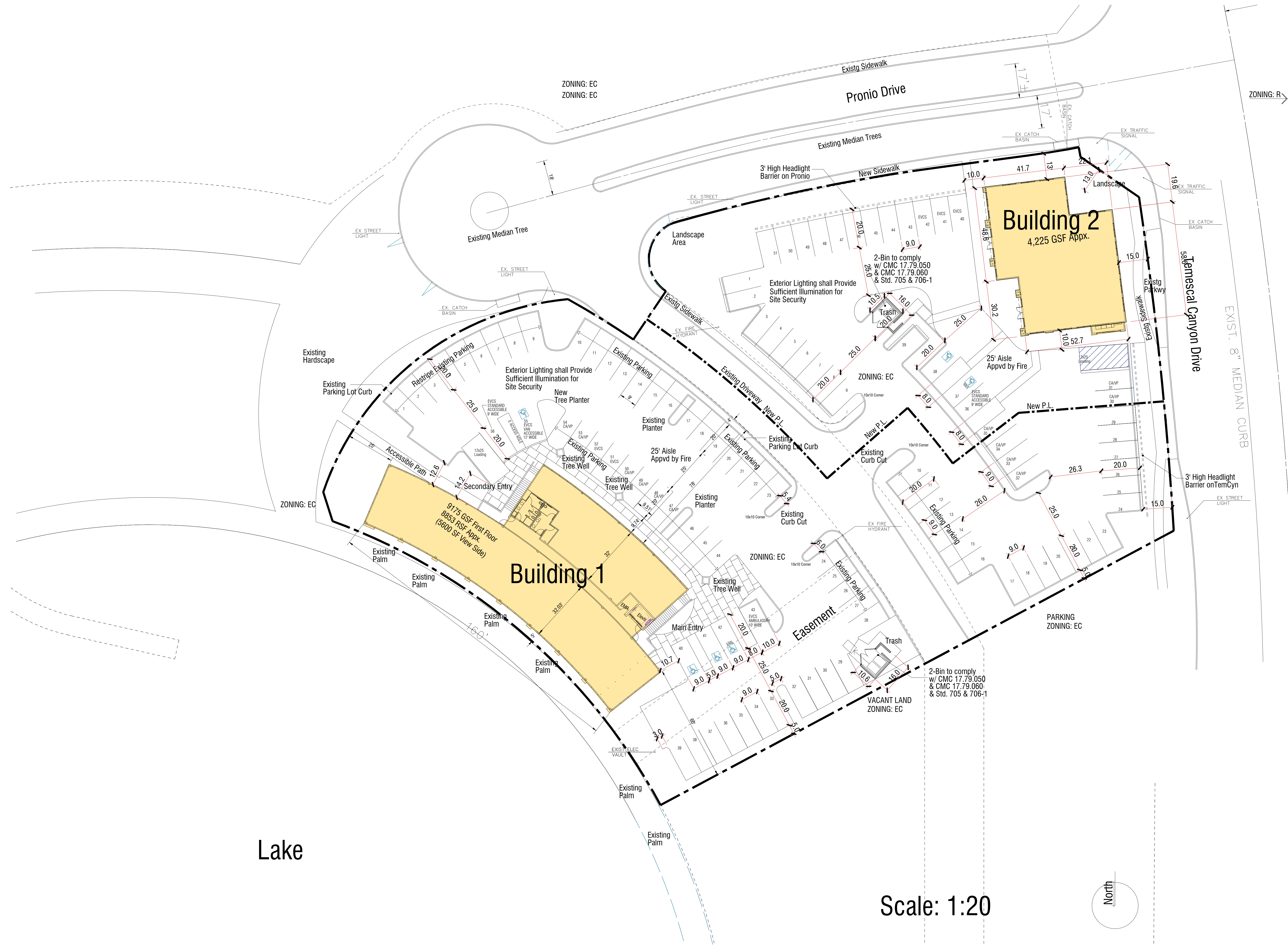


Proposer:
 REXCO Development, Inc.
 1285 Corona Pointe Court, Suite 102, Corona, CA 92879
 Mr. Pat Tritz / Mr. Griffin Hauptert - 951.898.1502

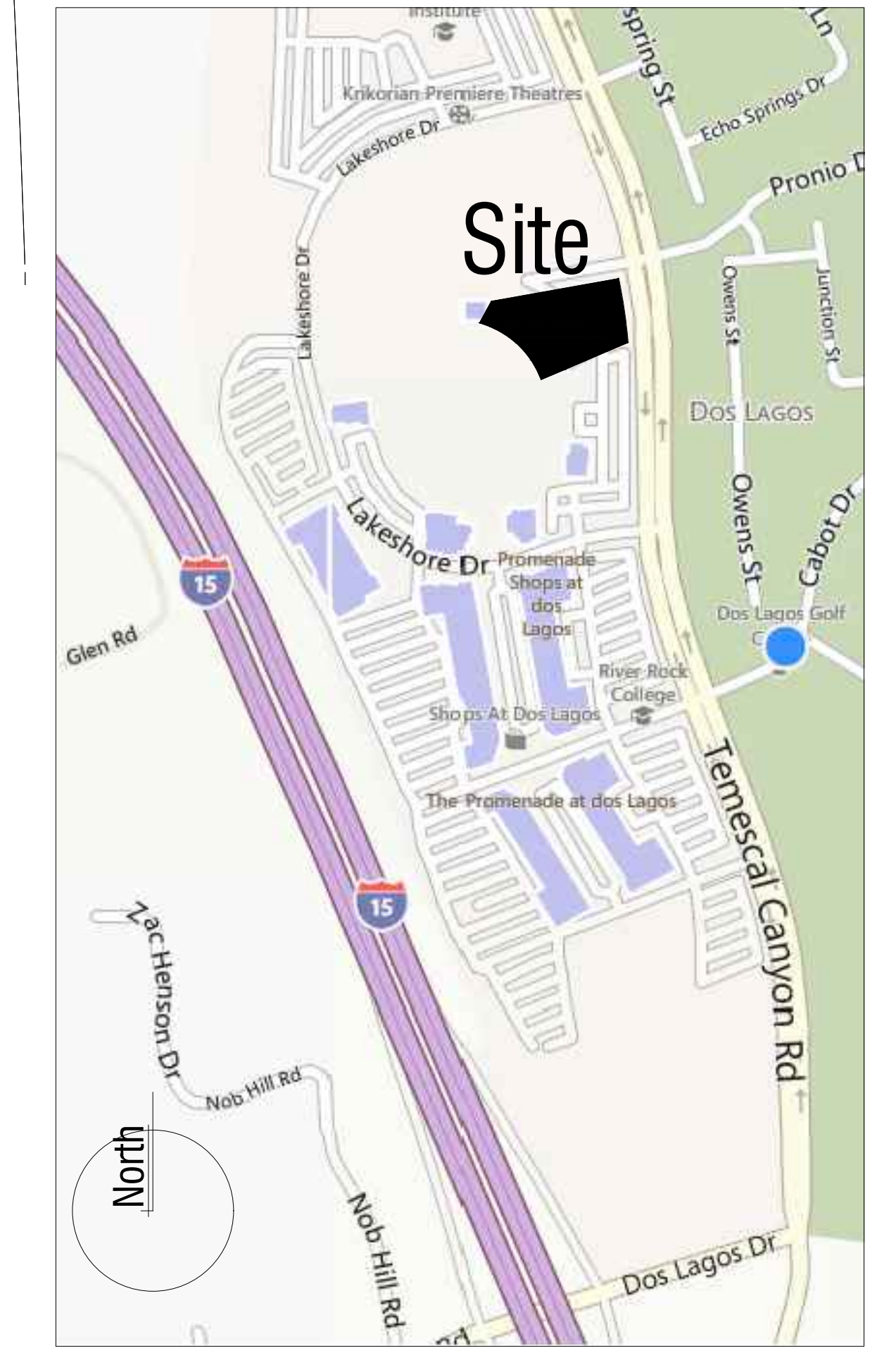
Architect/Planner:
 William Hezmalhalch Architects, Inc.
 680 Newport Center Dr., Ste. 300
 Newport Beach, CA 92660
 Mr. Ron Nestor, AIA - 949.250.0607

Site Data:
 Legal Description: Lot 11 of Tract Map 32528 recorded in Book 387 of maps, pages 69-80, inclusive
 Site Address: undetermined
 APN: 279-460-023
 Zoning: Dos Lagos Specific Plan -EC Entertainment Comm'l
 General Plan: MU1
 Area: 89,968.4 SF or 2.06 Acres
 Coverage: 13,518 SF or 15.0%

Proposed:
 Lakeside Office Bldg 1: 17,164 SF Type V-A 2-story
 Building Hgt: 30' to Max. Parapet
 Landscape Area: 8,052 SF
 Corner Commercial Bldg 2: 4,236 SF Type V-A 1-stry
 Building Hgt: 19' to Max. Parapet
 Landscape Area: 11,129 SF
 Total, Appx.: 21,400 SF -- Floor Area Ratio = 0.24 FAR
 Total Landscape Area: 19,181 SF (21.3% of site)
 Parking Req'd: 21,400 @ 5:1000 = 107 Spaces
 Parking Prov'd: 56+51 = 107 Spaces
 Loading Spaces Req'd: 2 Provided: 2
 Trash - 2 locations, 2 bins each per Std. 705 & 706-1
 All Wall or Monument Signs facing Residential must be externally illuminated



Vicinity Map



SITE PLAN

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE EXHIBIT 2.C IEA



DOS LAGOS COMMERCIAL CORONA, CA