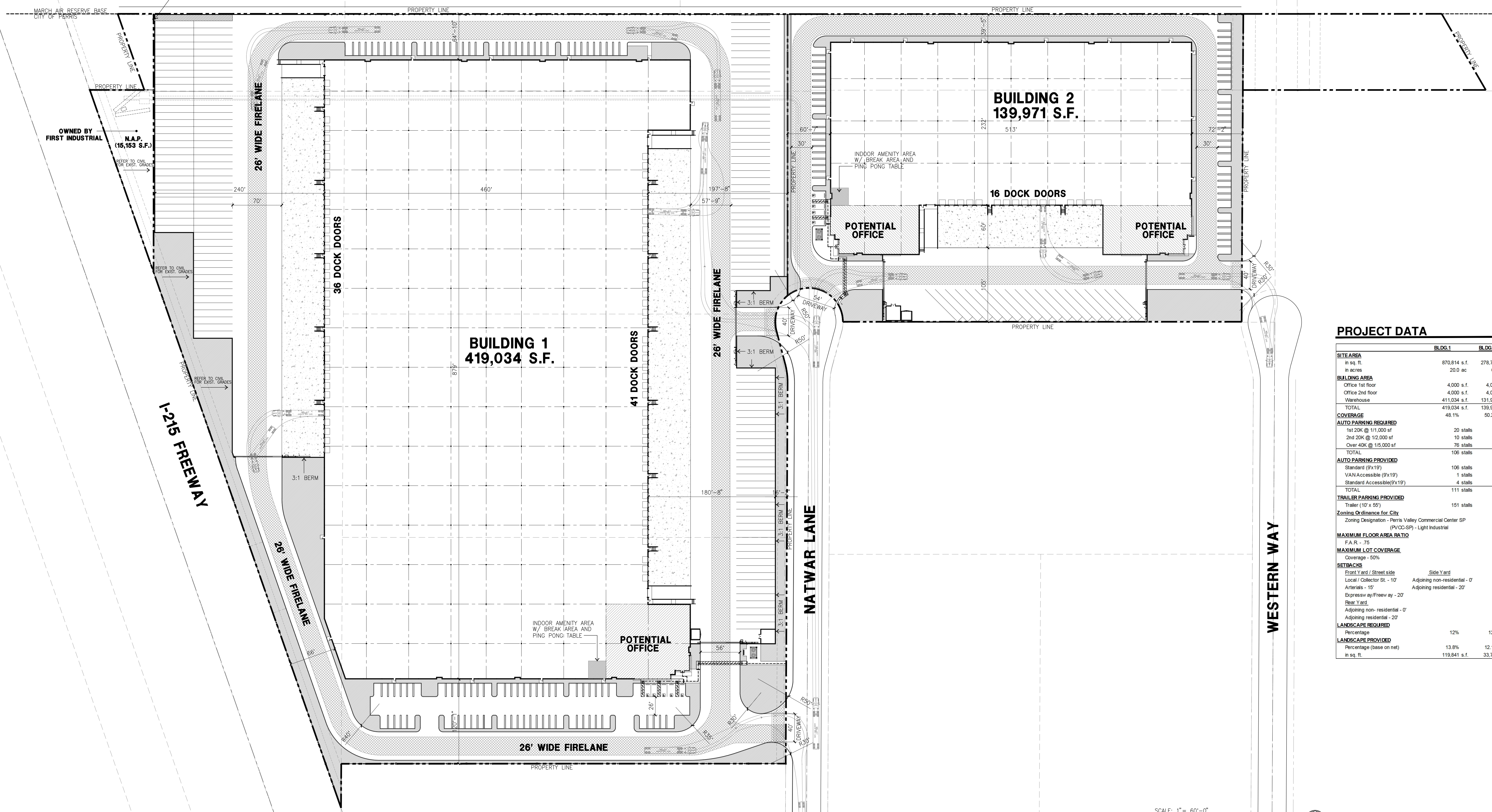


VAN BUREN (FUTURE)



PROJECT DATA

| | BLDG. 1 | BLDG. 2 |
|--|--------------------------------|--------------|
| SITE AREA | | |
| In sq. ft. | 870,814 s.f. | 278,710 s.f. |
| In acres | 20.0 ac | 6.4 ac |
| BUILDING AREA | | |
| Office 1st floor | 4,000 s.f. | 4,000 s.f. |
| Office 2nd floor | 4,000 s.f. | 4,000 s.f. |
| Warehouse | 411,034 s.f. | 131,971 s.f. |
| TOTAL | 419,034 s.f. | 139,971 s.f. |
| COVERAGE | 48.1% | 50.2% |
| AUTO PARKING REQUIRED | | |
| 1st 20K @ 1/1,000 sf | 20 stalls | 20 stalls |
| 2nd 20K @ 1/2,000 sf | 10 stalls | 10 stalls |
| Over 40K @ 1/5,000 sf | 75 stalls | 20 stalls |
| TOTAL | 105 stalls | 50 stalls |
| AUTO PARKING PROVIDED | | |
| Standard (9'x19') | 106 stalls | 52 stalls |
| VAN Accessible (9'x19') | 1 stalls | 1 stalls |
| Standard Accessible(9'x19') | 4 stalls | 3 stalls |
| TOTAL | 111 stalls | 56 stalls |
| TRAILER PARKING PROVIDED | | |
| Trailer (10' x 55') | 151 stalls | 19 stalls |
| Zoning Ordinance for City | | |
| Zoning Designation - Perris Valley Commercial Center SP (PVCC-SP) - Light Industrial | | |
| MAXIMUM FLOOR AREA RATIO | | |
| F.A.R. - 75 | | |
| MAXIMUM LOT COVERAGE | | |
| Coverage - 50% | | |
| SETBACKS | | |
| Front Yard / Street side | Side Yard | |
| Local / Collector St. - 10' | Adjoining non-residential - 0' | |
| Arterials - 15' | Adjoining residential - 20' | |
| Expressway / Freeway - 20' | | |
| Rear Yard | | |
| Adjoining non-residential - 0' | | |
| Adjoining residential - 20' | | |
| LANDSCAPE REQUIRED | | |
| Percentage | 12% | 12% |
| LANDSCAPE PROVIDED | | |
| Percentage (base on net) | 13.8% | 12.1% |
| In sq. ft. | 119,841 s.f. | 33,787 s.f. |



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:



989 N Sepulveda Blvd, Suite 750
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
PERRIS, CA

Consultants:

- CIVIL THIENES
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE SPLA
- FIRE PROTECTION
- SOILS ENGINEER

Title: MASTER SITE PLAN

Project Number: 19100
Drawn by: CR
Date: 11/04/20
Revision:

Sheet:

DAB-A1.0

PROPERTY OWNER

FIRST INDUSTRIAL REALTY TRUST
898 N. SEPULVEDA BLVD, SUITE 750
EL SEGUNDO, CA 90245
TEL: (949) 226-4601
CONTACT: MIKE GOODWIN
MGOODWIN2@FIRSTINDUSTRIAL.COM

ADDRESS OF THE PROPERTY

TBD

ASSESSOR'S PARCEL NUMBER

294-180-013
294-180-028
294-180-029
294-180-030

ZONING

ZONING DESIGNATION - PERRIS VALLEY COMMERCIAL CENTER SP (PVCC-SP) - LIGHT INDUSTRIAL

LEGAL DESCRIPTION

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14264, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 82, PAGES 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDO MERIDIAN, AND TOGETHER WITH PORTIONS OF LOTS 3 AND 4 IN BLOCK 113 OF THE ALESSANDRO TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 6, PAGE 13 OF MAPS, IN THE SAN BERNARDINO COUNTY RECORDER'S OFFICE.

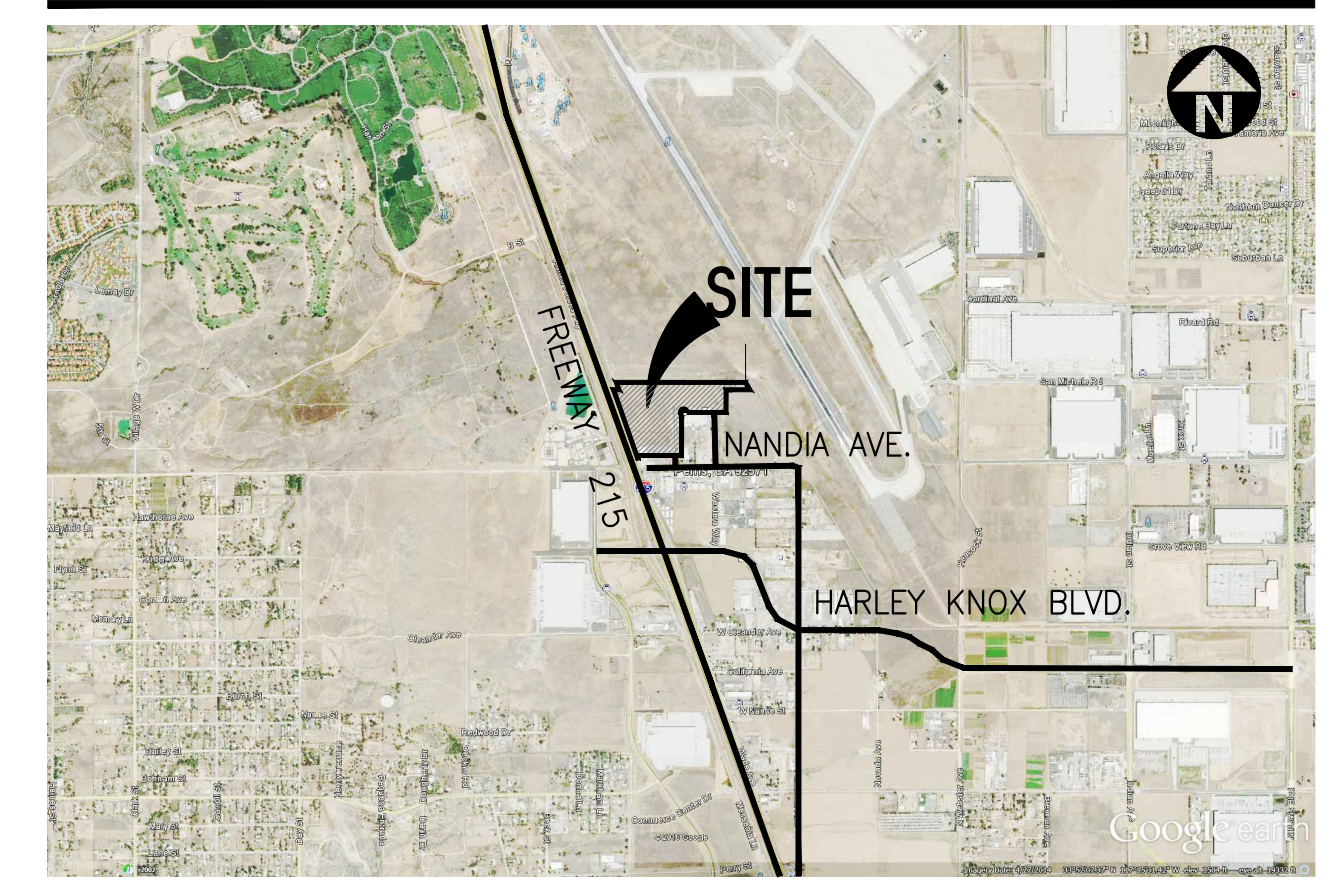
APPLICANT

FIRST INDUSTRIAL REALTY TRUST
898 N. SEPULVEDA BLVD, SUITE 750
EL SEGUNDO, CA 90245
TEL: (949) 226-4601
CONTACT: MIKE GOODWIN
MGOODWIN2@FIRSTINDUSTRIAL.COM

APPLICANT'S REPRESENTATIVE

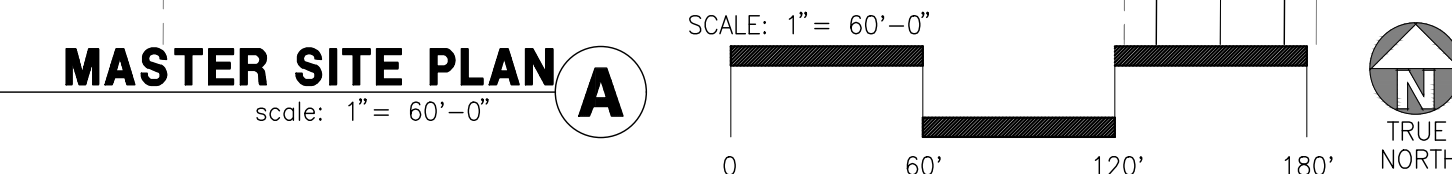
HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2132
ATTN: STEVE HONG
STEVE@HPARCHS.COM

AERIAL MAP



SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26' FIRE LANE.
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL



OFFICIAL USE ONLY