

EXHIBIT "A"

Fairview Developmental Center – Athletic Field

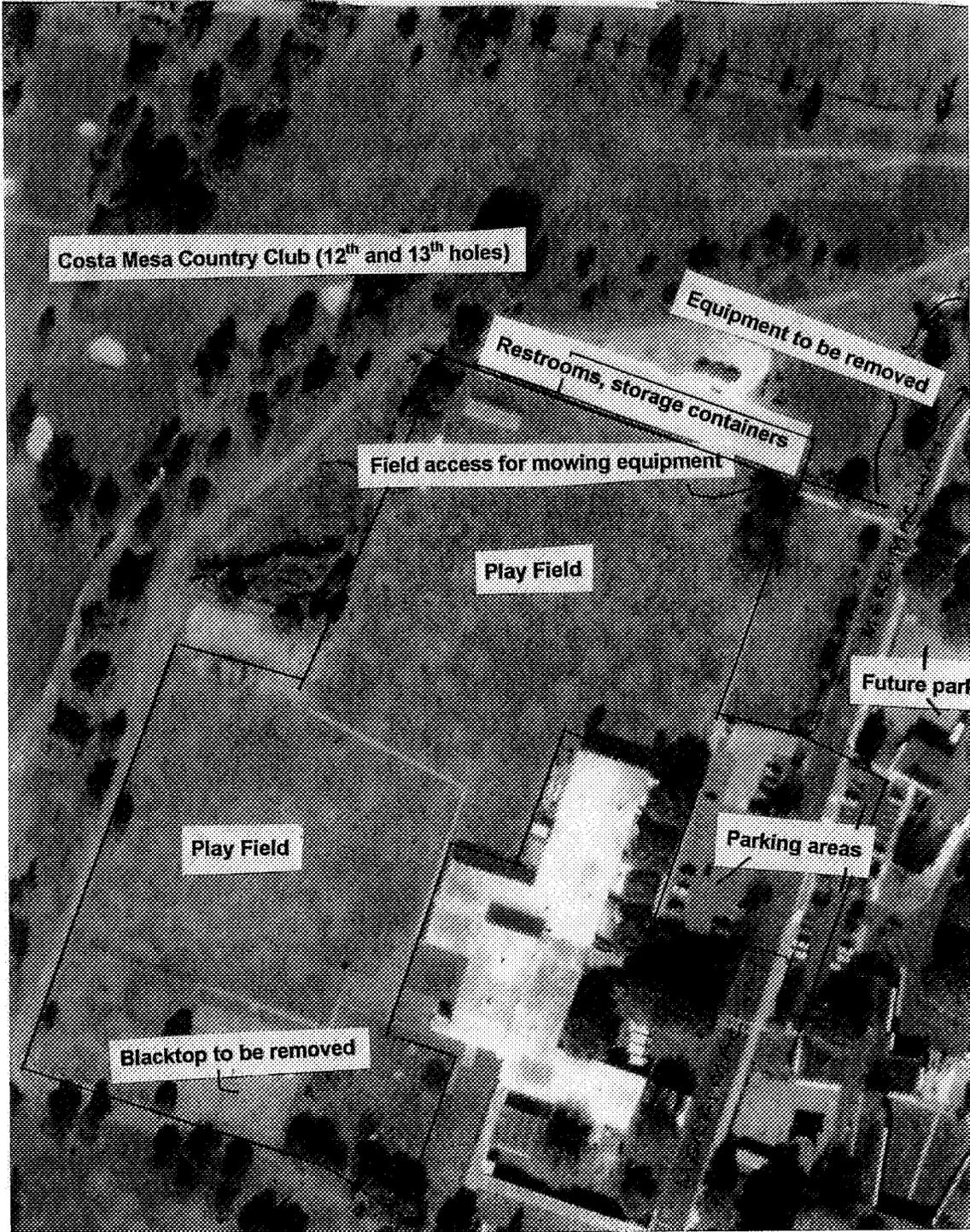
COSTA MESA, CALIFORNIA



Looking at the south central part of the subject recreational site.



**EXHIBIT A  
SITE MAP  
2500 BLOCK, MERRIMAC WAY  
FAIRVIEW DEVELOPMENTAL CENTER**



\* WATER VALVE  
LOCATIONS  
(TO BE INSTALLED)

--- PARKING  
AREA

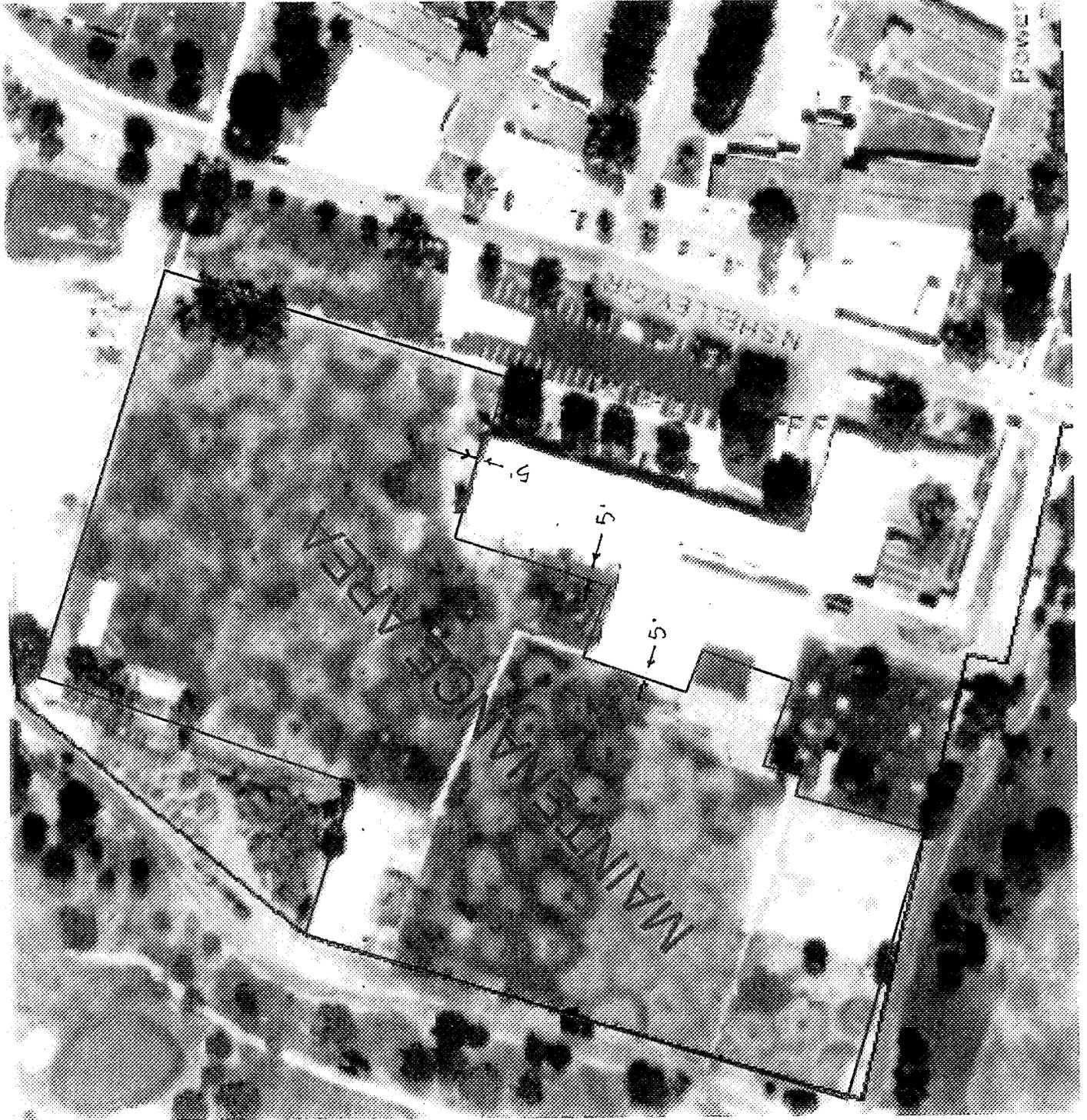
XXXX SCREENING  
TO BE INSTALLED

\* → INDICATES  
SIDE OF VALVE  
FOR CITY MAINT.



Attachment "B"

Note: Maintenance  
Area to be off set  
5 feet from Bldg.



**EXHIBIT B**  
**PROPOSED SITE IMPROVEMENTS BY CITY**

**Initial Term Site Improvements:**

**PARKING LOT REMOVAL AND REPLACEMENT**

City shall be responsible for administering the removal and replacement contract and paying two-thirds of the project costs. City design and specifications are subject to approval by Fairview Development Center (FDC). Construction shall be completed in Fiscal Year 2012-2013.

Parking lot costs will be evenly split between the City of Costa Mesa, FDC, and AYSO. The City will pay for the entire project then invoice FDC and AYSO for their shared cost.

**MAINTENANCE OF PORTABLE LOCKABLE RESTROOMS**

**MAINTENANCE OF TURF**

- Mowing
- Aerating
- Sprinkler and irrigation controller maintenance
- Verticutting
- Fertilization
- Litter Control (for days of use only)
- Rodent and Pest control

**WATERING**

**Other Permanent Improvements to be done by CITY after adoption of FACILITY Master Plan as funding permits:**

- Removal of unused blacktop area (within 6 months after approval of Master Plan)
- Removal of fencing around unused black top area
- Installation of beach volleyball court
- Installation of bocce ball courts (2)
- Additional Parking Facilities
- Permanent lighting
- Picnic area improvements
- ADA to Code for area
- Monument signage naming the field as the FDC Special Olympics Training Facility
- Other items as agreed to by FDC and CITY in the Master Plan

AERIAL PHOTO  
2476 SHELLY CIRLCE  
COSTA MESA, CALIFORNIA

