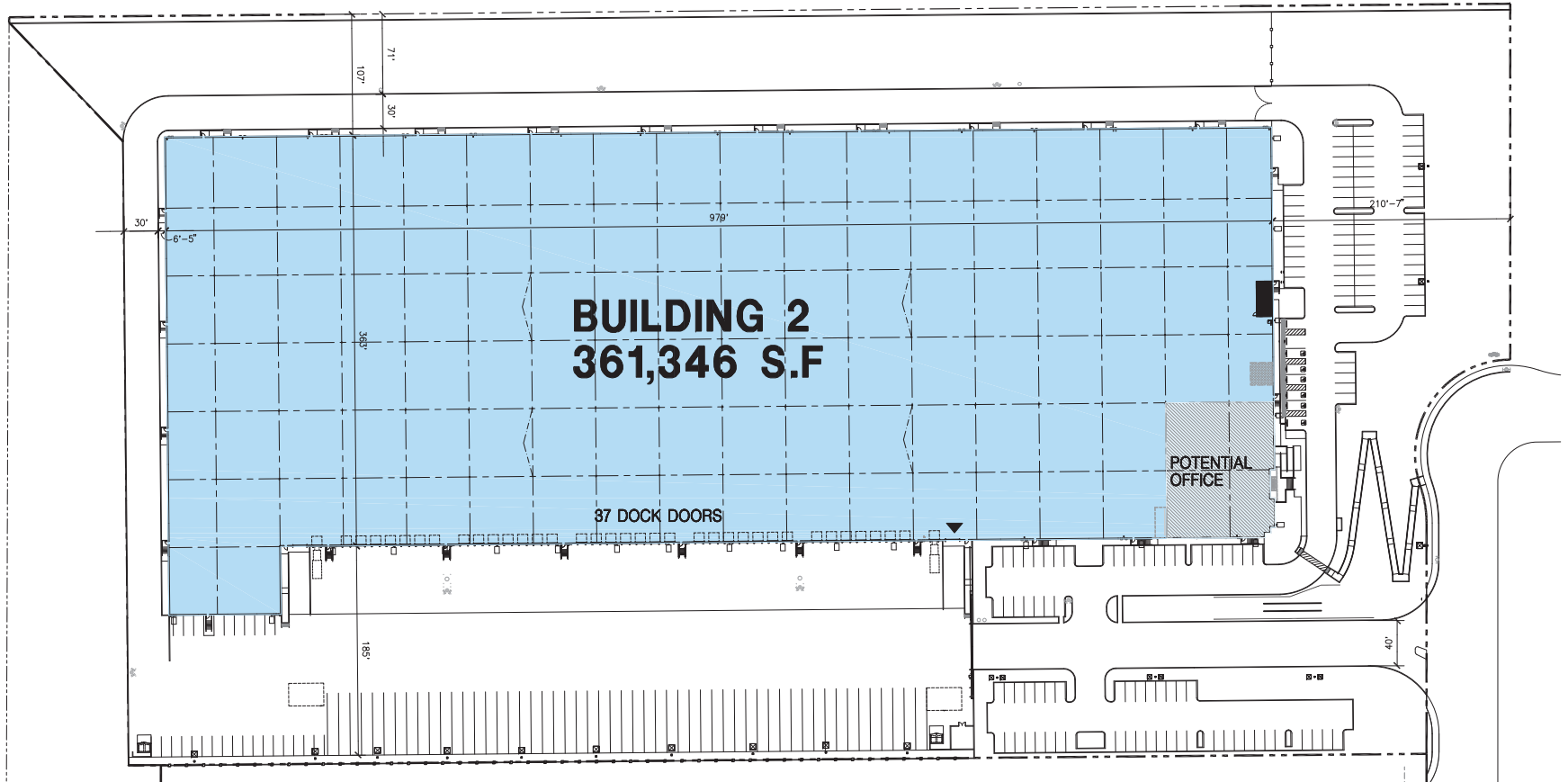


Exhibit C



Aerial Map



SYCAMORE CANYON
BUILDING 2

City of Riverside, CA

Legend

- POTENTIAL OFFICE
- WAREHOUSE

Tabulation - Building 2

Building 2	
Site Area	791,666 sq. ft.
Site area (in acres)	18.17 ac.
Building Area	10,000 sq. ft.
Office	361,346 sq. ft.
Warehouse	361,346 sq. ft.
Total	361,346 sq. ft.
Coverage	44.8%
Parking provided	
Office @ 1500	40 stalls
Warehouse @ 110000	361 stalls
Total	261 stalls
Parking provided	
Auto (20' x 10')	166 stalls
Handicap (20' x 15')	6 stalls
Total (Auto and Handicap) (20' x 10')	166 stalls
EV Stalls, 10 stalls	10 stalls
(1) Provided contact only for future charging infrastructure	
(2) Standard EV stalls with chargers	2 stalls
(3) Non-accessible EV stall with charger	1 stall
Total	177 stalls
Trailer parking provided	10 stalls
Landscaping provided	232,666 sq. ft.
Zoning designation	Business and Manufacturing Park Zone (BMP)
Maximum floor area ratio	1.5
SHORT TERM PARKING REQUIRED	4 bike spaces
* This is a speculative building and no motor parking is proposed at this moment	
SHORT TERM PARKING PROVIDED	4 bike spaces
LONG TERM PARKING PROVIDED	18 bike spaces



18831 Bardeen Ave., Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com



October 15, 2018
Job # 17424