

CYPRESS CORPORATE CENTER Amended Specific Plan

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FEBRUARY 1989

CYPRESS CORPORATE CENTER SPECIFIC PLAN

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TABLE OF CONTENTS

<u>Title</u>	<u>Page Number</u>
SECTION I: Introduction	1
A. Purpose and Intent	1
B. Specific Plan Objectives	1
C. Project Setting	2
1. Location	2
2. Existing Land Uses	2
3. Surrounding Land Uses	2
4. Summary of Site Conditions	3
a. Earth Resources	3
b. Drainage/Flood Control	3
c. Water/Sewer Service	3
SECTION II: Project Description	4
A. Development Concept	4
B. Phasing Concept	6
SECTION III: Business Park Development Regulations	7
A. Purpose and Intent	7
B. Permitted Uses	7
C. Site Development Standards	9
SECTION IV: Circulation Master Plan	13
A. Vehicular Circulation	13
B. Vehicular Access Points	15
SECTION V: Utilities and Services Concept Plan	16
A. Drainage Plan	16
B. Water System Concept Plan	16
C. Sewer Concept Plan	17
D. Other Utilities	17

TABLE OF CONTENTS (cont'd)

<u>Title</u>	<u>Page Number</u>
E. General Infrastructure and Service Requirements	17
SECTION VI: Design Guidelines	19
A. Introduction	19
B. Landscape Concept Plan	19
1. Streetscapes	19
2. South Boundary	20
3. Project Entries	21
4. Landscape Materials	21
5. Hardscape Design Elements	22
6. Signage	23
C. Architectural Concept	27
1. Building Form	27
2. Exterior Building Materials	29
SECTION VII: Specific Plan Implementation	30
A. Site Plan Review Procedures	30
1. Submittal Procedures	30
2. Site Plan Review Procedures	32
3. Limitations and Revisions	32
B. Subdivision Process	33
C. Non-conforming Uses, Building and Structures	33
D. Minor Development Standards, Adjustments and Specific Plan Documents	33
1. Minor Development Standards Adjustments	33
2. Amendment Procedures	33
E. Enforcement	33
F. Codes, Covenants and Restrictions	34

TABLE OF CONTENTS (cont'd)

<u>Title</u>	<u>Page Number</u>
SECTION VIII: Relationship to the General Plan	53
1. Land Use Element	53
2. Circulation and Scenic Highways Element	53
3. Housing Element	53
4. Open Space, Conservation, Elements	53
5. Noise Element	54
6. Seismic-Safety Element	54
7. Safety Element	54

LIST OF EXHIBITS

<u>Exhibit No.</u>	<u>Title</u>	<u>Follows Page</u>
1	Regional Location	2
2	Plan Areas	2
3	Surrounding Land Use	3
4	Land Use Master Plan	4
5	Front and Side Loading Concepts	11
6	Circulation Plan	13
7	Street Sections	13
8	Storm Drain Concept	16
9	Water System Concept	16
10	Sewer System Concept	17
11	Landscape Concept	19
12	Section 1	20
13	Section 2	20
14	Section 3	20
15	Section 4	21
16	Hardscape Elements	22

INTRODUCTION

SECTION I: INTRODUCTION

A. PURPOSE AND INTENT

The original Cypress Corporate Center Master Plan was adopted as a specific plan by the city of Cypress on April 29, 1981. It designated 110.43 acres of land for business park uses, with a development potential of 1,354,000 square feet of building.

This amended specific plan increases the buildable square footage within the specific plan area through development of the remaining undeveloped 39.1 acres to allow up to an additional 852,000 square feet of building. For consistency the original Corporate Center Master Plan area is designated the 'Cypress Corporate Center' in this amended specific plan. This amended specific plan provides the city with a comprehensive set of plans, regulations, conditions and programs for guiding the remaining development of the Cypress Corporate Center, and implements each applicable element of the city of Cypress General Plan. It assures development of the project area as a coordinated project involving a mixture of business park, commercial and office uses.

The Cypress Corporate Center Specific Plan has been prepared in accordance with the requirements of California Government Code (Sections 65450 through 65507) and addresses all issues and topics specified in that code.

After adoption, a specific plan has an effect similar to the local zoning code. Tentative and final tract maps must be consistent with applicable specific plan provisions. All detailed plans submitted in the future shall be consistent with this specific plan and/or, if not covered by the specific plan, with the Cypress zoning code. Additionally, and if determined appropriate, a development agreement cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable specific plan.

An important function of this specific plan is to reduce the need for detailed planning and environmental review procedures related to subsequent development of the project area. This specific plan and the accompanying environmental impact report (EIR) provide the necessary regulations and environmental documentation so that future development proposals consistent with the provisions contained in this specific plan may proceed with site plans, tentative tract maps and other approvals without a requirement for new environmental documentation.

B. SPECIFIC PLAN OBJECTIVES

The city has identified a number of planning objectives to be implemented in the Cypress Corporate Center. These include:

- To encourage the establishment of a planned community of balanced commercial and research/development uses in an area where it is deemed desirable to provide for varied business facilities and to establish standards of design and type of use which will enhance the area, be in harmony with the objectives of the city's general plan and minimize detrimental effects to the public health, safety and welfare.

- To designate an area for modern office, commercial and research/development land uses that can meet high performance and development standards, while benefiting the community through growth, revenue generation and providing an increasing supply of citizen employment services.
- To allow diversification of specified land uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with the overall goals of the city as identified in the various elements of the general plan.
- Allow for a well designed business park; one which can respond to changing future market conditions.
- Realize land uses and quality development which are compatible with surrounding uses and which take advantage of site characteristics.
- Provide design standards to assure a well designed, high quality aesthetically pleasing environment which will result from future development within the Cypress Corporate Center.

C. PROJECT SETTING

1. Location

The Cypress Corporate Center is located in northwest Orange County (see Exhibit 1). More specifically, the approximately 110-acre specific plan area lies within the southern portion of the city of Cypress and is situated directly north of the city of Garden Grove and east of the city of Los Alamitos. The project area is less than 2.5 miles east of the San Gabriel River Freeway (Interstate 605), 2.0 miles north of the Garden Grove Freeway (State Route 22) and 2.0 miles north of the San Diego Freeway (Interstate 405).

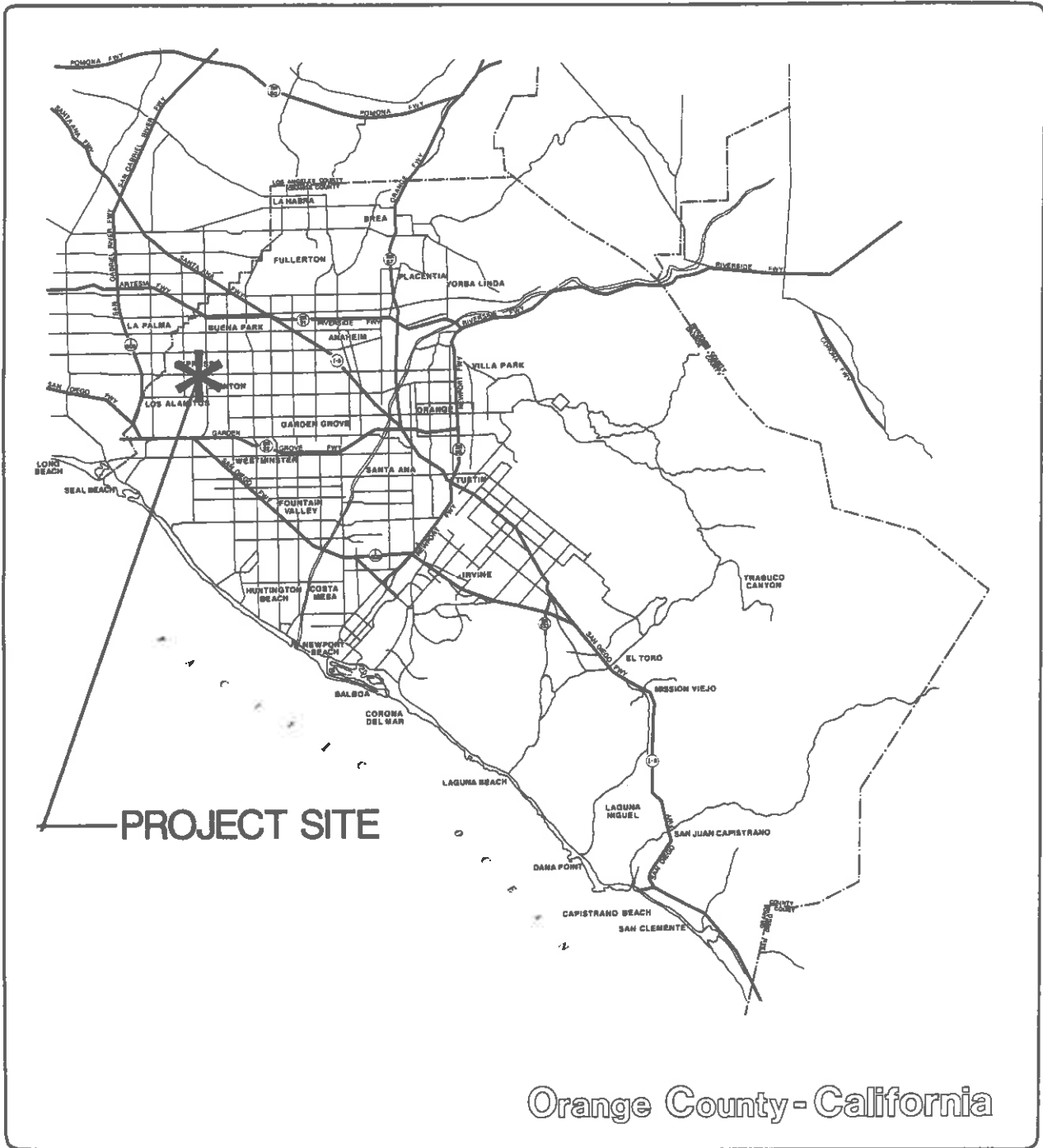
Approximately seventy-one (71) acres of the specific plan area is developed in business park uses. The remaining development area is approximately 39 acres in size (Exhibit 2). The area is generally bounded by Katella Avenue to the north, the Stanton Storm Channel to the south, and Valley View Street to the west.

2. Existing Land Uses

The following is a description of the current uses for the project area. The area is currently vacant but was used from 1928 until July 1987 to grow strawberries, lettuce, and cabbage. An old wooden house was transported to the site in 1952 and remains today. Its historical or cultural significance has been investigated by the Heritage Committee, but no conclusions or plans have surfaced to date.

3. Surrounding Land Uses

Cypress Corporate Center is proposed within the greater Cypress Business Park, a 648-acre area planned by the city for research and development



Regional Location

CYPRESS CORPORATE CENTER
CITY OF CYPRESS



(R&D), office and commercial development. 168 acres of the business park is known as Cypress Downs and is scheduled for an election February 14, 1989. Areas immediately adjacent to the project site are largely developed or committed for business park, commercial and residential development (Exhibit 3).

The Los Alamitos Army Airfield occupies approximately 1,325 acres west of the project area. In 1977, the California Army National Guard assumed authority for the air station. The station's primary use is as a reserve training facility for National Guard and Army Reserve helicopter pilots.

There are a number of residential neighborhoods located in the areas surrounding the planning area. These are mainly detached single-family homes with some attached dwellings south and southeast of the proposed development.

There are also a number of neighborhood commercial facilities surrounding the planning area. These include markets, small retail facilities and other convenience stores.

4. Summary of Site Conditions

a. Earth Resources

The Cypress Corporate Center is located on generally flat land. Elevations in the project area range from 50 feet above sea level to a low of 35 feet where the Stanton Storm Channel crosses Valley View Street. There are no outstanding topographic features within the project.

While no known fault traces have been identified within the project area, it is less than five (5) miles from the Newport-Inglewood fault, a northwest-southeast trending fault. The specific plan area has a potential for liquefaction, because the groundwater is found at depths of 7 to 11 feet, and soils are of low relative density. Soils in the project area are classified as alluvial fill material and a considerable portion are Class I agricultural soils.

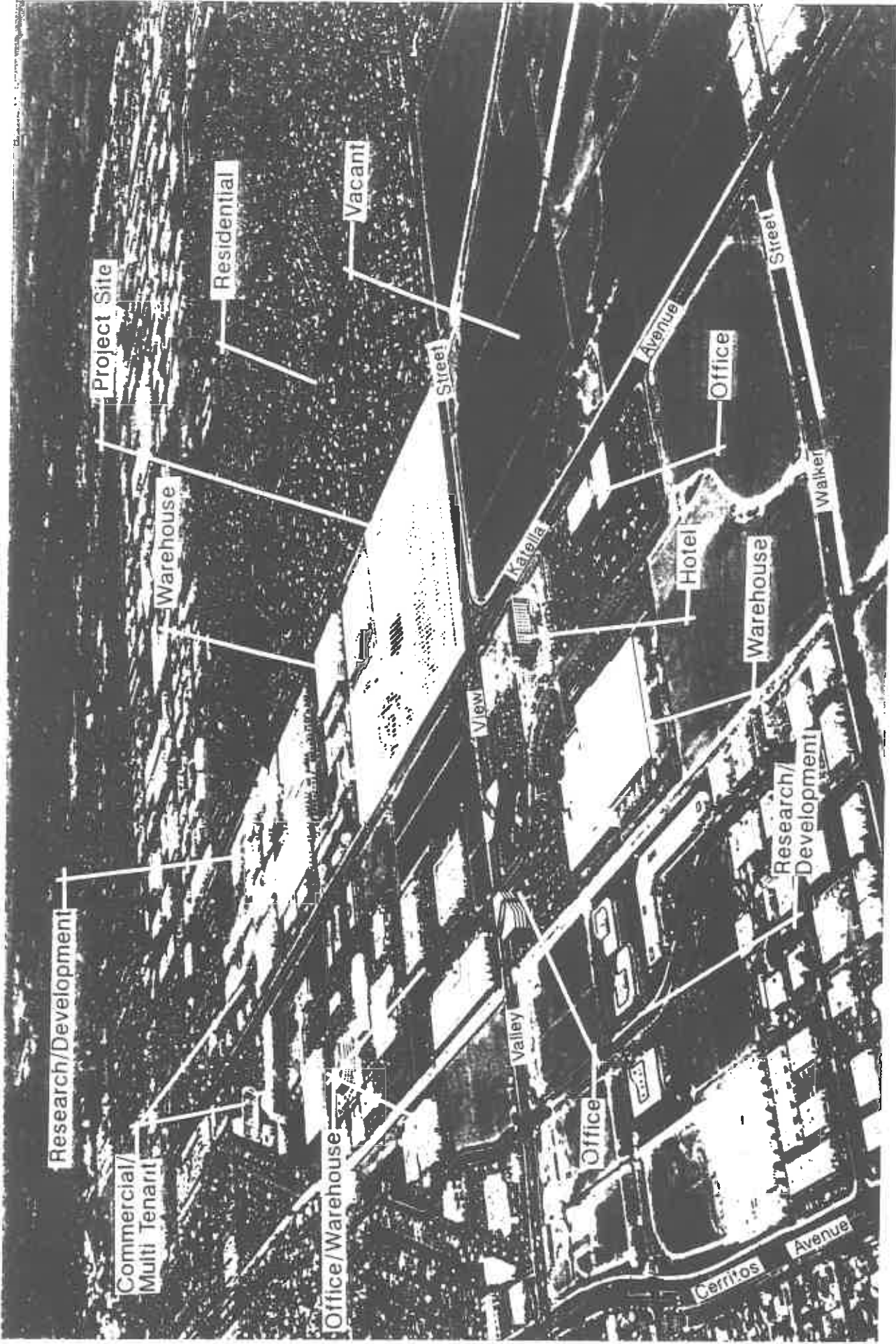
b. Drainage/Flood Control

The project site drains southwesterly and flows directly into the Stanton Storm Drain Channel along the project's southern boundary. The Stanton Storm Drain Channel drains into the Bolsa Chica Channel where it flows into the Huntington Harbour.

The Master Plan of Countywide Bikeways depicts a Class I (off-road) bikeway along the Stanton Channel adjacent to the project.

c. Water/Sewer Service

Existing water mains are located in Valley View Street, Katella Avenue, Holder Street and Orangewood Avenue. Water service to the project is currently provided by Southern California Water Company. Sewage collection service is provided by the city of Cypress with treatment by the Orange County Sanitation District (OCSD). The OCSD also maintains two trunk lines in the project vicinity. Collected wastewater will be transported from the site to either the OCSD Fountain Valley or Huntington Beach treatment plant. Existing facilities are described further in Section V, Utilities and Services Concept Plans.



Surrounding Land Use
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PROJECT DESCRIPTION

SECTION II. PROJECT DESCRIPTION

A. DEVELOPMENT CONCEPT

The Cypress Corporate Center is planned as a multi-use business and commercial development, and is viewed as an integral and unique component to the city of Cypress as set forth in the city's General Plan. Implementing the General Plan, this Cypress Corporate Center Specific Plan represents an opportunity for sustained economic growth within the city of Cypress.

A conceptual illustration of the Cypress Corporate Center Land Use Master Plan is shown in Exhibit 4. At present, Hope Street extends into the planning area as shown, and the Phyllis Drive entrance off Valley View Street is planned at 600 feet from Katella Avenue. The precise location of the remaining interior roads and driveways, including an additional north/south local road, will be determined during individual site plan reviews.

The following table compares existing land use designations with those proposed for the amended specific plan including the project alternatives. A detailed list of permitted uses can be found in Section III Business Park Development Regulations.

Table 1
LAND USE DESIGNATIONS
CYPRESS CORPORATE CENTER

Land Use	Existing ¹ and Approved Development	Proposed Project	Alt. 1	Alt. 2
Commercial/office		516,000	416,000	
Warehouse/R&D	1,304,538	316,000	416,000	832,000
Support commercial		<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
TOTAL	1,304,538	852,000	852,000	852,000

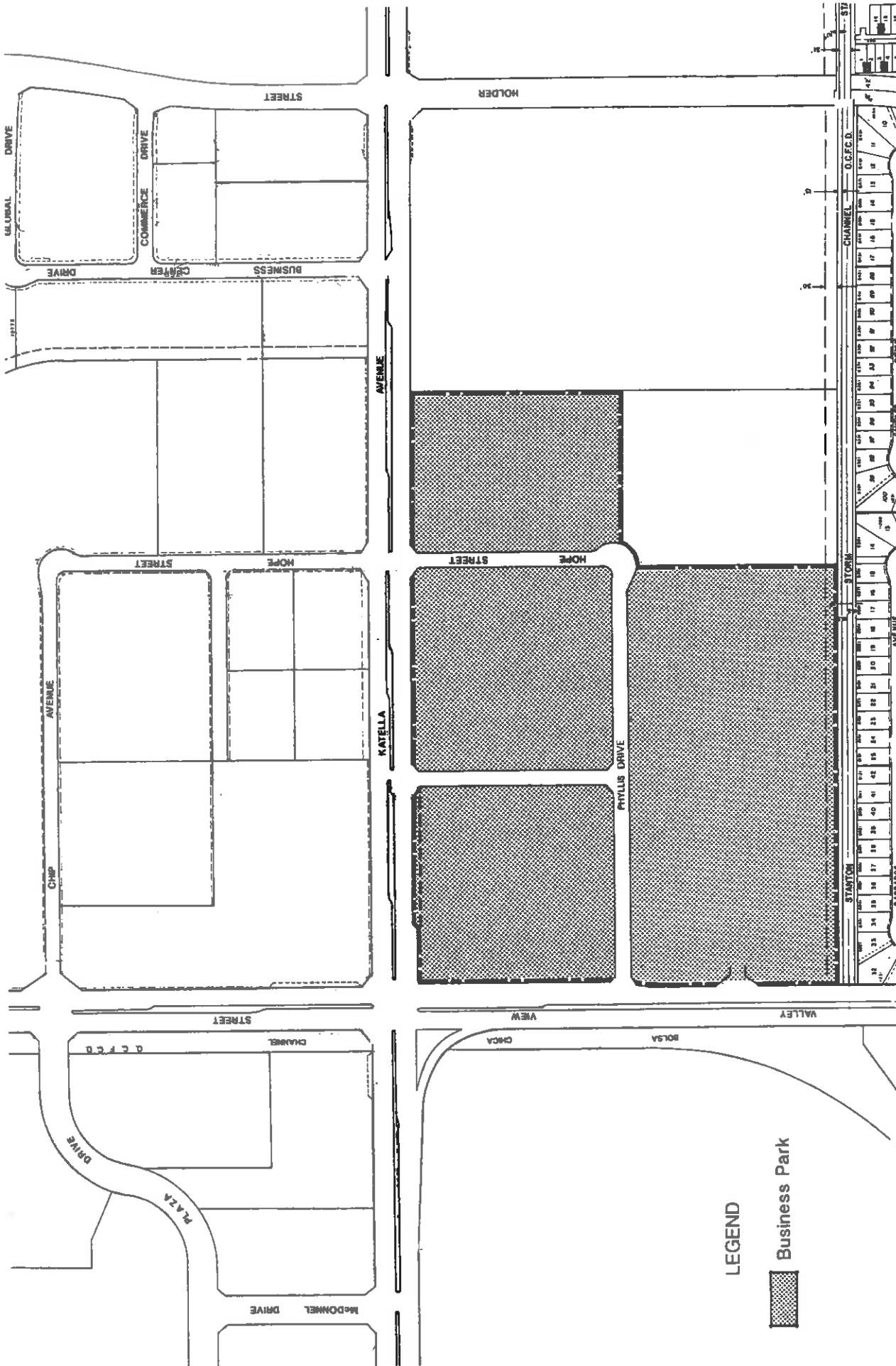
The Cypress Corporate Center Land Use Master Plan has been designed to reflect four basic considerations. Each is described on the following pages:

- Provide for a variety of land uses;
- Integrate the project and its components within the surrounding areas;
- Take advantage of topographic and other site characteristics; and
- Provide sufficient flexibility for future anticipated market changes.

1. Provide for a Variety of Uses

In establishing the parameters for remaining development it is essential that sufficient flexibility be provided for a range of uses and that the design intent of the business park is retained. This is accomplished

¹ Approximate buildable area for existing and approved development; existing uses are primarily warehouse/manufacturing, though some office and support commercial uses are included.



Land Use Master Plan

CYPRESS CORPORATE CENTER

CITY OF CYPRESS



through the use of planning areas which allow for integration of a variety of land use options in accordance with requirements provided for in this specific plan.

Permitted uses within the project area include general and corporate office uses, research and development facilities, warehousing/distributional facilities, light industrial uses when conducted in a fully enclosed facility, and a limited amount of commercial uses when conducted in support of the above stated land uses.

2. Integrate the Project with Surrounding Areas

The viability of the project area is directly related to its ability to be functionally integrated with surrounding areas. Much of the support services and related uses which are necessary to successfully implement the project are or will be found in these areas. For these reasons convenient automotive and pedestrian circulation between uses is provided. Equally important, the mix of different, non-competing and complementary uses within the project area and surrounding areas must be achieved so that a dynamic balance may be realized. Land uses have been located in recognition of the need for compatibility to existing and planned uses which are more sensitive to the impacts related with intensive land uses. The residential area south of the Stanton Storm Channel represents one area where particular attention was paid to design a compatible environment between business park and more sensitive residential land uses. Section VI, Design Guidelines, of this specific plan, provides detailed measures to be taken to assure compatibility of uses and protection of sensitive areas.

3. Take Advantage of Topographic and Other Site Characteristics

The project area is essentially level, which permits considerable flexibility in the location of land uses and site design of future developments. The very gently sloping nature of the project area provides ample gradient for technical considerations: drainage, infrastructure, and site improvements.

4. Provide Sufficient Flexibility for Future Market Changes

The Cypress Corporate Center Specific Plan is designed with sufficient flexibility to permit adjustments to future market conditions while still achieving the specific plan objectives and design concept. Land uses adjacent to the residential area on the south shall be set to avoid conflicts and incompatibility between business park and residential areas.

The business park land use category described herein is established with a range and mix of land uses possible, while still retaining the overall project design concept. Further, a mix of land uses including the designation of support commercial is provided which will permit an increased development absorption potential, and still result in an overall balanced or "positive" fiscal impact to the city's general fund.

The development concept for the designated specific plan area is depicted and regulated through a series of plan components identified below and specified in the pages which follow:

- . Land Use Plan
- . Circulation Plan
- . Utilities and Services Concept Plans
- . Design Concept Plan

The Land Use and Circulation Plans establish specific standards and requirements to which individual development projects within the project area must conform. Concept plans (utilities, design, etc.) describe programs for community infrastructure development as well as design, grading and phasing concepts. Concept plans are not mandatory master plans and may be revised by the city without formal amendment of the specific plan. They do, however, establish the development parameters which must be met as development occurs within the Cypress Corporate Center.

B. PHASING CONCEPT

The location, rate and specific character of remaining development is influenced by future economic conditions which cannot be predicted with accuracy at this time. Therefore, a formal phasing plan has not been created. However, some preliminary information is available. Phase I of the project will consist of the construction of approximately 225,000 square feet of warehouse, research/development land uses adjacent to the Stanton Storm Channel.

Phasing and the actual realized pace of additional development is very sensitive to absorption rates which, in turn, are influenced by national economic conditions, competition in the regional and local markets, the costs of development and the actions of government agencies. Other factors which will influence the phasing of development include the desires of individual landowners and developers, and project incentives which may be offered by a public jurisdiction.

**BUSINESS PARK
DEVELOPMENT REGULATIONS**

SECTION III: Business Park Development Regulations

A. Purpose and Intent

These regulations act as a principal part of the controlling mechanisms for implementation of the Cypress Corporate Center. The standards set forth in this section will ensure that future development within the business park classification proceeds in a consistent and aesthetic manner. Future review of site plans by the city of Cypress will provide assurance that these standards are realized.

The land use regulations contained herein are intended to result in a development of a general business park character which complements surrounding, existing and planned land uses. Regulations provide an appropriate amount of flexibility to anticipate future conditions and to integrate properly a mixture of office, light industrial/warehouse and supporting retail/service commercial uses.

Principal land uses for the business park classification shall be limited to office, research and development, light industrial/warehouse, and limited support commercial uses in the project area.

B. Permitted Uses

1. Principal Uses: The following uses shall be permitted, subject to the approval of a site plan, as specified in Section VII, herein:
 - a. All general, administrative, and professional offices.
 - b. Banks, savings and loans, and other financial facilities.
 - c. Medical and dental offices.
 - d. General research facilities and laboratories including, but not limited to product testing, development, manufacturing or processing.
 - e. General offices and related facilities.
 - f. Assembly plants and facilities.
 - g. Service industries including but not limited to the following:
 1. Repair, maintenance or servicing of appliance, component parts, etc.
 2. Testing shops.
 3. Photofinishing and photographic processing facilities.
 4. Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
 5. Drycleaning and laundry plants.
 6. Any other similar use which is found compatible with the purpose and objectives of this section, and which is indicated on an approved site plan, according to the provisions of Section VII, herein.
 - h. Industries engaged in storage and warehousing.
 - i. Construction industries such as general contractors and specialty contractors, etc., together with their accessory and incidental office uses, and when entirely contained within a structure.

To ensure that the quality of living is maintained in the residential neighborhood south of the Stanton Storm Channel, the land uses on the adjacent north side shall be set. To minimize light and glare impacts, noise and air emissions from vehicles and the potential obstruction of views, development shall be limited to warehouse/research and development uses. No freestanding office or commercial uses will be allowed, adjacent to the channel.

2. Accessory Uses: The following uses shall be permitted, subject to approval of a site plan as specified in Section VII, herein, and when clearly incidental or necessary to the proper functioning of the above-state principal uses:

- a. Support retail and service commercial uses within other permitted use structures, unless a conditional use permit (CUP) is required.
- b. Public utilities building, structures, and facilities.
- c. Other uses which are clearly incidental to the proper functioning of a principal use.

3. Uses Permitted Subject to a Conditional Use Permit

Those special uses, and including but not limited to the following, and as specified in Section 11.1 of the Zoning Code may be permitted subject to approval of a conditional use permit, in accordance with the aforementioned section, provided that any conditional use permit shall be found to be consistent with the goals and objectives of this specific plan.

- a. Structures above the height limitations specified under 3.b. of the Site Development Standards
- b. Restaurants and retail food establishments
- c. Hotels/motels
- d. Trade school
- e. Machine shop or other metal working shops
- f. Service station
- g. Wholesale distributing plants
- h. General retail commercial uses not contained within a permitted use structure, and when not an accessory use.
- i. Other uses consistent with the intent of Section 1, Purpose and Intent, subject to the approval of a conditional use permit application by the city.
- j. Health spas, gyms
- k. Storage facilities, including but not limited to the following, and when conducted entirely within an enclosed structure:
 - 1) Boat storage
 - 2) Recreation vehicle storage
 - 3) Mini-warehouse storage facilities
 - 4) New automobile storage
- l. Recycling collection facilities

4. Temporary Uses:

The following temporary uses may be permitted subject to review and approval of the Planning Director, upon filing of a temporary use permit application, plot plan, and payment of fees as determined by Resolution of the City Council at least 30 days prior to the event:

- a. Outdoor sale of Christmas trees on vacant property only.
- b. Temporary outdoor exhibits and/or sales of equipment, goods or services, provided there shall be no more than four such displays or sales in a calendar year and that no one display or sale be conducted for a period of more than four consecutive days.
- c. Temporary construction facilities.

5. Limitations Upon Uses:

The following limitations shall apply to all uses:

- a. All uses shall be conducted within a completely enclosed building, except for temporary uses as permitted above.
- b. No overnight parking of vehicles other than those used in conjunction with a permitted uses.
- c. Storage shall be permitted only within an entirely enclosed structure, and shall be limited to accessory storage of commodities sold or utilized in the conduct of a permitted uses on the premises, limited to the rear two-thirds of the property.

C. Site Development Standards

1. Building site area. Twenty-thousand (20,000) square feet minimum.
2. Building site dimensions. One-hundred (100) feet along a street frontage; no minimum lot depth.
3. Building height and size.
 - a. Building heights shall be subject to the limitations imposed by the Federal Aviation Administration, Part 77 of the Federal Aviation Regulations, which governs flight patterns of the Los Alamitos Army Airfield. Roof-top mechanical equipment shall be set back fifteen feet (15') from all exterior building edge and shall not project above the equipment which it is designed to shield from view.
 - b. Building heights shall be limited to two stories (maximum 40 feet from the average natural grade) on uses adjacent to the Stanton Storm Channel to ensure the quality of living is maintained for the residential neighborhood south of the channel. For the remainder of the project area, the building heights shall be limited to three stories (maximum 55 feet from the average natural grade). Structures above these specifications may be allowed if a conditional use permit is issued.
 - c. The floor area ratio expressed as a proportion of building Gross Floor Area to Building Site Area on the remaining development area shall not exceed 0.5 for the overall area, provided, however, that any floor area devoted to parking within a building shall not be considered in determining the total floor area allowed.
4. Building setbacks. All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to an arterial highway. Along any highway abutting a planning area, buildings shall be set back a minimum of thirty (30) feet from the ultimate right-of-way line except along Katella Avenue which shall have a setback of 40 feet.

- b. Adjacent to a local street. Along any local street buildings shall be setback a minimum of thirty (30) feet from the ultimate right-of-way line.
 - c. Adjacent to a business park or commercial parcel. Along property lines that separate business park or commercial uses there shall be a setback of five (5) feet, or which may be reduced to zero (0) feet, subject to design review.
 - d. Adjacent to the Stanton Storm Channel. Abutting the channel there shall be set back a minimum of forty (40) feet or a distance equal to the height of the building, whichever is greater.
5. Site coverage. Sixty percent (60%) maximum; with parking structure, seventy percent (70%) maximum.
6. Off-street parking. Except as otherwise stated herein, all provisions and standards contained within Section 14 Zoning Code shall apply.
- a. In computing required parking any fraction over a whole number shall be computed as a whole.
 - b. No more than forty (40) percent of the required parking spaces in retail commercial areas and no more than thirty (30) percent of the required parking space in business park areas, shall be designed for compact cars subject to all provisions of Section 11 of the Zoning Code.
 - c. Parking spaces may be located in the following manner:
 1. On the lot(s) with the building use served.
 2. On a contiguous lot or lots, provided that access is convenient, subject to review by the Site Plan Review Committee, and as specified in Section 11 of the Zoning Code and providing that a legal instrument is recorded to commit the parcel to off-street parking until the city may release the contiguous lot;
 3. Within a parking structure (individual or common), and in a conveniently located manner.
7. Signs. Signs shall be permitted in accordance with Section VI, herein.
8. Lighting. Parking lots shall be lighted. All lighting, interior and exterior, shall be designed and located to minimize power consumption, to confine direct illumination to the premises and to protect residences adjacent to the south from light and glare impacts.
9. Trucking and loading requirements. Truck loading, rail loading, loading well deck facilities, or doors for such facilities shall not face a public street or residential area, or encroach into the required front and street side yard setbacks as follows:
- a. Trucking and loading facilities may face a local public street or adjacent residential neighborhood subject to the approval of a conditional use permit application by the city planning agency. Truck and loading facilities are specifically prohibited from being visible from an arterial roadway.

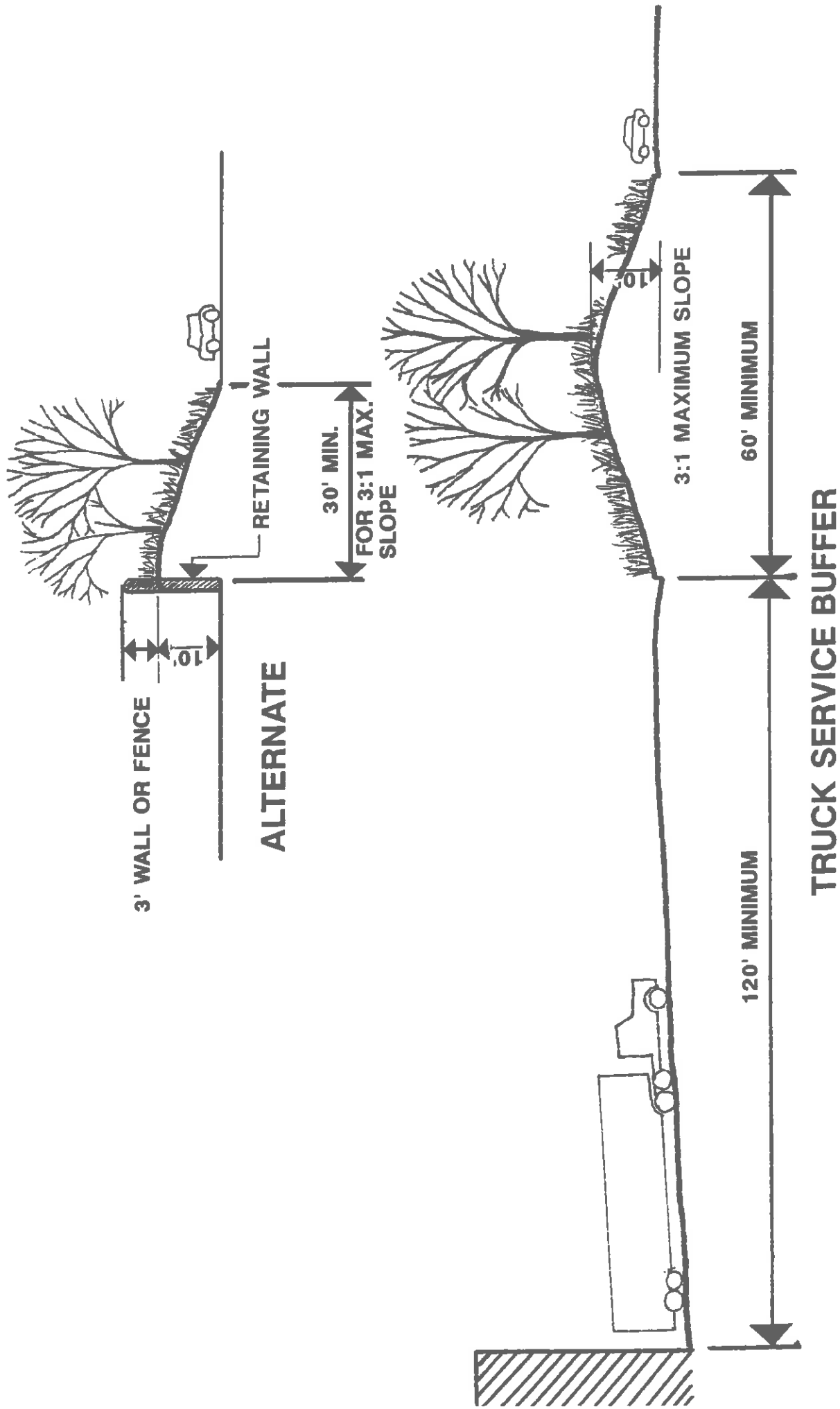
- b. In reviewing such application, the city planning agency shall be governed by the following:
 - 1) Any loading facility shall be set back a minimum of forty-five feet (45') from the property line.
 - 2) Any loading facility shall not exceed a maximum width of twenty feet (20'), excepting when facing a non-arterial street within the Planned Community Industrial/Commercial Zone No. 2.
 - 3) Any loading facility shall be located within a fully enclosed structure (ie., no exterior loading dock), with doors of a color compatible with the main building.
 - 4) Installation of the loading facility will not create an over-concentration of such facilities on any one street, and the city planning agency shall endeavor to achieve variations in the street scene.
 - 5) Adequate area shall be provided for the safe operation of trucks in loading areas.
 - 6) Any landscaping which is displaced by construction of loading facilities shall be provided elsewhere, or waived by appropriate authority of the city.
 - 7) Trucking areas shall be adequately paved for the type of operation intended.

Exhibit 5 illustrates conceptual front and side yard loading parameters.

10. Trash areas. All trash areas shall be shielded from view within a building or area enclosed by a solid wall not less than six (6) feet in height. No such area shall be located within forty (40) feet of any residential area.

11. Screening.

- a. Abutting the Stanton Storm Channel. A landscaped berm shall be installed along the site boundary where the premises abuts the storm channel. Except as otherwise provided, the berm shall have a minimum total height of eight (8) feet not including trees and plants. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
- b. Parking area abutting highways. A landscaped screen shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.



Front & Side Yard Loading Concepts
CYPRESS CORPORATE CENTER
 CITY OF CYPRESS

- c. Streets and intersections. Landscaping along all streets and boundaries shall have a height of not less than 36 inches nor more than 42 inches within twenty (20) feet of the point of intersections of:
 - 1) a vehicular accessway or driveway and a street
 - 2) a vehicular accessway or driveway and a sidewalk
 - 3) two or more vehicular accessways, driveways or streets
- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
- e. A screen as referred to above shall consist of one or any combination of the following types:
 - 1) walls including retaining walls: a wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of six (6) inches thick
 - 2) berms: a berm shall be constructed of earthen material and it shall be landscaped in accordance with an approved landscape plan.

CIRCULATION

SECTION IV: CIRCULATION MASTER PLAN

The circulation master plan provides the transportation system and basic standards for safe, efficient vehicular movement within and through the project area. This plan consists of alignments for arterial and local streets, roadways and respective rights-of-way, as well as the treatment of controlled access points into specific areas within the project area.

The circulation plan for the Cypress Corporate Center reflects four considerations:

- The existing circulation network and planned improvements within and around the project area, including a potential future extension of Holder Street with an 84-foot right-of-way south of the Stanton Storm Channel (including future crossing);
- Future traffic volumes from anticipated project area and areawide growth;
- The city's goals, objectives and policies pertaining to circulation, as delineated in the General Plan circulation element.

A. Vehicular Circulation

The circulation system for the project area relies primarily on the major thoroughfares which currently exist in the area: Katella Avenue and Valley View Street.

The circulation master plan is depicted in Exhibit 6, and typical roadway sections are illustrated in Exhibit 7. Each of the major thoroughfares which are part of the specific plan circulation system are described in the paragraphs below.

1. Valley View Street

Valley View Street is a six-lane major arterial highway which runs in a north-south direction. The roadway is improved presently with a raised median, six through lanes, dual left-turn lanes at Katella Avenue (north-south bound), and a one-hundred and twenty (120) foot right-of-way. Valley View Street, south of Katella Avenue and north of Orangewood Avenue, is improved to one-hundred and thirty (130) feet. Intersections with Katella Avenue and Orangewood Avenue in the vicinity of the project area are signalized. Improvements to Valley View Street in this specific plan shall be limited primarily to streetscape improvements along project boundaries.

2. Katella Avenue

Katella Avenue is an east-west major arterial highway, which has a one-hundred-twenty (120) foot right-of-way, is improved with a raised median, six through lanes and dual left-turn lanes in each direction at the intersection of Valley View Street. Intersections at Valley View Street and Holder Street are signalized. A future signal is being designed for Hope Street. Ten feet (10') of right-of-way dedication will be required from the developer, between Valley View Street and the first local site access



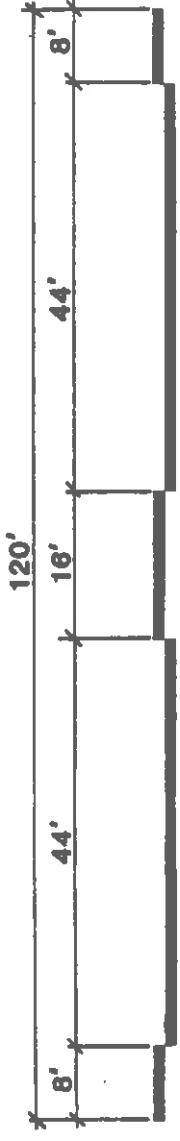
Circulation Plan

CYPRESS CORPORATE CENTER

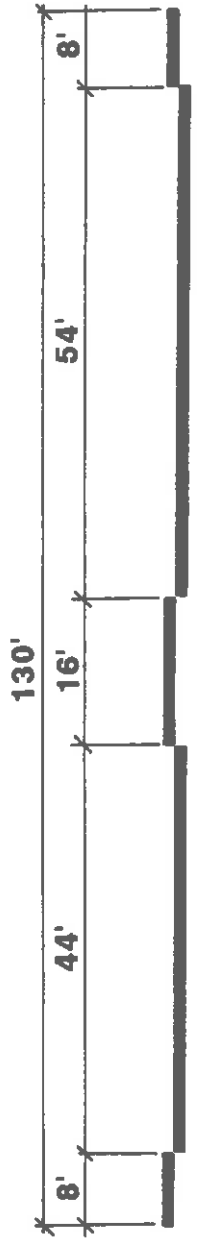
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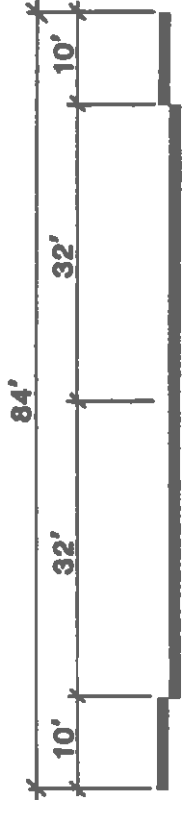
MAJOR STREET
Valley View St.



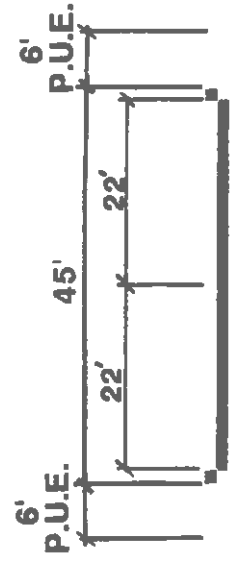
Katella Ave.



SECONDARY STREET
Holder St.



LOCAL STREET
Hope St./Phyllis Drive



Street Sections
CYPRESS CORPORATE CENTER
CITY OF CYPRESS

road, for an additional traffic lane. The developer will be required to construct the improvements necessary for this widening pursuant to the city's Traffic Impact Mitigation Ordinance No. 778.

3. Local Streets

Local streets within the project area shall connect planning areas with the arterial roadways described above. Local roadways within the project area shall have a forty-five (45) foot right-of-way with an additional six-foot-wide public utility easement on each side. Exhibit 6 depicts the preliminary alignments of local streets within the specific plan area. Hope Street has been extended south of Katella Avenue to serve existing development. Planned local streets shall provide a minimum of two travel lanes and are shown as conceptual alignments depicting current, anticipated planning assumptions. The need for, precise location of, and design and geometry of local streets shall be submitted for approval of the Design Review Committee at the time development is proposed. Such review shall be based upon adopted city engineering design standards.

4. General Provisions

- a. No development shall be permitted on parcels without improved street access. For purposes of these standards, a street is a maintained public street or alley or a private street subject to the approval of the Public Works Director/City Engineer.
- b. Portions of any lot within any future right-of-way shown on the city's official plan lines map or in this specific plan shall not be occupied by structures, other than those encroachments normally permitted in rights-of-way. All other required setbacks, yards, and open spaces shall be calculated on the basis of the establishment of the future rights-of-ways; future right-of-way lines shall be considered to be lot lines for purposes of determining such setbacks, yards and open spaces.
- c. Dedication of the right-of-way shown on the city's official plan lines map or in this specific plan shall be required as a condition of approval for any development.
- d. Installation of curbs, gutters, sidewalks, streets and alley paving, street lighting and street trees shall be subject to the provisions of the city's standard improvement plans.
- e. All street names within the project area shall be approved, and changed if necessary, by the city of Cypress.
- f. On-street parking shall be prohibited.
- g. No structures shall be permitted to develop over existing pipeline, power line, drainage, transmission line or other similar easements, except where these are agreed to be relocated by the utility owner.
- h. The developer shall agree to participate in the formation and operation of the Cypress Business Park Transportation Management

Association and shall ensure that similar agreements are obtained from all subsequent tenants and/or buyers of land in the specific plan area.

- f. The developer shall conform with the city's Traffic Impact Mitigation Ordinance No. 778.

B. Vehicular Access Points

Primary access to specific project sites within the project shall be from Katella Avenue and Valley View Street at the points illustrated in Exhibit 6. Major entries from Katella Avenue and Valley View Street are planned to accommodate two in-bound and two out-bound travel lanes and a median.

The precise location, design and geometry of these major access points shall be submitted for approval of the Design Review Committee and Director of Public Works at the time development is proposed. Such review shall be based upon adopted city engineering design standards.

UTILITIES AND SERVICES

SECTION V: UTILITIES AND SERVICES CONCEPT PLANS

Services and facilities for the Cypress Corporate Center shall be extended and improved in conjunction with its phased development. Major infrastructure facilities are described below, along with specific requirements.

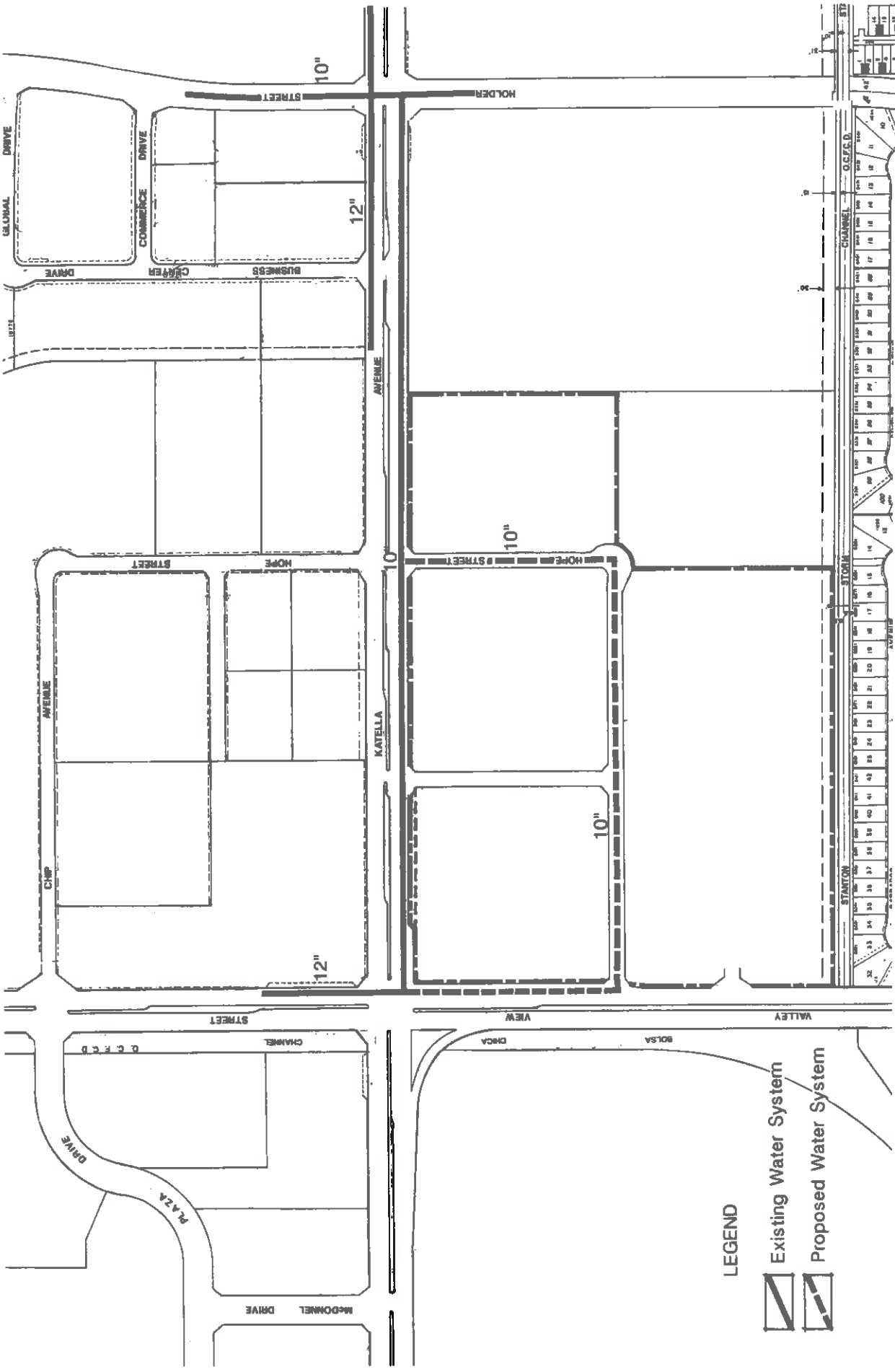
A. Drainage Plan

The drainage concept plan for the project area shall provide the required level of protection from flooding. This area is currently protected from major flooding by the existing storm drain system, major elements of which include four flood control facilities: Knott-Cerritos Storm Drain, Jonathan Storm Drain, Stanton Storm Drain and Bolsa Chica Channel. Three of these channels are sized to accommodate 25-year floods and ultimately 100-year floods with freeboard. The Stanton Storm Channel has not been constructed to its ultimate size, and no specific schedule for its improvement has been set.



Improvement of the undeveloped areas will require additions to the existing storm drain systems in order to eliminate potential local problems. It is anticipated that drainage improvements will include pipes no larger than 36 inches in diameter. Exhibit 8 provides a schematic design of the existing drainage system. The exact size and location of the new storm drain lines is dependent on the alignment of proposed roadways and will be determined, subject to approval of specific site development plans.

B. Water System Concept Plan

An extensive network of water lines currently serves existing development in the project vicinity. Additional water lines, estimated at 10-inch diameter, shall be required to serve new development areas within the study area. Exhibit 9 depicts existing water lines surrounding the site and the proposed lines required for the project. The ultimate location and size of future lines and precise water system requirements will be determined during detailed levels of project design, and shall be subject to the provisions of site plan review. Sizing of mains may also be adjusted in response to different land use intensities within the planning area. Water service to new development within the project area is contingent on the ability of the city's water purveyor(s) to meet the water demands posed by additional development within the region. The proposed water distribution system will be reviewed by the city of Cypress and the Southern California Water Company. Precise water line and facilities locations and sizing shall be determined and approved by the city and the Southern California Water Company prior to final tract map approvals by the City Council.



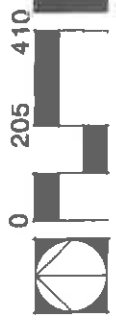
LEGEND

-  Existing Water System
-  Proposed Water System

Water System

CYPRESS CORPORATE CENTER

CITY OF CYPRESS



C. Sewer Concept Plan

The city of Cypress is responsible for the collection of wastewater within the project area, while the Orange County Sanitation District (OCSD) is the agency responsible for wastewater treatment. The OCSD has two major trunk lines which traverse the area in a north-south direction, one along Holder Street and one along Knott Avenue.

The existing wastewater collection system will be expanded to include service to those areas which are presently undeveloped. Several collector lines will be added to the central portion of the project area, as shown in Exhibit 10.

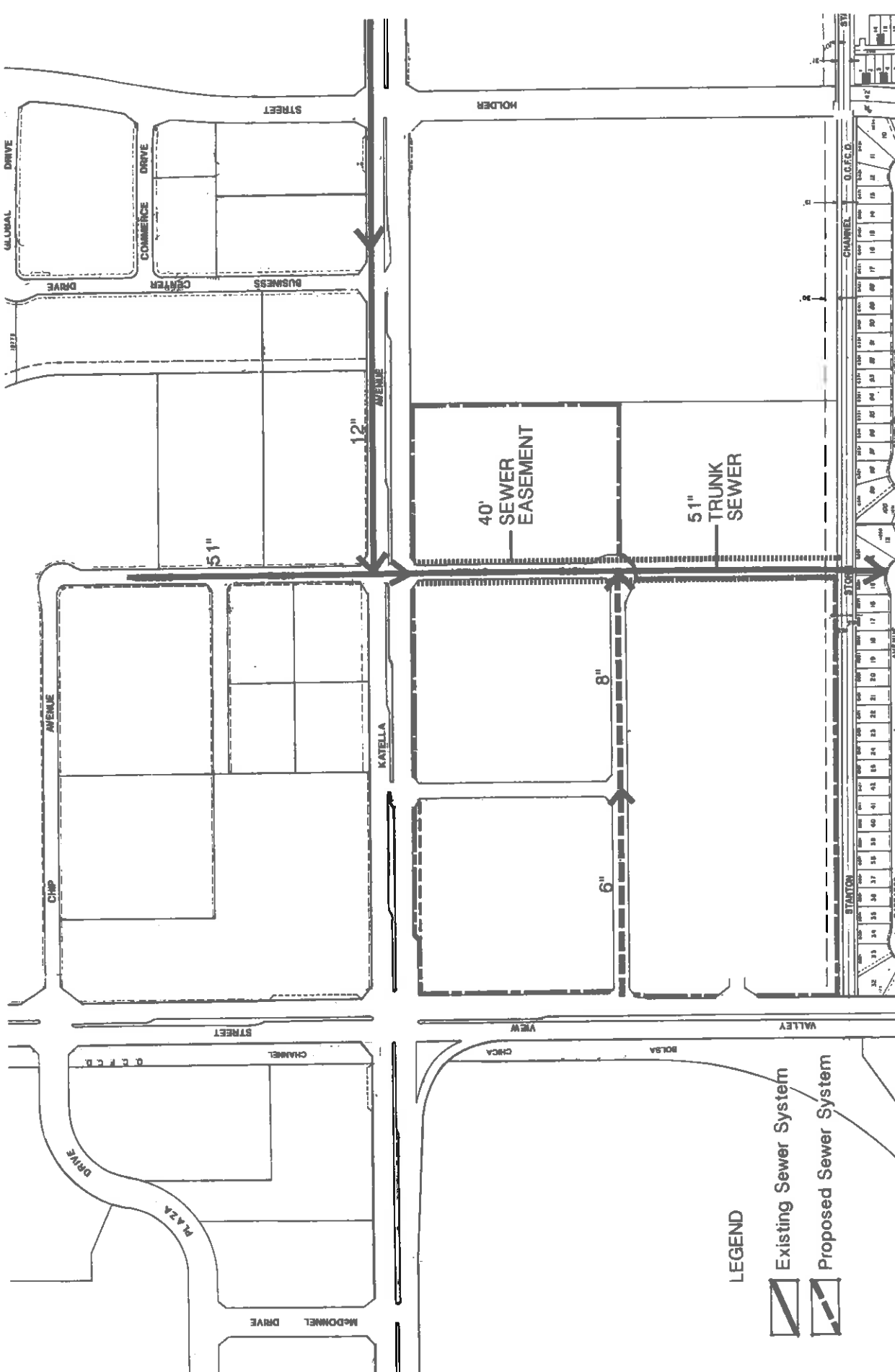
Exhibit 10 illustrates the wastewater system concept plan and includes existing wastewater collection facilities. The precise size and location of proposed lines will be determined prior to final tract map approvals by the City Council and will be based upon the specific needs of the service area.

D. OTHER UTILITIES



The Cypress Corporate Center lies within the service areas of Southern California Edison Company (electricity), Southern California Gas Company (natural gas), General Telephone (telephone, south of Katella Avenue) and Briggeman Disposal Company (solid waste). These utility networks can be expanded to meet the future demands of the project. The specific design and sizing requirements of necessary improvements and/or additions will be determined as part of the site plan review procedures. Future utility line additions will be placed underground along with all existing above-ground utilities on, or adjacent to, the subject site.

E. GENERAL INFRASTRUCTURE AND SERVICE REQUIREMENTS

1. Installation of curbs, gutters, sidewalks, street and alley paving, street lighting and street trees shall be subject to the provisions of the city's standard improvement plans.
2. No structures shall be permitted to be developed over existing pipeline, power line or other similar easements, except where these are agreed to be relocated by the utility owner, and with the approval of the City Engineer.
3. All onsite water supply, wastewater collection, storm drainage, and sewage lines and facilities shall be provided by the developer in accordance with the requirements of the city engineer and the facility purveyor.
4. All new and existing utility lines serving the project area shall be placed underground by the developer as a condition of site development approvals.
5. Adequate water for estimated domestic consumption and for fire flow requirements, as determined by the Orange County Fire Department, shall be provided by the developer.



LEGEND

-  Existing Sewer System
-  Proposed Sewer System

Sewer System

CYPRESS CORPORATE CENTER

CITY OF CYPRESS



6. For any development within the Cypress Corporate Center, the practicality of providing public facilities without incurring unusual public costs shall be demonstrated by the developer.
7. Costs for improvements to water, drainage, and sewer systems included in the city's or utility's adopted master plans for water, drainage and sewers shall be assigned to each development lot or parcel in accordance with a cost-benefit formula established by the Public Works Director, based on current engineering construction costs, as amended from time to time, or as otherwise determined as a result of a negotiated development agreement.
8. Development of the project area shall comply with all the requirements of the Orange County Fire Department in providing adequate fire flow, number and location of hydrants, building clearances, and street turning radii for access.
9. The developer shall review with the Police Department via the Planning Department the nature of the development and shall include those types of security measures considered appropriate by the Police Department.

DESIGN GUIDELINES

SECTION VI: DESIGN GUIDELINES

A. INTRODUCTION

Design guidelines for the Cypress Corporate Center are intended to define and emphasize the uniqueness of the project area and to establish proper relationships with surrounding areas. Katella Avenue and Valley View Street are important business corridors of the city, they carry a significant amount of through travel, and they will provide an important focus for the southern portion of the city of Cypress.

In general, landscaping and site design within the project area should be organized and formal in nature, consistent with the structured, urban character which is intended for the greater Cypress Business Park. Site design and landscape development should be based upon promoting a strong identity and "sense of place" within the specific plan area. The plan must respond to the multiple purposes of the Cypress Corporate Center: general office, corporate headquarters, research and development, general business park and support commercial. The emphasis for design treatments should advance these objectives throughout the entire fabric of the project area: through building forms and materials, streetscapes, setback areas, project areas and within special treatment areas. Combined, these elements can allow the Cypress Corporate Center to be distinctively different from its surroundings, and to provide a sense of identity to this project.

B. LANDSCAPE CONCEPT PLAN

The landscape concept plan (Exhibit 11) is an integral element in achieving a distinctive development character for the project area. This character is reinforced through the coordinated design and selection of landscape and paving materials, and emphasis on special features. Required guidelines are specified for the following categories:

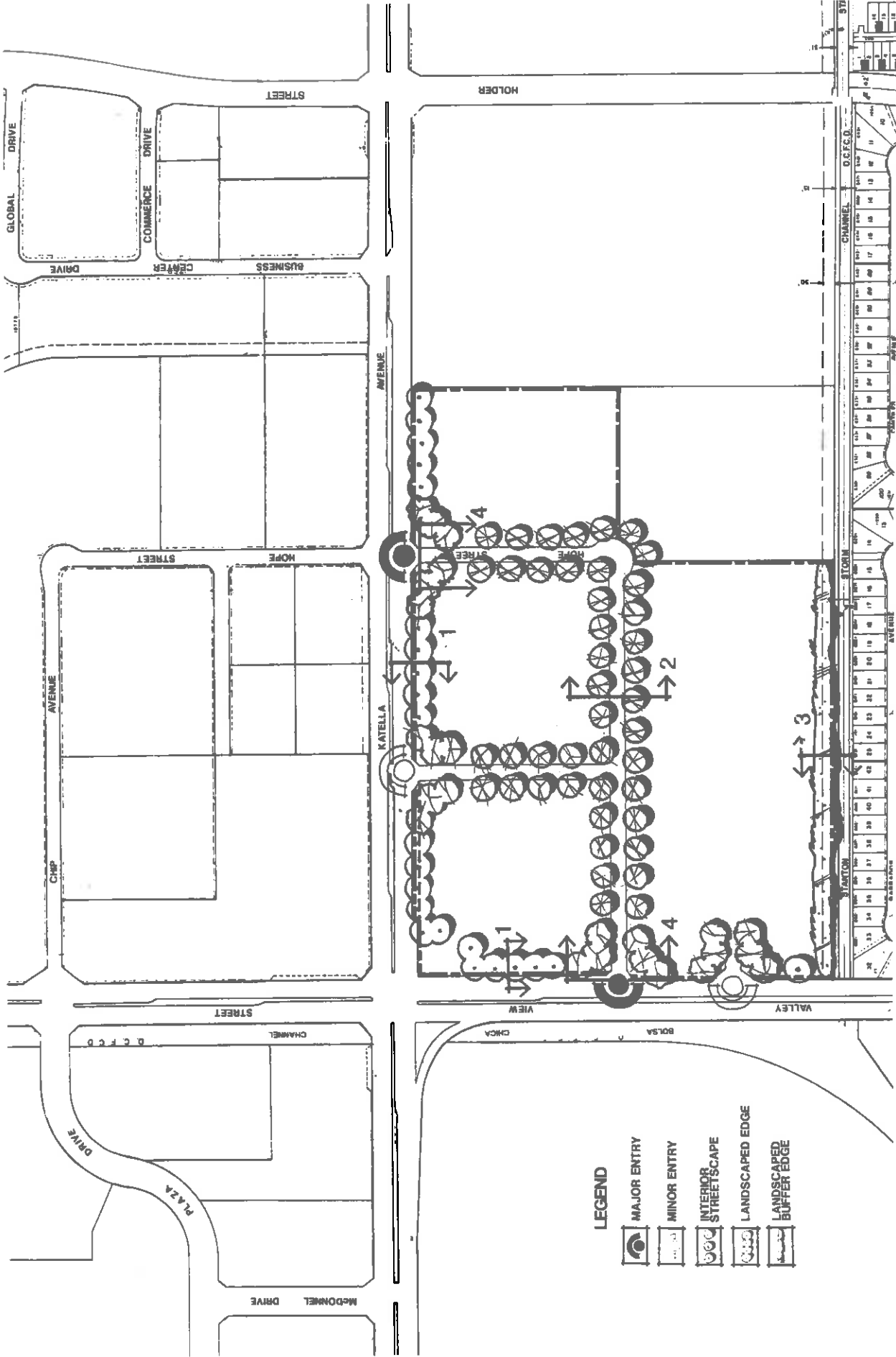
- . Streetscapes
- . South Boundary
- . Project Entries
- . Landscape Materials
- . Hardscape Design Elements
- . Signage

The landscape concept plan contained herein establishes a framework for consistency of design between the ultimate development pattern, phased increments and existing business park landscaping treatments. As phases are implemented, landscape plans shall be approved which are consistent with and implement these concepts. The above categories are described in the following pages.

1. Streetscapes

a. Landscape Edge Adjacent to Surrounding Arterials

To create a unifying element surrounding the project area, a landscaped edge will be maintained adjacent to Valley View Street and Katella Avenue. Abutting the roadway edge will be a 30-foot minimum project landscape edge



Landscape Concept Plan

CYPRESS CORPORATE CENTER

CITY OF CYPRESS

containing a 6-foot sidewalk within an 8-foot parkway. Between the sidewalk and the property line, a 20-foot planted area with a mix of evergreens and accent flowering trees shall be developed (Exhibit 12).

Recommended plant materials within these streetscapes are as follows:

Trees:	<i>Alnus rhombifolia</i>	(White alder)
	<i>Tristania conferta</i>	(Brisbane box)
	<i>Jacaranda mimosifolia</i>	(Jacaranda)
	<i>Erythrina caffra</i>	(Coral tree)
	<i>Pinus canariensis</i>	(Canary Island pine)
Groundcovers:	Turf	(Marathon mix)
	<i>Vinca minor</i>	(Dwarf periwinkle)

b. Median Island Landscaping

Median island landscaping and irrigation has been installed in median islands on the following arterials:

- 1) Katella east of Valley View;
- 2) Valley View between Katella and Stanton Channel;

c. Landscape Edge Adjacent to Internal Roadways

To provide a unifying element within the project boundaries, the following streetscape guidelines shall be implemented. Each internal roadway will be 94 feet wide and include the following: a 44-foot paved street and a 25-foot landscaped area abutting the street on each side (Exhibit 13). Typical internal streets shall contain landscaped areas with canopy trees; street lighting will be located within the row(s) of trees. Each area will contain a landscaped berm with shrubbery to screen parking and service areas between the row(s) of trees except that shrubbery will not be used where a building edge abuts the landscaped area.

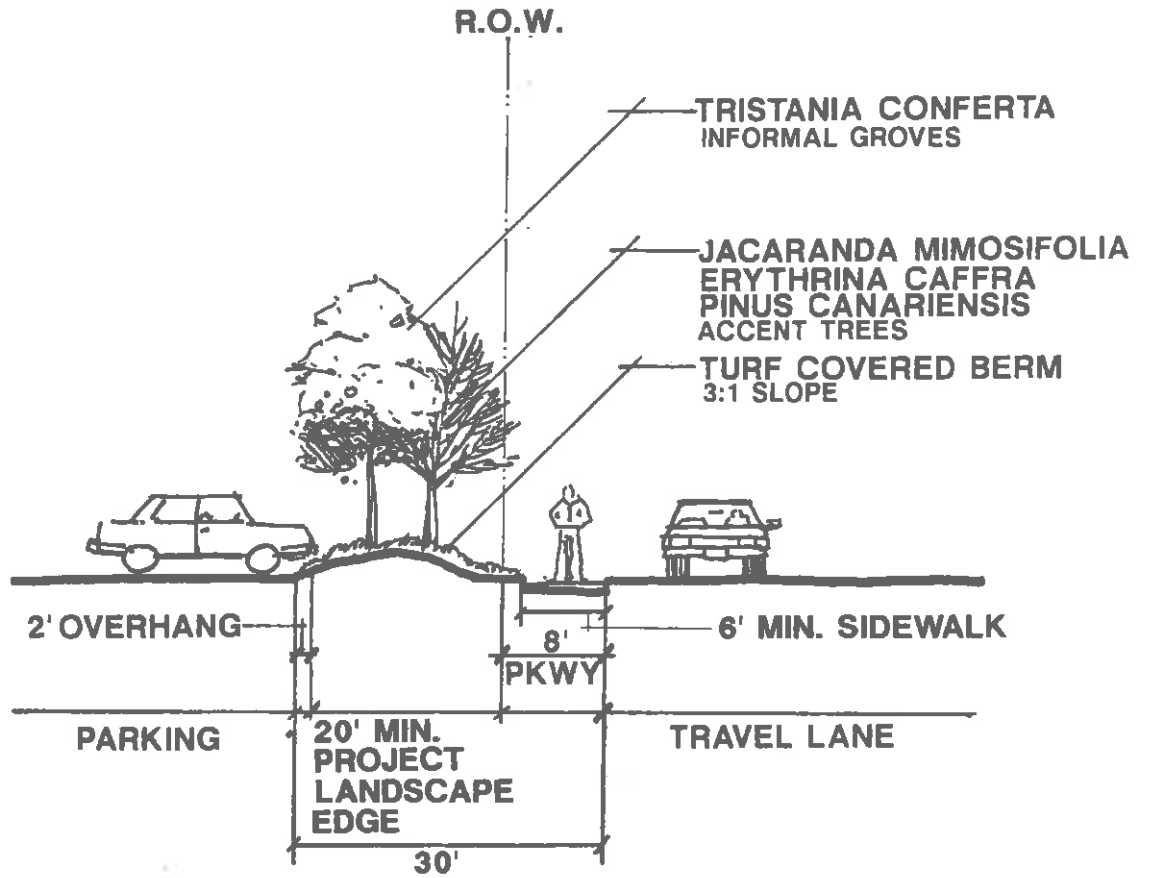
Recommended plant materials are as follows:

Trees:	(Major)	<i>Pinus pinea</i> (Italian stone pine)
	(Minor)	<i>Platanus acerifolia</i> (London plane tree)
Shrubs:	(Major)	<i>Cotoneaster lacteus</i> (Parney cotoneaster)
Groundcover:	(Major and minor)	
		<i>Escallonia fradesii</i> (Escallonia) Bluegrass/perennial rye mix

2. South Boundary

Paralleling the Stanton Storm Channel on the southerly perimeter of the Cypress Corporate Center is an area designed to buffer residences south of the channel from uses in the center. The buffer zone will comprise a five-foot high chain link fence on the south edge of a 10-foot service road maintained by the Orange County Flood Control District, and a minimum 8-foot-high, 35-foot-wide, densely planted landscaped berm (Exhibit 14).

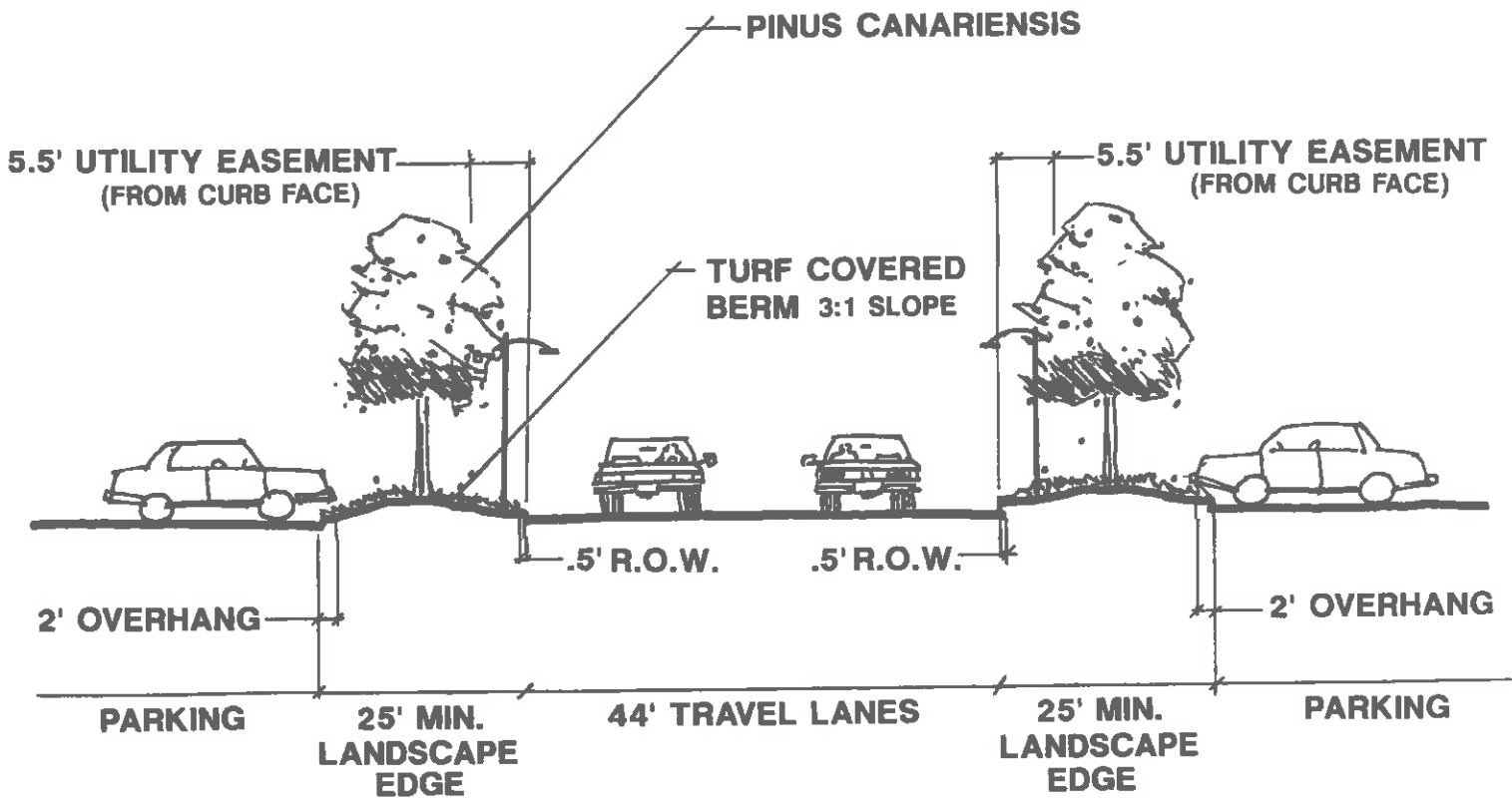
An additional five-foot-high decorative wrought iron, or equivalent, security fence will be placed on the north side of the berm, adjacent to the parking area.



VALLEY VIEW STREET AND KATELLA AVENUE

Section 1
CYPRESS CORPORATE CENTER
 CITY OF CYPRESS



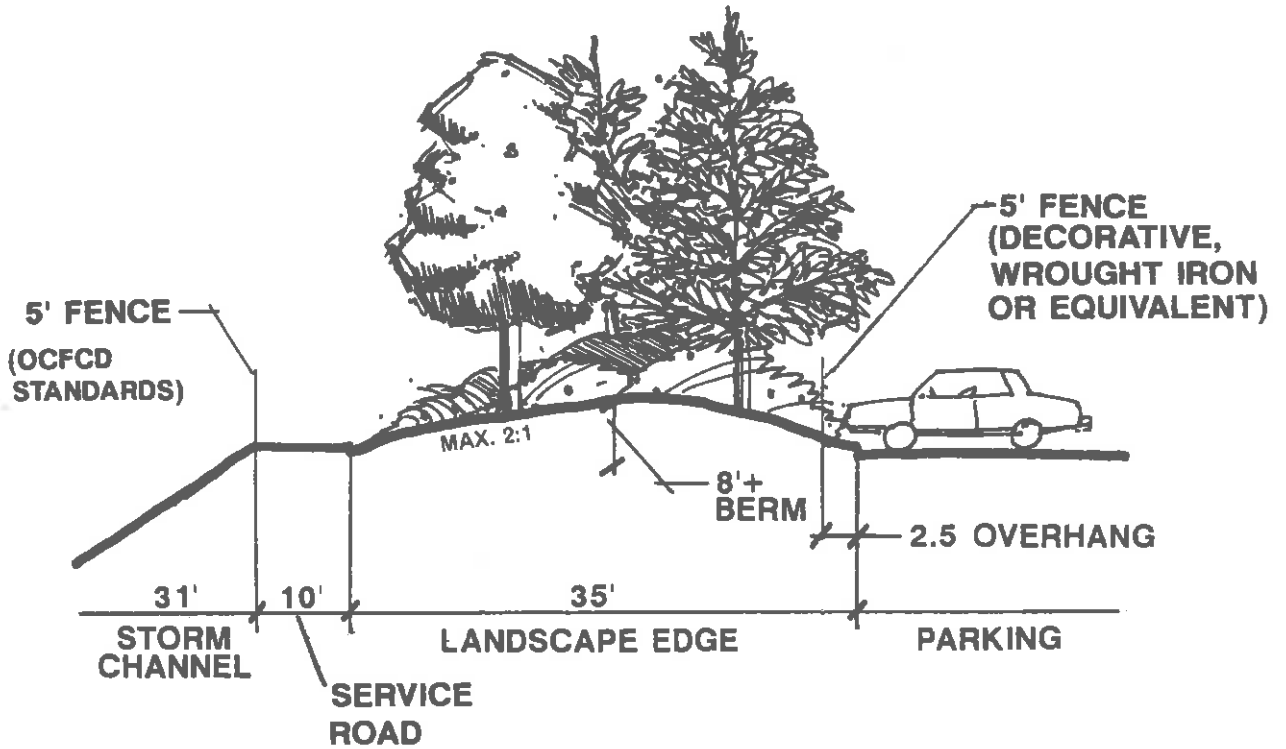
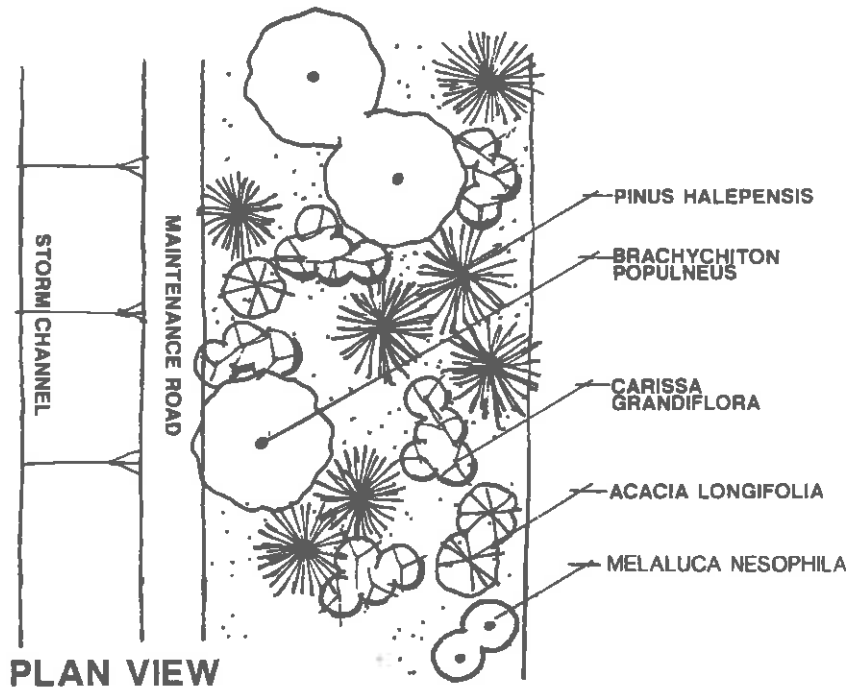


TYPICAL LOCAL STREET

Section 2
CYPRESS CORPORATE CENTER
 CITY OF CYPRESS



EXHIBIT 13



STANTON CHANNEL BUFFER EDGE

Section 3

CYPRESS CORPORATE CENTER

CITY OF CYPRESS



Recommended plant materials for typical edge buffers are as follows:

Trees (mixture)	Pinus halipensis	(Aleppo pine)
	Brachychiton populenus	(Bottle tree)
Shrubs:	Acacia longifolia	(Sydney golden wattle)
	Melaleuca nesophila	(Pink melaleuca)
	Carissa grandiflora 'Tuttle'	(Compact natal plum)

3. Project Entries

Entries to the Cypress Corporate Center shall be special accent points which announce entry and set the theme of the park. Each entrance will be 114 feet wide containing a 54-foot paved street and a 30-foot landscaped area abutting the street on each side (Exhibit 15). To create a unifying element with the streetscape designed for the edges adjacent to the surrounding arterials, the landscaped area on each side of the entrances is essentially 30 feet square. This landscaped area is then tapered to meet the 25-foot landscape edge adjacent to the internal roadways. Each landscaped zone will contain columnar trees aligned in a double row paralleling a sidewalk. (Note: in research and development areas, sidewalks will be on one side of the street only.) Medium height, dense shrubs will screen parking and service areas. Within the street, a 22-foot wide landscaped median narrowing down to a ten-foot width at the intersection to provide a left-turn pocket. Appropriate street lighting will be located within the median strip.

Plant materials for the main entrance on Katella Avenue are as follows:

Trees:	Liriodendron tulipifera	(Tulip tree)
Shrubs:	Pittosporum tobira	(Mock orange)
Lawn:	Bluegrass/perennial rye mix	

Plant materials for the main entrance on Valley View are as follows:

Trees:	Pinus pinea	(Italian stone pine)
Shrubs:	Cotoneaster lacteus	(Parney cotoneaster)
Lawn:	Bluegrass/perennial rye mix	

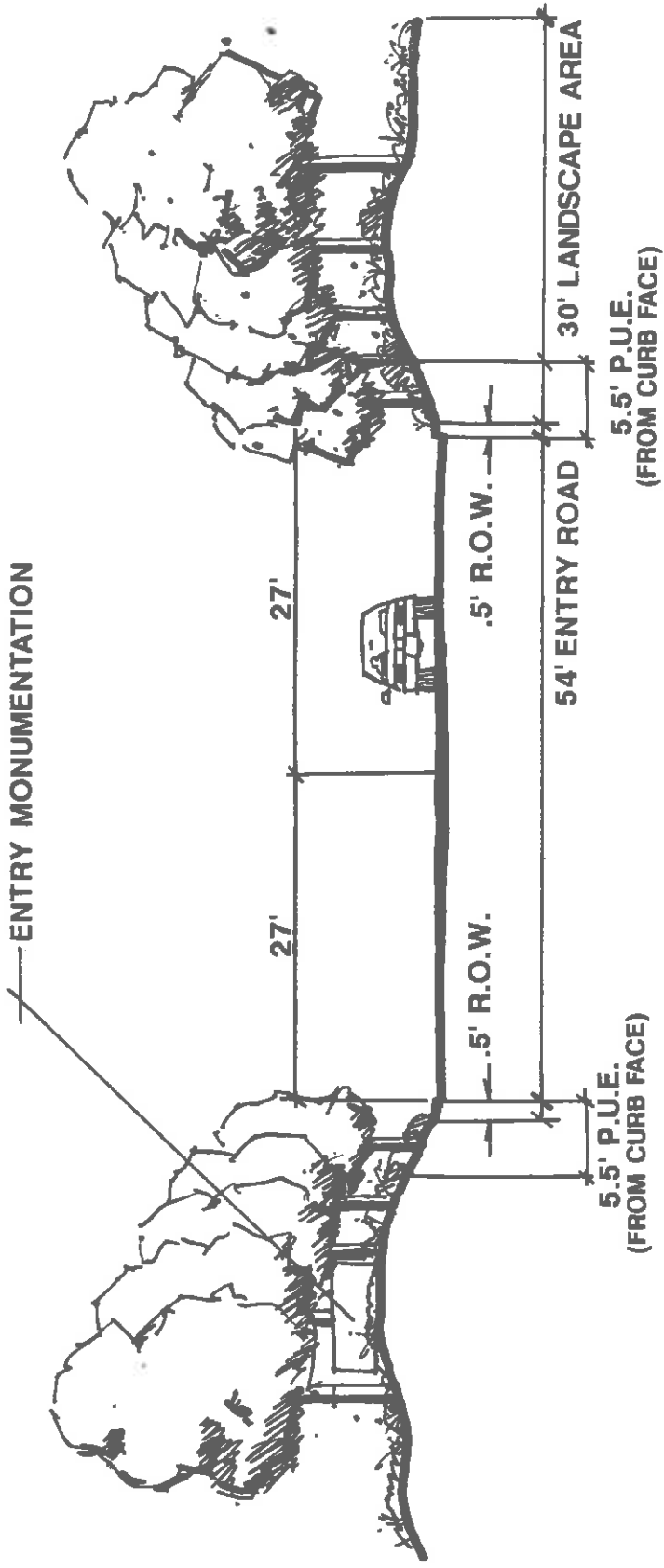
a. Special Paving

Special/enhanced paving may be utilized at specific project entries, but shall not encroach into the public right-of-way. The special paving will highlight the entry by providing a visual and textural contrast to the surrounding paving materials.

Recommended Materials: Cobblestone
Textured and colored concrete
Brick or masonry

4. Landscape Materials

In addition to the tree selections already specified, the following shrubs, groundcovers and lawn shall be incorporated into the site where appropriate. Alternative choices are subject to site plan approval. Additionally, developers shall have the option to incorporate species of existing trees located nearby, subject to the approval of the design review committee.



TYPICAL ENTRY FOR KATELLA AND VALLEY VIEW

Section 4
 CYPRESS CORPORATE CENTER
 CITY OF CYPRESS

a. Shrubs

Shrubs shall be used for screening of parking areas and for special effects at entries and around buildings. Shrubs of like species should be used in large masses to avoid a spotty, disconnected ground plane.

Carissa grandiflora (Natal plum)
Hemerocallis species (Day lily)
Ligustrum japonicum (Japanese privet)
Pittosporum tobira (Tobira)
Raphiolepis indica (India hawthorn)
Trachelospernum jasminoides (Star jasmine)
Xylosma congestum (Xylosma)

B. Groundcovers

For use in planting beds and median strips, these groundcovers shall be easy to maintain and used to complement lawn areas.

Hedera Helix 'Hahn's' (Hahn's ivy)
Hypericum calycinum (Aarons beard)
Potentilla verna (Spring cinquefoil)
Vinca minor (Dwarf periwinkle)

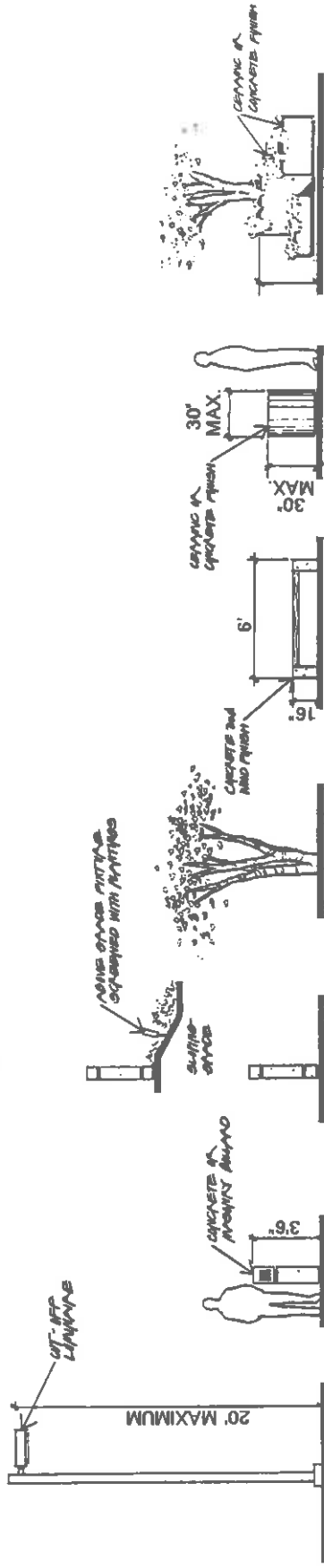
5. Hardscape Design Elements

Hardscape design elements, incorporated into the overall design theme for plaza/courtyard or transitional spaces within Cypress Corporate Center shall include, but not be limited to: light fixtures, bollards, benches, trash receptacles, and planters. These are depicted in Exhibit 16. Hardscape elements will function to allow a coordinated and consistent visual and physical connection between buildings and landscape materials within the project area.

Building materials to be used as key hardscape elements are specified below. All materials utilized for walls, fences, paving, lighting and street furniture shall be coordinated with and complementary to architectural design details and materials.

a. WALLS AND FENCES

- Concrete masonry: integral color, 6" coursing maximum.
- Brick.
- Concrete: textured, bush hammered, sandblasted, integral color in earth tones.
- Wrought iron (as accents).
- Exterior plaster or Portland plaster: integral or painted color (same as building stucco color).



PARKING-LIT LIGHTING

MODERATE WALKWAY LIGHTING

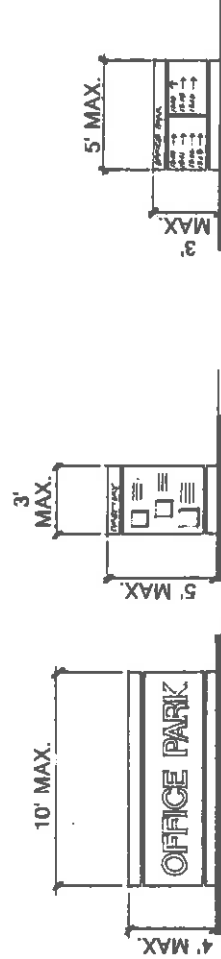
SIGNAGE LIGHTING - WIRELESS APPROPRIATE

OPENISH TREE LIGHTING

BENCH

TRASH RECEPTACLE

CONTAINER PLANTINGS



SIGNAGE

Hardscape Elements

CYPRESS CORPORATE CENTER

CITY OF CYPRESS

b. PAVING (within enhanced areas)

- Concrete, integrally colored, rock salt, broom finish, exposed aggregate finish with brick or wood edges, or stamped concrete.
- Paving brick.
- Paving brick tile.
- Textured concrete.
- Precast rough-textured pavers, integrally colored with a minimum coefficient of 0.6.
- Quarry tile in earth tones.
- Rough textured granite.
- Rough textured marble.
- River washed stones/cobblestones.

c. LIGHTING

- Exterior building lighting (spot or flood lights concealed in landscaping).
- Onsite roads/parking light standards.
- Pedestrian pathways (bollard lights).
- Pedestrian plaza/courtyards (bollard lights).
- Landscape lighting (spot or flood lights concealed in landscaping).
- Signage lighting (self-contained or concealed in landscaping).

6. Signage

The intent of this subsection is to provide the guidelines and regulations necessary to achieve a visually coordinated, balanced and appealing signage system throughout the Cypress Corporate Center, particularly one that promotes compatibility with the architectural controls and landscape concepts contained within this specific plan.

Sign Guidelines

An overall sign program shall be submitted as part of the preliminary plan submittal to the Director of Planning. All informational signs shall be constructed with a concrete base and a metal or fiberglass message area to dimensions shown in previous Exhibit 16.

Vehicular control signs shall be per city of Cypress and state of California standards.

Street signs shall be per city of Cypress standards. No business name, symbol or advertising of any sort shall be permitted on any informational or vehicular control sign. No informational or vehicular control sign shall be located so as to reduce the safe flow of vehicles or pedestrians. No informational or vehicular control sign shall be internally illuminated or illuminated from the ground.

Major Identification Sign Walls

Major identification walls shall be located at the main project entries. The walls shall be constructed of poured-in-place concrete in the character shown in Exhibit 16.

a. GENERAL PRINCIPLES FOR REVIEW BY DESIGN REVIEW COMMITTEE

- 1) Signage shall be compatible with the visual image and architectural design within the specific plan site and shall identify with substantial authority the following elements:
 - Entry signs as conceptually shown on previous Exhibit 16.
 - Vehicular and pedestrian directional signage.
 - The individual buildings by number and name.
- 2) "Human scale" shall be maintained.
- 3) Signage for individual buildings shall not be allowed to conflict or interfere visually with other signage.
- 4) Signage shall contain only that information necessary to identify the primary elements on the lot on which the signs are located.

b. GENERAL PROVISIONS

- 1) No sign shall be installed or constructed until it has been approved by the design review committee in accordance with the provisions of this specific plan.
- 2) A sign includes all parts, materials, frames and backgrounds.
- 3) Logos or identification symbols shall be considered signs. Sign information will be limited to tenant's trade name, logo and/or logo type. The use of advertising or brand names will not be allowed unless specifically approved by the Design Review committee.
- 4) All signs and their supporting structures shall be enclosed, structurally safe, and maintained in good condition.
- 5) All freestanding permanent signage structures shall be cast in concrete with the design approach being one of monolithic permanence. Lighting for these signs can utilize floodlights located at their base to provide a wash of light over the structure. Signage lettering and numbering may be cast letter (cast into structure or

raised-case letters fixed to the face of the structure), self-lit type, sandblasted into wall surface or onto wood. Alternative materials, consistent with architectural plans may be used, but are subject to site plan review. Wall signs shall be composed of wood, metal, plastic (plexiglass or fiberglass), paint or comparable weather-resistant material subject to review and approval of the design review committee. All cabinets, conductors, transformers or other equipment must be concealed from public view.

- 6) All signs and their supporting structures shall comply with all local building and electrical codes. No freestanding pole signs shall be allowed.
- 7) The following limitations on temporary signs shall apply:
 - Onsite unlighted subdivision signs shall be allowed for a non-renewable period of one (1) year, provided that one sign is allowed per project, the sign area per face does not exceed 100 square feet, it is erected only for the purpose of announcing the subdivision and sale or rental of the property where located, and that it is approved by the administrative committee.
 - Unlighted political signs shall be allowed for a period of up to sixty (60) days prior to an election and up to five (5) days after the same election provided that no sign is located on any public right-of-way or property.
 - Banners, flags, aerial signs, and other non-exempted temporary signs shall be allowed for a non-renewable period of thirty (30) days, subject to approval of a temporary sign permit from the design review committee if the committee finds that the sign and/or banner complies with the general standards for review above. No more than two (2) temporary sign permits may be issued per business per year. Temporary sign permits should only be issued for grand openings, open houses, or special events, as approved by the design review committee.
- 8) The following limitations shall apply to temporary signage:

Onsite unlighted signage shall be allowed for the purpose of designating real estate, 'for sale', 'for lease', or 'future site', 'coming sites'. This signage shall be a maximum of 48 square feet total sign area. All temporary signage shall be approved by the Planning Department and shall require a sign permit. Banners and other non-exempted temporary signs announcing openings, etc., shall be allowed for a non-renewable period of thirty (30) days, subject to approval of a temporary sign permit from the Planning Department if the sign and/or banner complies with the general standards for review above. No more than one (1) temporary sign permit may be issued per business per year. Temporary sign permits, as approved by the Planning Department, should be issued only for grand openings, open houses, or special events.

- 9) Sign area shall be measured by circumscribing a rectangle around the main body of the sign.

c. ENTRY SIGN SPECIFICATIONS

- 1) Number, location and area: Entry signs shall be permitted adjacent to the main project entries specified in Exhibit 11, Landscape Concept (one sign per entry). Entry signs shall not exceed 4 feet in height and 40 square feet in size per face on each sign. All entry signs shall be subject to the approval of the Design Review Committee.

d. VEHICULAR AND PEDESTRIAN DIRECTIONAL SIGNAGE

- 1) Number, location and area: Vehicular and pedestrian directional freestanding signs shall be permitted, wherever necessary and subject to approval of the total number of such signs by the Design Review committee. Vehicular directional signs shall not exceed 3 feet in height and 15 square feet in size per face on each sign. Pedestrian signs shall not exceed 5 feet in height and 15 square feet in size per face on each sign. Locations are subject to Design Review Committee review and approval.

e. BUILDING SIGNAGE

All signage shall meet the conditions specified below and in Section VII, F, Codes, Covenants and Restrictions.

Business Identification Signs

Building mounted business or building identification signs shall be limited to the display of the building name or the name and/or symbol of the business occupying the site. No message or advertising of any kind including, but not limited to the advertising of products, services or job openings, shall be permitted.

No more than one building mounted sign shall be permitted for each street frontage of a development parcel. Business or building identification signs may be mounted to any vertical surface of a building or building associated wall provided such signs appear as an integral part of the overall architectural and site design concept.

For each use, one single-faced lighted building mounted business or building identification sign is permitted. Said sign shall not exceed one square foot of area for each lineal foot of building or portion thereof up to a maximum of one-hundred (100) square feet. The building mounted sign area is defined as the area of the surface or surfaces which display(s) letters or symbols identifying the business or businesses occupying the site or when the sign is of freestanding letters, the single rectangular area which fully encloses all letters or symbols identifying the business or businesses occupying the site.

Building mounted business or building signs shall not extend beyond a height above the ground floor which is the lesser of thirty-two (32) feet or the maximum height permitted by the city of Cypress.

Building mounted business or building identification signs may be illuminated by internal illumination or backlighting provided that the color and

intensity of such lighting appears as an integral part of the overall architectural and sign design concept. No flashing or moving lights will be permitted. No sign illumination shall cast a glare which will be visible from any street or access drive.

1) Wall Signs:

- a) No wall sign will exceed an area equal to one and one-half (1-1/2) square feet of sign for each one foot (1') of lineal frontage of the building or store. However, no sign shall exceed 150 square feet or area nor comprise more than ten percent (10%) of the area of the elevation upon which the sign is located.
 - b) In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said signs will be oriented toward the street, parking or pedestrian area for that building and shall not exceed one (1) square foot of sign area for each lineal foot of building frontage up to a maximum of twenty (20) square feet.
 - c) Restaurants may have one wall sign for each building face not to exceed a total of three wall signs. The front sign shall not exceed one square foot of sign area for each linear foot of front building elevation. Side or rear signs shall not exceed one square foot of sign area for every two linear feet of the side or rear elevation. All signs shall be subject to approval by the Design Review Committee.
- 2) Ground Signs: Ground signs shall not exceed four feet (4') above grade in height nor more than one and one-half (1-1/2) square feet in area for each one foot (1') of lineal frontage of the building or store. However, no sign shall exceed 150 square feet in area. No sign may block the view of vehicles turning, etc.

C. ARCHITECTURAL CONCEPT

All building designs shall meet the requirements set forth in Section VII, Codes, Covenants and Restrictions. Architectural guidelines are established to create an overall theme for the physical design of the Cypress Corporate Center. It is intended that architectural and landscape consistency be maintained throughout the specific plan area.

1. Building Form

- . Building facades abutting streets shall not have the appearance of excessive massing or shading.
- . Contemporary building forms and materials will be encouraged. Pre-engineered metal buildings will not be permitted. Metal clad buildings will be permitted only if designed by an architect and only if specifically approved by the Director of Planning.
- . Buildings clustered around a pedestrian area, such as a courtyard/plaza shall be designed to minimize excessive shading and maximize

- light exposure. Facades which are in excess of two stories and oriented onto courtyards/plazas should be stepped back to minimize the appearance of excessive massing.
- The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
 - Orientation, configuration and location of building masses shall emphasize visual corridors.
 - Special consideration shall be given to emphasize pedestrian areas architecturally such as entryways, walkways, and courtyards/plazas (eg., concrete trellis, low parapet walls, extended roof or patio overhangs).
 - Long, uninterrupted exterior walls shall be avoided on all structures if possible. Walls shall incorporate relief features to create an interesting blend with the landscaping, other buildings and the casting of shadows.
 - Architectural design shall take full advantage of energy-efficiency concepts, such as natural heating and/or cooling, sun and wind exposure, and solar energy opportunities where practical application is appropriate.
 - Solar collectors, if used, shall be oriented away from public view or made as an integral part of the roof structure.
 - Particular consideration as to color and material shall be given to the design and treatment of roofs because of their potential visual impact.
 - Roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be screened from view.
 - No outside downspouts will be permitted. All downspouts shall be located within the building structure.
 - The utilization of glass areas shall be encouraged in order to extend interior space to the outside, and to create a visual link with the exterior setting of court or plaza areas.
 - Walls and/or fences shall be used to screen utility and maintenance structures/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.
 - Color, materials, textures and finishes for exterior building walls shall be chosen to achieve maximum quality; maximum consideration shall be given to articulation of large building facades, particularly those exteriors facing the south and north specific plan area boundaries.

2. Exterior Building Materials

The following materials are encouraged to be used as the predominate exterior wall materials throughout the Cypress Corporate Center:

- a. Concrete, concrete masonry, block, and brick: in a manner which will express the natural color and characteristics printed or an integral color ranging from whites through earth tones.
- b. Exterior plaster, Portland plaster: smooth finish in natural grey or a color ranging from whites through earth tones.

The following materials are all encouraged, subject to special design review and approval by the administrative committee.

- Metal siding or cladding
- Glass or mirrored glass cladding; and
- Wood in wall forms as an accent material.

The use of other consistent exterior materials is also encouraged, provided that there is consistency in the use and expression of materials or more exterior materials are used they will be subject to special design review and approval by the design review committee.

IMPLEMENTATION

SECTION VII: SPECIFIC PLAN IMPLEMENTATION

A. SITE PLAN REVIEW PROCEDURES

The purpose of the site plan review process is to provide for public sector review of detailed final plans for all development within the Cypress Corporate Center. This process assures that projects will be planned established, and maintained in a manner that will be compatible with surrounding uses. It is further intended to assure compliance with all provisions of this specific plan.

All plans shall be approved by the Cypress Land Company. In addition, no development or construction, other than minor repairs which do not alter the physical or architectural characteristics of a structure shall be undertaken unless a site plan and related documents have been submitted to and approved by the Design Review committee, in accordance with the applicable sections of the Municipal Zoning Code and the provisions of this specific plan.

1. Submittal Procedures

The following project data shall be submitted in conjunction within a site plan application:

- a. A legal description of the building site proposed for development, including a statement of present and proposed ownership.
- b. Project statistics including, but not limited to: buildings, square footage, parking spaces, coverage, parcel size, and other information as specified by the Planning Director.
- c. Site plan(s) and supporting displays drawn to scale, fully dimensioned, easily readable, and containing the following data:
 1. Title block (applicant's name and data drawn).
 2. Scale and north arrow.
 3. Property lines or building sites, dimensioned.
 4. Existing use of property and site conditions.
 5. Location, acreage, and proposed type of use for each building site.
 6. The location and floor area size of all existing and proposed buildings, structures and improvements within the building site.
 7. Enough information on land areas adjacent to the site to indicate the relationships between the proposed development and existing and proposed adjacent areas.
 8. The existing and proposed circulation system including existing and proposed improvements to adjacent reservoir off-street parking

areas, service areas, loading areas, major points of access to public rights-of-way (including major points of ingress and egress to the development) and location and treatment of any bus stops. Notations of proposed ownership, public or private, should be included where appropriate. Additionally, traffic studies for all new major developments within the project area may be required, and shall be determined by the Public Works Director.

9. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system indicating proposed treatments or points of conflicts.
 10. Location and size of all areas to be conveyed, dedicated or reserved for public or semi-public use.
 11. The location, height and materials of all fencing and walls.
 12. Landscaping and screening areas.
 13. Any additional background and supporting information as the Director of Planning deems necessary.
- d. Preliminary landscaping plans, drawn to scale and including the following information:
- 1) Treatment of all yard and open space areas and the special elements of the site per design guidelines and regulations of this Specific Plan.
 - 2) Location and list of plant materials, by common and botanical names.
 - 3) Sizes of plant major elements materials, where applicable.
- e. Architectural elevations of all structures (including walls and signs), including but not limited to the following:
- 1) All exterior materials;
 - 2) All exterior colors; and
 - 3) Building height and mass.
- f. A preliminary grading plan prepared by a civil engineer showing the treatments of information as specified by the Planning and Public Works Directors.
- g. Any additional information as required by the Director of Planning, the Public Works Director, or the Design Review committee, and necessary to evaluate the character and impact of the proposed development.
- h. When a project requiring approval of a site plan is to be developed in phases, a conceptual site plan addressing items a through g, above may be submitted and processed in accordance with the procedures contained in this Section. A conceptual site plan may contain both specific and general data for the project. Building and grading permits, however,

shall only be cleared for issuance by the design review committee on those uses within the conceptual site plan which have complied with all requirements this section.

2. Site Plan Review Procedures

The site plan review process involves two steps: the pre-application conference, and site plan submission for staff review. These are described further below.

a. Preapplication Conference

This is intended to provide the Planning Department with knowledge about the developer's intent and to provide the developer an understanding of what is required to develop under the Cypress Corporate Center Specific Plan.

Requirements for submission of materials and plans by a developer at a pre-application conference include five folded copies of the site plan and elevations. Staff shall explain all relevant ordinance provisions and specific plan regulations and inform the developer of all the necessary requirements he must meet; he will be given forms and application materials, guidelines, checklists, and copies of relevant ordinances and specific plan regulations pertaining to his particular proposal. All issues must be resolved in the preapplication conference prior to the official filing.

The Planning Director may choose to form a preapplication conference team which routinely conducts this function. This team may include several members of the planning staff, especially those with site design expertise, and other from related departments such as engineering, public works, traffic, and police and fire.

b. Site Plan Submission for Staff Review

All site plan and design review requirements contained in Section 18 of the Zoning Code shall apply, except that in lieu of conformity with the zoning ordinance, the proposed development project must comply with the intent, purpose and specific development standards contained in this specific plan. The formal submittal of the site plan is conditioned upon the resolution of all preapplication issues.

3. Limitations and Revisions

Site plan approval shall be valid for a period of one (1) year. If a building permit for construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the site plan shall terminate, and an additional review and approval will be required.

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval by the design review committee, shall be reviewed and approved administratively by the Planning Director.

B. SUBDIVISION PROCESS

The city of Cypress Subdivision Code shall regulate and control all divisions of land within the Cypress Corporate Center.

C. NON-CONFORMING USES, BUILDINGS AND STRUCTURES

Non-conforming uses, building and structures shall be provided for, as specified in Section 16 of the Zoning Code.

D. MINOR DEVELOPMENT STANDARDS ADJUSTMENTS AND SPECIFIC PLAN AMENDMENTS

1. Minor Development Standards Adjustments

a. The purpose of a Minor Specific Plan Development Standard Adjustment procedure is to provide a simplified means of considering minor deviations from certain development standards set forth in the specific plan which are not detrimental to the public health, safety or welfare. Any person, firm, corporation or other entity may apply in writing to the design review committee for a minor development standard determination in the provisions contained in this specific plan. Applications for minor adjustments shall be limited to any of the following:

- 1) A reduction in lot, yard and building area requirements by not more than ten percent (10%) of that otherwise specified in this specific plan.
- 2) Increase the total building floor area maximum within the specific plan area by more than ten percent (10%).
- 3) A reduction in parking requirements by not more than ten percent (10%).
- 4) A minor modification to architectural or landscape architectural design guidelines contained in Section VI.

b. The decision of the design review committee may be appealed to the City Council in accordance with Section 20.84 of the Municipal Code.

2. Amendment Procedures

The procedures outlined in California Government Code Section 65500, are required to be followed when adoption of an amendment to a specific plan is desired.

E. ENFORCEMENT

Enforcement of these provisions shall be as stated below:

1. The Planning Director shall have the duty to enforce the provisions of this specific plan.

2. Any use of a building or structure hereafter erected, built, maintained or used contrary to provisions of the specific plan, shall constitute a public nuisance.
3. Any person violating any provisions of this specific plan is guilty of a misdemeanor.
4. The Planning Director shall have the duty to interpret the provisions of this specific plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the City Council.
5. Unless otherwise, specified, all development within the Cypress Corporate Center shall comply with the city of Cypress Municipal Code. Terms used herein shall have the same meaning as defined in the city of Cypress Municipal Code unless otherwise defined herein.

F. CODES, COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Declaration") is executed as of the _____ day of _____, 1989 by CYPRESS LAND COMPANY, a California limited partnership ("Declarant").

RECITALS

- A. Declarant is the owner of that real property in the city of Cypress, county of Orange, state of California, made a part hereof (the "Property").
- B. It is the desire and intention of Declarant to develop all of the property as a business park center.
- C. It is the desire and intention of Declarant to impose upon the property mutually beneficial restrictions under a general plan of improvement, development and maintenance for the benefit of all of the property, the improvements thereon and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares as follows:

ARTICLE 1, GENERAL PROVISIONS

1.1 Establishment of Restrictions

Declarant hereby declares that the property is now held and shall hereafter be held, transferred, sold, leased, conveyed, hypothecated, improved and occupied subject to the covenants, conditions, limitations and restrictions hereinafter set forth, each and all of which are and shall be for, and shall inure to the benefit of and pass with each and every area of land (a, any or the "Site") within the property, the fee simple title to which is held by one Owner (a, any or the "Owner") and shall apply to and bind the heirs, assignees and successors in interest of each and every owner. For purposes of this Declaration, an Owner shall be the owner of record, whether one or more individuals or entities, of the fee simple title to a Site, including, but not by way of limitation, a contract

seller of a Site, but excluding those individuals and entities having such an interest merely as security for performance of an obligation.

ARTICLE 2, THE APPROVING AGENT

2.1 The Approving Agent

For purposes of this Declaration the Approving Agent (a, any or the "Approving Agent") shall mean and refer to, in the following order of precedence:

(i) So long as it owns an interest in the property, and has not made the Association Election (the "Association Election") more particularly referred to in Section 2.1 (iii) hereof, Declarant, or at the election of Declarant, in its sole and absolute discretion, any individual, corporation, partnership, trust or association which has acquired an interest of fifty percent (50%) or more in Declarant, or any corporation, partnership, trust or association in which Declarant holds an interest of fifty percent (50%) or more, (A, any or the "Declarant Affiliate"), as evidenced by an instrument to such effect recorded in Office of the County Recorder of the county of Orange, state of California, providing for an assumption of the Approving Agent's obligations hereunder arising subsequent to the recordation of such instrument by the Declarant Affiliate;

(ii) So long as neither Declarant nor any successor referred to in this Section 2.1 (ii) has made the Association Election, any (a) corporation, partnership, trust or other entity with which Declarant has been merged or consolidated or (b) individual, corporation, partnership, trust, association or other entity (a, any or the "Declarant Successor") acquiring all of the Declarant's beneficial and legal right, title and interest in and to the property in one (1) or more transactions affecting not less than twenty-five percent (25%) of the total land area square footage of the property, as evidenced by an instrument to such effect recorded in the Office of the County Recorder of the county of Orange, state of California, providing for assumption of the Approving Agent's obligations hereunder arising subsequent to the recordation of such instrument by the Declarant Successor; or thereafter,

(iii) At the written election of Declarant or any Declarant Successor or, in the absence of any Declarant Successor and in the event Declarant no longer owns any interest in the property, at the election of owners owning a majority of the land area square footage contained within the property (the "Owned Square Footage"), which election is first delivered to all owners owning a majority of the owned square footage, for the purpose of performing the functions of the Approving Agent hereunder and in which membership is available to all owners without charge and on a basis consistent with the provisions hereof, as evidenced by an instrument to such effect recorded in the Office of the County Recorder of the county of Orange, state of California, providing for assumption of the approving agent's obligations hereunder arising subsequent to the recordation of such instrument by the owner's association.

2.2 Powers and Duties of the Approving Agent

In addition to the duties and powers provided elsewhere herein, the approving agent shall have the power to undertake any and all other action which may be necessary to convenient for the enforcement and furtherance of the purposes of this Declaration, including, but not by way of limitation, the power to undertake any applicable acts or action permitted or required of an owner's association pursuant to Section 10.4 hereof, provided, however, that none of the restrictions on action by the owner's association contained in Section 10.4 hereof shall apply to the approving agent so long as the approving agent is not an owner's association.

ARTICLE 3, ARCHITECTURAL CONTROL

3.1 Administrative Review

The construction, erection, placement, alteration, demolition or maintenance of any building, outbuilding, garage, carport, road, driveway, parking area, loading area, trackage, fence, wall, barrier, planter, screen, landscaping, stairs, deck, pole, sign, or other structural or landscaping improvement of any kind (a, any or the "improvements") on any site shall be prohibited unless and until the owner of the site, or the designee thereof, first obtain an approval therefor from the Architectural Committee, as that term is referred to in Section 3.10 hereof (the "Architectural Committee") pursuant to the provisions of this Article 3.

3.2 Application for Review

Any owner proposing to construct any improvements on a site shall submit to the Architectural Committee for approval two (2) copies of such plans, specifications and other materials and documents (collectively, a, any or the "Plans") for the proposed improvements as the Architectural Committee may from time to time reasonably request, including, but not by way of limitation, (i) a plot plan of the site on which the improvements are to be located showing (a) contour lines, (b) the location of all existing and proposed improvements, (c) the proposed drainage plan, (d) the location of proposed and existing utility installations and (e) the location and nature of landscaping, (ii) floor plans, (iii) drawings showing all elevations, (iv) a description of exterior materials and colors, with samples, (v) construction specifications, (vi) the proposed schedule for construction of the improvements and (vii) a reasonable plans inspection fee, in an amount to be set from time to time by the Architectural Committee in its reasonable discretion, which plans shall be submitted over the signature of the owner, or his designee.

3.3 Approval Standards

The Architectural Committee shall approve or disapprove the plans based upon, among other things, the adequacy of the site dimensions, structural design and materials of the proposed improvements with neighboring structures, the effect of the location and use of the proposed improvements on neighboring sites and improvements, the relation of the topography, grade and finished ground elevation of the site being improved to that of neighboring sites, the facing of the main elevations of the proposed improvements to neighboring streets, the preservation of aesthetic beauty of the

property, and such other factors as the Architectural Committee may reasonably determine to be relevant to review of the plans. One (1) complete set of plans submitted to the Architectural Committee shall, when approved, be marked and stamped "approved" with the date of approval attached, and one complete set thereof shall become the property of the Architectural Committee and shall constitute the permanent original record of the plans, as approved.

3.4 Automatic Approval

If the Architectural Committee fails either to approve or disapprove of the plans within forty-five (45) days after the same have been submitted to and received by the Architectural Committee, it shall be conclusively presumed that the Architectural Committee has approved the plans. Upon receipt of approval from the Architectural Committee pursuant to this Section 3.4, the owner or owner's designee to whom the same is given, shall as soon as practicable, satisfy all conditions of such approval and shall diligently proceed with the commencement and completion of all approved construction, and/or alteration, of the proposed improvements.

In each case, all conditions of such approval shall be satisfied, and work pursuant to the plans commenced and completed within one (1) year from the date of such approval. Any and all plans approvals given pursuant to this Article 3 shall be deemed revoked at the expiration of such period unless the Architectural Committee, upon written request made prior to the expiration of such period unless the Architectural Committee, upon written request made prior to the expiration of said one (1) year period, shall extend the time for commencing and completing the construction of such proposed improvements.

3.5 Waiver of Liability

Neither the Declarant, any Declarant Affiliate, any Declarant Successor, the the approving agent, nor the Architectural Committee nor any employee, agent, servant, representative, attorney, partner, director, officer, trustee, or member thereof shall be liable to any owner, owner's designee, lessee of a site, or any other third party for any damage, injury, loss or prejudice suffered or claimed on account of (i) mistaken judgment, negligence or nonaction, arising out of or in connection with, the approval, disapproval or failure to approve any plans, (ii) the construction or performance of any work on the property, whether or not done pursuant to approved plans, (iii) any other action, nonaction or omission of the Architectural Committee or the the approving agent permitted, contemplated or required hereunder, including, but not by way of limitation, the enforcement, or lack of enforcement, of any provision of this Declaration, or (iv) the development or the manner of development of the property. Each individual or entity who submits plans or any other document or matter to the Architectural Committee or to the the approving agent for approval shall be deemed to have agreed by submission of such plans, document or other matter, and each owner or lessee of a site shall be deemed to have agreed by acquiring title thereto or an interest therein, that he will not bring any action or suit against the Declarant, any Declarant affiliate, any Declarant successor, the the approving agent, the Architectural Committee or any employee, agent, servant, representative, attorney, partner, director, officer, trustee or member thereof, to recover any damages or other relief for such damage, injury, loss or prejudice.

3.6 Duties, Procedure

It shall be the duty of the Architectural Committee to consider and act upon such applications for approval of plans, documents and other matters permitted, contemplated or required hereunder to be submitted to it from time to time, to formulate such master plans, rules and regulations as it deems appropriate to satisfy its obligations hereunder, and to perform any other duties set forth in this declaration or from time to time delegated to it by the the approving agent. The vote or written consent of any two (2) members thereof shall constitute an act by the Architectural Committee shall not receive any compensation for services rendered, but shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any Architectural Committee function.

3.7 Variances

The Architectural Committee may allow waiver of, or variances as to (collectively, a, any or the "variance"), any of the covenants, conditions, limitations or restrictions contained in this declaration on such terms and conditions and in such cases as it shall determine, in its sole and absolute discretion, to be consistent with the general plan for the improvement and development of the property.

3.8 Non-Waiver

The approval of the Architectural Committee of any plans, documents or other matters permitted, contemplated or required to be submitted to the Architectural Committee for approval under this declaration, shall not be deemed to constitute a waiver of any right or authority to withhold approval as to any similar plans, documents or other matters whenever subsequently or additionally submitted for approval.

3.9 Compliance Certificates

Within thirty (30) days after written demand therefore is delivered to the Architectural Committee by any owner, and upon payment to the the approving agent of a reasonable fee to be fixed from time to time by the the approving agent, the Architectural Committee shall prepare and deliver a letter certificate executed by any one (1) of its members, certifying with respect to any site of such owner, that as of the date thereof either (a) all improvements and other work made or done upon or within such site comply with this declaration, or (b) such improvements and/or other work do not so comply, in which event such certificate shall also (i) identify the non-complying improvements and/or work and (ii) set forth with particularity the cause or causes for such non-compliance. In connection with the preparation of such certificate, the Architectural Committee may require such owner, at his sole cost and expense, to submit such plans, additional documents and information as it deems appropriate, and further, in the event of any noncompliance, may extend the period of time permitted for delivery of such letter an additional thirty (30) days if reasonably necessary to identify adequately any non-complying improvements and the causes thereof. Any purchaser from or lessee of such owner, or any mortgagee or encumbrancer of the owner's interest in such site, shall be entitled to rely on the certificate with respect to the matters therein set forth,

such matters being conclusive as between the the approving agent, the Architectural Committee, all owners, and such purchaser, lessee, mortgagee or other encumbrancer.

3.10 Appointment of Architectural Committee

The Architectural Committee shall consist of not less than three (3) individuals, which individuals (i) need not be owners or meet any other qualification for membership on the Architectural Committee, (ii) shall remain in office three (3) years from the date of such appointment and (iii) shall be appointed by the the approving agent, provided, however, that (a) for the first five (5) years from the date of recordation of this declaration, the Declarant, and only the Declarant, shall have the right to appoint the members of the Architectural Committee, and any successors or replacements required or permitted to be appointed within such period and (b) during any period when, for any reason, an Architectural Committee has not been so appointed, the the approving agent shall act as the Architectural Committee.

3.11 Declarant's Improvements

The provisions of this Article shall not apply to the construction, erection, placement, alteration, repair, reconstruction, demolition or maintenance of any improvements performed or caused to be performed by Declarant on any site owned by Declarant at the time of such action.

ARTICLE 4, REGULATION OF IMPROVEMENTS

4.1 Excavation

No excavation shall be made on any site except in connection with the repair, alteration, construction or demolition of improvements. In the event of any such excation, upon completion thereof, exposed openings shall be backfilled and restored, and disturbed ground shall be graded and leveled to conform to the prior condition of the site.

4.2 Landscaping

Landscaping, composed of living plants, permanently maintained and serviced by an automatic irrigation system, shall be provided on each site on which permanent building improvements have been constructed, of a nature and providing for coverage consistent with the provisions of the master landscaping plan, if any, developed by the Architectural Committee for the property and in effect as of the date of commencement of construction of such permanent building improvements. All such landscaping, after approval thereof by the Architectural Committee pursuant to Section 3.2 and 3.3 hereof, shall be provided by the owner or lessee of the site not later than the earlier of (i) business occupancy of the permanent building improvements constructed on said site, or (ii) sixty (60) days after substantial completion of the permanent building improvements.

4.3 Parking Area

There shall be provided on each site on which permanent building improvements are constructed, off-street parking areas of a size, design and layout sufficient to accommodate in a safe and efficient manner all vehicular

parking and pedestrian passage needs of the occupants, employees, visitors, invitees, licensees and customers of all business operations located on the site. All areas located on the site not otherwise required to be devoted to another use hereunder may be utilized for such parking purposes, provided, however, that no parking facilities other than automobile overhangs, shall be permitted to be constructed closer than five (5) feet from an interior property line of a site unless approved in writing by the Architectural Committee.

4.4 Storage and Waste Removal

No materials, supplies, waste materials, refuse, products or equipment, including trucks and other motor vehicles, shall be stored, dumped or permitted to remain on a site, other than entirely within permanent building improvements of the site. In the case of a "Refuse Collection Enclosure", a visible barrier may be used which shall be (i) not less than six (6) feet in height, (ii) composed of durable, non-combustible materials with finishes and colors which are unified and harmonious with the overall architectural theme of the site, (iii) sufficient to screen such material or refuse so that such stored items would not be visible from outside the refuse collection enclosure and (iv) located upon the site so as to provide clear and convenient access for refuse collection vehicles so as to minimize wear and tear to any improvements on the site. Notwithstanding any provision to the contrary contained in this Section 4.4, a refuse collection enclosure shall not be located between any building improvements and any public or privately maintained street (a, any or the "Street") and any and all waste material and refuse stored on a site shall be regularly removed therefrom and shall not be permitted to accumulate thereon.

4.5 Trucking and Loading

All vehicle loading facilities, truck or rail loading wells, docks, decks, loading doors, or other truck or rail loading facilities located on the property shall be set back, recessed, or screened so as not to be visible from any adjacent site, street or neighboring areas, and in no event shall a loading dock be closer than seventy-five (75) feet from a property line fronting on a street, unless otherwise approved in writing by the Architectural Committee. Notwithstanding any provision to the contrary contained in this Section 4.5, there shall be no vehicle loading or unloading on any street.

4.6 Permanent Building Improvements

Any permanent building improvements constructed on the property, excepting the trim and minor architectural features thereof, (i) shall be constructed of ceramics, masonry, concrete, stucco or of such other material or materials as shall be approved in writing by the Architectural Committee and (ii) shall be painted or suitably treated in a manner approved in writing by the Architectural Committee or in conformance with such reasonable guidelines as the Architectural Committee shall adopt from time to time. No building heights shall exceed the limitations imposed by the Federal Aviation Administration, Part 77 of the Federal Aviation Regulations. The first floor elevation of all building improvements shall be approximately two (2) to three (3) feet above the flow line of adjacent streets.

4.7 Drainage

Each site shall be graded, and all slopes and terraces on each site shall be maintained, by the owner or lessee thereof so as (i) to cause the drainage of water from each site and the improvements thereon to flow onto adjacent streets or public facilities provided for such purposes and not upon adjoining sites, and (ii) to prevent the erosion of such site or adjacent sites and streets.

4.8 Care, Maintenance and Repairs

All structures, walks, lawns, driveways, landscaping and other improvements on each site shall be maintained in good order, condition and repair by the owner or lessee thereof and all exterior painted, shellacked, varnished or natural wood surfaces located on each site shall be continuously maintained in first class condition by the owner or lessee thereof.

4.9 Signs

Any and all signs erected, installed or maintained on each site shall be approved by the Architectural Committee pursuant to such sign guidelines, criteria or standards as the Architectural Committee may determine in its sole and absolute discretion are suitable for the uses contained within, and the general plan of, the property. An overall sign program including, but not by way of limitation, any (i) detached business identification signs, (ii) building mounted business or building identification signs, (iii) informational and vehicular control signs and (iv) temporary development signs, shall be submitted to the Architectural Committee as part of the plans.

4.10 Fences and Walls

All fences and walls shall be designed as an integral part of the overall architecture and design of a site and shall be approved by the Architectural Committee pursuant to such fence and wall guidelines, criteria or standards as the Architectural Committee may determine in its sole and absolute discretion are suitable for the uses contained within, and the general plan of, the property.

4.11 Utilities and Lighting

Any and all utilities and lighting erected, installed or maintained on a site shall be approved by the Architectural Committee pursuant to such utilities and lighting guidelines, criteria or standards as the Architectural Committee may determine in its sole and absolute discretion are suitable for the uses contained within, and the general plan of, the property, provided, however, that all external utilities located on any site, including, but not by way of limitation, drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communication wires and equipment shall be installed and maintained underground.

4.12 Subdivision

No site may be subdivided without the prior written approval of the Architectural Committee in its sole and absolute discretion.

ARTICLE 5, USES

5.1 Permitted Uses

Each site may be lawfully used for manufacturing, assembly, warehousing, processing, laboratory, commercial office, professional, research and development activities.

5.2 Other Uses

Commercial and industrial uses which are not specifically permitted pursuant to Section 5.1 hereof shall be permitted if (i) the establishment, maintenance and continuance of the use is permitted on the site by applicable statutes, laws, rules, regulations, and orders of all governmental entities having jurisdiction over the site, including, but not by way of limitation, the city of Cypress, and (ii) an application for the use has been submitted to and approved in writing by the Architectural Committee, which application shall contain such information as the Architectural Committee may reasonably require in order to determine whether such proposed use would be compatible with the uses located or permitted on neighboring sites and with the general plan of the property.

5.3 Prohibited Uses and Characteristics

Notwithstanding any provision to the contrary contained in this Article 5, (i) no boring, mining, quarrying, exploring for, or removing of oil or other hydrocarbons, minerals, gravels or earth or the refining or processing of the same shall be permitted on the property, (ii) no use shall be permitted which causes or produces a nuisance to adjacent or adjoining sites, including, but not by way of limitation, the causing or production of offensive, excessive or abnormal sound, light, dust or vibration, electromechanical disturbances or radiation, air or water pollution, or the emission of odorous or toxic matter and (iii) no residential uses shall be permitted on the property. No outdoor storage of supplies and materials, refuse, etc. is allowed except for trash enclosures.

ARTICLE 6, ENFORCEMENT

6.1 Nuisance

The result of every action or omission whereby any covenant, condition, limitation or restriction contained in this declaration is violated in whole or in part is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or at equity against an owner, lessee thereof, or other site occupant causing or permitting such a nuisance, either public or private, may be exercised by the Declarant, any Declarant affiliate, any Declarant successor, the approving agent or any owner.

6.2 Self-Help

In addition to the right to proceed under Section 6.1 hereof for the enforcement of this declaration, in the event any covenant, condition, limitation or restriction contained in this declaration is violated in whole or in part, the approving agent may, without liability for failure to do so, upon an owner's failure, within sixty (60) days of such owner's receipt of written notice from the approving agent to cure such violation, (1) to

remedy said violation or (ii) if such violation cannot be remedied reasonable within such time period, to have commenced to remedy such violation and to have thereafter diligently and continuously pursued such remedial action to completion, enter upon the site of such violation and take whatever action it may deem necessary to abate and remove any non-conforming use or to remedy such violation otherwise. Any and all costs and expenses of the approving agent incurred in remedying such violation shall be reimbursed (a, any or the "Non-Compliance Assessment") by the owner of the site of the violation remedied within thirty (30) days of such owner's receipt of the written demand of the approving agent therefore.

6.3 Inspection

The approving agent may from time to time at any reasonable hour or hours, enter and inspect any property subject to this declaration to ascertain compliance therewith.

6.4 Failure to Enforce

The failure of the the approving agent or any owner to enforce any covenant, condition, limitation or restriction contained in this declaration shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any covenant, condition, limitation or restriction contained herein.

ARTICLE 7, ASSESSMENTS

7.1 Personal Obligation of Assessments

Declarant, for each site within the property, hereby covenants and agrees to pay, and each owner of a site, by acceptance of a deed therefore, whether or not such obligation shall be expressed in any such deed or other conveyance, shall be deemed to have covenanted and agreed to pay to the approving agent, any and all regular assessments and special assessments, as those terms are defined in this Article 7, and Non-Compliance Assessments to be fixed and established and collected from time to time by the the approving agent pursuant to the provisions of this declaration.

7.2 Purpose of Assessments

Any and all regular or special assessments established or administered by the the approving agent shall be used exclusively for the purposes of promoting the social welfare and the common good of the owners in the development and maintenance of the property and for the administration and enforcement of this declaration.

7.2 Regular Assessments

7.3.1 Fiscal Year Estimate

Within sixty (60) days prior to the commencement of each assessment period (a, any or the "Assessment Period") which shall be either a calendar or fiscal year, the approving agent shall estimate (the "Assessment Period Estimate") the costs and expenses, if any, to be incurred by the approving agent during the assessment period performing the functions authorized hereunder, including, but not by way of limitation, a reasonable provision

for contingencies and replacements, and shall subtract from such estimate, an amount equal to the anticipated balance (exclusive of any reserves for reasonable contingencies and replacements, if any) of funds then held by the the approving agent for such purpose.

7.3.2 Assessment

Each owner subject to assessment pursuant to Section 7.6 hereof shall be assessed (a, any or the "Regular Assessment"), pursuant to a written notice setting for the amount of the regular assessment given at least thirty (30) days prior to the commencement of the assessment period, a pro rata share of the assessment period estimate, in the proportion that the total square footage ("Owned Square Footage") of land area contained in the site or sites then owned by such owner bears to the total square footage of the property then subject to assessment pursuant to Section 7.6 hereof.

7.4 Special Assessments

In addition to any and all regular assessments, the the approving agent may levy and an all special assessments (a, or any "Special Assessment" and together with regular assessments and non-compliance assessments, collectively, any or the "Assessments") deemed appropriate by the approving agent to carry out the purposes of this declaration and any supplementary declarations, provided, however, that all special assessments shall be applicable only to the calendar year in which such special assessments are assessed.

7.5 Uniform Rate of Assessments

Both regular assessments and special assessments shall be fixed at a uniform rate for all sites then subject to assessment on the basis of owned square footage and may be collected on a monthly, quarterly, semi-annual or annual basis as determined by the approving agent in its sole and absolute discretion.

7.6 Commencement of Assessments

Any and all assessments provided for herein and adopted by the approving agent shall commence as to each site as of the first day of the month following the filing of a notice of completion of the permanent building improvements contained on the site or on the first day of the month following the final inspection, approval and issuance of an effective notice of completion as to such permanent building improvements by the local building department authority, whichever event shall first occur.

7.7 Certificate of Payment

The approving agent shall, within thirty (30) days of demand therefore, furnish to any owner liable for any assessment, a certificate in writing signed by the approving agent, or a representative thereof, stating, if applicable, that the regular assessments or special assessments assessed against the site have been paid, or in the event that any payment is delinquent, the amount of such delinquency, which certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid. A reasonable charge may be made by the approving agent for the issuance of such certificates.

7.8 Exempt Property

All sites dedicated to and accepted by a governmental entity shall be exempt from any and all assessments authorized pursuant to this Article 7.

7.9 Abandonment

Neither abandonment nor any other form of action or nonaction taken or omitted by any owner shall exempt the owner from personal liability for assessments duly levied by the approving agent nor release the site owned by the owner from the liens and charges created hereunder.

7.10 Delinquency

Any assessment not paid within fifteen (15) days after the due date thereof, shall be delinquent, and the approving agent may, at its election, require the owner of such site to pay a late charge (a, any or the "Late Charge") in a sum, to be determined by the approving agent not exceeding twenty-five dollars (\$25) plus actual costs of collection including, but not by way of limitation, attorneys' fees, for each delinquent assessment. Any such assessment not paid within thirty (30) days after such delinquency date shall bear interest from the date of delinquency at the then maximum rate permitted by law, and the approving agent may, at its option, in its sole and absolute discretion, in addition to any other legal or equitable rights or remedies it may have, bring an action at law against the owner personally obligated to pay the same, or upon compliance with the notice of claim of lien provisions set forth in Section 7.12 hereof, foreclose the lien provided for in Section 7.11 hereof against the site. In addition, in lieu of judicially foreclosing the lien, the approving agent, at its option in its sole and absolute discretion, may foreclose the lien by proceeding under the power of sale provided in Section 7.13 hereof. Each Owner hereby vests in the approving agent and its successors and assigns the right and power to pursue any and all actions at law, or equity or lien foreclosure against such owner and other owners for purposes of collection of such delinquent assessments.

7.11 Creation of Lien

Any and all regular assessments, special assessments, and non-compliance assessments, together with any late charges applicable thereto and interest thereon calculated pursuant to the provisions of Section 7.10 hereof, shall be a charge against, and a continuing lien upon, each site upon which such assessments have been assessed. Each such lien shall become effective upon recordation of a notice of claim of lien pursuant to Section 7.12 hereof.

7.12 Notice of Claim of Lien

No action shall be brought to foreclose an Assessment lien or to proceed under the power of sale herein provided until (i) thirty (30) days after the date a notice of claim of lien reciting the legal description of the site, the owner or reputed owner thereof, the amount claimed, and the name and address therefor shown on the books and records of the approving agent, and (ii) a copy thereof is placed in the records of the approving agent, and a copy thereof is recorded by the approving agent in the office of the County Recorder, county of Orange, state of California.

7.13 Foreclosure Sale

The approving agent shall have a power of sale to foreclose any assessment lien provided for herein in accordance with the provisions of Sections 2924, 2924(b) and 2924(c) of the Civil Code of the state of California, applicable to the exercise of powers of sale in mortgages and deeds of trust. The approving agent, through its duly authorized agents, shall have the power to bid on any site at a foreclosure sale and to acquire, hold, lease, mortgage and convey the same.

7.14 Curing of Default

Upon the timely curing of any default for which a notice of claim of lien has been recorded by the approving agent, the approving agent is hereby authorized to file of record or record, as the case may be, an appropriate release of such notice, upon payment by the defaulting owner of a fee to be reasonably determined by the approving agent to cover the cost of preparing, filing and recording such release, together with the payment of such other costs as shall have been incurred by the approving agent.

7.15 Cumulative Remedies

The assessment lien and the rights to foreclosure and sale hereunder shall be in addition to but not a substitution for any and all other rights and remedies which the approving agent and its successors and assigns may have hereunder and pursuant to the laws of the state of California.

ARTICLE 8, TERM, TERMINATION AND MODIFICATION

8.1 Term

This declaration, and each and every covenant, condition, limitation and restriction contained herein shall continue in full force and effect for a period of seventy-five (75) years from the date hereof unless sooner terminated pursuant to the provisions of Section 8.2 hereof.

8.2 Termination and Modification

Termination and modification shall be allowed only with the notification and approval of the City Attorney and Planning Director.

This declaration or any covenant, condition, limitation or restriction contained herein may be terminated, extended, modified or amended, as to the whole of the property or any portion thereof, only by a declaration in writing duly executed and acknowledged by Declarant, and Declarant successor, so long as he is then an owner, or if neither Declarant or any Declarant successor, is then an owner, by owners owning at least fifty-one percent (51%) of the owned square footage then subject to this declaration, recorded in the Office of the County Recorder for the county of Orange, state of California.

ARTICLE 9, COMPLIANCE WITH LAW

The ownership and operation of each site and any and all activities taken with respect thereto by any owner or lessee thereof, including, but not by way of limitation, the location, design, configuration, size, height,

width, construction and manner of construction of any improvements, the manner, nature and characteristics of any use of any site, or the grading, leveling or alteration of drainage thereon, shall be in full compliance with each and every applicable statute, law, rule, regulation, order, plan and ordinance of all national, state, county and local governmental entities having competent jurisdiction over the jurisdiction over the property, including, but not by way of limitation, the city of Cypress, and the execution and recordation of this declaration or any action permitted or authorized hereunder shall not in any way supersede, affect or impair any such statute, law, rule, regulation, order, plan or ordinance.

ARTICLE 10, OWNERS' ASSOCIATION

In the event that an owners' association is organized pursuant to the provisions of Section 2.1 thereof, the following provisions shall apply to the organization and operation of such owners' association.

10.1 Membership

Each owner, by virtue of being an owner and for so long as he is an owner, shall be a member (a, any or the "Member") of the owners' association.

10.2 Transfer of Membership

Membership in the owners' association shall be appurtenant to, and may not be separated from, the fee ownership of each site and shall not be transferred, pledged or alienated in any way except upon the sale of the fee interest in such site and then only to the purchaser of such site. Any attempt to transfer a membership in violation of the provisions hereof shall be void and of no force or effect whatsoever, and shall in no event be reflected upon the books and records of the owners' association. In the any owner shall fail or refuse to transfer the memership registered in his name to the purchaser of his site, the owners' association shall have the right, without further authorization, to record the transfer of the membership upon the books of the owners' association to the purchaser of the fee title interest in such site.

10.3 Voting Rights

Each owner shall be entitled to (i) one (1) vote for each site which he owns in fee simple and (ii) one (1) additional vote for each two (2) acres of land contained within such site. When more than one (1) individual or entity owns a fee interest in any site, all such individuals or entities shall be members, provided, however, (i) that such owners collectively shall be only entitled to the number of votes to which a single individual owner would otherwise be entitled and (ii) such votes shall only be valid if voted by a representative designated as such by all such owners in a writing delivered to the owners' association.

10.4 Duties and Powers of the Owners' Association

In addition to the duties and powers enumerated in its Articles of Incorporation and Bylaws, if any, the owners' association shall:

- (i) Have the right to acquire real and personal property;
- (ii) Have the duty to maintain and otherwise manage any such property acquired by the owners' association;
- (iii) Have the duty to pay any taxes and charges assessed against the owners' association and to pay any real and personal property taxes and other charges assessed against any property acquired by the owners' association;
- (iv) Have the authority to obtain, for the benefit of any real property acquired by the owners' association, water, gas, electric, service, refuse collection and other utility and service facilities and services;
- (v) Have the duty to maintain such policies or policies of insurance as the board of directors or other governing body of the owners' association may deem necessary or desirable in furthering the purposes of this declaration or in protecting the interests of the owners' association and its members;
- (vi) Have the right to establish uniform rules and regulations pertaining to the use of any property acquired by the owners' association;
- (vii) Have the authority to suspend the voting rights of any owner for any period during which any assessment against his site remains unpaid and delinquent or for a period not to exceed thirty (30) days for each other infraction of the rules and regulations of the owners' association, provided, however, that any such suspension of voting rights shall be made only by the owners' association or a duly appointed and authorized committee thereof, after notice and hearing given and held in accordance with the Bylaws and Articles of Incorporation of the owners' association, if any;

- (viii) Have the authority to employ a manager or other persons and to contract with independent contractors or managing agents to perform any or all of the duties and responsibilities of the owners' association hereunder, provided, however, that the amount and term of any such contract for materials and/or services shall not exceed the sum of ten thousand dollars (\$10,000) or a duration of one (1) year, respectively, except with the prior written consent of owners voting in accordance with the provisions of 10.3 hereof provided, further, however, that the board of directors or other governing body of the owners' association shall have the power to adjust the contract dollar limit from time to time to reflect such increases as may occur following the date of recordation of this declaration in the consumer price index for urban wage earners and clerical workers for Los Angeles-Long Beach-Anaheim (1967=100) published by the Bureau of Labor Statistics, United States Department of Labor or any similar index reasonably selected by such board of directors or other governing body;
- (ix) Have the power to establish and maintain a working capital and contingency fund in the amount to be determined by the board of directors or other governing body of the owners' association; and,
- (x) Have the power and duty to enforce the provisions of this declaration by appropriate means, including, but not by way of limitation, the expenditure of funds by the owners' association, the employment of legal counsel, and the commencement of any and all legal or other types of action authorized to be taken by the approving agent hereunder.

ARTICLE 11, ANNEXATION OF ADDITIONAL PROPERTY

11.1 Annexation Without Approval

All or any portion of that certain real property more particularly described on Exhibit "B" attached hereto (the "Annexation Property") may be annexed to and become subject to this declaration by recordation by the Declarant or any Declarant successor, so long as he is an owner, of a supplementary declaration of covenants, conditions and restrictions (a, any or the "Supplementary Declaration") in the form and manner prescribed by Section 11.3 hereof, without the approval, assent or vote of the other owners, if any, provided, however, that:

- (i) The zoning of the annexation property at the time of such annexation is substantially similar to and compatible with the zoning of the property, as reasonably determined by the Declarant or the Declarant successor, as the case may be, and
- (ii) Any annexation pursuant to this Section 11.1 shall be made prior to the expiration of fifteen (15) years from the date of recordation of this declaration.

11.2 Annexation Pursuant to Approval

Owners owning not less than two-thirds (2/3) of the owned square footage may annex and subject to this declaration by recordation of a supplementary declaration pursuant to the provisions of Section 11.3 hereof, such other real property then contiguous to the property determined by such owners to be necessary or appropriate to be subjected to this declaration in order to carry out the purposes of this declaration.

11.3 Supplementary Declaration of Conditions, Covenants and Restrictions

Any annexation of any real property to the property pursuant to this Article 11 shall be effected by the recordation in the Office of the County Recorder of the county of Orange, state of California, of a supplementary declaration, encumbering the real property to be annexed, executed by the Declarant or the Declarant successor in the vent of an annexation pursuant to Section 11.1 hereof, and containing (1) each and every provision of this declaration other than those provisions (a) deleted by the Declarant or the Declarant successor, as the case may be in the case of annexation of the annexation property or (b) mutually deleted by the approving agent and the owner or the owners of the real property being annexed, (ii) such complementary additions and modifications of the provisions contained herein as may be necessary this declaration stating the date of recordation and the instrument number of this declaration. Upon recordation of such supplementary declaration, the owners of the sites contained in such annexed real property shall automatically become owners, and the real property so annexed (i) shall become and constitute a part of the property, (ii) shall become subject to this declaration and encompassed within the general plan and scheme of the covenants, conditions, limitations and restrictions contained herein and (iii) shall become subject to assessment by the approving agent and to the functions, powers and jurisdiction of the approving agent hereunder.

ARTICLE 12, MISCELLANEOUS PROVISIONS

12.1 Constructive Notice and Acceptance

Every person or entity who now owns or hereafter acquires any right, title or interest in or to any portion of any site or of the property is and shall be conclusively deemed to have consented and agreed to every covenant, condition, limitation and restriction contained herein, whether or not any reference to this declaration is contained in the instrument by which such person acquired or acquires an interest in such site or property.

12.2 Rights of Mortgagees

This declaration and the rights, privileges, covenants, conditions, limitations and restrictions contained herein shall be deemed subject and subordinate to all mortgages, deeds of trust or other conveyances of a site to secure the perormance of an obligation (a, any or the "Deed of Trust") now or hereafter executed or created upon any real property subject to this declaration, and none of the provisions hereof shall supersede or in any way reduce the security or affect the validity of any such deed of trust, provided, however, that if any portion of the property is sold through

foreclosure under the provisions of any deed of trust, any purchaser at such sale, and his successors and assigns, shall hold any and all property so purchased subject to each and every covenant, condition, limitation and restriction contained in this declaration.

12.3 Curing Default

Any mortgagee or beneficiary under a deed of trust who acquires title by judicial foreclosure, deed in lieu of foreclosure, or trustee's sale, shall not be obligated to cure any breach of the provisions of this declaration which is noncurable or of a type which is not practical or reasonably feasible to cure. The good faith determination of the approving agent as to whether such a breach is noncurable or not reasonably feasible to cure, shall be final and binding on all such mortgagees and beneficiaries.

12.4 Mutuality, Reciprocity; Covenants to Run With the Land

This declaration and each and every covenant, condition, limitation and restriction contained herein are made for the direct, mutual and reciprocal benefit of each and every site or part or parcel of the property, shall create mutual, equitable servitudes upon each site in favor of every other site, shall create reciprocal rights and obligation among the respective owners of all the site and privity of contract and estate between all grantees of the sites, their heirs, successors and assigns, and shall, as to the owner of each site, his heirs, successors and assigns, operate as covenants running with the land, for the benefit of each and every other site.

12.5 Interpretation

The provisions of this declaration shall be liberally construed to effectuate their purpose of creating a uniform plan for the development and operation of the property. This declaration shall be construed and governed under the laws of the state of California. Section headings, where used herein, are inserted for convenience only, and are not intended to be a part of this declaration or to define in any way, limit or describe the scope or intent of the particular section to which they refer.

12.6 Controversy

In the event of any controversy, claim or dispute between any owners, the Declarant, any Declarant affiliate, any Declarant successor, and/or the approving agent arising out of or relating to this declaration or in the event any legal or equitable proceeding is brought for the enforcement of this declaration or to restrain any violation hereof, the prevailing party or parties shall be entitled to recover from the non-prevailing party or parties his reasonable expenses, including, but not by way of limitation, attorneys' fees.

12.7 Severability

Any and all provisions of this declaration which may be prohibited by law or otherwise held invalid shall be ineffective only to the extent of such prohibition or invalidity and shall not invalidate or otherwise render ineffective any or all of the remaining provisions of this declaration.

12.8 Notices

Any and all notices and other communications hereunder shall be in writing and shall have been deemed to have been duly given when delivered personally forty-eight (48) hours after being mailed certified or forty-eight (48) hours after being mailed certified or registered mail, return receipt requested, to the then current address of the party to whom the notice is being delivered.

IN WITNESS WHEREOF, the undersigned has executed this declaration this _____ day of _____, 1988.

CYPRESS LAND COMPANY
a California limited partnership

BY _____
General Partner

RELATIONSHIP TO THE GENERAL PLAN

SECTION VIII. RELATIONSHIP TO THE GENERAL PLAN

The specific plan implements each of the elements of the city of Cypress General Plan. As such, the specific plan is supportive of and consistent with the existing goals and policies of the General Plan. The following presents a discussion of the relationship of this specific plan to each of the General Plan elements.

1. Land Use Element

The land use element (LUE) has established major land use policies for the purpose of guiding the land uses within the city of Cypress. These policies include orderly growth and development, sufficient area for each land use, development of open space areas, encouragement of diversified industries and the provisions of adequate transportation facilities.

The specific plan project is consistent with the land use element. The LUE designates the site for planned industrial development. This will broaden the city's economic base through increased revenues, retail sales and personal income.

2. Circulation and Scenic Highways Element

The major goals set forth in the circulation and scenic highways elements of the General Plan specify that transportation within the city must be provided in a safe, efficient manner. Specifically, a reasonable level of service for streets and adequate public transportation facilities are required.

The specific plan project is consistent with the circulation element and through implementation it provides for the safe and efficient movement of traffic through the proper placement of access/egress points and required traffic improvements (eg., travel lanes, turning pockets and traffic signals). Additional improvements will be made to the streets surrounding the project in order to facilitate traffic movement and provide attractive streetscapes.

3. Housing Element

Housing element goals and policies have not specifically been addressed since the Cypress Corporate Center does not propose any housing onsite. By implementing the specific plan, however, additional jobs can be realized within the city; thereby adding to the balance between dwelling units and employment opportunities. The land use element designates the project site for planned business park. The land use element encourages new, diversified industries to locate in appropriately planned areas of the city, and encourages the enhancement of these areas through the provision of open space, tree planting and landscaping.

4. Open Space, Conservation, Scenic Highways Elements

The goals of the open space and conservation element recognizes the need for urban dwellers and employees to have adequate open space and recreational areas within the community. The Cypress Corporate Center Specific Plan implements these goals through open space provisions consisting of landscaped setbacks and flood control easements.

The scenic highways element indicates that the scenic resources of the city be presented and enhanced. The specific plan areas will comply by providing landscaping and tree planting.

5. Noise Element

The major goals of the Cypress noise element include the development of strategies for the abatement of excessive noise exposure through regulatory mechanisms, the protection of existing regions in the city from excessive noise exposure, and to reduce the impact of noise from all sources.

The Cypress Corporate Center Plan as proposed is not considered a "noise sensitive" land use. Major sources of noise to the project include traffic on surrounding roadways and the Los Alamitos Army Airfield. According to the noise element, a portion of the project is located within the 65 CNEL. Acoustical design features which satisfy the interior noise standards of the city will be incorporated into the final building plans for the project.

6. Seismic Safety Element

Public safety policies established in the seismic safety element of the General Plan address relevant safety measures with regard to potential earthquake hazards, geologic hazard/slope stability, and emergency preparedness.

The specific plan incorporates measures necessary for conformance with the seismic safety element. Future buildings will be incorporated into design and construction measures required by the City to minimize potential seismic hazards. The potential for other geologic and/or slope stability hazards is considered remote, however, full geotechnical investigations will be conducted prior to issuance of any building permits.

7. Safety Element

The primary objective of the safety element is to require that hazard issues, such as geologic hazards, flood hazards, fire, crime and hazardous and toxic materials be accounted for in city planning programs.

Adequate police, fire and flood control protection will be provided to the Cypress Corporate Center. As presented under the seismic safety element discussion, measures will be taken to minimize impacts to the study area as a result of potential earthquakes.