



VICINITY MAP



Property owner

RIDGELINE PROPERTY GROUP, LLC
 3353 PEACHTREE DUNWOODY ROAD,
 ATLANTA, GA 30326
 TEL: (916) 284-3245

Address of the property

2200 COURAGE DRIVE, FAIRFIELD, CA 94533

Assessor's Parcel Number

0028-792-110
 0028-792-130

Legal description

EXHIBIT "A"
 Legal Description

For APN/Parcel ID(s): 0028-792-110 and 0028-792-130

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel A:

Parcel 2, as shown on the parcel map entitled: "Solano Business Park, being a Re-subdivision of Parcel 1 as shown on the parcel map recorded in Book 34 of Parcel Maps at Page 70, Solano County Records", filed July 6, 1990, in Book 35 of Parcel Maps, at Page 35, Solano County Records.

Parcel B:

Parcel 2, as shown on parcel map entitled: "Parcel Map, a Subdivision of Parcel 2 of 34 PM 70", filed August 22, 2003, Book 44 of Parcel Maps, Page 78, Solano County Records.

Parcel C:

A non-exclusive easement for ingress and egress created as an appurtenance to Parcel B above in the "Declaration of Easement", recorded August 22, 2003, Instrument No. 200300141394, of Official Records, said easement being more particularly described therein.

Zoning

IL - LIMITED INDUSTRIAL

Applicant

RIDGELINE PROPERTY GROUP, LLC
 915 HIGHLAND POINTE DR, SUITE 250,
 ROSELLE, CA 95678
 TEL: (916) 284-3245
 CONTACT: STEVE ARTHUR

Applicant's representative

HPA, INC.
 18831 BARDEEN AVE., SUITE 100
 IRVINE CA 92612
 TEL: 949.862.2139
 ATTN: TERESA GOODWIN

PROJECT DATA

SITE AREA	
in Square feet	979,727 s.f.
in Acres	22.49 ac
BUILDING AREA	
Office	13,000 s.f.
Warehouse	365,405 s.f.
TOTAL	378,405 s.f.
COVERAGE	
	39%
AUTO PARKING REQUIRED	
Wholesale, Storage and Distribution	
1st 10,000 s.f. of floor area @ 1 space per 1,000 s.f.	10 stalls
floor area from 10,000 s.f. up to 40,000 s.f. - 1 space per 1,500 s.f.	20 stalls
floor area more than 40,000 s.f. - 1 space per 3000 s.f.	109 stalls
Office use in industrial facility or zoning district	
1 space per 250 s.f.	52 stalls
TOTAL	191 stalls
AUTO PARKING PROVIDED	
Standard (9' x 17' w/ 2' overhang)	157 stalls
Standard (9' x 19')	20 stalls
Accessible (9' x 19')	5 stalls
Compact (8' x 17' w/ 2' overhang) 35% Max.	8 stalls
Van (12' x 19')	3 stalls
TOTAL	193 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 53')	31 stalls
MAXIMUM FLOOR AREA RATIO	
F.A.R. - 60	
MAXIMUM HEIGHT ALLOWED	
Height - 50'	
SETBACKS	
Building	Landscape
Front - 20'	10'
Side - 0'	5' w/ thin 75' of a street & abutting parking
Rear - 0'	5' w/ thin 75' of a street & abutting parking
ZONING ORDINANCE FOR CITY	
Zoning Designation - IL - Limited Industrial	
LANDSCAPE REQUIREMENT	
Percentage - 10% of parking area	

