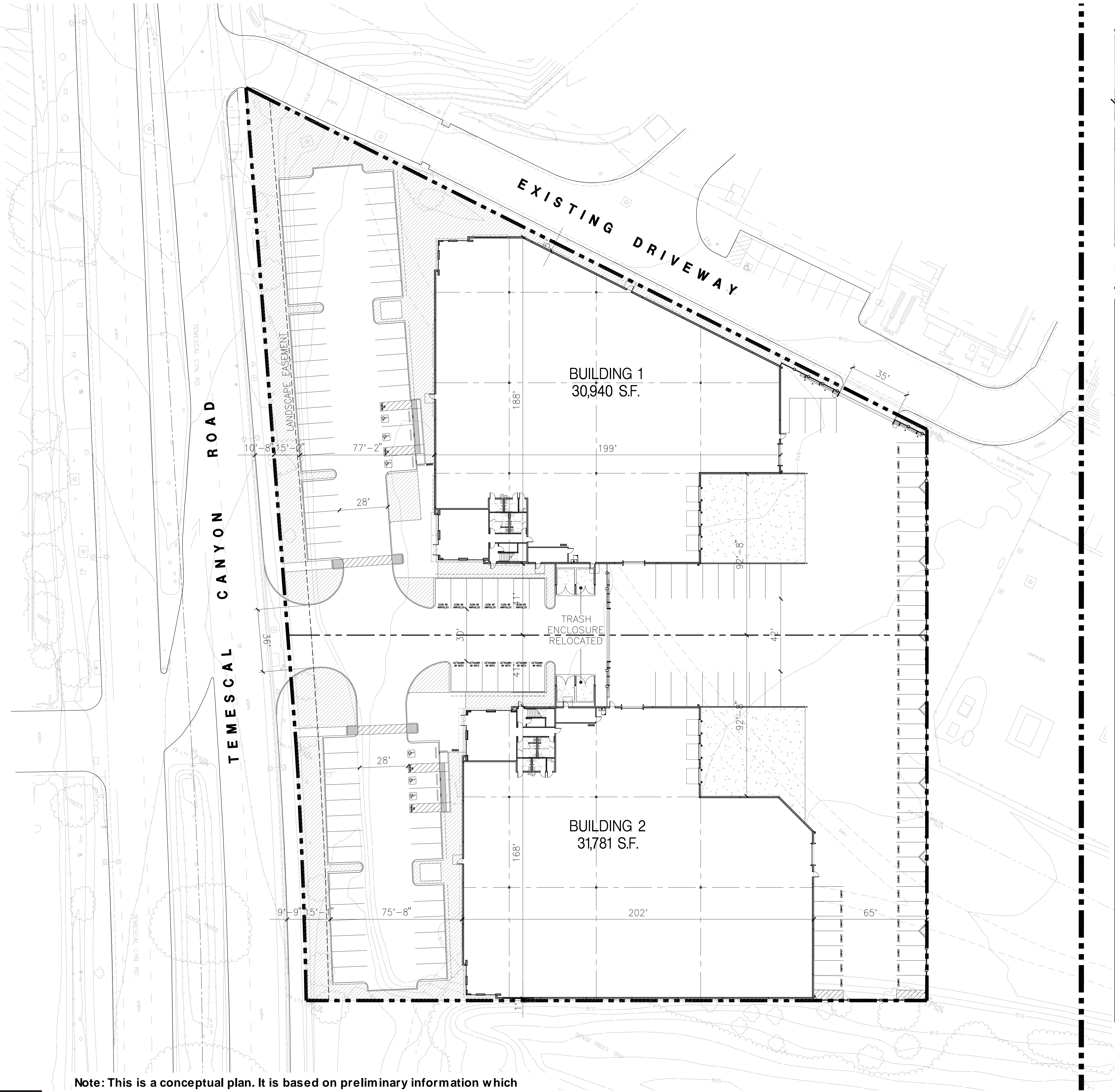




Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Site Plan
Temescal Canyon

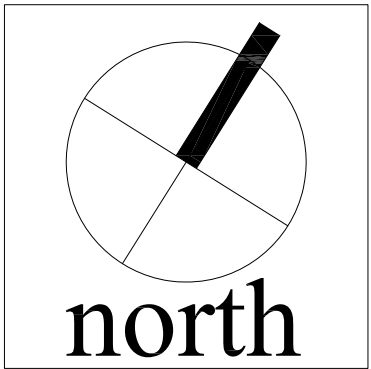
Corona, CA

Aerial Map



Tabulation

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	80,872	75,759	156,631 s.f.
In acres	1.86	1.74	3.60 ac
BUILDING AREA			
Office - 1st floor	1,679	1,679	3,358 s.f.
Office - 2nd floor	1,495	1,495	2,990 s.f.
Manufacturing (90%)	27,766	28,607	56,373 s.f.
TOTAL	30,940	31,781	62,721 s.f.
COVERAGE (based on site area)	36.4%	40.0%	38.1%
FLOOR AREA RATIO (based on site area)	38.3%	42.0%	40.0%
BUILDING CLEAR HEIGHT	28'-0"	28'-0"	
AUTO PARKING REQUIRED			
Office: 1/250 s.f.	13	13	26 stalls
Mfg: 1/500 s.f.	56	58	114 stalls
TOTAL	69	71	140 stalls
AUTO PARKING PROVIDED			
Standard (9' x 20')	54	38	92 stalls
Compact (8.5' x 17') 40% max.	13	31	44 stalls
Handicapped (9' x 20')	3	3	6 stalls
TOTAL	70	72	142 stalls
LOADING SPACE REQUIRED			
1 loading space @ first 2,500 s.f. plus	1	1	2 spaces
1 loading space @ every 15,000 s.f. after	2	2	4 spaces
TOTAL	3	3	6 spaces
LOADING SPACE PROVIDED			
(13' W x 60' L x 14' H)	3	3	6 SPACES
ZONING ORDINANCE FOR CITY			
Zoning Designation - Dos Lagos Specific Plan Light industrial (LI) Planning Area 6			
LANDSCAPE PROVIDED			
	14,483	8,550	23,033 s.f.
	17.91%	11.29%	14.71%
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 60'			
MAXIMUM FLOOR AREA RATIO			
FAR - 50%			
SETBACKS			
Temescal Canyon Rd. - 15'			
Interior side - none			
Rear - none			



GRIFFCO LAND LLC