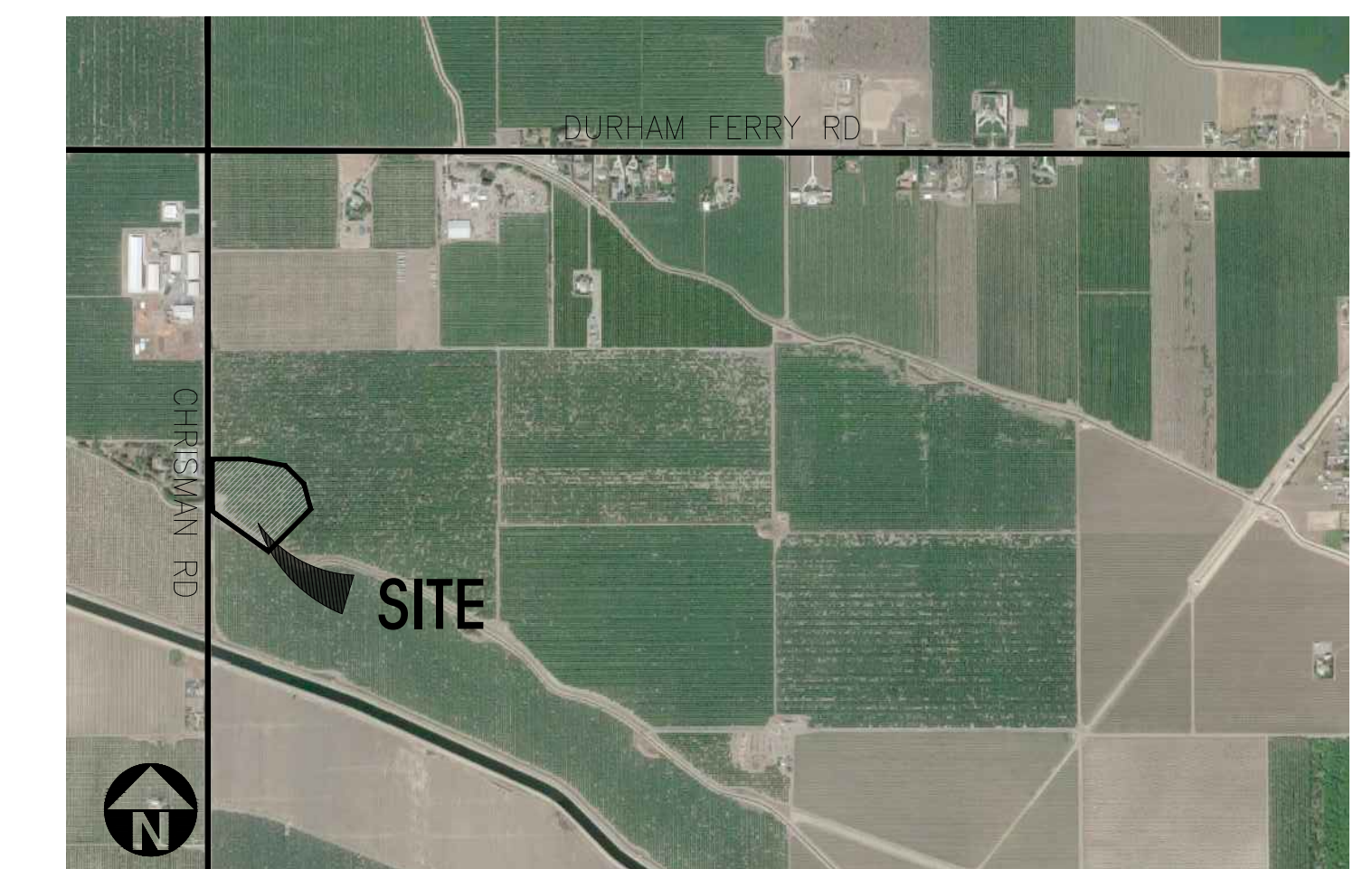


TABULATION

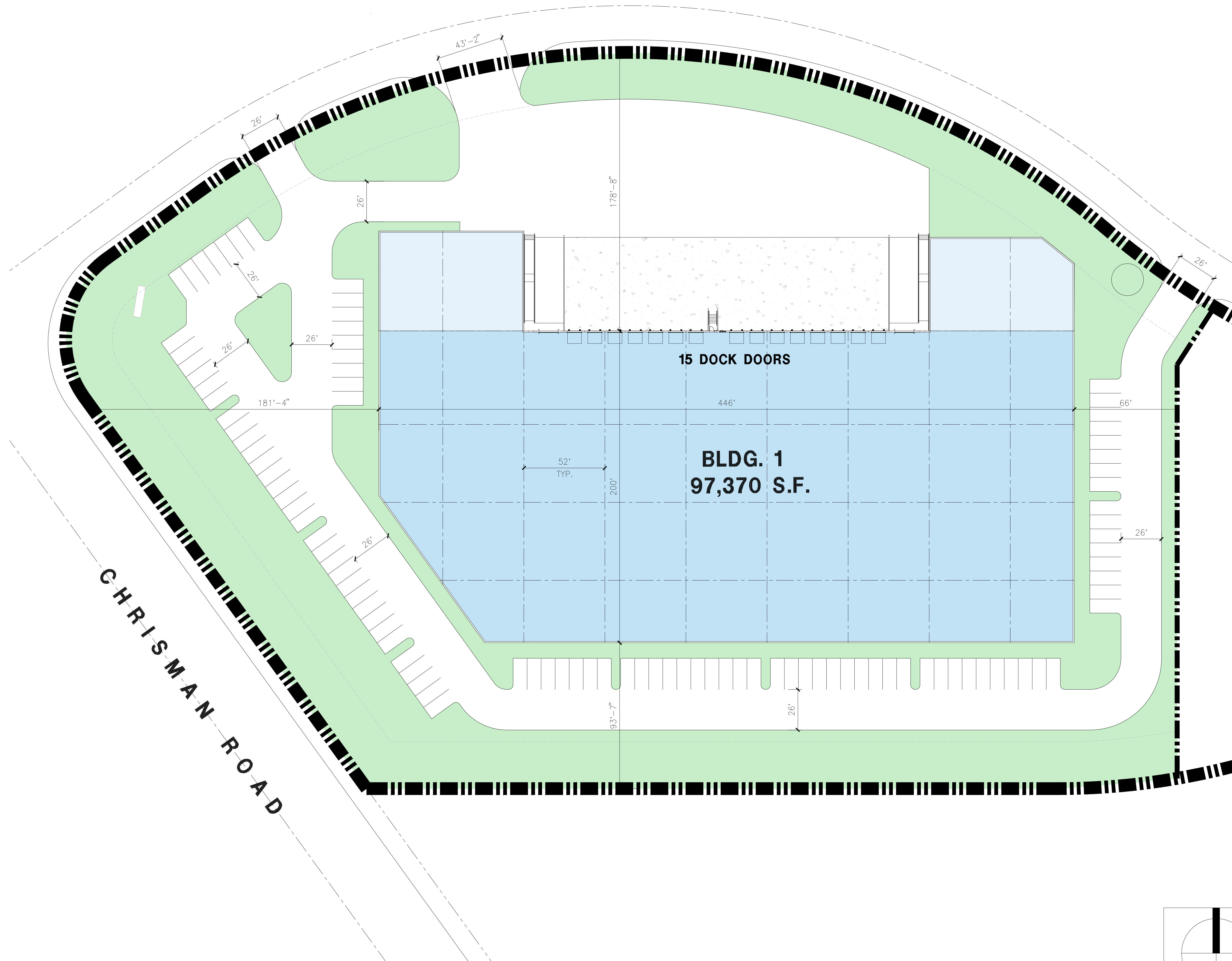
	<u>BLDG. 1</u>
SITE AREA	
In s.f.	275,989 sf
In acres	6.34 ac
BUILDING AREA	
Office	4,000 sf
Warehouse	93,370 sf
TOTAL	97,370 sf
SITE COVERAGE	
Maximum Allowed	60%
Actual	35.3%
AUTO PARKING REQUIRED	
Office: 4/1,000 s.f.	16 stalls
Whse: 1st 20K 1/1,000 s.f.	20 stalls
2nd 20K@1/2,000 s.f.	10 stalls
above 40K@1/4,000 s.f.	14 stalls
TOTAL	60 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	100 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	stalls
ZONING ORDINANCE	
Zoning - TBD	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
LANDSCAPE REQUIREMENT	
Percentage - to be verified	
SETBACKS	
Front - 30'	
Street Side - 20'	
Side - None	
Rear - None	

AERIAL MAP



LEGEND

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR



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.



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Conceptual Site Plan

PACIFIC GATEWAY - BUILDING 1

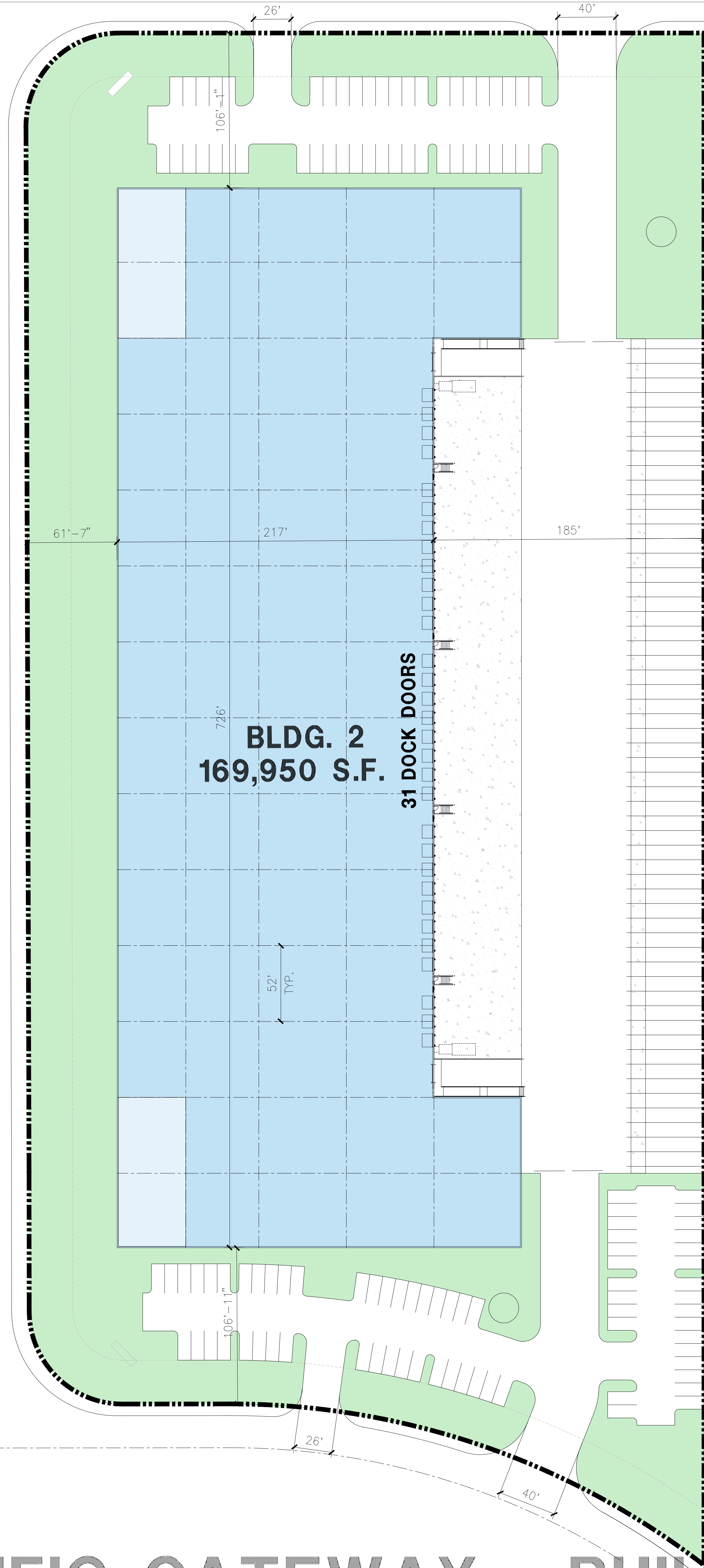
SAN JOAQUIN COUNTY, CA



JANUARY 13, 2023 / JOB #21346

Scheme 19A

CHRISMAN ROAD



TABULATION

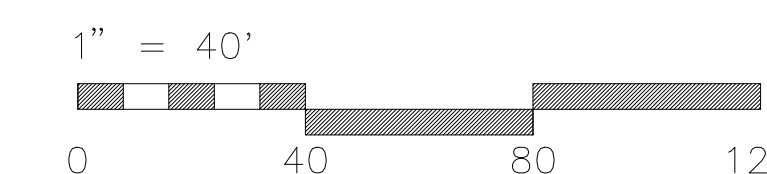
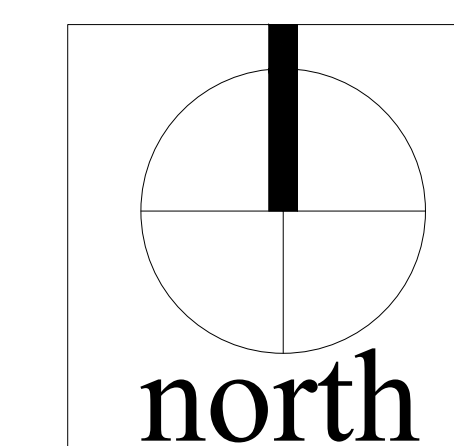
	BLDG. 2
SITE AREA	
In s.f.	444,665 sf
In acres	10.21 ac
BUILDING AREA	
Office	5,000 sf
Warehouse	164,950 sf
TOTAL	169,950 sf
SITE COVERAGE	
Maximum Allowed	60%
Actual	38.2%
AUTO PARKING REQUIRED	
Office: 4/1,000 s.f.	20 stalls
Whse: 1st 20K 1/1,000 s.f.	20 stalls
2nd 20K@1/2,000 s.f.	10 stalls
above 40K@1/4,000 s.f.	32 stalls
TOTAL	82 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	115 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	56 stalls
ZONING ORDINANCE	
Zoning - TBD	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
LANDSCAPE REQUIREMENT	
Percentage - to be verified	
SETBACKS	
Front - 30'	
Street Side - 20'	
Side - None	
Rear - None	

AERIAL MAP



LEGEND

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR

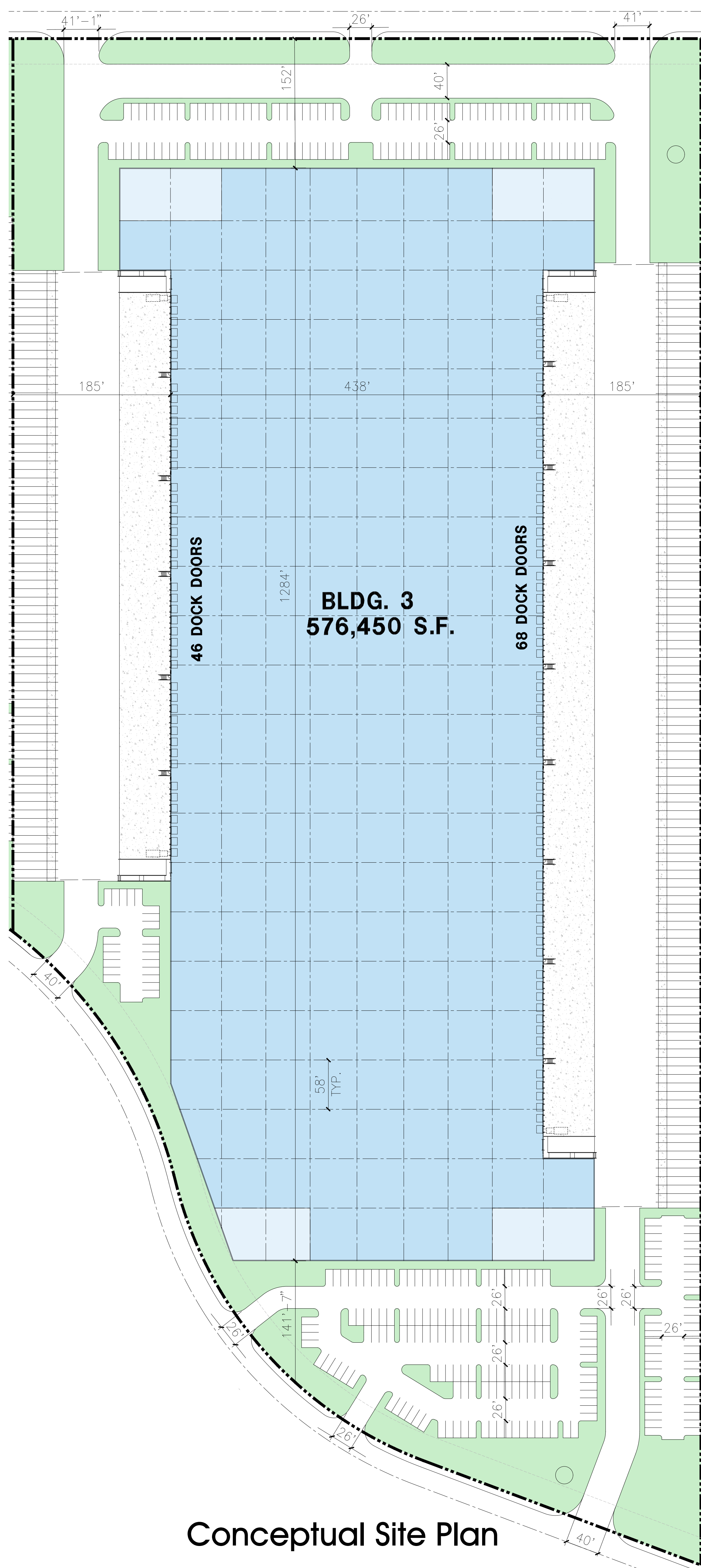


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PACIFIC GATEWAY - BUILDING 2





TABULATION

		BLDG. 3
SITE AREA		
In s.f.		1,240,663 sf
In acres		28.48 ac
BUILDING AREA		
Office		10,000 sf
Warehouse		566,450 sf
TOTAL		576,450 sf
SITE COVERAGE		
Maximum Allowed		60%
Actual		46.5%
AUTO PARKING REQUIRED		
Office: 4/1,000 s.f.		40 stalls
Whse: 1st 20K 1/1,000 s.f.		20 stalls
2nd 20K@1/2,000 s.f.		10 stalls
above 40K@1/4,000 s.f.		132 stalls
TOTAL		202 stalls
AUTO PARKING PROVIDED		
Standard (9' x 20')		333 stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')		181 stalls
ZONING ORDINANCE		
Zoning - TBD		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 100'		
LANDSCAPE REQUIREMENT		
Percentage - to be verified		
SETBACKS		
Front - 30'		
Street Side - 20'		
Side - None		
Rear - None		

AERIAL MAP



LEGEND

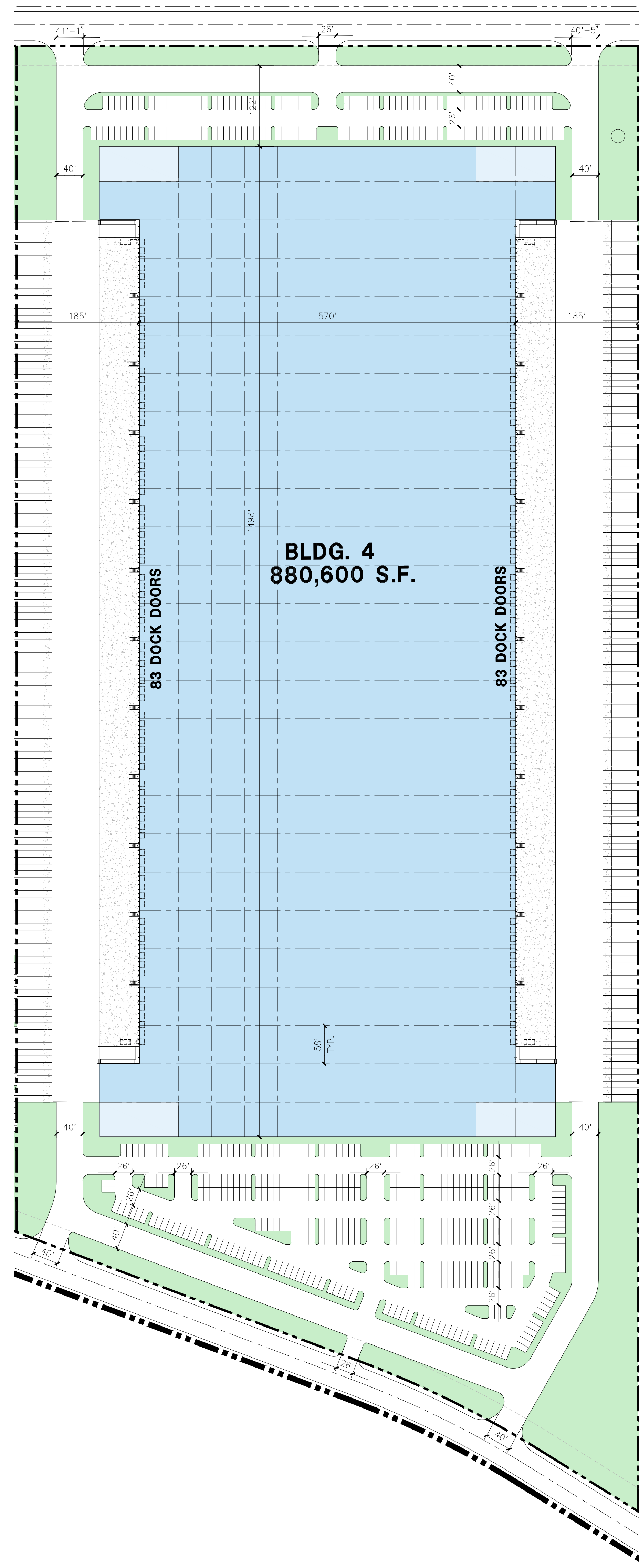
- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR

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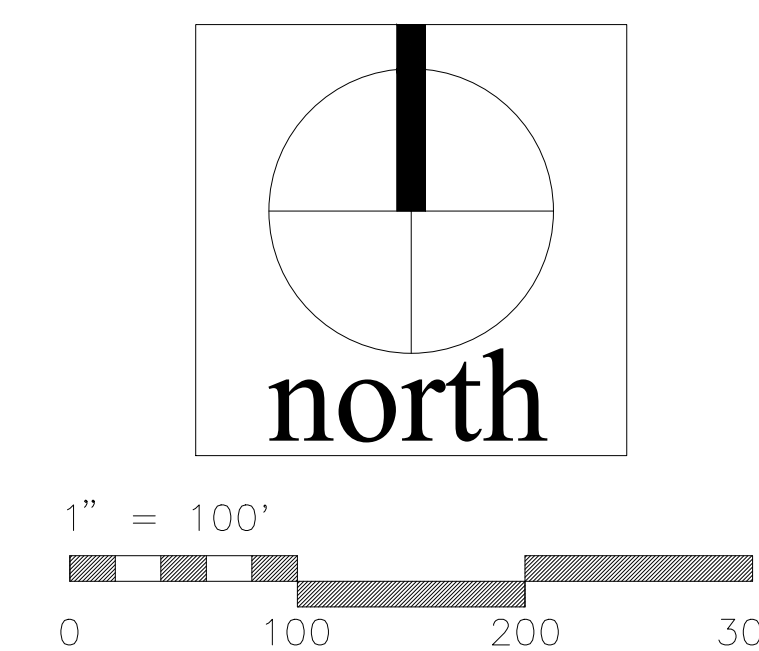


Conceptual Site Plan PACIFIC GATEWAY - BUILDING 3





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.



TABULATION

		BLDG. 4
SITE AREA		
In s.f.		1,862,417 sf
In acres		42.76 ac
BUILDING AREA		
Office		10,000 sf
Warehouse		870,600 sf
TOTAL		880,600 sf
SITE COVERAGE		
Maximum Allowed		60%
Actual		47.3%
AUTO PARKING REQUIRED		
Office: 4/1,000 s.f.		40 stalls
Whse: 1st 20K 1/1,000 s.f.		20 stalls
2nd 20K@1/2,000 s.f.		10 stalls
above 40K@1/4,000 s.f.		208 stalls
TOTAL		278 stalls
AUTO PARKING PROVIDED		
Standard (9' x 20')		500 stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')		266 stalls
ZONING ORDINANCE		
Zoning - TBD		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 100'		
LANDSCAPE REQUIREMENT		
Percentage - to be verified		
SETBACKS		
Front - 30'		
Street Side - 20'		
Side - None		
Rear - None		

AERIAL MAP



LEGEND

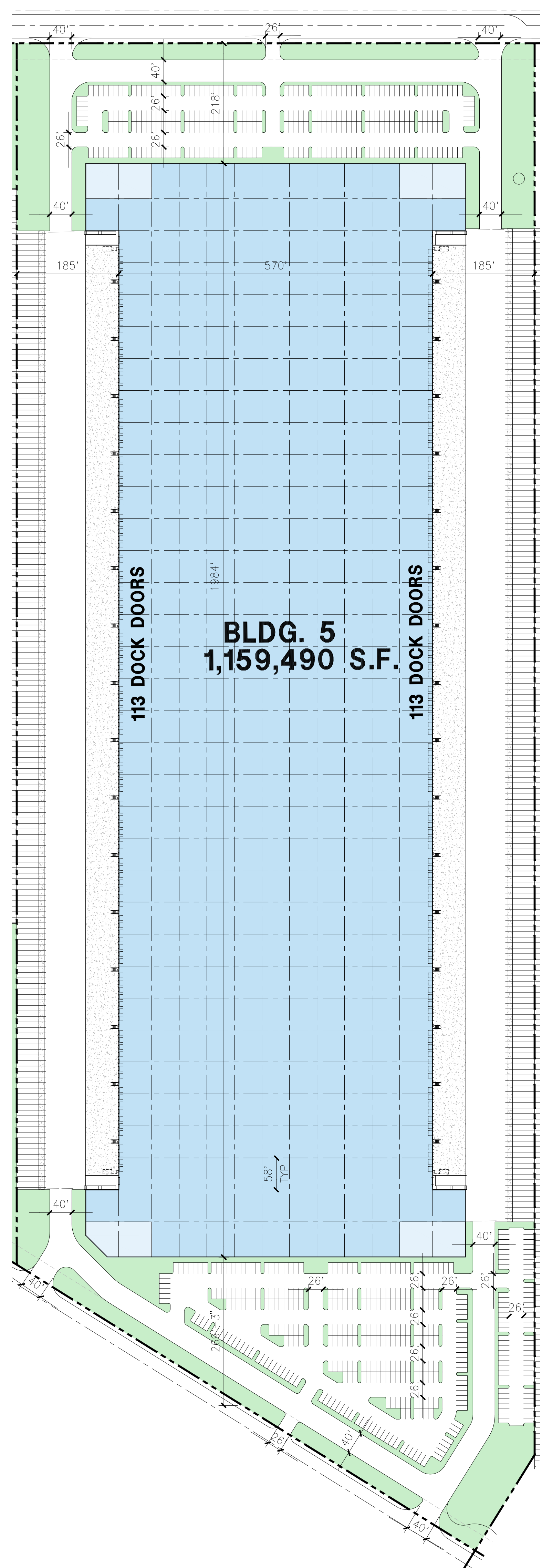
- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR



Conceptual Site Plan

PACIFIC GATEWAY - BUILDING 4





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Conceptual Site Plan PACIFIC GATEWAY - BUILDING 5

SAN JOAQUIN COUNTY, CA

TABULATION

	BLDG. 5
SITE AREA	
In s.f.	2,345,098 sf
In acres	53.84 ac
BUILDING AREA	
Office	12,000 sf
Warehouse	1,147,490 sf
TOTAL	1,159,490 sf
SITE COVERAGE	
Maximum Allowed	60%
Actual	49.4%
AUTO PARKING REQUIRED	
Office: 4/1,000 s.f.	48 stalls
Whse: 1st 20K 1/1,000 s.f.	20 stalls
2nd 20K@1/2,000 s.f.	10 stalls
above 40K@1/4,000 s.f.	277 stalls
TOTAL	68 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	649 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	352 stalls
ZONING ORDINANCE	
Zoning - TBD	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
LANDSCAPE REQUIREMENT	
Percentage - to be verified	
SETBACKS	
Front - 30'	
Street Side - 20'	
Side - None	
Rear - None	

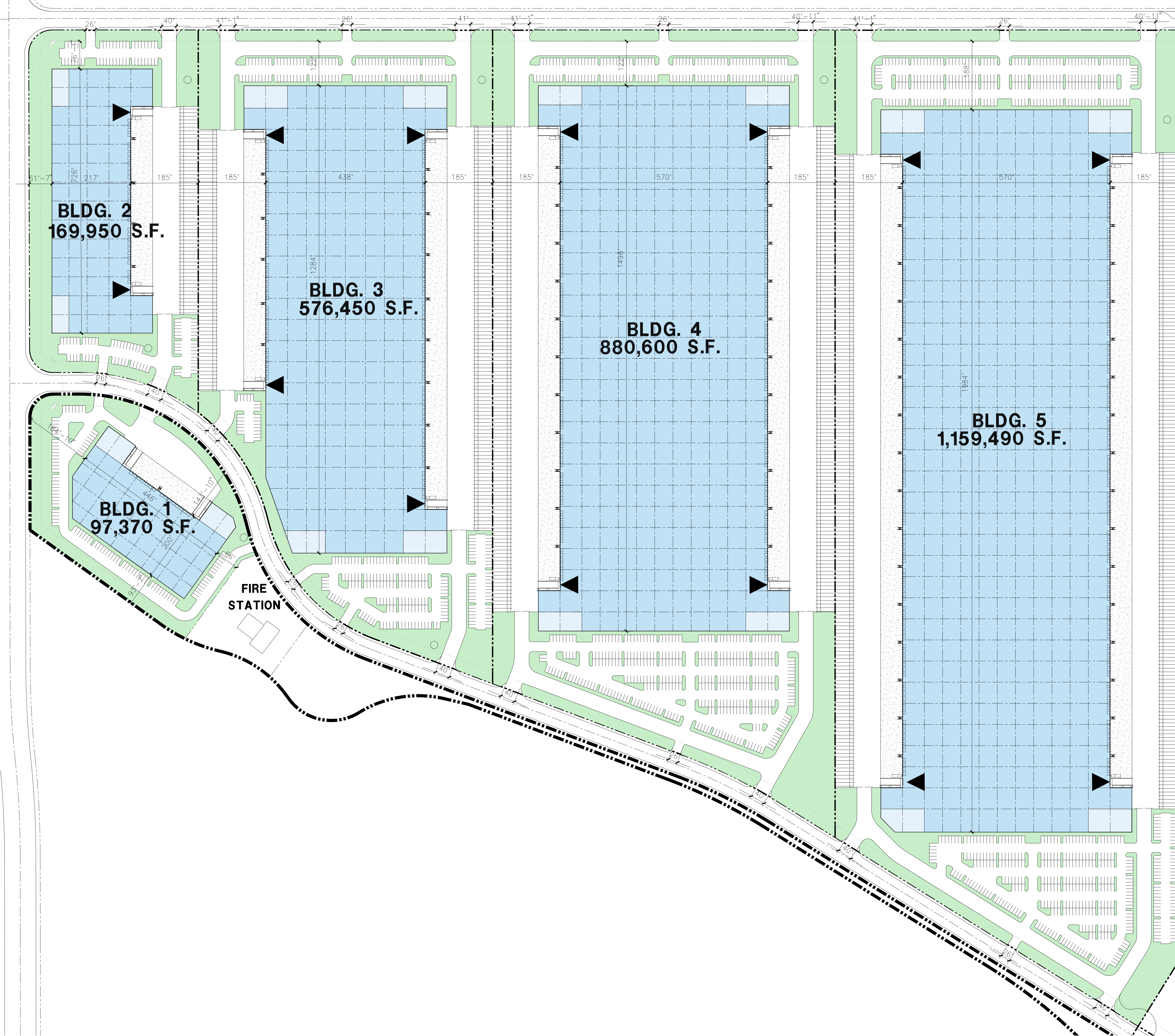
AERIAL MAP



LEGEND

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR





TABULATION

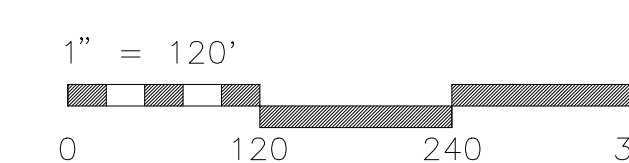
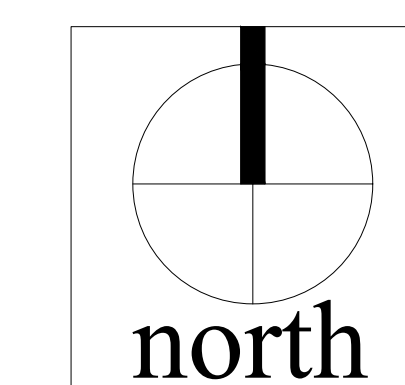
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	TOTAL
SITE AREA						
In s.f.	275,989	444,665	1,240,663	1,862,417	2,345,098	6,168,832 sf
In acres	6.34	10.21	28.48	42.76	53.84	141.62 ac
BUILDING AREA						
Office	4,000	5,000	10,000	10,000	12,000	41,000 sf
Warehouse	93,370	164,950	566,450	870,600	1,147,490	2,842,860 sf
TOTAL	97,370	169,950	576,450	880,600	1,159,490	2,883,860 sf
SITE COVERAGE						
Maximum Allowed	60%	60%	60%	60%	60%	60%
Actual	35.3%	38.2%	46.5%	47.3%	49.4%	46.7%
AUTO PARKING REQUIRED						
Office: 4/1,000 s.f.	16	20	40	40	48	164 stalls
Whse: 1st 20K @1/1,000 s.f.	20	20	20	20	20	100 stalls
2nd 20K @1/2,000 s.f.	10	10	10	10	10	50 stalls
above 40K @1/4,000 s.f.	14	32	132	208	277	164 stalls
TOTAL	60	82	202	278	355	478 stalls
AUTO PARKING PROVIDED						
Standard (9' x 20')	100	115	333	500	649	1,697 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 53')		56	181	266	352	855 stalls
ZONING ORDINANCE						
Zoning - TBD						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 100'						
LANDSCAPE REQUIREMENT						
Percentage - to be verified						
SETBACKS						
Front - 30'						
Street Side - 20'						
Side - None						
Rear - None						

AERIAL MAP



LEGEND

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR



Conceptual Site Plan PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CA



JANUARY 13, 2023 / JOB #21346

Scheme 19