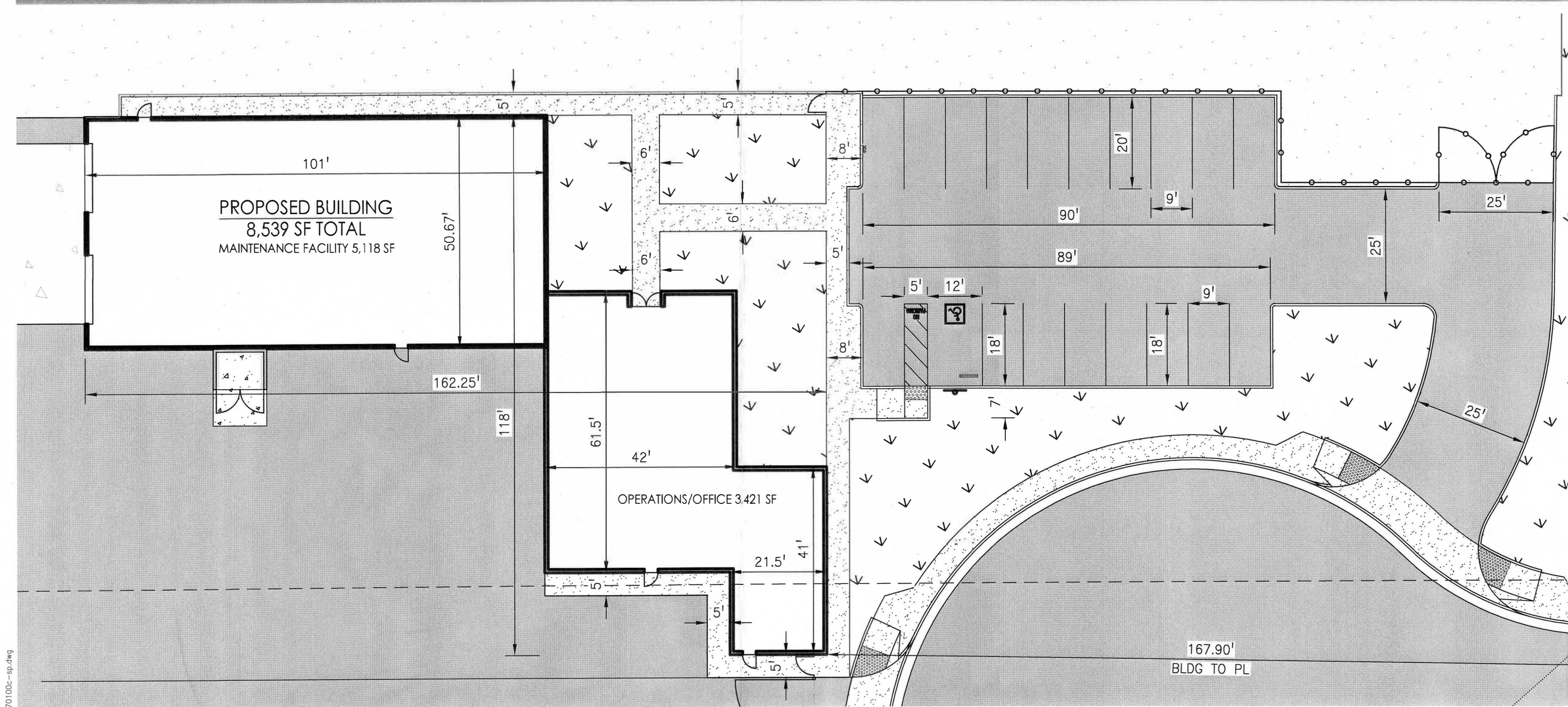
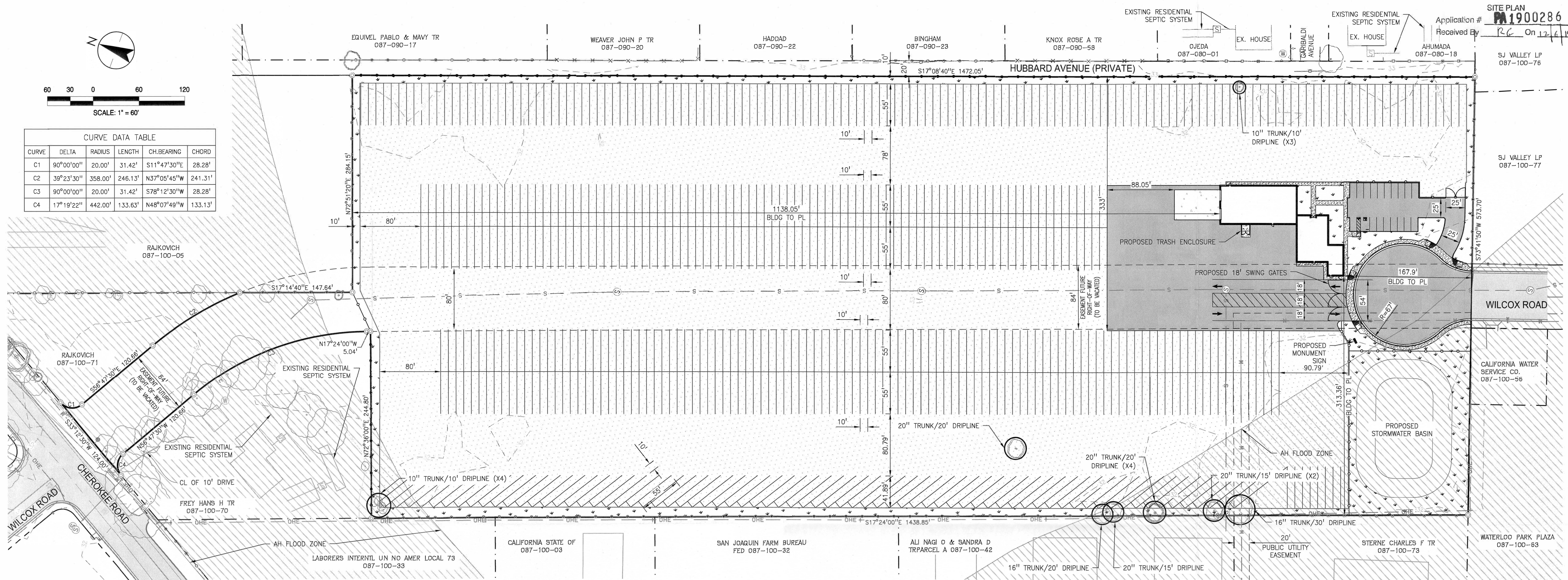




EXISTING PARCEL INFORMATION

OWNER: LB12, LLC
ASSESSOR PARCEL NUMBER (APN): 087-100-720
PROPERTY ADDRESS: 4124 CHEROKEE ROAD, STOCKTON, CA 91525
PARCEL SIZE: 20 ACRES
GENERAL PLAN DESIGNATION: C/G - GENERAL COMMERCIAL
ZONING: C/G - GENERAL COMMERCIAL
EXISTING USE OF PROPERTY: VACANT
EXISTING STRUCTURES: NONE
SURROUNDING USES:
NORTH: RESIDENTIAL / INDUSTRIAL UNDEVELOPED
SOUTH: INDUSTRIAL DEVELOPED
WEST: STATE ROUTE 99 / INDUSTRIAL DEVELOPED
EAST: RESIDENTIAL / UNDEVELOPED

PROPOSED DEVELOPMENT INFORMATION

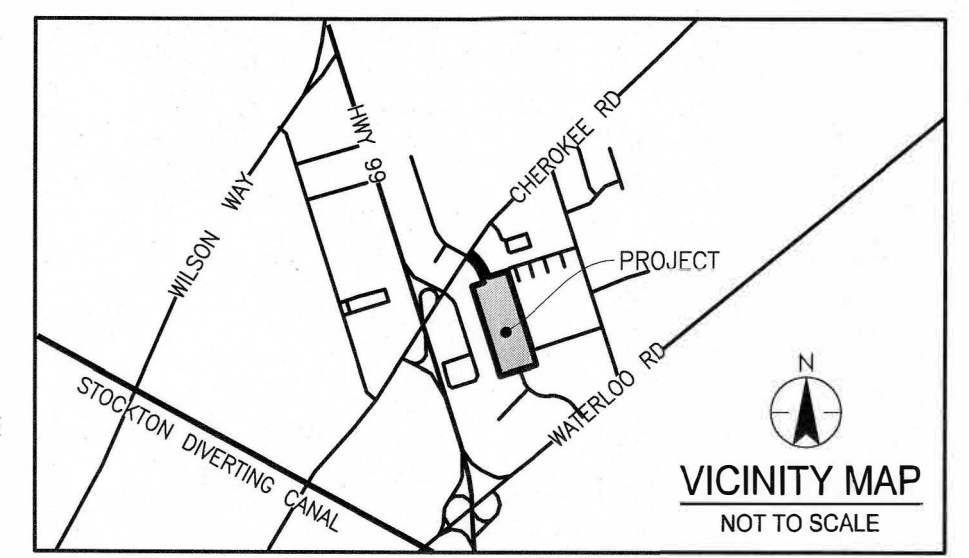
PARCEL SIZE: NO CHANGE
PROPERTY ADDRESS: NO CHANGE
GENERAL PLAN DESIGNATION: NO CHANGE
ZONING: NO CHANGE
USE OF PROPERTY: COMMERCIAL DEVELOPMENT
STRUCTURES:
BUILDING 1: 5,118 SF MAINTENANCE FACILITY
BUILDING 2: 3,421 SF OPERATIONS / OFFICE

DEVELOPMENT REQUIREMENTS

SETBACKS (CHAPTER 9-410, TABLE 9-410.3)
EXTERIOR: WILCOX ROAD: 20'
CHEROKEE ROAD: 20'
INTERIOR: 0'
PARKING (9-1015.5)
OFFICE: 3,421 SF
TRUCK SERVICES(REPAIR): 5,118 SF
ANALYSIS
STANDARD 18 (94.7%)
VAN ACCESSIBLE 1 (5.3%)
TOTAL PROVIDED 19 (100.0%)
LANDSCAPE
TOTAL LANDSCAPE 59,682 SF

LEGEND

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ALL WEATHER AGGREGATE BASE PARKING SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING "AH" FLOOD ZONE
- PROPOSED LANDSCAPING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING SEPTIC TANK
- EXISTING DOMESTIC WELL
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



NOTES:

- NO PRIVATE OR PUBLIC WATER WELLS ARE KNOWN TO EXIST WITHIN THE PROJECT BOUNDARY.
- NO PRIVATE SEPTIC SYSTEMS ARE KNOWN TO EXIST WITHIN THE PROJECT BOUNDARY.
- NO SURFACE WATER FACILITIES WITHIN 1 MILES.
- ALL TREES ARE TO BE REMOVED WITHIN PROJECT BOUNDARY, NO NATIVE OAKS, NO HERITAGE OAKS OR HISTORICAL TREES EXIST WITHIN THE PROJECT BOUNDARY.
- EXISTING SITE TOPOGRAPHY IS FLAT. NO DRAINAGE COURSES, WATERWAYS OR RIPARIAN HABITATS EXIST WITHIN THE PROJECT BOUNDARY.
- THE STOCKTON DIVERTING CANAL IS LOCATED APPROXIMATELY A HALF OF A MILE SOUTH-WEST AND APPROXIMATELY 1 MILE NORTH-WEST FROM THE PROJECT SITE.