LEGAL DESCRIPTION

CLTA STANDARD COVERAGE POLICY (1990) **KER-64950-A**

PARCEL 3: APN: 058-340-09

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 22 EAST, M.D.M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM RETAINING AND RESERVING UNTO GRANTOR HEREIN, ITS SUCCESSORS AND ASSIONS, FROM ALL THE LAND DESCRIBED, ALL PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBON SUBSTANCES, CARBON DIOXIDE, NITROGEN, SULPHUR DIOXIDE, HELIUM, AND ALL OTHER NATURAL GASES, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE ANY OR ALL OF SUCH SUBSTANCES BY MEANS OF FACILITIES LOCATED ON SAID LAND OR LOCATED ON ADJOINING OR NEARBY LANDS; AND FURTHER RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIONS, THE EXCLUSIVE EASEMENTS AND RIGHT TO BORE OR DRILL THROUGH SAID ABOVE DESCRIBED PROPERTY BY MEANS OF WELLS THE SURFACE LOCATIONS OF WHICH ARE ON ADJOINING OR NEARBY LANDS; AND FURTHER RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIONS, THE EXCLUSIVE EASEMENTS AND RIGHT TO EXPLORE FOR AND EXTRACT PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBON SUBSTANCES, NITROGEN, CARBON DIOXIDE, SULPHUR DIOXIDE, HELIUM AND ALL OTHER NATURAL GASES OF EVERY KIND AND NATURE WHATSOEVER FROM OTHER ADJOINING OR NEARBY LANDS; PROVIDED, HOWEVER, THAT IN EXERCISING GRANTOR'S RESERVED RIGHT HEREIN TO USE THE SURFACE OF SAID PROPERTY, GRANTOR, ITS SUCCESSOR OR ASSIONS, SHALL NOT INTERFERE WITH, DAMAGE OR IMPAIR THE USEFULNESS OF ANY IMPROVEMENTS ON SAID PROPERTY AT THE TIME, AND PROVIDED, FURTHER, THAT BHFORE EXERCISING ANY SUCH SURFACE RIGHTS GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL CONSULT WITH GRANTEE, ITS SUCCESSORS OR ASSIGNS, TO DETERMINE THE PLANS OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, FOR THE USE OF SAID SURFACE AND GRANTOR SHALL LIMIT ITS SURFACE USE TO A DRILLING PLATFORM NOT TO EXCEED 100 FEET X 100 FEET IN AREA AND NECESSARY INGRESS AND EGRESS TO AND FROM SUCH DRILLING PLATFORM, SUCH PLATFORM AND INGRESS AND EGRESS AREAS TO BE AT LOCATIONS APPROVED BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS LOCATIONS WHICH WILL INTERFERE AS LITTLE AS PRACTICABLE WITH SUCH PLANS OF GRANTEE WHICH APPROVAL SHALL NOT UNREASONABLY BE WITHHELD.

PARCEL 4: APN:058-340-13

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 22 EAST, M.D.M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE NORTHERLY LINE OF STATE HIGHWAY NO. 46;

EXCEPTING THEREFROM THE SOUTH 660 FEET OF THE WEST 660 FEET THEREOF.

EXCEPTING THEREFROM RETAINING AND RESERVING UNTO GRANTOR HEREIN, ITS SUCCESSORS AND ASSIGNS, FROM ALL THE LAND DESCRIBED, ALL PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBON SUBSTANCES, CARBON DIOXIDE, NITROGEN, SULPHUR DIOXIDE, HELIUM,

(CONTINUED ON NEXT PAGE)

CLTA STANDARD COVERAGE POLICY (1990) **KER-64950-A**

AND ALL OTHER NATURAL GASES, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE ANY AND ALL OF SUCH SUBSTANCES BY MEANS OF FACILITIES LOCATED ON SAID LAND OR LOCATED ON ADJOINING OR NEARBY LANDS; AND FURTHER RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE EASEMENTS AND RIGHT TO BORE OR DRILL THROUGH SAID ABOVE DESCRIBED PROPERTY BY MEANS OF WELLS THE SURFACE LOCATIONS OF WHICH ARE ON ADJOINING OR NEARBY LANDS TO EXPLORE FOR AND EXTRACT PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBON SUBSTANCES, NITROGEN, CARBON DIOXIDE, SULPHUR DIOXIDE, HELIUM AND ALL OTHER NATURAL GASES OF EVERY KIND AND NATURE WHATSOEVER FROM OTHER ADJOINING OR NEARBY LANDS, PROVIDED, HOWEVER, THAT IN EXERCISING GRANTOR'S RESERVED RIGHT HEREIN TO USE THE SURFACE OF SAID PROPERTY, GRANTOR, ITS SUCCESSOR OR ASSIGNS, SHALL NOT INTERFERE WITH, DAMAGE OR IMPAIR THE USEFULNESS OF ANY IMPROVEMENTS ON SAID PROPERTY AT THE TIME, AND PROVIDED, FURTHER, THAT BEFORE EXERCISING ANY SUCH SURFACE RIGHTS GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL CONSULT WITH GRANTEE, ITS SUCCESSORS OR ASSIGNS, TO DETERMINE THE PLANS OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, FOR THE USE OF SAID SURFACE AND GRANTOR SHALL LIMIT ITS SURFACE USE TO A PARCEL OF LAND NOT TO EXCEED 150 FEET X 150 FEET IN AREA AND NECESSARY AND CONVENIENT INGRESS AND EGRESS TO AND FROM SUCH PARCEL, SUCH PARCEL AND INGRESS AND EGRESS AREAS TO BE AT LOCATIONS MUTUALLY AGREED UPON BY GRANTOR AND GRANTEE, THEIR SUCCESSORS OR ASSIGNS.

APN: A PORTION OF 058-340-20

A STRIP OF LAND 100 FEET IN WIDTH IN THE COUNTY OF KERN, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, ACCORDING TO THE OFFICIAL TOWNSHIP PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL APRIL 14, 1868, WHICH LIES BETWEEN LINES THAT ARE PARALLEL AND/OR CONCENTRIC WITH AND DISTANT 50 FEET MEASURED AT RIGHT ANGLES AND/OR RADIALLY FROM AND ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 31 WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID SECTION 31; THENCE WESTERLY ALONG SAID PARALLEL LINE 2726.98 FEET; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TANGENT TO THE PRECEDING COURSE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 603.80 FEET THROUGH A CENTRAL ANGLE OF 90° 57' 15" A DISTANCE OF 958.51 FEET TO A POINT OF TANGENCY IN A LINE PARALLEL WITH AND DISTANT WESTERLY 450.00 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTHERLY ALONG LAST SAID PARALLEL LINE 3288.72 FEET; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TANGENT TO THE PRECEDING COURSE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 603.80 FEET THROUGH A CENTRAL ANGLE OF 89° 02' 45" A DISTANCE OF 938.39 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 31; THENCE EASTERLY ALONG LAST SAID PARALLEL LINE 2720.03 FEET TO POINT OF ENDING IN SAID EASTERLY LINE OF SECTION 31.

STATISTICAL INFORMATION

APN: 058-340-09 & 058-340-13
EXISTING ZONING: A - EXCLUSIVE AGRICULTURE
PROPOSED ZONING: M1-PD - LIGHT INDUSTRIAL - PRECISE DEVELOPMENT COMBINING
PROPOSED USE: HIGH CUBE WAREHOUSE/DISTRIBUTION CENTER, WAREHOUSE, & LIGHT INDUSTRIAL
ACREAGE: 112.19 GR. AC.

PROPOSED BUILDING 1:
CONSTRUCTION TYPE: V-B
HEIGHT: SINGLE STORY, MAX 55'-0" HIGH
OCCUPANCY: B, S-1
FIRE SPRINKLERS: YES

PROPOSED BUILDING 2:
CONSTRUCTION TYPE: V-B
HEIGHT: SINGLE STORY, MAX 55'-0" HIGH
OCCUPANCY: B, S-1
FIRE SPRINKLERS: YES

TOTAL NET BUILDING COVERAGE: 40.37% (1,972,753 SF)
TOTAL LANDSCAPE PROVIDED: 11.48% (561,124 SF)

SEWAGE DISPOSAL: FINAL LOCATION OF SEPTIC SYSTEM AND WATER SERVICE WILL BE DETERMINED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH APPLICABLE COUNTY REGULATIONS. FIRE WATER SUPPLIES WILL BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS, USING WATER FROM LOST HILLS WATER DISTRICT
DRAINAGE: ON-SITE SUMP
FLOOD CONTROL: N/A

SITE NOTES:
1. SITE IS CURRENTLY VACANT.
2. THERE ARE NO BUILDINGS WITHIN 10 FEET OF THE PROJECT SITE ON ADJACENT PROPERTIES
3. ALL DRIVEWAYS ARE FOR GENERAL AUTO/LIGHT TRUCK AND HEAVY TRUCK USE.
4. NO SIDEWALKS ARE PROPOSED ALONG HIGHWAY 46.
5. NO OUTSIDE STORAGE IS PLANNED.
6. SIGNAGE:
   -UP TO 4 MONUMENT SIGNS (TWO FOR EACH BUILDING). MAXIMUM 8'-0" HIGH, 100 SQ. FT. PER SIGN, AND A MINIMUM OF 20'-0" APART.
   -SIGNS ATTACHED TO BUILDINGS UP TO TWO SIGNS ON EACH ELEVATION.
   -NO SIGNS WILL EXTEND BEYOND EXISTING OR PROPOSED FUTURE RIGHT-OF-WAY LINES.

PROPERTY OWNER

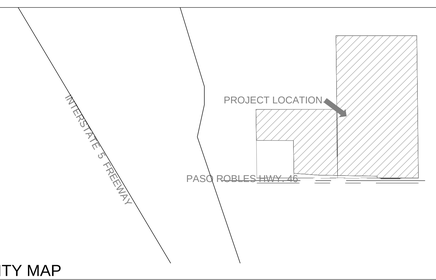
HIGHWAY 58, LLC
300 PASEO TESORO
WALNUT, CA 91789
CONTACT: ROBERT VOGEL
PHONE: 909.598.7065
EMAIL: BOB@VOGELPROPERTIES.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN RIERSON ARCHITECTURE & DESIGN, INC.
16201 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMANRIERSON.COM

SITE PLAN LEGEND:

- LANDSCAPE AREA
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- LIGHT DUTY ASPHALT PAVING
- ACCESSBILE PATH OF TRAVEL



B VICINITY MAP
SCALE: N.T.S.

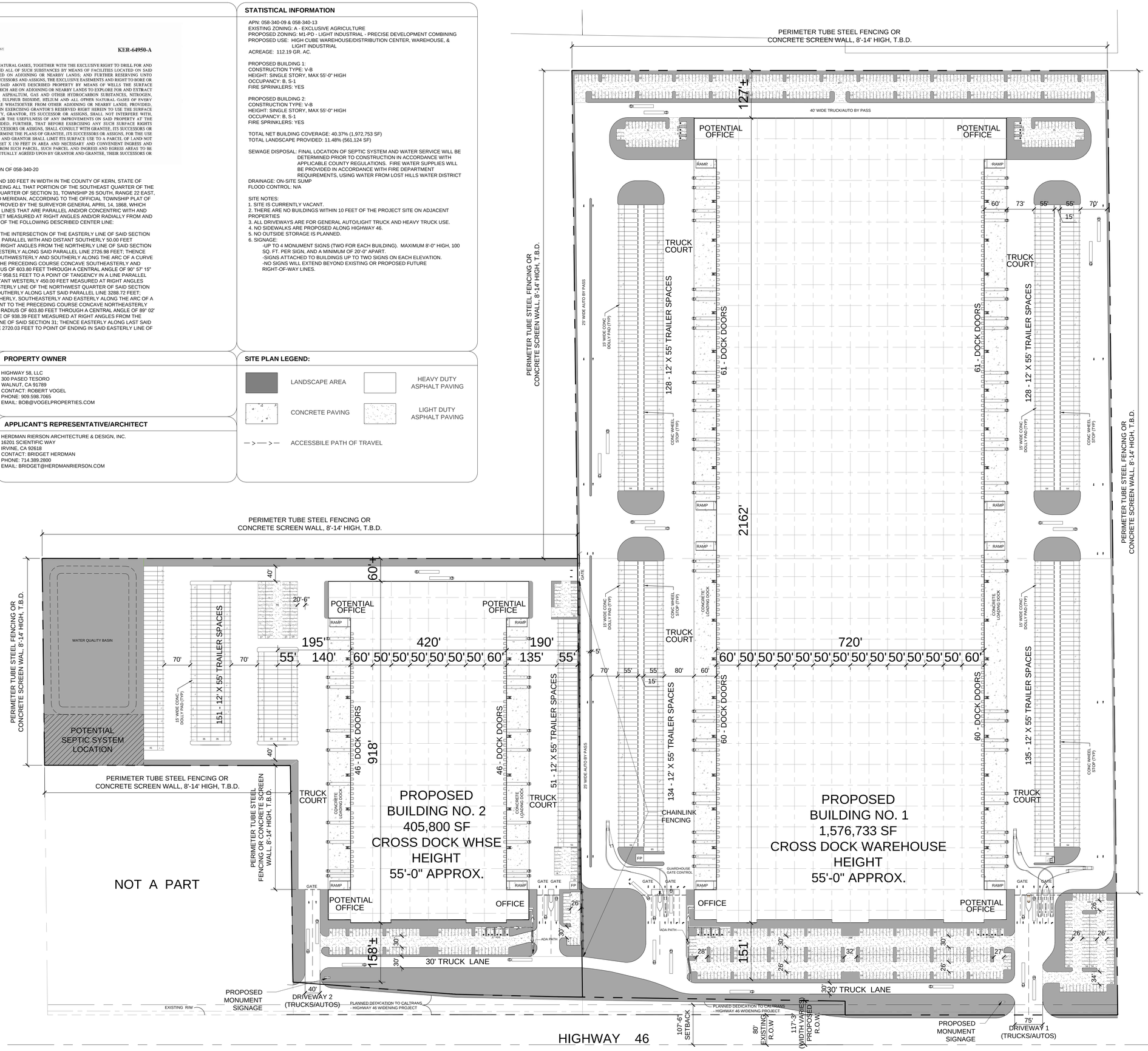
PROJECT INFORMATION -			06.17.2019
GROSS SITE AREA	112.19 AC	**4,887,102 SF**	
BUILDING 1 SITE AREA	83.02 AC	**3,616,411 SF**	
BUILDING 2 SITE AREA	29.17 AC	**1,270,691 SF**	
TOTAL PROPOSED AREA - PER USE			
HIGH CUBE WAREHOUSE		**1,000,000 SF**	
WAREHOUSE		**523,933 SF**	
LIGHT INDUSTRIAL		**428,600 SF**	
OFFICE		**30,000 SF**	
TOTAL BUILDING 1 AREA		**1,576,733 SF**	
HIGH CUBE WAREHOUSE		791,000 SF	
WAREHOUSE		414,933 SF	
LIGHT INDUSTRIAL		350,800 SF	
OFFICE		20,000 SF	
TOTAL BUILDING 2 AREA		**405,800 SF**	
HIGH CUBE WAREHOUSE		209,000 SF	
WAREHOUSE		109,000 SF	
LIGHT INDUSTRIAL		77,800 SF	
OFFICE		10,000 SF	
TOTAL NET COVERAGE		**40.57%**	
TOTAL LANDSCAPE PROVIDED		**572,309 SF**	**11.71%**
MINIMUM 10% TO BE PROVIDED			
PARKING REQUIRED			
BUILDING 1			
WAREHOUSE @ 1/1,000- OTO 10K			10 STALLS
WAREHOUSE @ 1/3,000 - OVER 10K			399 STALLS
LIGHT INDUSTRIAL @ 1/500 - OVER 10 K			702 STALLS
OFFICE @ 1/250			80 STALLS
BUILDING 1 REQUIRED			**1190 STALLS**
BUILDING 2			
WAREHOUSE @ 1/1,000- OTO 10K			10 STALLS
WAREHOUSE @ 1/3,000 - OVER 10K			103 STALLS
LIGHT INDUSTRIAL @ 1/500 - OVER 10K			156 STALLS
OFFICE @ 1/250			40 STALLS
BUILDING 2 REQUIRED			**308 STALLS**
PARKING PROVIDED			
BUILDING 1		**TOTAL**	**759 AUTO**
	9' X 20'	STANDARD	739 AUTO
	9' X 20'	ADA ACCESSIBLE	20 AUTO
	12' X 55'	TRAILER STALLS	515 STALLS
	9' X 10'	DOCK HI DOORS	242 DOORS
	12' X 14'	RAMP DOORS	8 DOORS
NOTE: IF LIGHT INDUSTRIAL AND OFFICE SPACE REQUIRES ADDITIONAL PARKING, PARKING AREAS WOULD BE RESTRIPED OR OTHERWISE MODIFIED TO REPLACE TRUCK STALLS WITH AUTO STALLS. WITH FULL BUILD-OUT OF THE PROPOSED LIGHT INDUSTRIAL AND OFFICE SPACE, 132 OF 525 TRUCK STALLS AT BUILDING 1 WOULD BE REPLACED WITH AUTO STALLS.			
BUILDING 2 TOTAL		**TOTAL**	**204 AUTO**
	9' X 20'	STANDARD	198 AUTO
	9' X 20'	ADA ACCESSIBLE	6 AUTO
	12' X 55'	TRAILER STALLS	202 STALLS
	9' X 10'	DOCK HI DOORS	92 DOORS
	12' X 14'	RAMP DOORS	4 DOORS
NOTE: IF LIGHT INDUSTRIAL AND OFFICE SPACE REQUIRES ADDITIONAL PARKING, PARKING AREAS WOULD BE RESTRIPED OR OTHERWISE MODIFIED TO REPLACE TRUCK STALLS WITH AUTO STALLS. WITH FULL BUILD-OUT OF THE PROPOSED LIGHT INDUSTRIAL AND OFFICE SPACE, 32 OF 203 TRUCK STALLS AT BUILDING 2 WOULD BE REPLACED WITH AUTO STALLS.			

C PROJECT INFORMATION
SCALE: N.T.S.

P D P L A N

W A R E H O U S E
& O F F I C E

COUNTY OF KERN



A CONCEPTUAL SITE PLAN
SCALE: 1" = 100'