



# **PLANNING COMMISSION AGENDA REPORT**

VI.6

MEETING DATE: DECEMBER 11, 2006

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-06-51 AND PARCEL MAP PM-06-241  
2536 ORANGE AVENUE, UNITS A THRU D**

**DATE: NOVEMBER 30, 2006**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611**

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## **DESCRIPTION**

The applicant is proposing to convert an existing 1-story, 4-unit apartment complex into a common interest development (condominiums).

## **APPLICANT**

The applicant is Barry Saywitz of the Saywitz Company, who is also the owner of the property.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP  
Senior Planner

MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 2536 Orange Avenue, Units A thru D      Application: PA-06-51 & PM-06-241

Request: Convert 4 existing apartment units to a common interest development (condominiums).

Zone: R2-MD      North: Surrounding properties  
 General Plan: Medium Density Residential      South: are zoned residential  
 Lot Dimensions: 50 FT x 300 FT      East: and contain  
 Lot Area: 15,000 SF      West: residential units.  
 Existing Development: 1-story, 4-unit apartment complex

### DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
<b>Lot Size:</b>		
Lot Width	100 FT	50 FT (1)
Lot Area	12,000 SF	15,000 SF
<b>Density:</b>		
Zone/ General Plan	1 du/3,630 SF	1 du/3,750 SF
<b>Building Coverage:</b>		
Buildings	NA	4,420 SF (31%)
Paving	NA	4,320 SF (28%)
Open Space	6,000 SF (40%)	6,260 SF (41%)
TOTAL		15,000 SF (100%)
<b>Building Height:</b>		
Private Open Space	2 Stories/27 FT	1 Story/13 FT, 4 IN
	10 FT minimum dimension	11 FT
<b>Setbacks</b>		
Front	20 FT	25 FT
Side (left/right)	5 FT/5 FT	11 FT/12 FT
Rear	10 FT	25 FT, 4 IN
Rear Yard Lot Coverage	NA	NA
<b>Parking:</b>		
Covered	4	4
Open	10	6
TOTAL	14 Spaces	10 Spaces (1)
Driveway Width	25 FT	25 FT(2)

NA = Not Applicable or No Requirement

(1) The property is existing nonconforming.

(2) Shared Driveway

CEQA Status

Exempt, Class 1 (Existing Facilities)

Final Action

Planning Commission

**BACKGROUND**

The subject property contains a 4-unit, 1-story, apartment complex, constructed in 1956. The applicant proposes to convert all of the units to condominiums. Per Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

**ANALYSIS****Common Interest Development Conversion**

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include minimum 10-foot by 10-foot private open space, having a break in the façade of at least 4 feet for every 2 dwelling units, and provision of on-site lighting. The existing development complies with these requirements.

As indicated earlier, the development was constructed in 1956. As a result, the development is legal nonconforming - whether as apartments or as condominiums - with regard to parking. The proposed conversion will not increase the project's degree of nonconformity.

The Zoning Code establishes a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments, the idea being that conversions could diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens and very low- and low-income families, as well as families with school age children. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The 2000 census data indicates the City's rental vacancy rate is 2.8%.

The tenants are currently paying approximately \$1,550 a month in rent for the 2-bedroom units and \$1,750 to \$1,795 a month in rent for the 3-bedroom units. Current affordable rental rates are summarized in the table below:

	Very-Low Income	Low-Income	Moderate Income
2-Bedroom Units	\$881 a month	\$1,057 a month	\$1,300 a month
3-Bedroom Units	\$979 a month	\$1,175 a month	\$1,860 a month

Affordable Rental Rate Based Upon Fair Market Rent Established by US Dept. of Housing and Urban Development (HUD) for 2006 and 2007.

Conversion would result in a loss of affordable units as the residents for the 3-bedroom units are paying rent lower than the above affordable levels. However, staff supports the conversion because these units are not required to remain affordable and the tenants will be offered right of first refusal as discussed below. Conversion of the units

could result in the displacement of families with school age children. To mitigate the displacement of these residents, the owner will be required, as a condition of approval, to offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. As conditioned, if the tenants confirm they are not interested in purchasing the units, the property owner will be required to pay the registration fee for an apartment referral service to assist displaced households in finding replacement housing.

As required by Code, a property inspection report and a termite report were submitted by the applicant, and a City property inspection was conducted by Building Safety staff. A copy of all three reports are attached for reference. Based on those reports, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Improvements listed in the property report prepared by Stern Architects dated August 29, 2006. These requirements are required to be completed under the direction of the Planning staff.
2. Comply with all building, plumbing, and electrical, and mechanical corrections and upgrades listed in the March 22, 2006, memo prepared by the Building Safety Division.
3. Treat termite infestations and repair dryrot damage as recommended by a termite control company.
4. Provide architectural enhancements on all elevations (i.e., window trim, shutters, siding, stone base, belly band) under the direction of the Planning staff.
5. Decorative paving and upgraded landscaping where appropriate, subject to Planning Division approval.

### Parcel Map

The applicant proposes a parcel map to allow division of the units so that each can be sold separately. The map is consistent with City Codes and the State subdivision Map Act.

### GENERAL PLAN CONFORMITY

Approval of the conversion is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities in the City to improve the balance between rental and ownership housing within the City.

### ALTERNATIVES

The units could continue to be rented, without the proposed upgrades, if the request is denied.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

**CONCLUSION**

Conversion of the apartment units will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the area. Conversion of the units will not diminish affordable housing stock. Additionally, current tenants will be offered right of first refusal to purchase, or the property owner will pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.

Attachments:           Draft Planning Commission Resolution  
                              Exhibit "A" - Draft Findings  
                              Exhibit "B" - Draft Conditions of Approval  
                              Applicant's Project Description and Justification  
                              Inspection Reports  
                              Zoning/Location Map  
                              Plans  
                              Tenant Notices

cc:     Deputy City Manager - Dev. Svs. Director  
          Sr. Deputy City Attorney  
          City Engineer  
          Fire Protection Analyst  
          Staff (4)  
          File (2)

The Saywitz Company  
Attn: Barry Saywitz  
4740 Von Karman Avenue, Suite 100  
Newport Beach, CA 92660

Occupant  
2536 Orange Avenue, Unit A  
Costa Mesa, CA 92627

Occupant  
2536 Orange Avenue, Unit B  
Costa Mesa, CA 92627

Occupant  
2536 Orange Avenue, Unit C  
Costa Mesa, CA 92627

Occupant  
2536 Orange Avenue, Unit D  
Costa Mesa, CA 92627

File: 121106PA0651PM06241	Date: 112806	Time: 8:50 a.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-51 AND PARCEL MAP PM-06-241**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Barry Saywitz, owner of the real property located at 2536 Orange Avenue, Units A through D, requesting approval to convert proposing to convert an existing 1-story, 4-unit apartment complex into a common interest development (condominiums), to allow the units to be sold independent of one another, in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 11, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-51 and PM-06-241 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 PA-06-51 and PM-06-241 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". 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.

**PASSED AND ADOPTED this 11<sup>th</sup> day of December, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not diminish affordable housing stock within the City. Conversion of the apartments will result in a general upgrade of the property, as well as satisfying General Plan Goal LU-1A.4 of providing additional home ownership opportunities within the City. To ensure that existing tenants are not displaced unreasonably, tenants will be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
  - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
  - c. The project is consistent with the General Plan.
  - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
  - e. The cumulative effect of all the planning applications has been considered.
- C. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- D. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- E. The subject property is physically suitable to accommodate PM-06-241 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 City's Zoning Code and General Plan.
- F. 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 Government Code Section 66473.1.
- G. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control

Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

- I. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 (Existing Facilities).
- J. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT "B"

**CONDITIONS OF APPROVAL**

- Plng. 1. The following improvements shall be made:
- a. All improvements listed in the property report prepared by Stern Architects dated August 29, 2006 shall be completed under the direction of the Planning staff.
  - b. Provide architectural enhancements on all elevations (i.e., window trim, shutters, siding, stone base, belly band) under the direction of the Planning staff.
  - c. Applicant shall treat termite infestations and repair dryrot damage as recommended by a termite control company prior to Planning Division final.
  - d. The applicant shall provide decorative paving and upgraded landscaping, where appropriate, subject to Planning Division approval.
2. The address of individual units shall be blueprinted on the site plan and on all floor plans in the working drawings.
  3. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than 1/2" 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 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
  4. Applicant shall contact the Building Safety Division to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change in occupancy permit, and to complete any additional items created through this conversion.
  5. The conditions of approval, code requirements, and special district requirements of Planning Application PA-06-51 and Parcel Map PM-06-241 shall be blueprinted on the face of the site plan in the working drawings.
  6. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final Building Division inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  7. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service. The applicant shall provide Planning Division staff a copy of the written offer and the tenant's written response to the offer prior to final inspections. The applicant shall also provide evidence of the payment of the registration fee for an apartment referral service for tenants not accepting the purchase offer.
  8. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior

- review and approval by the City of Costa Mesa.
9. The CC&R's shall disclose that the available parking on-site is short of the current condominium parking standards because of its existing nonconforming status.
  10. Property owner shall provide cabinet enclosures over any meters visible from the street.
  - Bldg. 11. Comply with all building, plumbing, electrical, and mechanical corrections listed in the March 22, 2006, Building Safety Division memo.

S T E R N  
ARCHITECTS



August 29, 2006 (revised)

Planning Department  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

AUG 29 2006

Subject: Condominium Conversion at 2536 Orange

Planning Department:

Built in 1956, this fourplex is currently being used as rental income. The property consists of four cottage-style homes. The A and D units are 3 bedroom units, and the B and C units are 2 bedroom units. All units have large attached yard areas with a common driveway down the center of the property. The driveway is shared with an adjacent residential property through an easement.

As part of the condo conversion process, the owner plans on making significant exterior upgrades to the property, both in the form of new and additional landscaping, new painting of the exterior of the property, new fencing and new topcoat and slurry for the driveway. Additional landscaping and planters along the drive area are anticipated as well as the replacement of all windows, garage doors and openers.

The interiors will be completely remodeled as well with new travertine flooring, new high-end baseboard, crown molding and casing throughout the interiors. The kitchens will be completely remodeled with new cabinetry and appliances, including stainless steel refrigerator, dishwasher, stove and microwave. Vent-less fireplaces will look to be added if space is permitting. The yard areas for each unit will be upgraded with all new sprinkler systems, landscaping and hardscape as well. All units will have full-sized washer/dryer hookups in the garages. The garages will be finished out with new drywall and the floors will be painted and sealed also. These buildings appear to be structurally sound.

All bedrooms will have new ceiling fans and new mirrored closet wardrobes. The bathrooms will be completely remodeled as well with travertine flooring and showers, new toilets and fixtures as well.

Any code deficiencies will be addressed as part of the aesthetic upgrades. Any bedroom window not meeting egress requirements will be modified as required during the remodel. The existing units have wall heaters which will be replaced with new wall heaters, central units if possible. The plumbing system is in good condition, but the modifications to the units will require replacement of fixtures and piping through-out much of the unit. The existing roof was installed in 2001 and will remain. The electrical service to the units is adequate and the upgrading of the Kitchen and Bathrooms will bring the outlets in those areas to current codes.

S T E R N  
ARCHITECTS



The goal, as part of the renovation, will be to create a much more aesthetically pleasing entry to the property, and the appearance of high-end homes at completion.

If any additional information is required, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Stern', written over a light blue horizontal line.

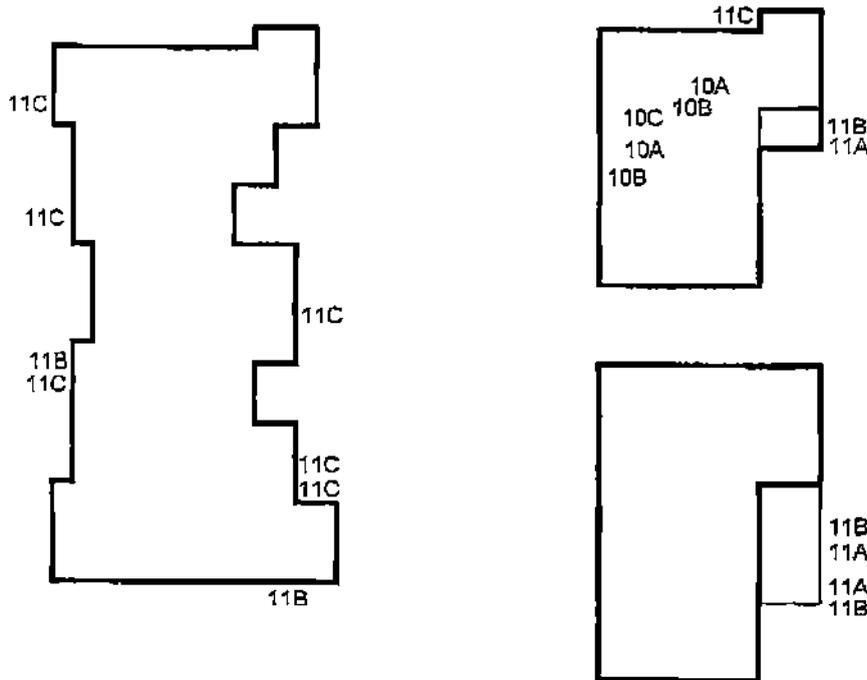
STERN ARCHITECTS, INC.

Robert Stern, AIA  
President

CC: Barry Saywitz/Property Owner  
The Saywitz Company

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
	<b>2536 Orange Ave, Costa Mesa, CA 92627</b>			<b>07/20/2006</b>	<b>6</b>
<h2 style="margin: 0;">BUGMASTERS</h2> <p style="margin: 0;">TERMITE CLEARANCE &amp; REPAIRS</p> <p style="margin: 0;">P.O. Box 545, Buena Park, CA 90621</p> <p style="margin: 0;">(714) 680-6777 • (562) 926-1336 • Fax (714) 680-6779</p>					Report #
					<b>W28315</b>
					Lic. Registration #
					<b>PR 2015</b>
					Escrow #
Ordered by:	Property Owner and/or Party of Interest:		Report Sent to:		
Saywitz 2536 Orange Ave Costa Mesa, CA 92627	Saywitz 2536 Orange Ave Costa Mesa, CA 92627		Saywitz Co. Barry Saywitz 4740 Von Karman Newport Beach, CA 92660		
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description:				Inspection Tag Posted: No Applicable Place Available	
Single story wood framed stucco duplex.				Other Tags Posted:	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.					



This Diagram is not to scale

Inspected by: Manuel Barahona State License No. FR 31640 Signature Manuel Barahona

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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) 961-8708, (800) 737-8198 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov)

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2536 Orange Ave, Costa Mesa, CA 92627

07/20/2006

W28315

Date

Report #

**PLEASE READ: IMPORTANT INFORMATION CONCERNING THE TERMS OF THIS INSPECTION**

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or, insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work making inspection impractical, areas or timbers around eaves that would require use of an extension ladder and eaves covered by roofing materials.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter undetected. Slab construction prevents inspection and/or detection of infestations underneath them. Important Note Regarding Subterranean Termites: Subterranean termites that appear after our original inspection are not under any guarantee by this company. Subterranean termites sometimes live in the soil under concrete slabs and can often go undetected for months or years. These termites can not be detected during our visual inspections. There will be a fee for treating any newly detected infestation. Infestations in the wall may be concealed by plaster, drywall or wall paper so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of inaccessibility and/or damage to the wall structure and therefore are not under warranty.

The above areas were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (1). Amended effective March 1, 1974. Stall showers, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

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 areas is desired, inspection of work in progress is necessary. Any guarantees must be received from parties performing repairs. The original inspection fee is \$65.00, which is waived if work is performed by this company. The cost of reinspection is \$85.00.

**NOTE:** We do not inspect or certify plumbing, plumbing fixtures, etc. Also, in cases where wood members are to be replaced, we cannot guarantee to match the size or shape in cases where custom material exists or older wood was larger when built. Because today's size lumber will be used an additional cost will be charged if requested to match existing lumber.

**NOTE:** "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board." We do not inspect or certify roofs.

Note: All repair estimates on this report are to repair existing wood members as noted below. It is the responsibility of the homeowner or buyer to inform bugmasters if some existing structure being repaired is not built to city code or permitted. It is the property owners responsibility prior to approving any repair to check with the City Building Dept. to see if permits are required for the work estimated below. If permits are required, the property owner will need to pull permits as owner builder and notify Bugmasters. Any additional work required by the City and/or field inspectors will be at an additional cost.

Note: Wood members that are missing or split, cracked, weathered, or broken by causes other than dry-rot or termite damaged are not included in this report or estimate. Areas where gutters must be removed to replaced damage, Bugmasters will not reinstall gutters or guarantee any reinstallation of gutters, homeowner to contact a gutter contractor to reinstall gutters. Also we do not readjust any TV satellites moved during work.

Hidden damage is possible any time evidence of subterranean termites, drywood termites, fungus (dry rot), beetles, faulty grade, earth to wood contact, dampwood termites, shower leaks or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, under flooring, under roofing materials and other areas that are not readily accessible for inspection. This company will not be held responsible for any hidden damage.

Hidden damage found through chipping, scraping, preping prior to painting, especially through sand / water blasting, probing or tearing out of moldings, lumber, masonry, or finished work of any kind, or behind wallpaper or underneath roofing materials, will not be the responsibility of Bugmasters.

**CONDITIONAL GUARANTEE:** Bugmasters guarantees all work performed by this company for one year, unless otherwise stated under any individual recommendation in this report or on a Bugmasters summary letter signed by an authorized employee of Bugmasters. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Bugmasters is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Bugmasters, the home-owner is responsible to make the property available for any work to be performed. Bugmasters will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. **NOTE:** A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

THIRD PAGE OF STRUCTURAL INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2536 Orange Ave, Costa Mesa, CA 92627

07/20/2006

W28315

Date

Report #

**NOTICE: BUGMASTERS does not warranty work performed by others. Such warranties should be obtained from those performing the repairs. Bugmasters only re-inspects the absence of infestation or infection in the visible and accessible areas on the completion date only. If it is found others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the parties who did the original work.**

**WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.**

**MOLD POLICY STATEMENT: As per Structural Pest Control Board ( May 2002 ) Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 Licensees do not have a duty under the SPCB Act and related regulations to classify molds as harmful to human health or not harmful to human health.**

**NOTE: SPECIFIC LIST OF AREAS WHICH HAVE NOT BEEN INSPECTED ON YOUR PROPERTY AS FOLLOWS.**

This report regards the inspection of that part of the premises as identified on the drawing within this report. In accordance with the standard practice of pest control operators, certain structural areas are considered inaccessible for purposes of inspection, including but are not limited to this structure in these specific areas: (1.) Furnished Interiors (2.) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space. (3.) The interior of hollow walls. (4.) Space between a floor or porch deck and the ceiling below. (5.) Stall showers over finished ceilings. (6.) Areas concealed by built-in cabinet work. (7.) Hardwood floor beneath linoleum, carpet, or tile. (8.) Inside kitchen or bathroom cabinets where food or supplies are stored. (9.) Areas concealed by appliances. (10.) Interiors of enclosed boxed eaves. (11.) All second story eaves, fascia, rafters and roof sheathing (12.) All eaves where access is impractical with out an extension ladder. (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbors access, heavy plant growth or abutments. (14.) Fences and gates surrounding or attached to the property.

#### **NOTICE TO OWNER**

Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help to improve your property, but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the sub-contractor, laborers, or suppliers remain unpaid.

To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

"NOTICE: The charge for service that this company subcontracts to another person or entity 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 Bugmasters'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, Bugmasters 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."

"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 a right to seek a second opinion from another company."

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.

NOTE: If the Home Owner fails to pay billing in full, Bugmasters will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting. After 30 days a 1.5% interest per month will be charged.

NOTE: If any additional damage or infestation is noted during the course of our work, in areas not visible at the time of the inspection, a supplemental report will be issued outlining any additional findings, recommendations, and costs.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, wells, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge once wood members are made available for visual inspection.

Address 2536 Orange Ave, Costa Mesa, CA 92627

07/20/2006

W28315

Date

Report #

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

### FINDINGS AND RECOMMENDATIONS

#### Interior:

Inspected accessible areas only, see entire report for terms and conditions.

- 10A PRICE: \$290.00 (Section I)  
 FINDINGS: Evidence of subterranean termite infestation.  
 RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray to control infestation. Break accessible sub tubes. Note: Bugmasters is not responsible for damage to hidden plumbing under concrete slab floors and/or damage to tile or linoleum during drilling.
- 10B PRICE: Unknown (Section I)  
 FINDINGS: Evidence of Dry-rot wood members noted at time of inspection.  
 RECOMMENDATION: Contact proper tradesman to replace all dry-rotted wood members as necessary. If additional adverse conditions are uncovered during repairs, further inspection by this company is recommended and a supplemental report will be issued indicating any infection and/or additional repairs.
- 10C PRICE: Unknown (Section I)  
 FINDINGS: Excessive moisture condition and water damage to dry-wall noted at time of inspection.  
 RECOMMENDATION: Contact proper tradesman to correct excessive moisture condition and repair any dry-wall/plaster damage from same.

#### Exterior:

Inspected accessible areas only, see entire report for terms and conditions.

- 11A PRICE: \$2,580.00 (Section I)  
 FINDINGS: Evidence of dry-wood termite infestations.  
 RECOMMENDATION: Vacate the premises and seal the structure for fumigation. Remove or cover accessible evidence of infestation. Fumigation warranted for two years.  
 Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.  
 Fumigation NOTES:  
 Vikane gas requires the structure to be vacated for 48 hours (Two Nights)
- 11B PRICE: Unknown (Section I)  
 FINDINGS: Evidence of termite damaged wood members noted at time of inspection.  
 RECOMMENDATION: Contact proper tradesman to replace termite damaged wood members as required.
- 11C PRICE: Unknown (Section I)  
 FINDINGS: Evidence of Dry-rot wood members noted at time of inspection.  
 RECOMMENDATION: Contact proper tradesman to replace all dry-rotted wood members as necessary. If additional adverse conditions are uncovered during repairs, further inspection by this company is recommended and a supplemental report will be issued indicating any infection and/or additional repairs.

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2536 Orange Ave, Costa Mesa, CA 92627

07/20/2006

W28315

Date

Report #

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of Pesticides to your property.

"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 Dept. 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, contact your physician or poison control center (800) 876-4766 and your pest control operator immediately." Effects of over exposure to these materials can include tremors and tonic and clonic convulsions.

For further information, contact any of the following:

Bugmasters (714) 680-6777

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.  
Orange County (714) 834-7700  
Los Angeles County (213) 250-8055  
San Bernardino County (909) 387-6280  
Riverside County (909) 358-5000  
Fresno County (559) 445-3200

(Application Info.) County Agriculture Commission  
Orange County (714) 447-7100  
Los Angeles County (626) 575-5465  
San Bernardino County (909) 387-2115  
Riverside County (951) 955-3000  
Fresno County (559) 456-7510

Structural Pest Control Board (Regulatory Info.) (916) 561-8704  
1418 Howe Ave. Suite 18, Sacramento, Ca. 95825

TERMITE AND FUNGUS CONTROL CHEMICALS

Demon TC (EPA Reg. No. 10182-107)

Active Ingredients: Cypermethrin (+)- $\alpha$ -cyano-(3-phenoxyphenyl)methyl(+)-cis.trans-3-(2,2-dichloroethyl)-2,2-dimethylcyclopropanecarboxylate

Power Plant (EPA Reg. No. 56625-3)

Active Ingredients: d-Limonene 90%

Vikane (EPA Reg. No. 464-232)

Active Ingredients: Vikane-sulfuryl fluoride 99.5%, Chloropicrin .5%

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2536 Orange Ave, Costa Mesa, CA 92627

07/20/2006

W28315

Date

Report #

**Findings and Recommendations estimated by this Company:**

Approval	Item	Primary Estimate	Section
<input type="checkbox"/>	10A	\$290.00	I
<input type="checkbox"/>	11A	\$2,580.00	I

Complete all of the above listed Items.

Complete all items with Primary Estimate:

**Total Estimate \$2,870.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

**Findings and Recommendations NOT estimated by this Company:**

Owner or Authorized Representative shall contract others for completion of these items.

Items: 10B, 10C, 11B, 11C

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.  
Bugmasters is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows:  With close of Escrow  \$ \_\_\_\_\_ Deposit  \$ \_\_\_\_\_ on Completion

Escrow Number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF COSTA MESA  
DEVELOPMENT SERVICES  
BUILDING SAFETY DIVISION  
77 FAIR DRIVE, P.O. BOX 1200  
COSTA MESA, CALIFORNIA 92628-1200  
714-754-5629**

**DATE:** 03-22-06

**PROJECT:** Residential Common Interest Development Conversion

**ADDRESS:** 2536 Orange

**CITY:** COSTA MESA

Bo6-00188

Per sec.13-42 (f), (2) City of Costa Mesa zoning code. A property review inspection was conducted. The following items were noted. There are 4 units, comments generally apply to each unit.

**BUILDING:**

- 1) Smoke alarms required at locations referenced by the California Building Code.
- 2) Install draft stops in attic areas, separating dwelling units.
- 3) Maintain 1-hour separation between garages and dwelling units.

**PLUMBING:**

- 1) Verify gas meters and supply for units A and B.
- 2) Install gas piping and connector per CPC requirements a dryer.
- 3) Verify exterior laundry meets plumbing code requirements.
- 4) Verify end of line cleanouts.

**ELECTRICAL:**

- 1) Provide GFCI protection for receptacles at kitchens, bathrooms, garages, and outdoors.
- 2) Ungrounded receptacles to be updated to CEC requirements.
- 3) Electrical sub panel to be removed for clothes closet to an approved location per the CEC.
- 4) Electrical service mounted to existing panel to be up graded to meet CEC requirements.

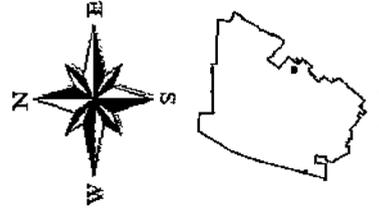
**MECHANICAL:**

- 1) Install dryer ducts per CMC requirements.
- 2) Install thermostat for wall heaters.

# 2536 ORANGE AVENUE

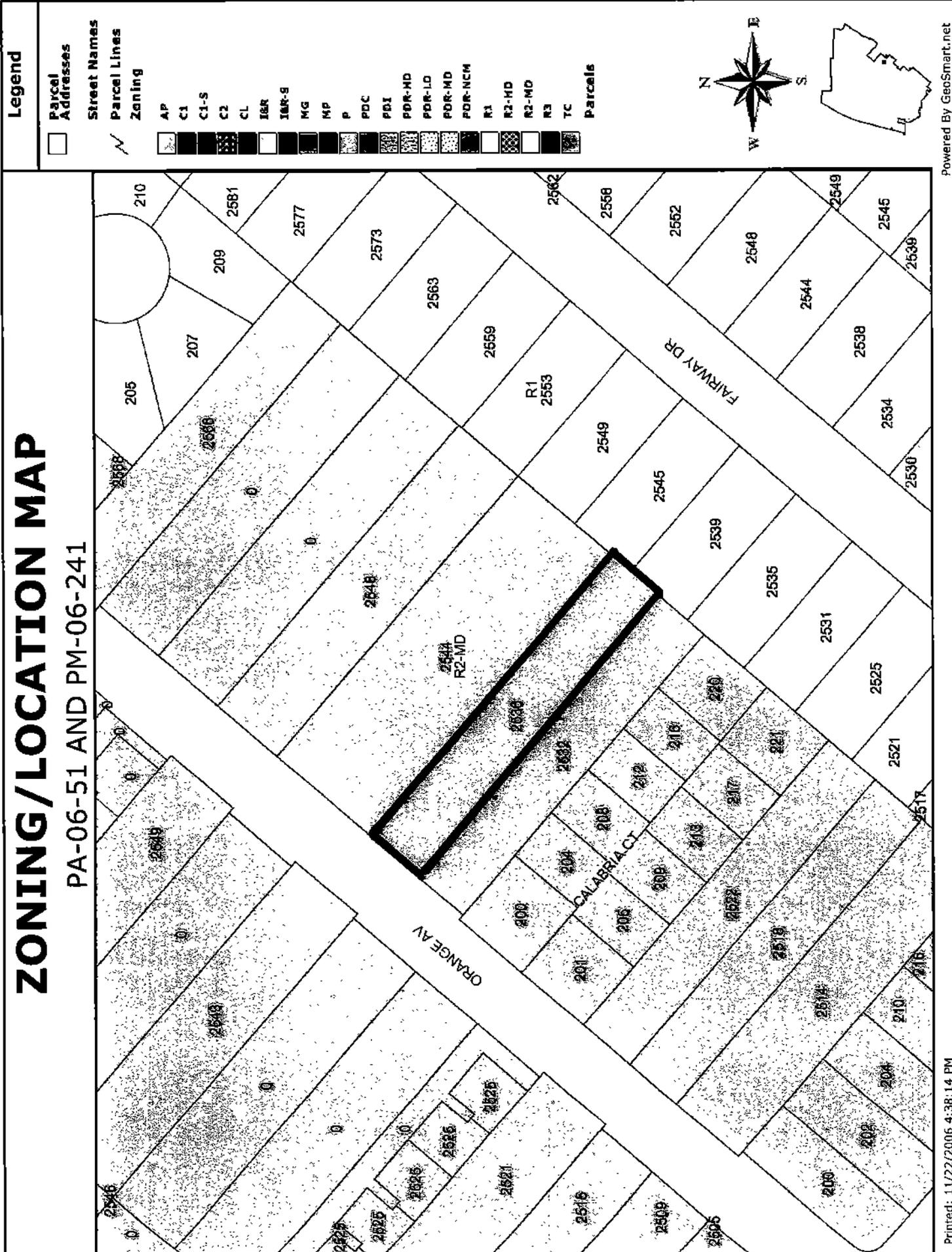
## Legend

- Parcel Addresses
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels



# ZONING/LOCATION MAP

PA-06-51 AND PM-06-241



**S T E R N**  
**ARCHITECTS**

100 BOUL. CALLE DE LA UNIV. #100  
COSTA MESA, CALIFORNIA 92626  
(714) 440-0299



**PROJECT DATA**

**CONTRACTOR:** [Name]  
**DATE:** [Date]  
**SCALE:** [Scale]  
**PROJECT NO.:** [Number]  
**CLIENT:** [Name]  
**ADDRESS:** [Address]  
**CITY:** [City]  
**STATE:** [State]  
**ZIP:** [Zip]

**FF - NOTES**

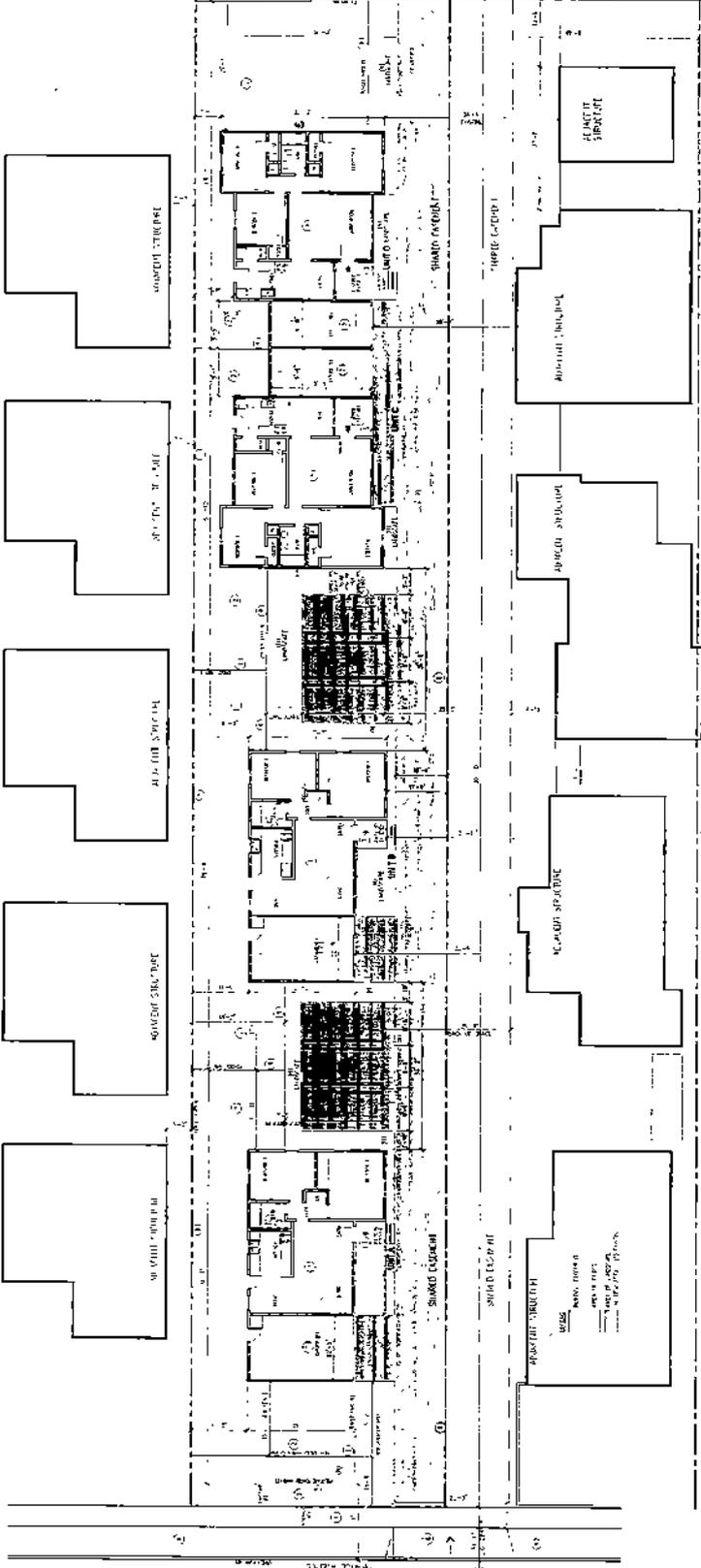
- 1. [Note 1]
- 2. [Note 2]
- 3. [Note 3]
- 4. [Note 4]
- 5. [Note 5]
- 6. [Note 6]
- 7. [Note 7]
- 8. [Note 8]
- 9. [Note 9]
- 10. [Note 10]



WEST VIEW (EXISTING UNITS)

2 WEST VIEW (EXISTING UNITS)  
SCALE: NONE

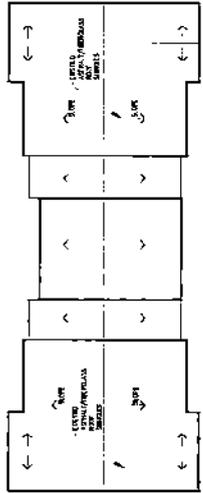
CONTRACTOR OF RECORD  
FOUR UNITS TO  
CONDOMINIUMS  
AT  
336 ORANGE  
COSTA MESA, CA 92627



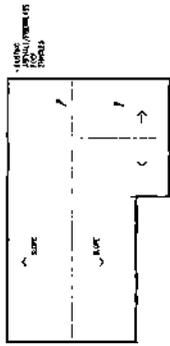
1 SITE PLAN  
SCALE: 1/8" = 1'-0"



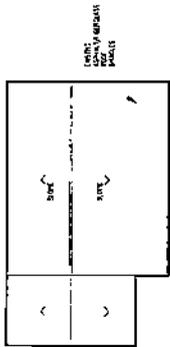
PROJECT TITLE  
 CONDOMINIUM UNIT 'A' THROUGH 'D'  
 FOUR UNITS TO  
 CONDOMINIUMS  
 10  
 1000 OAKLAND  
 COSTA MESA, CA 92627



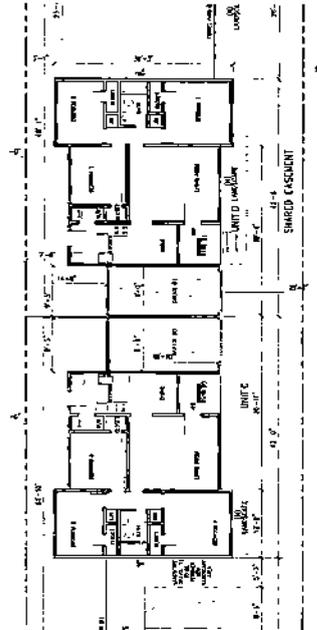
2 EXISTING ROOF PLAN UNIT 'C' AND 'D'  
 SCALE: 1/8" = 1'-0"



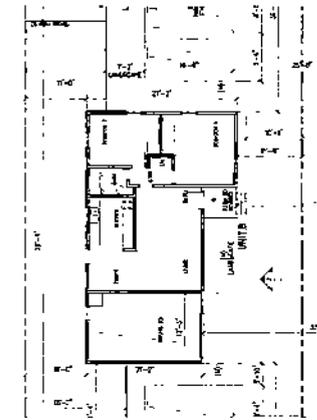
4 EXISTING ROOF PLAN UNIT 'B'  
 SCALE: 1/8" = 1'-0"



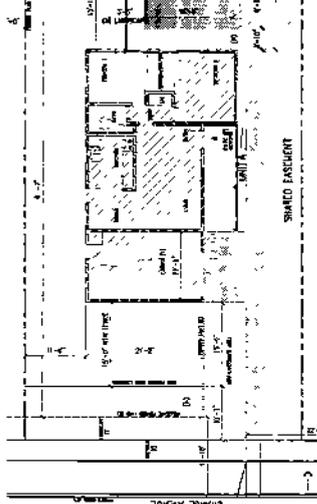
6 EXISTING ROOF PLAN UNIT 'A'  
 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN UNIT 'C' AND 'D'  
 SCALE: 1/8" = 1'-0"



3 FLOOR PLAN UNIT 'B'  
 SCALE: 1/8" = 1'-0"



5 FLOOR PLAN UNIT 'A'  
 SCALE: 1/8" = 1'-0"

# TENTATIVE PARCEL MAP NO. 2006-241

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE  
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ASSESSOR'S PARCEL NUMBER: 439-181-13

AUGUST 2006

**OWNER**  
BARRY SAYWITZ PROPERTIES ONE, LLP  
C/O THE SAYWITZ COMPANY  
4740 VON KARMEN, SUITE 100  
NEWPORT BEACH, CA 92660

**SUBDIVIDER**  
THE SAYWITZ COMPANY  
4740 VON KARMEN, SUITE 100  
NEWPORT BEACH, CA 92660

**MAP PREPARER**  
WALDEN & ASSOCIATES  
2552 WHITE RD., SUITE B  
IRVINE, CA 92614  
JEFFREY A. WALDEN, P.L.S. 7914

**LEGAL DESCRIPTION:**

THE SOUTHWESTERLY RECTANGULAR 50.00' OF THE NORTHEASTERLY RECTANGULAR 149.00' OF THE NORTHWESTERLY HALF OF LOT 121 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

**AREA:**

15,000 SQ. FT. = 0.34 ACRES

**GENERAL NOTES:**

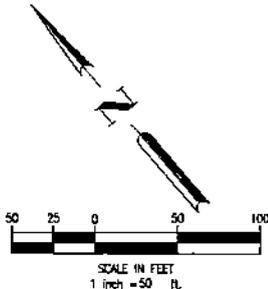
1. EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. ADJACENT LAND USE: SINGLE AND MULTI-FAMILY RESIDENTIAL
4. ALL EXISTING BUILDINGS TO REMAIN.
5. EXISTING SEWER AND WATER CONNECTIONS TO REMAIN

**FLOOD ZONE:**

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 96059C0287H, REVISED FEBRUARY 18, 2004.

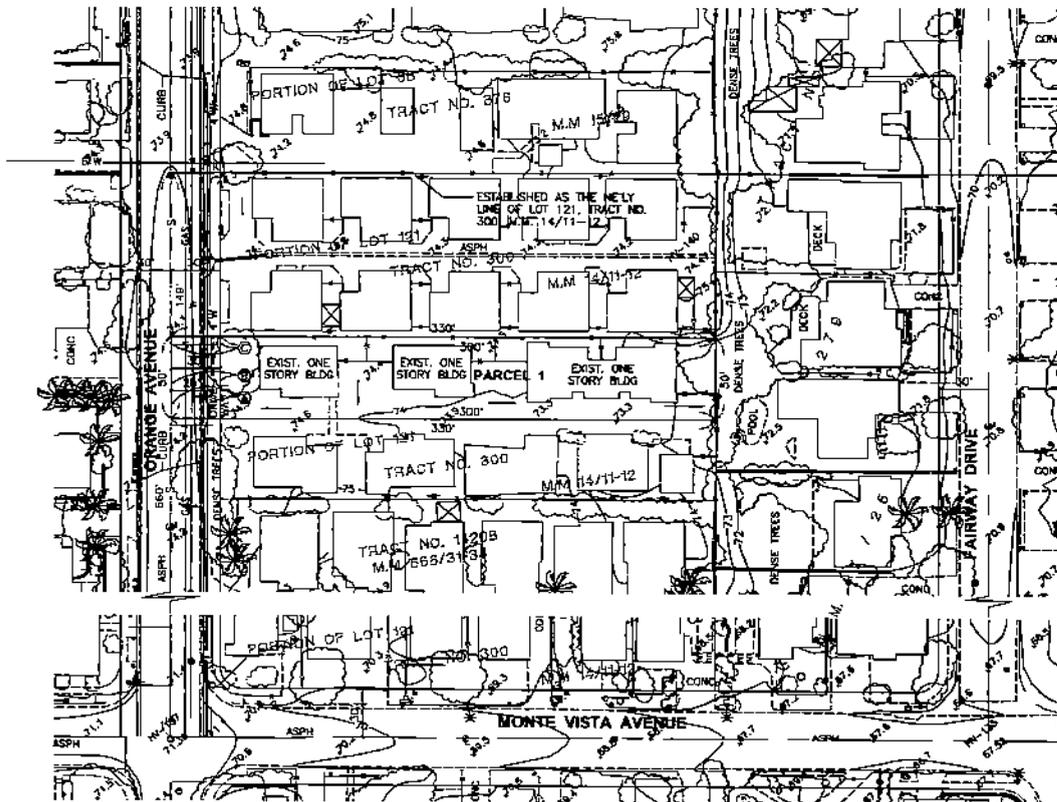
**EASEMENT NOTES:**

- Ⓢ INDICATES THE RESERVATION FOR ROAD PURPOSES AS RESERVED BY THE TITLE GUARANTEE AND TRUST COMPANY IN DEED RECORDED NOVEMBER 27, 1925 IN BOOK 817, PAGE 288, OF DEEDS.
- Ⓣ INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED AUGUST 17, 1959 IN BOOK 5378, PAGE 349 OF OFFICIAL RECORDS.
- Ⓤ INDICATES THE AREA FOR STREET AND HIGHWAY PURPOSE TO BE DEDICATED TO THE CITY OF COSTA MESA PER THIS MAP.



**LEGEND:**

- |   |                            |   |                              |
|---|----------------------------|---|------------------------------|
| ⊙ | - WATER VALVE              | ⊙ | - SIGN                       |
| ⊙ | - WATER METER              | ⊙ | - STREET LIGHT               |
| ⊙ | - FIRE HYDRANT             | ⊙ | - TRAFFIC PULL BOX           |
| ⊙ | - BACK FLOW DEVICE         | ⊙ | - PULL BOX                   |
| ⊙ | - PAV                      | ⊙ | - ASPHALT CONCRETE           |
| ⊙ | - IRRIGATION CONTROL VALVE | ⊙ | - CONCRETE                   |
| ⊙ | - GAS METER                | ⊙ | - FENCE                      |
| ⊙ | - TELEPHONE PULL BOX       | ⊙ | - WALL                       |
| ⊙ | - MANHOLE                  | ⊙ | - GAS                        |
| ⊙ | - STORM DRAIN INLET        | ⊙ | - EXISTING GAS LINE          |
| ⊙ | - GRATE                    | ⊙ | - EXISTING TELEPHONE LINE    |
| ⊙ | - LOT DRAINAGE PATTERN     | ⊙ | - EXISTING ELECTRICAL LINE   |
|   |                            | ⊙ | - EXISTING WATER LINE        |
|   |                            | ⊙ | - EXISTING SEWER LINE        |
|   |                            | ⊙ | - EXISTING ELECTRICAL LINE   |
|   |                            | ⊙ | - INDICATES PROJECT BOUNDARY |



7006 0100 0005 5144 3648

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here  
8/23/06

Sent To  
Street, Apt. No.,  
or PO Box No. 2536 Orange A  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here  
8/23/06

Sent To  
Street, Apt. No.,  
or PO Box No. 2536 Orange D  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0005 5144 3655

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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Street, Apt. No.,  
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City, State, ZIP+4

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here  
8/23/06

Sent To  
Street, Apt. No.,  
or PO Box No. 2536 Orange C  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT  
OCT 26 2006



**THE SAYWITZ COMPANY**

4740 VON KARMAN • SUITE 100 • NEWPORT BEACH, CA. 92660 • 949-930-7500 • FAX 949-930-7555

August 23, 2006

Tenants  
2536 Orange Avenue, Unit A  
Costa Mesa, CA 92627

Dear Tenants:

We previously provided you notice of our intent to pursue a potential condo conversion of the property. The city has required that we provide you with an additional notice of such filing. The owner of this building at 2536 Orange, Costa Mesa, California, plans to file a tentative map with the city and county to convert this building to condominiums. You will be given notice for each hearing, for which notice is required, pursuant to Sections 66451.3 and 66452.5 of the Government Code and you will have the right to appear and the right to be heard at any such hearing.

We will provide you with additional notices and/or information as we receive it.

Sincerely,

Barry Saywitz  
President

BS:cf



**THE SAYWITZ COMPANY**

4740 VON KARMAN • SUITE 100 • NEWPORT BEACH, CA 92660 • 949-930-7500 • FAX 949-930-7555

August 23, 2006

Tenants  
2536 Orange Avenue, Unit B  
Costa Mesa, CA 92627

Dear Tenants:

We previously provided you notice of our intent to pursue a potential condo conversion of the property. The city has required that we provide you with an additional notice of such filing. The owner of this building at 2536 Orange, Costa Mesa, California, plans to file a tentative map with the city and county to convert this building to condominiums. You will be given notice for each hearing, for which notice is required, pursuant to Sections 66451.3 and 66452.5 of the Government Code and you will have the right to appear and the right to be heard at any such hearing.

We will provide you with additional notices and/or information as we receive it.

Sincerely,

Barry Saywitz  
President

BS:cf



**THE SAYWITZ COMPANY**

4740 VON KARMAN • SUITE 100 • NEWPORT BEACH, CA 92660 • 949-930-7500 • FAX 949-930-7555

August 23, 2006

Tenants  
2536 Orange Avenue, Unit C  
Costa Mesa, CA 92627

Dear Tenants:

We previously provided you notice of our intent to pursue a potential condo conversion of the property. The city has required that we provide you with an additional notice of such filing. The owner of this building at 2536 Orange, Costa Mesa, California, plans to file a tentative map with the city and county to convert this building to condominiums. You will be given notice for each hearing, for which notice is required, pursuant to Sections 66451.3 and 66452.5 of the Government Code and you will have the right to appear and the right to be heard at any such hearing.

We will provide you with additional notices and/or information as we receive it.

Sincerely,

Barry Saywitz  
President

BS:cf



**THE SAYWITZ COMPANY**

4740 VON KARMAN • SUITE 100 • NEWPORT BEACH, CA 92660 • 949-930-7500 • FAX 949-930-7555

August 23, 2006

Tenants  
2536 Orange Avenue, Unit D  
Costa Mesa, CA 92627

Dear Tenants:

We previously provided you notice of our intent to pursue a potential condo conversion of the property. The city has required that we provide you with an additional notice of such filing. The owner of this building at 2536 Orange, Costa Mesa, California, plans to file a tentative map with the city and county to convert this building to condominiums. You will be given notice for each hearing, for which notice is required, pursuant to Sections 66451.3 and 66452.5 of the Government Code and you will have the right to appear and the right to be heard at any such hearing.

We will provide you with additional notices and/or information as we receive it.

Sincerely,

Barry Saywitz  
President

BS:cf

32

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

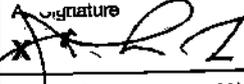
1. Article Addressed to:

Tenants  
 2536 Orange D  
 Costa Mesa Ca  
 92627

2. Article Number

7006 0100 0005 5144 3679

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tenants  
 2536 Orange A  
 Costa Mesa Ca  
 92627

2. Article Number

7006 0100 0005 5144 3648

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 8/29/06

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

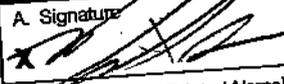
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tenants  
 2536 Orange C  
 Costa Mesa Ca  
 92627 33

7006 0100 0005 5144 3662

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

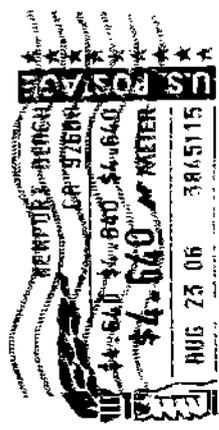
**CERTIFIED MAIL**

9206 0100 0005 5144 3655



TA ANA CA 927

Company  
man Ave. #100  
h, CA 92660



7006 0100 0005 5144 3655

**UNCLAIMED**

enants  
2536 Orange Avenue, Unit B  
Costa Mesa, CA 92627

8/25/06  
8/23/06  
9-10

<p>1. Article Addressed to:</p> <p><i>T-shirts</i>  <i>2538 Orange B</i>  <i>Costa Mesa Ca</i>  <i>92627</i></p>		<p>A. Signature</p> <p><b>X</b></p>		<p><input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p>	
<p>2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>B. Received by (Printed Name)</p>		<p>C. Date of Delivery</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input checked="" type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7006 0100 0005 5144 3655</p>		<p>102535-02-M-1540</p>			