

OCEAN VIEW MEDICAL PLAZA

441 Old Newport Boulevard
Newport Beach, California

PARKING MANAGEMENT PLAN:

The following Parking Management Plan will outline the assisted parking operations and will be used to implement and monitor the On Site Parking operation. The guidelines will be distributed to all tenants upon occupancy so they are familiar with the program and to provide an understanding of the system and to better utilize the automated system in place for their employee's and customer's benefit.

GENERAL DESCRIPTION OF OPERATION:

A valet parking will be provided to assist employees and guests the full utilization of the parking provided for the building. There will be 11 (eleven) two level automated car lifts on the site to be parked and operated by the Valet only.

- Auto Valet will be provided during business hours from 7:00 AM to 6:00 PM Monday through Friday. Two valet employees will be present during business hours.
- Valet service will be complimentary to all users.
- Permanent signage will be installed at drop-off location outlining service provided
- Valet to verify with all drivers, anticipated length of stay and utilize upper lift platform for employees first and then longer term parking (if needed).
- Valet to provide Claim number card upon vehicle drop off.
- 34 Self Park stalls will be available at all times when valet is not available or upon request by customers.
- 2 Accessible stalls are available for self-parking or valet parking upon request at the main entrance to the building.
- Valet contact phone number to be provided to tenants so car can be retrieved ahead of departure.
- All keys to be secured in locked storage cabinet
- Adequate signage will be provided on site for circulation (to be reviewed and approved by City Traffic Engineer).
- Will provide pick-up/drop-off locations to be reviewed and approved by the City Traffic Engineer