

# SITE SUMMARY

NET LAND AREA: (AFTER STREET IMPROVEMENTS)	± 604,376 SF (±13.87 AC)
EXISTING BUILDING AREA:	177,495 SF
PROPOSED BUILDING AREA:	159,954 SF
LAND/BUILDING RATIO:	2.78/1 (26.4%)
PARKING REQUIRED:	1/250 = 640
PARKING PROVIDED:	688 *INCLUDES DISABLE AND MOTORCYCLE
PARKING RATIO:	4.3 /1000 *INCLUDES DISABLE AND MOTORCYCLE

# SITE BUILDINGS

EXISTING TARGET BUILDING	117,534 TO BE DEMOLISHED
NEW BUILDING A	6,695 SF
EXISTING BUILDING B	41,529 SF
NEW BUILDING C	9,120 SF
NEW BUILDING D	84,000 SF
EXISTING BUILDING E	18,432 SF
NEW BUILDING F	178 SF

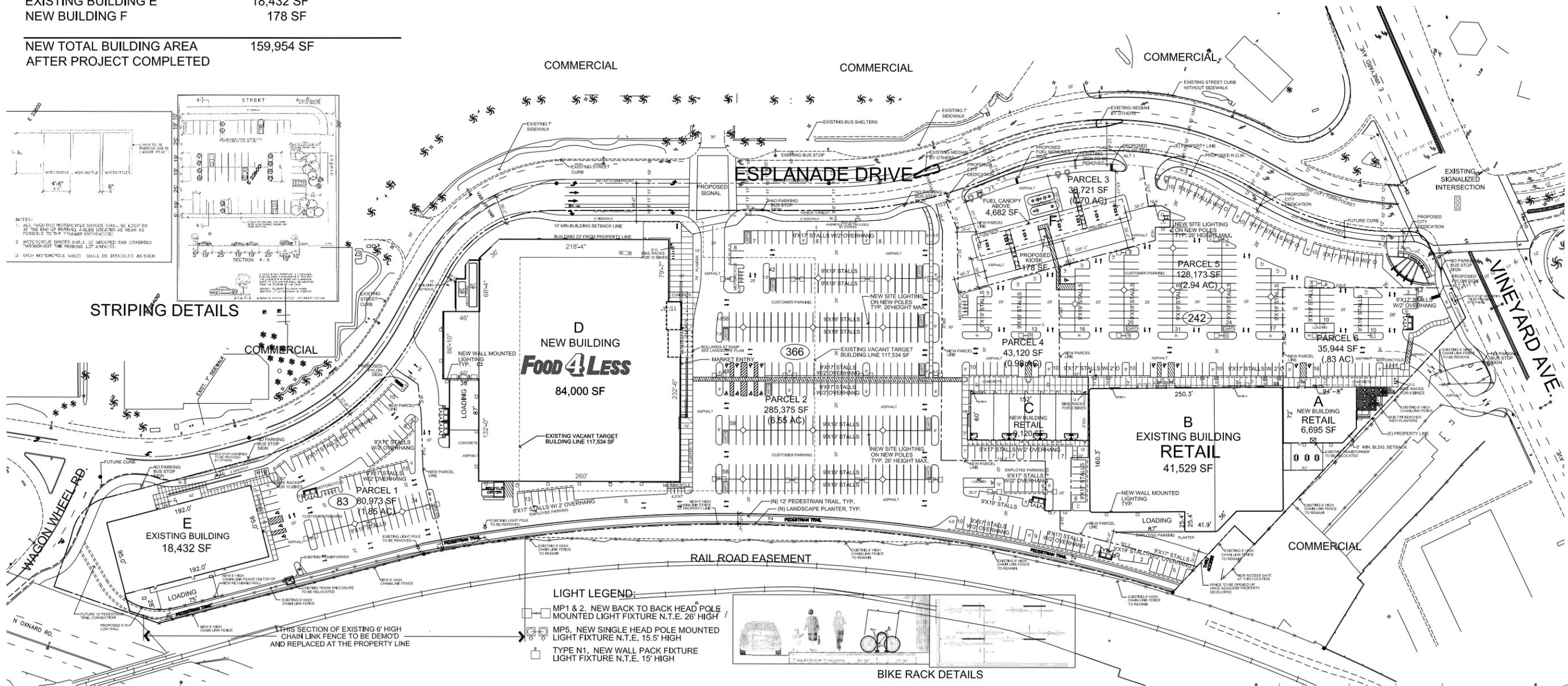
NEW TOTAL BUILDING AREA AFTER PROJECT COMPLETED	159,954 SF
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# PARKING SUMMARY

	REQUIRED	PROVIDED
REGULAR STALLS: (1/250)	640	644
COMPACT STALLS:	N/A	0
DISABLE STALLS:	15	19
MOTORCYCLE STALLS:	17	25
LOADING ZONES:	5	5
BIKE 1 / 33 AUTOMOBILE SPACES:	19	22

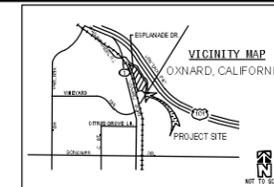
BUILDING COVERAGE	159,954 SF	3.67 AC	26%
PAVED AREA	368,973 SF	8.79 AC	61%
LANDSCAPED AREA	82,178 SF	1.88 AC	13%
TOTAL LAND AREA	604,376 SF	13.87 AC	100%

# VICINITY MAP



# TENTATIVE PARCEL MAP NO. XXXXX

MARCH 2012



## ASSESSOR'S PARCEL NUMBERS

142-0-010-435, 142-0-010-205, 142-0-010-415

## LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

THOSE PORTIONS OF SUBDIVISION NO. 10 AND NO. 21, RANCHO EL RIO DE SANTA CLARA OLA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP OF THE PARTITION OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS VS. RAFAEL GONZALES, ET AL. DEFTS.", DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, 100 FEET WIDE, BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.07 FEET TO WHICH A RADIAL LINE BEARS NORTH 89° 44' 41" EAST AT THE NORTHEASTLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO WEST LOS ANGELES MILLING COMPANY, A CORPORATION, RECORDED SEPTEMBER 14, 1955, AS DOCUMENT NO. 37402, IN BOOK 1332, PAGE 312, OF OFFICIAL RECORDS; THENCE, ALONG THE NORTHERLY LINE, THENCE:

1ST: NORTH 78° 46' 04" EAST 215.48 FEET; THENCE, ALONG THE NORTHEASTLY LINE OF SAID PARCEL NO. 2,

2ND: SOUTH 58° 26' 25" EAST 434.85 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN PARCEL NO. 2 IN DEED TO THE STATE OF CALIFORNIA, RECORDED AS DOCUMENT NO. 31114 ON OCTOBER 5, 1954, IN BOOK 1233, PAGE 29, OF OFFICIAL RECORDS; THENCE, AS "NORTH 31° 42' 42" EAST 70.85 FEET"; THENCE, ALONG THE NORTHEASTLY LINE OF SAID PARCEL NO. 2,

3RD: NORTH 37° 08' 15" WEST 32.57 FEET TO THE BEGINNING OF A TANGENT CURVE EASTERLY HAVING A RADIUS OF 78.00 FEET; THENCE,

4TH: NORTHERLY 101.01 FEET ALONG SAID CURVE TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE CITY OF OXNARD, RECORDED AUGUST 22, 1988, AS DOCUMENT NO. 43660 IN BOOK 1336, PAGE 20, OF OFFICIAL RECORDS, BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 335.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 65° 22' 09" WEST; THENCE,

5TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 41' 40" AN ARC DISTANCE OF 132.60 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 365.00 FEET; THENCE,

6TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 34' 43" AN ARC DISTANCE OF 354.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 535.00 FEET; THENCE,

7TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 51' 34" AN ARC DISTANCE OF 222.79 FEET TO THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN WITH A BEARING AND DISTANCE OF NORTH 83° 35' 00" WEST, 397.42 FEET ON THE MAP FILED IN BOOK 34, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY; THENCE, ALONG SAID COURSE,

8TH: NORTH 33° 39' 20" WEST, TANGENT TO SAID CURVE, 358.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET; THENCE,

9TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 30' 00" AN ARC DISTANCE OF 161.01 FEET; THENCE,

10TH: SOUTH 84° 50' 40" WEST TANGENT TO SAID CURVE, 89.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET; SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE DESCRIBED IN COURSE NO. 4 OF SAID DEED TO THE CITY OF OXNARD; THENCE,

11TH: NORTHERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 46° 49' 36" AN ARC DISTANCE OF 269.70 FEET; THENCE,

12TH: NORTH 48° 19' 44" WEST, TANGENT TO SAID CURVE, 198.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 60.00 FEET; THENCE,

13TH: WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 20' 00", 65.27 FEET TO A POINT OF CURVE WITH THE SOUTHERLY CONTINUATION OF THAT CERTAIN CURVE IN THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 2 IN BOOK 1281, PAGE 48, OF OFFICIAL RECORDS BEING CONCAVE WESTERLY HAVING A RADIUS OF 120.00 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 20° 39' 44" EAST; THENCE, CONTINUING ALONG SAID LAST MENTIONED CURVE,

14TH: WESTERLY 13.56 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE RECIPIED IN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 5, 1954, AS DOCUMENT NO. 31115, IN BOOK 1233, PAGE 33 OF OFFICIAL RECORDS AS "NORTH 75° 35' 30" EAST 99.30 FEET; THENCE,

15TH: SOUTH 75° 35' 30" WEST 59.30 FEET IN AN ANGLE POINT THEREIN; THENCE,

16TH: SOUTH 14° 24' 30" EAST 142.71 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAST DESCRIBED LAND ON THE NORTHEASTLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE,

17TH: SOUTH 49° 50' EAST TO A POINT ON A TAPER CURVE CONCAVE SOUTHWESTERLY WHICH POINT BEARS NORTH 48° 12' 30" WEST 334.10 FEET FROM A POINT WHICH IS NORTH 45° 0' EAST 50 FEET FROM ENGINEER'S SURVEY STATION "123 + 37.8 CC 3" RT." IN THE CENTERLINE OF THE MAIN TRACT OF SAID SOUTHERN PACIFIC RAILROAD; THENCE,

18TH: SOUTHEASTERLY ALONG SAID TAPER CURVE TO THE SOUTHERLY AND THEREOF OPPOSITE SAID ENGINEER'S CENTERLINE SURVEY STATION "123 + 37.8"; THENCE,

19TH: SOUTHERLY ALONG THE FIRST DESCRIBED CURVE THROUGH AN ANGLE OF 24° 43' 41" AN ARC DISTANCE OF 645.94 FEET TO THE POINT OF BEGINNING,

EXCEPT AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING, BUT NOT LIMITING THE FOREGOING TO, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LAND, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897 IN BOOK 1143, PAGE 371 OF OFFICIAL RECORDS, THE RIGHT TO ENTER ANY PART OF SAID LAND WITHIN 500 FEET OF THE SURFACE WAS RELEASED BY PETER J. CUCCATTO IN DEED RECORDED SEPTEMBER 22, 1959, AS DOCUMENT NO. 36274 IN BOOK 1779, PAGE 532 OF OFFICIAL RECORDS;

ALSO EXCEPT THE REMAINING INTEREST IN AND TO ALL OF THE OIL, GAS AND HYDROCARBON SUBSTANCES AND MINERALS IN, UNDER OR UPON SAID LAND, WITHOUT THE RIGHT, HOWEVER, TO ENTER UPON THE SURFACE OR ANY PART OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR THE PURPOSE OF PROTECTING, EXPLORING, DRILLING, MINING FOR OR EXTRACTING, PRODUCING, DEVELOPING OR REMOVING SUCH SUBSTANCES OR MINERALS AS RESERVED BY EL RIO ASSOCIATES IN DEED RECORDED SEPTEMBER 22, 1959, AS DOCUMENT NO. 36275 IN BOOK 1779, PAGE 537 OF OFFICIAL RECORDS;

PARCEL 2:

THAT PORTIONS OF SUBDIVISION NO. 10 AND 21 OF THE RANCHO EL RIO DE SANTA CLARA OLA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP OF THE PARTITION OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS VS. RAFAEL GONZALES, ET AL. DEFTS.", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN PARCEL NO. 2 IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON OCTOBER 5, 1954, AS DOCUMENT NO. 31114 IN BOOK 1233 PAGE 29 OF OFFICIAL RECORDS BEING AS BEARING "NORTH 31° 42' 42" EAST 70.85 FEET"; THENCE, ALONG SAID COURSE,

1ST: SOUTH 31° 33' 35" WEST 70.85 FEET TO THE SOUTHERLY TERMINUS OF SAID COURSE IN THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND 20 FEET IN WIDTH, CONVEYED TO FRANCIS MORIA, BISHOP OF THE CATHOLIC CHURCH OF MONTEREY COUNTY, CALIFORNIA, RECORDED MAY 4, 1885, IN BOOK 15, PAGE 219 OF DEEDS; THENCE, ALONG THE NORTHERLY LINE OF SAID 20-FEET STRIP;

2ND: NORTH 80° 35' 25" WEST 398.46 FEET TO THE SOUTHEAST CORNER OF A WELL SITE; DESCRIBED IN PARCEL 2 IN DEED TO PEOPLES LUMBER COMPANY RECORDED ON SEPTEMBER 22, 1959, AS DOCUMENT NO. 36275 IN BOOK 1779 PAGE 537 OF OFFICIAL RECORDS; THENCE,

3RD: NORTH 9° 24' 35" EAST 35 FEET TO THE NORTHEAST CORNER OF SAID WELL SITE; THENCE ALONG THE NORTH LINE OF SAID WELL SITE,

4TH: NORTH 80° 35' 25" WEST 116.94 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, 100 FEET WIDE; THENCE,

5TH: NORTHERLY ALONG THE CURVED EASTERLY LINE OF SAID RIGHT OF WAY ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1960.07 FEET AND A CENTRAL ANGLE OF 3° 55' 00" AN ARC DISTANCE OF 134 FEET; THENCE,

6TH: NORTH 78° 46' 04" EAST 215.48 FEET; THENCE,

7TH: SOUTH 58° 26' 25" EAST 434.85 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED 50% INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING, BUT NOT LIMITING THE FOREGOING TO, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LAND, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897 IN BOOK 1143 PAGE 371 OF OFFICIAL RECORDS, ALSO EXCEPT AN UNDIVIDED 50% INTEREST IN AND TO ALL OIL, OIL RIGHTS, NATURAL GAS AND OTHER HYDROCARBONS, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND FOR THE PURPOSE OF OBTAINING SAID SUBSTANCES, AS RESERVED BY EL RIO ASSOCIATES, A PARTNERSHIP, IN DEED RECORDED SEPTEMBER 14, 1955 AS DOCUMENT NO. 37402 IN BOOK 1332, PAGE 312 OF OFFICIAL RECORDS;

PARCEL 3:

THAT PORTIONS OF SUBDIVISION NO. 10 AND 21 OF THE RANCHO EL RIO DE SANTA CLARA OLA COLONIA, AS SHOWN ON MAP OF THE PARTITION OF SAID RANCHO, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL., DEFTS.", ACQUIRED BY THE STATE OF CALIFORNIA BY PARCEL 2 OF DEED (STATE PARCEL 354) RECORDED IN BOOK 1233, PAGE 29 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION (CONT.):

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS "N. 36° 58' 53" W., 32.57 FEET" OF SAID PARCEL 2, DISTANT NORTHWESTERLY THEREON 4.09 FEET FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE ALONG SAID CERTAIN COURSE AND THAT CERTAIN CURVE DESCRIBED AS HAVING A RADIUS OF 78.00 FEET IN SAID PARCEL 2 THE FOLLOWING COURSES: N 36° 30' 34" W., 20.48 FEET AND NORTHERLY ALONG A TANGENT CURVE CONCAVE EASTERLY THROUGH AN ANGLE OF 74° 11' 48" AN ARC DISTANCE OF 101.01 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 335.00 FEET; FROM A TANGENT WHICH BEARS S 23° 49' 38" E THROUGH AN ANGLE OF 11° 43' 33" AN ARC DISTANCE OF 68.56 FEET TO A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID REVERSE CURVE, FROM A TANGENT WHICH BEARS S 35° 29' 19" E, THROUGH AN ANGLE OF 67° 39' 47" AN ARC DISTANCE OF 29.52 FEET; THENCE S 32° 10' 35" W., 35.04 FEET TO THE POINT OF BEGINNING, EXCEPT AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING, BUT NOT LIMITING THE FOREGOING TO, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LANDS ABOVE-DESCRIBED, WITHOUT THE RIGHT HOWEVER, OF SURFACE ENTRY UPON SAID LAND, FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS, HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM, AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897 IN BOOK 1143, PAGE 371 OF OFFICIAL RECORDS; ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS, BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFORE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT OVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR, OR OTHERWISE DEVELOP SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON THE LAND HEREIN CONVEYED, AS RESERVED BY EL RIO ASSOCIATIONS, A PARTNERSHIP, IN DEED RECORDED OCTOBER 5, 1954 AS DOCUMENT NO. 31114.

PARCEL 4:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 5:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 6:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 7:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 8:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 9:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 10:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 11:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 12:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 13:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 14:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 15:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 16:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 17:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 18:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 19:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 20:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 21:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 22:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 23:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 24:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 25:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 26:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 27:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 28:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 29:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 30:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 31:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 32:

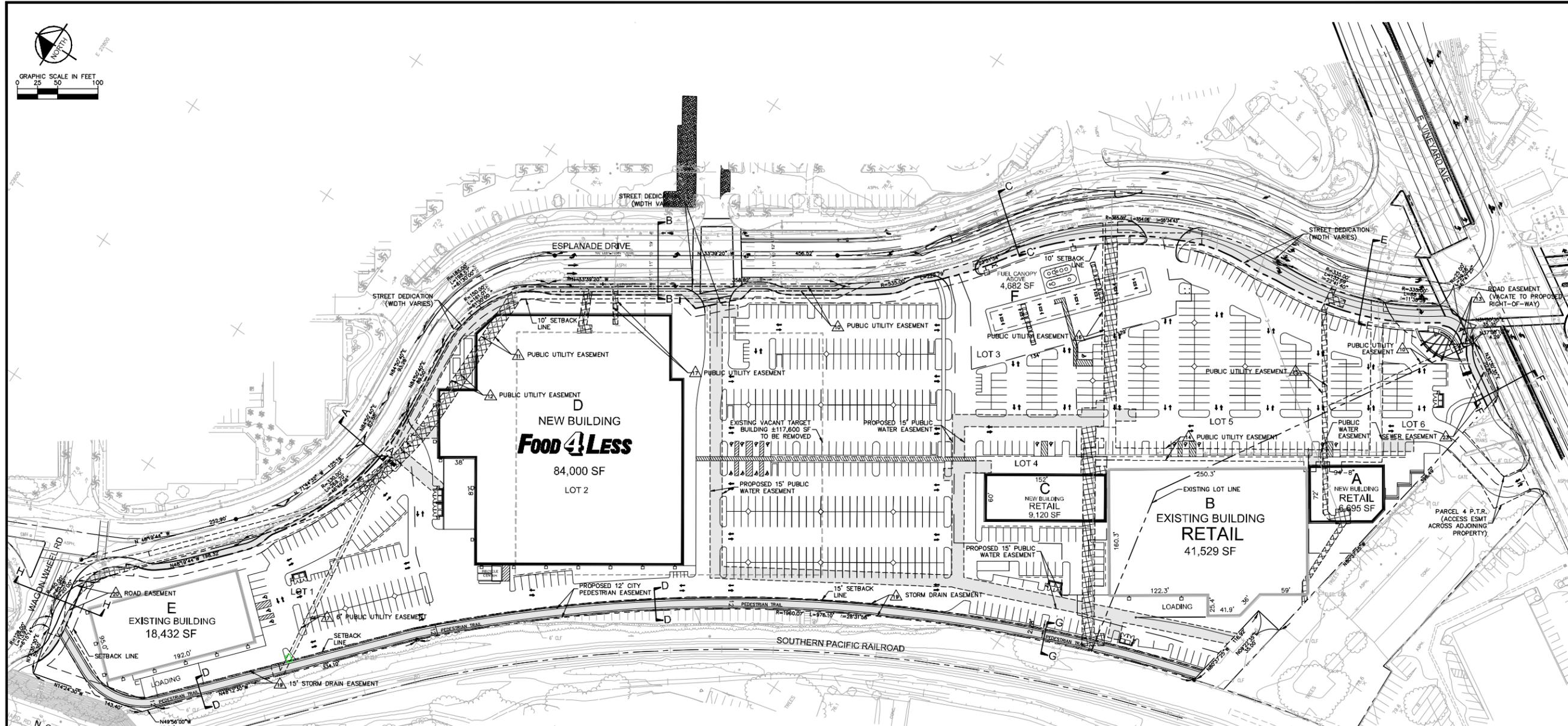
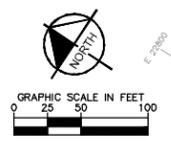
THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 33:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

PARCEL 34:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS



SEE SHEET 1 FOR A LIST OF THE EXISTING TITLE REPORT EXCEPTIONS

DATE: 08/29/2012  
 DRAWN BY: F  
 CHECKED BY: JAM  
 DATE: 08/29/2012

- LEGEND**
- LINE TYPES**
- EXIST. LOT LINE
  - EXISTING R/W
  - PROPOSED R/W
  - LOT/PARCEL LINE
  - CENTERLINE OF STREET
  - CITY SIDEWALK AND DRAIN EASEMENT
  - UTILITY EASEMENT LINE
  - BLOCK WALL
  - FENCELINE
  - CURB
  - CURB AND GUTTER
  - RIBBON GUTTER
  - CONTOUR LINE
  - STREET STRIPING
- UTILITY LINES**
- SD EX. STORM DRAIN
  - S EX. SEWER LINE
  - W EX. WATER LINE
  - G EX. GAS
  - T EX. TELEPHONE
  - TV EX. TELEVISION/CABLE
  - OVH EX. OVERHEAD WIRES
  - OIL EX. OIL/GAS LINE
- UTILITY ABBREVIATIONS**
- ACP ASBESTOS CLAY PIPE
  - CMP CORRUGATED METAL PIPE
  - HDPE HIGH DENSITY POLY-ETHYLENE
  - PVC POLYVINYL CHLORIDE
  - RCF REINFORCED CONCRETE PIPE
  - STL STEEL
  - VCP VITREOUS CLAY PIPE
- ABOVE GROUND UTILITIES**
- CATV CABLE TELEVISION PULL BOX
  - CB CATCH BASIN
  - DDC DOUBLE DETECTOR CHECK
  - DI DROP INLET GRATE
  - ECBX ELECTRIC PULL BOX
  - EM ELECTRIC METER
  - EV ELECTRIC VAULT
  - FDC FIRE DEPT. CONNECTION
  - FH FIRE HYDRANT
  - GM GAS METER
  - GV GAS VALVE
  - GW GUY WIRE
  - IR IRRIGATION PULL BOX
  - LP LIGHT POLE
  - LP LIGHT POLE
  - MH MANHOLE (UNKNOWN SERVICE)
  - EMH ELECTRICAL MANHOLE
  - SDMH STORM DRAIN MANHOLE
  - SSMH SANITARY SEWER MANHOLE
  - TMH TELEPHONE/COMMUNICATION MANHOLE
  - MW GROUNDWATER MONITORING WELL
  - PIV POST INDICATOR VALVE
  - PP POWER POLE
  - SCO SEWER CLEAN OUT
  - SDRI CSP RISER
  - SLT STREET LIGHT
  - SLBX STREET LIGHT PULL BOX
  - TS TRAFFIC SIGNAL
  - TS/SL TRAFFIC SIGNAL & STREET LIGHT
  - TRANS TRANSFORMER
  - TSBX TRAFFIC SIGNAL CONTROL BOX
  - VENT VENT PIPE RISER
  - VLT VAULT (UNKNOWN SERVICE)
  - WM WATER METER
  - WV WATER VALVE
  - WVT WATER VAULT
- OTHER ABBREVIATIONS**
- ASPH ASPHALT
  - BOL BOLLARD
  - CLF CHAIN LINK FENCE
  - CONC CONCRETE
  - DEC DECIDUOUS TREE
  - DWY DRIVEWAY ENTRANCE
  - EG, GUT EDGE OF GUTTER
  - ENT ENTRY
  - EP EDGE OF PAVEMENT
  - FIR EVERGREEN/FIR TREE
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - FLAG FLAG POLE
  - FS FINISHED SURFACE
  - GEN GENERATOR
  - HC HANDICAP PARKING STALL
  - INV INVERT
  - SN SIGN
  - 55.5 SPOT ELEVATION
  - TC TOP OF CURB
  - TE TRASH ENCLOSURE
  - TR TREE
  - 10" TREE, 10" TRUNK
  - 10" PALM TREE, 10" TRUNK
  - DR DOOR
  - TW TREE WELL
  - WCR WHEELCHAIR RAMP
  - WIF WROUGHT IRON OR METAL TUBE FENCE
  - FLT FLOODLIGHT
  - APN ASSESSOR'S PARCEL NUMBER
  - CL CLEAR (NO ENCROACHMENT)
  - ENCR ENCROACHES
  - I.P. IRON PIPE
  - L&T LEAD, TACK AND TAG
  - N.T.S. NOT TO SCALE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PL PROPERTY LINE
  - SFN SEARCHED, FOUND NOTHING
  - TPOB TRUE POINT OF BEGINNING
  - TBM TEMPORARY BENCH MARK
- EASEMENT LEGEND**
- PROPOSED EASEMENT/RIGHT-OF-WAY DEDICATION. (SEE PLAN ABOVE FOR DETAILS)
  - QUITCLAIM EXISTING EASEMENT

**LAND USE TABLE**

LOT NO.	SIZE (ACRES)	LAND USE
1	1.89	COMMERCIAL
2	6.55	COMMERCIAL
3	0.71	COMMERCIAL
4	0.99	COMMERCIAL
5	2.95	COMMERCIAL
6	0.83	COMMERCIAL

**PROPOSED RIGHT-OF-WAY LINE/CURVE TABLES**

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	TANGENT
L1	39.62'	N31°30'35.00"E	C1	58.00'	23.36'	23°04'26"	11.84'
L4	4.29'	N37°08'10.00"W	C2	42.00'	16.28'	22°12'17"	8.24'
L5	13.77'	N31°30'35.00"E	C3	23.00'	27.26'	67°54'09"	15.49'
L7	4.09'	N41°39'08.80"E	C4	356.00'	198.66'	31°58'20"	101.99'
L18	81.79'	N33°39'20.00"W	C5	406.00'	29.31'	4°08'12"	14.66'
L21	11.91'	N33°39'20.00"W	C6	208.00'	27.80'	7°39'26"	13.92'
L22	17.65'	N78°39'20.00"W	C7	192.00'	71.79'	21°25'19"	36.32'
L23	58.41'	N45°34'48.73"W	C8	416.00'	242.24'	33°21'48"	124.66'
L24	23.40'	N11°20'40.00"E	C9	545.00'	44.23'	4°39'01"	22.13'
L25	147.79'	N33°39'20.00"W	C10	456.00'	59.26'	7°26'46"	29.67'
L28	2.76'	N61°03'45.73"W	C11	42.00'	15.18'	20°42'13"	7.67'
L30	89.07'	S84°50'05.23"W	C12	58.00'	26.01'	25°41'57"	13.23'
L32	10.42'	N48°24'12.86"W	C13	464.00'	38.88'	4°48'05"	19.45'
L35	59.93'	N48°24'12.27"W	C14	58.00'	23.36'	23°04'26"	11.84'
L38	49.47'	N48°24'12.27"W	C15	42.00'	16.91'	23°04'26"	8.57'
L39	4.25'	N41°35'47.73"E	C16	108.00'	22.89'	12°08'28"	11.49'
			C17	92.00'	64.96'	40°27'10"	33.90'
			C18	147.00'	84.32'	32°51'55"	43.36'
			C19	334.00'	272.99'	46°49'50"	144.64'
			C20	42.00'	16.91'	23°04'26"	8.57'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C21	58.00'	23.43'	23°08'36"	11.88'
C22	58.00'	23.36'	23°04'26"	11.84'
C23	42.00'	16.91'	23°04'26"	8.57'

OXNARD FOOD FOR LESS TENTATIVE PARCEL MAP XXXX EXISTING CONDITIONS AND PROPOSED LOTTING OXNARD, CALIFORNIA

Kimley-Horn and Associates, Inc.  
 765 The City Drive, Suite 200  
 Orange, CA 92668 (714) 938-1030

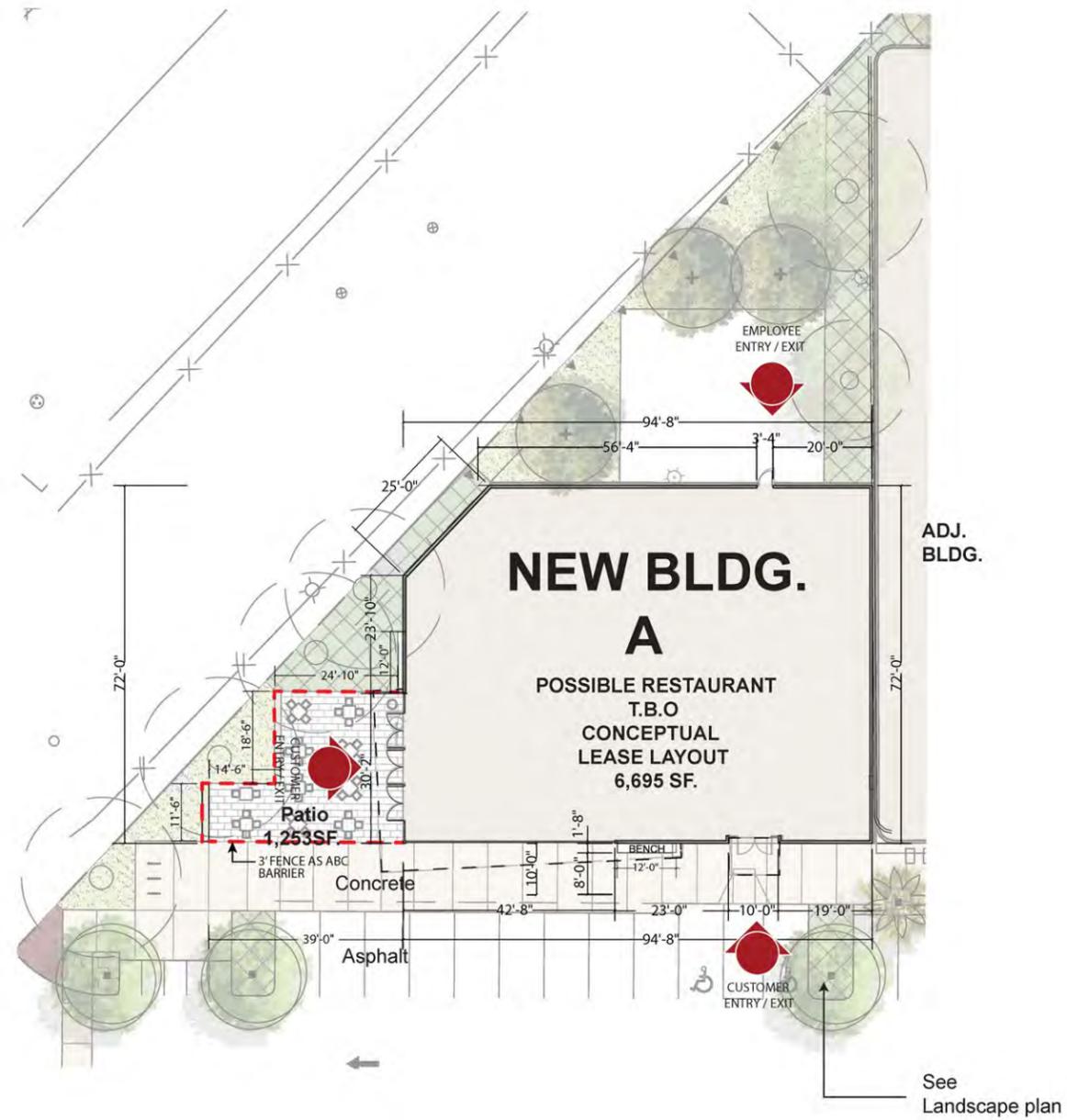
PROJECT NO. 094680002  
 DRAWING NAME TMD2  
 2 of 4





**LEGEND**

Doors	
Glass	
Walls	
Benches	
Canopy	
Planters	

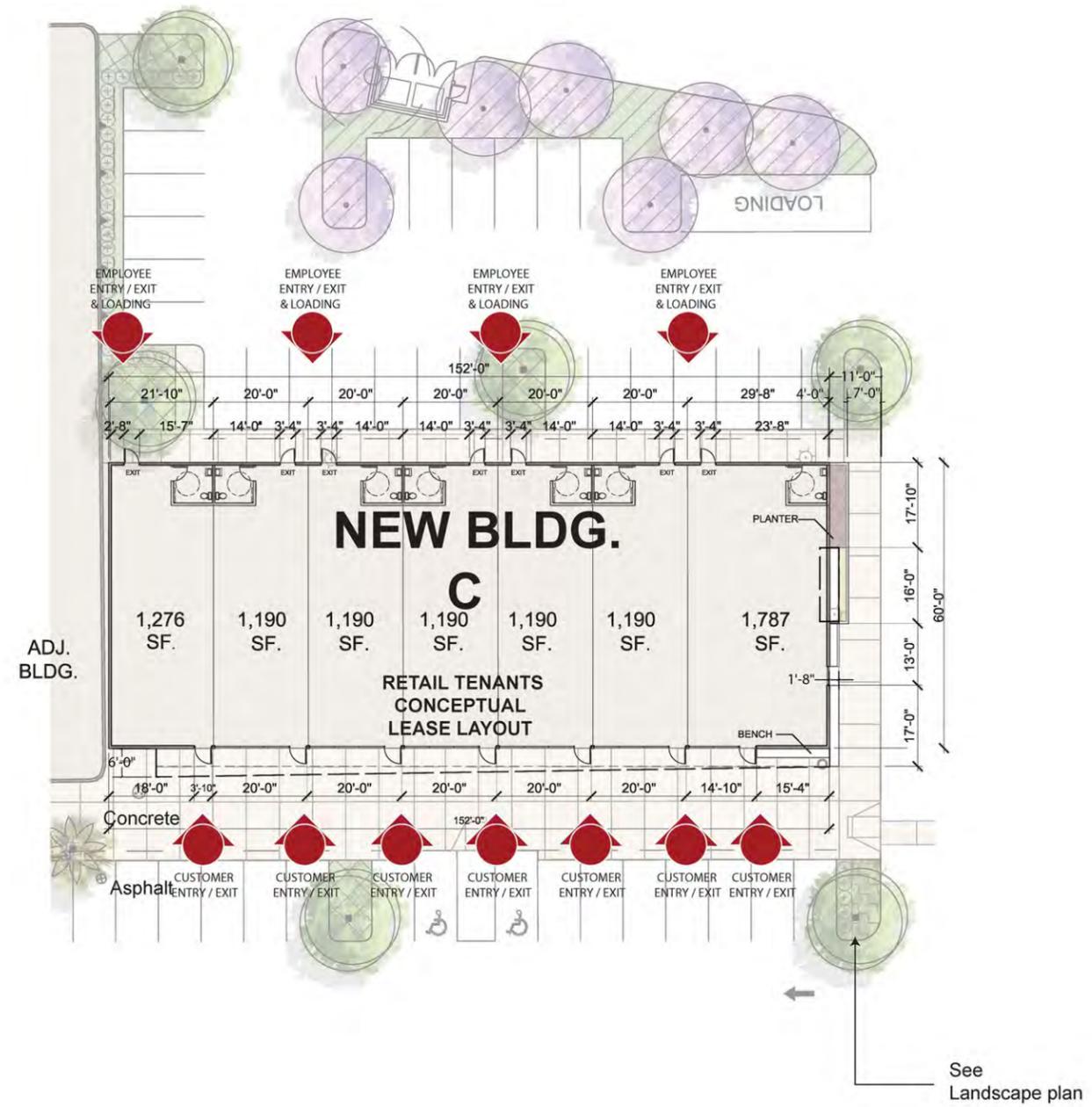


KEY PLAN



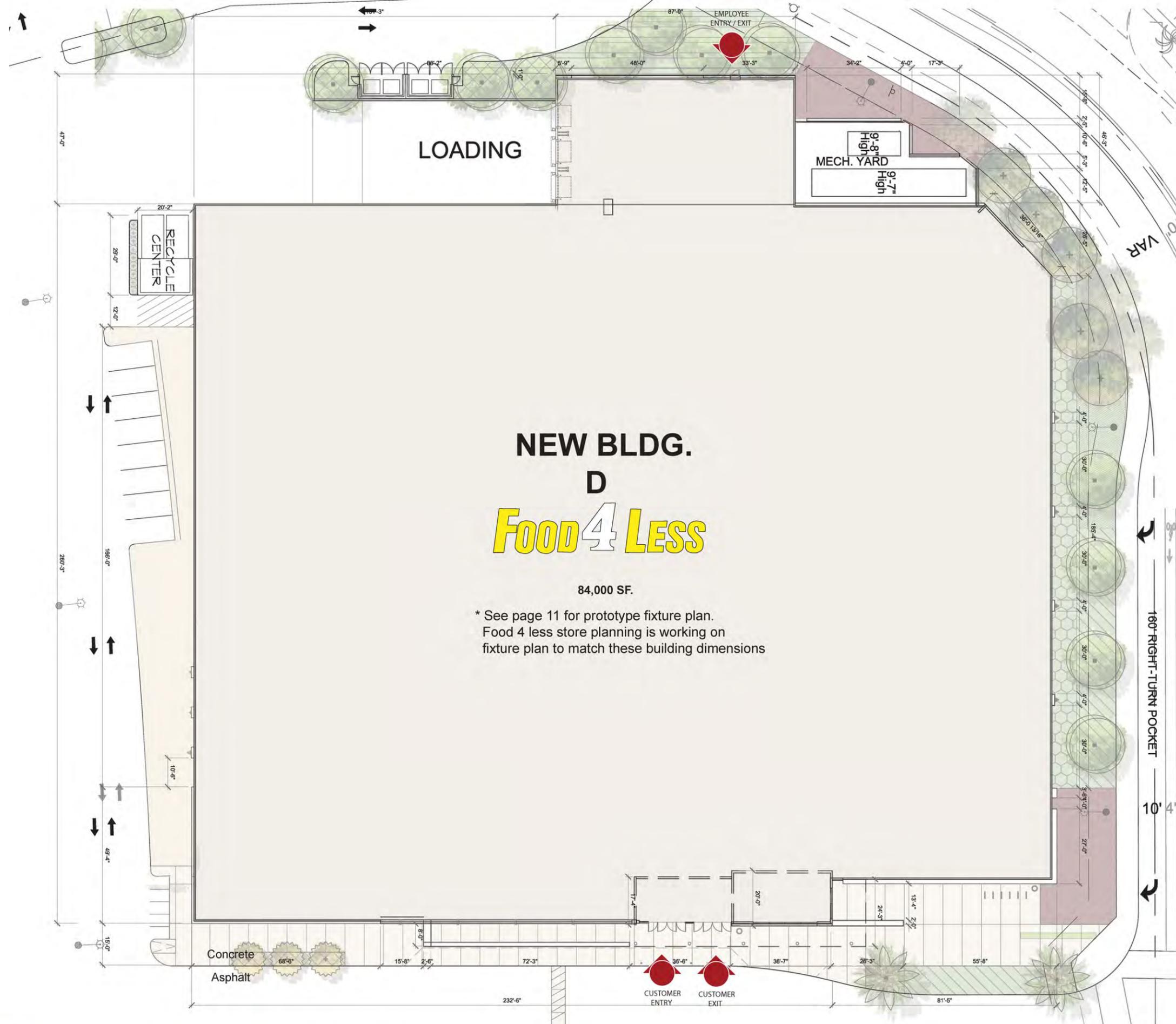
**LEGEND**

Doors	
Glass	
Walls	
Benches	
Canopy	
Planters	



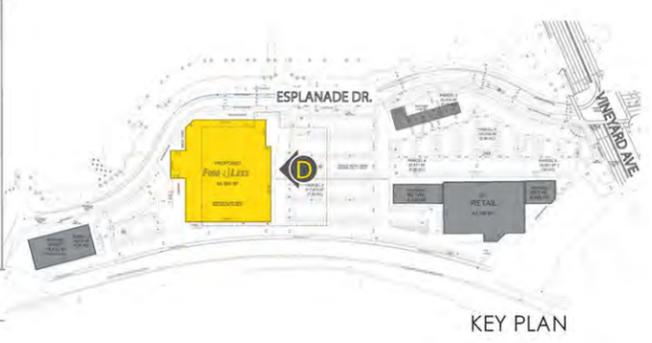
KEY PLAN

\* Tenant break up is conceptual in nature and is subject to change  
 \* Building fixture plan will depend on leasing tenant to be determined

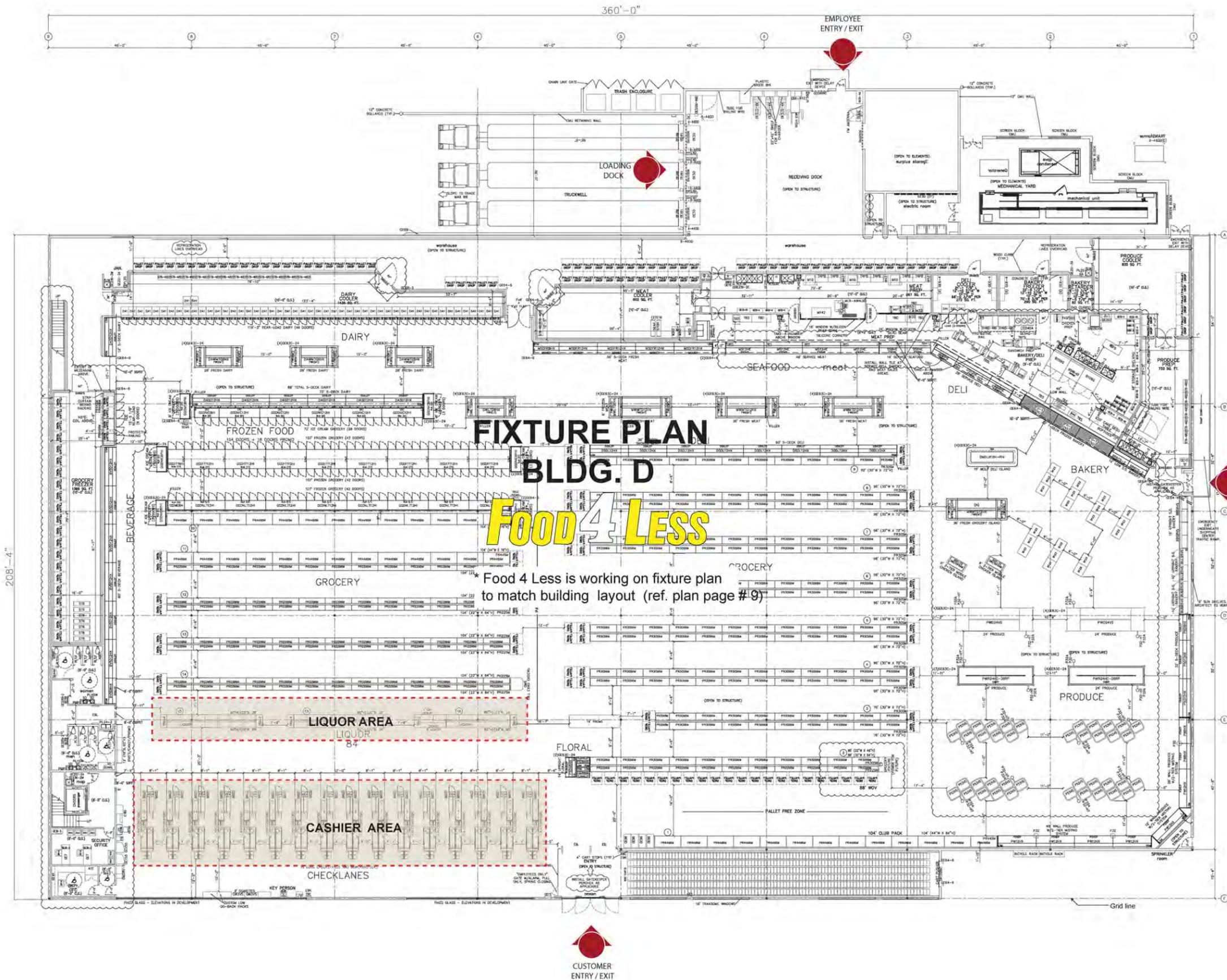


**LEGEND**

Doors	
Glass	
Walls	
Benches	
Canopy	
Planters	



\* See page 11 for prototype fixture plan.  
Food 4 less store planning is working on  
fixture plan to match these building dimensions



**FIXTURE PLAN  
BLDG. D  
Food 4 Less**

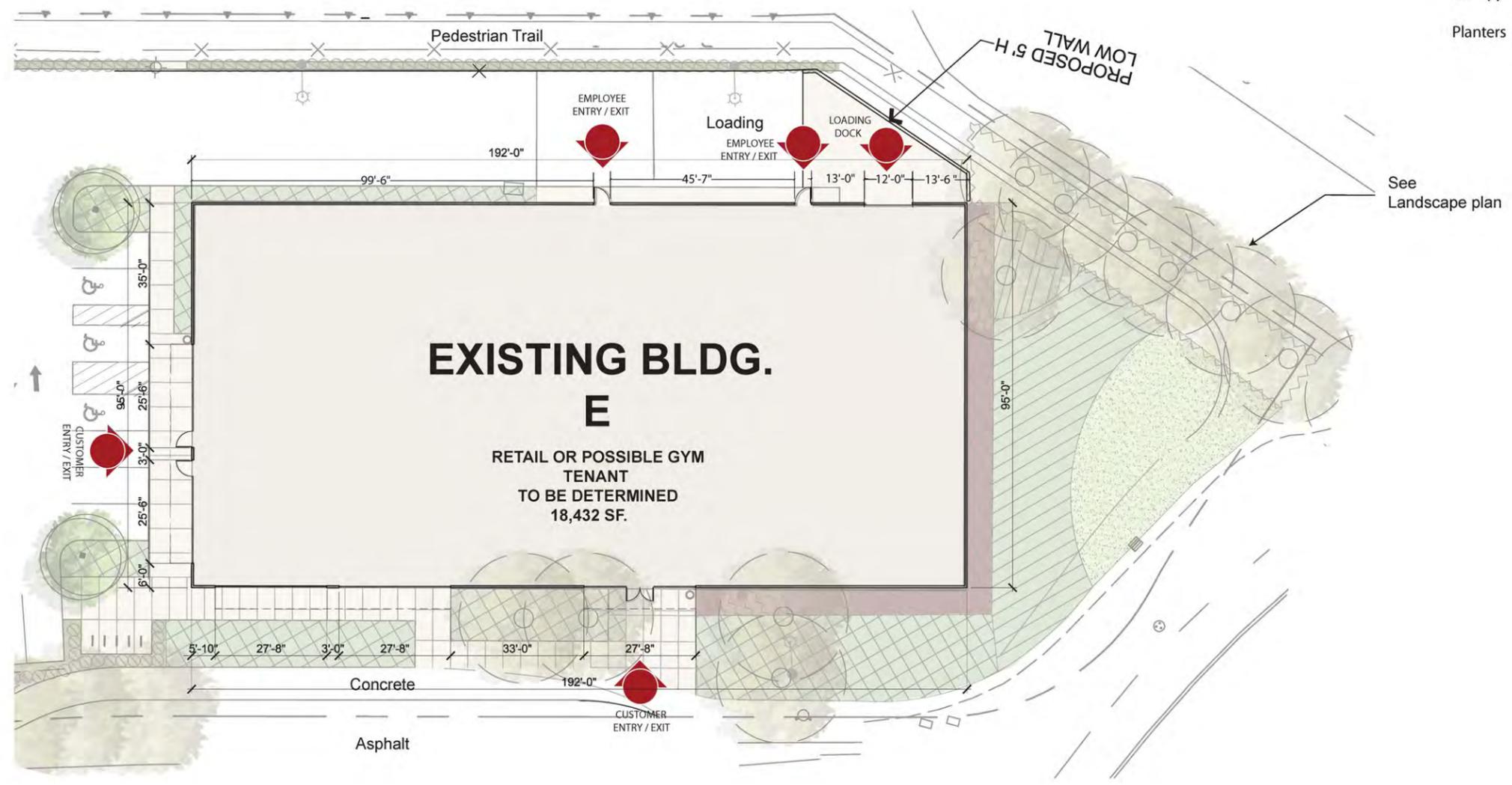
\* Food 4 Less is working on fixture plan to match building layout (ref. plan page #9)

- LEGEND**
- Doors
  - Glass
  - Walls
  - Benches
  - Canopy
  - Planters

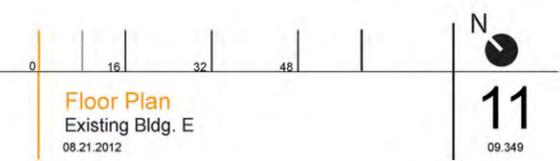


KEY PLAN

- LEGEND**
- Doors 
  - Glass 
  - Walls 
  - Benches 
  - Canopy 
  - Planters 

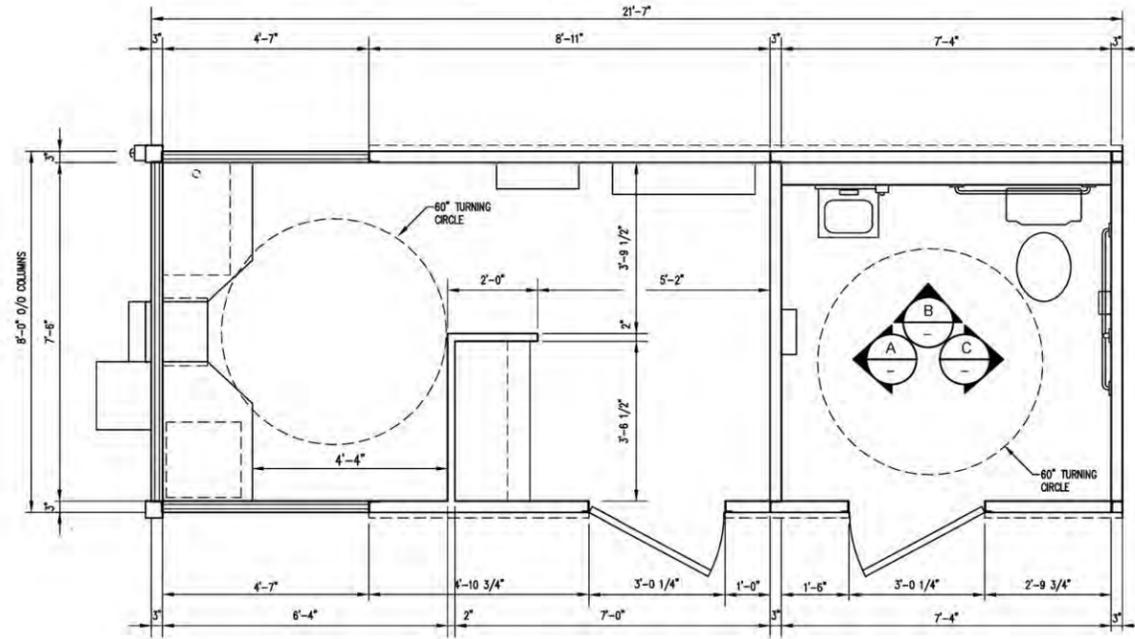


KEY PLAN

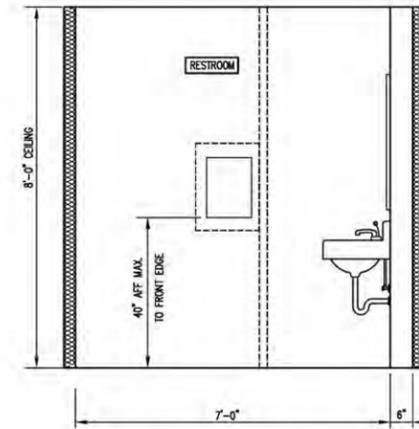


# NEW BLDG. F

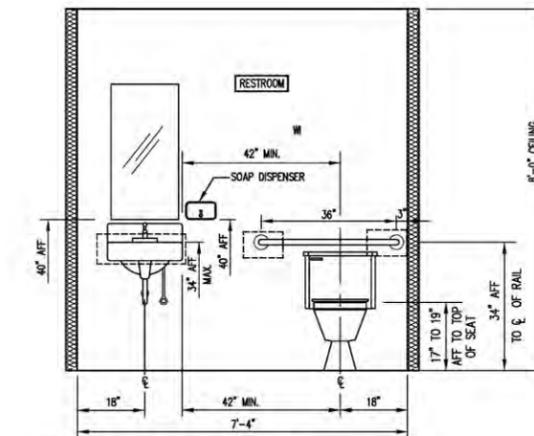
## CONCEPTUAL KIOSK LAYOUT



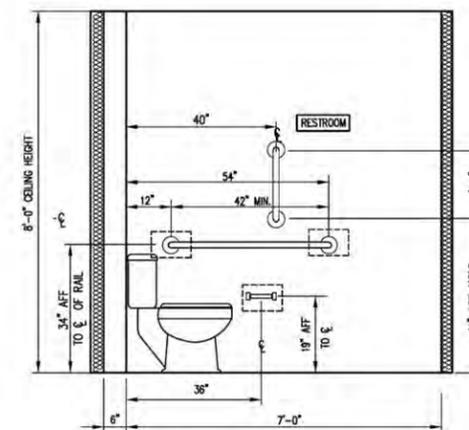
FLOOR PLAN



A INTERIOR ELEVATION



B INTERIOR ELEVATION



C INTERIOR ELEVATION



KEY PLAN



SOURCE IMAGE



\* All signage will be new.





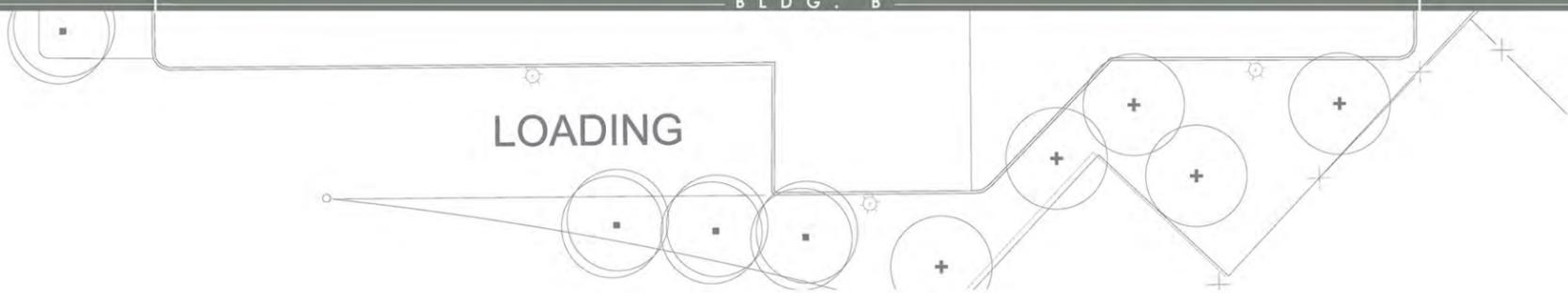
SOUTH ELEVATION

BLDG. C

BLDG. B

BLDG. A

PARTIAL FLOOR PLAN



EAST ELEVATION

BLDG. B

BLDG. A

3



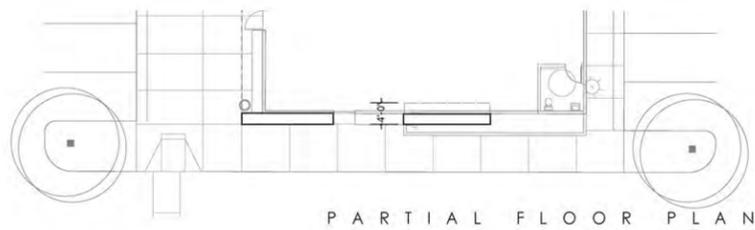
WEST ELEVATION

BLDG. C

BLDG. B

2

LIGHT FIXTURE



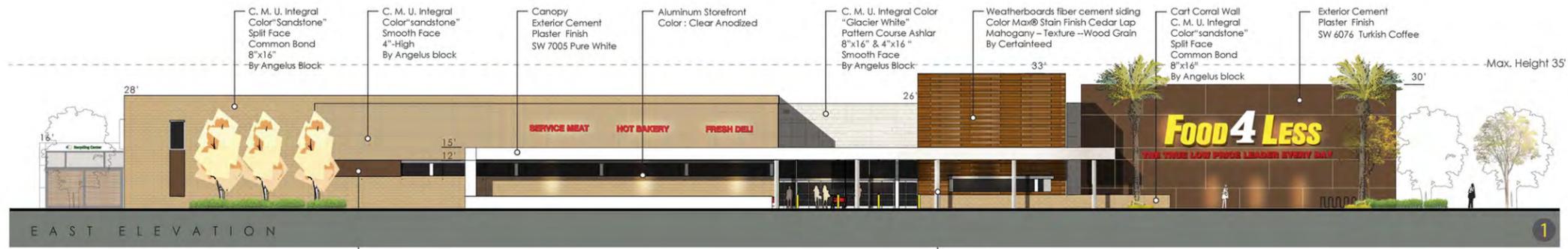
PARTIAL FLOOR PLAN

KEY PLAN

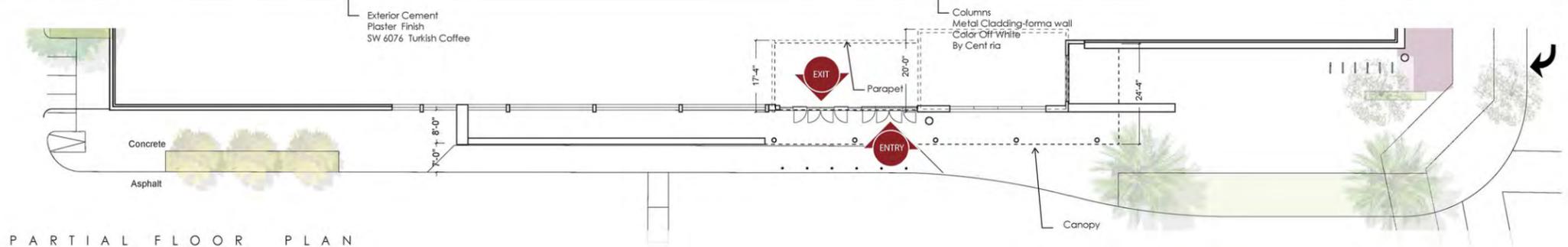


\* All signage will be new.





EAST ELEVATION



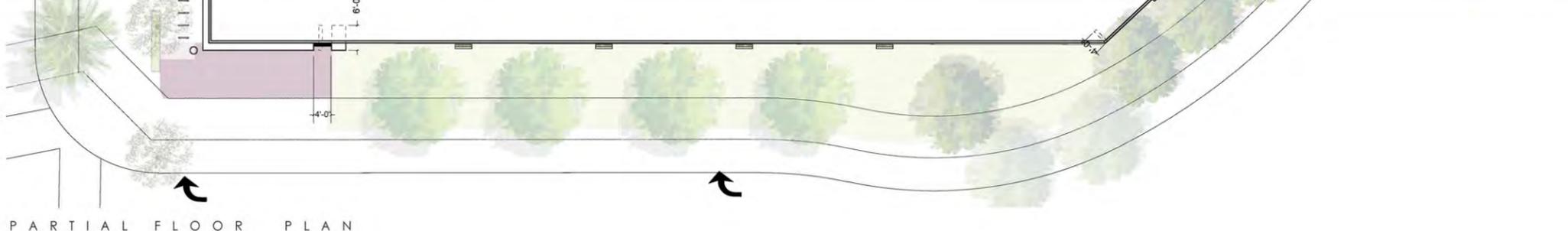
PARTIAL FLOOR PLAN



VIEW FROM ESPLANADE DR. ENTRY



NORTH ELEVATION



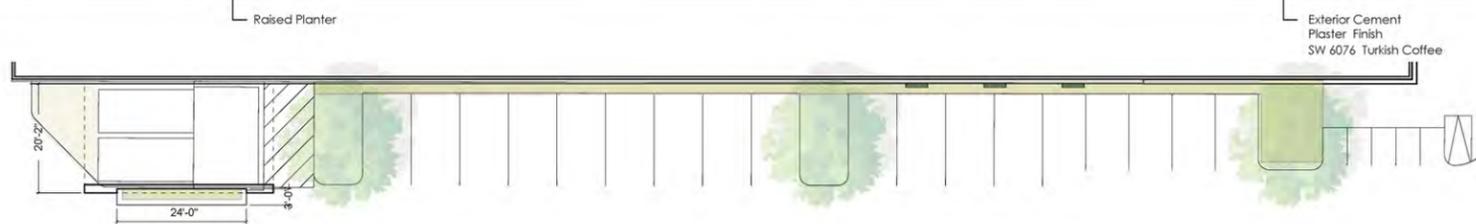
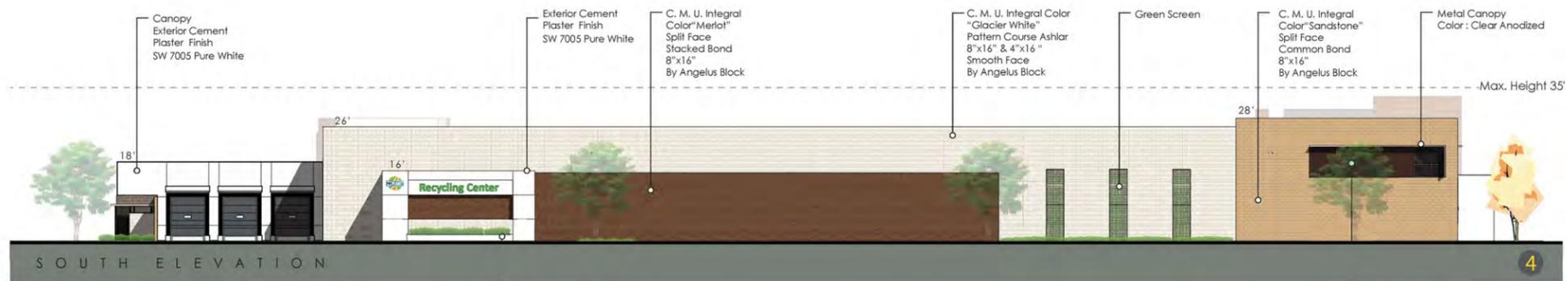
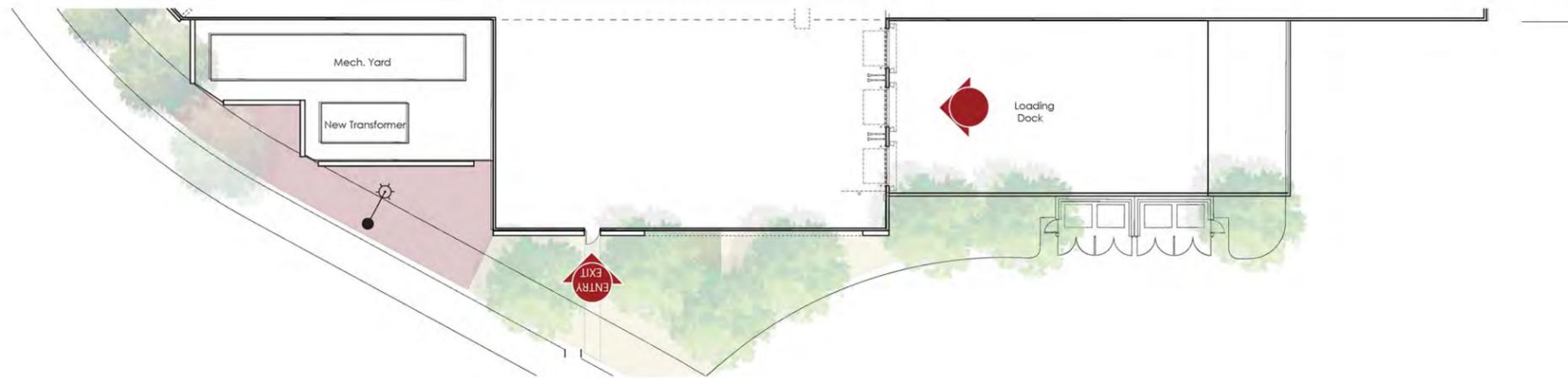
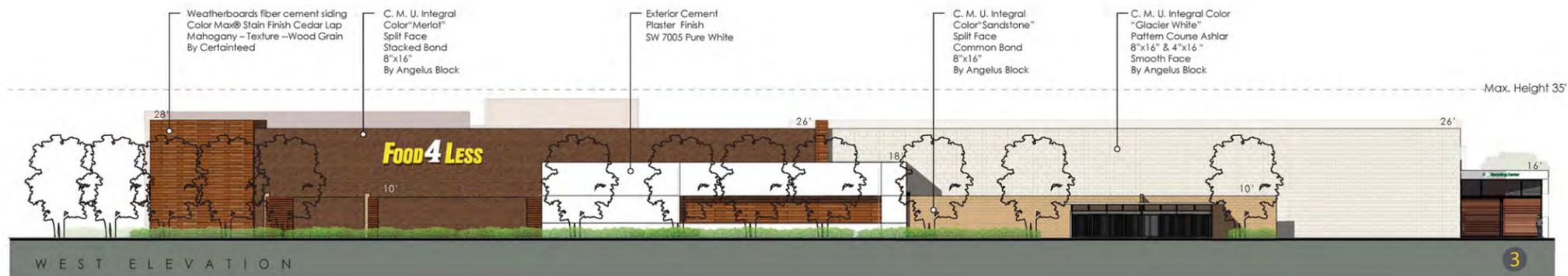
PARTIAL FLOOR PLAN



KEY PLAN

\* All signage will be new.





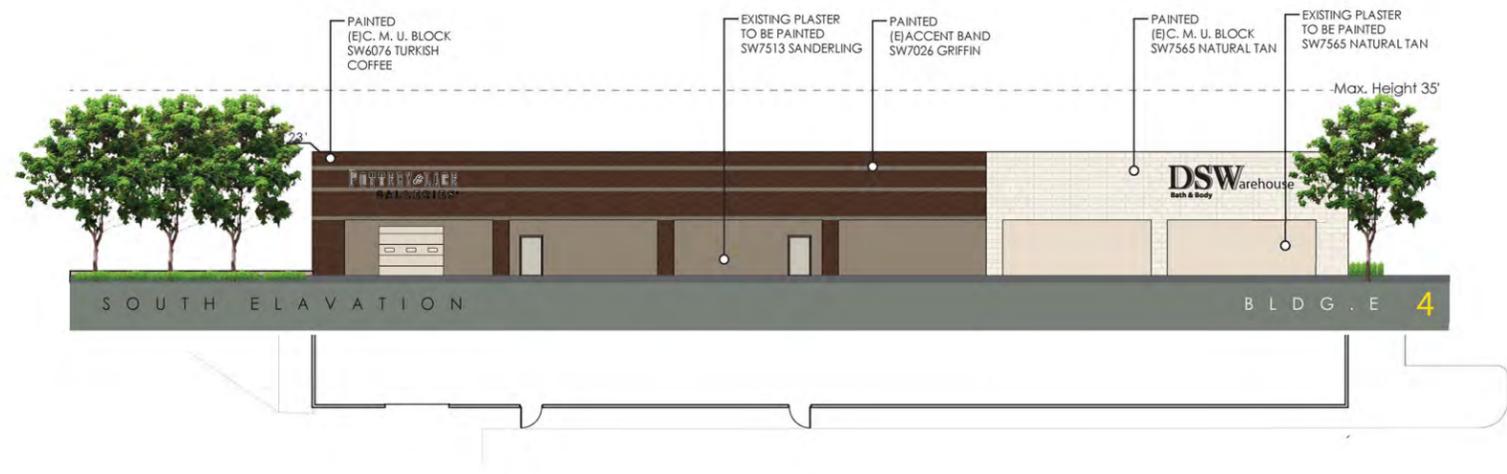
\* All signage will be new.

0 16 32 48

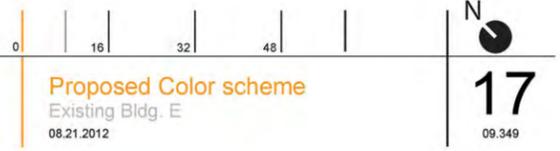
Proposed Exterior Elevations  
Bldg. D  
08.21.2012

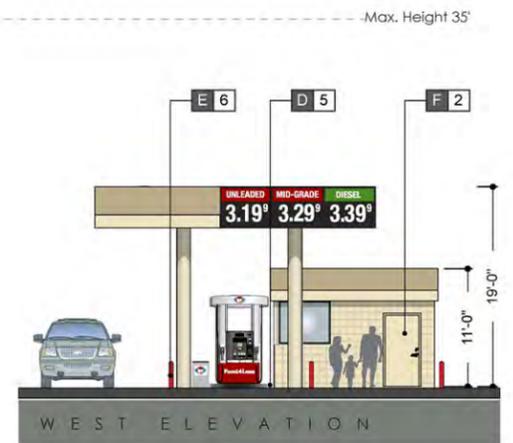
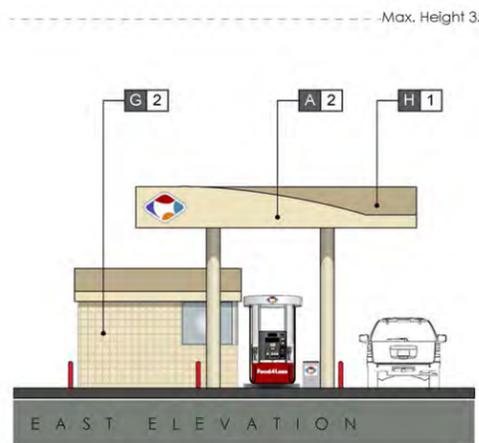
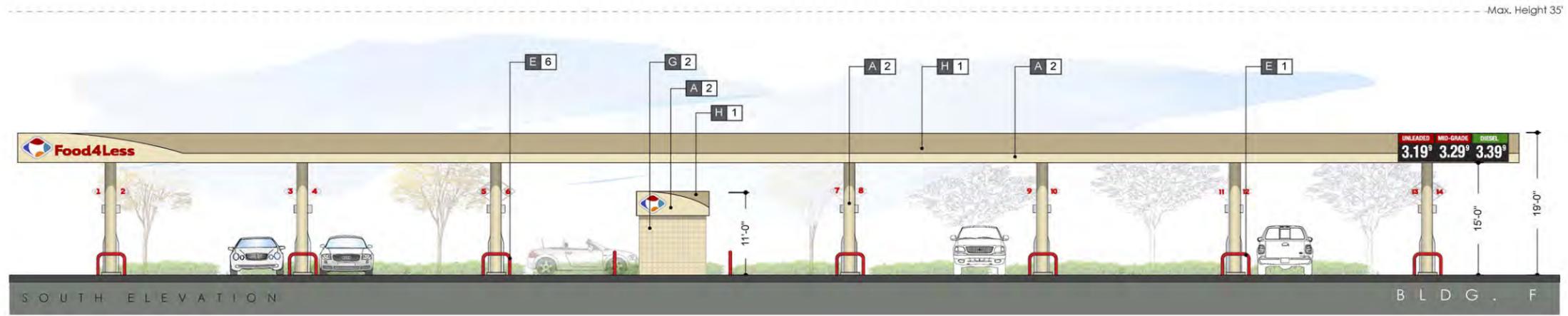
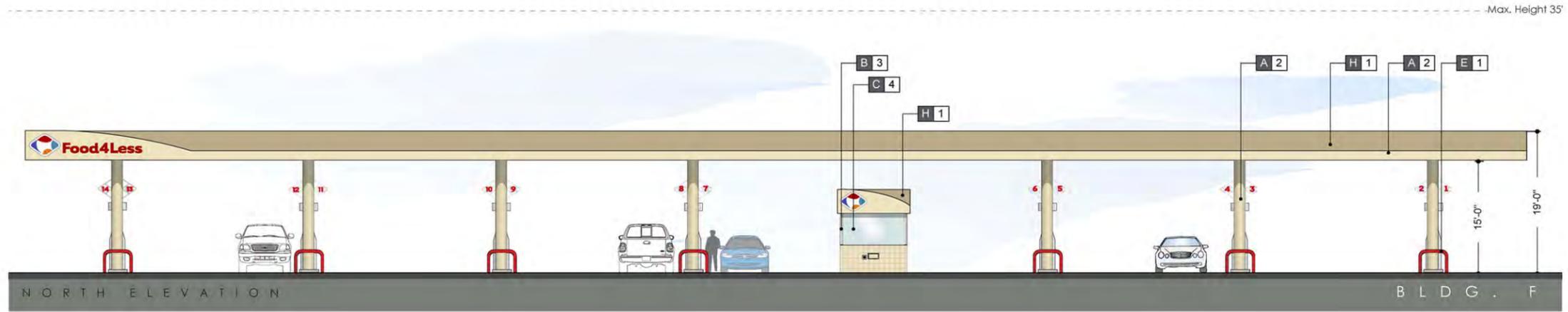
B

16  
09.349



\* All signage will be new.





**Materials**

A	METAL CLADDING ALUMINUM COMPOSITE
B	ALUMINUM STOREFRONT
C	GLASS
D	CONCRETE CURB
E	PAINTED METAL PIPE GUARD / BOLLARD
F	PAINTED METAL
G	C. M. U. BLOCK PRECISION 8X8X16 VERTICAL SCORE 1 SIDE BY ANGELUS BLOCK
H	3M SERIES 7125 VINYL FILM

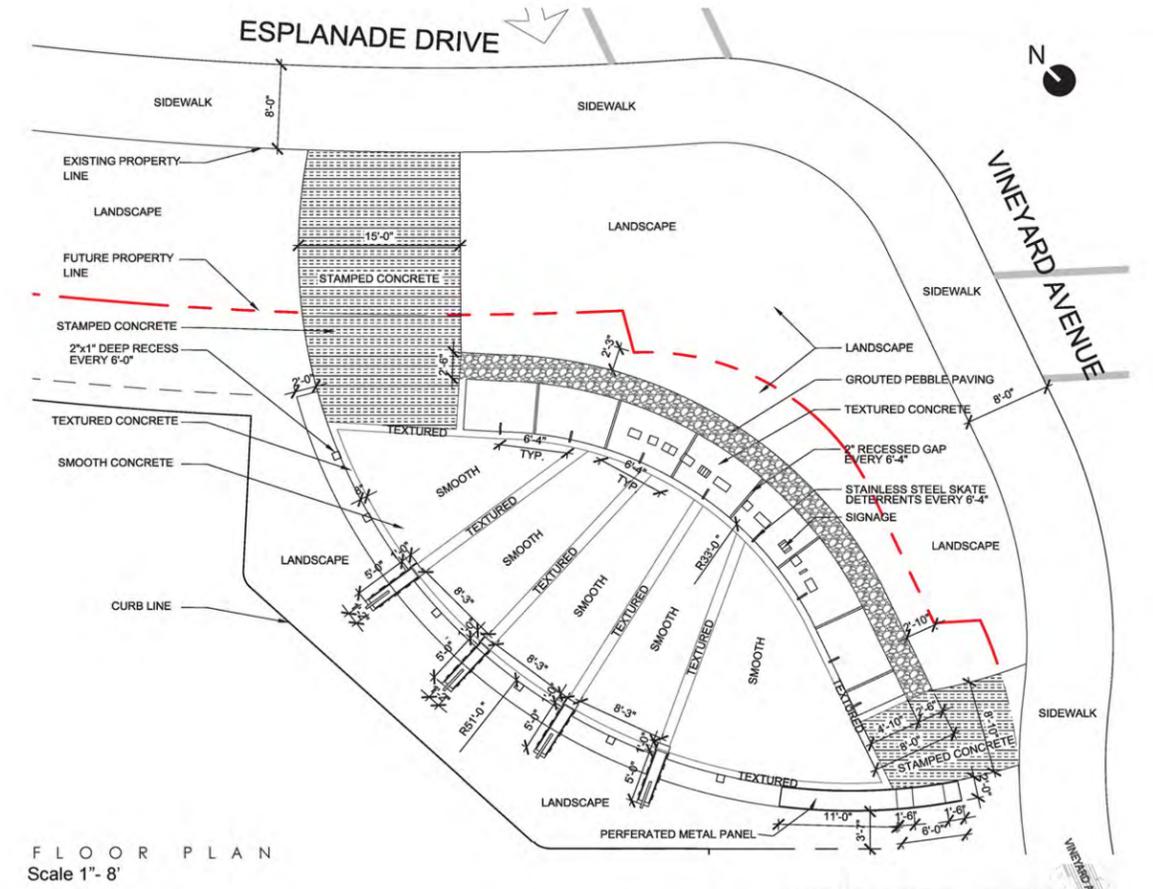
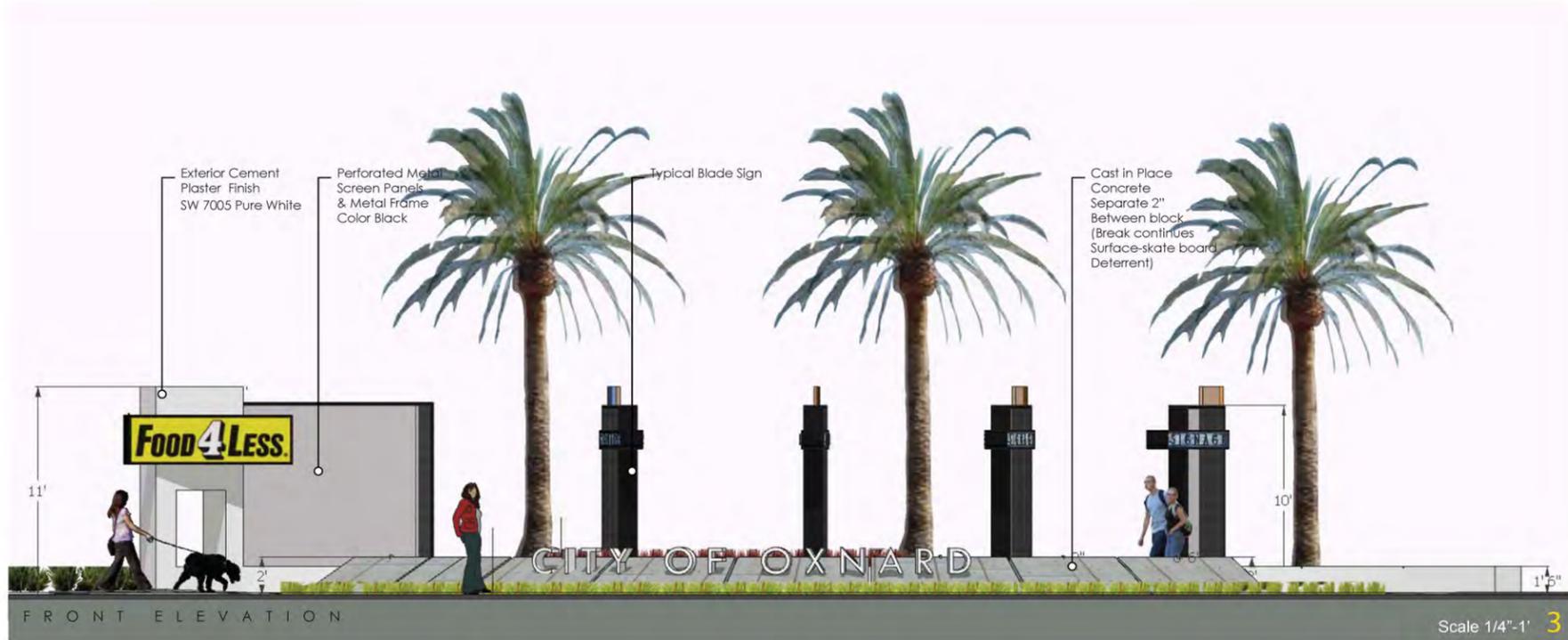
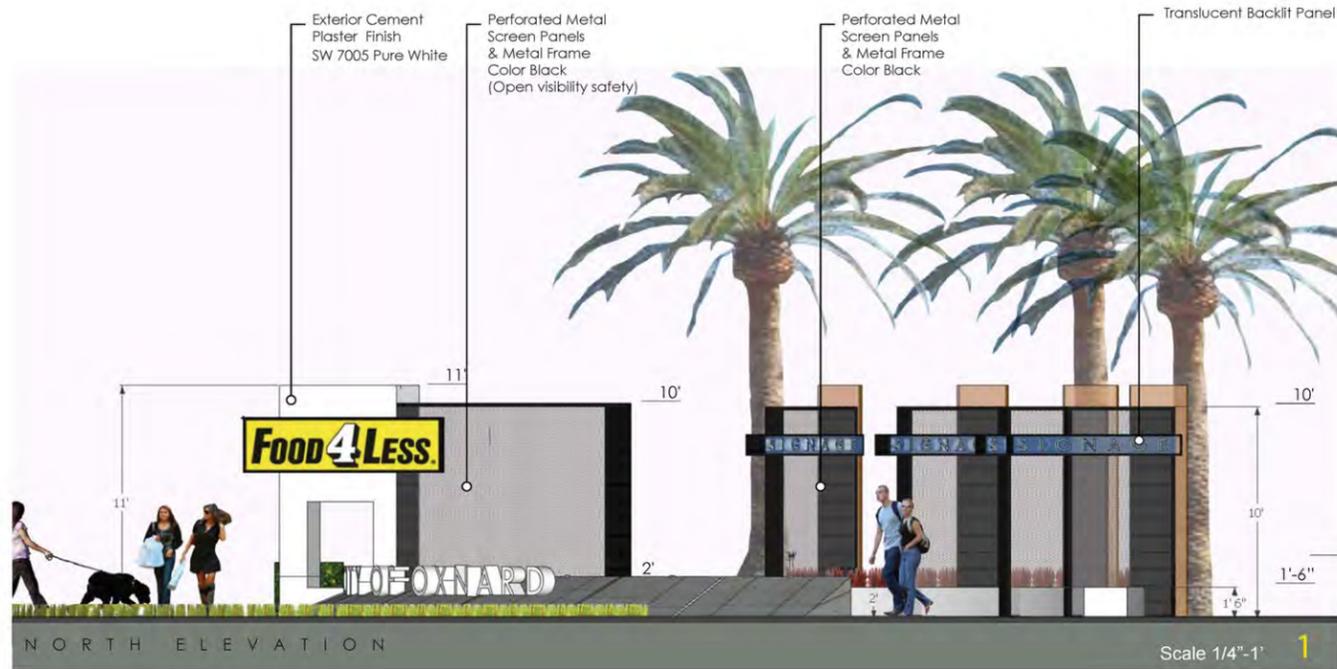
**Finishes**

1	KROGEN TAN / # 89 SANDSTONE
2	KROGEN CREAM /CRY CREAM BY ALPOLIC
3	CLEAR ANODIZED BY ARCADIA INC.
4	CLEAR VISION
5	NATURAL CONCRETE GRAY
6	KROGEN RED

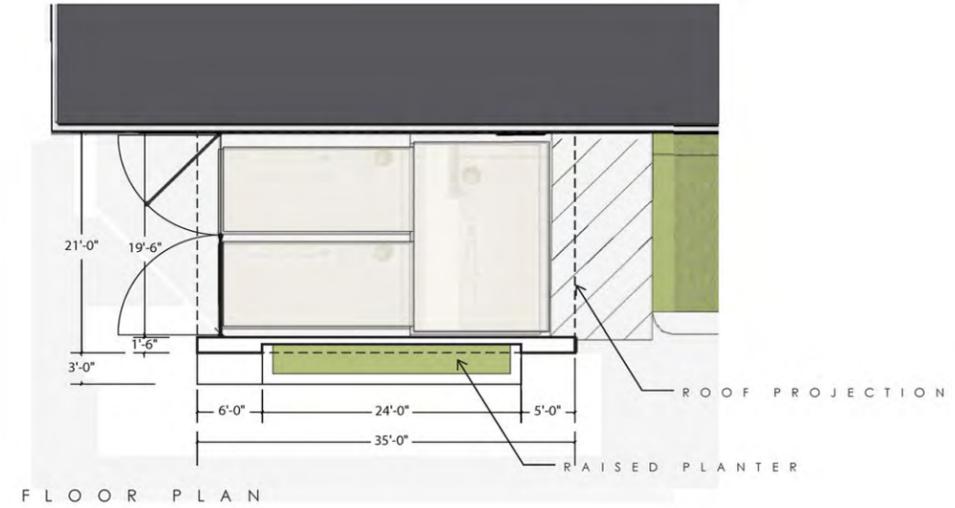
\* All signage will be new.



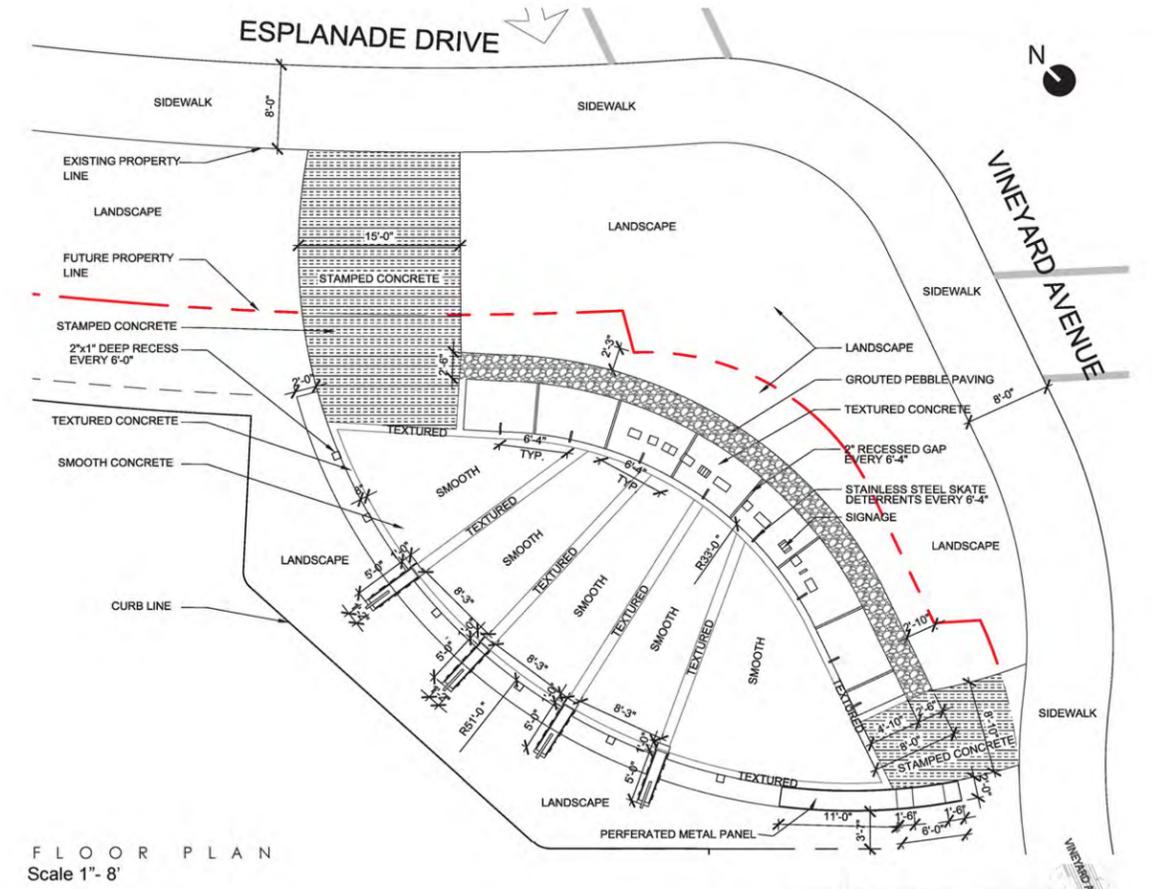
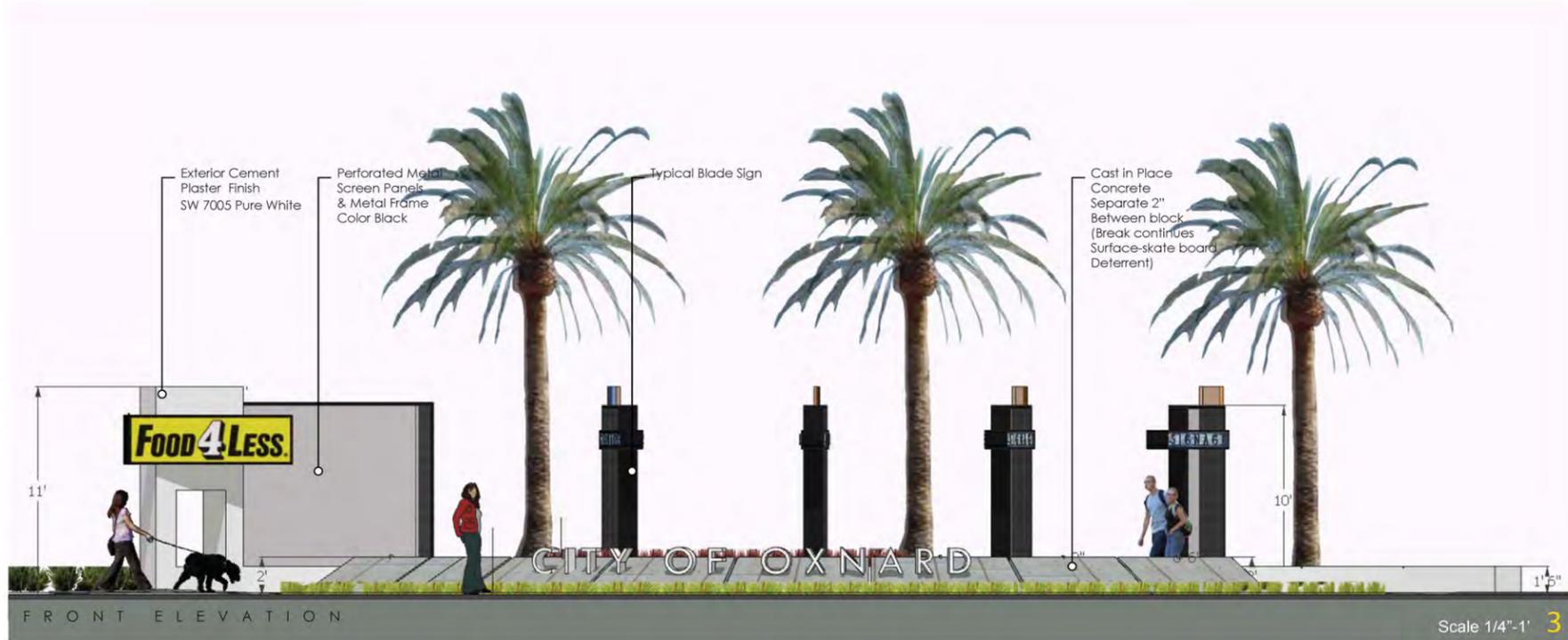
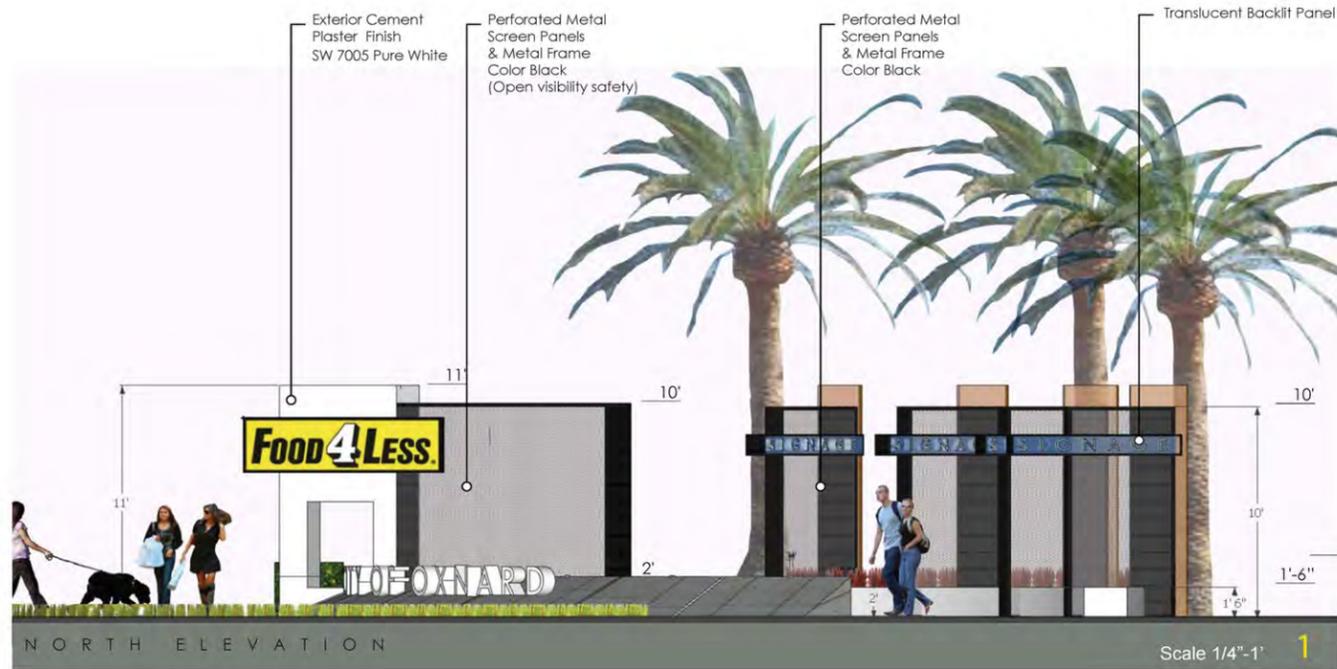
Proposed Exterior Elevations  
Fuel Center - Bldg. F  
08.21.2012



\* Textured concrete and skateboard Deterrents will be incorporated into design.



\* All signage will be new.



\* Textured concrete and skateboard Deterrents will be incorporated into design.



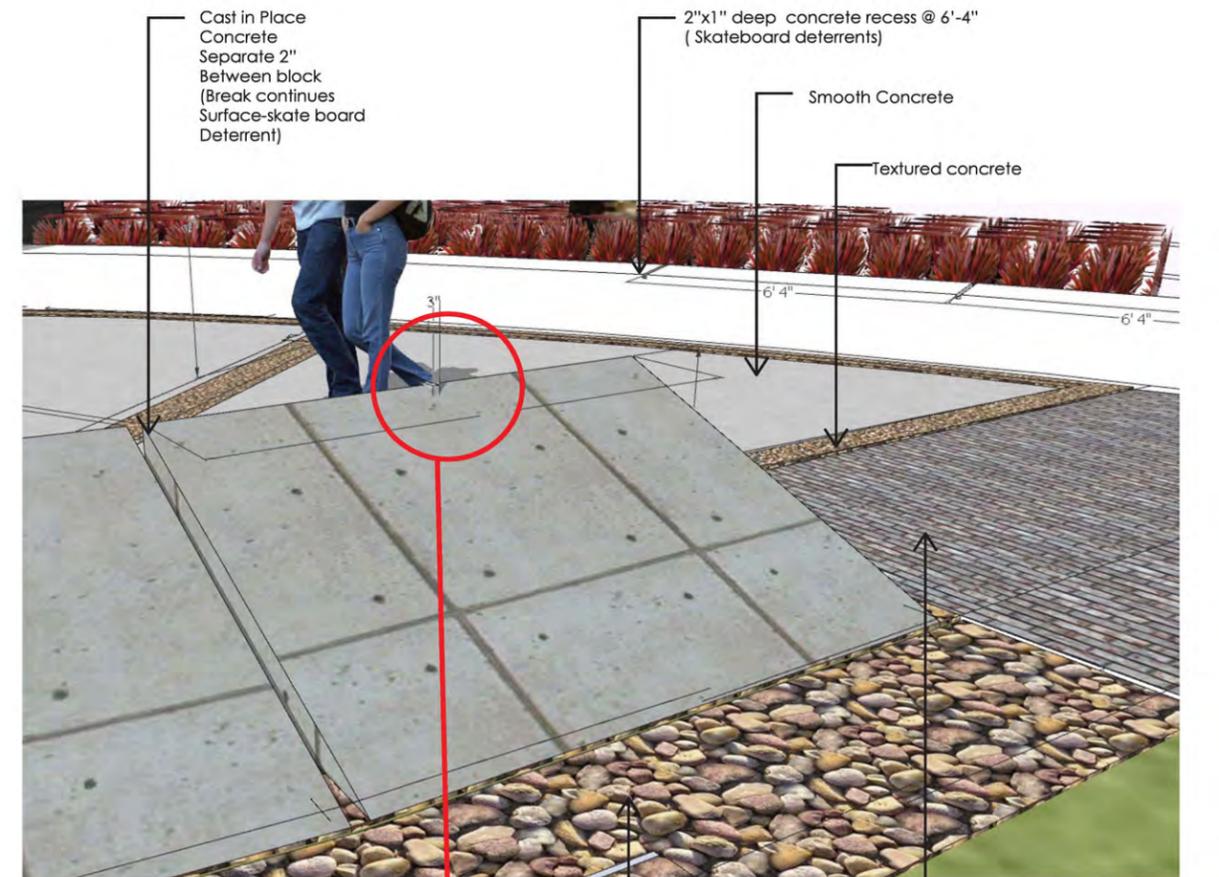
AERIAL VIEW



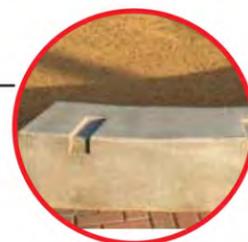
VIEW FROM CORNER VINEYARD & ESPLANADE DR.



CLOSE UP VIEW

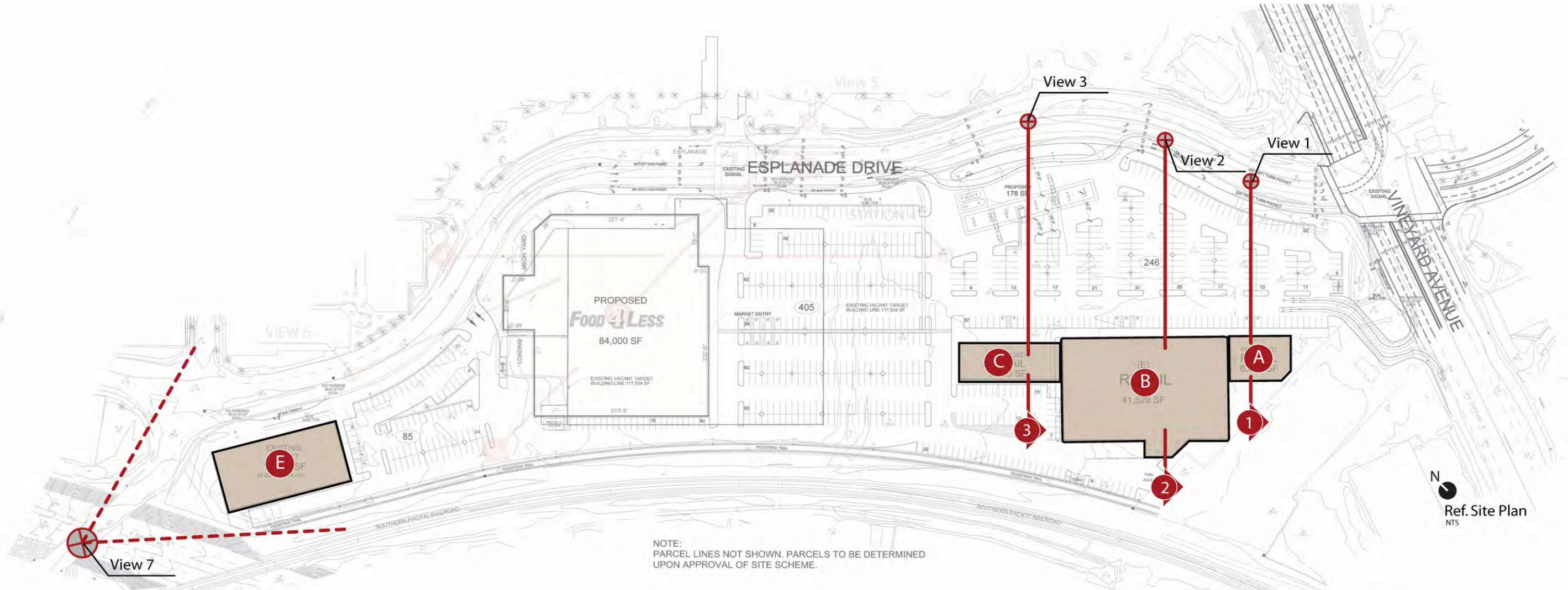


DETAIL VIEW

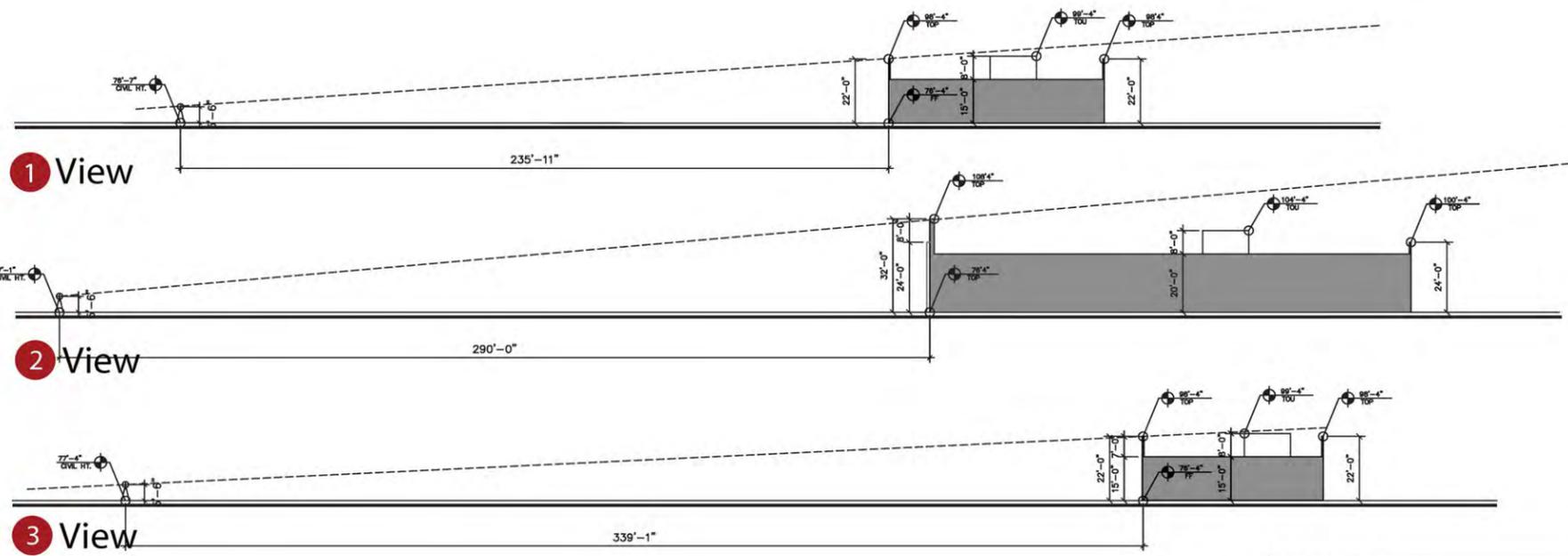


\* Textured concrete and skateboard Deterrents will be incorporated into design.

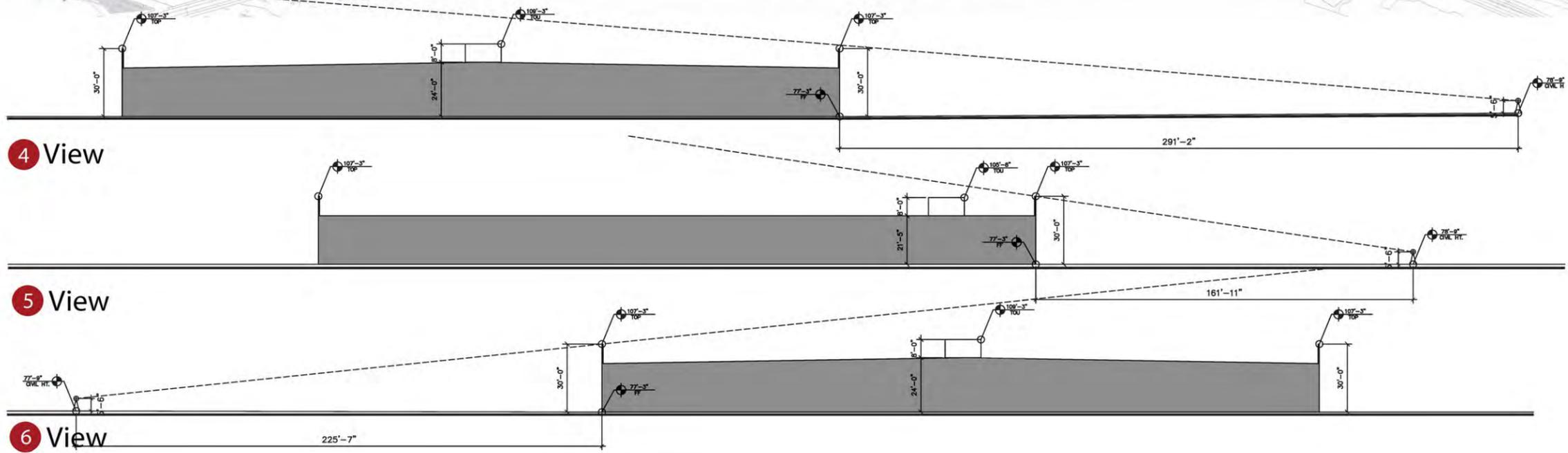
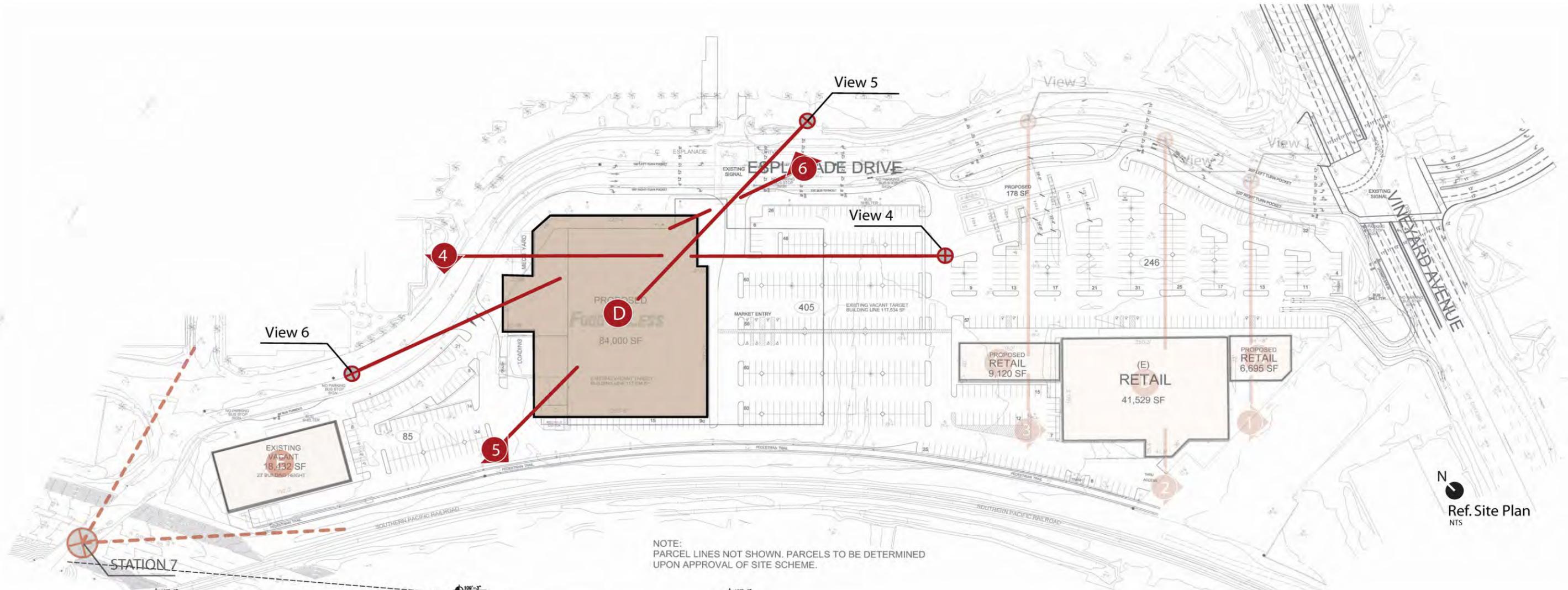
N. T. S.



View 7  
Wagon Wheel Rd.



Legend	
CIVIL HEIGHT	CIVIL HT
TOP OF UNIT	T.of.U
TOP OF PARAPET	T.of.P.
FINISH FLOOR	F.F.



**Legend**

CIVIL HEIGHT	CIVIL HT
TOP OF UNIT	T.of.U
TOP OF PARAPET	T.of.P.
FINISH FLOOR	F.F.



EXISTING TREE LEGEND

- Tree to remain
- Tree to be removed
- Tree to be removed - due to City improvements
- Tree to be removed - due to City improvements (future)
- Tree to be removed - due to Arborist recommendation

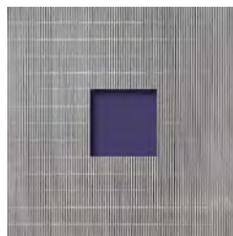
Note:  
This plan is for reference only.  
Refer to Arborist Tree Report for tree valuations.



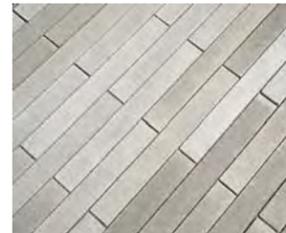
PAVING



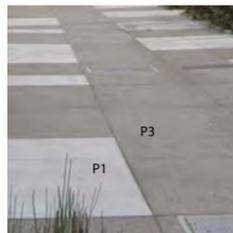
P1 Concrete paving w/ sawcut joints  
finish: light acid etch  
color: natural gray



SF7 'Broadway' 5'x5' tree grate  
by Canterbury Int'l 323-936-7111  
finish: steel



P2 Pre-cast concrete pavers  
6' x 36" x 2 1/2" Narrow Modular Paver  
by Stepstone, Inc. 800-572-9029  
color / finish: #1404 French Gray



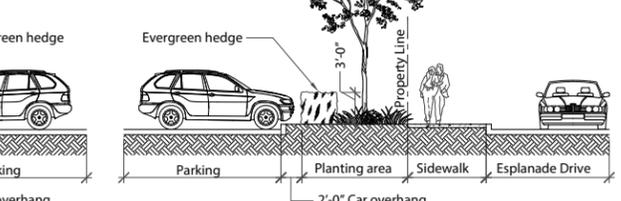
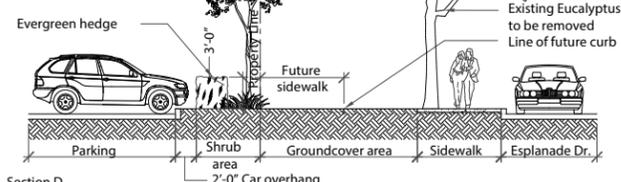
P3 Contrasting concrete paving  
finish: exposed aggregate  
color: C-12 Mesa Beige by Scofield  
(crosswalks at drive aisles)

PARKING AREA LANDSCAPE REQUIREMENTS (SEC 16-641)

	Required	Provided
Along streets / alleys	10'-0"	Varies: 10'-0" to 25'-0"
Along interior PL's	5'-0"	2'-0" (due to Multi Use Trail)
Parking / vehicle area	5%	8.6%
Landscape fingers (9'x20')	1 /10 spaces	1 per 7.0 spaces (31 trees / 31 fingers / 220 single loaded spaces)
Landscape fingers (9'x40')	1 /10 spaces	1 per 3.5 spaces (120 trees / 424 double loaded spaces)
Trees	1 / 40'-0" of PL 104/4,155'	1/50'-0" of PL 78/4,155' (including existing trees to remain)

Phormium tenax 'Amazing Red'	36" o.c.
Red Flax / typical at entries	5 gal.
Rhaphiolepis indica 'Ballerina'	24" o.c.
Dwarf Indian Hawthorn	5 gal.
Pittosporum tobira 'Variegata'	36" o.c.
Variegated Mock Orange	15 gal.
Hemeroallis hybrida	24" o.c.
Evergreen Daylily	5 gal.

Tristania conferta	40'-0" o.c.
Brisbane Box perimeter tree	36" box gal.
Alternating rythm of Hemeroallis and Rhaphiolepis in front of Ligustrum hedge	24" o.c.
	5 gal.
Dietses x. 'Nola'	36" o.c.
Katrina African Iris	5 gal.
typical at end aisles without palms	
Rhaphiolepis indica 'Springtime'	24" o.c.
Springtime Indian Hawthorn (hedge)	5 gal.
typical at end aisles	
Ligustrum japonicum	24" o.c.
Wax-leaf Privet (hedge)	5 gal.
typical at perimeter	
Rhaphiolepis indica 'Ballerina'	24" o.c.
Dwarf Indian Hawthorn	5 gal.



Existing trees to remain (4)  
Eucalyptus citriodora

Phormium tenax 'Amazing Red'  
Red New Zealand Flax  
36" o.c.  
5 gal.

Ligustrum japonicum  
Wax-leaf Privet (hedge)  
24" o.c.  
5 gal.

Existing trees to remain (5)  
Eucalyptus citriodora

Existing shrubs to remain  
Rhaphiolepis i. 'Clara'  
(below Eucalyptus)

3 Phoenix canariensis  
20' bth  
Canary Island Date Palm

12" o.c.  
flatted  
Lonicera japonica  
Honeysuckle

Existing tree to remain (3)  
Eucalyptus citriodora

10' o.c.  
5 gal.  
Pandorea jasminoides  
Bower Vine  
typical at trash enclosures

SITE FURNISHINGS



SF1 Cafe table and chairs  
Vista chair and Cross table  
by Forms + Surfaces 800-451-0410  
color: powdercoat silver



SF2 Bike rack (34" h x 30" w)  
U-Shape Rack (BR-3) / embed mount  
by FairWeather SF 800-323-1798  
color / finish: hot dipped galvanized



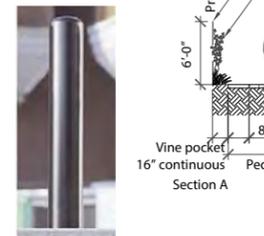
SF3 Custom built-in seatwall  
Bldg A patio perimeter seating  
pattern: stacked bond  
color: burnished gray



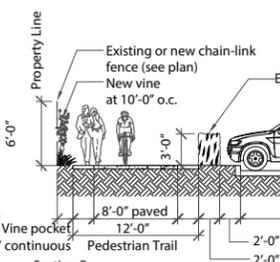
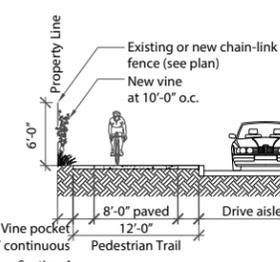
SF4 Cargo modula bench  
Bldgs A, B and C  
by Urban Art Projects 213-351-9600  
color / finish: natural concrete



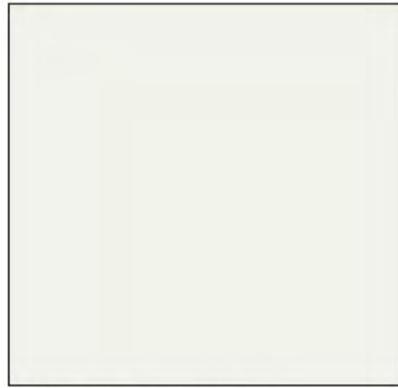
SF5 Trash receptacle (35" h x 24" w)  
Austin - top opening / surface mount  
by LandscapeForms 800-521-2546  
color: powdercoat (stormcloud) gray



SF6 Bollard (30" h) 6'-0" o.c. at zero curb  
Model B-2, 6" steel / embed mount  
by FairWeather SF 800-323-1798  
color / finish: powdercoat gray



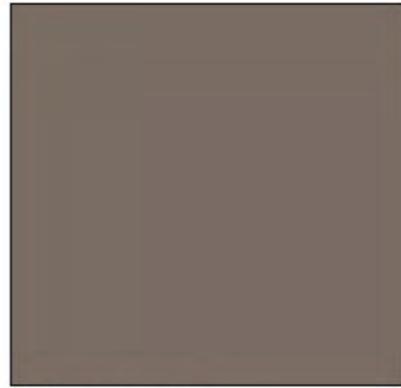
Notes:  
- All proposed screen hedges shall be 36" high minimum at time of planting  
- All landscaping will comply with the applicable City of Oxnard Landscape Standards  
- All landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Water Conservation Standards



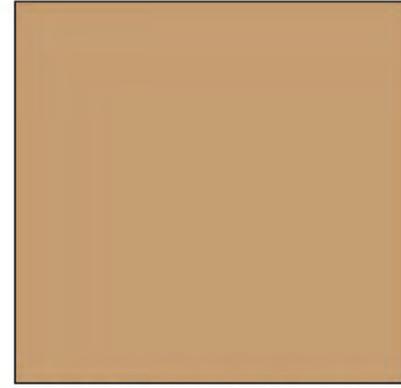
SW 7005 Pure White



SW 6076 Turkish Coffee



SW 7026 Griffin



SW 7694 Dromedary Camel



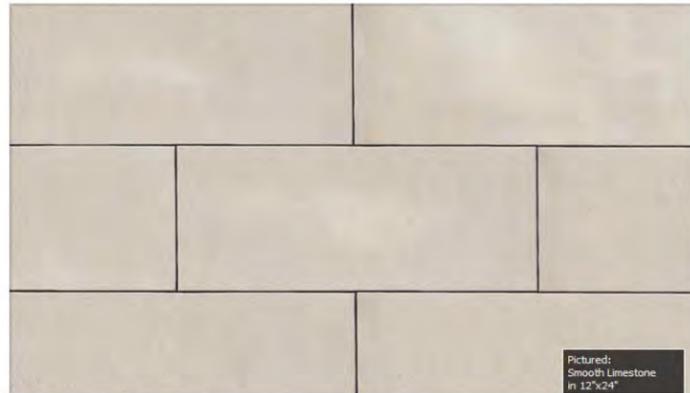
SW 7513 Sanderling



Aluminum Storefront  
Color : Clear Anodized



Metal Wall Cladding-Formawall  
Color Off White  
By Centria



Stone Veneer  
Smooth Limestone 12"x24" x1" Veneer  
By Coronado Color Off White W./ Wall Cap



Weatherboards fiber cement siding  
ColorMax® Stain Finish Cedar Lap  
Mahogany – Texture –Wood Grain - By Certainteed



C.M.U. Integral color "Sandstone"  
By AngelusBlock



C.M.U. Integral color "Glacier White"  
By AngelusBlock



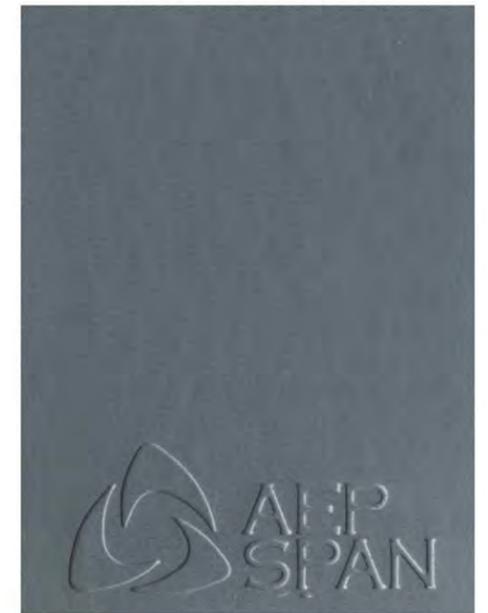
Powder Coat RAL-Color # 9005 "Black"



Apollic ACM "Cry Cream"



3M 7125 Film #89 "Sandstone"



Metal Wall Cladding  
Color : AEP Cool Zatique II



Perforated Metal  
Pre-Galvanized Steel  
With Zinc Coating

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION



**O** Offices Services



Commercial -Retail - Shops **A**



Commercial -Retail - Shops **B**



**R** Residential



**SITE PLAN**  
NTS



Commercial -Retail - Shops **B**



**A** Educational



Commercial -Retail - Shops **C**



**A** Educational



Cemetery **I**



Commercial -Retail - Shops **D**



Commercial -Retail - Shops **C**

**Land Uses Legend**

**BUSINESS AND COMMERCIAL**

- A** Commercial -Retail - Shops
- I** Industrial
- O** Offices Services

**RESIDENTIAL**

- R** Residential Single Family
- M** Residential Multifamily

**PUBLIC**

- I** Cemetery
- A** Educational



Food 4 Less 1



Food 4 Less 2



Existing Bldg. 3



Existing Bldg. 4



KEY PLAN  
NTS



Vegetation 5



Vegetation 6



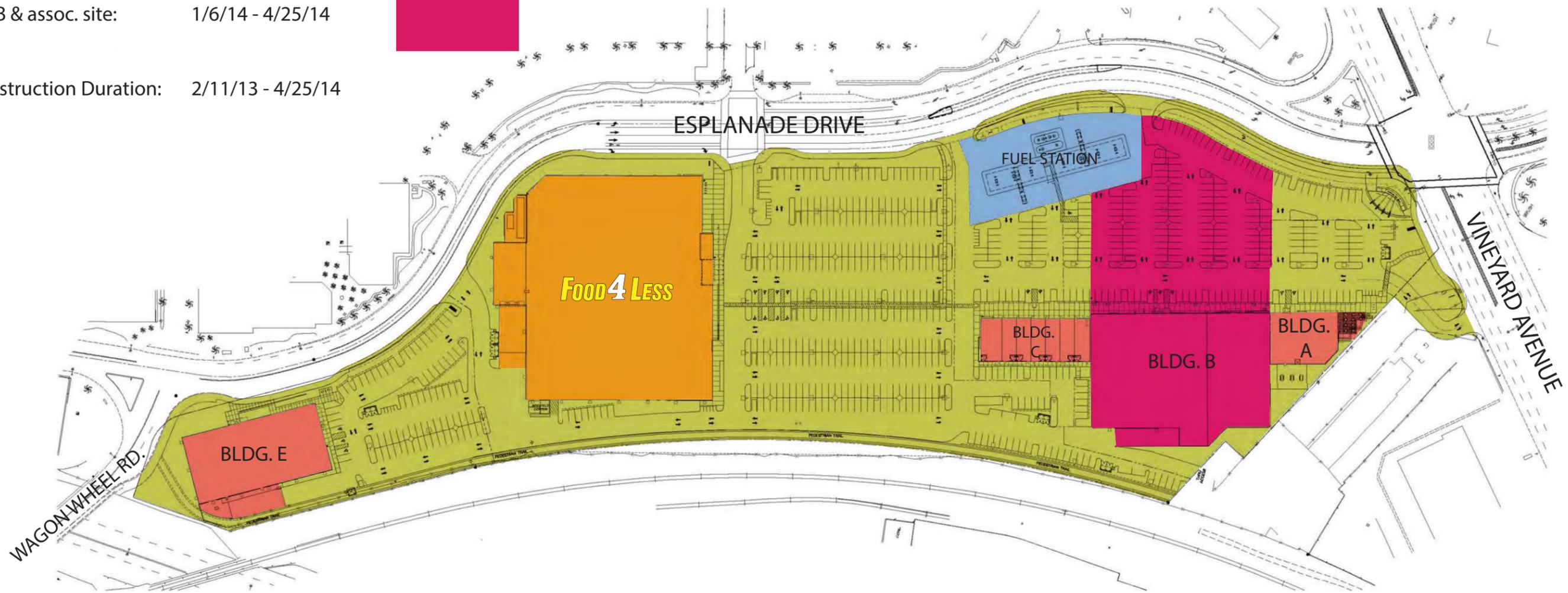
Target 7



Target 8

Gym

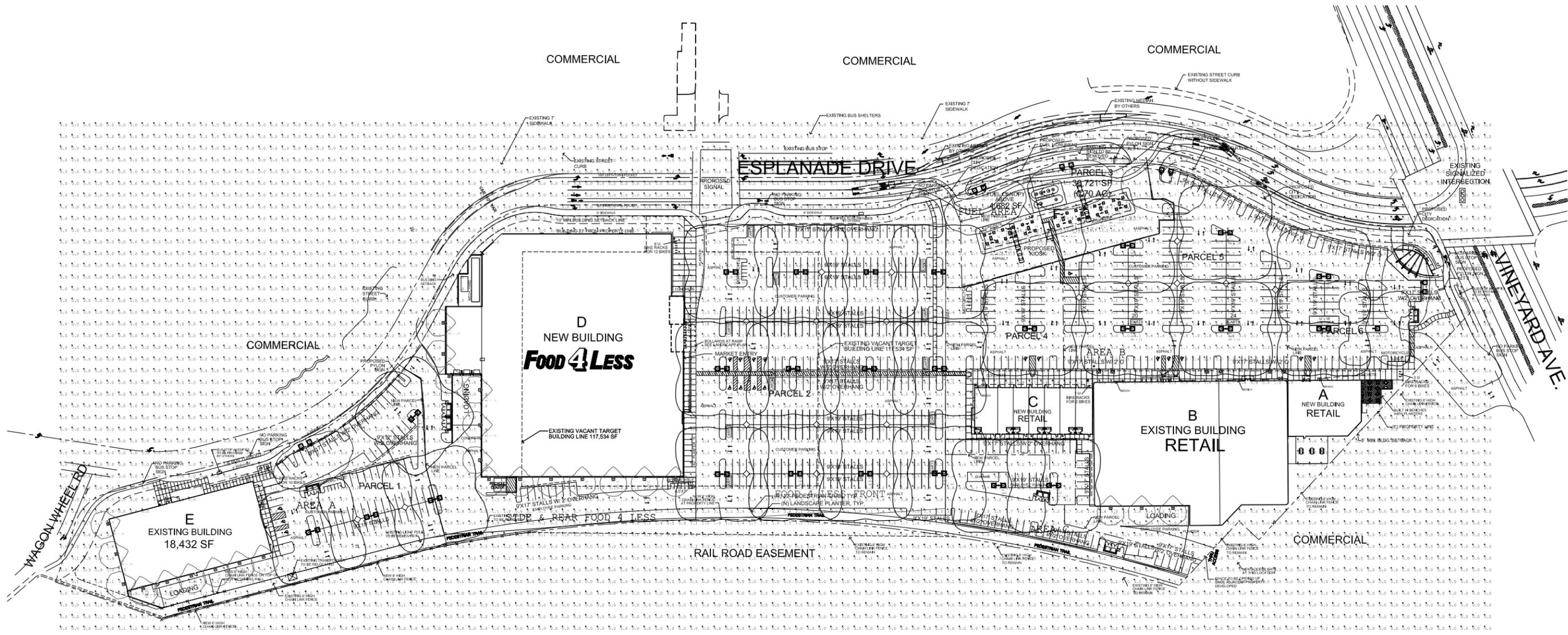
Demo & Pad Prep:	2/11/13 - 3/29/13	
7 weeks		
Food 4 Less (Building D):	4/1/13 - 11/22/13	
34 weeks		
Site Improvements:	3/29/13 - 11/22/13	
34 weeks		
Shops A, C & E:	4/1/13 - 11/22/13	
34 weeks		
Fuel Center:	7/22/13 - 10/18/13	
13 weeks		
Building B & assoc. site:	1/6/14 - 4/25/14	
16 weeks		
Total Construction Duration:	2/11/13 - 4/25/14	
62 weeks		





LANDSCAPE AREA LEGEND

INTERIM LANDSCAPE	8,232 S.F.	
10' SETBACK	18,101 S.F.	
OFF-STREET PARKING & ACCESS AREA	52,344 S.F.	8.6% OF TOTAL LAND AREA 5.0% REQUIRED (30,219 S.F.) (+22,125 S.F. SURPLUS)
TRAIL EDGE	3,501 S.F.	2' WIDE PROVIDED; 5' WIDE REQUIRED (7,032 S.F.) (-3,531 S.F. DEFICIENT)
<b>TOTAL LANDSCAPE AREA</b>	<b>82,178 S.F.</b>	



**COOPER Lighting**

Project: Food 4 Less #335  
Oxnard, CA

Client: James Vaughan

Scale: 1" = 60 ft.

Date: 8/28/2012

Project No: 1201737A

Elkha Burdette, LC  
COOPER LIGHTING OFC.  
1121 HIGHWAY 74 SOUTH  
PEACHTREE CITY GA 30289  
Voice Number: (770) 496-4745  
Fax Number: (770) 496-4599  
Email Address: micklightingapplications@cooperindustries.com

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Comp.	LED	Description	AIM	POLE	ACCESSORIES	COMMENTS
[Symbol]	26	C	SINGLE	H400	0,000	MFC3-200				15.0 AFS
[Symbol]	1	MPI	SINGLE	31000	0,000	QSBK4M-4504R-100L-04-S4-624L	1	16A10082		20 AFS
[Symbol]	25	MPI	BACK-2-BACK	31000	0,000	QSBK4M-4504R-100L-04-S4-624L-2Q180	2	16A10082		20 AFS
[Symbol]	5	MPS	ROTATED OPTICS	31000	0,000	QSBK4M-4504R-100L-04-S4-624L-2Q180 W/PTCS TO BE FIELD ROTATED	2	16A10082	MAX1K HOUSE SIDE SHELD	20 AFS
[Symbol]	25	M	SINGLE	7500	0,000	MPS4F-100K-04-6Z			MAX1K WALL MOUNT 4FT	15 AFS

Calculation Summary

Light	CalcType	Units	Avg	Max	dB	AvgtB	MaxB
CalcPhoto	Photometric	Ft	1.29	30.1	0.5	N/A	N/A
AREA A	Photometric	Ft	3.19	5.9	1.0	3.05	5.89
AREA B	Photometric	Ft	2.83	5.9	1.0	2.83	5.89
AREA C	Photometric	Ft	2.84	5.3	0.9	N/A	N/A
FOOD 4 LESS FRONT	Photometric	Ft	5.19	4.9	1.2	2.86	4.08
FUEL AREA	Photometric	Ft	6.29	29.1	1.2	7.58	24.25
DEE & REAR FOOD 4 LESS	Photometric	Ft	2.28	5.6	0.1	30.00	30.00

**PALMIERI & ASSOCIATES, INC.**  
Consulting Electrical Engineers

CALIFORNIA REGISTRATION #EE 8965  
EXP. DATE 3/31/14  
232 N. LAKE AVENUE SUITE #210  
PASADENA, CALIFORNIA 91101  
TELE (626) 440-1313  
FAX (626) 440-1779

PROJ. NO. PR-12-23

**SITE PHOTOMETRIC PLAN**  
scale: 1"=60'-0"

Not For Construction



**Perkowitz + Ruth**  
ARCHITECTS

Long Beach, CA 562.628.8000 www.parchitects.com

Client  
**Food 4 Less**  
1100 WEST ARTESIA BOULEVARD  
COMPTON, CALIFORNIA 90220

Project  
Food 4 Less # 335- SWC of Vineyard & Esplanade  
Oxnard, California

SITE PHOTOMETRIC LIGHTING PLAN  
08.9.12

PH-1  
09.349

**McGRAW-EDISON**

MP1

6/30/2012

655-GSM-GSL GALLERIA SQUARE

MECHANICAL COMPATIBILITY

PHOTO METRICS

ENERGY DATA

WARRANTY

MP1

**McGRAW-EDISON**

MP2

6/30/2012

655-GSM-GSL GALLERIA SQUARE

MECHANICAL COMPATIBILITY

PHOTO METRICS

ENERGY DATA

WARRANTY

MP2

**McGRAW-EDISON**

MP5

6/30/2012

655-GSM-GSL GALLERIA SQUARE

MECHANICAL COMPATIBILITY

PHOTO METRICS

ENERGY DATA

WARRANTY

MP5

**COOPER LIGHTING - LUMARK**

TR TABUTE

6/30/12

MECHANICAL COMPATIBILITY

PHOTO METRICS

ENERGY DATA

WARRANTY

TYPE N1

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