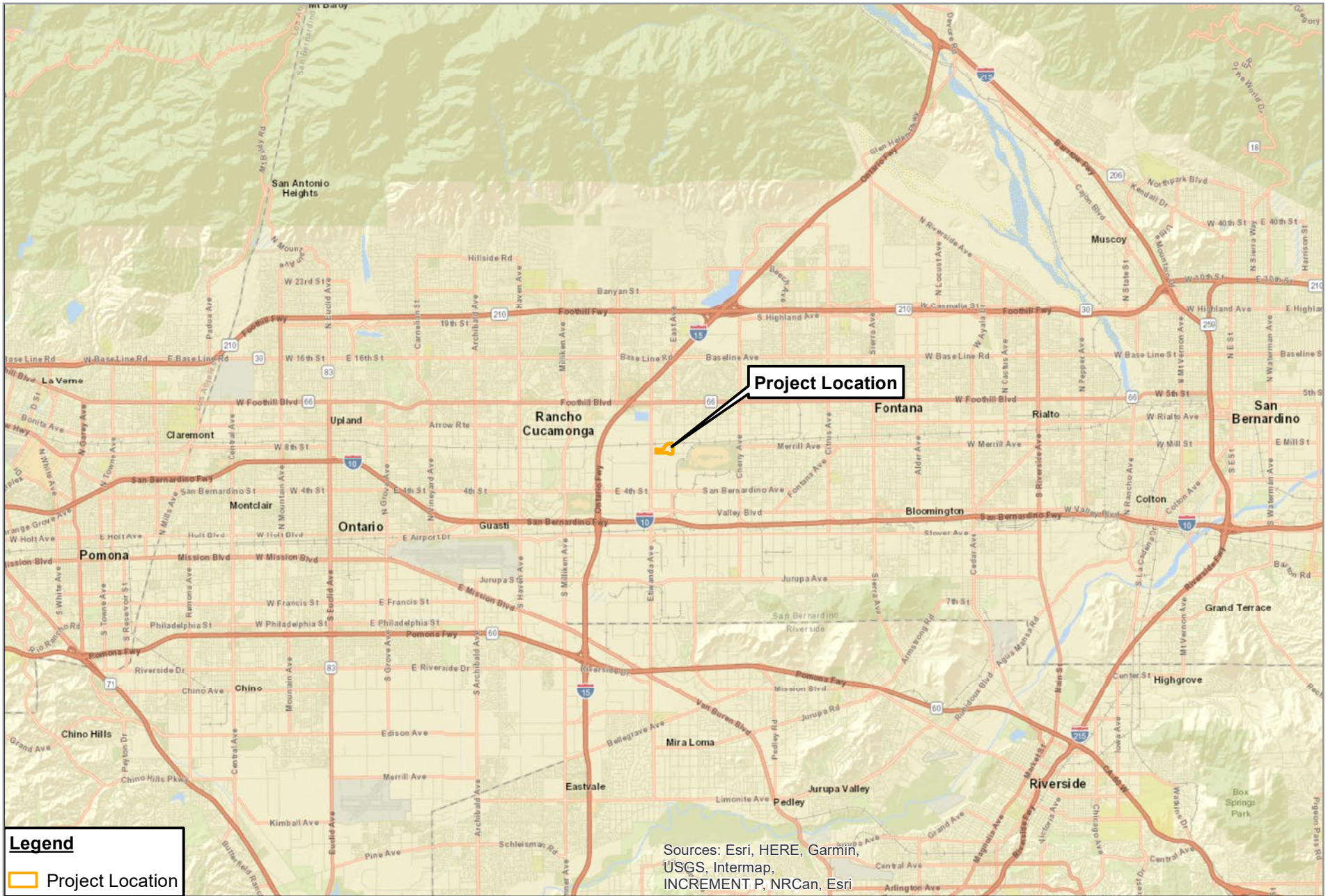




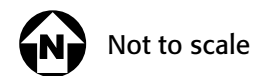
**FIGURE 1:** Local Vicinity Map  
 Speedway Commerce Center  
 City of Rancho Cucamonga



Not to scale



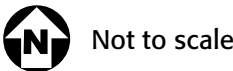
**FIGURE 2:** Regional Location Map  
 Speedway Commerce Center  
 City of Rancho Cucamonga





Source: Google Maps

**FIGURE 3:** Annexation Map  
 Speedway Commerce Center  
 City of Rancho Cucamonga





### Tabulation

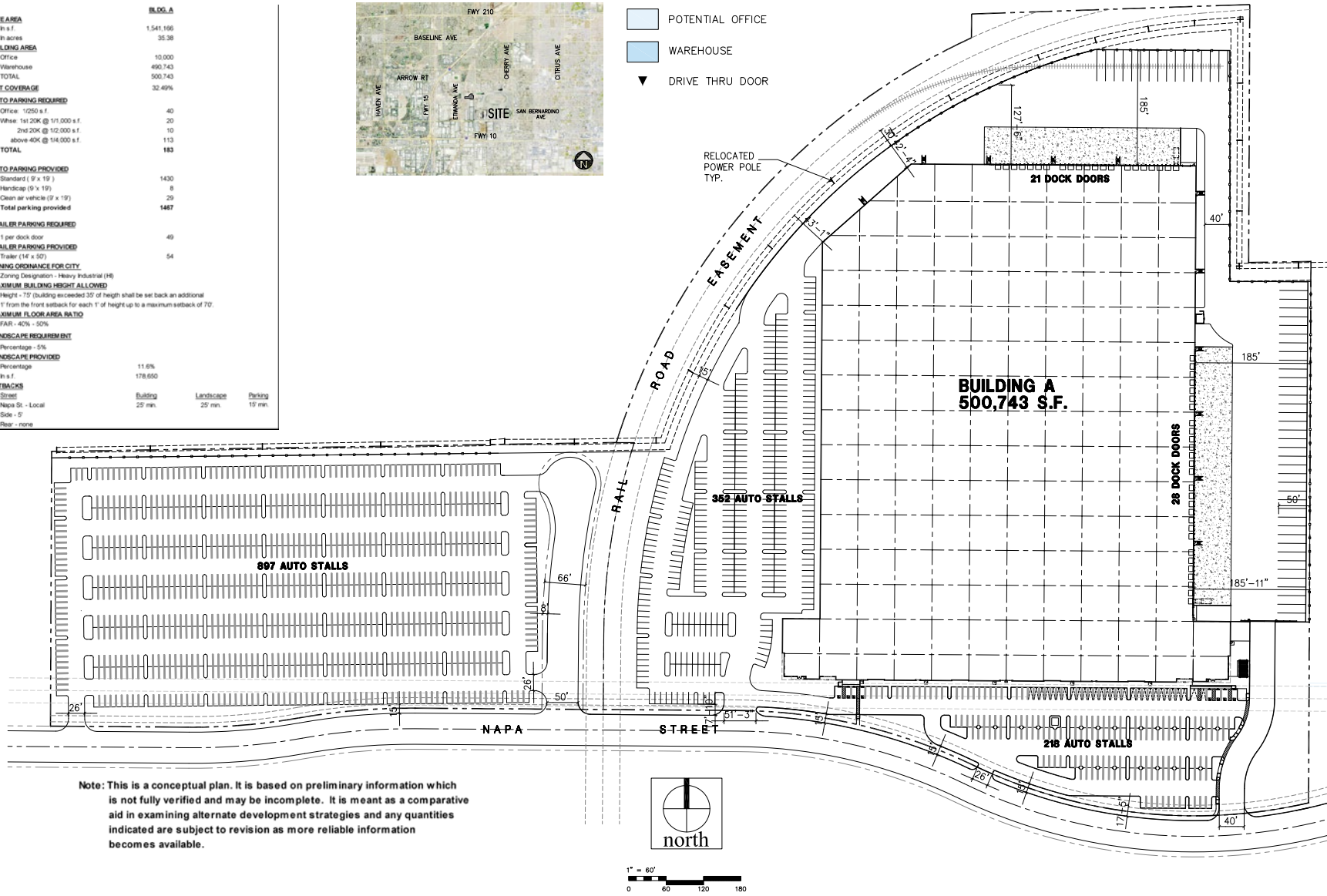
BLOC. A			
<b>SITE AREA</b>	1,541,166		
in s.f.			
in acres	35.38		
<b>BUILDING AREA</b>	10,000		
Office	490,743		
Warehouse	500,743		
<b>TOTAL</b>	991,486		
<b>LOT COVERAGE</b>	32.49%		
<b>AUTO PARKING REQUIRED</b>			
Office: 1250 s.f.	40		
White: 141,20K @ 375,000 s.f.	20		
2nd 20K @ 102,000 s.f.	10		
above 40K @ 114,000 s.f.	113		
<b>TOTAL</b>	183		
<b>AUTO PARKING PROVIDED</b>	1430		
Standard (9' x 19')			
Handicap (9' x 19')	8		
Clean air vehicle (9' x 19')	29		
<b>Total parking provided</b>	1467		
<b>TRAILER PARKING REQUIRED</b>			
1 per dock door	49		
<b>TRAILER PARKING PROVIDED</b>	54		
Trailer (14' x 50')			
<b>ZONING ORDINANCE FOR CITY</b>			
Zoning Designation - Heavy Industrial (HI)			
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>			
Height - 75' (building exceeded 35' of height shall be set back an additional 1' from the front setback for each 1' of height up to a maximum setback of 70')			
<b>MAXIMUM FLOOR AREA RATIO</b>			
FAR - 40% - 50%			
<b>LANDSCAPE REQUIREMENT</b>			
Percentage - 5%			
<b>LANDSCAPE PROVIDED</b>			
Percentage	11.6%		
in s.f.	178,550		
<b>SETBACKS</b>			
Street	Building	Landscape	Parking
Napa St - Local	25' min.	25' min.	15' min.
Side - 5'			
Rear - none			

### Aerial Map



### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



**FIGURE 5:** Alternative Site Plan  
 Speedway Commerce Center  
 City of Rancho Cucamonga



Not to scale