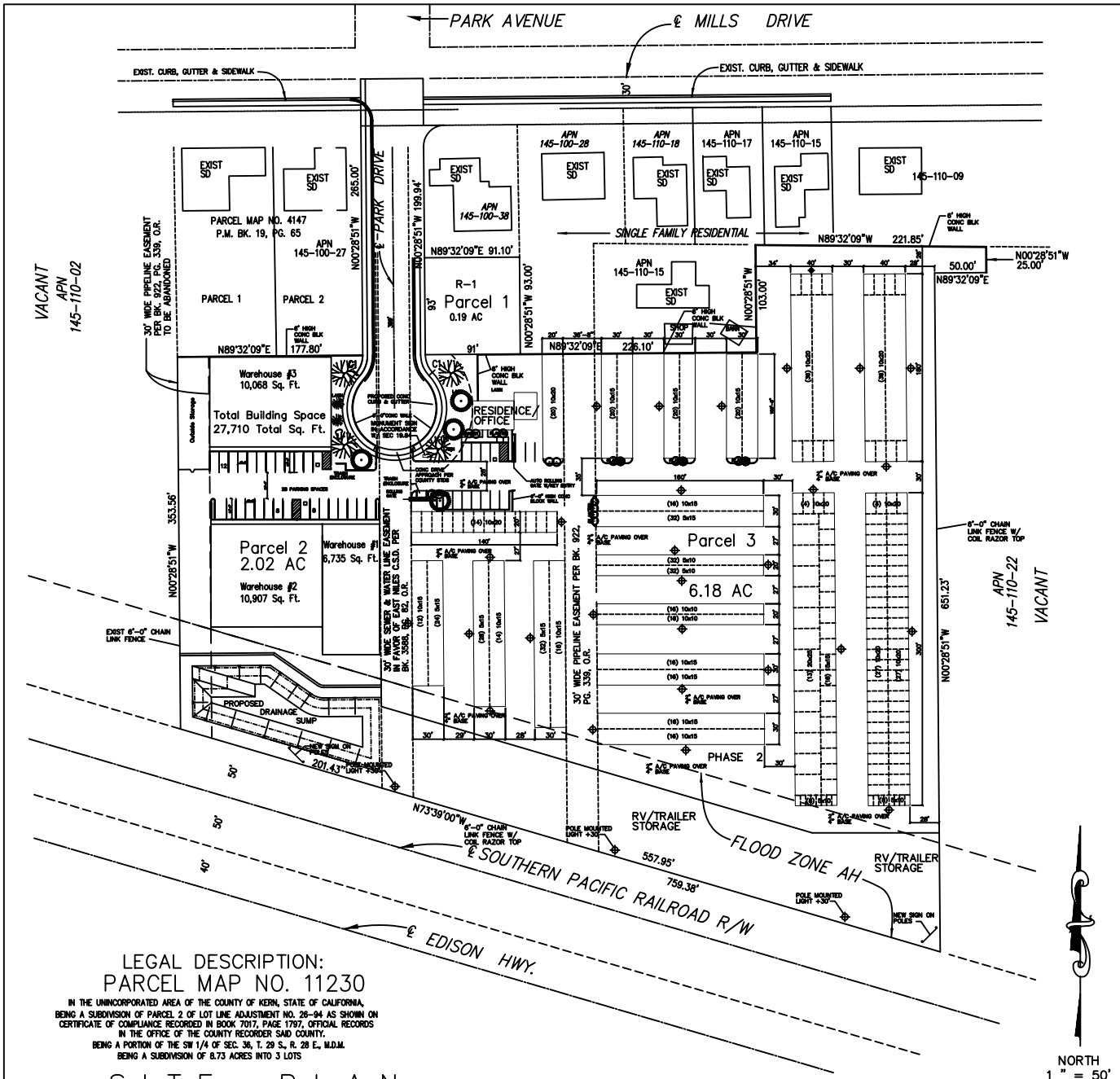

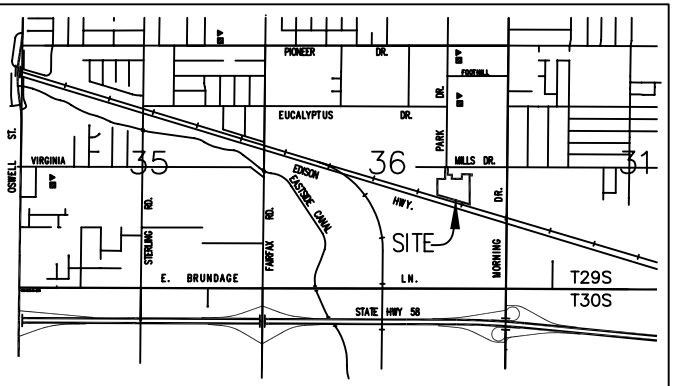

VICINITY MAP

MINI STORAGE TABLE

UNIT QUANTITY	SIZE	
80	5x10	4000
116	5x15	8700
32	10x10	3200
182	10x15	27300
158	10x20	31600
1	10x25	250
18	15x15	4050
13	20x25	6500
TOTAL 600		85600 S.F.

PD PLAN NO. 22
ZONE MAP NO. 103-36
APN NO 145-100-39

200 W HIGH SODIUM SECURITY LIGHT FIXTURE

SITE/BUILDING ANALYSIS

SITE AREA:	269845 SQ FT 8.73 AC.
EXISTING USE:	VACANT
PROPOSED USE:	INDUSTRIAL CENTER & MINI STORAGE
OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	VN
BUILDING AREA:	
OFFICE/APT.	1500 SQ FT
MINI-STOR. BLDGS	85,600 SQ FT
WAREHOUSE	27,710 SQ FT
TOTAL	114,810 SQ FT
BUILDING COVERAGE:	40%

PARKING REQUIREMENTS:

MINI-STORAGE/OFFICE 12 SPACES REQUIRED
13 SPACES PROVIDED

WAREHOUSE:
STORAGE 10,000 SF @ 1/1000 = 10 SPACES
STORAGE 12,100 SF @ 1/3000 = 4 SPACES
OFFICE 2200 SF @ 1/250 = 9 SPACES
23 SPACES REQUIRED
32 SPACES PROVIDED

EXISTING ZONING:	M1-PD
SEWER DISPOSAL:	EAST NILES COMMUNITY SERVICES DISTRICT
WATER SUPPLY:	EAST NILES COMMUNITY SERVICES DISTRICT
LANDSCAPE AREA:	9245 SQ FT 4%
DRAINAGE:	ON-SITE RETENTION

LEGAL DESCRIPTION:
PARCEL MAP NO. 11230

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 26-94 AS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 7017, PAGE 1797, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER SAID COUNTY.
BEING A PORTION OF THE SW 1/4 OF SEC. 36, T. 29 S., R. 28 E., M.D.M.
BEING A SUBDIVISION OF 8.73 ACRES INTO 3 LOTS

1 / A1 SITE PLAN
1" = 50'-0"

9/12/07

INDUSTRIAL PARK AND MINI STORAGE COMPLEX