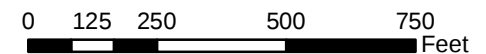
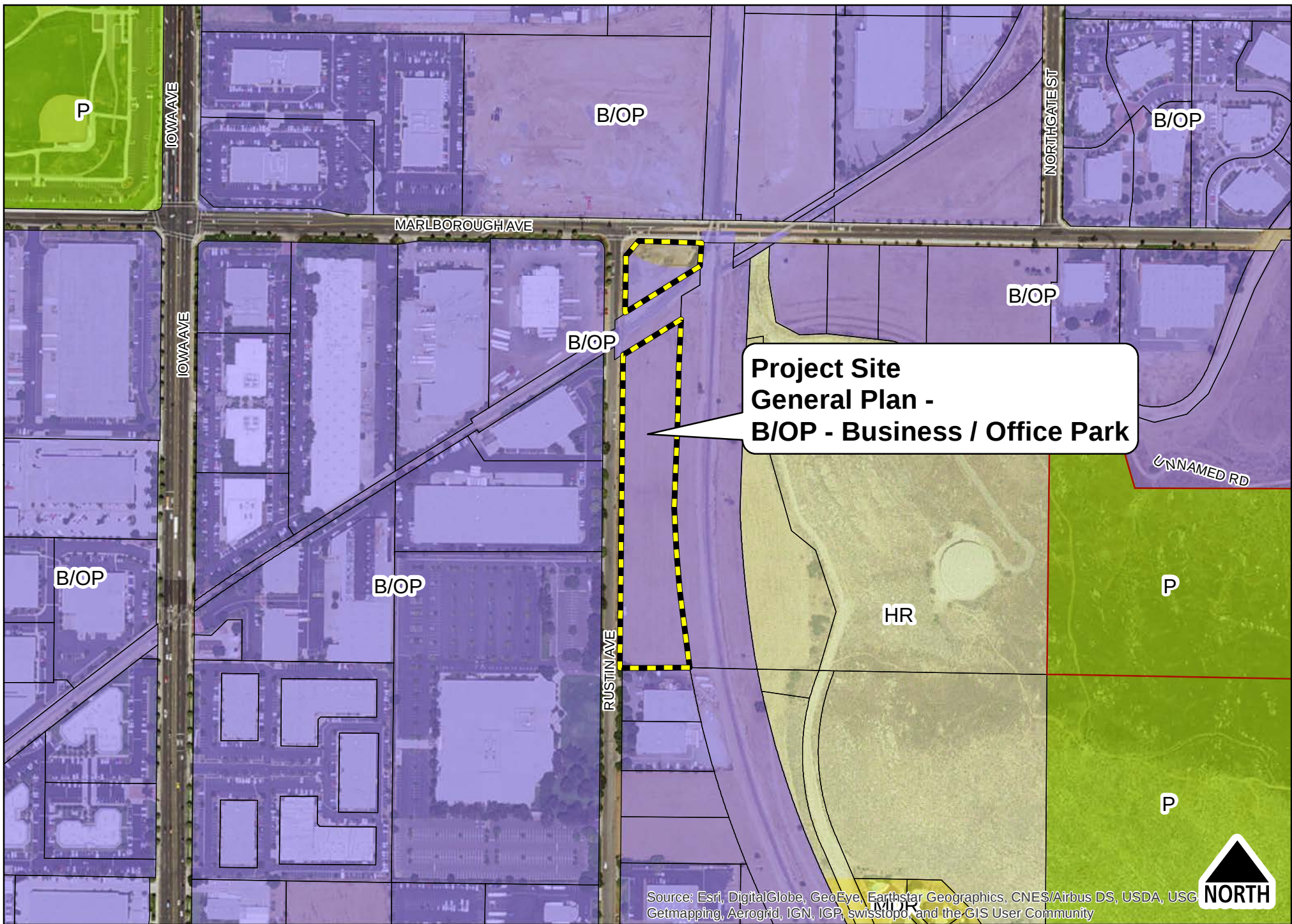
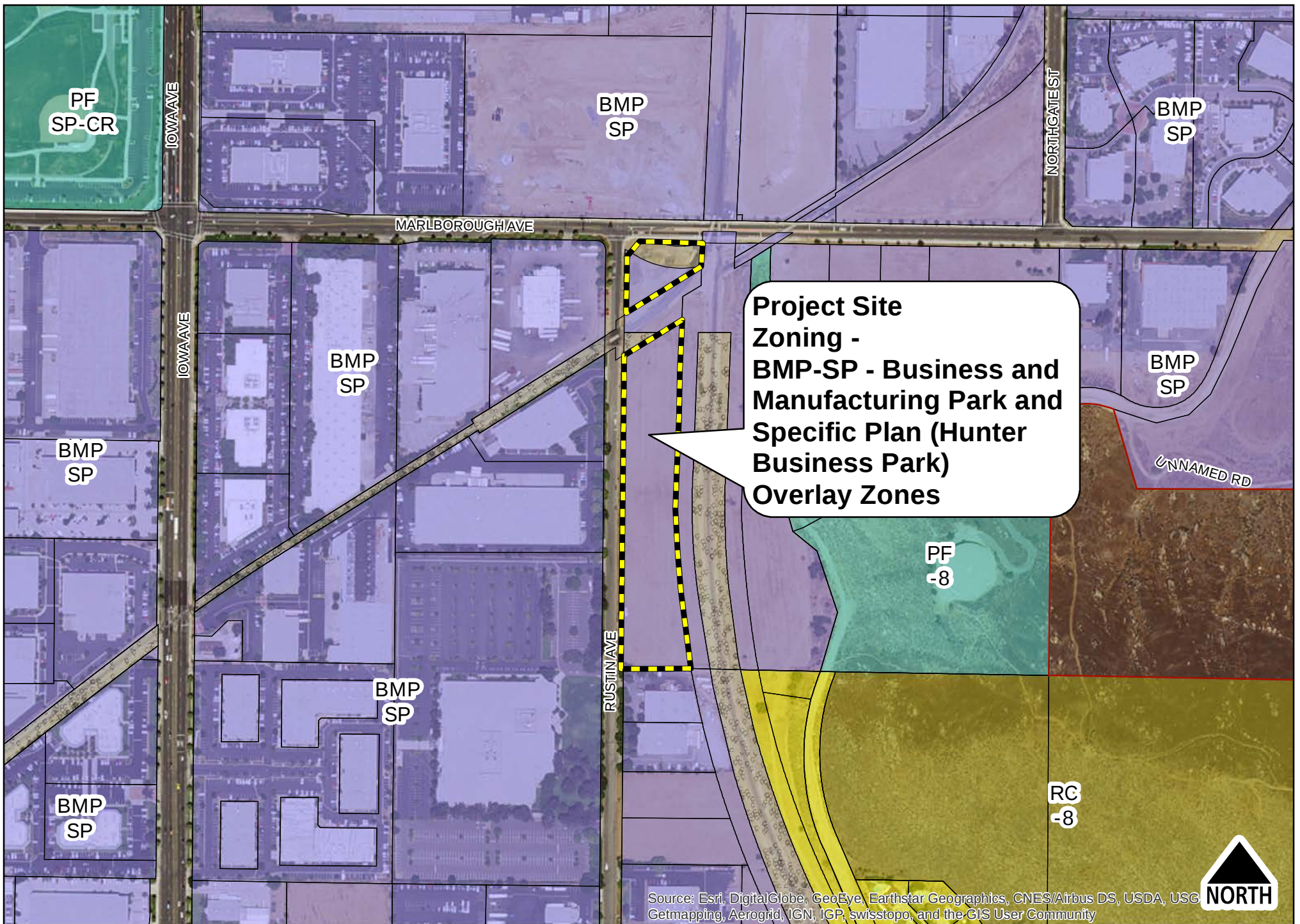


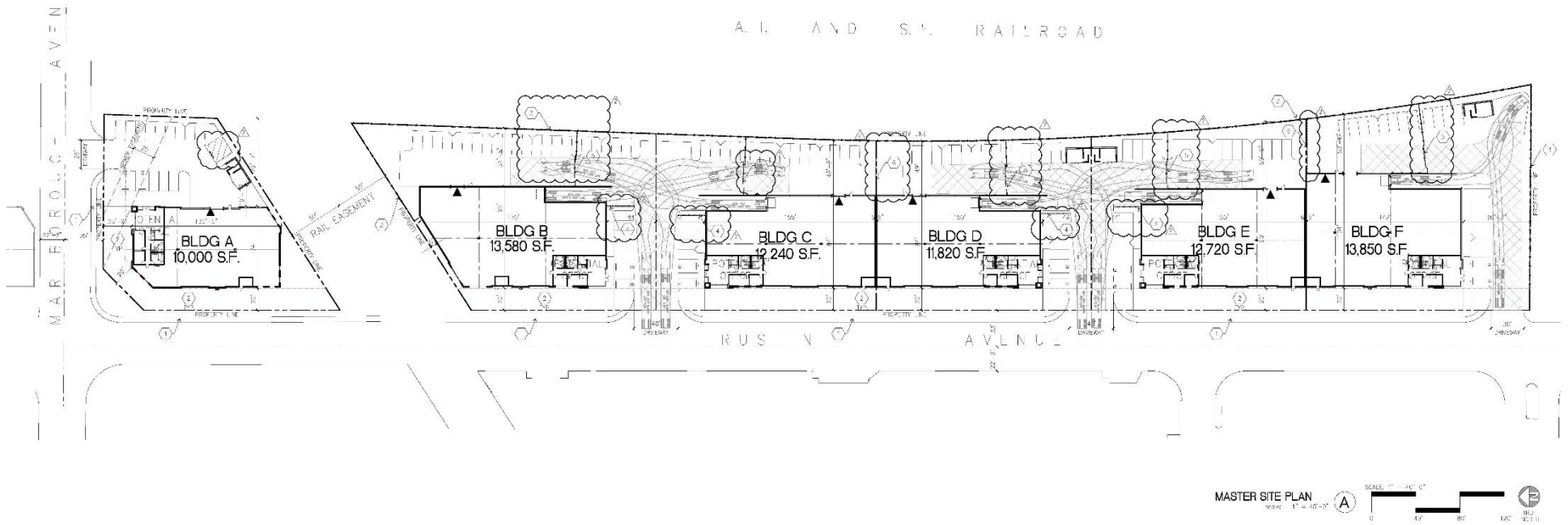


P16-0731 & P16-0732, Exhibit 2 - Aerial / Location Map







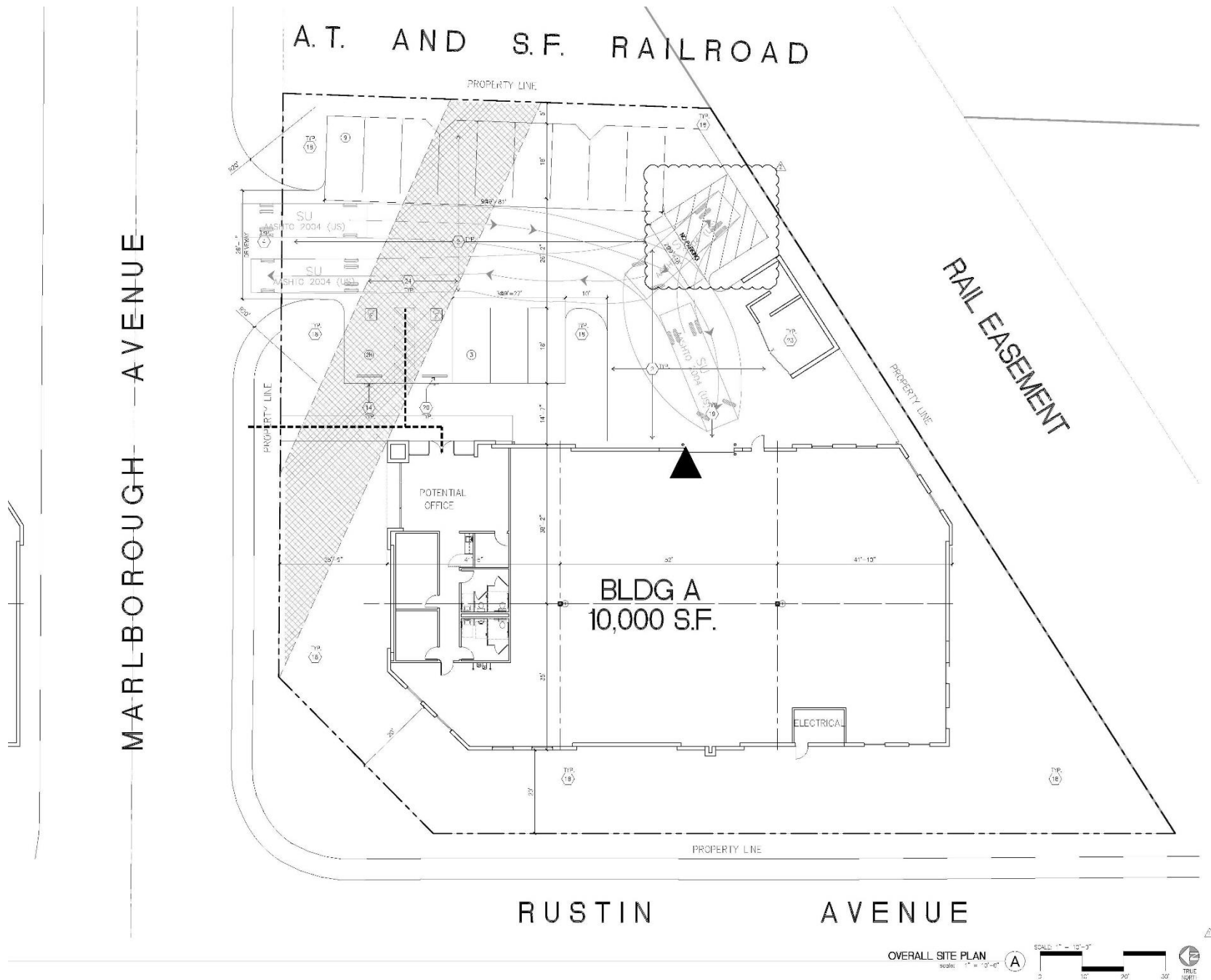


TABULATION

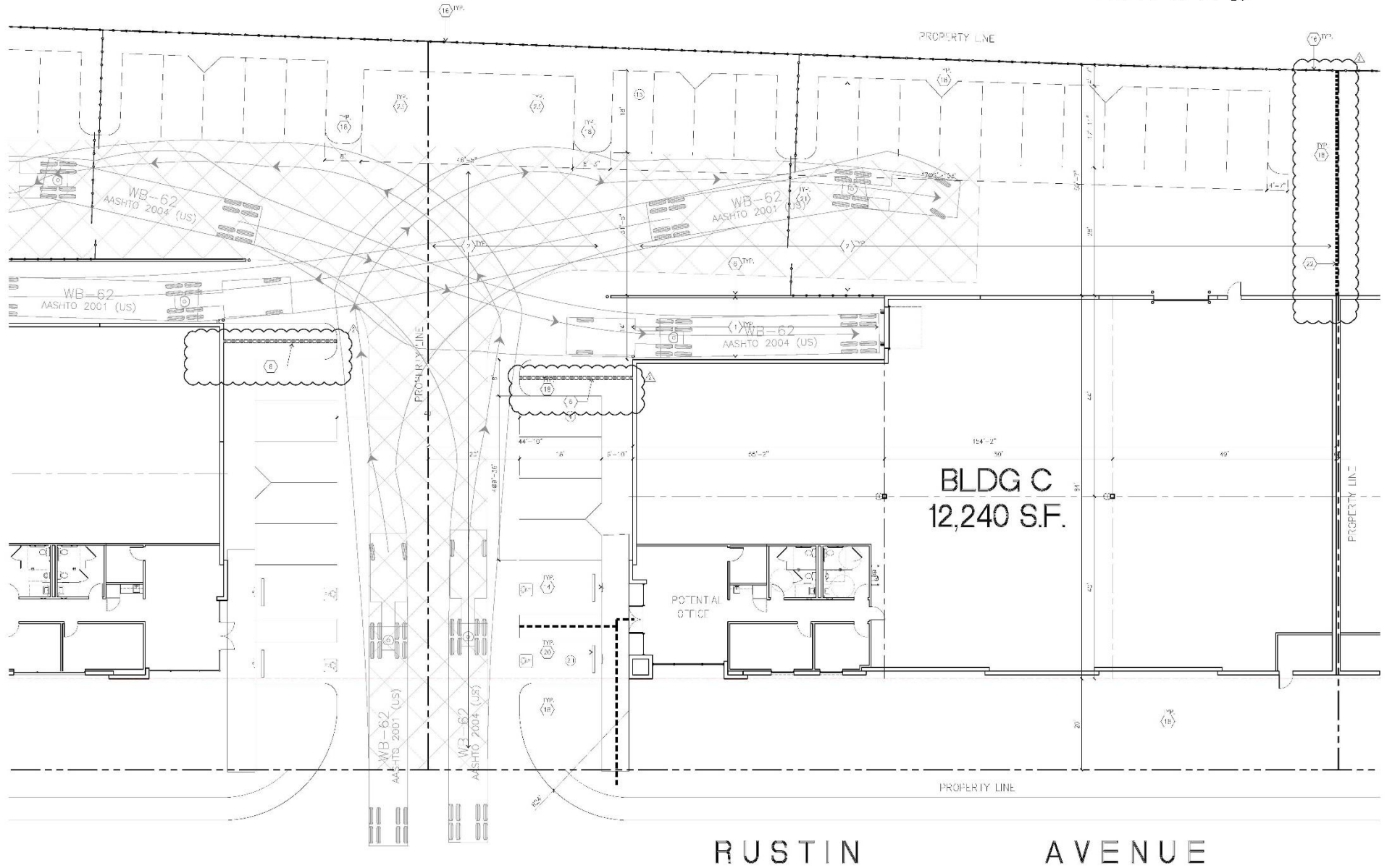
	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	TOTAL
SITE AREA							
In s.f.	27,027	36,159	31,171	29,949	31,874	38,019	194,199 s.f.
In acres	0.62	0.83	0.72	0.69	0.73	0.87	4.46 ac
BUILDING AREA							
Office	1,250	1,250	1,250	1,250	1,250	1,250	7,500 s.f.
Warehouse	8,750	12,330	10,990	10,570	11,470	12,600	66,710 s.f.
TOTAL	10,000	13,580	12,240	11,820	12,720	13,850	74,210 s.f.
COVERAGE	37.0%	37.6%	39.3%	39.5%	39.9%	36.4%	38.2%
AUTO PARKING REQUIRED							
Office: 1/250 s.f.	5	5	5	5	5	5	30 stalls
Whse: 1/1,000 s.f.	9	13	11	11	12	13	68 stalls
TOTAL	14	18	16	16	17	18	98 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	12	26	19	19	21	18	115 stalls
Handicap	2	2	2	2	2	2	12 stalls
TOTAL	14	28	21	21	23	20	127 stalls
ZONING ORDINANCE FOR CITY							
Zoning Designation - Business and Manufacturing park (BMP)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 30', variance - 11', Actual - 56' max.							
MAXIMUM LOT COVERAGE							
50%							
LANDSCAPE REQUIREMENT							
Percentage - to be verified							
SETBACKS							
Building							
Front - 40' (Bldg. over 30' ht), 20' (bldg. 30' or less in ht.)							
Side/Rear- none							
Landscape							
10' (20 or fewer parking spaces)							
15' (21 or greater parking spaces)							

VICINITY MAP

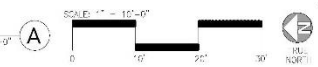




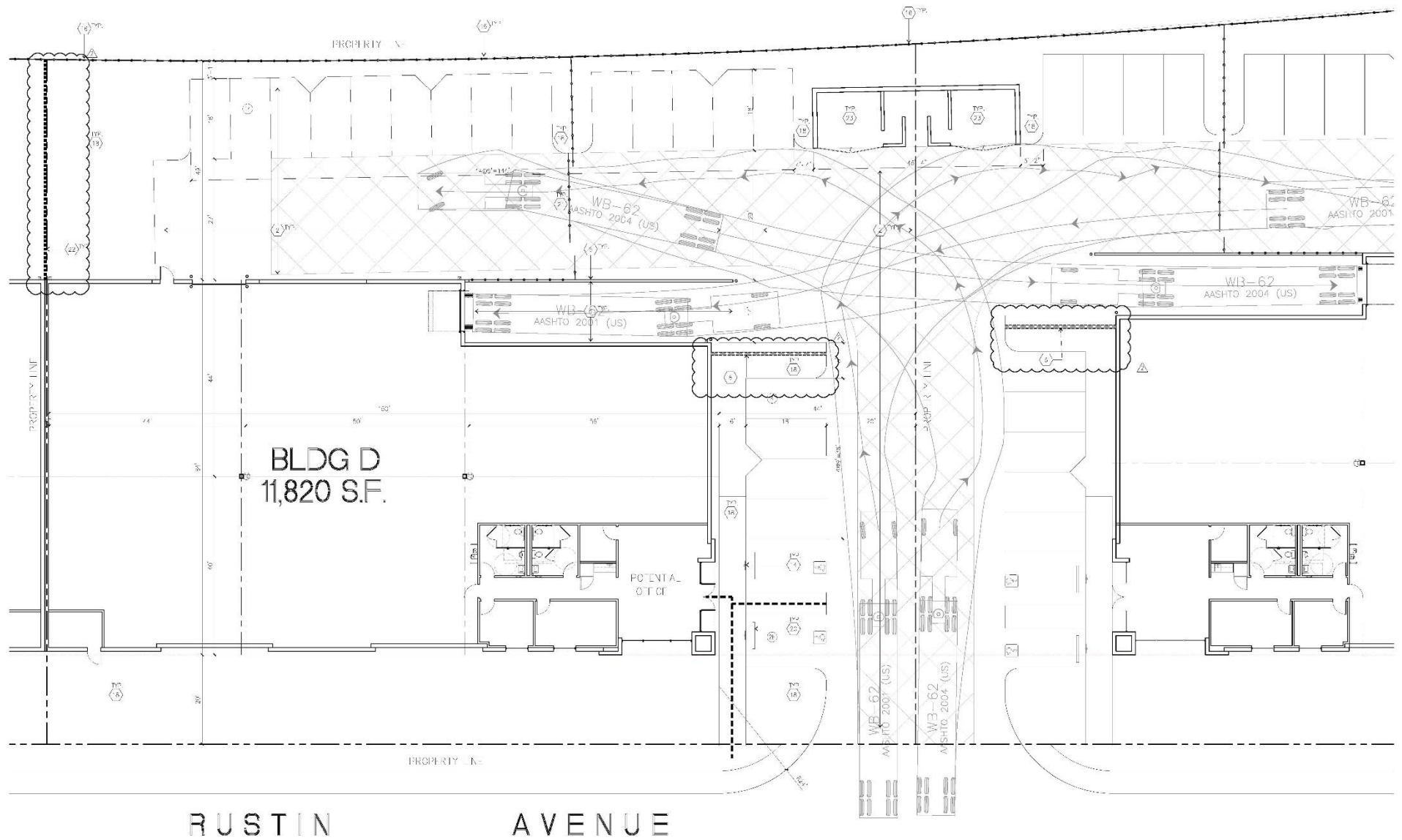
A.T. AND S.F. RAILROAD



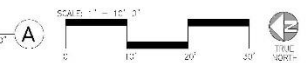
OVERALL SITE PLAN

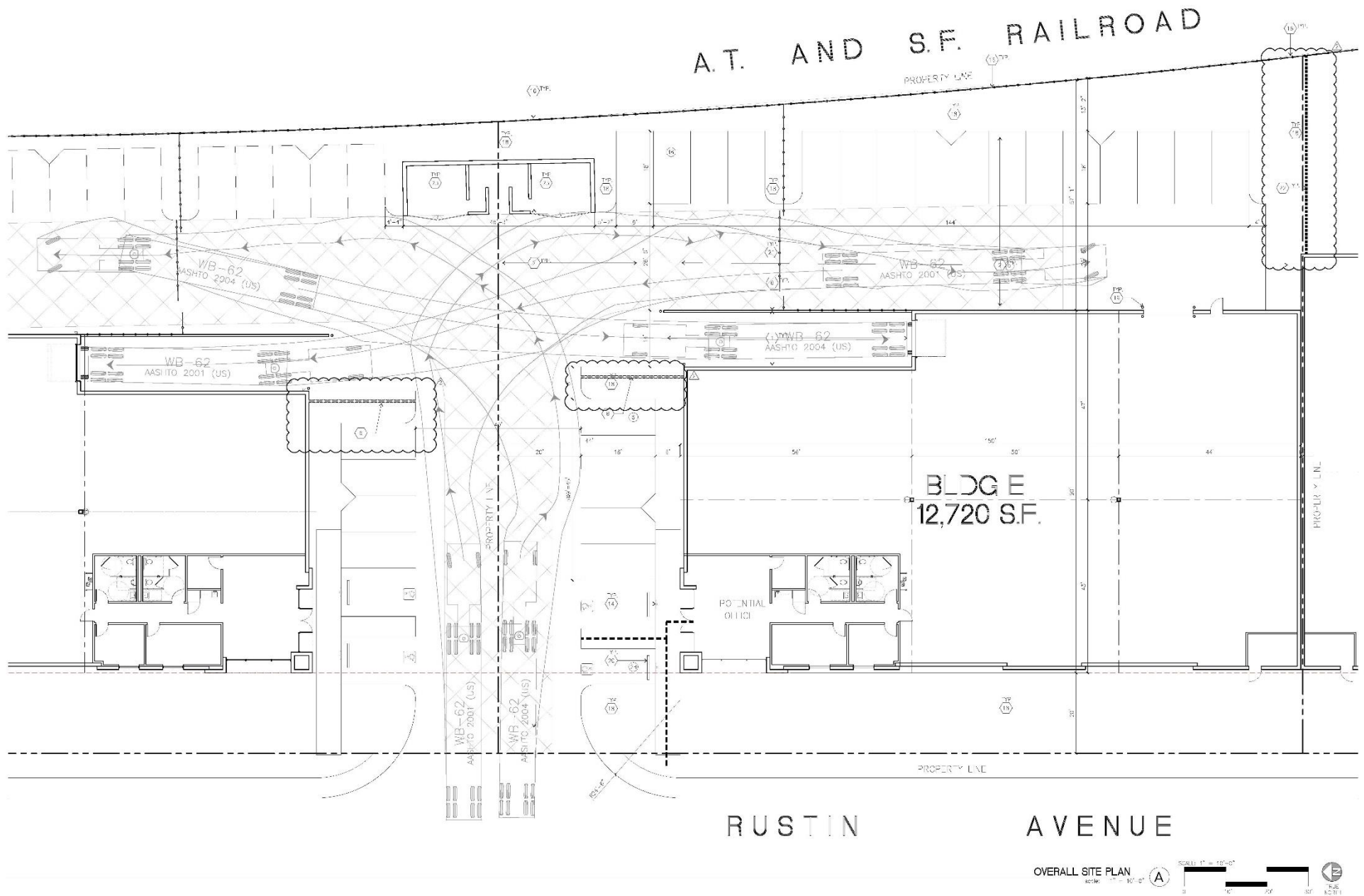


A.T. AND S.F. RAILROAD

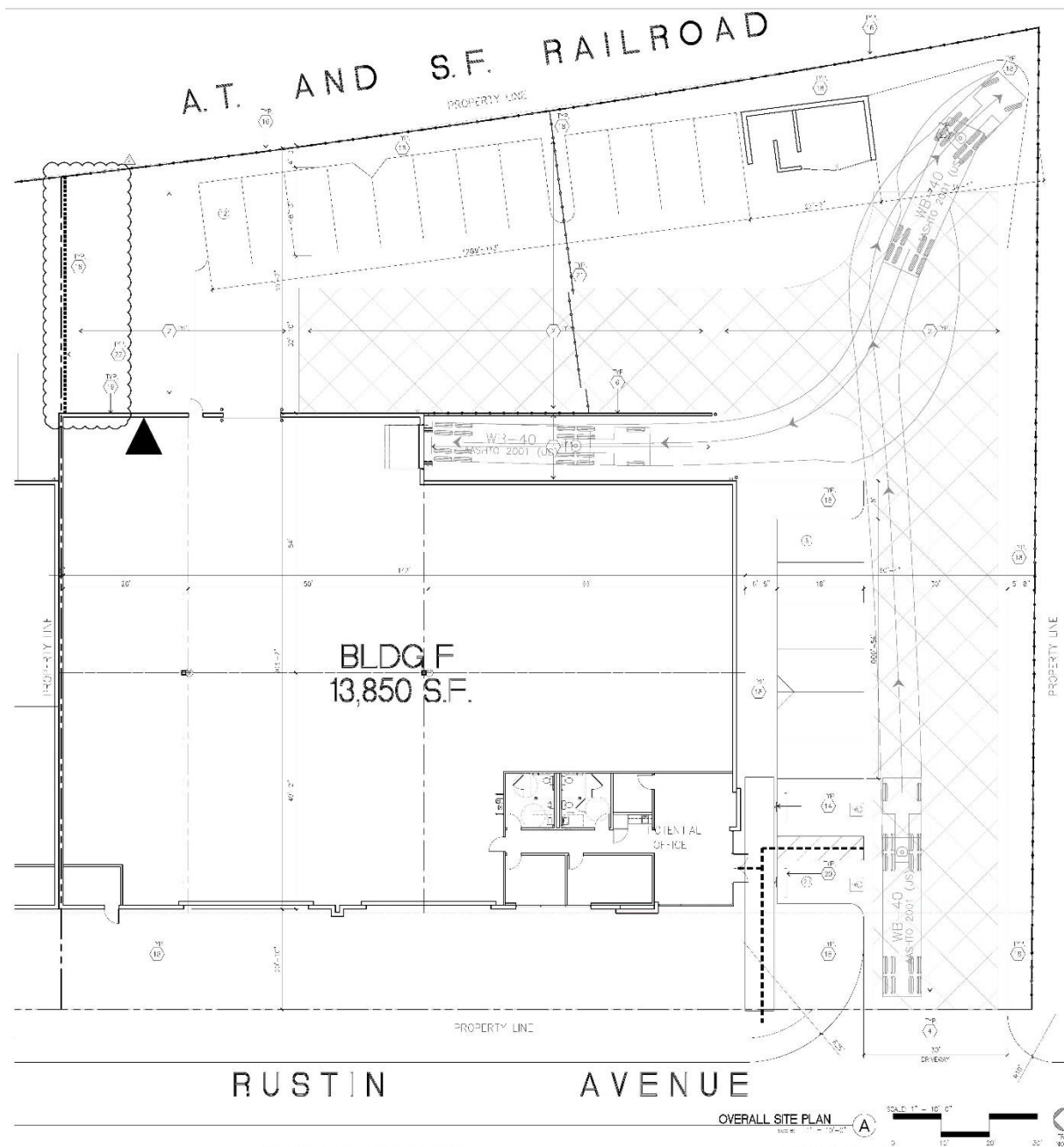


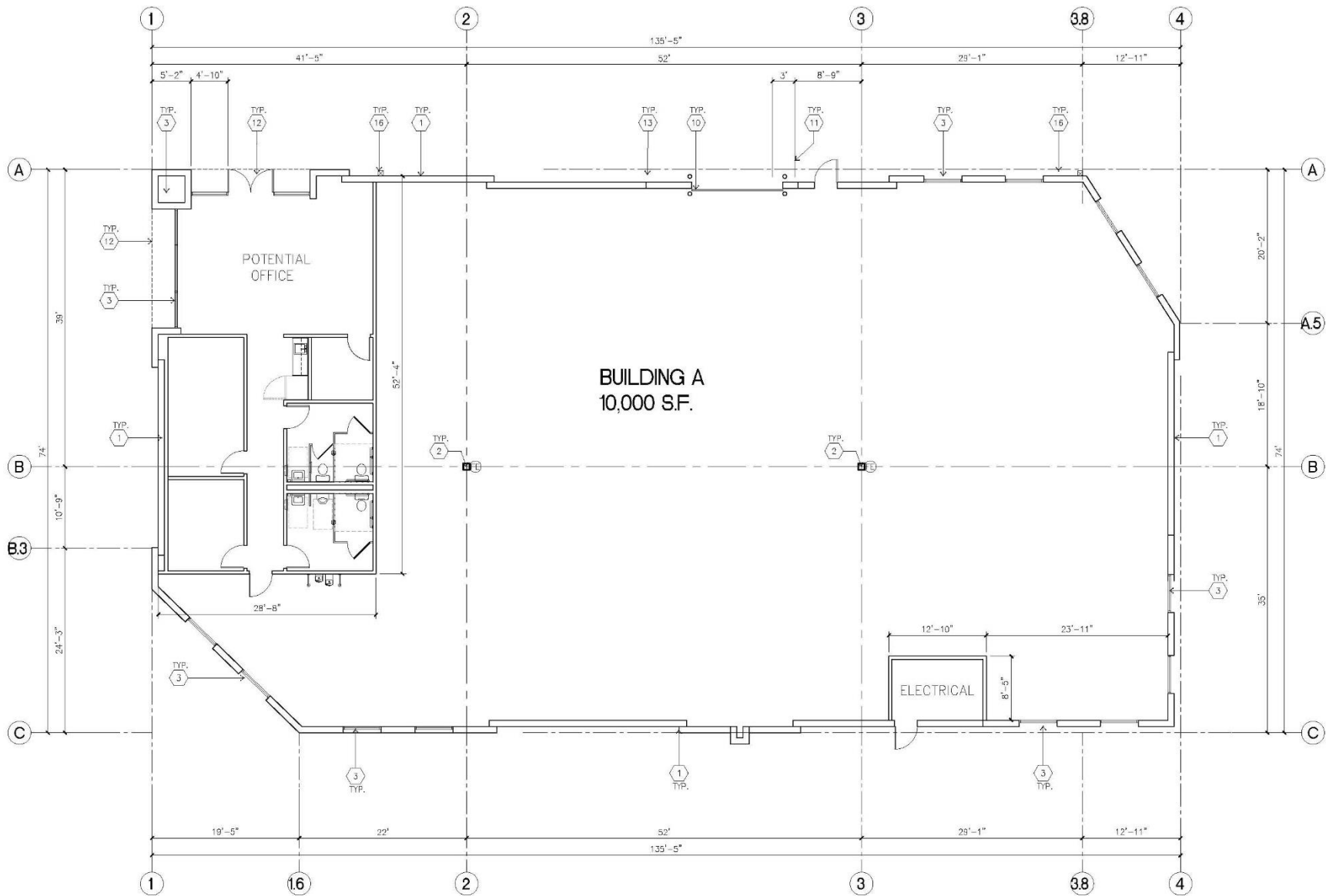
OVERALL SITE PLAN
Scale: 1" = 10'-0"





P16-0731 & P16-0732, Exhibit 5 - Project Plans





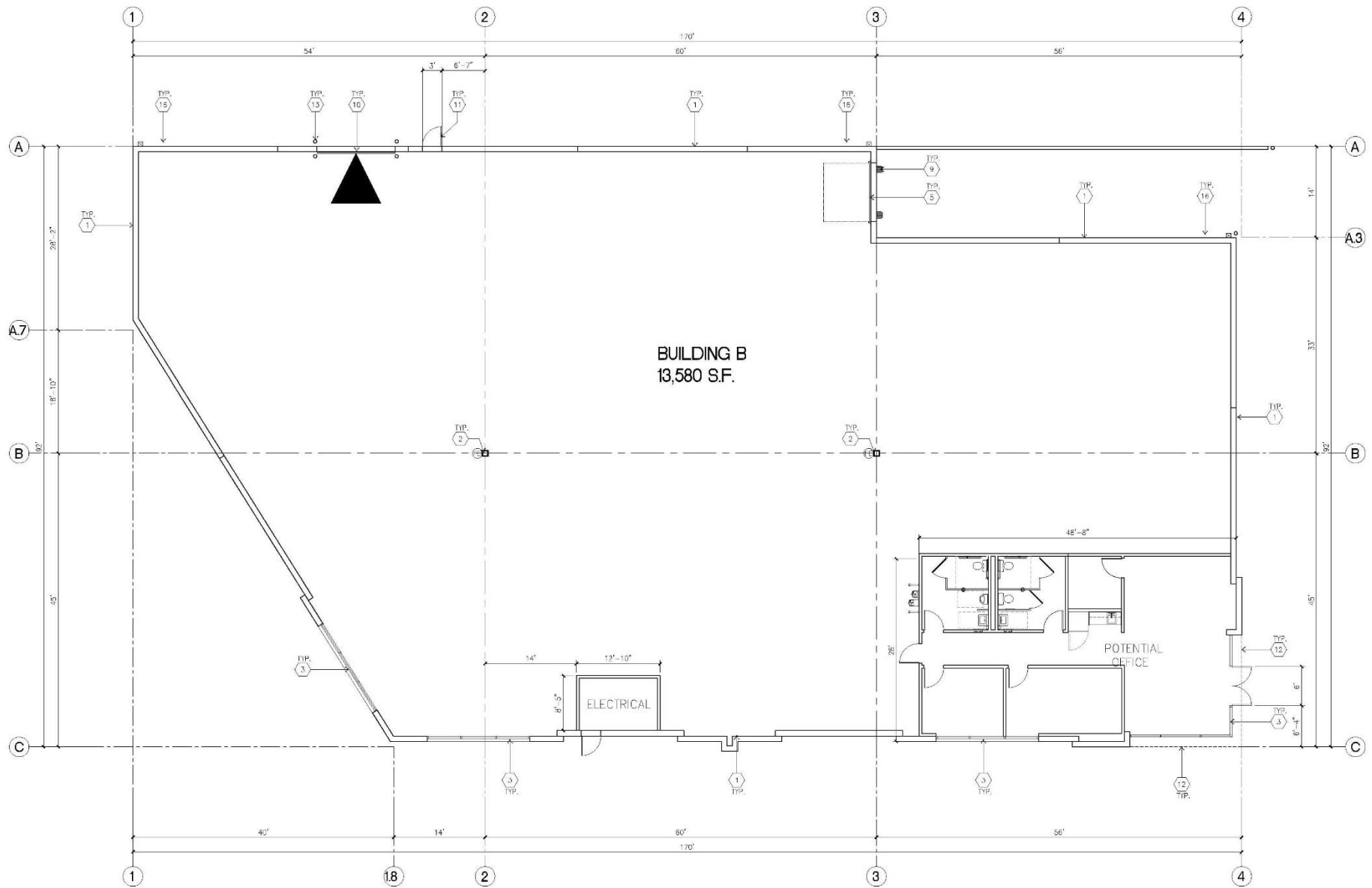
OVERALL FLOOR PLAN

scale: 1/8"=1'-0"

A

SCALE: 1/8"=1'-0"





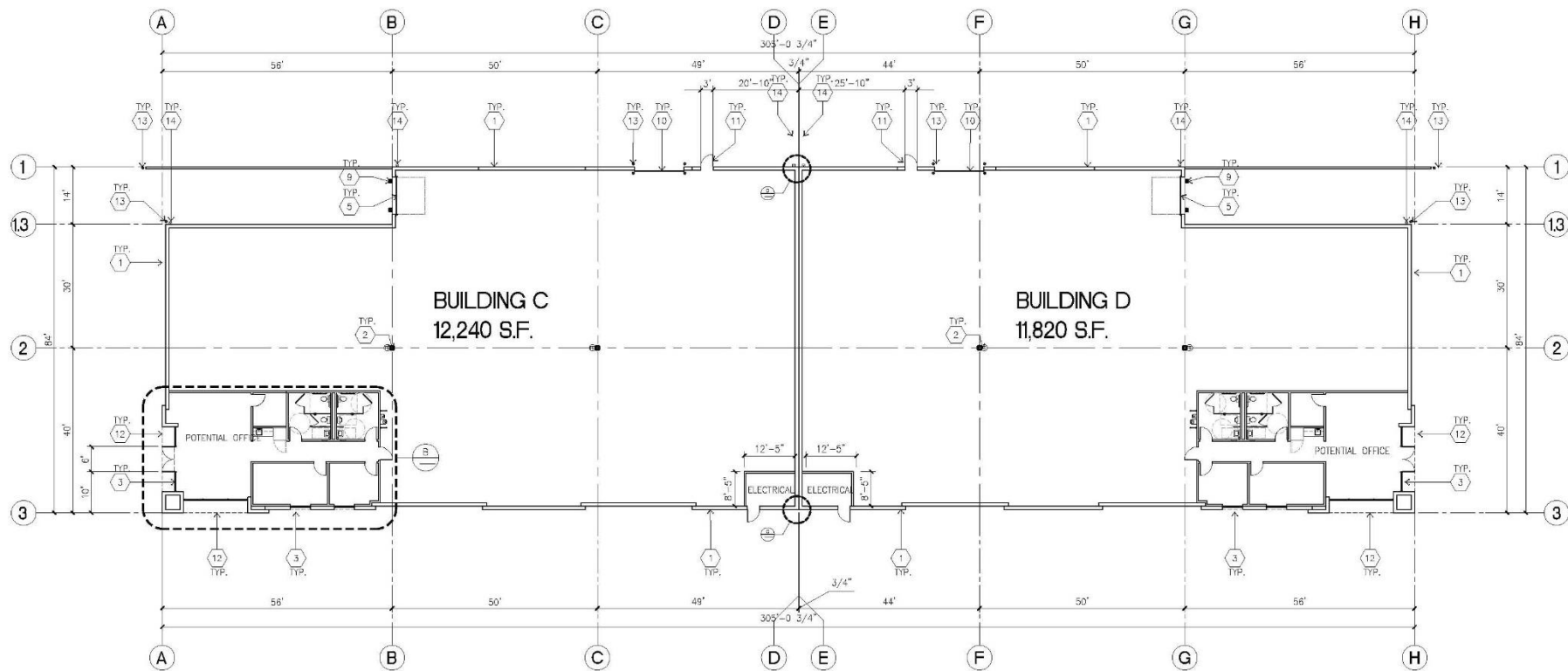
OVERALL FLOOR PLAN

scale: 1/8"=1'-0"

A

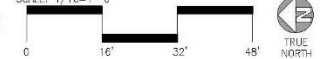
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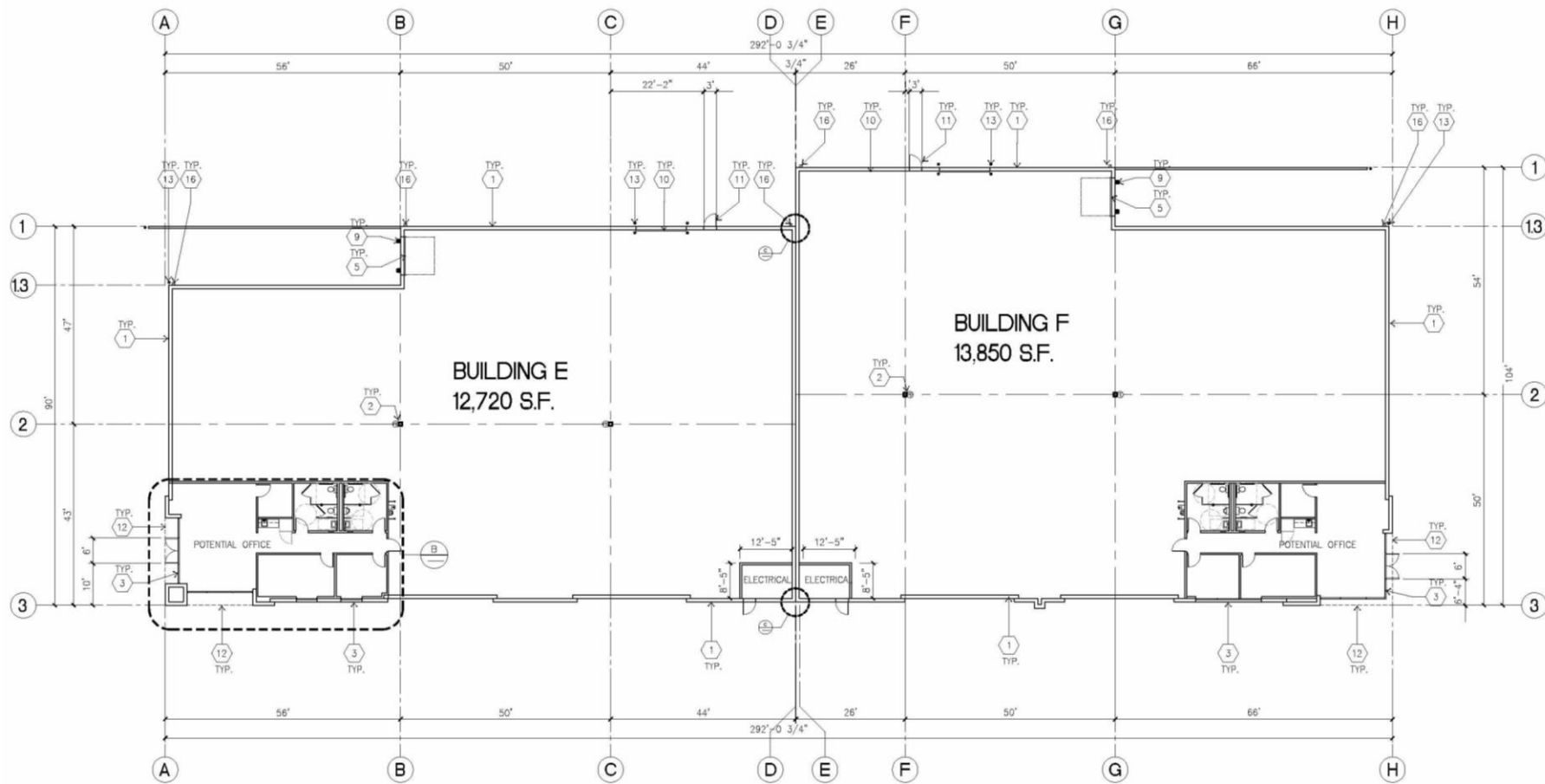




OVERALL FLOOR PLAN
scale: 1/16"=1'-0"

SCALE: 1/16"=1'-0"



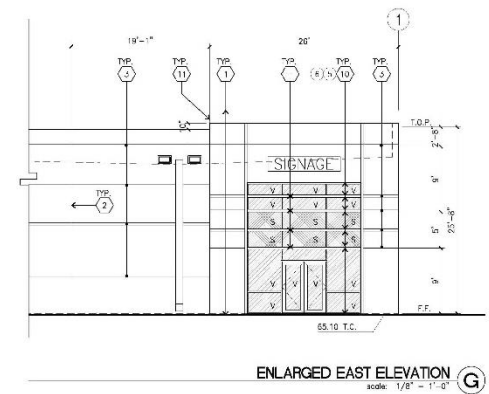
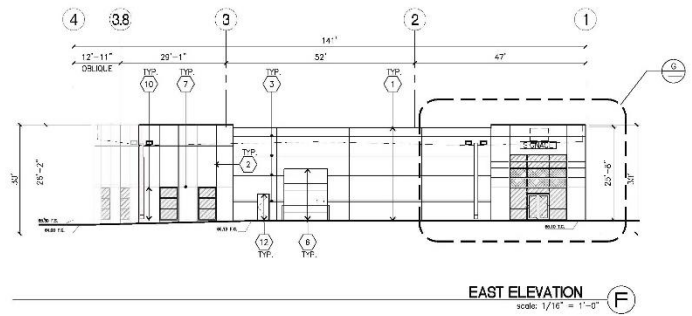
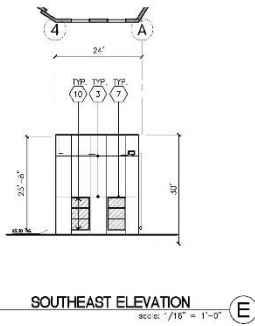
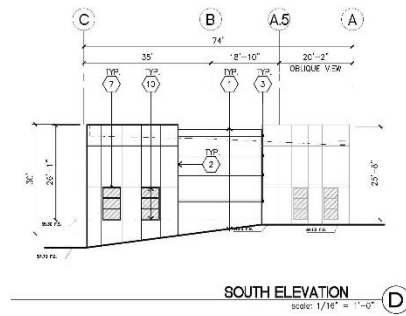
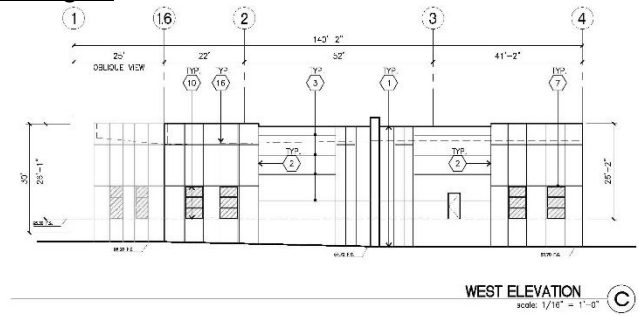
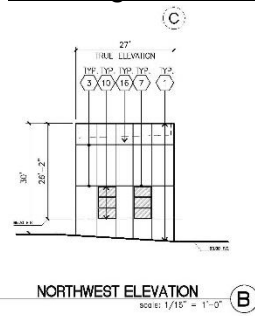
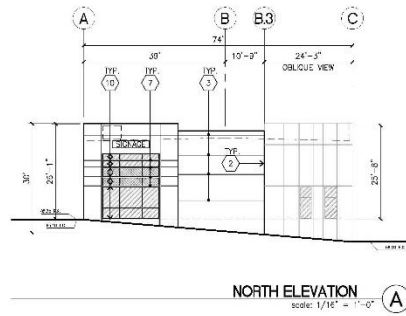


OVERALL FLOOR PLAN

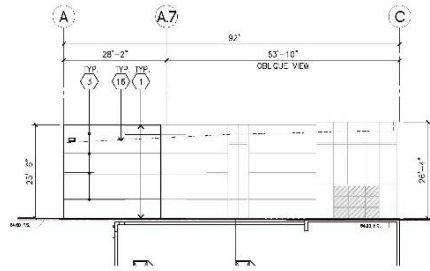
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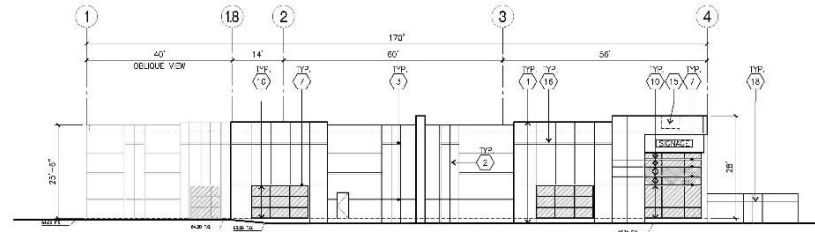
Building Elevations - Building A



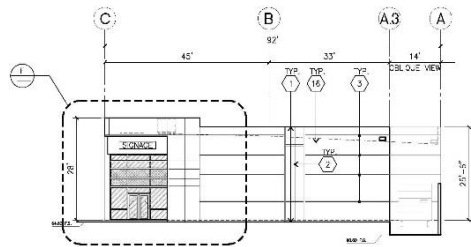
Building Elevations - Building B



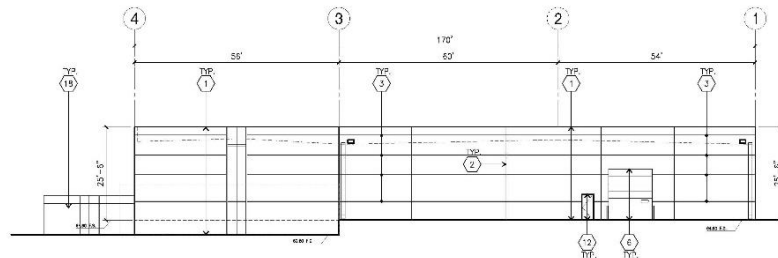
NORTH ELEVATION
scale: 1/16" = 1'-0" (A)



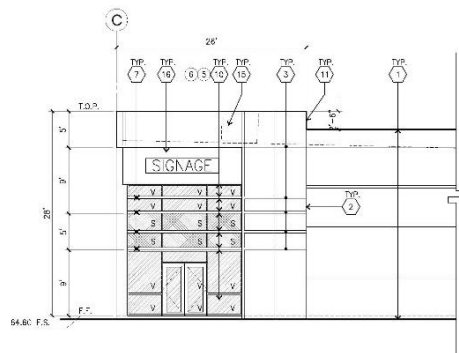
WEST ELEVATION
scale: 1/16" = 1'-0" (B)



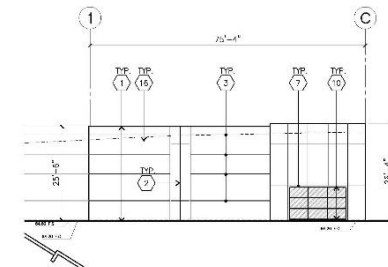
SOUTH ELEVATION
scale: 1/16" = 1'-0" (C)



EAST ELEVATION
scale: 1/16" = 1'-0" (D)

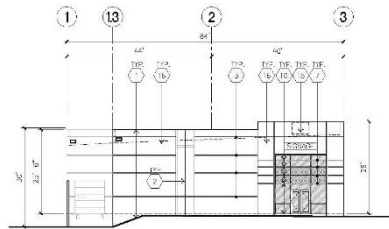


ENLARGED SOUTH ELEVATION
scale: 1/8" = 1'-0" (F)

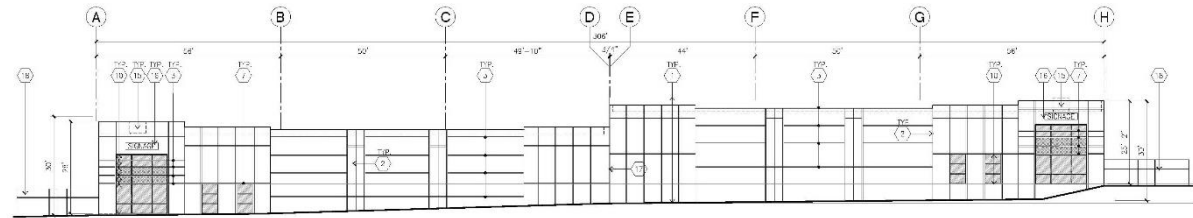


NORTHWEST ELEVATION
scale: 1/16" = 1'-0" (E)

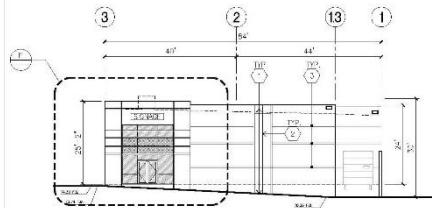
Building Elevations - Buildings C and D



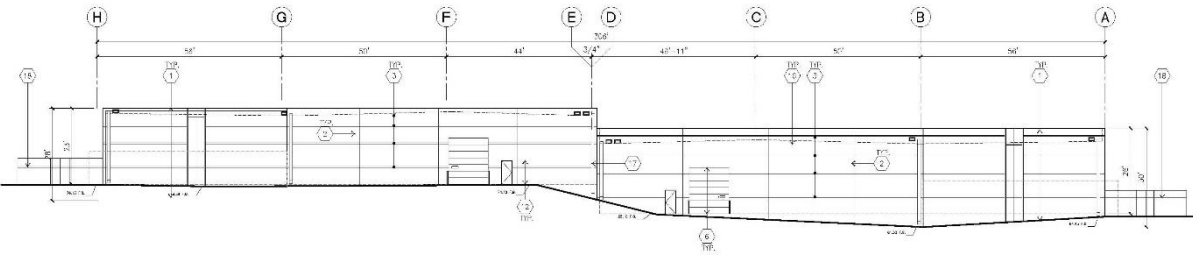
NORTH ELEVATION
scale: 1/16" = 1'-0"



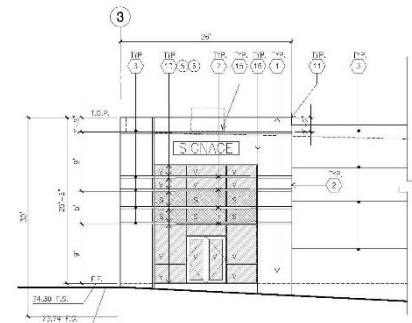
WEST ELEVATION
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SOUTH ELEVATION
scale: 1/16" = 1'-0"

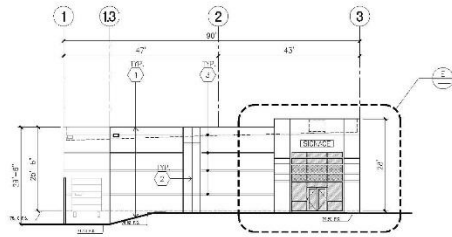


EAST ELEVATION
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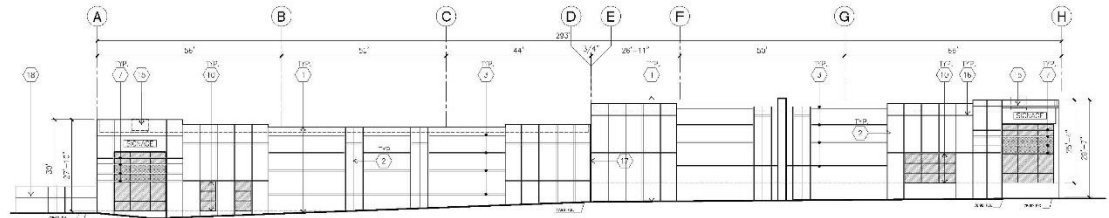


ENLARGED SOUTH ELEVATION
scale: 1/8" = 1'-0"

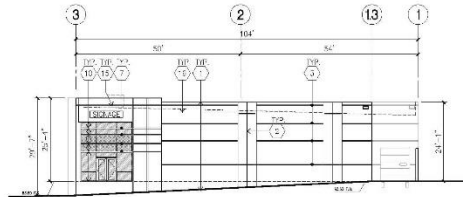
Building Elevations - Building E and F



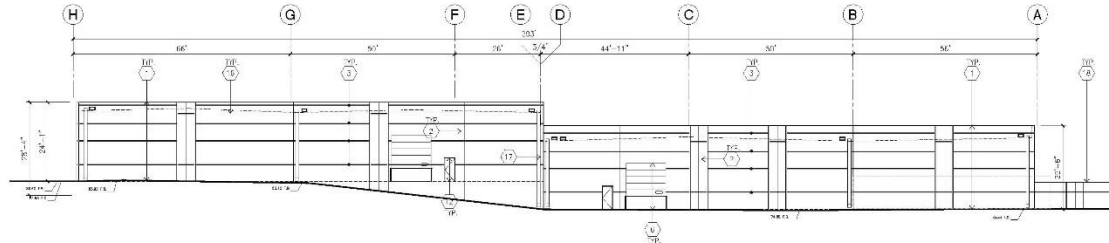
NORTH ELEVATION
scale: 1/16" = 1'-0"



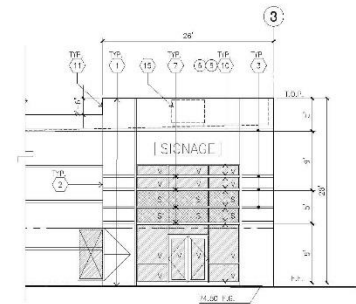
WEST ELEVATION
scale: 1/16" = 1'-0"



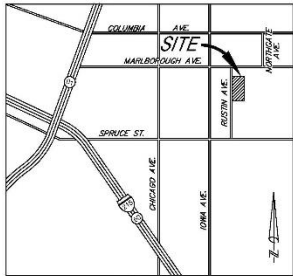
SOUTH ELEVATION
scale: 1/16" = 1'-0"



EAST ELEVATION
scale: 1/16" = 1'-0"



ENLARGED NORTH ELEVATION
scale: 1/16" = 1'-0"



VICINITY MAP

NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6

OWNER/APPLICANT

RUSTIN BUSINESS PARK LLC
ATTN: MR. MOSHE SILAGI
101 HODONCHAMP RD
THOUSAND OAKS, CA 91320
TEL: (805) 494-7704

ENGINEER

SON & ASSOCIATES, INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA 92507
VOICE: (951) 583-3691
FAX: (951) 788-2314

SOILS ENGINEER

GEOMAT TESTING LABORATORIES, INC.
5980 INDIANA AVE., STE. 14
RIVERSIDE, CA 92503
VOICE: (951) 688-5400

ASSESSOR'S PARCEL NO.

249-130-010

ZONING AND LAND USE

EXISTING ZONING - BMP

PROPOSED ZONING - BMP

SURROUNDING LAND USE

NORTH.....INDUSTRIAL
EAST.....RAV
SOUTH.....INDUSTRIAL
WEST.....INDUSTRIAL/OFFICE

SURROUNDING ZONING

NORTH.....BMP
EAST.....BMP
SOUTH.....BMP
WEST.....BMP

SCHOOL DISTRICT

RIVERSIDE UNITED
SCHOOL DISTRICT

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP 37238
JANUARY 2017
SEC 18 T2S, R4W, SBBM

UTILITY PURVEYORS

WATER.....CITY OF RIVERSIDE
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
CABLE.....CITY OF RIVERSIDE
CABLE.....CHARTER COMMUNICATION

PROJECT INFO

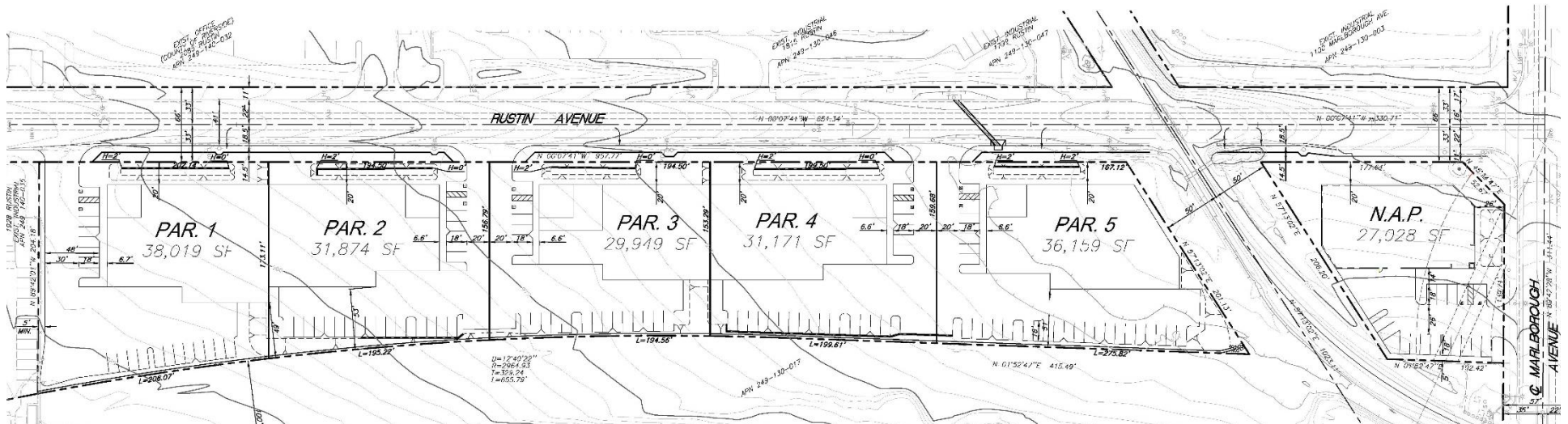
AREA OF SITE = 194,199 SF (4.48 AC)
LANDSCAPE AREA = 27,143 SF (0.62 AC)
PARKING/DRIVEWAY AREA = 64,453 SF (1.48 AC)
TOTAL BUILDING AREA = 74,210 (1.70 AC)
- OFFICES = 7,500 SF
- WAREHOUSE = 66,710 SF
TOTAL BUILDING AREA = 74,210 (1.70 AC)

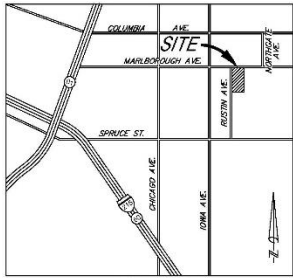
PARKING TABULATIONS

BUILDING TYPE	TOTAL PLANNED S.F.	REQUIRED PARKING	PROVIDED PARKING
OFFICE	7,500 SF	1/250 = 30 SPACES	
WAREHOUSING	66,710 SF	1/1000 = 66 SPACES	
TOTAL BUILDING AREA	74,210 SF	96 AUTO SPACES	129 AUTO SPACES

LEGEND

P.P.	- POWER POLE
EXIST.	- EXISTING
---	- TRACT BOUNDARY
---	- CENTERLINE
---	- CURB AND GUTTER
---	- LOT LINE





VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PRELIMINARY GRADING PLAN
JANUARY 2017
SEC 18 T2S, R4W, SBBM

OWNER/APPLICANT

RUSTIN BUSINESS PARK LLC
101 HODSONCAMP RD
THOUSAND OAKS, CA 91360
TEL: (805) 494-7704

ENGINEER

SM & ASSOCIATES, INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA 92507
VOICE: (951) 683-1001
FAX: (951) 788-2314

SOILS ENGINEER

GEOMAT TESTING LABORATORIES, INC.
9980 INDIANA AVE., STE. 14
RIVERSIDE, CA 92503
VOICE: (951) 688-5400

ASSESSOR'S PARCEL NO.

249-030-010-8 & 249-130-052-8

EARTHWORK

RAW CUT = 9,200 C.Y.
RAW FILL = 7,300 C.Y.

ZONING AND LAND USE

EXISTING ZONING = BNP
PROPOSED ZONING = BNP

SURROUNDING LAND USE

NORTH.....BNP
EAST.....INDUSTRIAL
SOUTH.....VACANT
WEST.....FLOOD CONTROL BASIN

SURROUNDING ZONING

NORTH.....BNP
EAST.....BNP
SOUTH.....BNP
WEST.....BNP

PROJECT INFO

AREA OF SITE = 194,199 SF (4.46 AC)
LANDSCAPE AREA = 27,143 SF (0.62 AC)
PARKING/DRIVEWAY AREA = 64,493 SF (1.48 AC)
TOTAL BUILDING AREA = 74,210 (1.70 AC)
- OFFICES = 7,500 SF
- WAREHOUSE = 66,710 SF
TOTAL BUILDING AREA = 74,210 (1.70 AC)

UTILITY PURVEYORS

WATER.....CITY OF RIVERSIDE
GAS.....S.D. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
SEWER.....CITY OF RIVERSIDE
CABLE.....CHARTER COMMUNICATION

PARKING TABULATIONS

BUILDING TYPE	TOTAL PLANNED S.F.	REQUIRED PARKING	PROVIDED PARKING
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SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

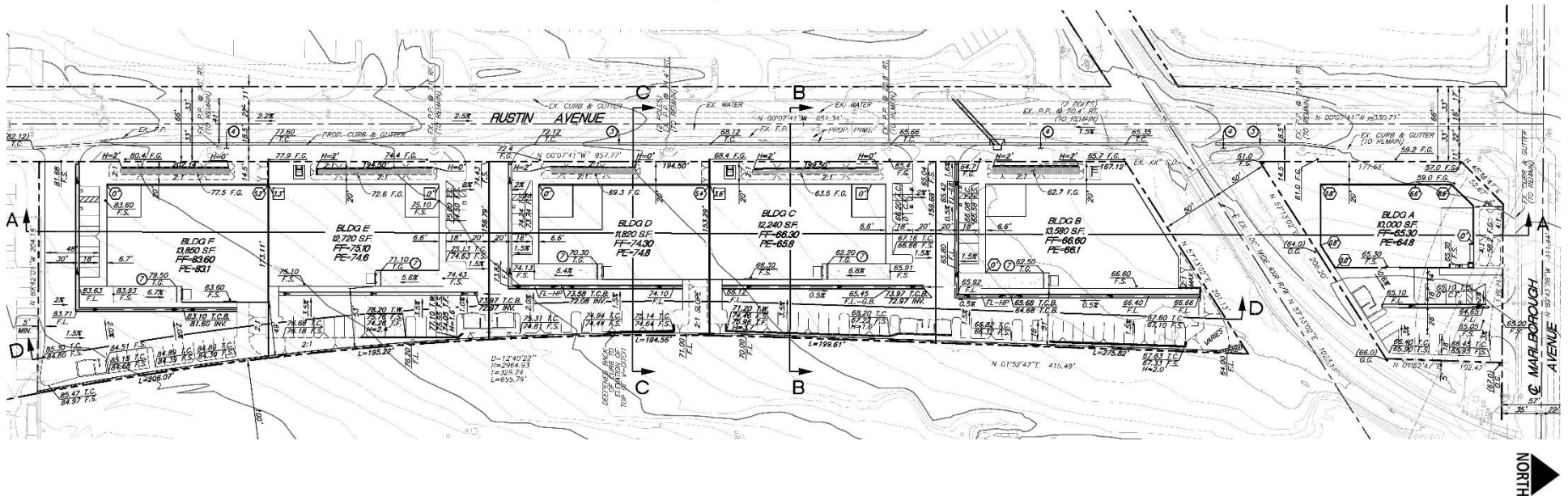
LEGEND

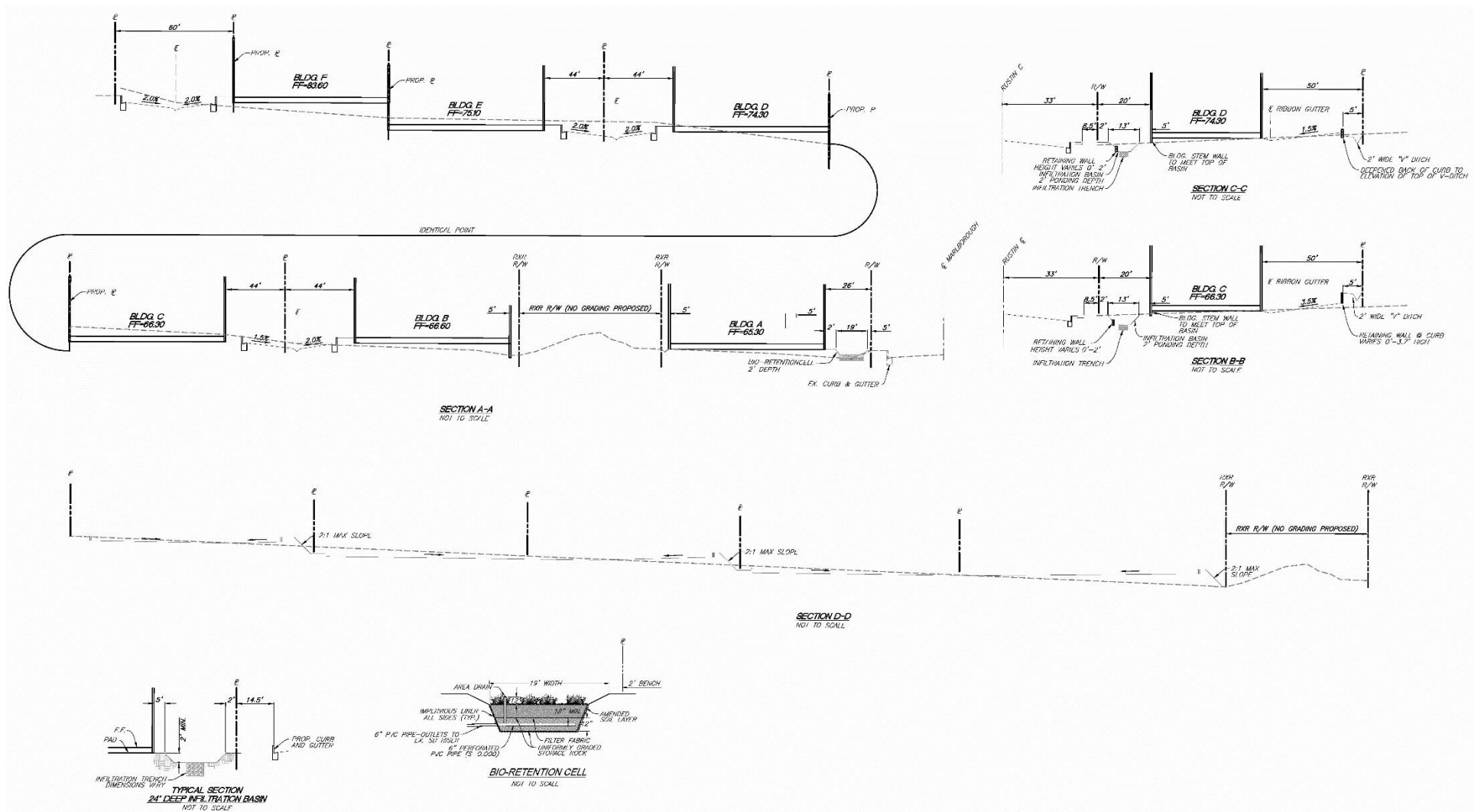
T.B. - TOP OF BERM
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
EXISTING CONTOUR LINE
LOT LINE
SLOPE

CONSTRUCTION NOTES

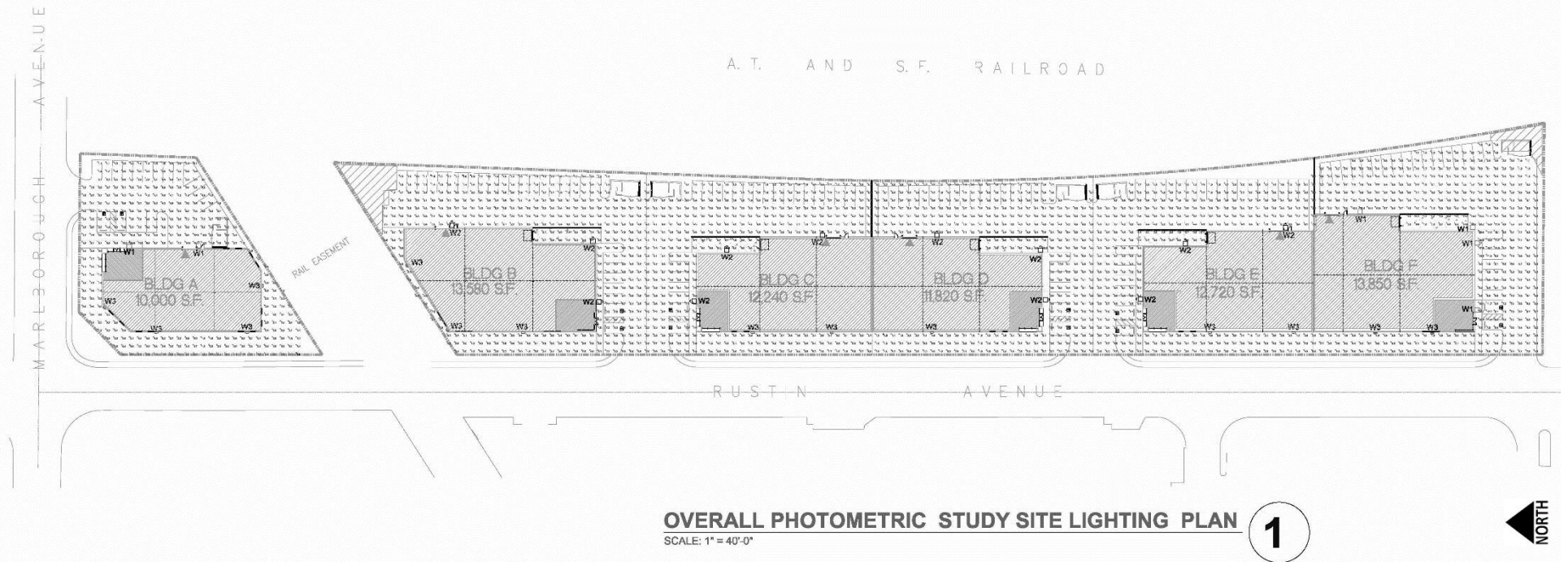
1. CONSTRUCT AC PAVEMENT DRIVE AND PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 4" PCC SIDEWALK (FINISH PER LANDSCAPE PLANS)
5. CONSTRUCT HANDICAP RAMP PER LANDSCAPE PLANS
6. CONSTRUCT 24" 24" INLET STRUCTURE
7. CONSTRUCT TRENCH DRAIN
8. CONSTRUCT 12" INLET PER LANDSCAPE PLANS
9. CONSTRUCT PVC DRAIN PIPE
10. CONSTRUCT RPP-RAP PAD
11. CONSTRUCT RETAINING WALL
12. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
13. CONSTRUCT C.O. AND ADJUST TO GRADE
14. CONSTRUCT 3" WIDE PCC RIBBON GUTTER
15. CONSTRUCT 6" PERFORATED UNDERDRAIN
16. CONSTRUCT UNDER SIDEWALK DRAIN





Conceptual Landscape Plan







North side of Marlborough Avenue looking south.



East side of Rustin Avenue looking south east across sites of Buildings B, C, D, E, and F.
P16-0731 & P16-0732, Exhibit 6 - Existing Site Photos



East side of Rustin Avenue looking north east.