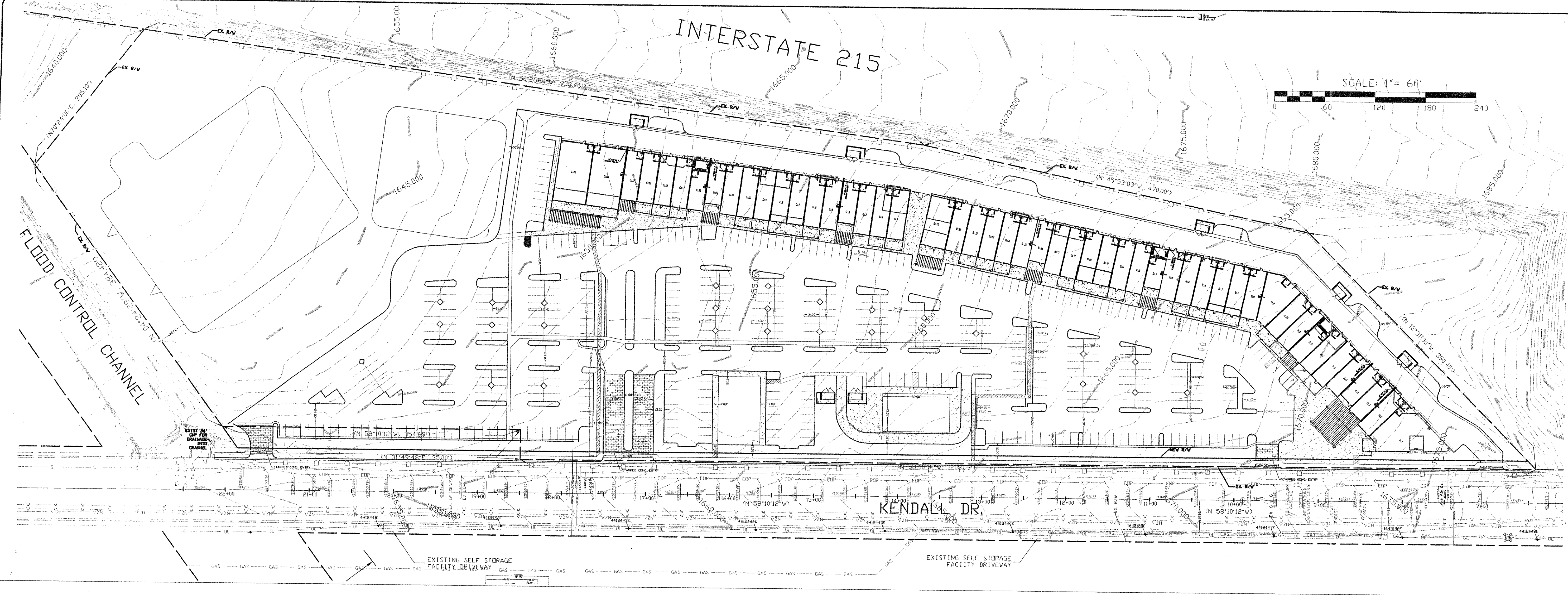


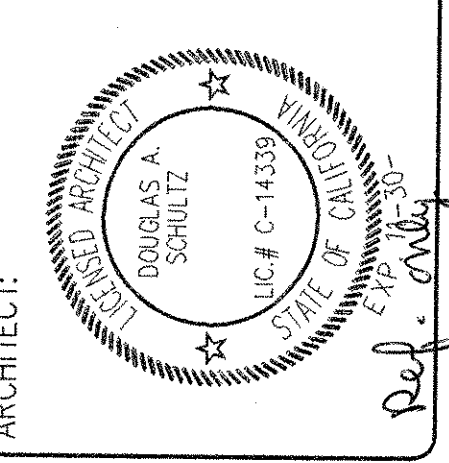
INTERSTATE 215

SCALE: 1" = 60'



- PRELIMINARY ONLY
- FOR BIDS ONLY (NOT APPROVED)
- PERMITTED FOR CONSTRUCTION
- DATE OF PERMIT

**ACS ARCHITECTURAL**  
 ARCHITECT  
 Douglas A. Schultz  
 Architect  
 570 E. La Cadena Drive, Building A, Suite 'C'  
 Riverside, CA 92501  
 (951) 686-3344 Fax: (951) 686-7749



DATE PRINTED:	
DATE:	
DRAWN BY:	
REVISIONS:	
No.	DATE BY

**TOTAL BUILDING AREA:**

PHASE I & III: (LAND AREA 409,101 SF)

TOTAL BUILDING AREA:	73,202 SF	17.9% COVERAGE
TOTAL LANDSCAPE AREA:	50,452 SF	12.3% COVERAGE
PARKING AREA:	139,200 SF	34.0% COVERAGE
TOTAL LANDSCAPE AREA EXCL. SETBACKS:	22,273 SF	16.0% COVERAGE OF PARKING AREA

PHASE II: (LAND AREA 103,096 SF)

TOTAL BUILDING AREA:	34,600 SF	33.6% COVERAGE
TOTAL LANDSCAPE AREA:	8,500 SF	8.2% COVERAGE
PARKING AREA:	28,000 SF	27.2% COVERAGE
TOTAL LANDSCAPE AREA EXCL. SETBACKS:	3,800 SF	13.6% COVERAGE OF PARKING

PHASE I, II & III: (LAND AREA 512,197 SF)

TOTAL BUILDING AREA:	107,802 SF	21.0% COVERAGE
TOTAL LANDSCAPE AREA:	58,952 SF	11.5% COVERAGE
PARKING AREA:	167,200 SF	32.6% COVERAGE
TOTAL LANDSCAPE AREA EXCL. SETBACKS:	26,073 SF	15.6% COVERAGE OF PARKING

**PARKING ANALYSIS:**

PHASE I:

BLDG A:	15,951' / 180 =	89 CARS
BLDG B:	24,210' / 180 =	135 CARS
BLDG C:	25,792' / 180 =	144 CARS
BLDG F:	3,600' / 180 =	20 CARS
BLDG G:	4,000' / 180 =	23 CARS
TOTAL REQUIRED:		411
TOTAL SHOWN:		458

PHASE II:

BLDG D:	16,200' / 250 =	65 CARS
BLDG E:	42,250' / 250 =	169 CARS
TOTAL REQUIRED:		234
TOTAL SHOWN:		188

TOTAL CARS REQUIRED: 645  
 SHOWN: 646

BUILDING "A"	BUILDING "B"	BUILDING "C"
SUITE A-1: 3,328'	SUITE B-1: 1,200'	SUITE C-1: 1,215'
SUITE A-2: 1,200'	SUITE B-2: 1,200'	SUITE C-2: 1,200'
SUITE A-3: 1,100'	SUITE B-3: 1,200'	SUITE C-3: 1,202.5'
SUITE A-4: 1,000'	SUITE B-4: 1,200'	SUITE C-4: 1,000'
SUITE A-5: 1,100'	SUITE B-5: 1,200'	SUITE C-5: 1,202.5'
SUITE A-6: 1,200'	SUITE B-6: 1,202.5'	SUITE C-6: 1,200'
SUITE A-7: 1,200'	SUITE B-7: 1,000'	SUITE C-7: 1,200'
SUITE A-8: 1,200'	SUITE B-8: 1,202.5'	SUITE C-8: 1,200'
SUITE A-9: 1,200'	SUITE B-9: 1,200'	SUITE C-9: 1,200'
SUITE A-10: 1,200'	SUITE B-10: 1,200'	SUITE C-10: 1,200'
SUITE A-11: 1,882'	SUITE B-11: 1,200'	SUITE C-11: 1,202.5'
	SUITE B-12: 1,200'	SUITE C-12: 1,000'
	SUITE B-13: 1,202.5'	SUITE C-13: 1,202.5'
	SUITE B-14: 1,000'	SUITE C-14: 1,200'
	SUITE B-15: 1,202.5'	SUITE C-15: 1,200'
	SUITE B-16: 1,200'	SUITE C-16: 1,200'
	SUITE B-17: 1,200'	SUITE C-17: 1,200'
	SUITE B-18: 1,200'	SUITE C-18: 2,903'
	SUITE B-19: 1,200'	SUITE C-19: 2,864'
	SUITE B-20: 1,800'	OVERALL: 25,782'
OVERALL: 15610'	OVERALL: 24210'	TOTAL PHASE I = 65,602 SF

**BUILDING AREA PHASE II**

BUILDING "D" DRUG STORE:	16,200 SF
BUILDING "E" MARKET:	14,200 SF
BUILDING "F" FINANCIAL:	4,200 SF
TOTAL PHASE II AREA=	34,600 SF

**BUILDING AREA PHASE III**

BUILDING "F" FAST FOOD:	3,600 SF
BUILDING "G" RESTAURANT BUILDING:	4,000 SF
TOTAL PHASE III AREA=	7,600 SF

- NOTE:
- ALL SIGNS TO BE UNDER SEPARATE PERMIT BY SIGN COMPANY.
  - LANDSCAPING PLANS DEFERRED AT THIS TIME. PLANS WILL BE PERMITTED UNDER SEPARATE PERMIT PER CITY STANDARDS.
  - THE MARKET AND ONE TENANT ARE REQUESTING TO SELL ALCOHOL IN RETAIL SUITES. THE RESTAURANT SITE WANTS TO CONSUME ALCOHOL ON PREMISES.

*(Signature)*  
 JAN 31 2008

**APPROVED**  
 JAN 30 2008  
 INTERWEST CONSULTING GROUP

**LEGAL DESCRIPTION AND APN**  
 THAT PORTION OF BLOCKS 52, 58 AND 62 OF LANDS OF IRVINGTON LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 1 OF RECORDS OF SURVEY, PAGE 32, RECORDS OF SAID COUNTY, SAID TRACT BEING ALSO SHOWN UPON THE MAP RECORDED IN BOOK 3 OF MAPS, PAGE 9, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AS PARCEL NO. 1, IN DEED RECORDED JULY 27, 1948 IN BOOK 2268, PAGE 146, OFFICIAL RECORDS, AS INSTRUMENT NO. 131 AND LYING NORTHEASTERLY OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE STATE OF CALIFORNIA, AS PARCEL "C", IN DEED RECORDED OCTOBER 25, 1955 IN BOOK 3772, PAGE 93, OFFICIAL RECORDS, AS INSTRUMENT NO. 55 AND SOUTHWESTERLY OF THE SOUTHERLY LINE OF KENDALL DRIVE.

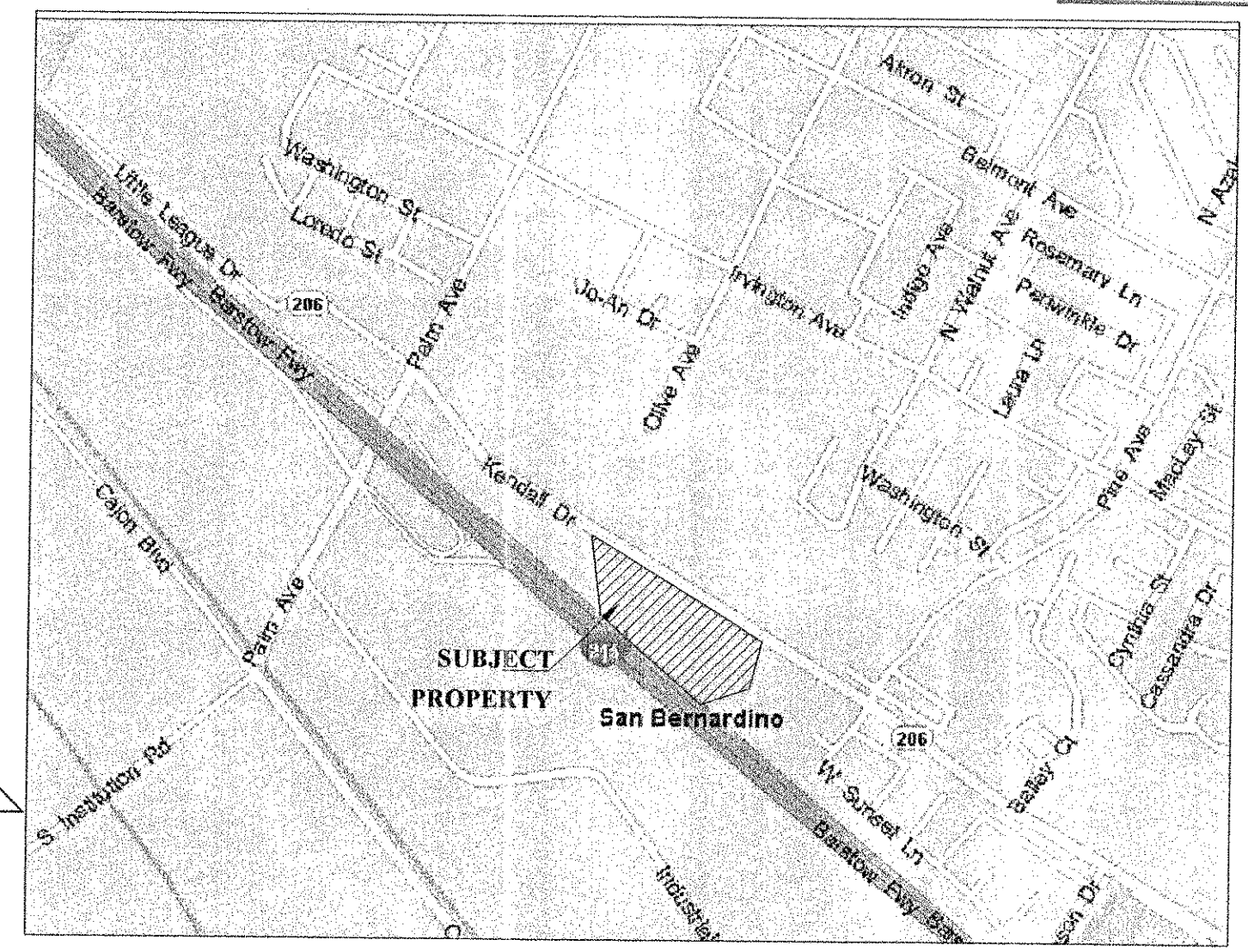
EXCEPTING THAT PORTION OF LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED JUNE 9, 1971 IN BOOK 7684, PAGE 877, OFFICIAL RECORDS.

APN: 0266-031-14 AND 0266-041-01

**SITE INFORMATION:**

TYPE OF CONSTRUCTION: V-N  
 BUILDING OCCUPANCY: M/B  
 ALL BUILDINGS ARE TO BE SPRINKLED  
 NATURE OF BUSINESS: BUILDINGS: A, B, C, D = RETAIL  
 E = MARKET  
 F = FAST FOOD  
 G = RESTAURANT

ZONING: CG-1  
 LAND USE DISTRICT: CG-1  
 SITE ADDRESS: NONE ASSIGNED AT THIS TIME  
 LIQUEFACTION ZONE: NO  
 FLOOD CONTROL: SHADED X  
 EARTHQUAKE ZONE: NO



SCALE: 1" = 60'-0" **4 SITE INFO**

SCALE: 1" = 60'-0" **3 VICINITY MAP**

SCALE: 1" = 60'-0" **1**

**KENDALL PLAZA**

OWNER/DEVELOPER:  
 KENDALL PLAZA, LLC.  
 P.O. BOX 8008  
 NEWPORT BEACH, CA 92688  
 951.206.5283

LOCATION:  
 2998 KENDALL DR  
 1/4 MILE SOUTH OF PALM AVE.

NOTE:  
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JOB No.