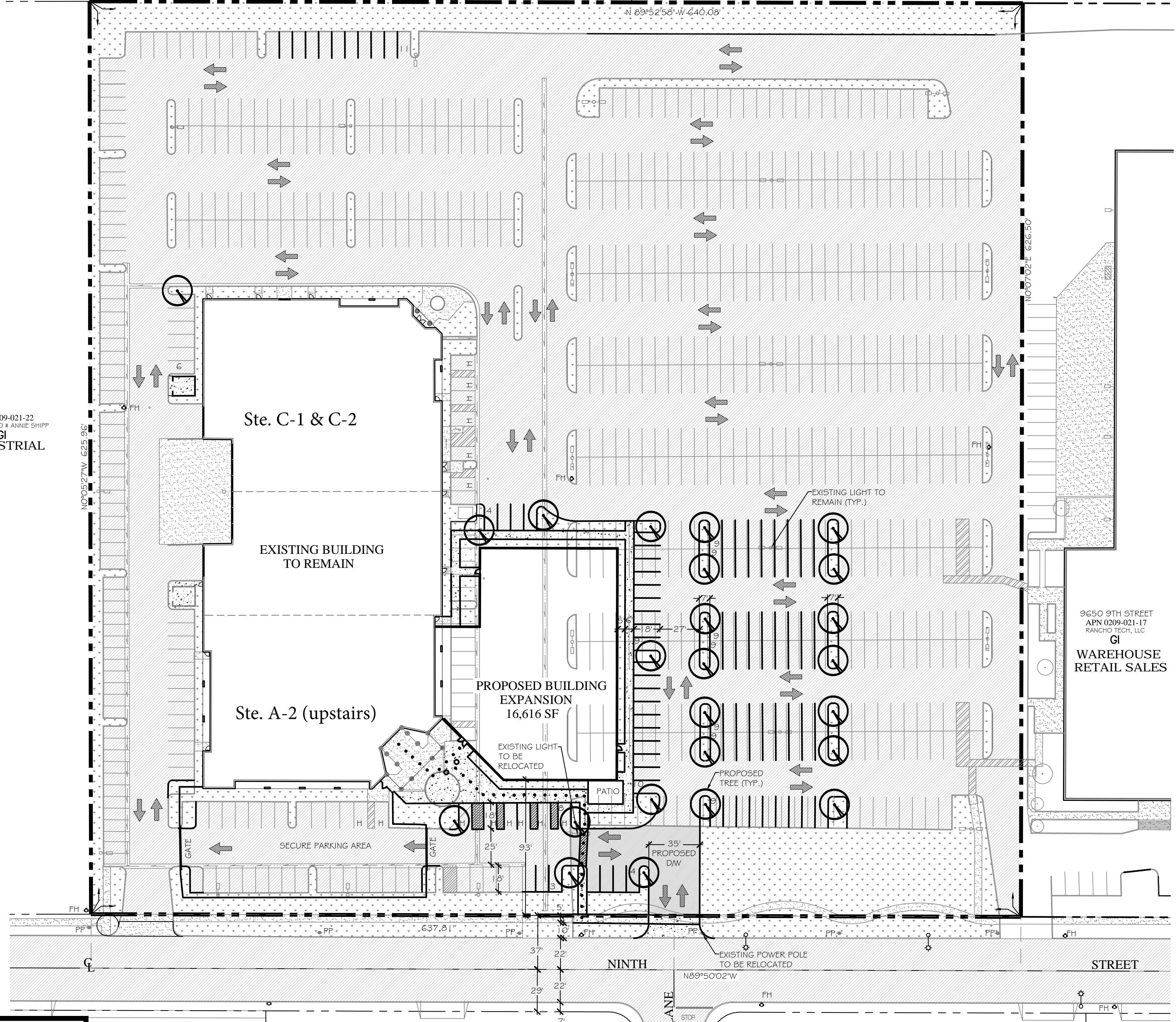


APN 0209-021-43
FRIEDRANOVICS, INC.
GI
LIGHT INDUSTRIAL

APN 0209-021-39
A H REITER DEV CO
GI

APN 0209-021-40
A H REITER DEV CO
GI
CUCAMONGA
BUSINESS PARK

SITE DEVELOPMENT REVIEW SITE PLAN CHILD DEVELOPMENT SERVICES 9518 NINTH STREET, CITY OF RANCHO CUCAMONGA ASSESSOR'S PARCEL NUMBER: 0209-021-05



- NOTES:**
- ASSESSOR'S PARCEL NUMBER: 0209-021-05
 - EXISTING GROSS AREA: 423,769 SF = 9.73 AC
 - EXISTING NET AREA: 400,173 SF = 9.19 AC
 - PROPOSED NET AREA: 400,173 SF = 9.19 AC
 - BOUNDARY DIMENSIONS AND AREAS ARE APPROXIMATE BASED ON RECORD INFORMATION.
 - ZONING DESIGNATION: GENERAL INDUSTRIAL (GI)
 - AREA SUMMARY:
TOTAL NET AREA: 400,173 SF = 100%
PARKING / ACCESS: 264,486 SF = 66.09%
BUILDING TOTAL FOOTPRINT: 67,544 SF = 16.88%
LANDSCAPING = 68,143 SF = 17.03%

PARKING SUMMARY RANCHO TECHNOLOGY CENTER (APN 0209-021-05, 16, AND 17)

BUILDING USE:	OFFICES	WAREHOUSING	INDOOR WAREHOUSE/RETAIL COMMERCIAL	GYMNASIUMS	TOTAL
BUILDING 1 (8632 ARCHIBALD)	20,469				20,469
BUILDING 2 (8678 ARCHIBALD)	12,620				12,620
BUILDING 3 (9650 NINTH STREET)	25,647	112,353	10,000		148,000
BUILDING 4 (9518 NINTH STREET)	50,325			16,285	66,610
TOTAL:	109,061	112,353 SF	10,000 SF	16,285 SF	247,699 SF

REQUIRED PARKING:

OFFICES: 109,061 SF @ 4 SPACES/1000 SF = 436.24 SPACES
 WAREHOUSING: 1ST 20,000 SF @ 1 SPACE/1000 SF = 20 SPACES
 NEXT 20,000 SF @ 1 SPACE/2000 SF = 10 SPACES
 REMAINING 72,353 SF @ 1 SPACE/4000 SF = 18.09 SPACES

INDOOR WHOLESALE/RETAIL COMMERCIAL: 10,000 SF @ 4 SPACES/1000 SF = 40 SPACES
 GYMNASIUMS: 16,285 SF @ 5 SPACES/1000 SF = 81.43 SPACES

**TOTAL SPACES REQUIRED: 606 SPACES
 TOTAL SPACES PROVIDED: 892 SPACES**

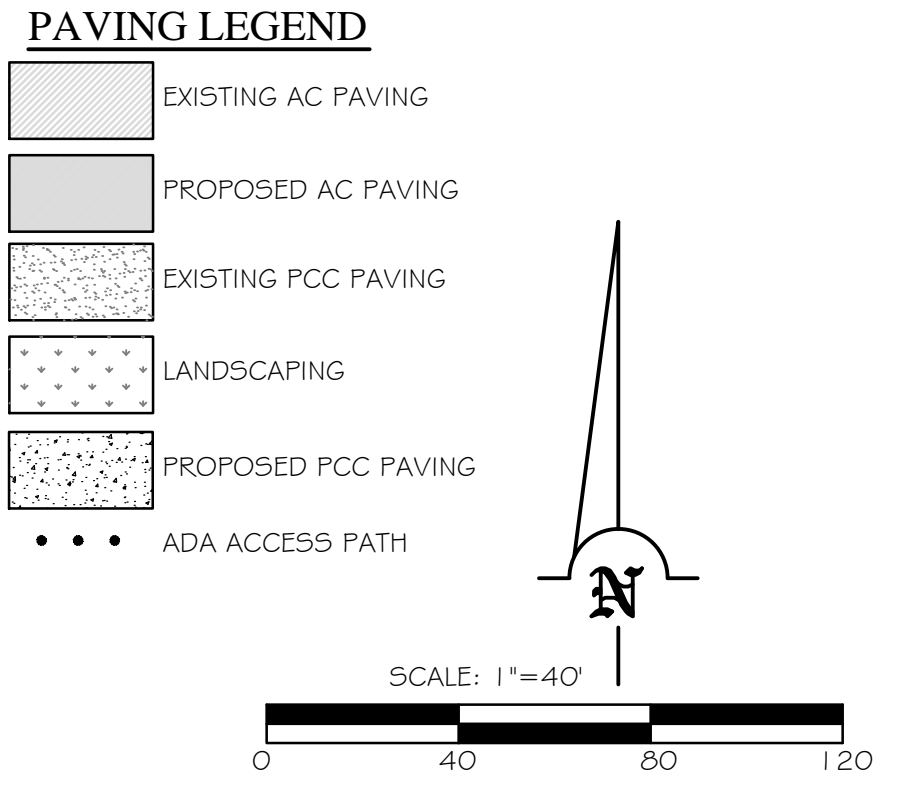
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON THE MAP OF CUCAMONGA LANDS, PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

BASIS OF BEARINGS:
 BEING THE CENTERLINE OF NINTH STREET, BEING N89°49'29"W

BENCH MARK:
 CITY OF RANCHO CUCAMONGA BENCHMARK# 10024
 3" BRASS DISK IN TOP OF WEST SIDE OF CONCRETE FLOOD CONTROL DITCH. "SBCO BENCHMARK 700-32" AT NORTHWEST CORNER OF 8TH STREET AND HELLMAN AVENUE. 18" WEST OF THE CENTERLINE OF HELLMAN AVENUE AND 26" NORTH OF THE CENTERLINE OF 8TH STREET.
 ELEVATION = 1096.248'

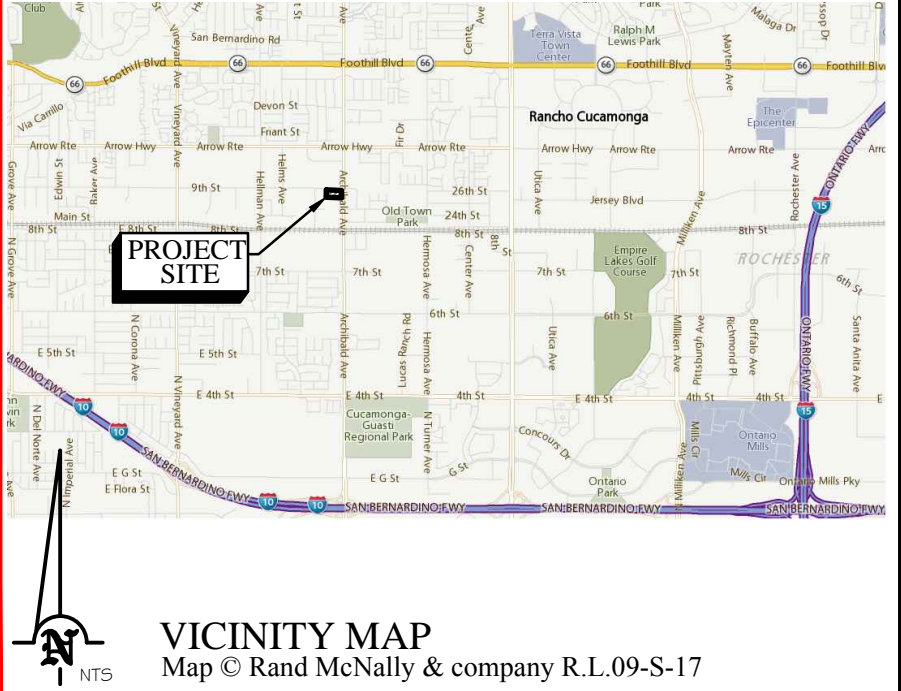


ZONING

LOW LOW RESIDENTIAL
 MEDIUM MEDIUM RESIDENTIAL
 GI GENERAL INDUSTRIAL
 GC GENERAL COMMERCIAL

UTILITY LEGEND

- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING PARKING LOT LIGHTING
- EXISTING CATCH BASIN



APN 0209-032-24
MATTHEW FILPI & CUCAMONGA INDUSTRIAL
GI
LIGHT INDUSTRIAL

APN 0209-032-25
MATTHEW FILPI & CUCAMONGA INDUSTRIAL
GI
LIGHT INDUSTRIAL

APN 0209-032-26
MATTHEW FILPI & CUCAMONGA INDUSTRIAL
GI
LIGHT INDUSTRIAL

APN 0209-032-34
MANDEVILLE FAMILY INV. PARTNER
GI
STORAGE

PREPARED FOR / APPLICANT:
ICO DEVELOPMENT, LLC
 ATTN: RICK JENKINS,
 DIRECTOR OF DESIGN AND CONSTRUCTION
 700 SOUTH FLOWER STREET, SUITE 2400
 LOS ANGELES, CA 90017
 PHONE: (213) 225-2225 X 220

SITE DEVELOPMENT REVIEW SITE PLAN
 9518 NINTH STREET, CITY OF RANCHO CUCAMONGA
 ASSESSOR'S PARCEL NUMBER: 0209-021-05

thatcher engineering & associates, inc.
 1461 10th street, suite 105, redlands, ca 92373

- land planning
- civil engineering
- landscape architecture

MELVIN W. THATCHER, III
 No. 39964
 Exp. 1/23/13
 CIVIL
 STATE OF CALIFORNIA

Job Number: 117232 | Date Prepared: 12/4/12 | Designed By: BT | Drawn By: CH | Reference Number: 117232sp1 | Sheet No: SP-1