional information I would need to supply.

Regards,

Robert NAMI
760.809.9560
robert.b.nami@gmail.com

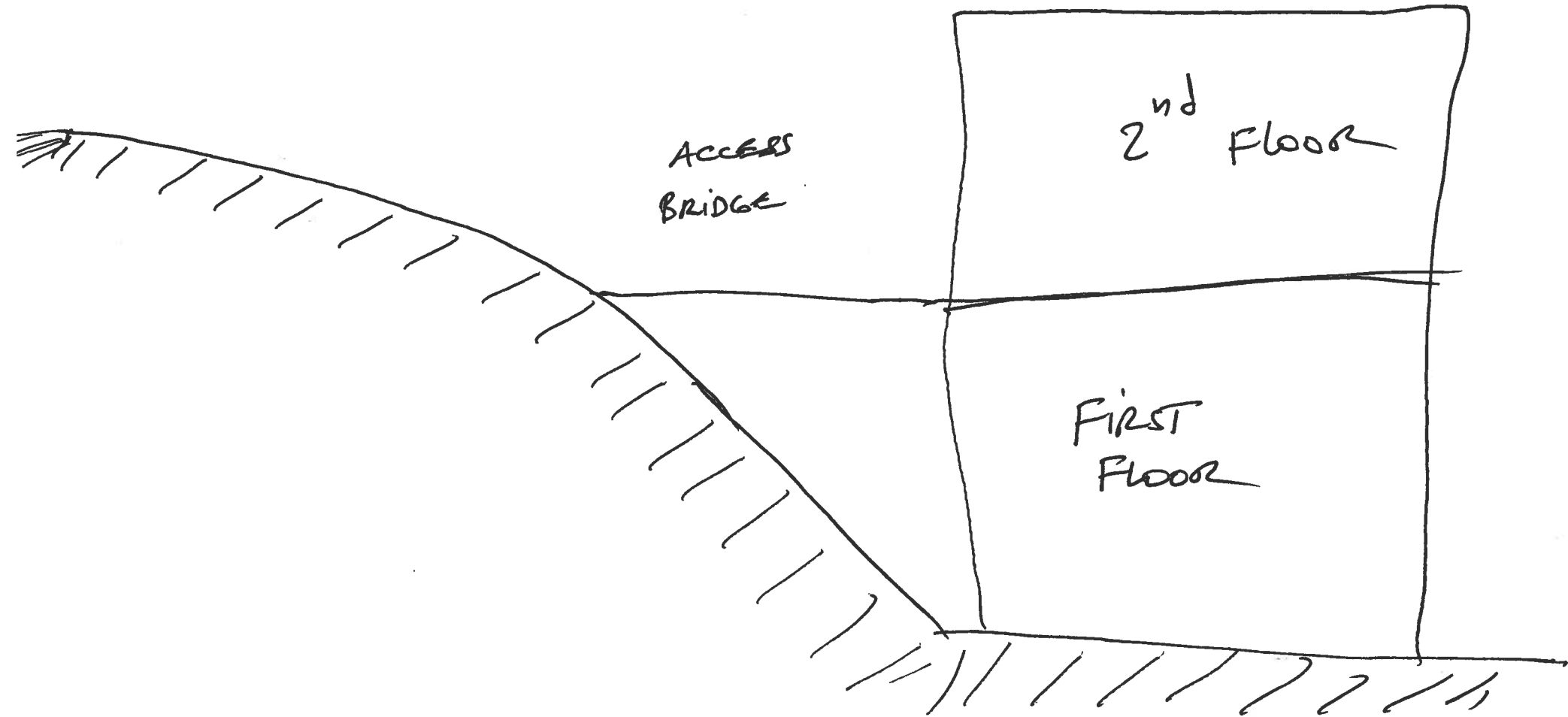
City of Oceanside, CA

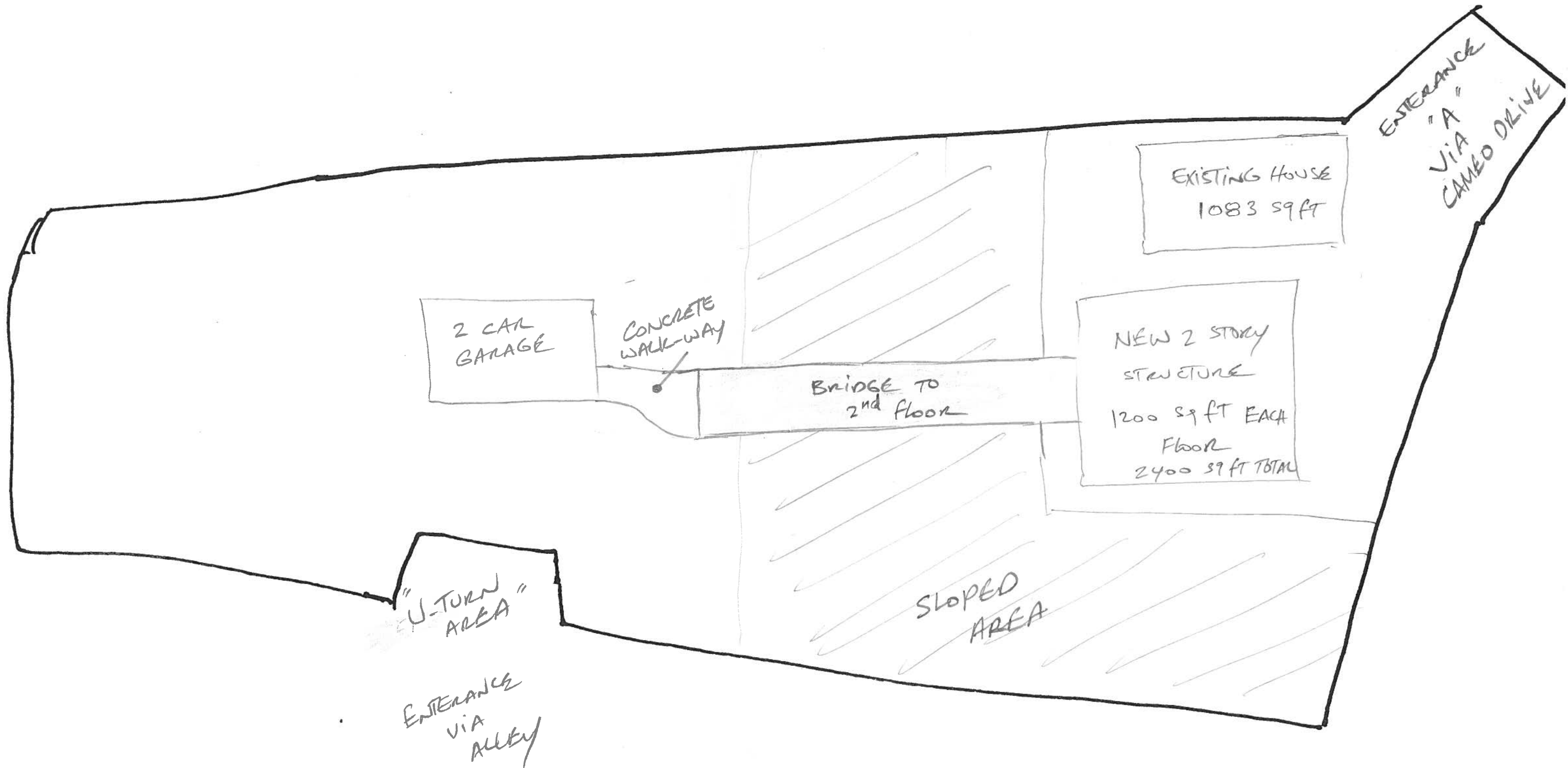


Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.

Map Scale
1 inch = 42 feet
6/14/2017

M





City of Oceanside Developer's Conferences

Drive Thru Coffee

Loma Alta Station
1401-1405 El Camino Real
Oceanside, CA

APN 182-031-24-00

Project Description:

Owner would like to construct a 2400 square foot retail building to be utilized as a drive thru coffee shop on an existing retail site located in Oceanside, CA.

Site Address:

Loma Alta Station
1401-1405 El Camino Real
Oceanside, CA

Details:

The developer would like to remove (demolish) approximately 4363 Square feet of existing retail improvements, reconfigure the existing parking lot and build the standalone building in the Northeast portion of the parking lot.

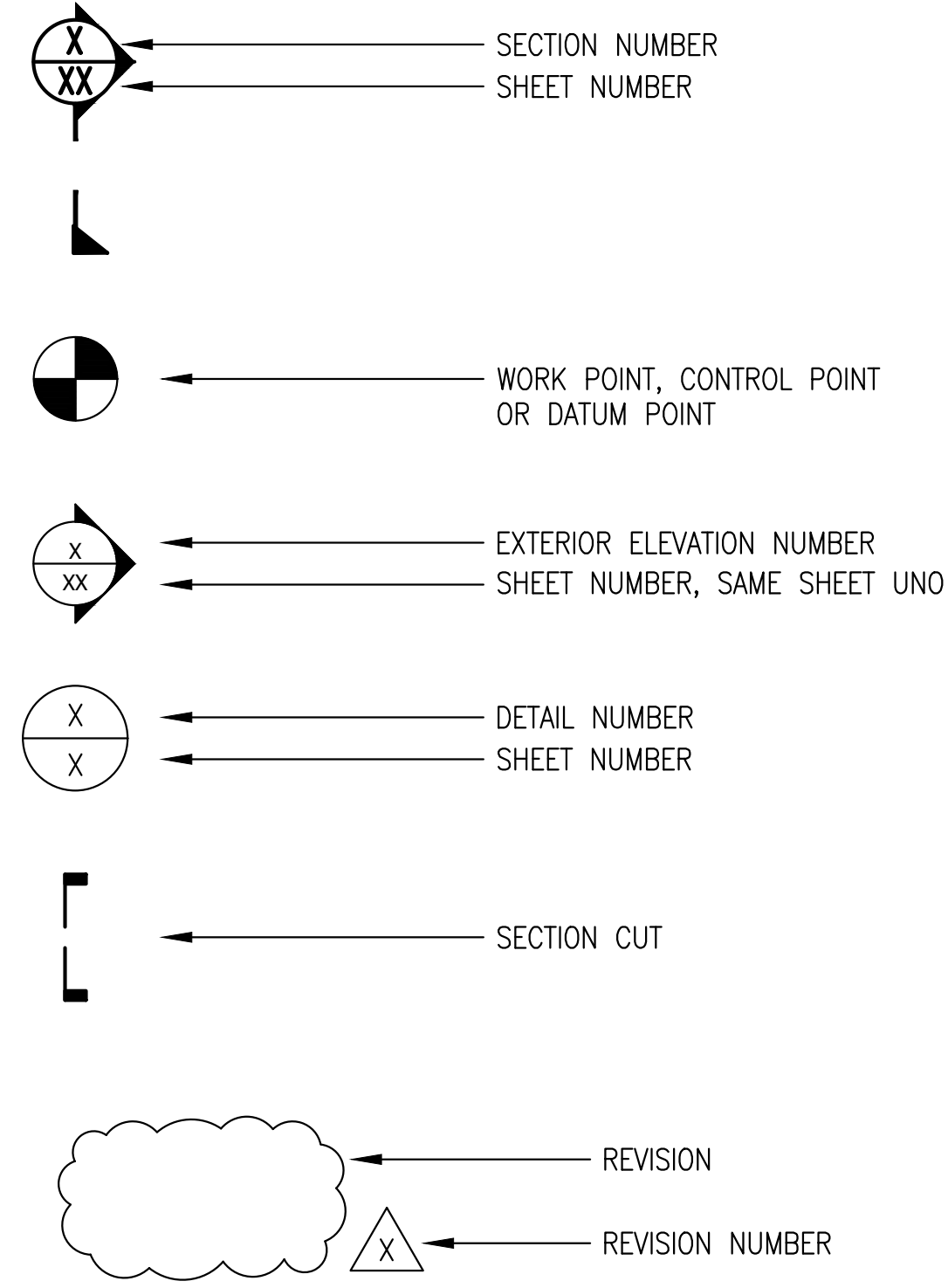
Please address any questions to:

Jamie Looney
RJ El Camino Plaza Investors, LLC
% Unite Pacific, inc
550 Laguna Drive, Suite 100
Carlsbad, CA 92008

DEVELOPER / OWNER
 RJ REALTY INVESTORS, LLC
 2333 STATE STREET SUITE 200
 CARLSBAD, CA 92008

CONTRACTOR
 TBD

REFERENCE SYMBOLS



PROPERTY DESCRIPTION
 COMMERCIAL REAL ESTATE PROPERTY

PROJECT DESCRIPTION
 MODIFICATION OF PARKING LOT TO ACCOMMODATE NEW DRIVE-THRU RESTAURANT

GENERAL NOTES

DESIGN CONTACTS

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
2. FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION ARE PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
3. THE INSTALLATION SHALL COMPLY WITH AND BE IN ACCORDANCE WITH ALL LEGAL AUTHORITIES AND CODES HAVING JURISDICTION.
4. WRITTEN DIMENSIONS AND QUANTITIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DRAWN QUANTITIES.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE DETAILS IN THIS DRAWING SHALL BE USED WHENEVER APPLICABLE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

ENGINEERING
 FAETHM ENGINEERING
 2090 HAWLEY DRIVE
 VISTA, CA 92084
 PHONE (520) 461-4027
 CONTACT: JEREMY METTS, PE

LOMA ALTA STATION

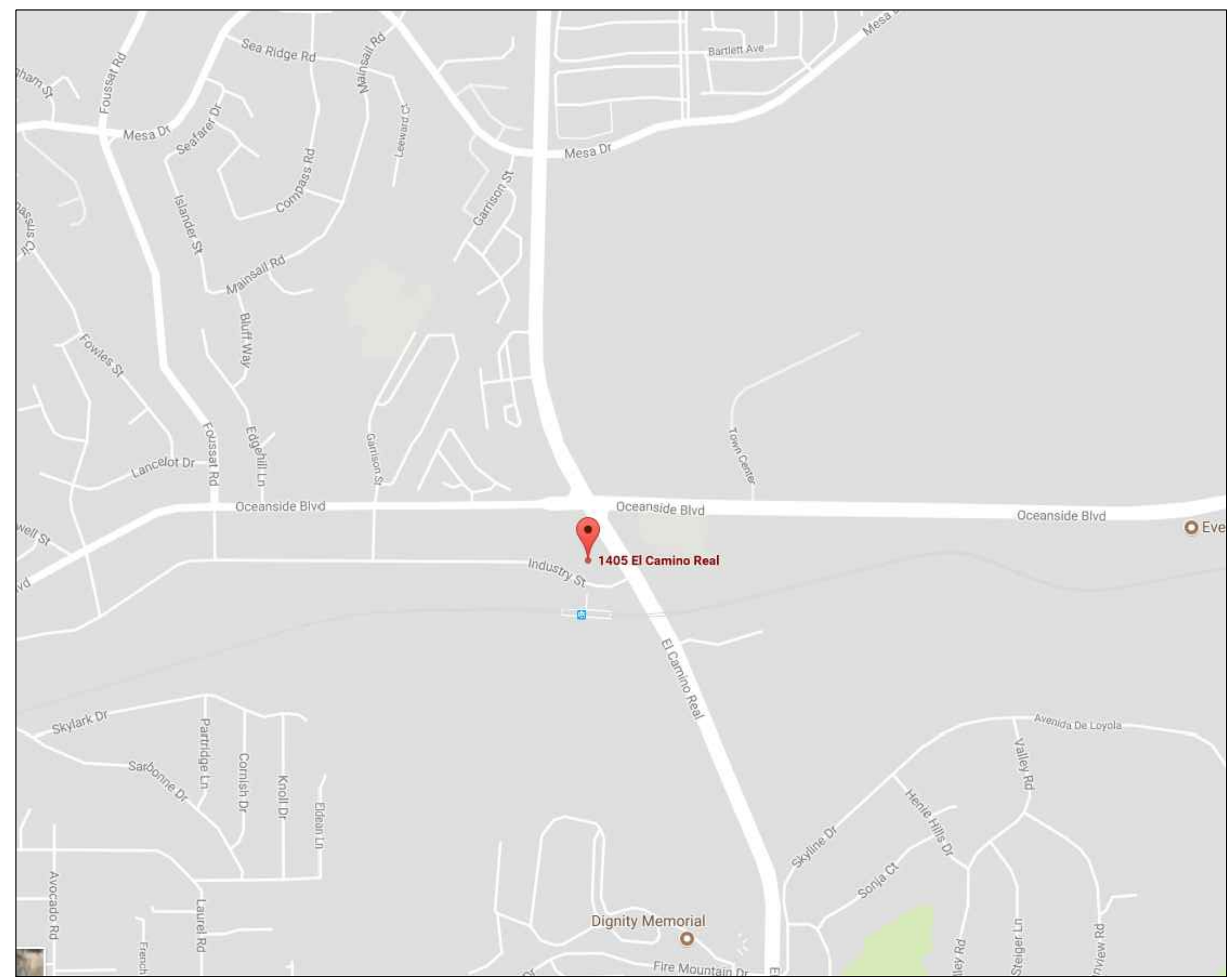
Drive Thru Coffee

SHEET #	DESCRIPTION
T01	TITLE SHEET
C01	EXISTING SITE PLAN
C02	DEMO PLAN
C03	NEW SITE PLAN
C04	DETAILS

APPLICABLE CODES

- OCEANSIDE CITY CODE
- OCEANSIDE ZONING ORDINANCE
- CALIFORNIA BUILDING CODE 2016

VICINITY MAP (NO SCALE)



REV	DATE	DESCRIPTION

PROJECT
 LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

PROJECT
 LOMA ALTA PLAZA

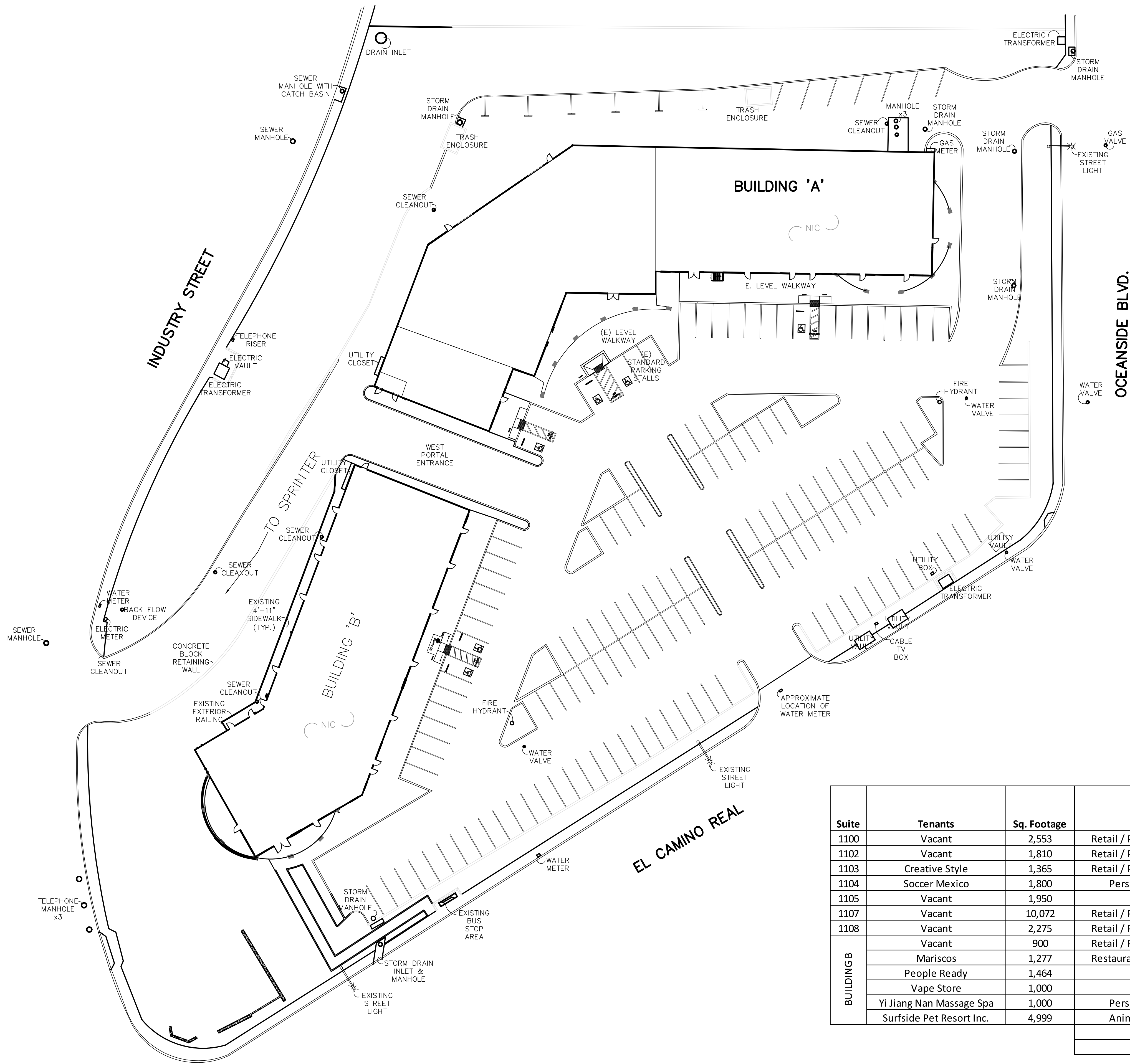
Fe

Faethm Engineering, Inc.
 PH: (520) 461-4027
 WWW.FAETHMENG.COM

TITLE SHEET

SCALE: NONE

DRAWN		CHECKED	
JM	JM		
M	E		
C	S		
JM	JM		
PROJECT NUMBER			
DRAWING			
T01			



Suite	Tenants	Sq. Footage	Type	Ratio (1 space per x sq ft)	Required Spaces
1100	Vacant	2,553	Retail / Personal Service	250	11
1102	Vacant	1,810	Retail / Personal Service	250	8
1103	Creative Style	1,365	Retail / Personal Service	250	6
1104	Soccer Mexico	1,800	Personal Service	250	8
1105	Vacant	1,950	Retail	250	8
1107	Vacant	10,072	Retail / Personal Service	250	41
1108	Vacant	2,275	Retail / Personal Service	250	10
BUILDING B	Vacant	900	Retail / Personal Service	250	4
	Mariscos	1,277	Restaurant - Full Service	50	26
	People Ready	1,464	Office	300	5
	Vape Store	1,000	Retail	250	4
	Yi Jiang Nan Massage Spa	1,000	Personal Service	250	4
	Surfside Pet Resort Inc.	4,999	Animal Boarding	400	13
Total Spaces Required					148
Total Spaces Provided					159

REV	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
 LOMA ALTA PLAZA

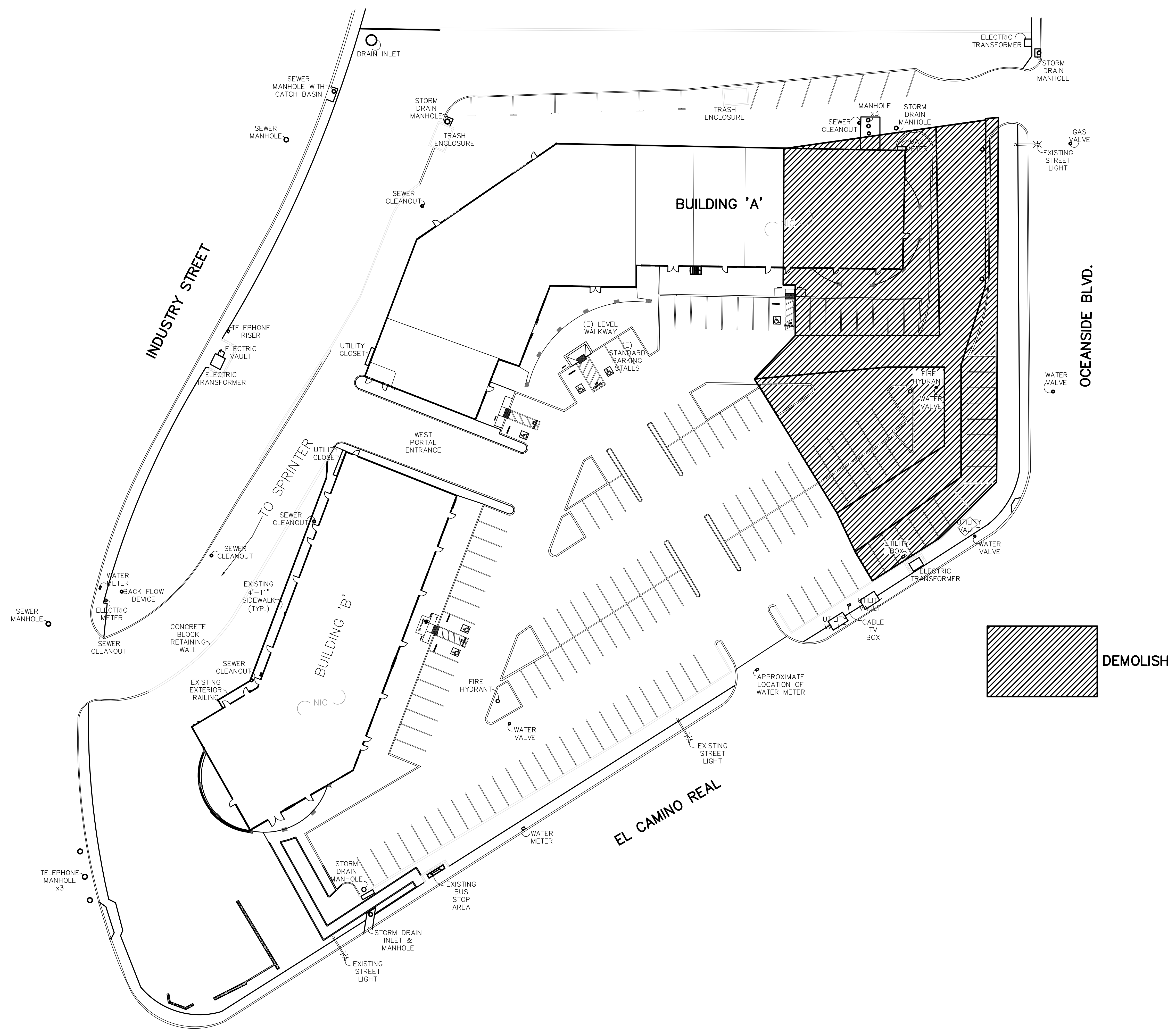
Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

EXISTING SITE PLAN

SCALE 1"=30'

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CHEK JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C01	



REV	DATE	DESCRIPTION

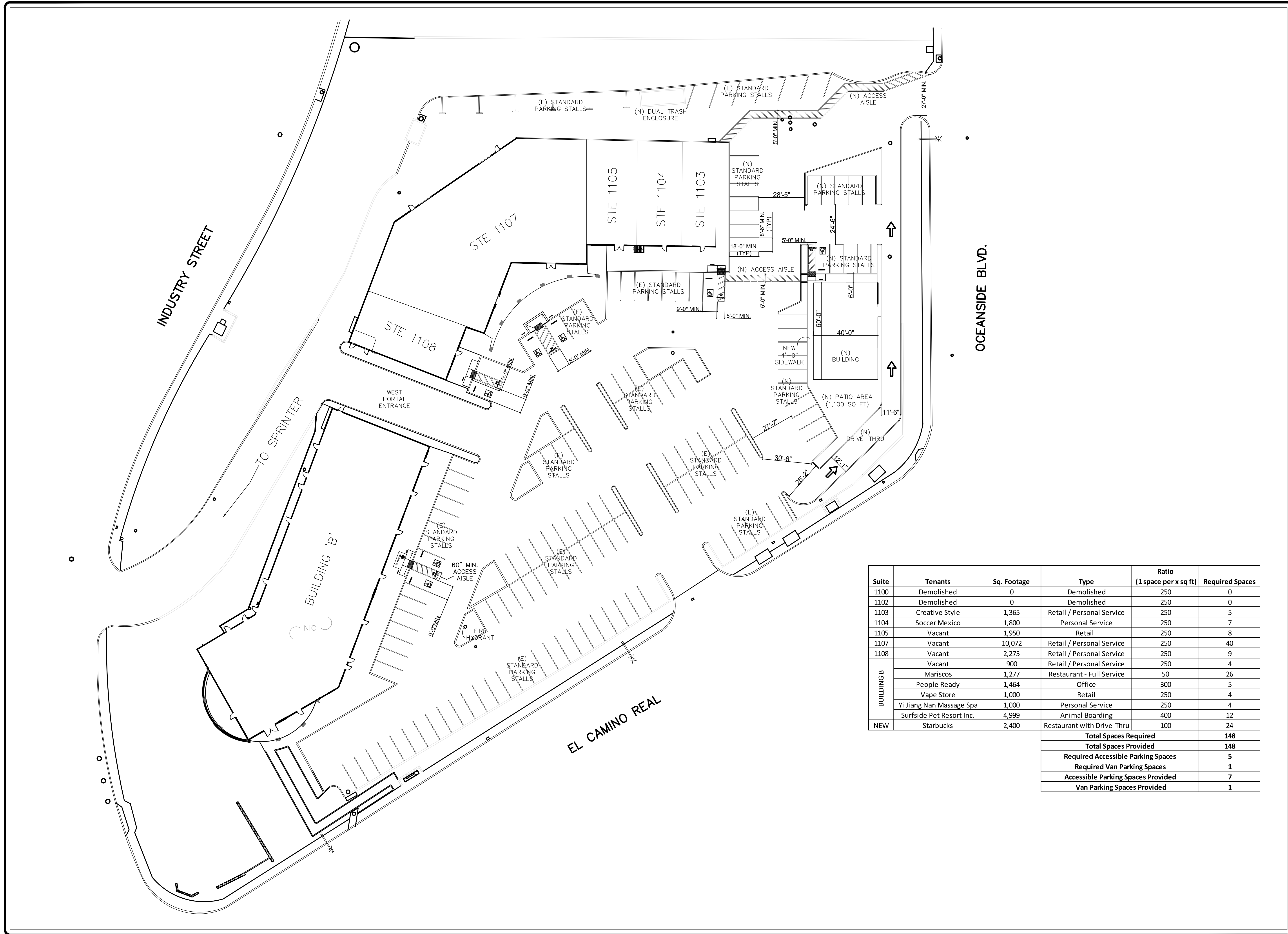
LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

DEMO PLAN
 SCALE 1"=30'
 DRAWN: JM
 CHECKED: JM
 MECHANICAL: JM
 ELECTRICAL: JM
 CIVIL: JM
 STRUCTURAL: JM
 PROJECT NUMBER:

DEMO PLAN
 SCALE 1"=30'
 DRAWING: C02



Suite	Tenants	Sq. Footage	Type	Ratio (1 space per x sq ft)	Required Spaces
1100	Demolished	0	Demolished	250	0
1102	Demolished	0	Demolished	250	0
1103	Creative Style	1,365	Retail / Personal Service	250	5
1104	Soccer Mexico	1,800	Personal Service	250	7
1105	Vacant	1,950	Retail	250	8
1107	Vacant	10,072	Retail / Personal Service	250	40
1108	Vacant	2,275	Retail / Personal Service	250	9
	Vacant	900	Retail / Personal Service	250	4
	Mariscos	1,277	Restaurant - Full Service	50	26
	People Ready	1,464	Office	300	5
	Vape Store	1,000	Retail	250	4
	Yi Jiang Nan Massage Spa	1,000	Personal Service	250	4
	Surfside Pet Resort Inc.	4,999	Animal Boarding	400	12
NEW	Starbucks	2,400	Restaurant with Drive-Thru	100	24
				Total Spaces Required	148
				Total Spaces Provided	148
				Required Accessible Parking Spaces	5
				Required Van Parking Spaces	1
				Accessible Parking Spaces Provided	7
				Van Parking Spaces Provided	1

NO.	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

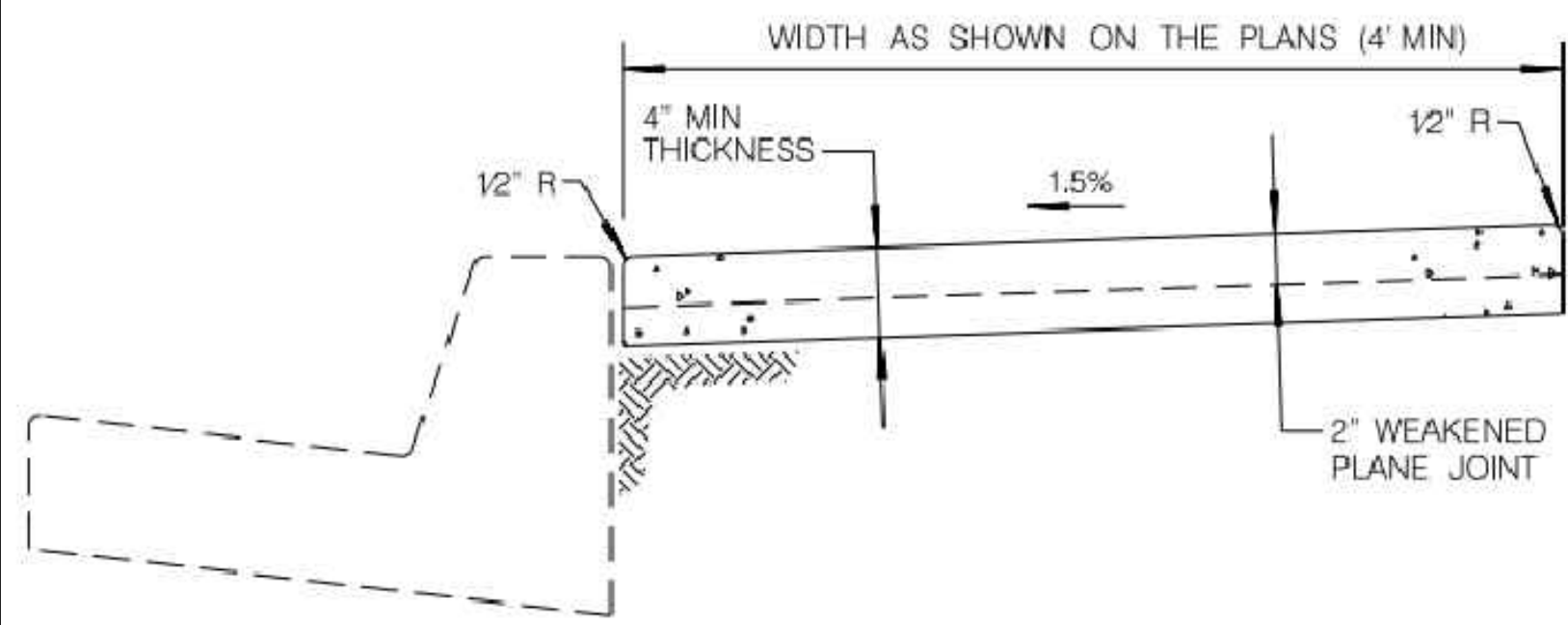
Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

NEW
 SITE &
 PARKING PLAN
 SCALE 1"=30'

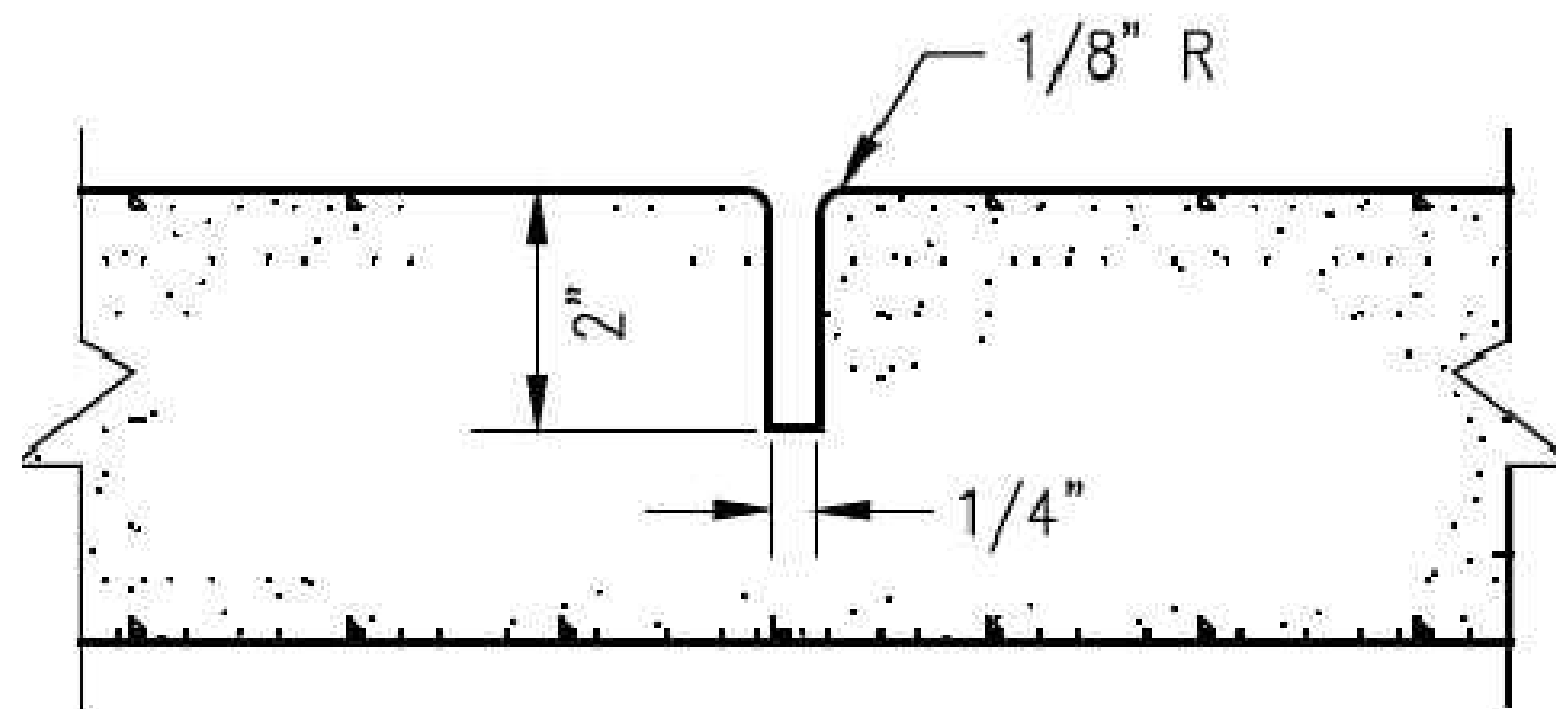
DRWN JM	CHECKED
MECHANICAL	ELECTRICAL
CHEK JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C03	

TYPICAL SIDEWALK SECTIONS



CONTIGUOUS

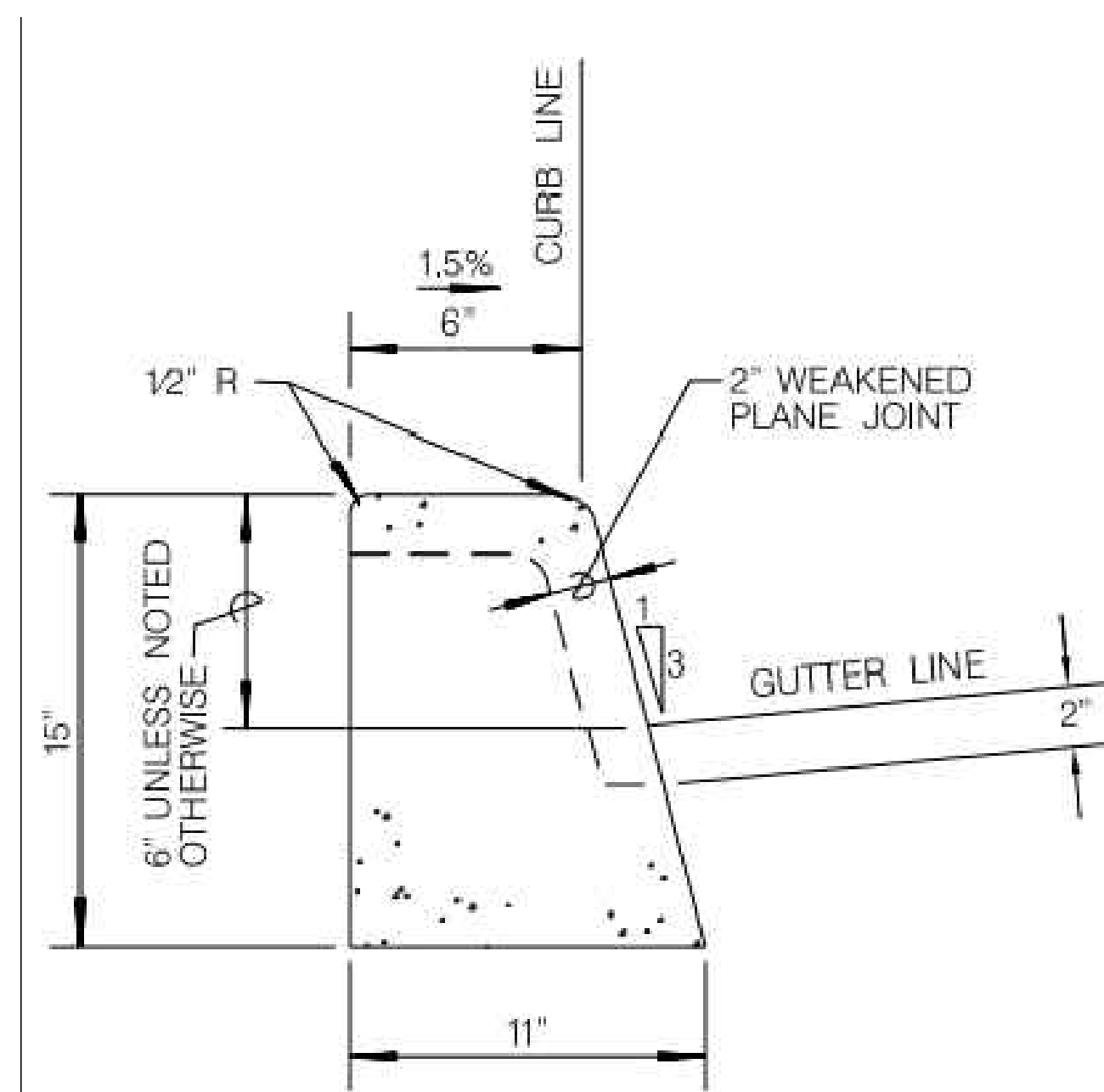
CONCRETE JOINT DETAIL



WEAKENED PLANE JOINT
 CURB AND SIDEWALK

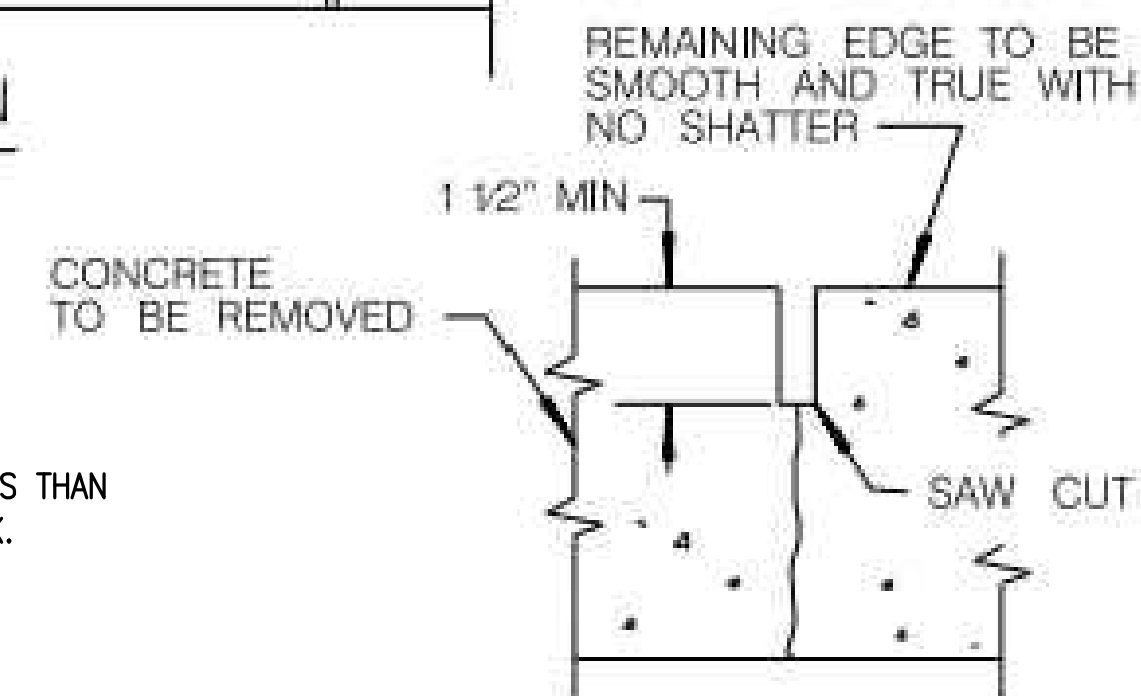
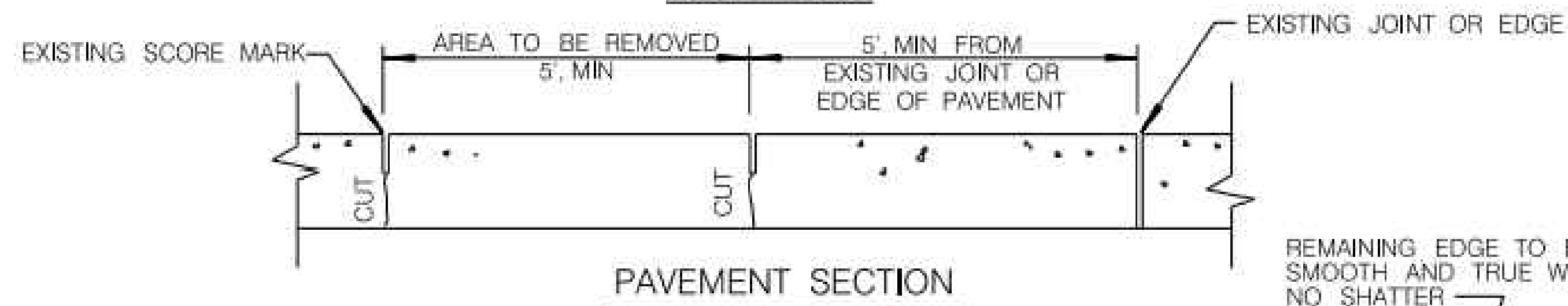
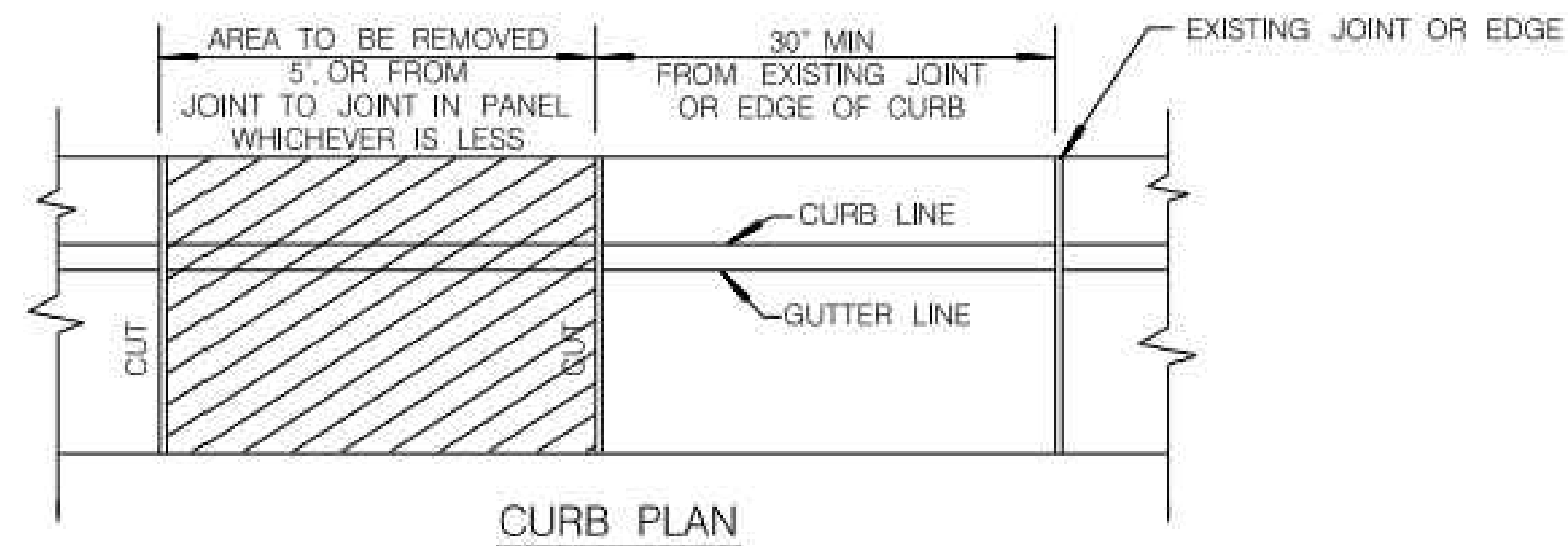
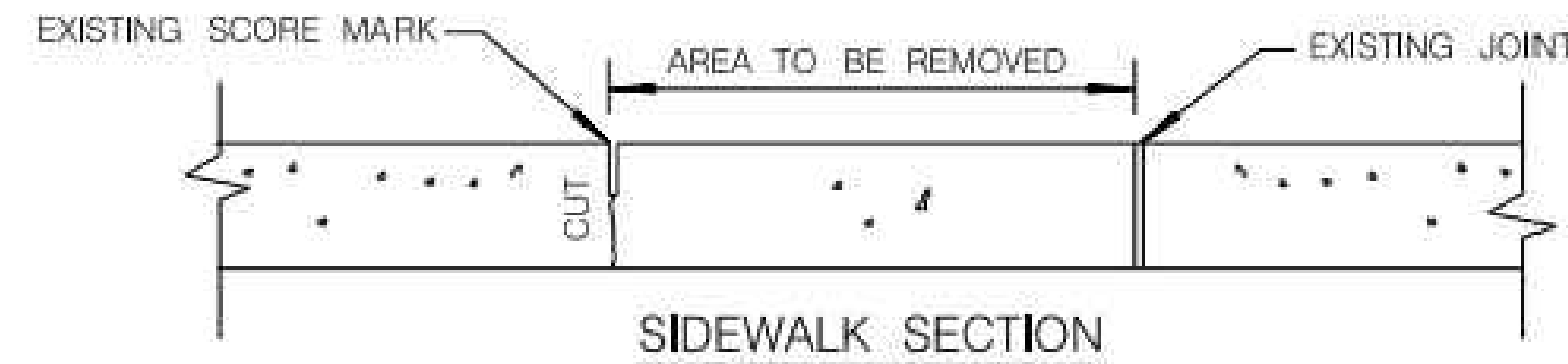
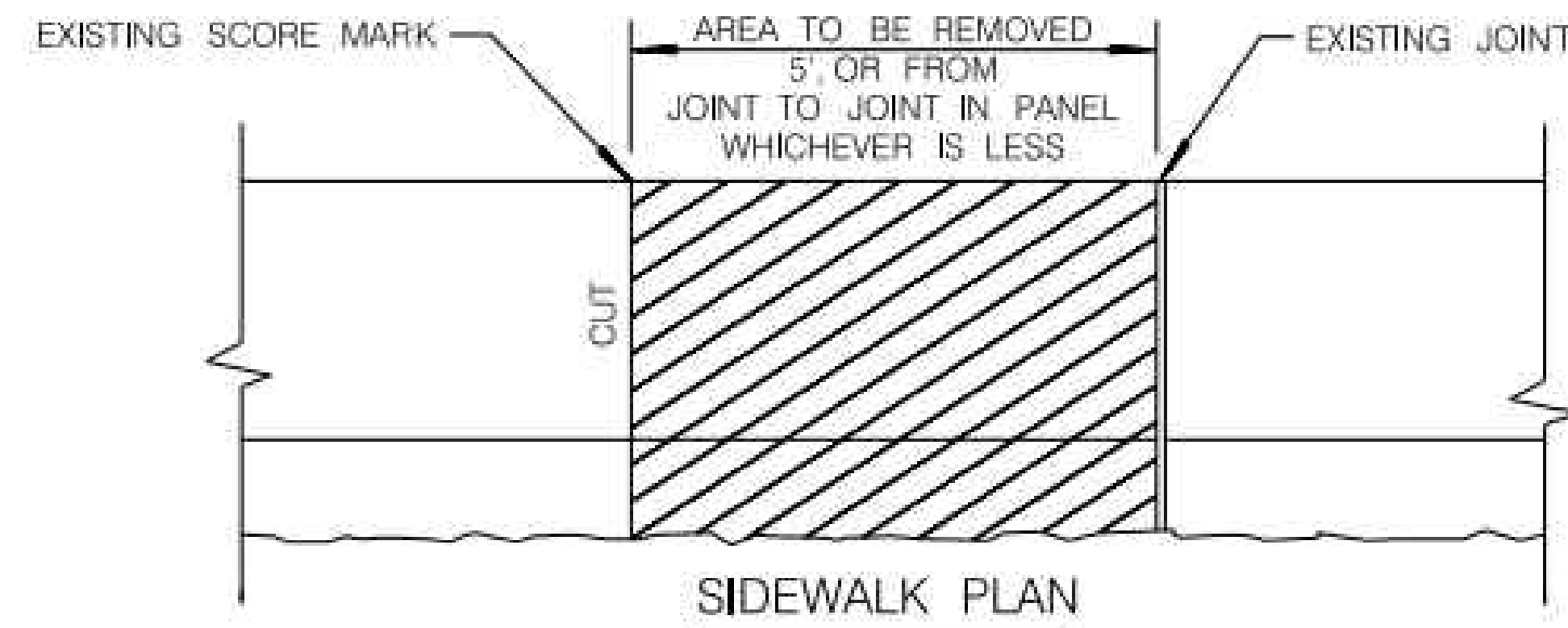
NOTE: TOOLED JOINS FOR SIDEWALKS AT 5' INTERVALS

6" CURB DETAIL



6" CURB
 AREA=0.89 SQ FT

CURB, SIDEWALK, PAVEMENT REMOVAL AND REPLACEMENT



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1.5%
2. WHEN DISTANCE FROM "AREA TO BE REMOVED" TO EXISTING JOINT, EDGE OR SCORE MARK IS LESS THAN MINIMUM SHOWN. "AREA TO BE REMOVED" SHALL BE EXTENDED TO JOINT, EDGE OR SCORE MARK.
3. ASPHALT PAVING TO MATCH EXISTING

DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.

Fe

VISTA, CA 92084 PH: (650) 461-4027 WWW.FAETHM.COM

DETAILS

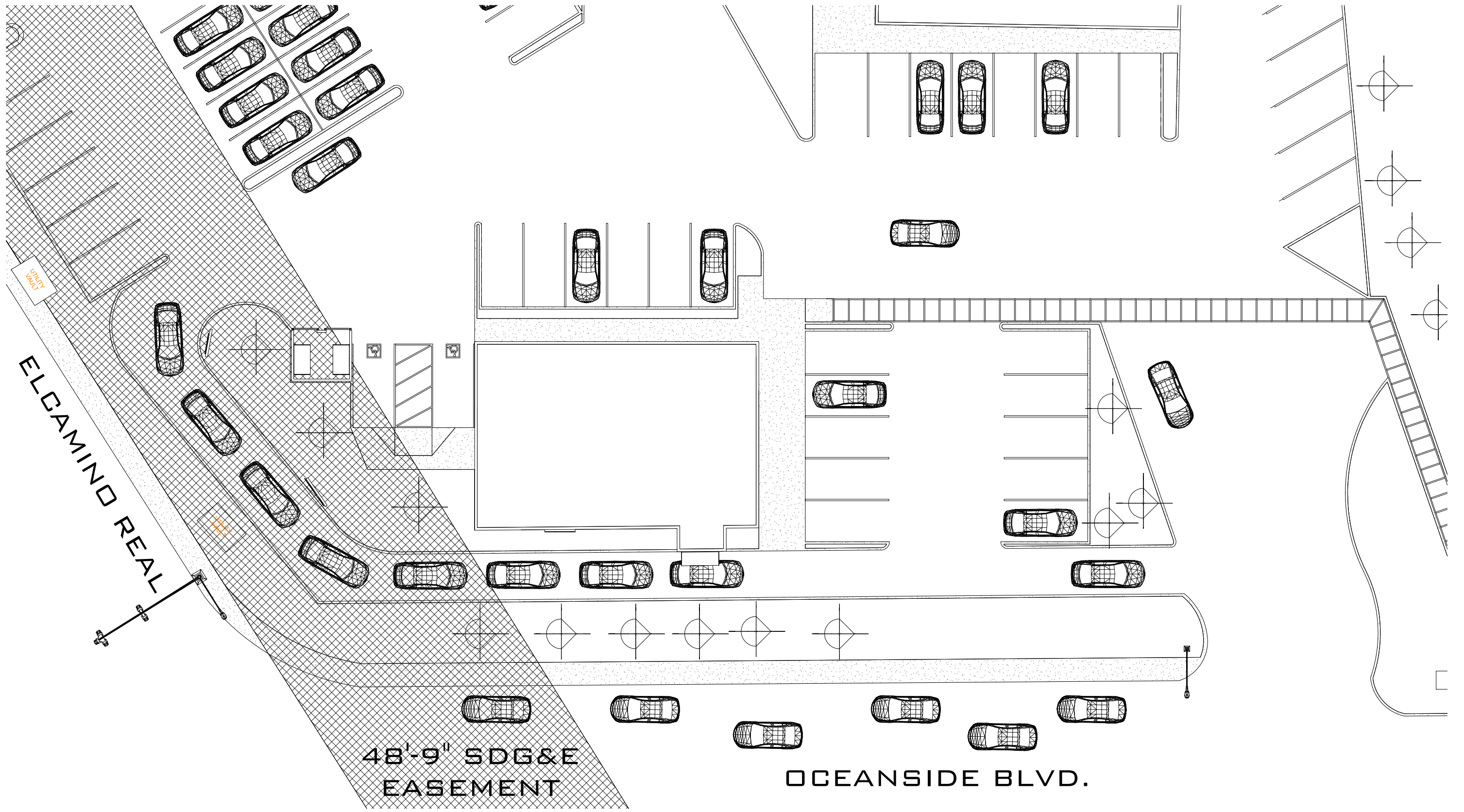
SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL

PROJECT NUMBER

DRAWING
 C04



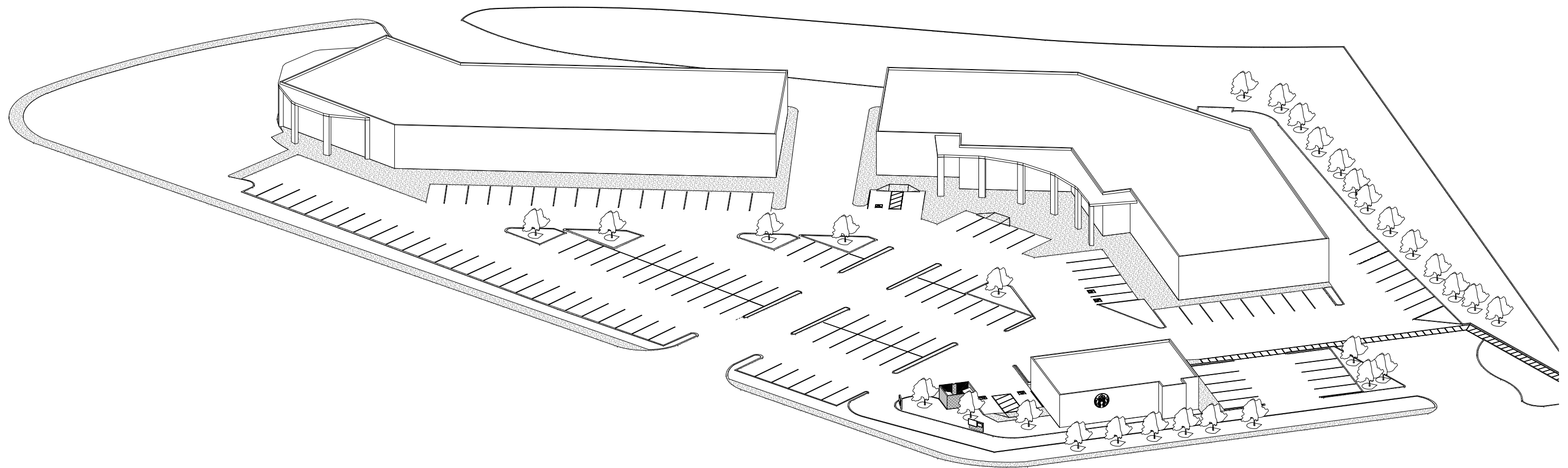


ELCAMINO REAL

UTILITY VAULT

48'-9" SDG&E
EASEMENT

OCEANSIDE BLVD.



ALTA/ACSM LAND TITLE SURVEY

1401-5 S. EL CAMINO REAL
OCEANSIDE, CALIFORNIA

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

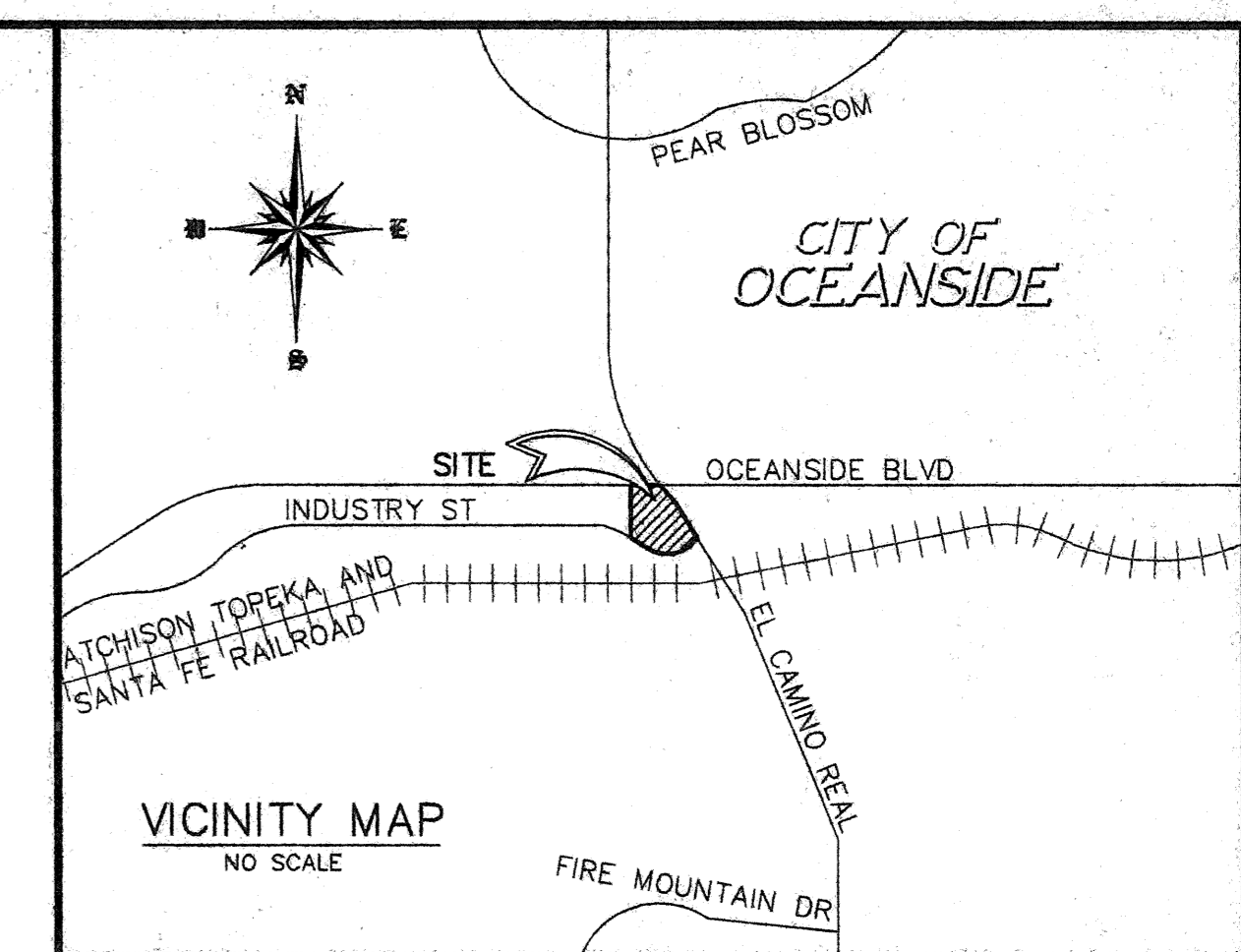
- (A) BLOCK WALL SOUTHWEST END LIES FROM 1.1'- 1.7' SOUTHWEST OF P.L.

LEGEND:

N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
P.L.	PROPERTY LINE
FD.	FOUND
NW.	NORTHWEST
SW.	SOUTHWEST
NE.	NORTHEAST
SE.	SOUTHEAST
STDM	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
GM	GAS METER
TE	TRASH ENCLOSURE
UC	UTILITY CLOSURE
HCS	HANDICAP SIGN
FSC	FIRE SERVICE CONNECTION
MS	MONUMENT SIGN
OH	OVERHANG
P.S.	PARKING STALL(S)
SCO	SEWER CLEANOUT
MH	MANHOLE
CL	CENTER LINE
CH	SIGN/HANDICAP LIGHT POLE

LAND AREA:
178,887 SQUARE FEET
4.11 ACRES

OCEANSIDE (80' & 88' WIDE PUBLICLY DEDICATED RIGHT OF WAY) BOULEVARD



BASIS OF BEARINGS:

THE BEARING OF N 31°56'36" W ALONG THE CENTERLINE OF EL CAMINO REAL PER PARCEL MAP NO. 12509 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	157
HANDICAP	5
TOTAL	162

SITE RESTRICTIONS:

SETBACKS:
FRONT - 10 FEET
SIDE - NONE
CORNER SIDE - 10 FEET (20 FEET PER ZONING LETTER)
REAR - NONE
HEIGHT - 80 FEET
ZONE - IG (GENERAL INDUSTRIAL)

FLOOR AREA RATIO - 1

PARKING REQUIREMENT - 1 STALL PER 750 S.F. (INTERIOR)

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S) THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF OCEANSIDE (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

CONTACT PERSON - SCOTT
CONTACT NUMBER - (760) 435-3520

METES AND BOUNDS:

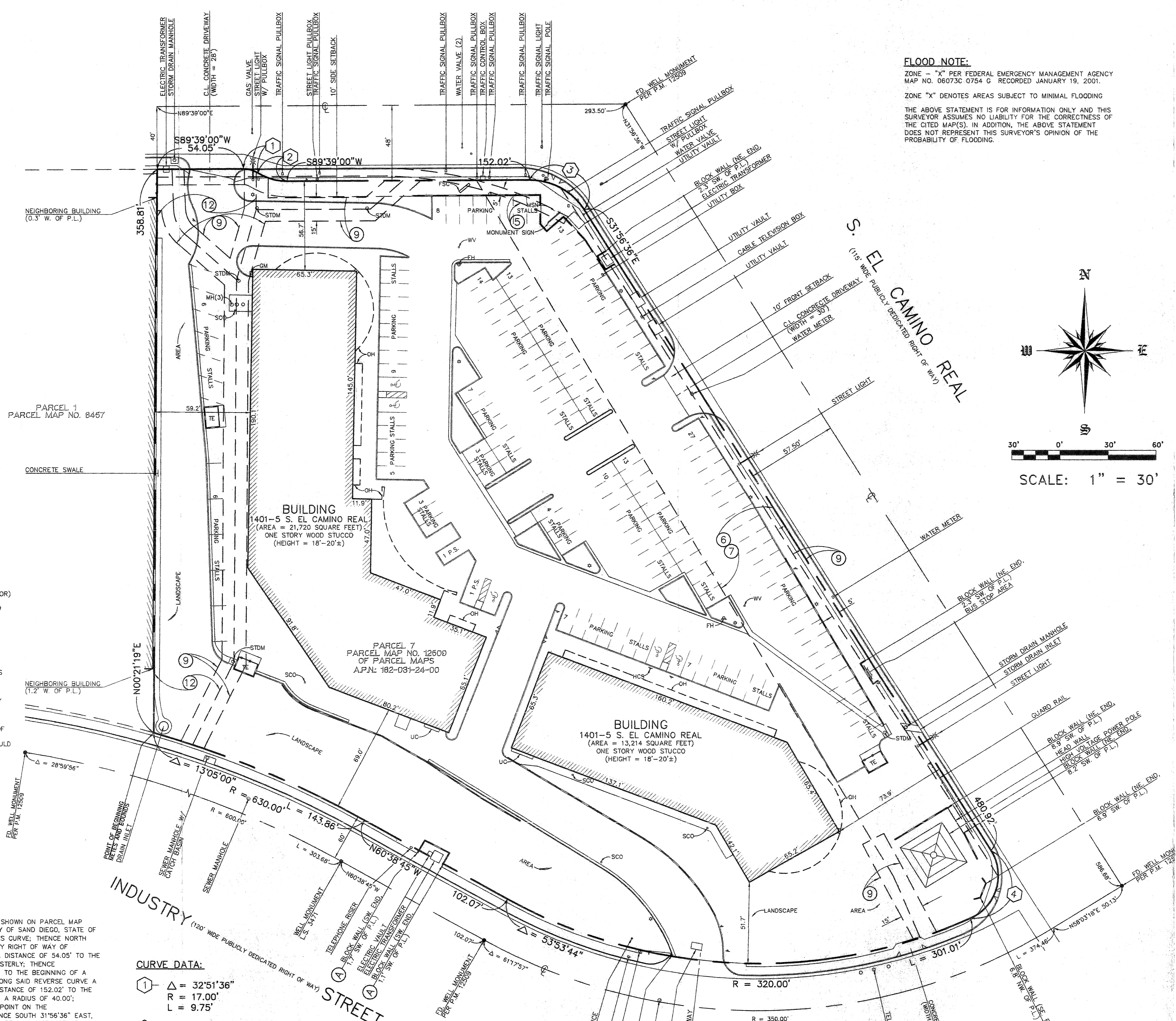
(FOR INFORMATIONAL PURPOSES ONLY)

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 7 AS SHOWN ON PARCEL MAP NUMBER 12509, FILED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID POINT BEING A POINT ON 630.00' RADIUS CURVE; THENCE NORTH 00°21'19" EAST A DISTANCE OF 358.81' TO THE SOUTHERLY RIGHT OF WAY OF OCEANSIDE BOULEVARD; THENCE SOUTH 89°39'00" WEST A DISTANCE OF 54.05' TO THE BEGINNING OF A 117.00' RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 9.75' TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 33.00'; THENCE ALONG SAID REVERSE CURVE A DISTANCE OF 18.93'; THENCE SOUTH 89°39'00" WEST A DISTANCE OF 152.02' TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00'; THENCE ALONG SAID CURVE A DISTANCE OF 40.78' TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF EL CAMINO REAL; THENCE SOUTH 31°56'36" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF EL CAMINO REAL, A DISTANCE OF 480.92' TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00'; THENCE ALONG SAID CURVE A DISTANCE OF 51.00' TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 320.00'; THENCE ALONG SAID CURVE A DISTANCE OF 301.01'; THENCE NORTH 60°38'45" WEST A DISTANCE OF 102.07' TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 630.00'; THENCE ALONG SAID CURVE A DISTANCE OF 143.86' RETURNING TO THE POINT OF BEGINNING.

*NOTE: THIS METES AND BOUND DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY, AND FOR EASE OF REVIEW OF THIS PLAN, IT IS NOT INTENDED TO TAKE THE PLACE OF THE DESCRIPTION SET FORTH IN ALLIANCE TITLE COMPANY'S COMMITMENT NUMBER 15074469-099.

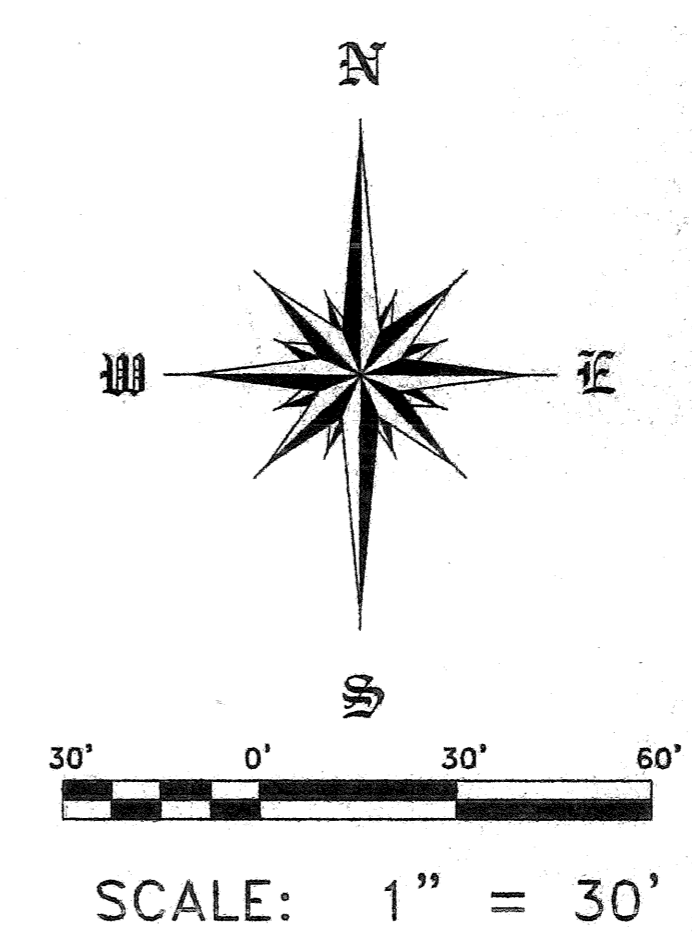
CURVE DATA:

- | | |
|---|---------------|
| 1 | Δ = 32°51'36" |
| | R = 17.00' |
| | L = 9.75' |
| 2 | Δ = 32°51'36" |
| | R = 33.00' |
| | L = 18.93' |
| 3 | Δ = 58°24'24" |
| | R = 40.00' |
| | L = 40.78' |
| 4 | Δ = 97°24'07" |
| | R = 30.00' |
| | L = 51.00' |



FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060726 0754 G RECORDED JANUARY 19, 2001.
ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.



ITEMS CORRESPONDING TO SCHEDULE "B":

- BY: ALLIANCE TITLE COMPANY
25 B TECHNOLOGY DRIVE, STE. 100
IRVINE, CALIFORNIA 92618
(949) 450-2048
- COMMITMENT NO. 15172701-147
TITLE OFFICER - JAMES W. PRASCH
DATED: APRIL 26, 2006
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. PLOTTABLE ITEMS ARE INDICATED HEREON.
- AN EASEMENT FOR WATER PIPE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 1964 AS FILE NO. 216633 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1967 AS FILE NO. 21055 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1967 AS FILE NO. 97678; JULY 28, 1967 AS FILE NO. 111522; AND APRIL 25, 1968 AS FILE NO. 89678 AND 89673, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF INGRESS AND EGRESS TO OR FROM EL CAMINO REAL AS RELINQUISHED ON PARCEL MAP NO. 12509. ALSO, THE EFFECT OF RESOLUTION R90-153, RECORDED AUGUST 14, 1990 AS INSTRUMENT NO. 90-443279 OF OFFICIAL RECORDS, SAID RESOLUTION GRANTS INGRESS EGRESS ACCESS TO AND FROM EL CAMINO REAL. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT IS NOT A PLOTTABLE ITEM.
 - AN EASEMENT FOR STORM DRAIN, PUBLIC UTILITIES AND ACCESS RECORDED ON PARCEL MAP NO. 12509. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1984 AS FILE NO. 84-144195, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE ENTIRE SUBJECT PROPERTY, IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON.
 - A COVENANT AGREEMENT RECORDED MAY 14, 1985 AS FILE NO. 85-169281 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
 - AN EASEMENT FOR STORM DRAIN FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1988 AS FILE NO. 88-358265, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR STORM DRAIN FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1988 AS FILE NO. 88-363192, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD, AND IS NOT PLOTTED HEREON.
 - COVENANT AND AGREEMENT, RECORDED NOVEMBER 15, 1988 AS FILE NO. 88-586114 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 18, 1990 AS FILE NO. 90-388921 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE ENTIRE SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED APRIL 11, 1991 AS FILE NO. 1991-016351 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 15, 1997 AS FILE NO. 1997-0332705 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
 - TERMS AND PROVISIONS CONTAINED IN DOCUMENT RECORDED SEPTEMBER 19, 2005 AS INSTRUMENT NO. 20050804983 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 7 PARCEL MAP NO. 12509, IN THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 30, 1982.

NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY NOTED.
ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

SURVEYOR'S CERTIFICATE:

TO: RICHARD LEE AND ASSOCIATES AND ALLIANCE TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(A), 8, 9, 10, 11(A), 12, 13, 14, 16, 17 AND 18 OF TABLE A THEREIN, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. NAL TOLERANCE.

MIGUEL A. MARTINEZ
L.S. 7443
Exp. 06/30/06



REVISIONS

JRN CIVIL ENGINEERS

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1

3551 CAMINO MIRA COSTA, SUITE Q
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

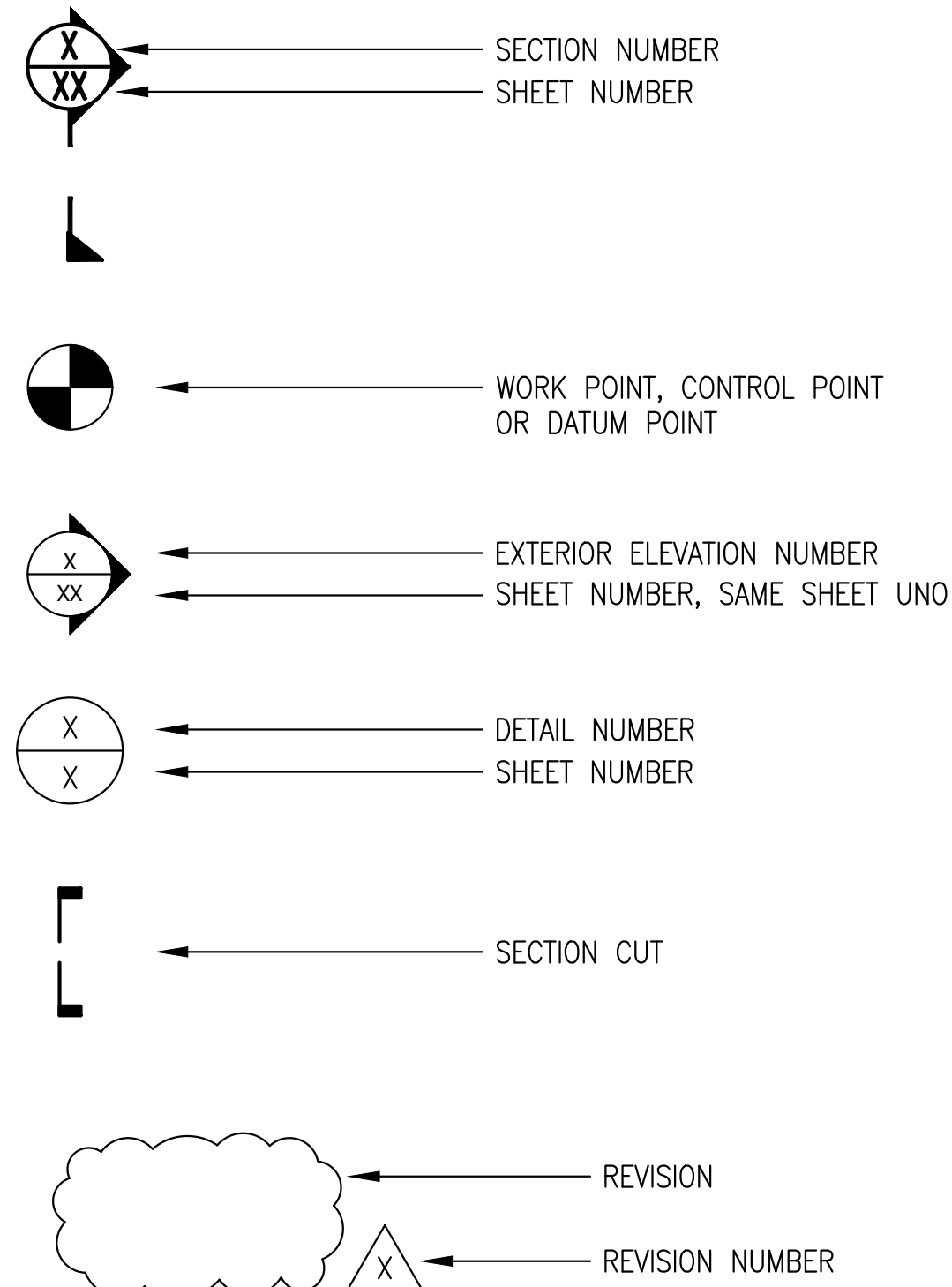
1401-5 S. EL CAMINO REAL
OCEANSIDE, CALIFORNIA
RICHARD LEE & ASSOCIATES

SCALE: 1" = 30'
DATE: 05/18/06
DRAWN BY: JFC
CHKD. BY: MAM
FILE NO. 8651

DEVELOPER / OWNER
 RJ REALTY INVESTORS, LLC
 2333 STATE STREET SUITE 200
 CARLSBAD, CA 92008

CONTRACTOR
 TBD

REFERENCE SYMBOLS



PROPERTY DESCRIPTION
 COMMERCIAL REAL ESTATE PROPERTY

PROJECT DESCRIPTION
 MODIFICATION OF PARKING LOT TO ACCOMMODATE NEW DRIVE-THRU RESTAURANT

GENERAL NOTES

DESIGN CONTACTS

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
2. FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION ARE PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
3. THE INSTALLATION SHALL COMPLY WITH AND BE IN ACCORDANCE WITH ALL LEGAL AUTHORITIES AND CODES HAVING JURISDICTION.
4. WRITTEN DIMENSIONS AND QUANTITIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DRAWN QUANTITIES.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE DETAILS IN THIS DRAWING SHALL BE USED WHENEVER APPLICABLE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

ENGINEERING
 FAETHM ENGINEERING
 2090 HAWLEY DRIVE
 VISTA, CA 92084
 PHONE (520) 461-4027
 CONTACT: JEREMY METTS, PE

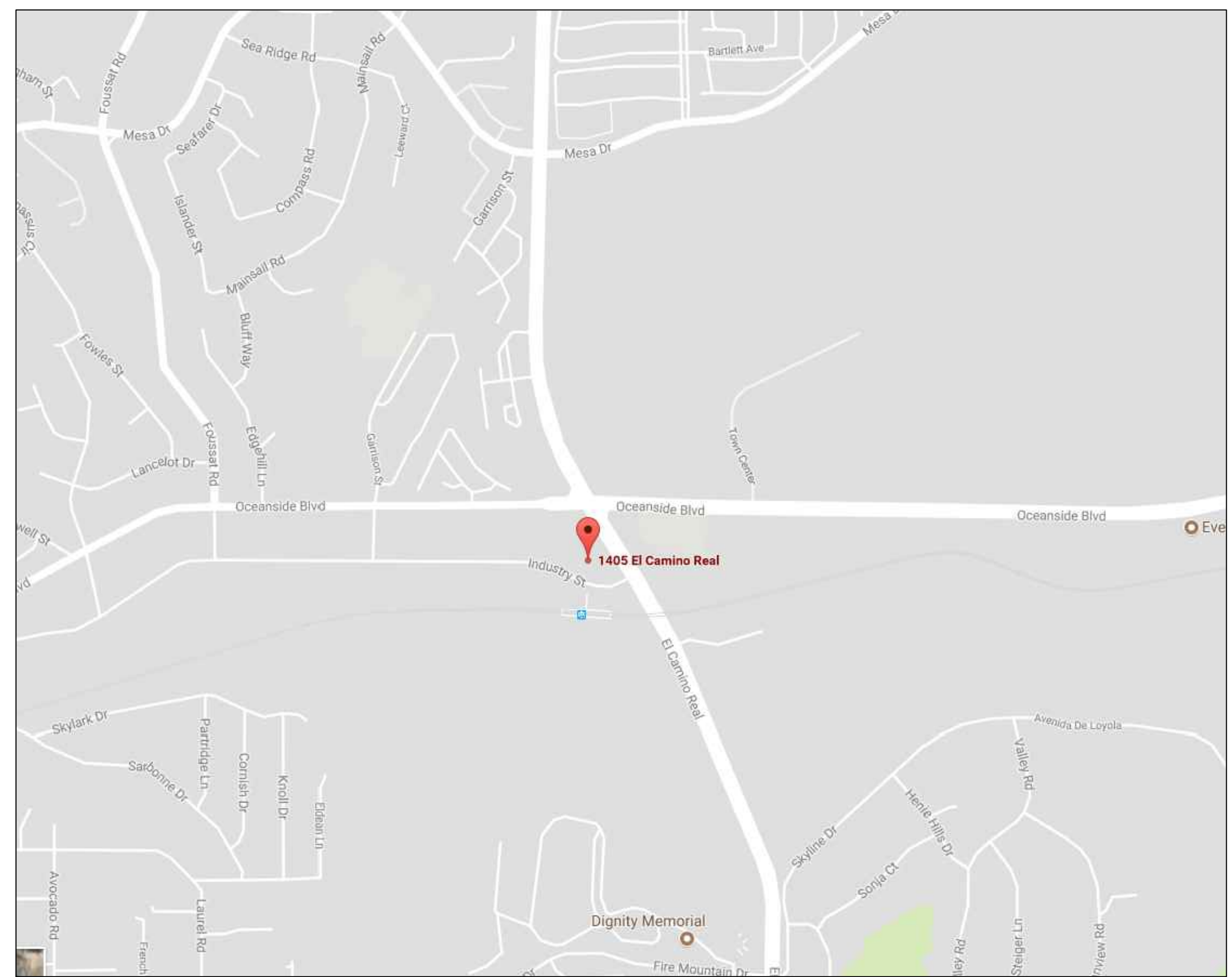
APPLICABLE CODES

OCEANSIDE CITY CODE
 OCEANSIDE ZONING ORDINANCE
 CALIFORNIA BUILDING CODE 2016

LOMA ALTA STATION PARKING LOT MODIFICATION

SHEET #	DESCRIPTION
T01	TITLE SHEET
C01	EXISTING SITE PLAN
C02	DEMO PLAN
C03	NEW SITE PLAN
C04	DETAILS

VICINITY MAP (NO SCALE)



REV	DATE	DESCRIPTION

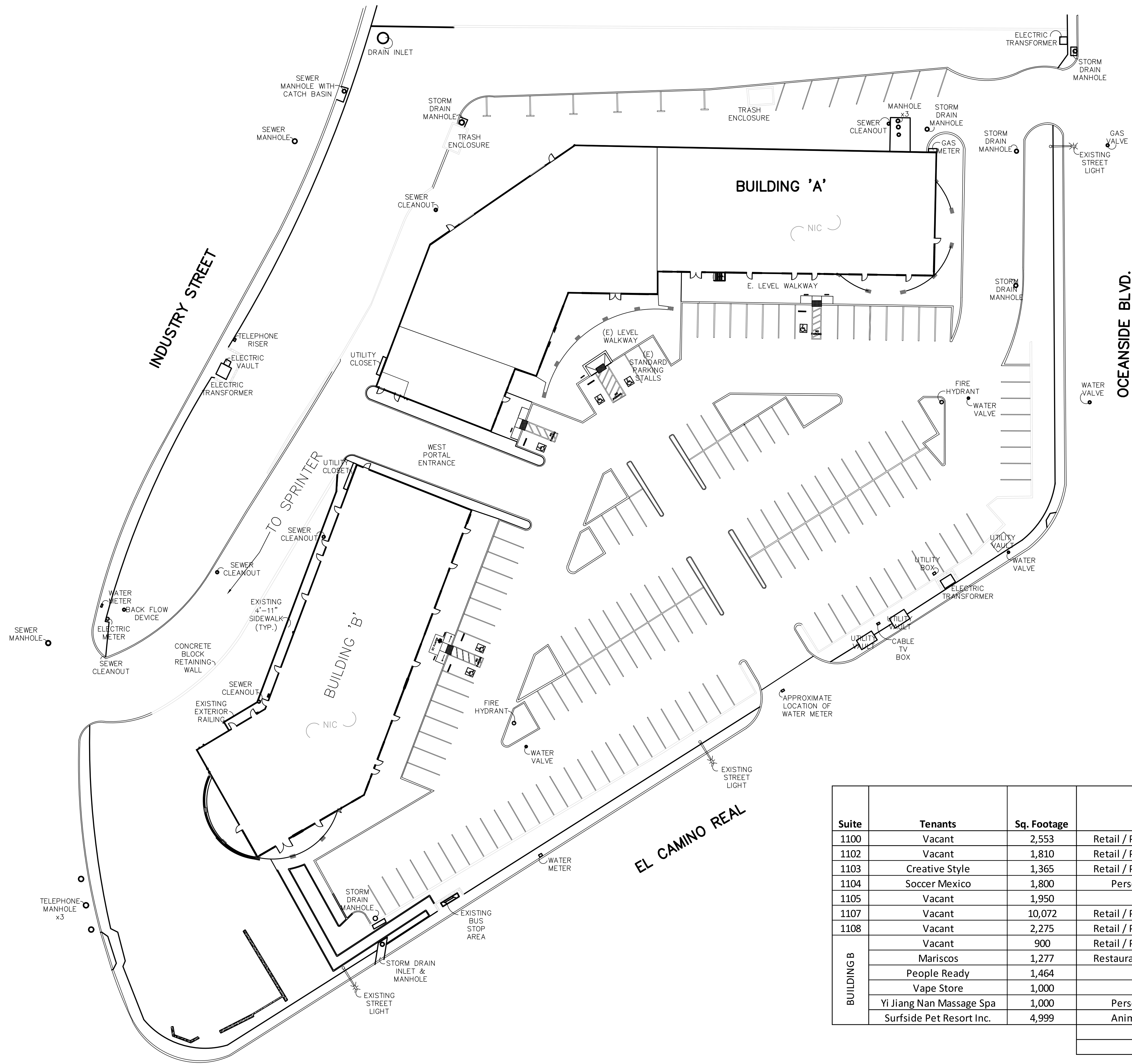
PROJECT
 LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
PROJECT
 LOMA ALTA PLAZA

Fe
 Faethm Engineering, Inc.
 VISTA, CA 92084 PH: (520) 461-4027 WWW.FAETHMENG.COM

TITLE SHEET

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING T01	



Suite	Tenants	Sq. Footage	Type	Ratio (1 space per x sq ft)	Required Spaces
1100	Vacant	2,553	Retail / Personal Service	250	11
1102	Vacant	1,810	Retail / Personal Service	250	8
1103	Creative Style	1,365	Retail / Personal Service	250	6
1104	Soccer Mexico	1,800	Personal Service	250	8
1105	Vacant	1,950	Retail	250	8
1107	Vacant	10,072	Retail / Personal Service	250	41
1108	Vacant	2,275	Retail / Personal Service	250	10
BUILDING B	Vacant	900	Retail / Personal Service	250	4
	Mariscos	1,277	Restaurant - Full Service	50	26
	People Ready	1,464	Office	300	5
	Vape Store	1,000	Retail	250	4
	Yi Jiang Nan Massage Spa	1,000	Personal Service	250	4
	Surfside Pet Resort Inc.	4,999	Animal Boarding	400	13
Total Spaces Required					148
Total Spaces Provided					159

REV	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
 LOMA ALTA PLAZA

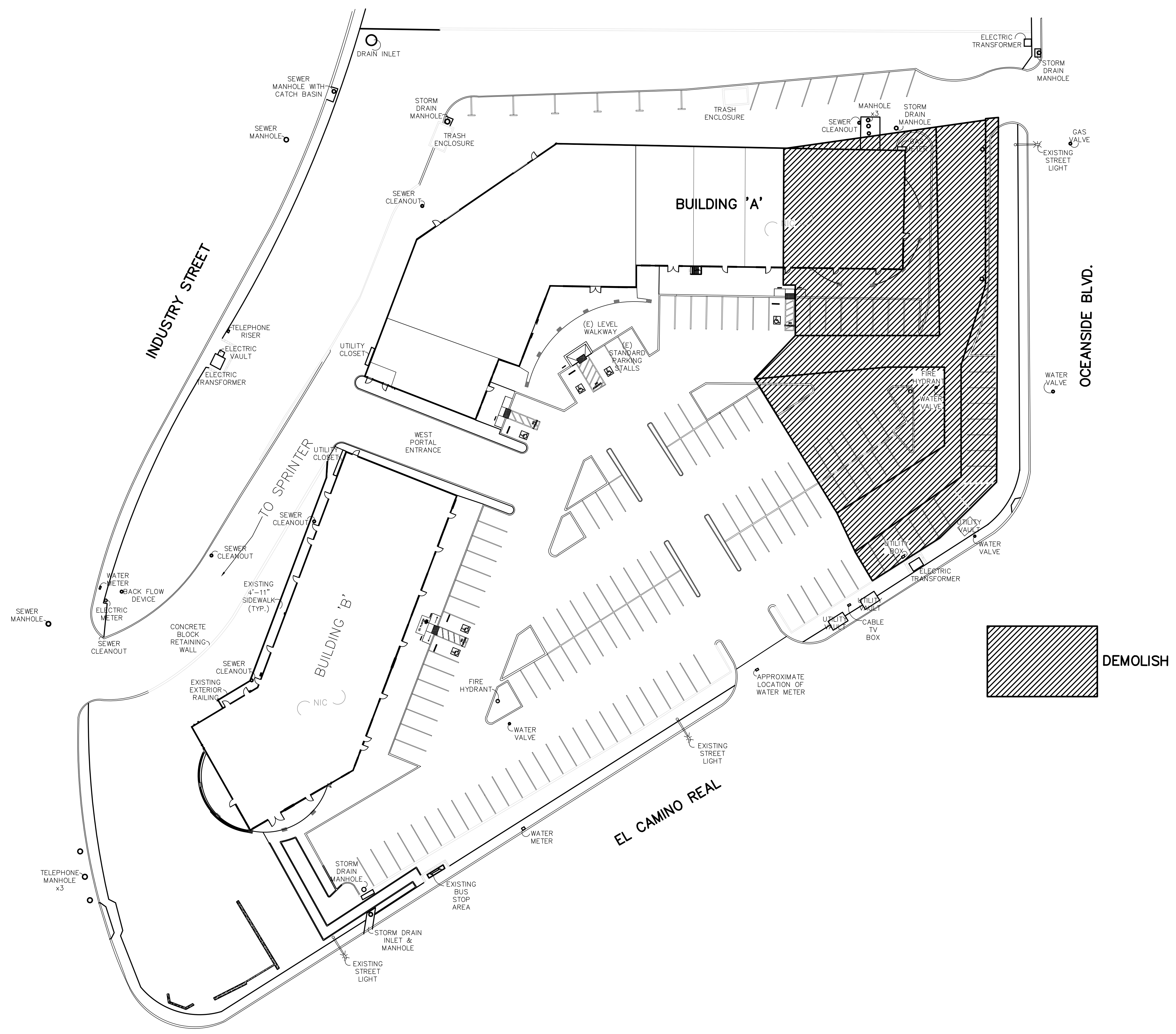
Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

EXISTING SITE PLAN

SCALE 1"=30'

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
Civil JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C01	



REV	DATE	DESCRIPTION

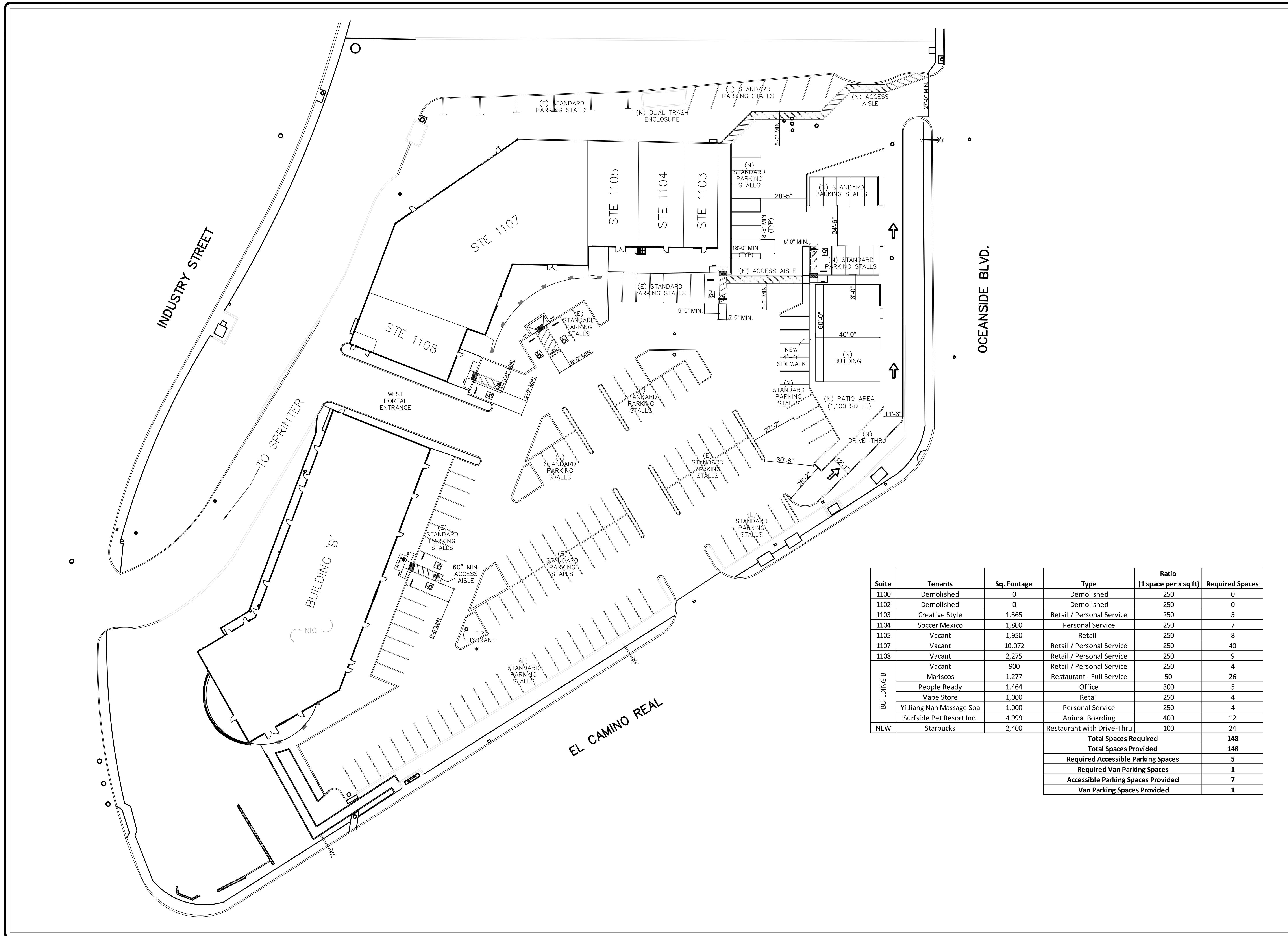
LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

DEMO PLAN
 SCALE 1"=30'
 DRAWN: JM
 CHECKED: JM
 MECHANICAL: JM
 ELECTRICAL: JM
 CIVIL: JM
 STRUCTURAL: JM
 PROJECT NUMBER:

DEMO PLAN
 SCALE 1"=30'
 DRAWING: C02



Suite	Tenants	Sq. Footage	Type	Ratio (1 space per x sq ft)	Required Spaces
1100	Demolished	0	Demolished	250	0
1102	Demolished	0	Demolished	250	0
1103	Creative Style	1,365	Retail / Personal Service	250	5
1104	Soccer Mexico	1,800	Personal Service	250	7
1105	Vacant	1,950	Retail	250	8
1107	Vacant	10,072	Retail / Personal Service	250	40
1108	Vacant	2,275	Retail / Personal Service	250	9
	Vacant	900	Retail / Personal Service	250	4
	Mariscos	1,277	Restaurant - Full Service	50	26
	People Ready	1,464	Office	300	5
	Vape Store	1,000	Retail	250	4
	Yi Jiang Nan Massage Spa	1,000	Personal Service	250	4
	Surfside Pet Resort Inc.	4,999	Animal Boarding	400	12
NEW	Starbucks	2,400	Restaurant with Drive-Thru	100	24
				Total Spaces Required	148
				Total Spaces Provided	148
				Required Accessible Parking Spaces	5
				Required Van Parking Spaces	1
				Accessible Parking Spaces Provided	7
				Van Parking Spaces Provided	1

NO.	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

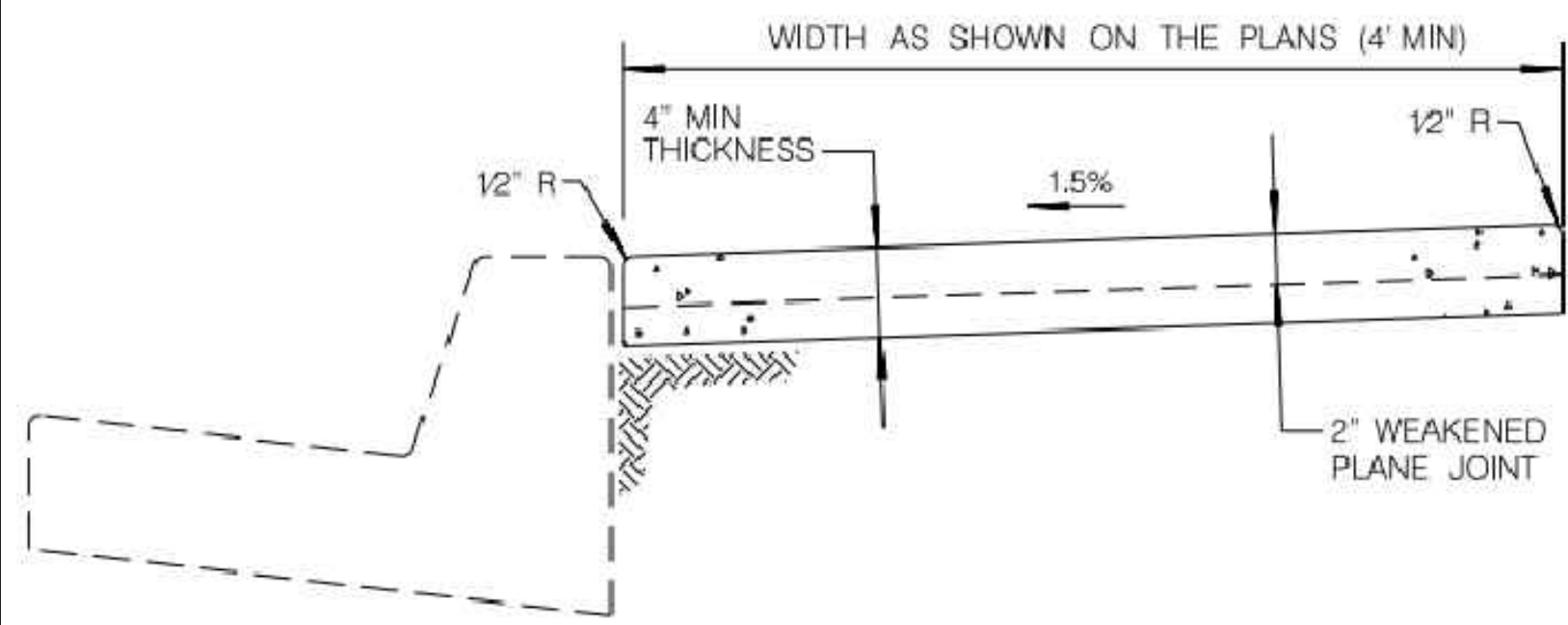
Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

NEW SITE & PARKING PLAN
 SCALE 1"=30'

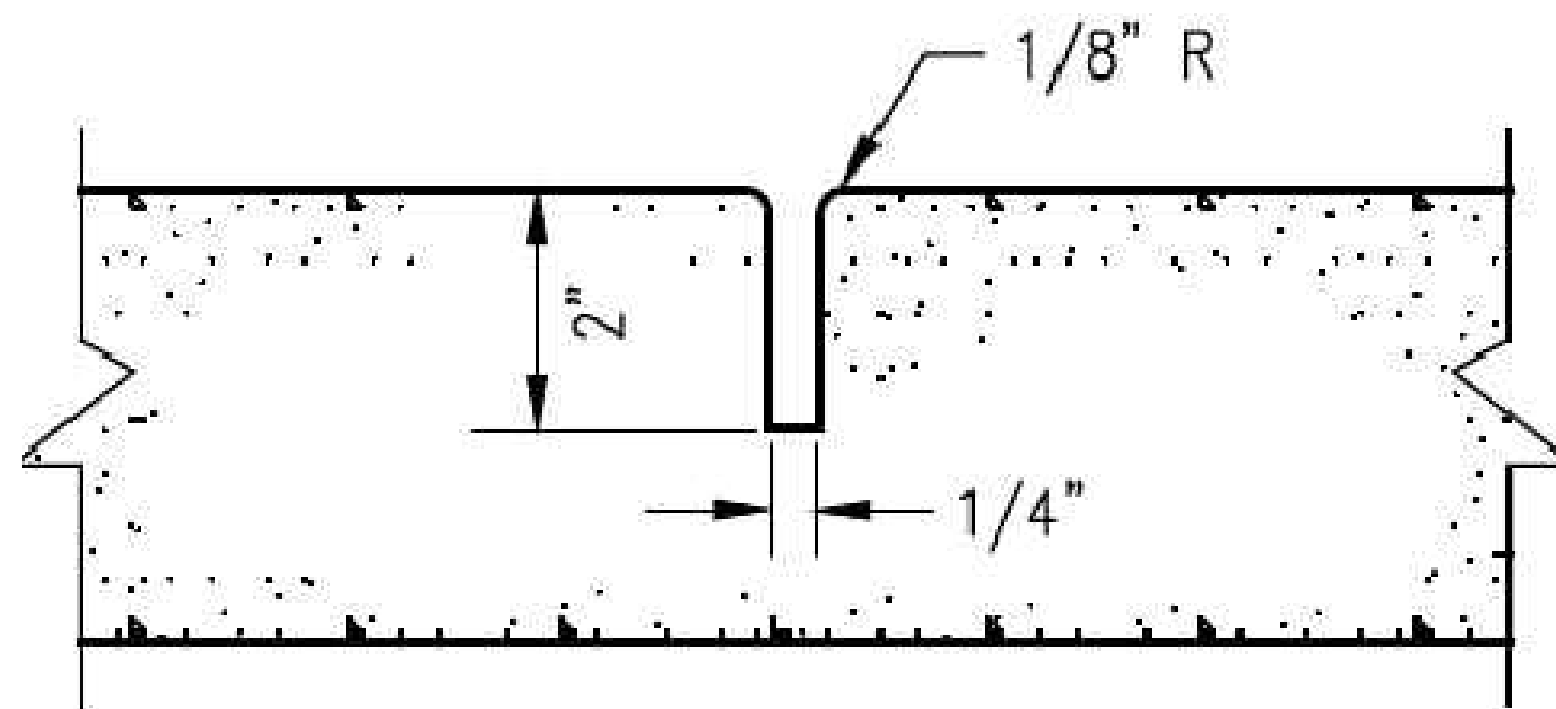
DRWN JM	CHECKED
MECHANICAL	ELECTRICAL
CHEK JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C03	

TYPICAL SIDEWALK SECTIONS



CONTIGUOUS

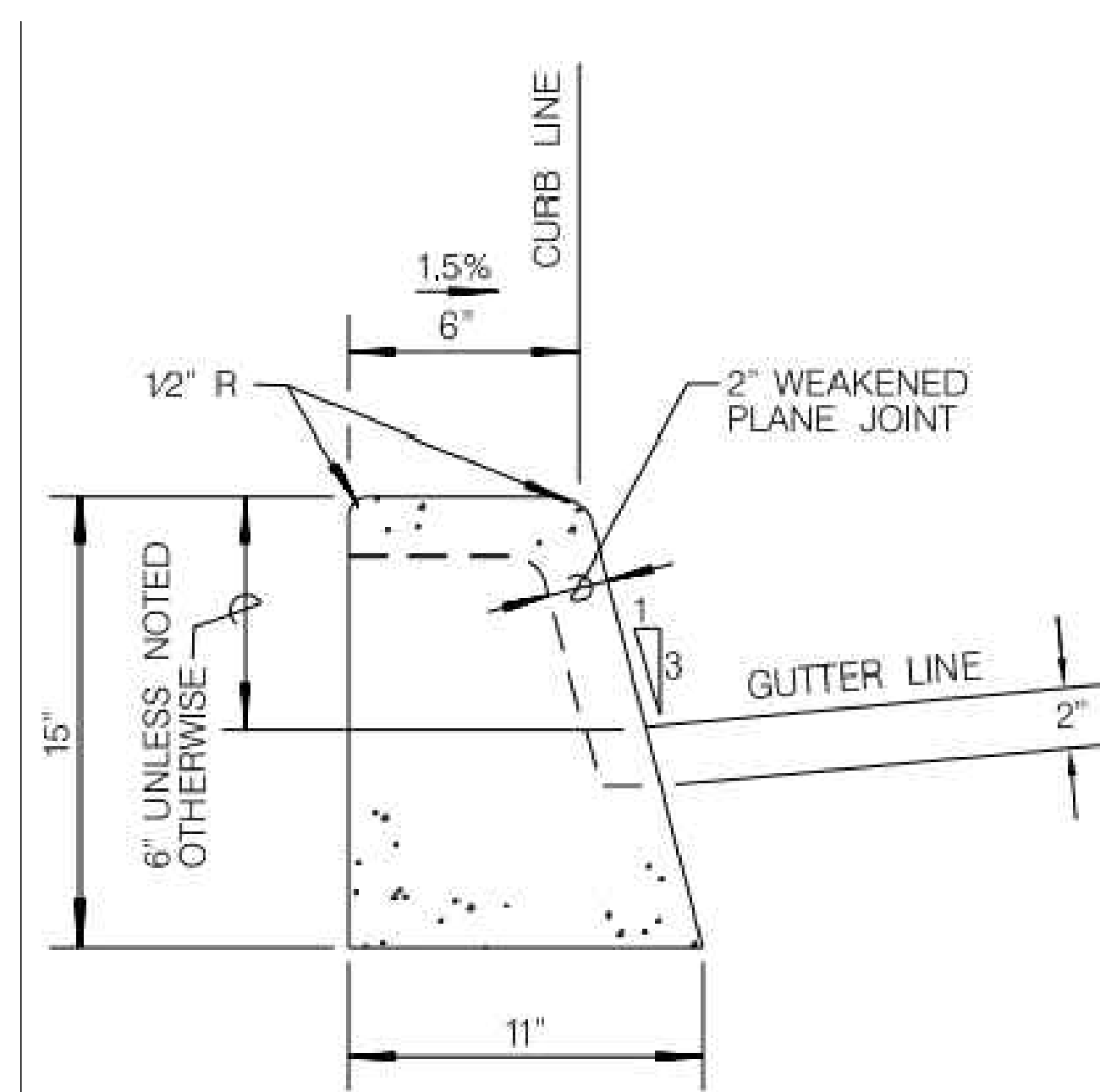
CONCRETE JOINT DETAIL



WEAKENED PLANE JOINT
CURB AND SIDEWALK

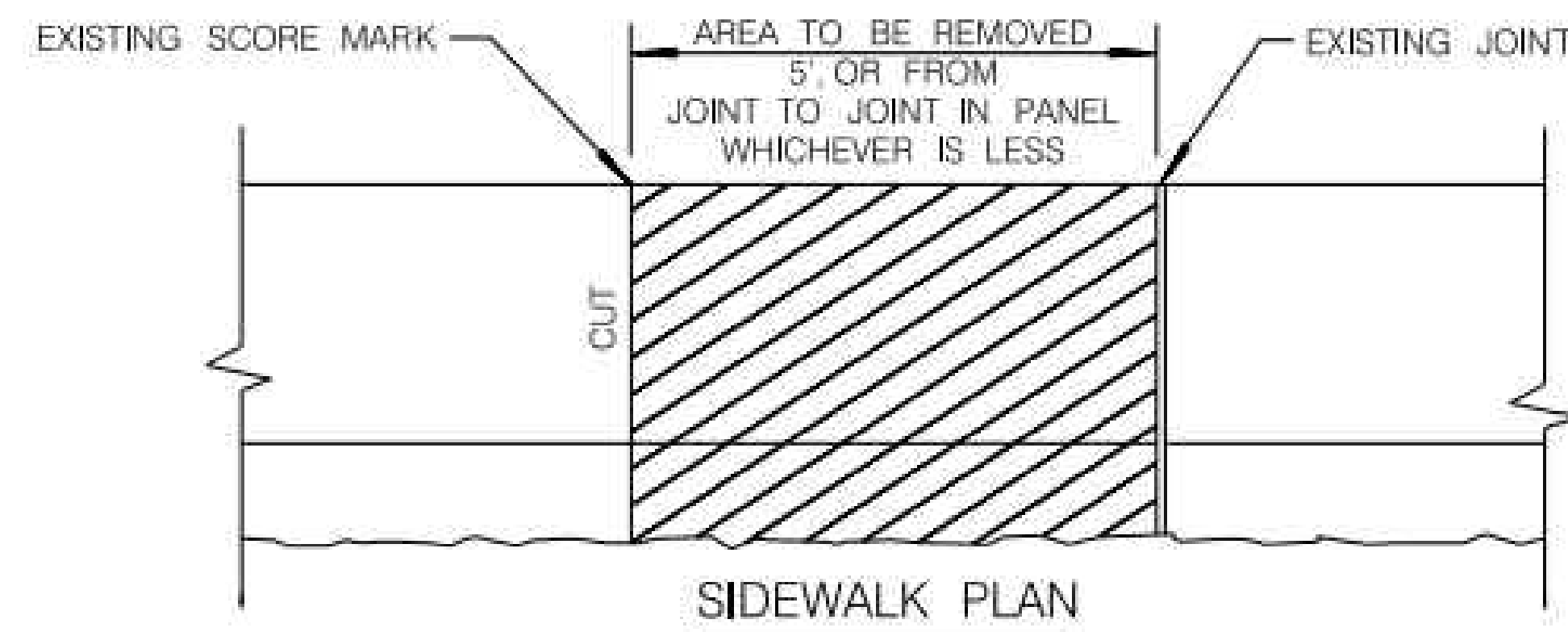
NOTE: TOOLED JOINS FOR SIDEWALKS AT 5' INTERVALS

6" CURB DETAIL

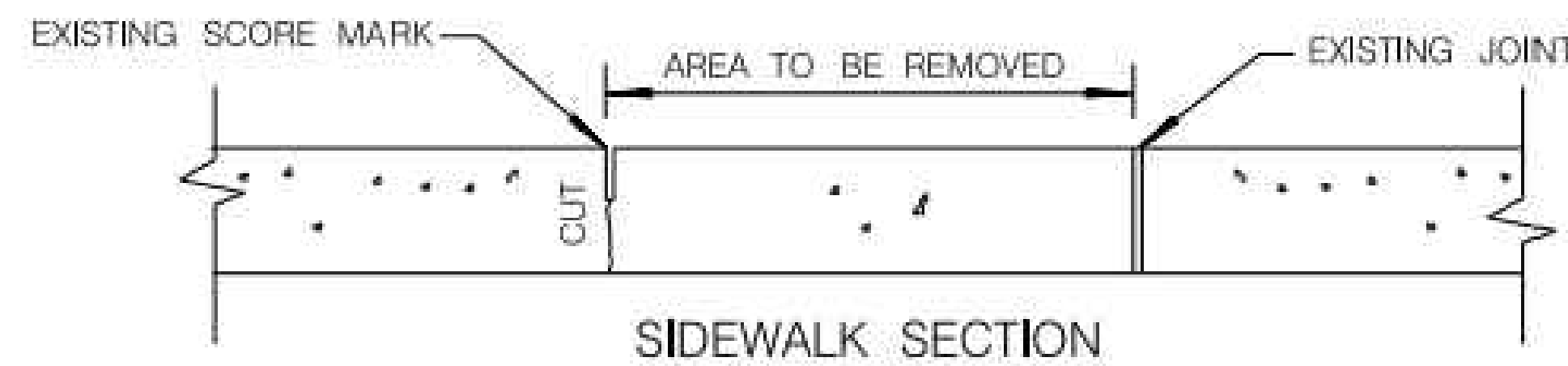


6" CURB
AREA=0.89 SQ FT

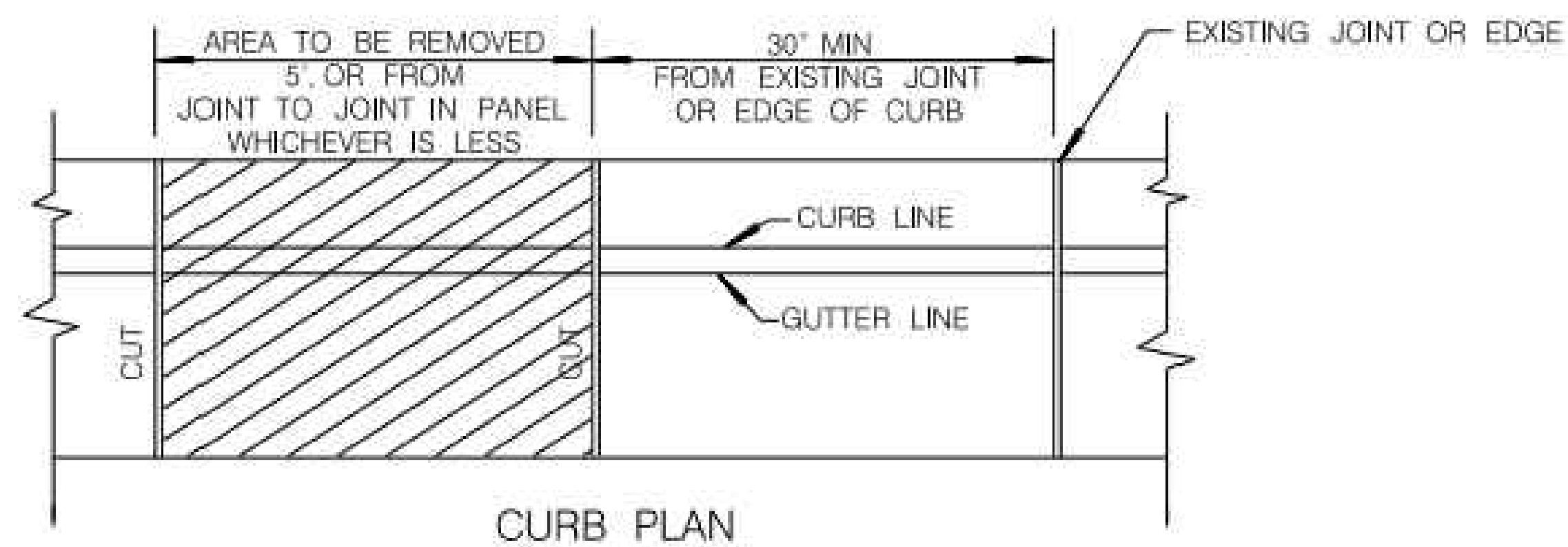
CURB, SIDEWALK, PAVEMENT REMOVAL AND REPLACEMENT



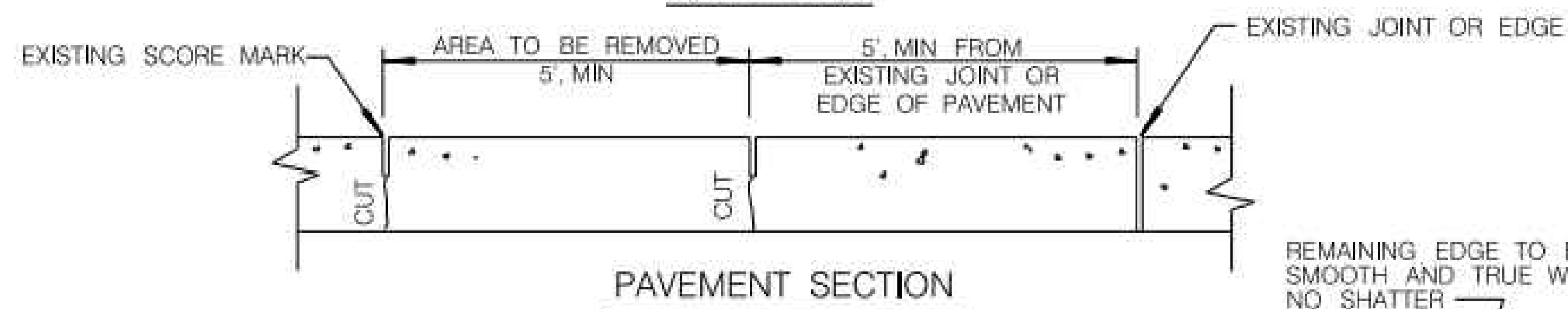
SIDEWALK PLAN



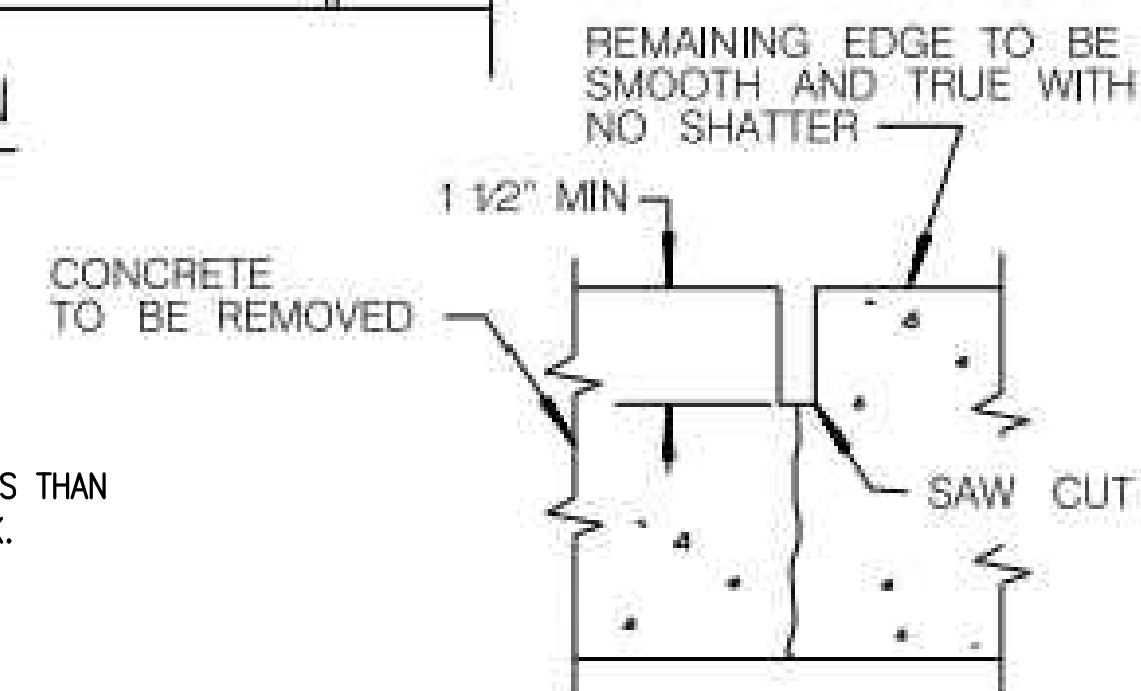
SIDEWALK SECTION



CURB PLAN



PAVEMENT SECTION



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1.5%
2. WHEN DISTANCE FROM "AREA TO BE REMOVED" TO EXISTING JOINT, EDGE OR SCORE MARK IS LESS THAN MINIMUM SHOWN. "AREA TO BE REMOVED" SHALL BE EXTENDED TO JOINT, EDGE OR SCORE MARK.
3. ASPHALT PAVING TO MATCH EXISTING

NO.	DESCRIPTION

LOMA ALTA STATION
1401-1405 EL CAMINO REAL
OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.



VISTA, CA 92084 PH: (650) 461-4027 WWW.FAETHM.COM

DETAILS

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL

PROJECT NUMBER

DRAWING
C04

City of Oceanside Developer's Conferences

Gas Station and Car Wash

Loma Alta Station
1401-1405 El Camino Real
Oceanside, CA

APN 182-031-24-00

Project Description:

Owner would like to enter into an agreement with a third party (tenant) to construct a gas station and retail store on an existing retail site located in Oceanside, CA.

Site Address:

Loma Alta Station
1401-1405 El Camino Real
Oceanside, CA

Details:

The developer would like to remove (demolish) approximately 1866 Square feet of existing retail improvements to accommodate a drive thru car wash, reconfigure the existing parking lot and build as gas pump canopy large enough to accommodate 6 to 9 pumps in the in the North portion of the parking lot.

Please address any questions to:

Jamie Looney
RJ El Camino Plaza Investors, LLC
% Unite Pacific, inc
550 Laguna Drive, Suite 100
Carlsbad, CA 92008

DEVELOPER / OWNER
 RJ REALTY INVESTORS, LLC
 2333 STATE STREET SUITE 200
 CARLSBAD, CA 92008

CONTRACTOR
 TBD

REFERENCE SYMBOLS

PROPERTY DESCRIPTION
 COMMERCIAL REAL ESTATE PROPERTY

PROJECT DESCRIPTION
 MODIFICATION OF PARKING LOT TO ACCOMMODATE NEW CONVENIENCE STORE, FUEL STATION, AND CAR WASH

GENERAL NOTES

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
2. FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION ARE PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
3. THE INSTALLATION SHALL COMPLY WITH AND BE IN ACCORDANCE WITH ALL LEGAL AUTHORITIES AND CODES HAVING JURISDICTION.
4. WRITTEN DIMENSIONS AND QUANTITIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DRAWN QUANTITIES.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE DETAILS IN THIS DRAWING SHALL BE USED WHENEVER APPLICABLE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

DESIGN CONTACTS

ENGINEERING
 FAETHM ENGINEERING
 2090 HAWLEY DRIVE
 VISTA, CA 92084
 PHONE (520) 461-4027
 CONTACT: JEREMY METTS, PE

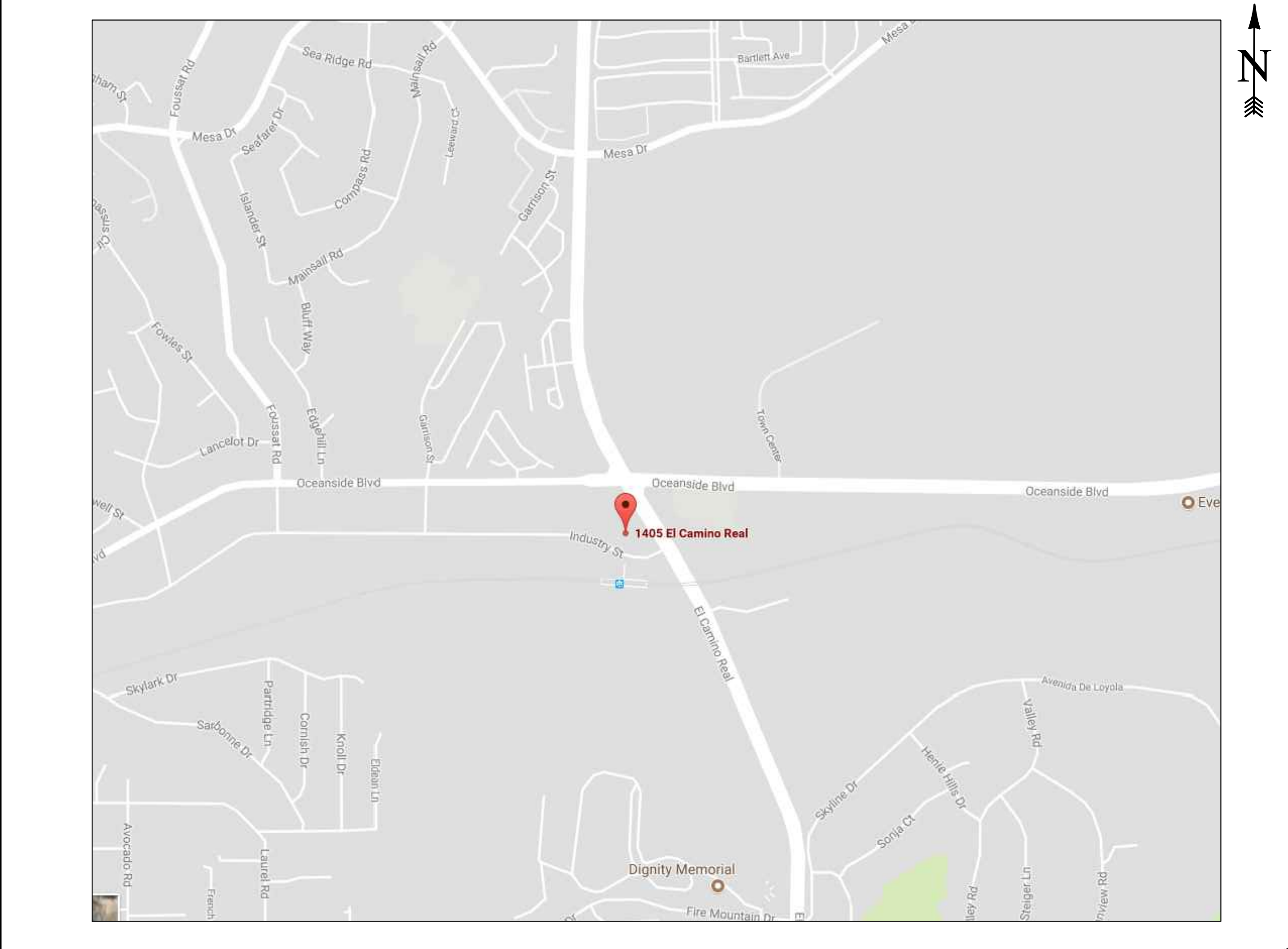
APPLICABLE CODES

OCEANSIDE CITY CODE
 OCEANSIDE ZONING ORDINANCE
 CALIFORNIA BUILDING CODE 2016

LOMA ALTA STATION PARKING LOT MODIFICATION

SHEET #	DESCRIPTION
T01	TITLE SHEET
C01	EXISTING SITE PLAN
C02	DEMO PLAN
C03	NEW SITE PLAN
C04	DETAILS

VICINITY MAP (NO SCALE)



REV	DATE	DESCRIPTION

PROJECT
 LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

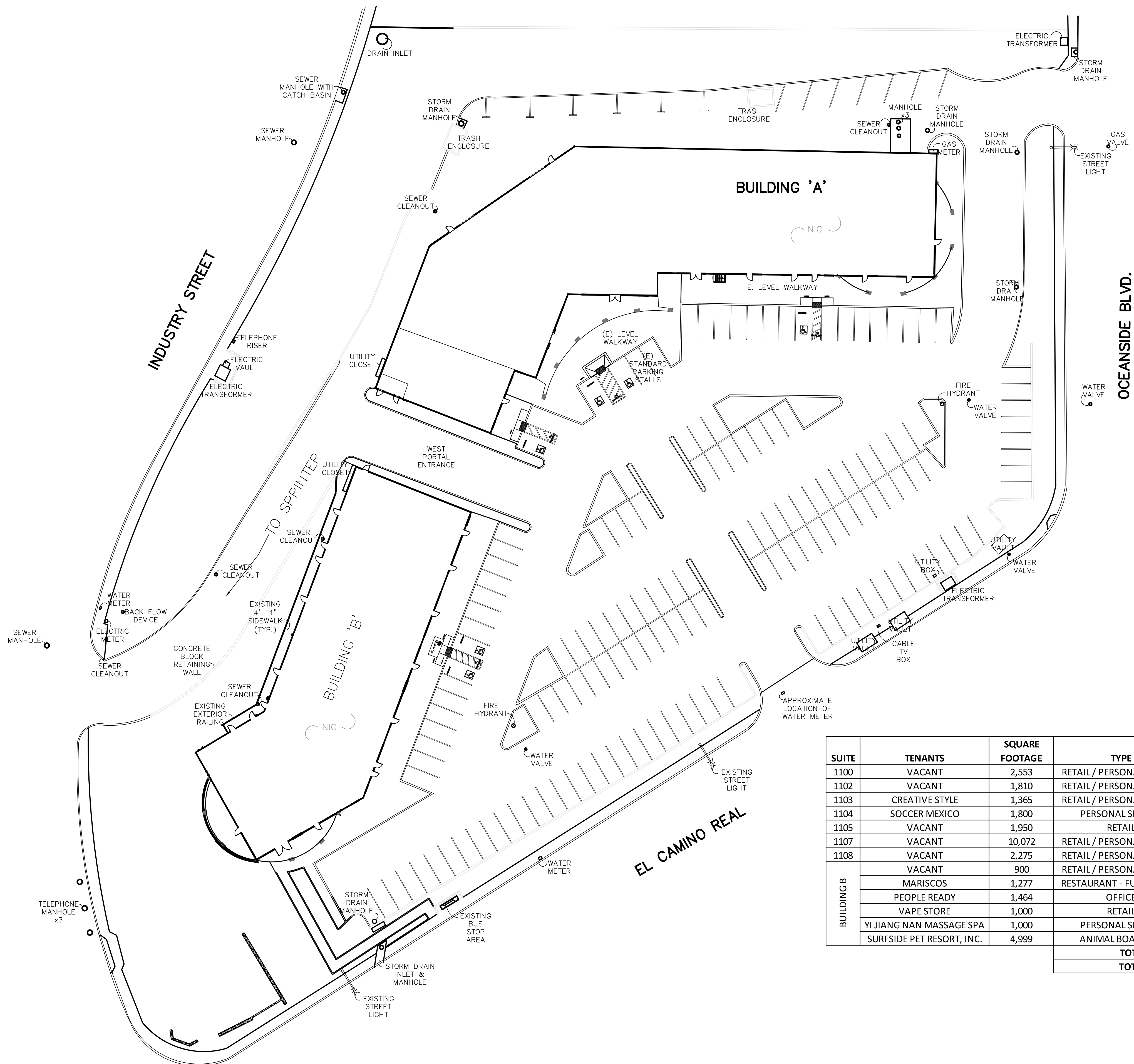
PROJECT
 LOMA ALTA PLAZA

Faethm Engineering, Inc.
 PH: (520) 461-4027
 WWW.FAETHMENG.COM

TITLE SHEET

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING T01	



SUITE	TENANTS	SQUARE FOOTAGE	TYPE	RATIO (1 SPACE PER x SQ FT)	REQUIRED SPACES
1100	VACANT	2,553	RETAIL / PERSONAL SERVICE	250	11
1102	VACANT	1,810	RETAIL / PERSONAL SERVICE	250	8
1103	CREATIVE STYLE	1,365	RETAIL / PERSONAL SERVICE	250	6
1104	SOCCER MEXICO	1,800	PERSONAL SERVICE	250	8
1105	VACANT	1,950	RETAIL	250	8
1107	VACANT	10,072	RETAIL / PERSONAL SERVICE	250	41
1108	VACANT	2,275	RETAIL / PERSONAL SERVICE	250	10
BUILDING B	VACANT	900	RETAIL / PERSONAL SERVICE	250	4
	MARISCOS	1,277	RESTAURANT - FULL SERVICE	50	26
	PEOPLE READY	1,464	OFFICE	300	5
	VAPE STORE	1,000	RETAIL	250	4
	YI JIANG NAN MASSAGE SPA	1,000	PERSONAL SERVICE	250	4
	SURFSIDE PET RESORT, INC.	4,999	ANIMAL BOARDING	400	13
TOTAL SPACES REQUIRED					148
TOTAL SPACES PROVIDED					159

NO.	DATE	DESCRIPTION

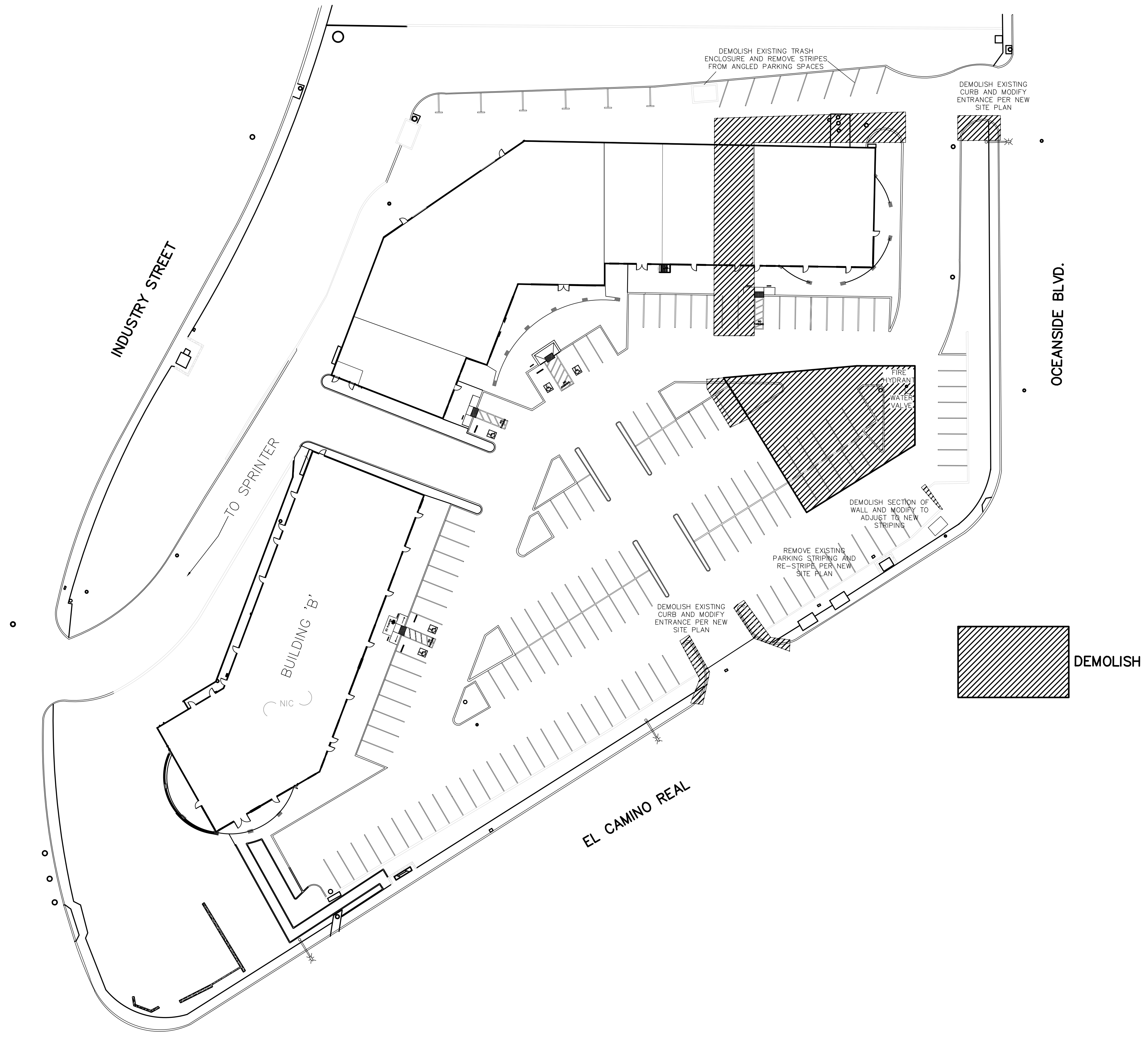
LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

EXISTING SITE PLAN
 SCALE 1"=30'

DRAWN JM	CHECKED JM
MECHANICAL JM	ELECTRICAL JM
CIVIL JM	STRUCTURAL JM
PROJECT NUMBER	
DRAWING	
C01	



REV	DATE	DESCRIPTION

CLIENT
 LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

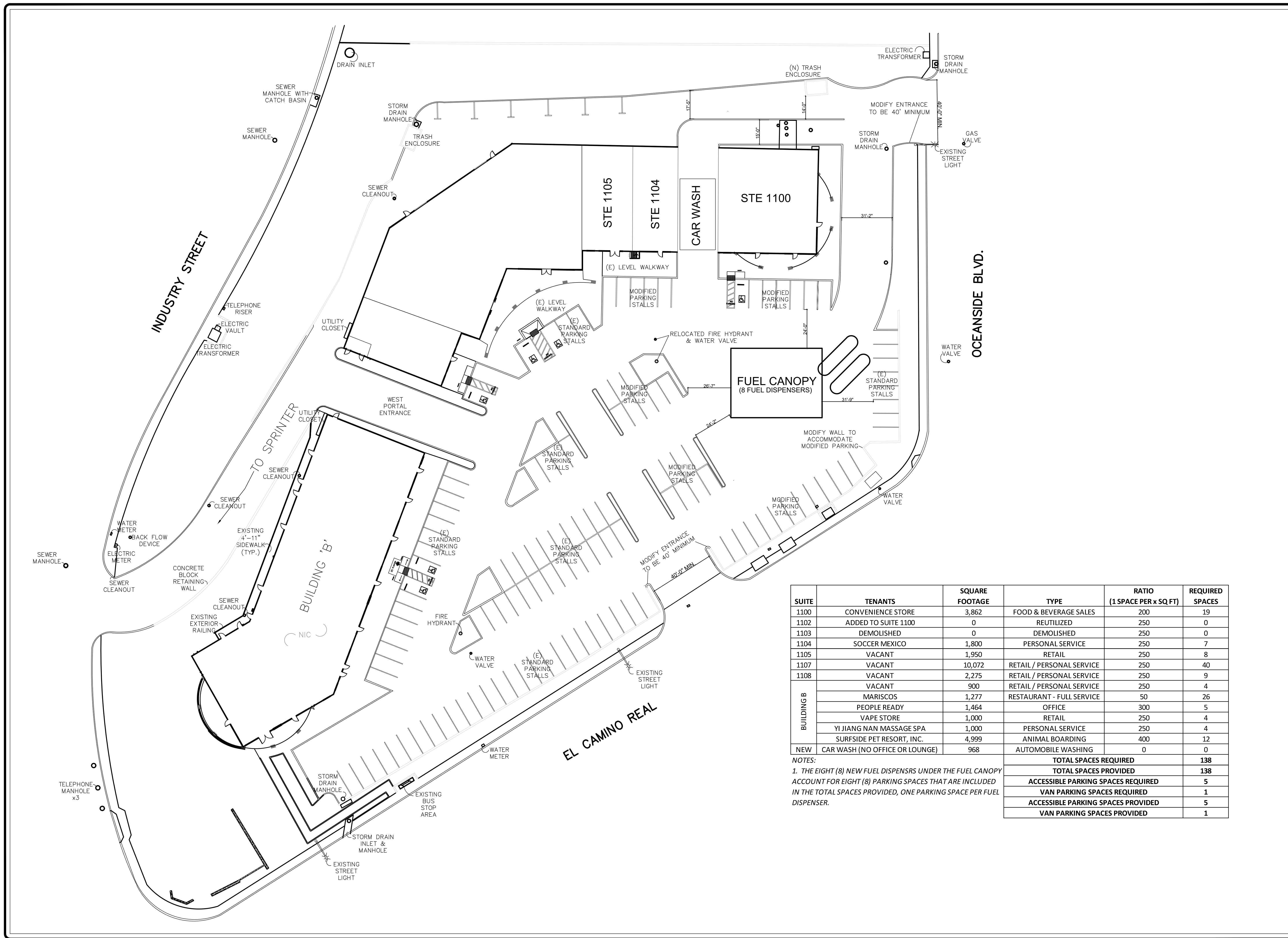
PROJECT
 LOMA ALTA PLAZA

Fe
 Faethm Engineering, Inc.
 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

DEMO PLAN

SCALE 1"=30'

DRAWN JM	CHECKED JM
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING	
C02	



SUITE	TENANTS	SQUARE FOOTAGE	TYPE	RATIO (1 SPACE PER x SQ FT)	REQUIRED SPACES
1100	CONVENIENCE STORE	3,862	FOOD & BEVERAGE SALES	200	19
1102	ADDED TO SUITE 1100	0	REUTILIZED	250	0
1103	DEMOLISHED	0	DEMOLISHED	250	0
1104	SOCCER MEXICO	1,800	PERSONAL SERVICE	250	7
1105	VACANT	1,950	RETAIL	250	8
1107	VACANT	10,072	RETAIL / PERSONAL SERVICE	250	40
1108	VACANT	2,275	RETAIL / PERSONAL SERVICE	250	9
	VACANT	900	RETAIL / PERSONAL SERVICE	250	4
	MARISCOS	1,277	RESTAURANT - FULL SERVICE	50	26
	PEOPLE READY	1,464	OFFICE	300	5
	VAPE STORE	1,000	RETAIL	250	4
	YI JIANG NAN MASSAGE SPA	1,000	PERSONAL SERVICE	250	4
	SURFSIDE PET RESORT, INC.	4,999	ANIMAL BOARDING	400	12
NEW	CAR WASH (NO OFFICE OR LOUNGE)	968	AUTOMOBILE WASHING	0	0
				TOTAL SPACES REQUIRED	138
				TOTAL SPACES PROVIDED	138
				ACCESSIBLE PARKING SPACES REQUIRED	5
				VAN PARKING SPACES REQUIRED	1
				ACCESSIBLE PARKING SPACES PROVIDED	5
				VAN PARKING SPACES PROVIDED	1

NOTES:
 1. THE EIGHT (8) NEW FUEL DISPENSERS UNDER THE FUEL CANOPY ACCOUNT FOR EIGHT (8) PARKING SPACES THAT ARE INCLUDED IN THE TOTAL SPACES PROVIDED, ONE PARKING SPACE PER FUEL DISPENSER.

NO.	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.

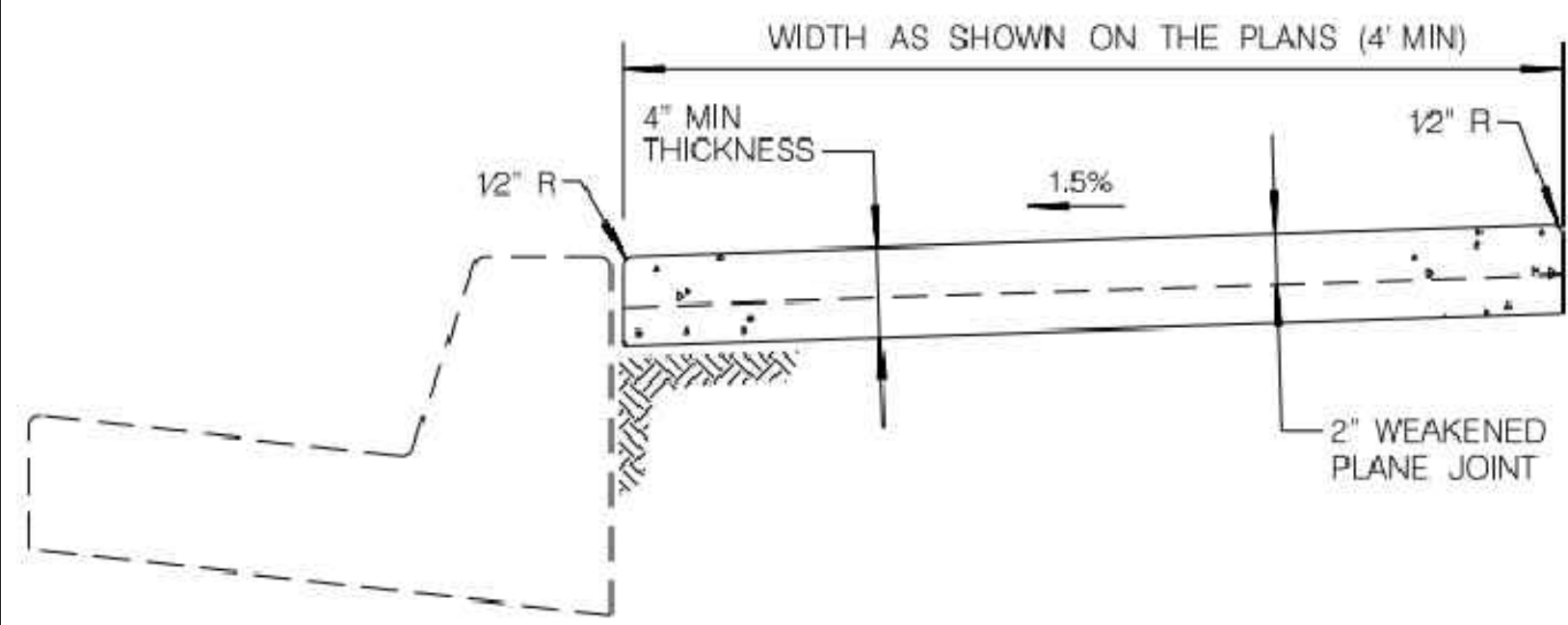
VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

NEW SITE & PARKING PLAN

SCALE 1"=30'

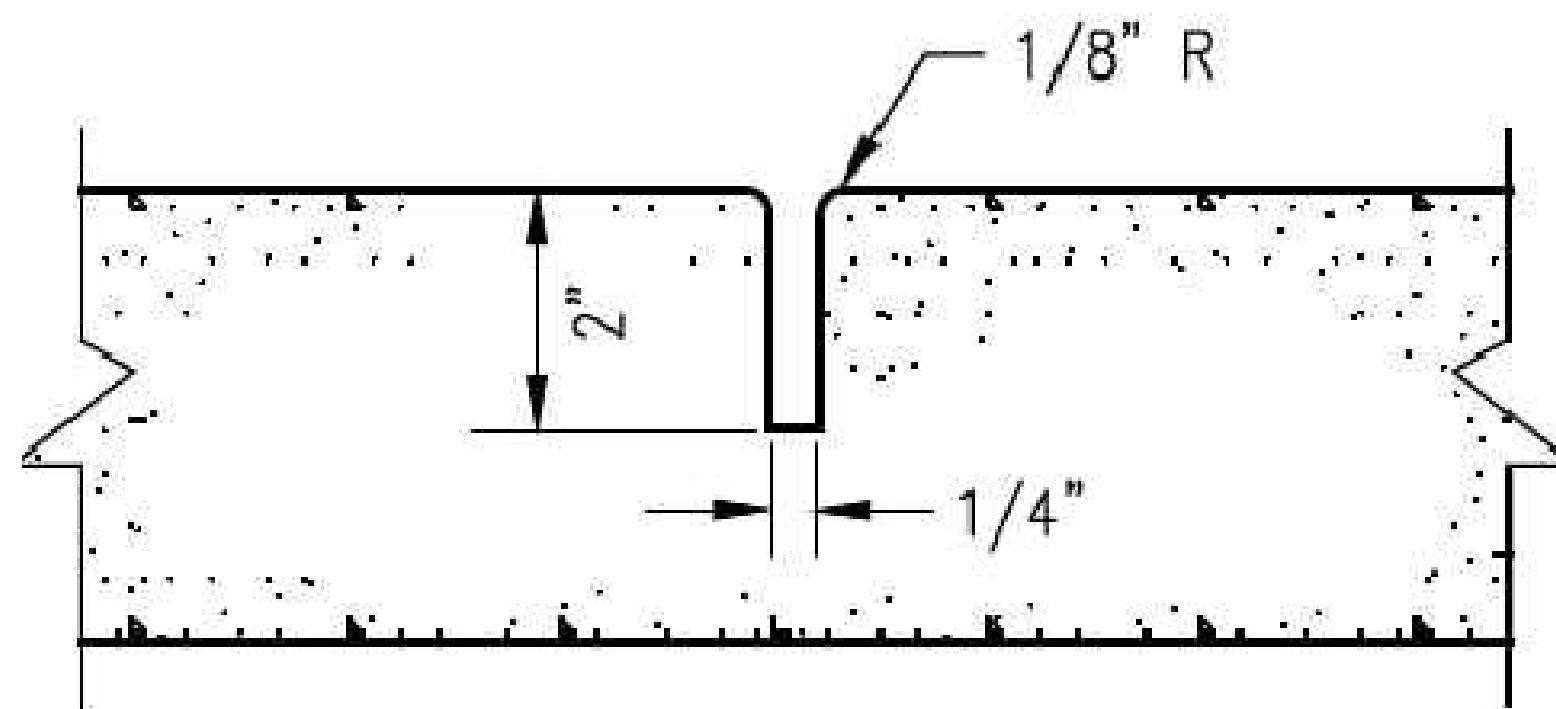
DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CHEK JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C03	

TYPICAL SIDEWALK SECTIONS



CONTIGUOUS

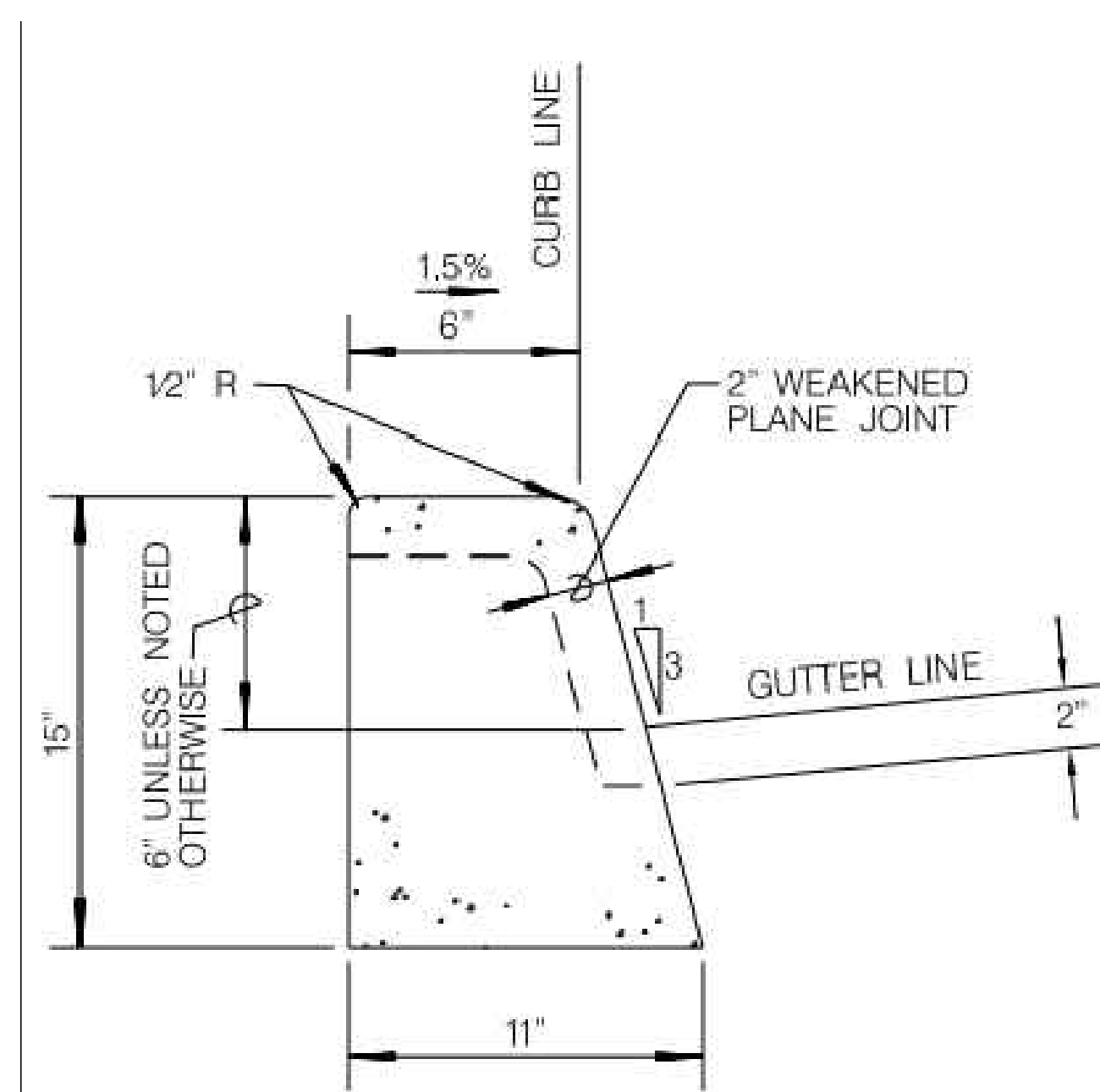
CONCRETE JOINT DETAIL



WEAKENED PLANE JOINT
 CURB AND SIDEWALK

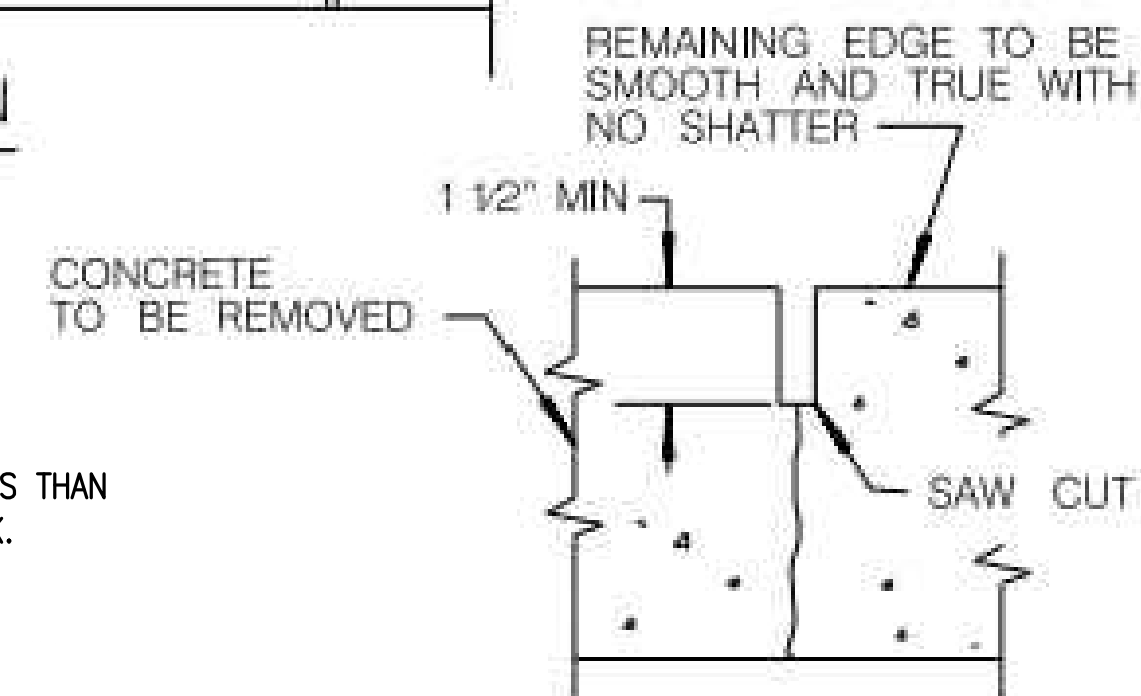
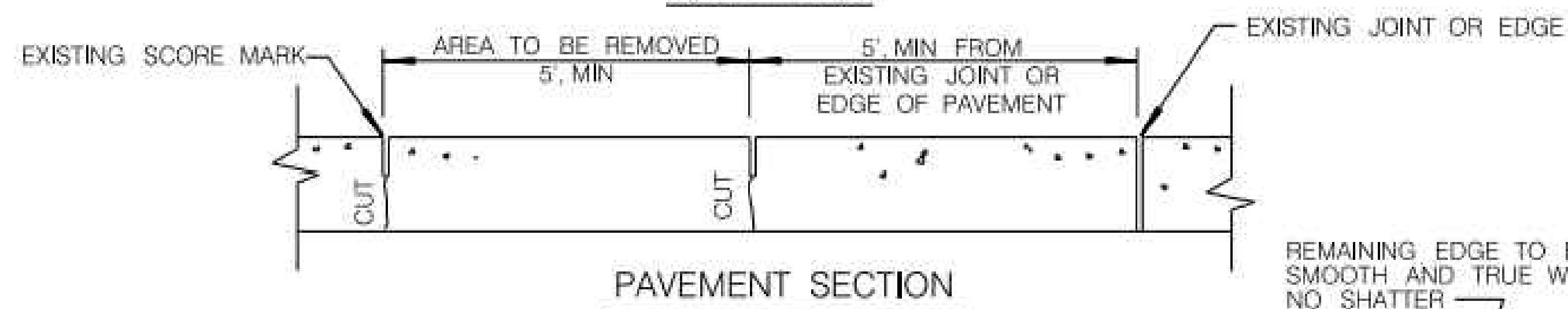
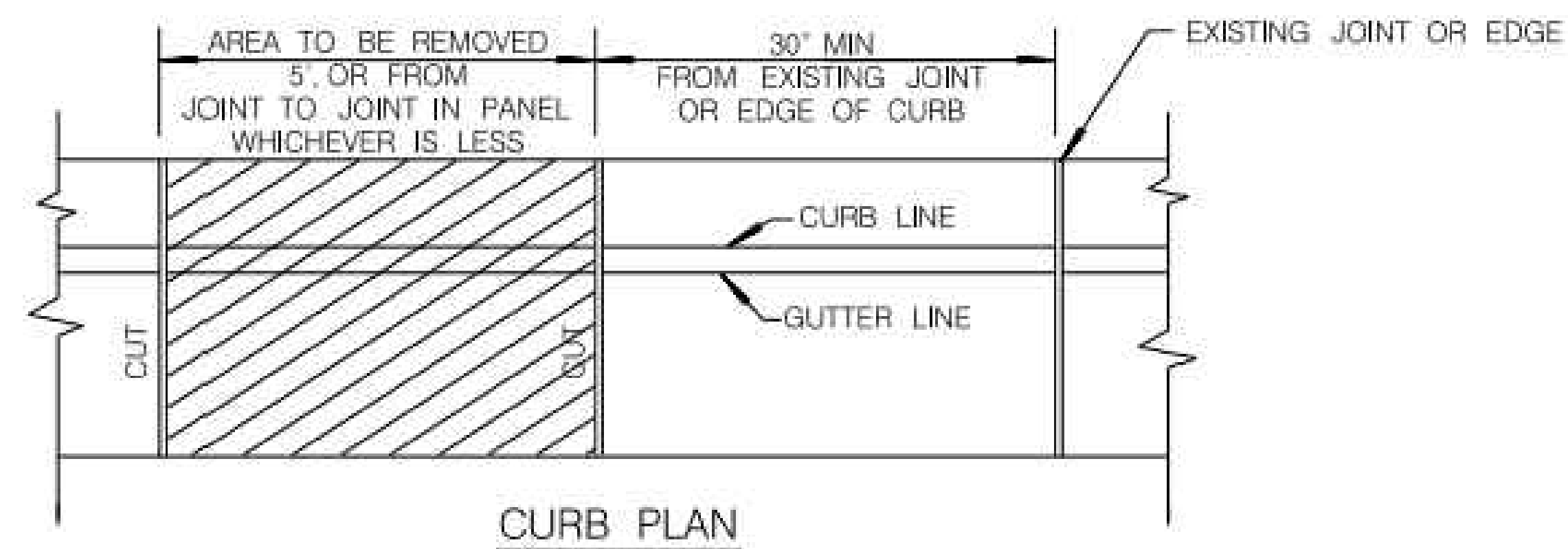
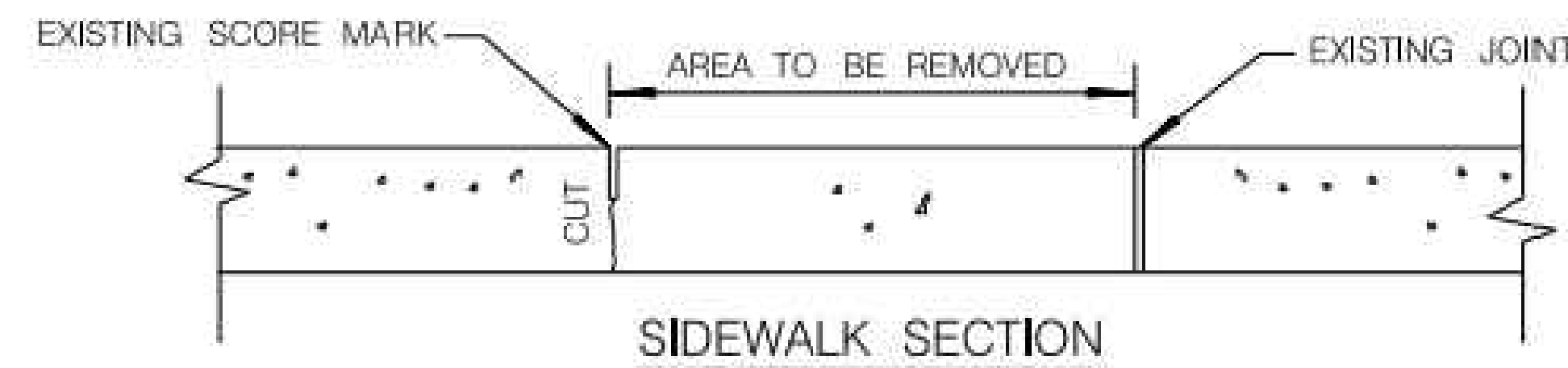
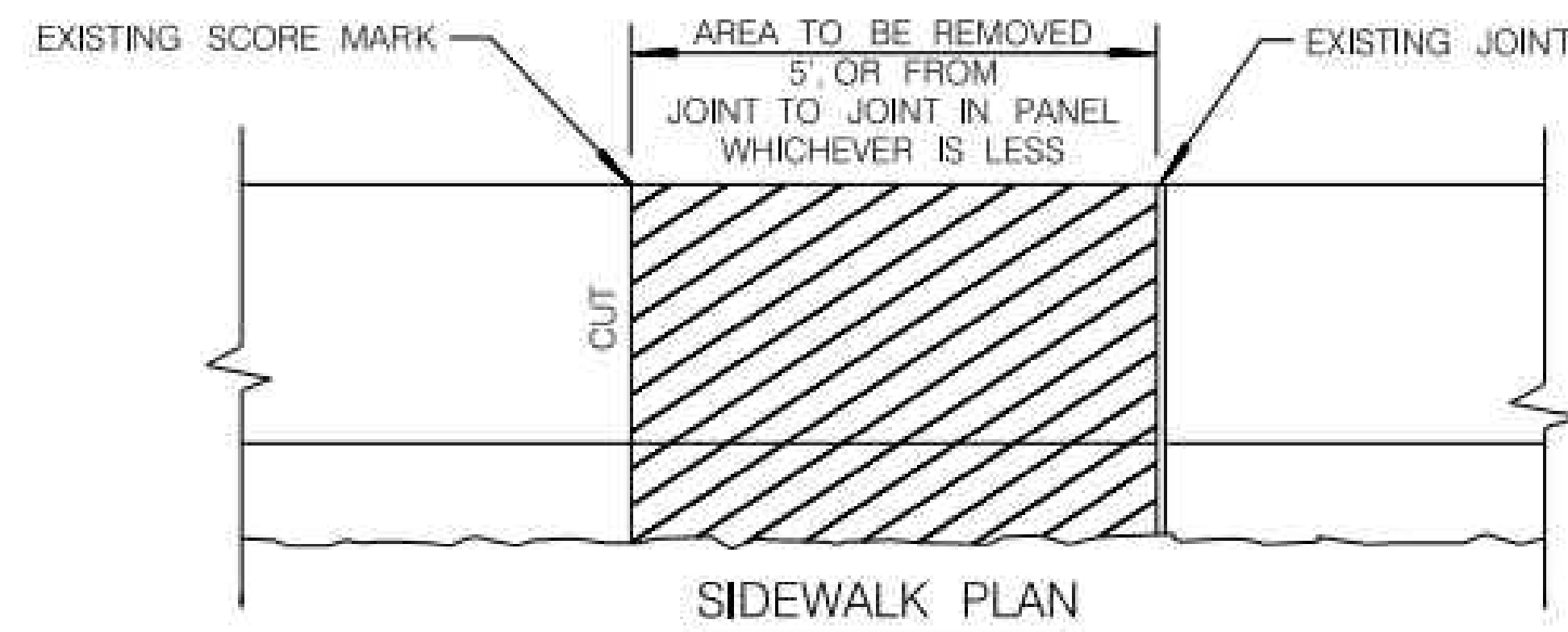
NOTE: TOOLED JOINS FOR SIDEWALKS AT 5' INTERVALS

6" CURB DETAIL



6" CURB
 AREA=0.89 SQ FT

CURB, SIDEWALK, PAVEMENT REMOVAL AND REPLACEMENT



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1.5%
2. WHEN DISTANCE FROM "AREA TO BE REMOVED" TO EXISTING JOINT, EDGE OR SCORE MARK IS LESS THAN MINIMUM SHOWN. "AREA TO BE REMOVED" SHALL BE EXTENDED TO JOINT, EDGE OR SCORE MARK.
3. ASPHALT PAVING TO MATCH EXISTING

NO.	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.



VISTA, CA 92084 PH: (650) 461-4027 WWW.FAETHM.COM

DETAILS

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL

PROJECT NUMBER

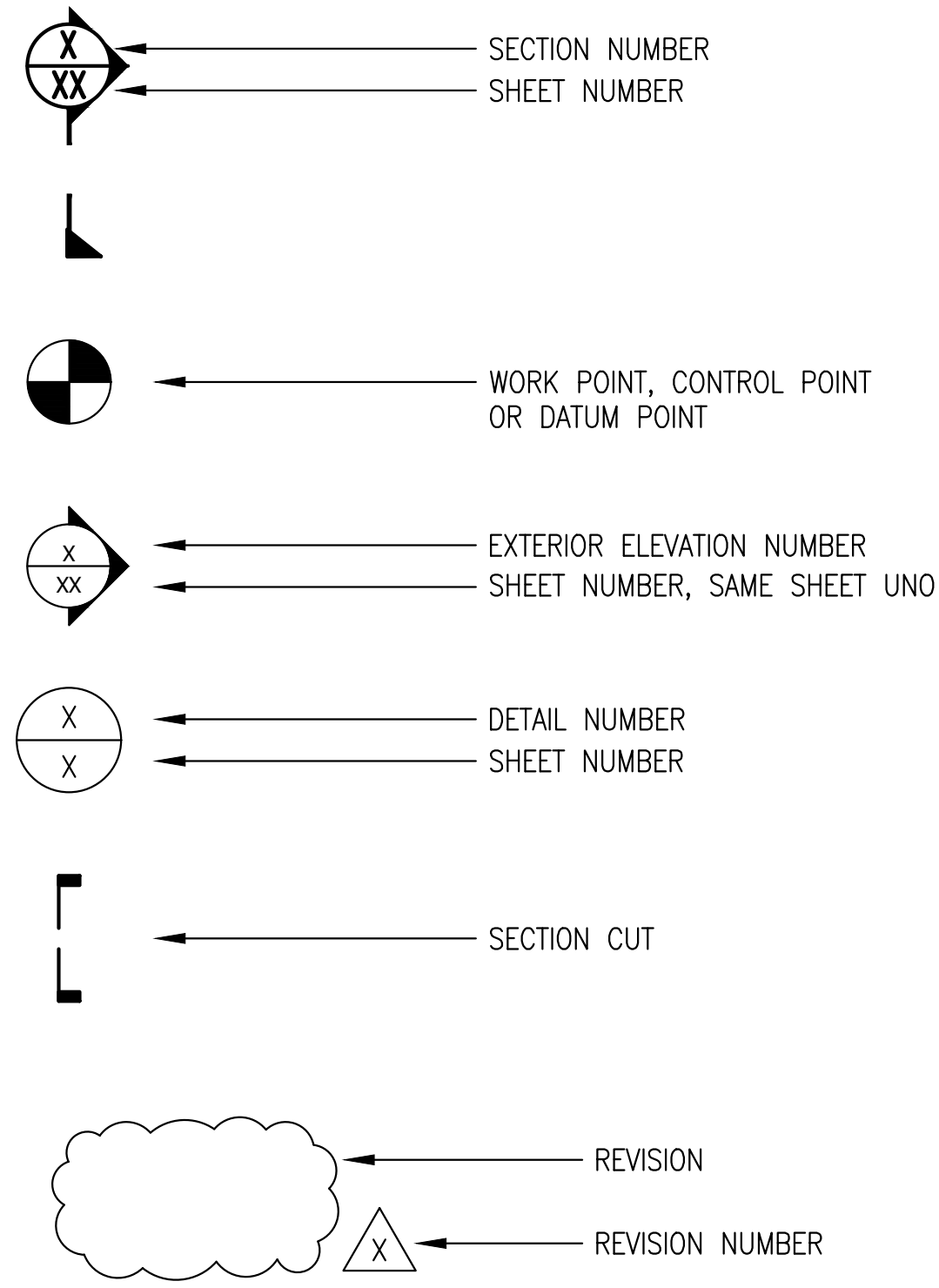
DRAWING

C04

DEVELOPER / OWNER
 RJ REALTY INVESTORS, LLC
 2333 STATE STREET SUITE 200
 CARLSBAD, CA 92008

CONTRACTOR
 TBD

REFERENCE SYMBOLS



PROPERTY DESCRIPTION
 COMMERCIAL REAL ESTATE PROPERTY

PROJECT DESCRIPTION
 MODIFICATION OF PARKING LOT TO
 ACCOMMODATE NEW CONVENIENCE STORE,
 FUEL STATION, AND CAR WASH

GENERAL NOTES

DESIGN CONTACTS

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
2. FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION ARE PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
3. THE INSTALLATION SHALL COMPLY WITH AND BE IN ACCORDANCE WITH ALL LEGAL AUTHORITIES AND CODES HAVING JURISDICTION.
4. WRITTEN DIMENSIONS AND QUANTITIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DRAWN QUANTITIES.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE DETAILS IN THIS DRAWING SHALL BE USED WHENEVER APPLICABLE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

ENGINEERING
 FAETHM ENGINEERING
 2090 HAWLEY DRIVE
 VISTA, CA 92084
 PHONE (520) 461-4027
 CONTACT: JEREMY METTS, PE

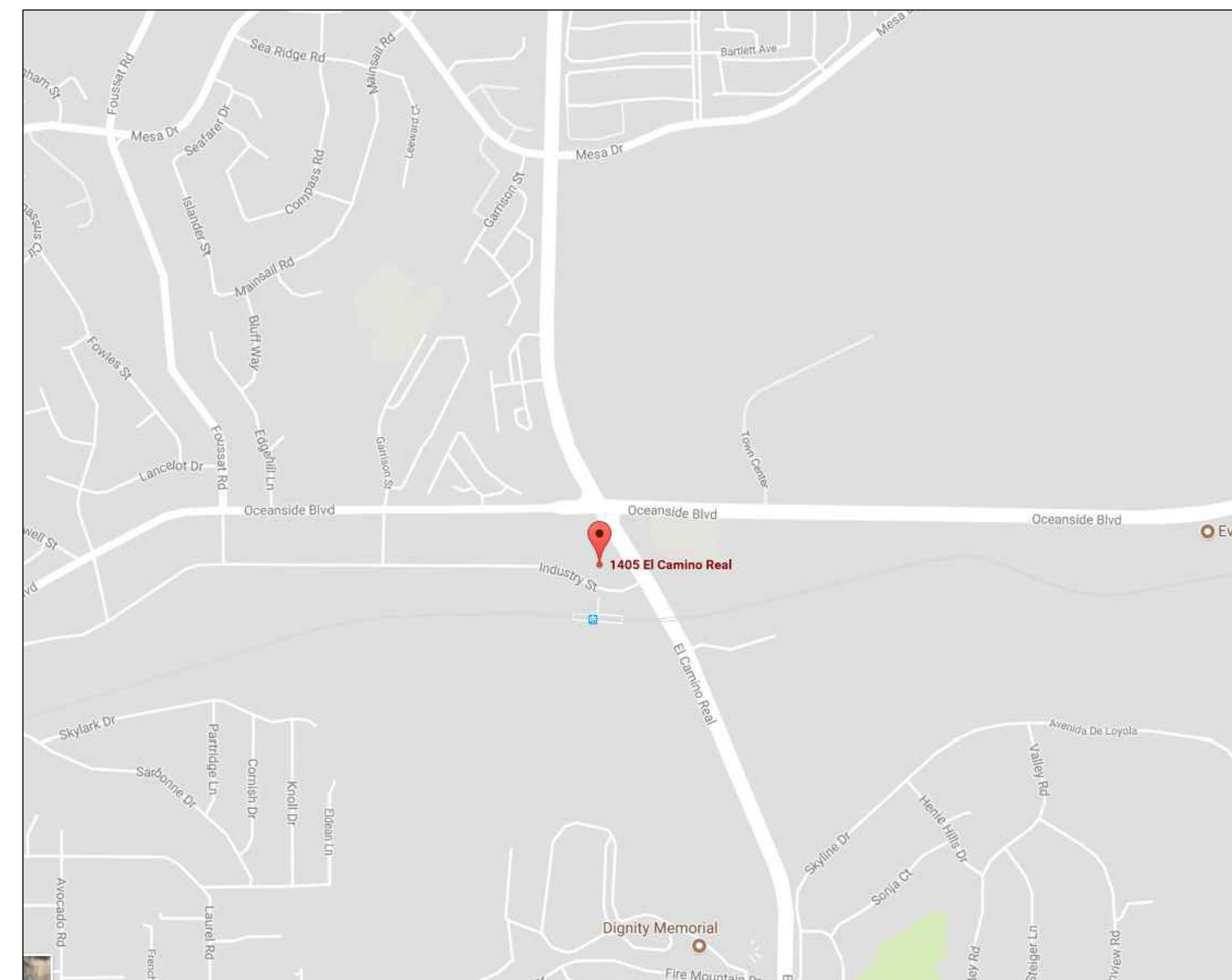
LOMA ALTA STATION GAS STATION AND CAR WASH

SHEET #	DESCRIPTION
T01	TITLE SHEET
C01	EXISTING SITE PLAN
C02	DEMO PLAN
C03	NEW SITE PLAN
C04	DETAILS

APPLICABLE CODES

- OCEANSIDE CITY CODE
- OCEANSIDE ZONING ORDINANCE
- CALIFORNIA BUILDING CODE 2016

VICINITY MAP (NO SCALE)



REV	DATE	DESCRIPTION

PROJECT
 LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

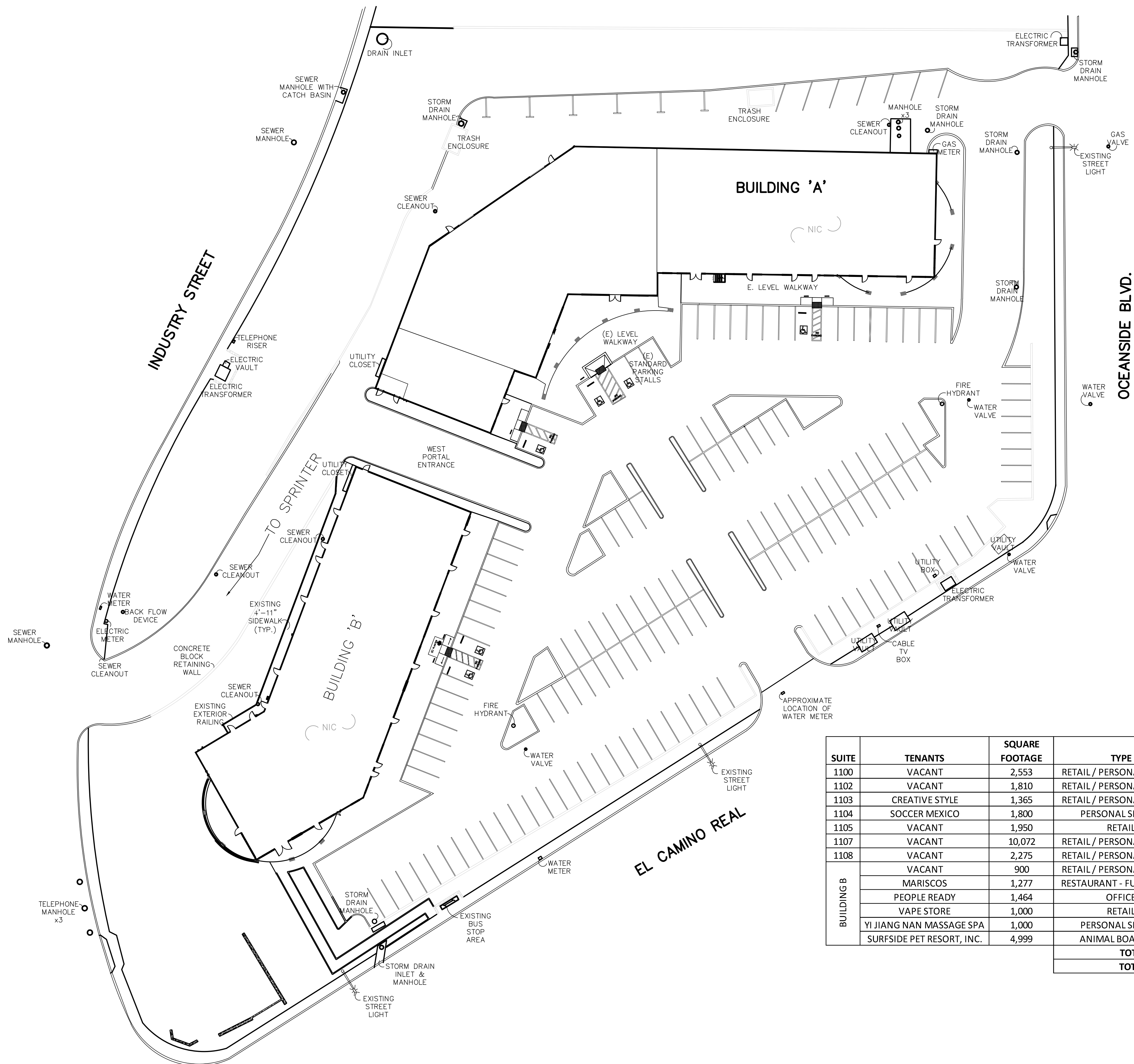
PROJECT
 LOMA ALTA PLAZA

Fe
 Faethm Engineering, Inc.
 PH: (520) 461-4027
 WWW.FAETHMENG.COM

TITLE SHEET

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING T01	



SUITE	TENANTS	SQUARE FOOTAGE	TYPE	RATIO (1 SPACE PER x SQ FT)	REQUIRED SPACES
1100	VACANT	2,553	RETAIL / PERSONAL SERVICE	250	11
1102	VACANT	1,810	RETAIL / PERSONAL SERVICE	250	8
1103	CREATIVE STYLE	1,365	RETAIL / PERSONAL SERVICE	250	6
1104	SOCCER MEXICO	1,800	PERSONAL SERVICE	250	8
1105	VACANT	1,950	RETAIL	250	8
1107	VACANT	10,072	RETAIL / PERSONAL SERVICE	250	41
1108	VACANT	2,275	RETAIL / PERSONAL SERVICE	250	10
BUILDING B	VACANT	900	RETAIL / PERSONAL SERVICE	250	4
	MARISCOS	1,277	RESTAURANT - FULL SERVICE	50	26
	PEOPLE READY	1,464	OFFICE	300	5
	VAPE STORE	1,000	RETAIL	250	4
	YI JIANG NAN MASSAGE SPA	1,000	PERSONAL SERVICE	250	4
	SURFSIDE PET RESORT, INC.	4,999	ANIMAL BOARDING	400	13
TOTAL SPACES REQUIRED					148
TOTAL SPACES PROVIDED					159

NO.	DATE	DESCRIPTION

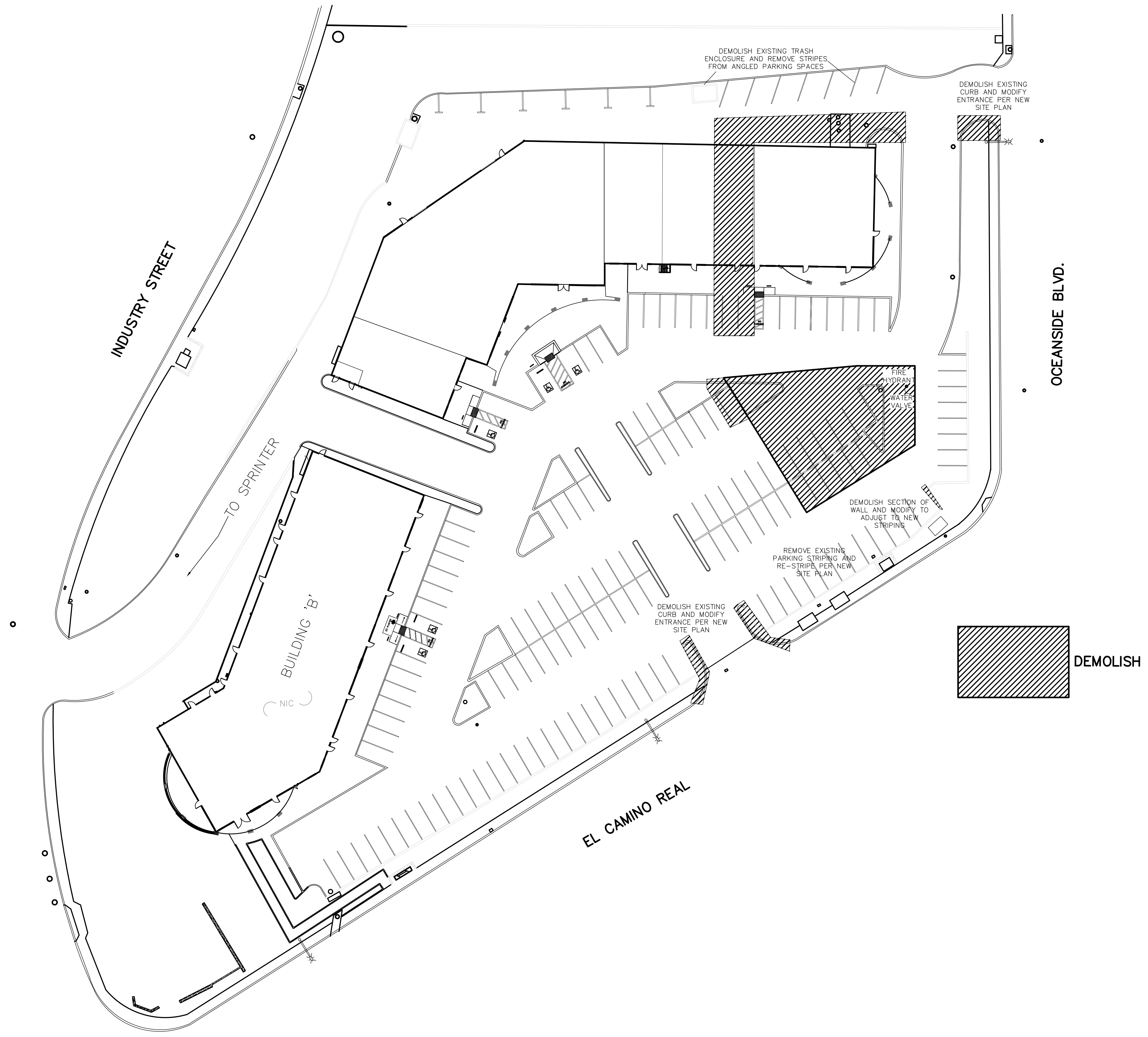
LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

Faethm Engineering, Inc.

 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

EXISTING SITE PLAN
 SCALE 1"=30'
 DRAWN: JM
 CHECKED: JM
 MECHANICAL: JM
 ELECTRICAL: JM
 CIVIL: JM
 STRUCTURAL: JM
 PROJECT NUMBER:

DRAWING: C01



REV	DATE	DESCRIPTION

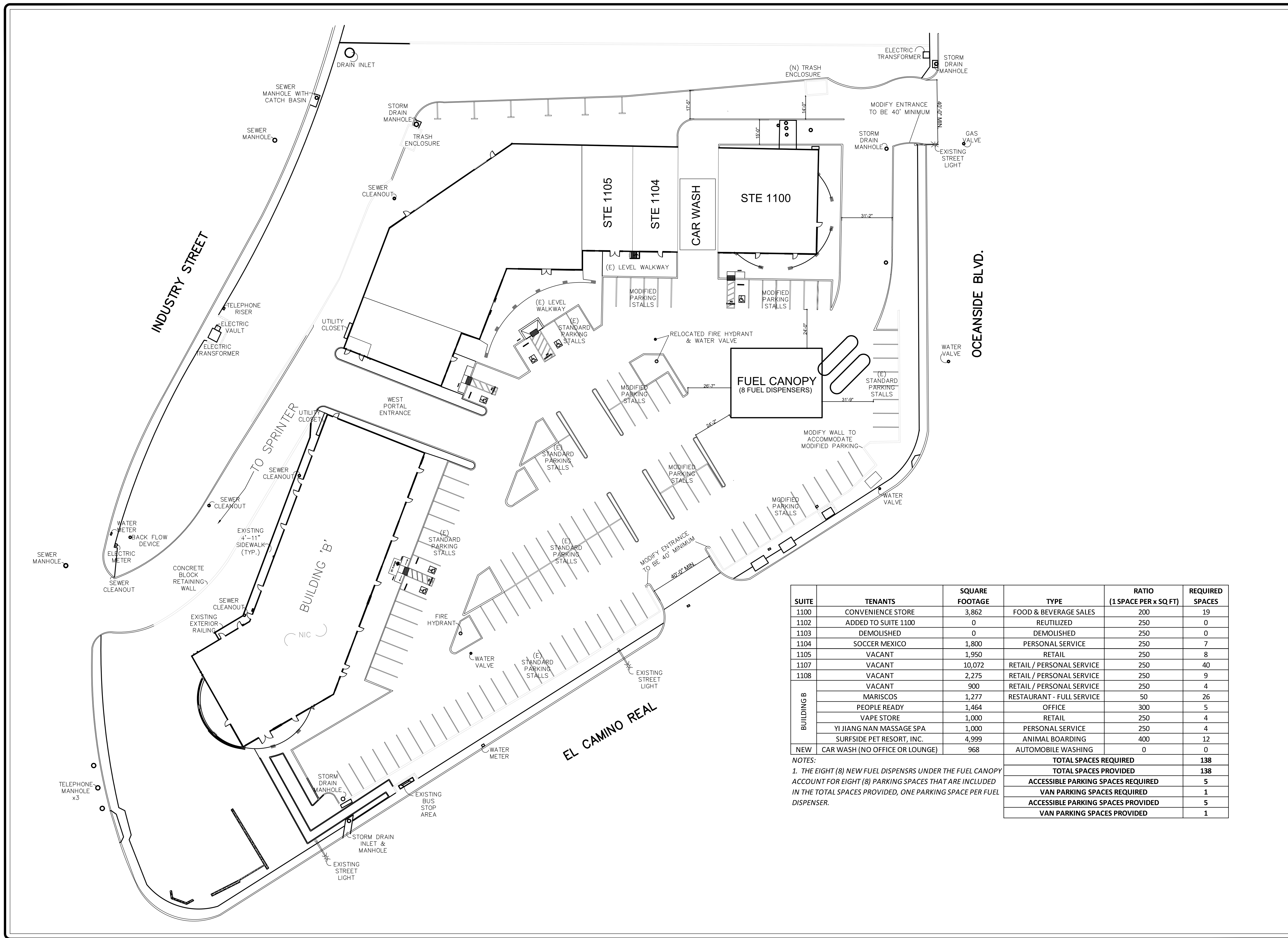
LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056
LOMA ALTA PLAZA

Fe
 Faethm Engineering, Inc.
 VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

DEMO PLAN

SCALE 1"=30'

DRWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C02	



SUITE	TENANTS	SQUARE FOOTAGE	TYPE	RATIO (1 SPACE PER x SQ FT)	REQUIRED SPACES
1100	CONVENIENCE STORE	3,862	FOOD & BEVERAGE SALES	200	19
1102	ADDED TO SUITE 1100	0	REUTILIZED	250	0
1103	DEMOLISHED	0	DEMOLISHED	250	0
1104	SOCCER MEXICO	1,800	PERSONAL SERVICE	250	7
1105	VACANT	1,950	RETAIL	250	8
1107	VACANT	10,072	RETAIL / PERSONAL SERVICE	250	40
1108	VACANT	2,275	RETAIL / PERSONAL SERVICE	250	9
	VACANT	900	RETAIL / PERSONAL SERVICE	250	4
	MARISCOS	1,277	RESTAURANT - FULL SERVICE	50	26
	PEOPLE READY	1,464	OFFICE	300	5
	VAPE STORE	1,000	RETAIL	250	4
	YI JIANG NAN MASSAGE SPA	1,000	PERSONAL SERVICE	250	4
	SURFSIDE PET RESORT, INC.	4,999	ANIMAL BOARDING	400	12
NEW	CAR WASH (NO OFFICE OR LOUNGE)	968	AUTOMOBILE WASHING	0	0
				TOTAL SPACES REQUIRED	138
				TOTAL SPACES PROVIDED	138
				ACCESSIBLE PARKING SPACES REQUIRED	5
				VAN PARKING SPACES REQUIRED	1
				ACCESSIBLE PARKING SPACES PROVIDED	5
				VAN PARKING SPACES PROVIDED	1

NOTES:
 1. THE EIGHT (8) NEW FUEL DISPENSERS UNDER THE FUEL CANOPY ACCOUNT FOR EIGHT (8) PARKING SPACES THAT ARE INCLUDED IN THE TOTAL SPACES PROVIDED, ONE PARKING SPACE PER FUEL DISPENSER.

NO.	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.

Fe

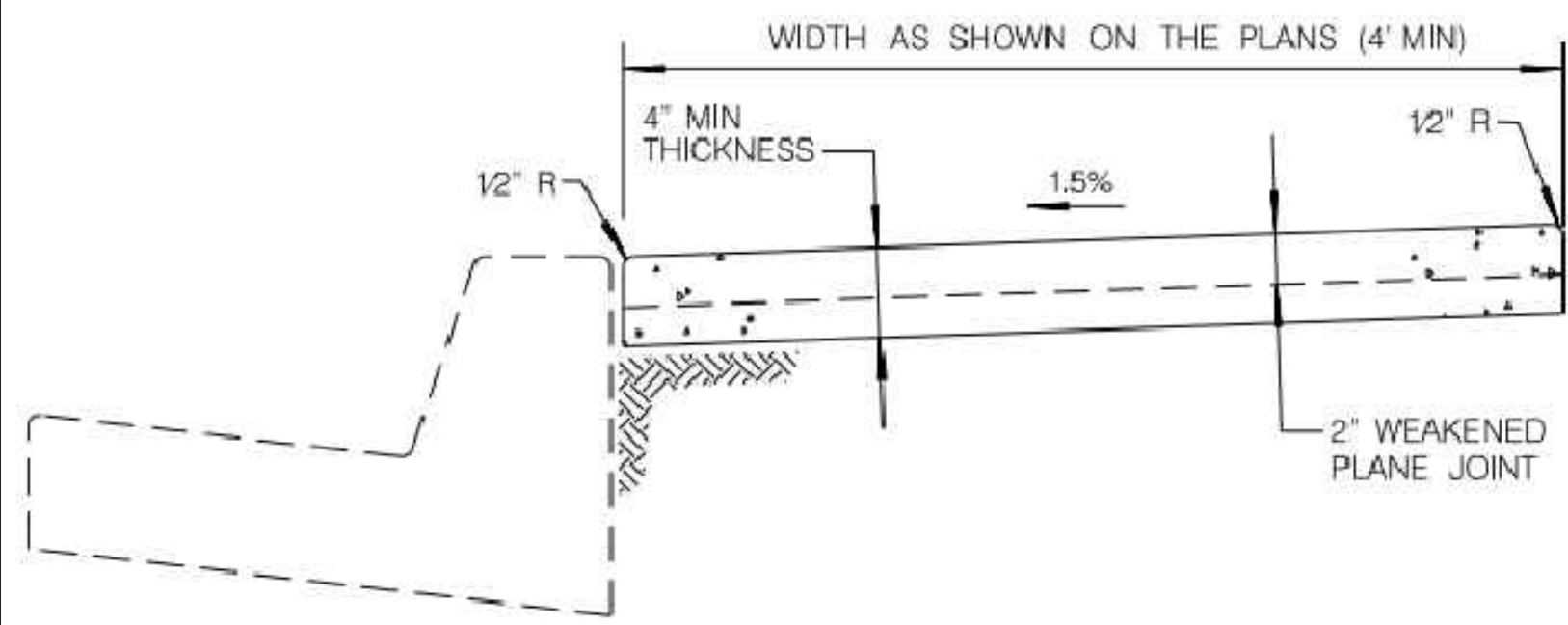
VISTA, CA 92084 PH: (620) 461-4027 WWW.FAETHMENG.COM

NEW SITE & PARKING PLAN

SCALE 1"=30'

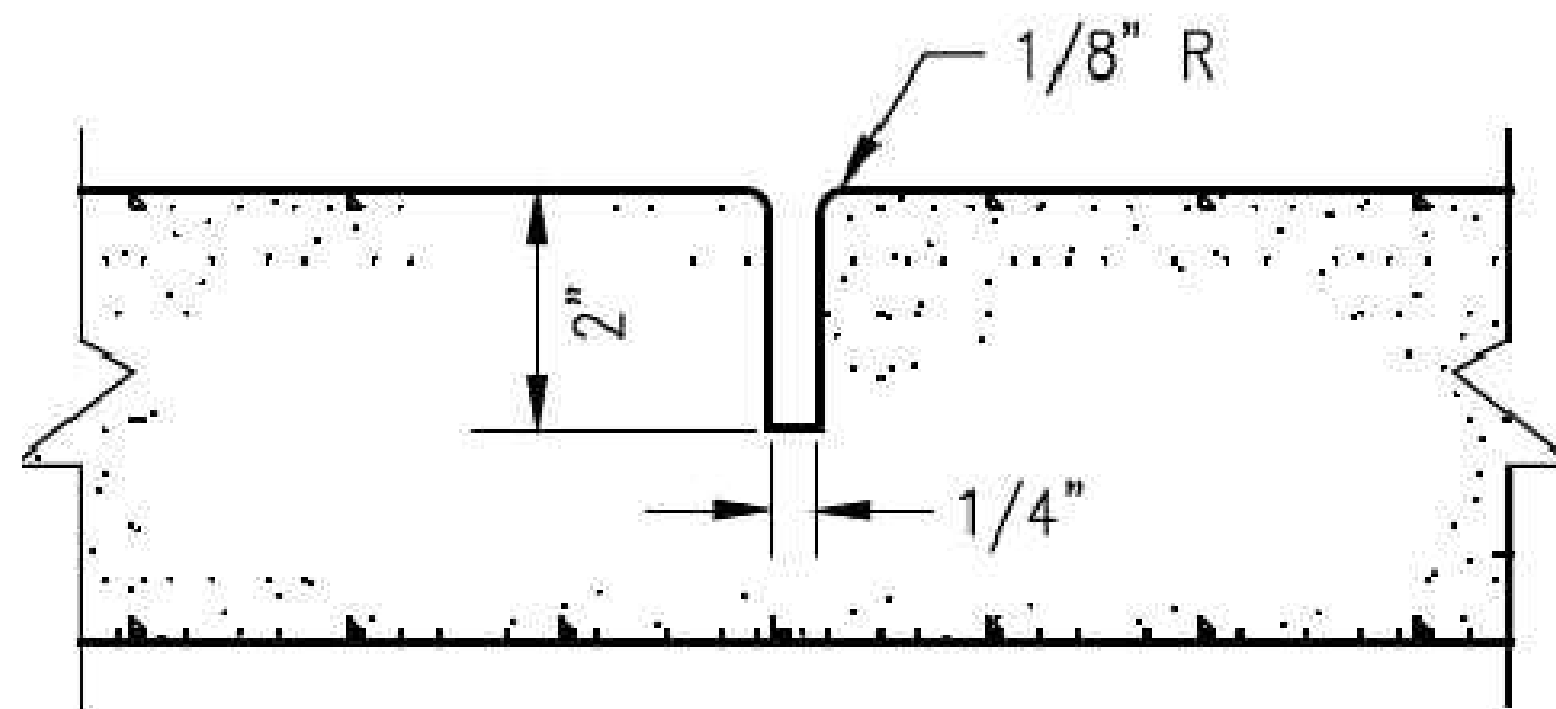
DRWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIL JM	STRUCTURAL
PROJECT NUMBER	
DRAWING C03	

TYPICAL SIDEWALK SECTIONS



CONTIGUOUS

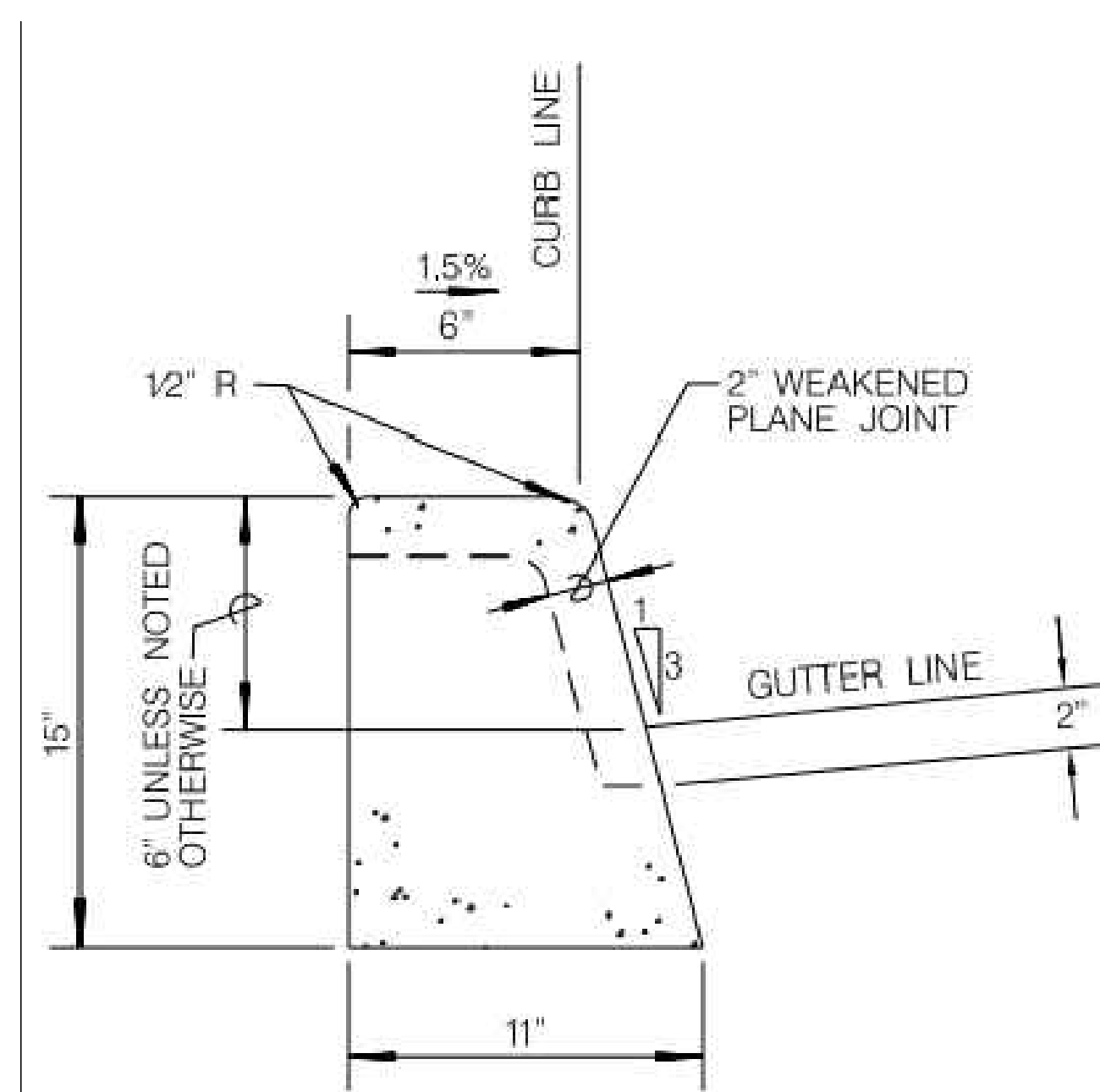
CONCRETE JOINT DETAIL



WEAKENED PLANE JOINT
 CURB AND SIDEWALK

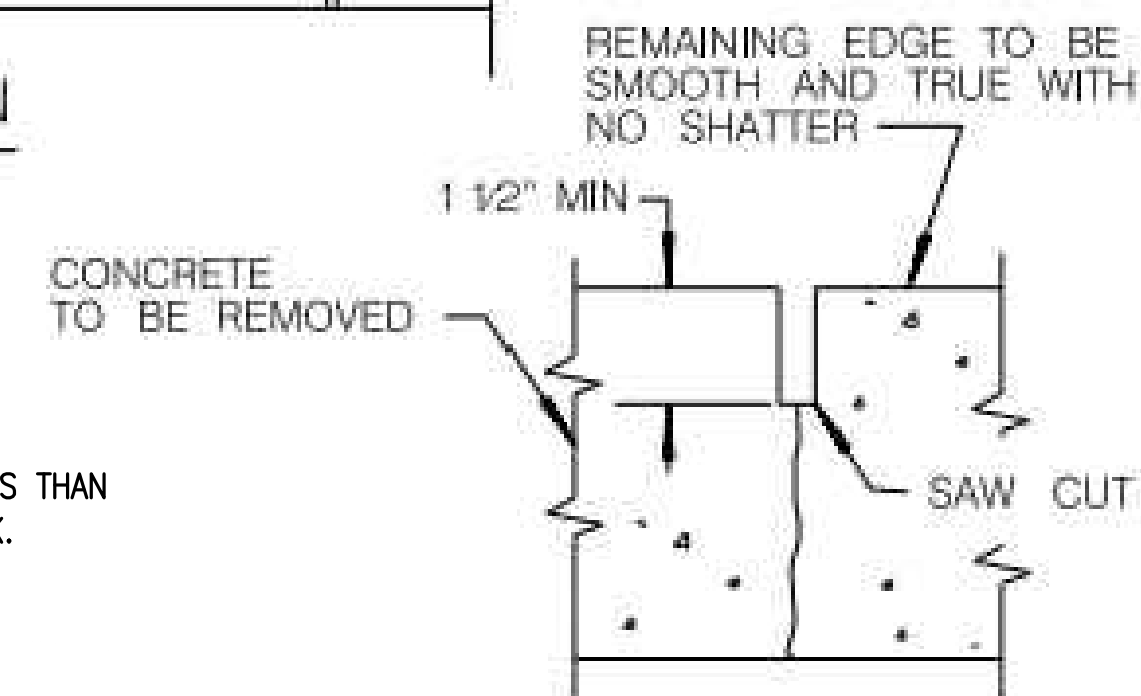
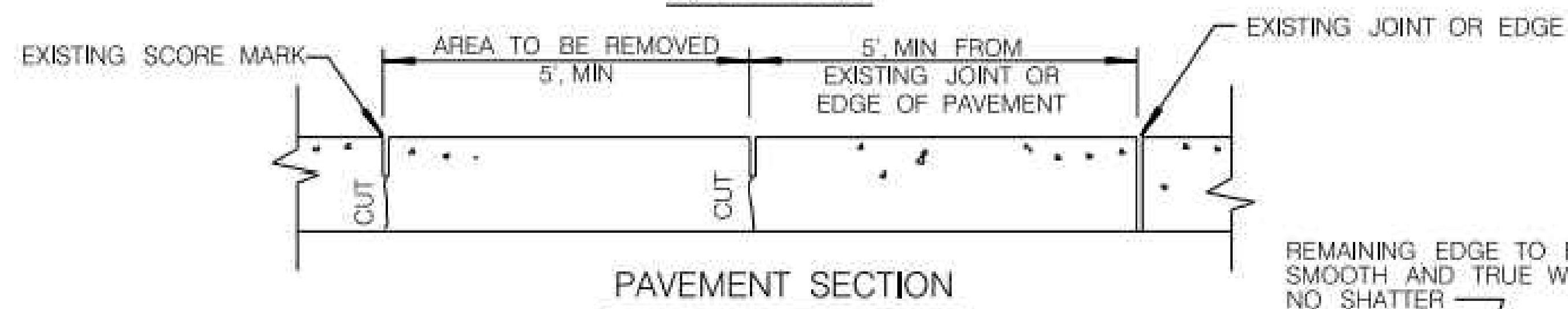
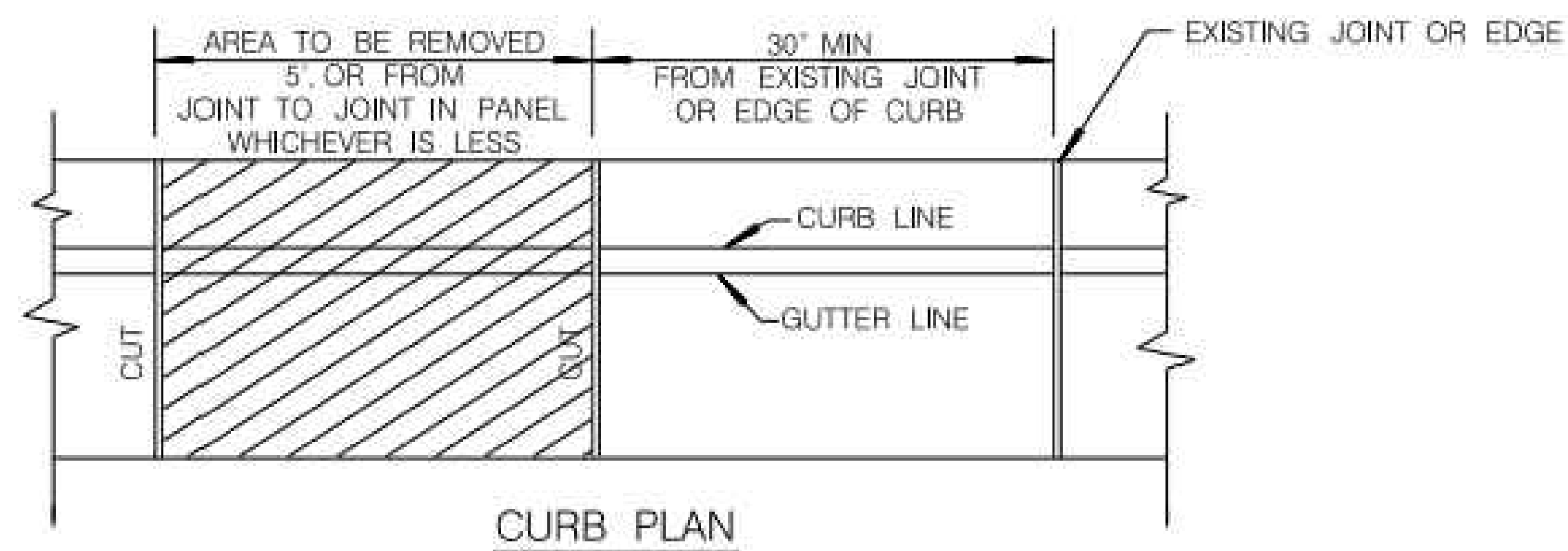
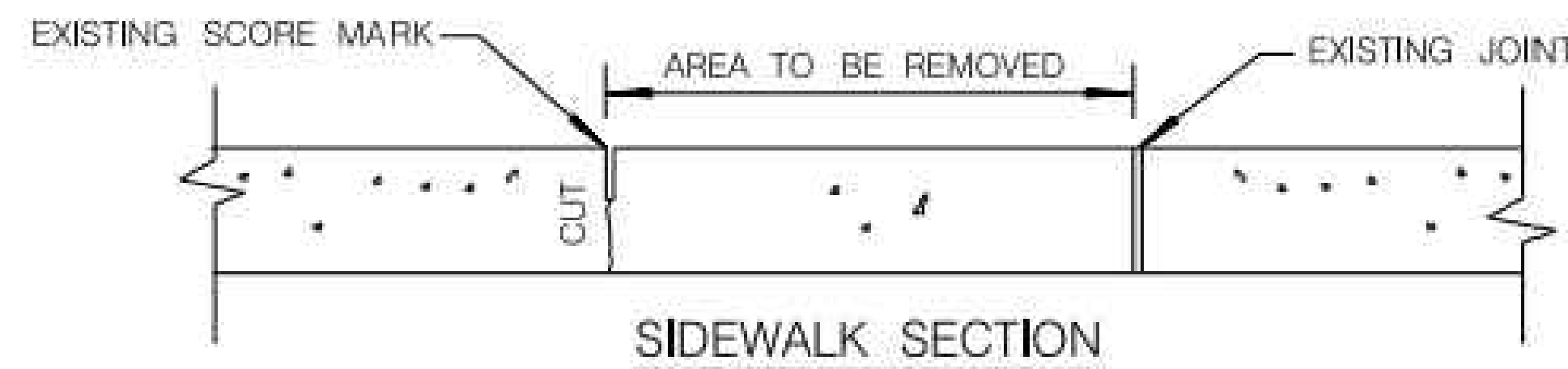
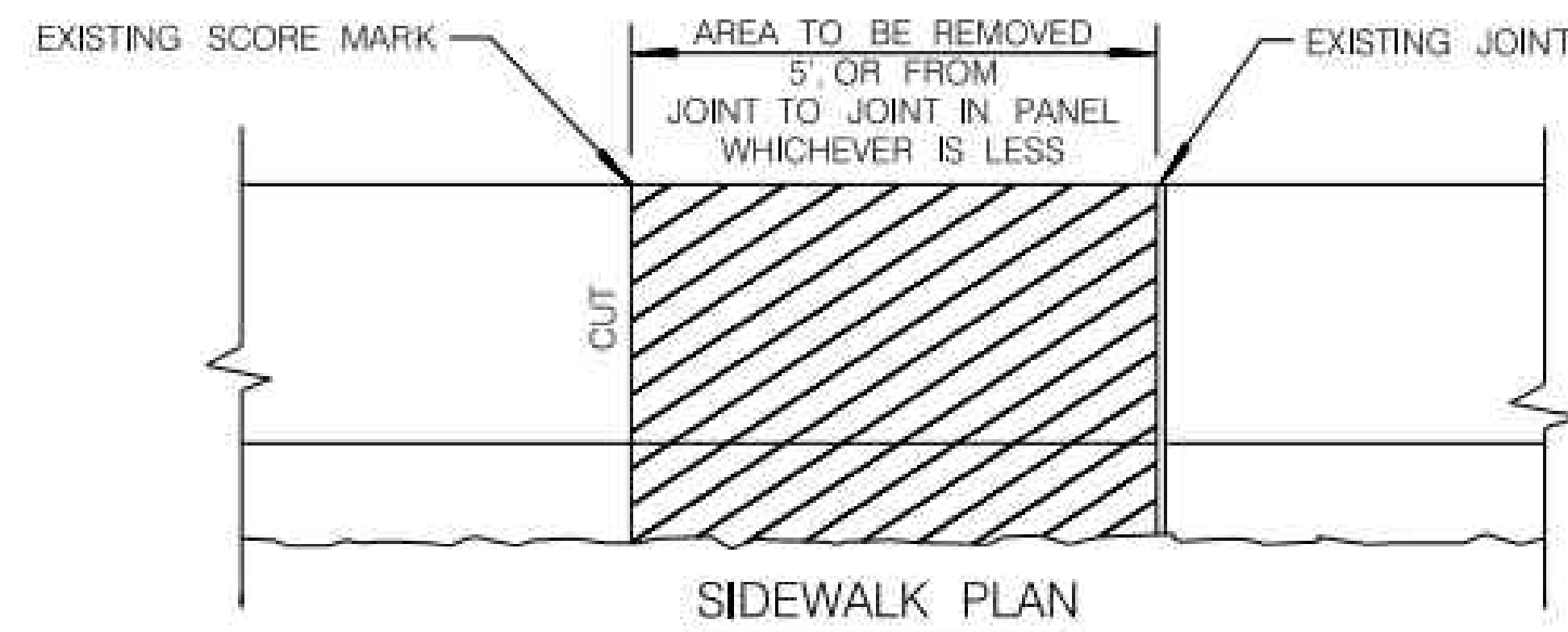
NOTE: TOOLED JOINS FOR SIDEWALKS AT 5' INTERVALS

6" CURB DETAIL



6" CURB
 AREA=0.89 SQ FT

CURB, SIDEWALK, PAVEMENT REMOVAL AND REPLACEMENT



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1.5%
2. WHEN DISTANCE FROM "AREA TO BE REMOVED" TO EXISTING JOINT, EDGE OR SCORE MARK IS LESS THAN MINIMUM SHOWN. "AREA TO BE REMOVED" SHALL BE EXTENDED TO JOINT, EDGE OR SCORE MARK.
3. ASPHALT PAVING TO MATCH EXISTING

REV	DATE	DESCRIPTION

LOMA ALTA STATION
 1401-1405 EL CAMINO REAL
 OCEANSIDE, CA 92056

LOMA ALTA PLAZA

Faethm Engineering, Inc.

Fe

VISTA, CA 92084 PH: (650) 461-4027 WWW.FAETHM.COM

DETAILS

SCALE: NONE

DRAWN JM	CHECKED
MECHANICAL	ELECTRICAL
CIVIL JM	STRUCTURAL

PROJECT NUMBER

DRAWING
 C04

ALTA/ACSM LAND TITLE SURVEY

1401-5 S. EL CAMINO REAL
OCEANSIDE, CALIFORNIA

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

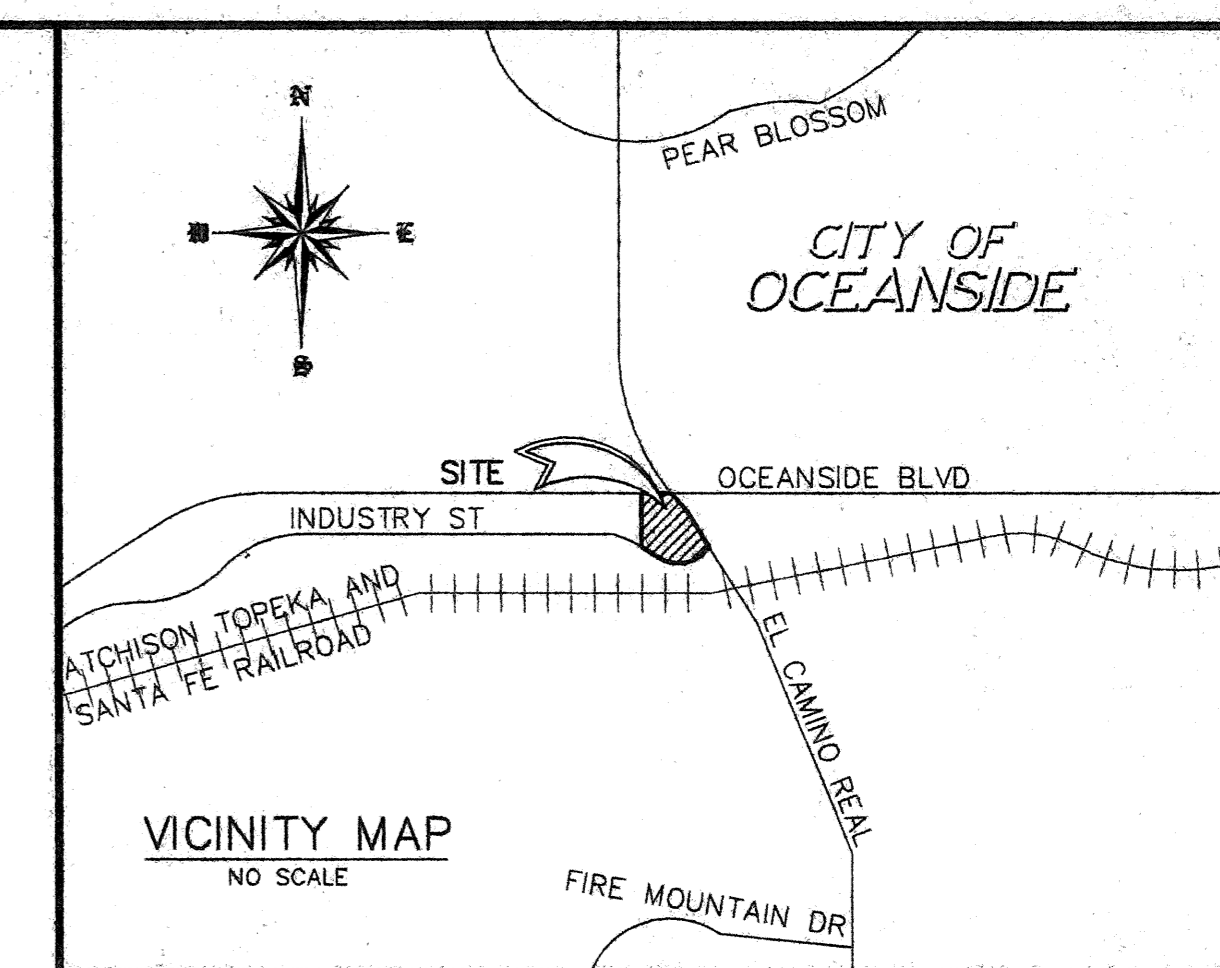
- (A) BLOCK WALL SOUTHWEST END LIES FROM 1.1'- 1.7' SOUTHWEST OF P.L.

LEGEND:

N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
P.L.	PROPERTY LINE
FD.	FOUND
NW.	NORTHWEST
SW.	SOUTHWEST
NE.	NORTHEAST
SE.	SOUTHEAST
STDM	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
GM	GAS METER
TE	TRASH ENCLOSURE
UC	UTILITY CLOSURE
HCS	HANDICAP SIGN
FSC	FIRE SERVICE CONNECTION
MS	MONUMENT SIGN
OH	OVERHANG
P.S.	PARKING STALL(S)
SCO	SEWER CLEANOUT
MH	MANHOLE
CL	CENTER LINE
CH	SIGN/HANDICAP LIGHT POLE

LAND AREA:
178,887 SQUARE FEET
4.11 ACRES

OCEANSIDE (80' & 88' WIDE PUBLICLY DEDICATED RIGHT OF WAY) BOULEVARD



BASIS OF BEARINGS:

THE BEARING OF N 31°56'36" W ALONG THE CENTERLINE OF EL CAMINO REAL PER PARCEL MAP NO. 12509 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	157
HANDICAP	5
TOTAL	162

SITE RESTRICTIONS:

SETBACKS:
FRONT - 10 FEET
SIDE - NONE
CORNER SIDE - 10 FEET (20 FEET PER ZONING LETTER)
REAR - NONE
HEIGHT - 80 FEET
ZONE - IG (GENERAL INDUSTRIAL)

FLOOR AREA RATIO - 1
PARKING REQUIREMENT - 1 STALL PER 750 S.F. (INTERIOR)

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S) THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF OCEANSIDE (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

CONTACT PERSON - SCOTT
CONTACT NUMBER - (760) 435-3520

METES AND BOUNDS:

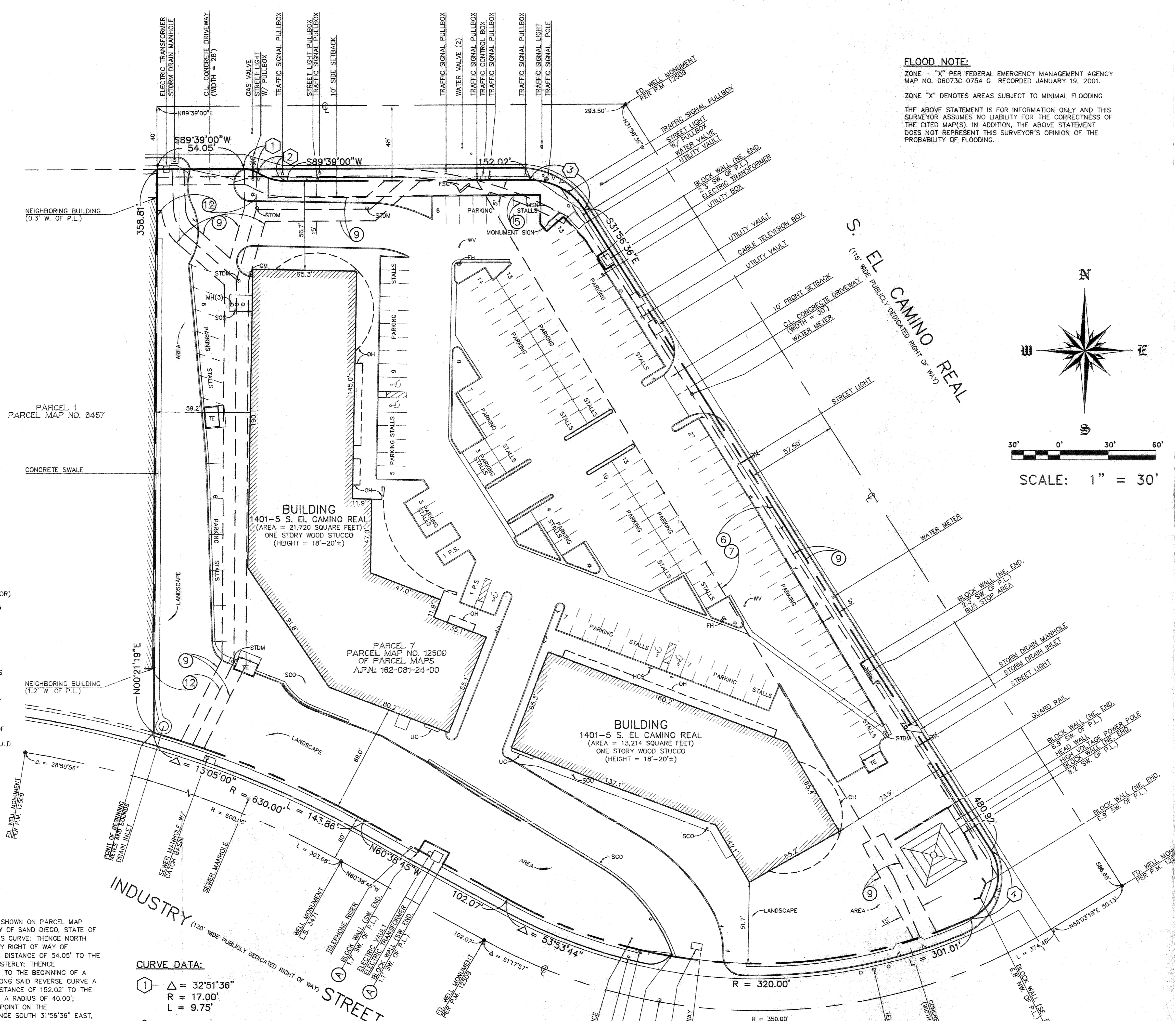
(FOR INFORMATIONAL PURPOSES ONLY)

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 7 AS SHOWN ON PARCEL MAP NUMBER 12509, FILED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID POINT BEING A POINT ON 630.00' RADIUS CURVE; THENCE NORTH 00°21'19" EAST A DISTANCE OF 358.81' TO THE SOUTHERLY RIGHT OF WAY OF OCEANSIDE BOULEVARD; THENCE SOUTH 89°39'00" WEST A DISTANCE OF 54.05' TO THE BEGINNING OF A 117.00' RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 9.75' TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 33.00'; THENCE ALONG SAID REVERSE CURVE A DISTANCE OF 18.93'; THENCE SOUTH 89°39'00" WEST A DISTANCE OF 152.02' TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00'; THENCE ALONG SAID CURVE A DISTANCE OF 40.78' TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF EL CAMINO REAL; THENCE SOUTH 31°56'36" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF EL CAMINO REAL, A DISTANCE OF 480.92' TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00'; THENCE ALONG SAID CURVE A DISTANCE OF 51.00' TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 320.00'; THENCE ALONG SAID CURVE A DISTANCE OF 301.01'; THENCE NORTH 60°38'45" WEST A DISTANCE OF 102.07' TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 630.00'; THENCE ALONG SAID CURVE A DISTANCE OF 143.86' RETURNING TO THE POINT OF BEGINNING.

*NOTE: THIS METES AND BOUND DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY, AND FOR EASE OF REVIEW OF THIS PLAN, IT IS NOT INTENDED TO TAKE THE PLACE OF THE DESCRIPTION SET FORTH IN ALLIANCE TITLE COMPANY'S COMMITMENT NUMBER 15074469-099.

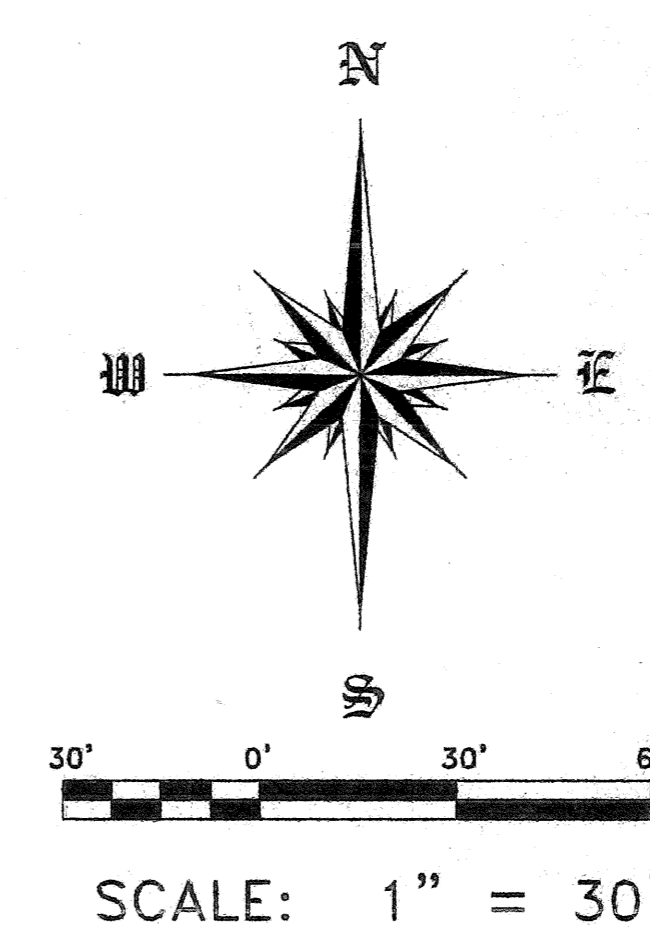
CURVE DATA:

- ① Δ = 32°51'36"
R = 17.00'
L = 9.75'
- ② Δ = 32°51'36"
R = 33.00'
L = 18.93'
- ③ Δ = 58°24'24"
R = 40.00'
L = 40.78'
- ④ Δ = 97°24'07"
R = 30.00'
L = 51.00'



FLOOD NOTE:

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060726 0754 G RECORDED JANUARY 19, 2001.
ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.



ITEMS CORRESPONDING TO SCHEDULE "B":

- ⑤ AN EASEMENT FOR WATER PIPE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 1984 AS FILE NO. 216633 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑥ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1967 AS FILE NO. 21055 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑦ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1967 AS FILE NO. 97878; JULY 28, 1967 AS FILE NO. 11522; AND APRIL 25, 1968 AS FILE NO. 89678 AND 89673, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑧ THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF INGRESS AND EGRESS TO OR FROM EL CAMINO REAL AS RELINQUISHED ON PARCEL MAP NO. 12509. ALSO, THE EFFECT OF RESOLUTION R90-153, RECORDED AUGUST 14, 1990 AS INSTRUMENT R90-443279 OF OFFICIAL RECORDS, SAID RESOLUTION GRANTS INGRESS EGRESS ACCESS TO AND FROM EL CAMINO REAL. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD, AND IS NOT PLOTTED HEREON.
- ⑨ AN EASEMENT FOR STORM DRAIN, PUBLIC UTILITIES AND ACCESS RECORDED ON PARCEL MAP NO. 12509. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑩ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1984 AS FILE NO. 84-14495, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE ENTIRE SUBJECT PROPERTY, IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON.
- ⑪ A COVENANT AGREEMENT RECORDED MAY 14, 1985 AS FILE NO. 85-169281 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
- ⑫ AN EASEMENT FOR STORM DRAIN FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1988 AS FILE NO. 88-358265, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑬ AN EASEMENT FOR STORM DRAIN FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1988 AS FILE NO. 88-363192, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD, AND IS NOT PLOTTED HEREON.
- ⑭ COVENANT AND AGREEMENT, RECORDED NOVEMBER 15, 1988 AS FILE NO. 88-586114 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
- ⑮ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 18, 1990 AS FILE NO. 90-388021 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE ENTIRE SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑯ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED APRIL 11, 1991 AS FILE NO. 1991-016351 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
- ⑰ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 15, 1997 AS FILE NO. 1997-0332705 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, IT CONTAINS NO PLOTTABLE ITEMS.
- ⑱ TERMS AND PROVISIONS CONTAINED IN DOCUMENT RECORDED SEPTEMBER 19, 2005 AS INSTRUMENT NO. 20050804983 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 7 PARCEL MAP NO. 12509, IN THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 30, 1982.

NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

SURVEYOR'S CERTIFICATE:

TO: RICHARD LEE AND ASSOCIATES AND ALLIANCE TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(A), 8, 9, 10, 11(A), 12, 13, 14, 16, 17 AND 18 OF TABLE A THEREIN, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. NAL TOLERANCE.

MIGUEL A. MARTINEZ
L.S. 7443
Exp. 06/30/06
STATE OF CALIFORNIA

REVISIONS

JRN CIVIL ENGINEERS
3551 CAMINO MIRA COSTA, SUITE Q
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

ALTA/ACSM LAND TITLE SURVEY
1401-5 S. EL CAMINO REAL
OCEANSIDE, CALIFORNIA
RICHARD LEE & ASSOCIATES

SCALE: 1" = 30'
DATE: 05/18/06
DRAWN BY: JFC
CHKD. BY: MAM

SHEET 1 OF 1
FILE NO. 8651