



All submittal information shall be provided to the Community Development Department. All submittal information shall be presented along with the Uniform Application, related fees, and any additional information required by the Community Development Department before the application can be accepted as complete. After review of the submitted application, additional information (i.e special studies or addressing project issues) may be required.

***Note: Some of the following requirements may be adjusted or waived according to the relevancy of the information to the application under request. Check with Community Development Staff if you feel any listed requirements are Not Applicable to your project.

For any questions regarding these submittal requirements, contact the Community Development Department at (209) 239-8427 or by email: planning@ci.manteca.ca.us

Size and Scale

Plans should be no larger than 30"x42" trimmed and individually folded. All Plans must be folded to 8½"x11" in size.

Plans shall be drawn to scale. The scale used on the plans shall generally be at a maximum 1/8" = 1'10" for the architectural plans and minimum 1" = 20' for site engineering plans. Include a north arrow, and scale on all plans.

Applicant

(Please Check)

City

- | | | |
|--------------|---|-------|
| <u> ✓ </u> | 1) Application Form. <i>One (1) Copy</i>
Completed and signed. | _____ |
| <u> ✓ </u> | 2) Environmental Questionnaire. <i>One (1) Copy</i>
Completed and signed. | _____ |
| <u> ✓ </u> | 3) Project Allocation Questionnaire. <i>One (1) Copy</i>
Completed and signed. (for Non-Residential Only) | _____ |
| <u> ✓ </u> | 4) Hazardous Materials Survey Form. <i>One (1) Copy</i>
Completed and signed. | _____ |
| <u> ✓ </u> | 5) Fees. <i>See Schedule of Fees.</i>
Check(s) payable to the "City of Manteca." A brief letter that illustrates the breakdown of the fees is required (i.e. \$2400 for a Use Permit and \$175 for an Environmental Questionnaire). | _____ |

Applicant
(Please Check)

City

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| <u>✓</u> | 6) Location/Vicinity Map. <i>One (1) Copy</i>
An 11"x17" rendering that shows the subject parcel(s) and adjacent streets and parcels, and existing land uses (i.e. business name and type of land use) of adjacent parcels. | _____ |
| <u>✓</u> | 7) Title Report. <i>One (1) Copy</i>
A current preliminary title report prepared within six (6) months prior to filing the application. | _____ |
| <u>✓</u> | 8) Electronic Version on CD. <i>One (1) Copy</i>
A copy of all plans and documents submitted with this application shall be provided in electronic format (.PDF) on CD. | _____ |
| <u>✓</u> | 9) Reduction. <i>One (1) Copy</i>
An 11" x 17" black and white photographic reduction of each sheet of the plan set. | _____ |
| <u>✓</u> | 10) Project Description. <i>One (1) Copy</i>
A letter describing the project in detail. The statement should clearly indicate the justification for the project. | _____ |
| <u>✓</u> | 11) Site Photographs. <i>One (1) Set</i>
Include photographs to clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken; from and in which direction they were taken. Label the pictures accordingly. It is sometimes desirable to take a series of overlapping photographs which, when taped together, show panoramic view. (Polaroid is acceptable). | _____ |
| <u>✓</u> | 12) Lighting Plan. <i>Two (2) Copies</i>
Show the location, height, size and type of exterior lighting. A photometric layout for pole lighting in required parking areas. | _____ |
| _____ | 13) San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJM CSP)-FORM E. <i>One (1) Copy</i>
Fill out the attached form and return | _____ |
| <u>N/A</u> | 14) Sign Program. <i>Five (5) Copies</i>
Sign Program, including illustrations, building elevations and site plan with sign locations types and size. One 8.5" x 11" reduction of all drawings. | _____ |

For small projects, the following requirements may be partially waived depending on the nature of the project. Check with the Community Development Department for more information.
Site Plans shall include the following information as relevant for the proposed Project:
Please contact the City of Manteca Planning Division at (209) 239-8427 with questions regarding requirements relevant to your project.

- | | | |
|----------|--|-------|
| <u>✓</u> | 15) Site Plans. Thirteen (13) Copies
Site plans of the project shall be fully dimensional and accurately drawn. Use as many sheets as necessary. You may combine information, as long the plans are easy to read. The plans shall contain the following basic information unless additional information is necessary to properly evaluate the project. | _____ |
| <u>✓</u> | a) Legal Boundaries
All property lines or other boundary lines, easements (with size and type called out), existing utilities with size and type, right-of-ways, trails, paths, utility poles, and the like. | _____ |
| <u>✓</u> | b) Information Data Table
A data table shall be included indicating the following:
-Lots Sizes (square feet or acres)
-Lot coverage percentage and floor area ratio
-Existing Zoning and proposed zoning
-Existing general Plan designation and proposed
-Parking spaces
Required
Provided | _____ |
| <u>✓</u> | c) Street and Lots
Existing and proposed parking, loading areas and circulation property to be offered for street dedication. | _____ |
| <u>✓</u> | d) Parking and circulation
Existing and proposed parking and loading areas and circulation, including both on-site and off-site parking, driveways and other circulation on adjacent properties impacting or in proximity to the property. | _____ |
| <u>✓</u> | e) Utilities
Location, Type and size of all new utility services. | _____ |
| <u>✓</u> | f) Public Areas
Proposed to be dedicated or reserved for parks, trails, schools, public or quasi-public buildings, and other such uses. | _____ |

Applicant
(Please Check)

City

N/A



- g) **Buildings**
Clearly show all existing, proposed and accessories buildings on-site. Include all appurtenances and features, including balconies, decks, stairs, rooflines, etc.
- Show all buildings on adjacent properties within 50 feet of any property line of the subject property.
- Delineate each residential unit or commercial shop, and indicate unit type and size.
- Show trash enclosure, storage buildings, and other like structures.
- Indicate setbacks and distance between buildings.
- Show any structures that are proposed to be removed as part of the development project.

✓

- h) **Trees**
Species, common name, size, condition, location, and drip line of existing tree 12" in circumference, 24" above grade. Any trees proposed removal should be indicated on the plan.

✓

- i) **Exterior Walls, Fences and other Features**
Location, height and details of all exterior fences, walls and other similar features.

✓

- j) **Phasing**
Potential phasing limits of project should be indicated as well as a statement provided that sets for the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space.

N/A

- 16) **Floor Plan. Two (2) Copies**
Floor plans showing exterior doors and windows and design with stairways, mechanical rooms and shared hallways indicated, so that parking and coverage calculations can be made.

Applicant
(Please Check)

City

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| <u>✓</u> | 17) Landscape Plan. Three (3) Copies
A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walkways, pools, land trellises with dimensions, paving material designations, and a proposed planting plan. The plan shall include a planting legend describing the type of plants (both common and botanical names), their rate of growth, size at time of planting. The plans shall also demonstrate compliance (through appropriate calculations) with the following Code requirements: | _____ |
| <u>✓</u> | A minimum of ten (10%) percent of the entire lot area will be landscaped for commercial and multiple family developments | _____ |
| <u>✓</u> | A minimum of twelve (12%) percent of the parking lot areas will be landscaped. | _____ |
| <u>✓</u> | A minimum of fifty (50%) percent of the parking area will be shaded. (Includes drive aisles) | _____ |
| <u>✓</u> | Water efficient criteria. | _____ |

Note: All areas not specifically designated for building, parking or circulation must be landscaped. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked for conformance with preliminary plans and code requirements prior to issuance of a building permit.

- | | | |
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| <u>✓</u> | 18) Grading/Drainage
Preliminary grading and drainage plan clearly showing existing and proposed grades (contours) carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad and finished elevations retaining walls (with height and materials specified) The boundary and topographic information (showing the existing topography) must be prepared by a civil engineer or land surveyor licensed by the State of California whose name; seal and signature must appear on the sheet or plan indicating the boundary and topographic survey. | _____ |
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Applicant
(Please Check)

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N/A

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19) **Building Elevations. Two (2) Copies**

a) *Elevations –*
Show all elevations of all structures with materials, colors and dimensions specified. The purpose of such drawings is to specify the height, bulk and appearance of proposed buildings and structures. All visible mechanical equipment must be shown on the elevation drawing, as well as a detail of any screening proposed (i.e. fences, walls).

b) *Colors and Materials Board and/or Colored Rendering*

c) *Typical building sections*
Showing wall, eave, fascia, and roof-mounted mechanical equipment and penthouses shown.

d) *Perspective sketches/photosimulations*

e) *Features*
Indication the locations of identification signs and features, mailboxes, storage spaces, air conditioning units, transformers, utility meters, and other items that affect the exterior appearance and use of the proposed project and adjacent property.

20) **Additional Information. (If Applicable)**

a) Special Studies (i.e. traffic studies, sound studies, drainage studies, Phase I, and arborist information) may be required once staff has reviewed the nature and extent of the project.

b) Aerial photograph.

c) Other. _____

Other Contact Information (e.g., Architect, Engineer)

Name: _____	Name: _____
Title: _____	Title: _____
Address: _____	Address: _____
City: _____	City: _____
State, Zip: _____	State, Zip: _____
Phone: _____	Phone: _____
E-mail: _____	E-mail: _____
Fax: _____	Fax: _____

Miscellaneous

General Plan Designation: LI (Light Industrial)	Proposed General Plan Designation: LI
Zoning: Light Industrial	Proposed Zoning: Light Industrial
General Property Dimensions: 826' x 450'	
Acres/Square Feet: 365,905 sq. ft. or 8.40 acres	
Land Use: Undeveloped/Vacant <input checked="" type="checkbox"/> Developed <input type="checkbox"/>	

Hazardous Waste Affidavit

Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. Based on this list (available from the Planning Division of the Community Development Department) the applicant is required to submit a signed statement to the City of Manteca indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study, Part I. In either situation, the applicant must complete and sign the Affidavit in the space below.

I have been informed by the City of Manteca of my responsibilities pursuant to Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or substance Site by the Office of Planning and Research, State of California.


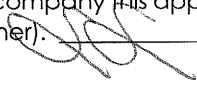
- The project site is located in an area listed as a Hazardous Waste or Substance Site.
- The project site is **not** in an area listed as a Hazardous Waste or Substance Site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Applicant Signature:  Date: 5/12/17

Agreement and Representations of Applicant

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

- Applicant(s) acknowledge and agree that by making this application, and under the authority of Government Code Section 65105, that in the performance of their functions, City staff may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not unreasonably interfere with the use of the land by those persons lawfully entitled to the possession thereof.  (Initial)
- Applicant(s) certify under penalty of perjury that the signature(s) provided below is/are that of the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney (a notarized Power of Attorney document must accompany this application), or the owner's authorized representative (include a notarized consent form from the owner).  (Initial)

- 3. Applicant(s) acknowledge and agree that all of the required items have been submitted and understands that missing items may result in delaying the processing of this application. Applicant(s) further acknowledge and agree that by signing this document accepts the posting of public notices regarding the proposed project at the project site, newspaper, or as otherwise required by law. _____ (Initial)
- 4. Applicant(s) agree to defend, indemnify and hold harmless the City of Manteca ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any Claim or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant. _____ (Initial)
- 5. This Application will be a public record. _____ (Initial)
- 6. Those individuals listed within this application as owner, applicant, or other will be copied on correspondence regarding this application unless otherwise specified. The City is not responsible for inaccuracies of contact information (i.e., mailing addresses, phone numbers, email addresses, fax numbers, etc.) that may result in failed and/or delayed delivery of correspondence. _____ (initial)
- 7. This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. _____ (Initial)

IT IS SO AGREED:



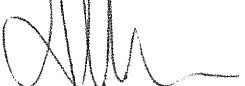
 Applicant Signature

Shawn Samaniego

 Print Name

5/12/2017

 Date



 Property Owner Signature

William Lu

 Print Name

5/11/2017

 Date

 Property Owner Signature

 Print Name

 Date

CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

LETTER OF AUTHORIZATION

This document shall serve to notify the City of Manteca that the undersigned are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm identified below to file and represent my/our interest in the application(s) listed below.

Authorized Person:

Name/Firm MCR Engineering - Shawn Samaniego

Address 1242 Dupont Court

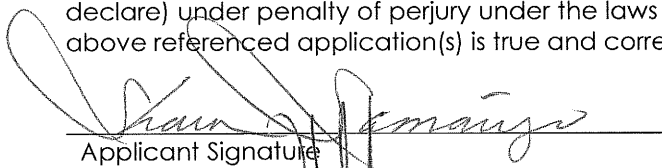
City/State/Zip Manteca, CA 95336

Phone 209-239-6229

Applications: Project Container Yard 1 - Site Plan Review Application

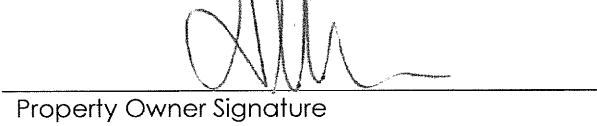
Legal Owners:

The undersigned are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.



Applicant Signature

Shawn Samaniego 5/12/2017
 Print Name Date



Property Owner Signature

William Lu 5/11/2017
 Print Name Date

Property Owner Signature

Print Name Date

CLTA STANDARD COVERAGE POLICY OF TITLE INSURANCE

Policy Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

FSST-5351700156

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
 2. Any defect in or lien or encumbrance on the title;
 3. Unmarketability of the title;
 4. Lack of a right of access to and from the land;
- and in addition, as to an insured lender only:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
 6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
 7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Company
2540 W. Shaw Lane, Suite 112
Fresno, CA 93711

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

SCHEDULE A

Date of Policy	Amount of Insurance	Premium
March 20, 2017 at 10:51 AM	\$25,000.00	\$396.00

1. Name of Insured:

Centerpoint Properties Trust, a Maryland real estate investment trust

2. The estate or interest in the land which is covered by this policy is:

A Fee

3. Title to the estate or interest in the land is vested in:

Centerpoint Properties Trust, a Maryland real estate investment trust

4. The land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 198-200-15 and 198-200-12

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

Parcel A:

All that certain real property identified as Lot 1 in that certain Notice of Lot Line Adjustment Application No. LLA-16-144 recorded March 20, 2017 as Instrument No. 2017-031377, Official Records, described as follows:

All of Resultant Parcel 1, as described in that certain Grant Deed recorded December 29, 2009 in Document No. 2009-183861 of Official Records, excepting therefrom, Parcels 1 and 2 as described in that certain Grant Deed recorded February 4, 1998 in Instrument No. 98012190 of Official Records, San Joaquin County Records, and all of Resultant Parcel "B", as described in that certain Grant Deed recorded December 31, 2009 in Document No. 2009-185517 of Official Records, San Joaquin County Records, situate in the City of Manteca, San Joaquin County, State of California, lying within the east one-half of Sections 13 and 24, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

LOT 1:

A portion of said Resultant Parcel 1, being more particularly described as follows:

BEGINNING at the southeast corner (SE) of said Resultant Parcel 1, also being the northeast corner (NE) of said Resultant Parcel "B", also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way, said centerline also being the east line of said Section 13; thence leaving the west right-of-way line of said Airport Way, along the line common to said Resultant Parcel 1 and Resultant Parcel "B", North 87°26'11" West, 1200.15 feet; thence the following two (2) courses: (1) North 00°19'48" East, 470.55 feet; and (2) South 89°37'18" East, 1183.92 feet to the east line of said Resultant Parcel 1, also being a point on the west right-of-way line of Airport Way, said point being 55.00 feet west (measure at right angles) of the centerline of said Airport Way; thence along said west right-of-way line the following here (3) courses: (1) South 00°17'38" West, 70.59 feet; (2) South 89°42'22" East, 15.00 feet; and (3) South 00°17'38" West, 445.74 feet to the POINT OF BEGINNING.

TOGETHER WITH a portion of said Resultant Parcel "B", being more particularly described as follows:

BEGINNING at the northeast corner (SE) of said Resultant Parcel "B", also being the southeast corner (NE) of said Resultant Parcel 1, also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way, said centerline also being the east line of said Section 13; thence leaving the west right-of-way line of said Airport Way, along the line common to said Resultant Parcel 1 and Resultant Parcel "B", North 87°26'11" West, 1200.15 feet; thence the following three (3) courses: (1) South 00° 19'48" West, 399.67 feet; (2) South 43°33'12" East, 45.06 feet; and (3) South 87°26'11" East, 1169.17 feet to the east line of said Resultant Parcel "B", also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way; thence along said west right-of-way line, North 00°17'38" East, 430.94 feet to the POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

Parcel B

All that certain real property identified as Lot 2 in that certain Notice of Lot Line Adjustment Application No. LLA-16-144 recorded March 20, 2017 as Instrument No. 2017-031377, Official Records, described as follows:

All of Resultant Parcel 1, as described in that certain Grant Deed recorded December 29, 2009 in Document No. 2009-183861 of Official Records, excepting therefrom, Parcels 1 and 2 as described in that certain Grant Deed recorded February 4, 1998 in Instrument No. 98012190 of Official Records, San Joaquin County Records, and all of Resultant Parcel "B", as described in that certain Grant Deed recorded December 31, 2009 in Document No. 2009-185517 of Official Records, San Joaquin County Records, situate in the City of Manteca, San Joaquin County, State of California, lying within the east one-half of Sections 13 and 24, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

LOT 2:

All of said Resultant Parcel 1.

EXCEPTING THEREFROM the following parcel of land, being more particularly described as follows:

BEGINNING at the southeast corner (SE) of said Resultant Parcel 1, also being the northeast corner (NE) of said Resultant Parcel "B", also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way, said centerline also being the east line of said Section 13; thence leaving the west right-of-way line of said Airport Way, along the line common to said Resultant Parcel 1 and Resultant Parcel "B", North 87°26'11" West, 1200.15 feet; thence the following two (2) courses; (1) North 00°19'48" East, 470.55 feet; and (2) South 89°37'18" East, 1183.92 feet to the east line of said Resultant Parcel 1, also being a point on the west right-of-way line of Airport Way, said point being 55.00 feet west (measure at right angles) of the centerline of said Airport Way; thence along said west right-of-way line the following here (3) courses: (1) South 00°19'48" West, 70.59 feet; (2) South 89°42'22" East, 15.00 feet; and (3) South 00°17'38" West, 445.74 feet to the POINT OF BEGINNING.

TOGETHER WITH all of said Resultant Parcel "B".

EXCEPTING THEREFROM the following parcel of land, being more particularly described as follows:

BEGINNING at the northeast corner (SE) of said Resultant Parcel "B", also being the southeast corner (NE) of said Resultant Parcel 1, also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way, said centerline also being the east line of said Section 13; thence leaving the west right-of-way line of said Airport Way, along the line common to said Resultant Parcel 1 and Resultant Parcel "B", North 87°26'11" West, 1200.15 feet; thence the following three (3) courses: (1) South 00°19'48" West, 399.67 feet; (2) South 43°33'12" East, 45.06 feet; and (3) South 87°26'11" East, 1169.17 feet to the east line of said Resultant Parcel "B", also being a point on the west right-of-way line of Airport Way, said point being 40.00 feet west (measure at right angles) of the centerline of said Airport Way; thence along said west right-of-way line, North 00°17'38" East, 430.94 feet to the POINT OF BEGINNING.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matter excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

END OF SCHEDULE B - PART I

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

PART II

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Taxes and assessments levied by the South San Joaquin Irrigation District.
4. Rights of the public to any portion of the Land lying within the area commonly known as Roth Road and Airport Way.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: Pole line
Recording Date: April 3, 1928
Recording No.: Document No. 5389 Book 232 Page 299, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: Pole line
Recording Date: May 12, 1928
Recording No.: Document No. 7449 Book 223 Page 497, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: Pole line
Recording Date: May 12, 1928
Recording No.: Document No. 7450 Book 228 Page 478, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: Pole line
Recording Date: June 29, 1928
Recording No.: Document No. 10586 Book 248 Page 165, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Drainage canal
Recording Date: April 21, 1938
Recording No.: Document No. 6462 Book 603 Page 398, of Official Records
Affects: A portion of said land being a 60 foot strip

Reference is hereby made to said document for full particulars.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Pipeline
Recording Date: December 1, 1955
Recording No.: Document No. 47422 Book 1814 at Page 151, of Official Records

Reference is hereby made to said document for full particulars.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Ditch or pipeline with rights of ingress and egress
Recording Date: January 9, 1958
Recording No.: Document No. 992 Book 2031 at Page 563, of Official Records

Reference is hereby made to said document for full particulars.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Pipeline
Recording Date: January 30, 1958
Recording No.: Document No. 3789 Book 2038 at Page 171, of Official Records

Reference is hereby made to said document for full particulars.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Ingress and Egress
Recording Date: December 19, 1960
Recording No.: Document No. 51136 Book 2365 Page 13, of Official Records

Reference is hereby made to said document for full particulars.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Pipe line
Recording Date: December 19, 1960
Recording No.: Document No. 51137 Book 2365 Page 15, of Official Records

Reference is hereby made to said document for full particulars.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone & Telegraph Company, a corporation
Purpose: Underground communication facilities
Recording Date: October 19, 1981
Recording No.: Document No. 81066417, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: Pipe line
Recording Date: June 22, 1993
Recording No.: Document No. 93072096, of Official Records

Reference is hereby made to said document for full particulars.

17. Matters contained in that certain document

Entitled: Reciprocal ingress-egress easement
Executed by: Union Pacific Railroad Company and CenterPoint Properties Trust,
a Maryland real estate investment Trust
Recording Date: December 31, 2009
Recording No.: Document No. 2009-185519, of Official Records.

Reference is hereby made to said document for full particulars.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

An agreement to modify the terms and provisions of the said document, as therein provided

Executed by: Union Pacific Railroad Company, a Delaware corporation and Centerpoint Properties Trust
Recording Date: April 23, 2014
Recording No.: Document No. 2014-039818, of Official Records

18. Matters contained in that certain document

Entitled: Road and utility easement
Dated: December 12, 2011
Executed by: Union Pacific Railroad Company and CenterPoint Properties Trust, a Maryland real estate investment Trust
Recording Date: December 15, 2011
Recording No.: Document No. 2011-155297, of Official Records,

which document, among other things, contains or provides for: Owner shall have a perpetual and exclusive easement for vehicular ingress and egress and to construct, operate, use, maintain, repair and replace a private road.

Reference is hereby made to said document for full particulars.

19. Matters contained in that certain document

Entitled: Certificate of Compliance - Northwest Airport Way Reorganization to the City of Manteca (LAFC 28-10)
Executed by: San Joaquin LAFCo
Recording Date: February 17, 2012
Recording No.: Document No. 2012-020163, of Official Records.

Reference is hereby made to said document for full particulars.

and Recording Date: March 2, 2012
and Recording No.: Document No. 2012-26685, of Official Records

20. Matters contained in that certain document

Entitled: Development Agreement
Dated: December 16, 2010
Executed by: The City of Manteca and CenterPoint Properties Trust
Recording Date: December 4, 2012
Recording No.: Document No. 2012-158825, of Official Records.

Reference is hereby made to said document for full particulars.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: A perpetual and exclusive easement for ingress and egress from the District's lateral Rj, Rg and Rge with vehicles, machinery and equipment customary for laying down, constructing, patrolling, operate, use, maintain, repair and replace, removing, enlarging, reconstruction and using districts facilities
Recording Date: February 12, 2013
Recording No.: Document No. 2013-015022, of Official Records

Reference is hereby made to said document for full particulars.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: A perpetual and exclusive easement for ingress and egress from the District's laterals Rj, Rg and Rge with vehicles, machinery and equipment customary for laying down, constructing, patrolling, operate, use, maintain, repair and replace, removing, enlarging, reconstruction and other uses (relating to the transmission and distribution of water and the collection, transmission, and disposal of drainage water), a pipe or pipes, canal or channel and all braces, connections, fastenings, manholes, standpipes, valves, control boxes, meters and other appliances and fixtures reasonable and necessary for use in connection therewith or appurtenant thereto
Recording Date: February 1, 2013
Recording No.: Document No. 2013-015023, of Official Records

Reference is hereby made to said document for full particulars.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: South San Joaquin Irrigation District
Purpose: A perpetual and exclusive easement and right-of-way for the purpose of laying down constructing, patrolling, operate, use, maintain, repair and replace, removing, enlarging, reconstruction and other uses (relating to the transmission and distribution of water and the collection, transmission, and disposal of drainage water), a pipe or pipes, canal or channel and all braces, connections, fastenings, manholes, standpipes, valves, control boxes, meters and other appliances and fixtures reasonable and necessary for use in connection therewith or appurtenant thereto
Recording Date: February 1, 2013
Recording No.: Document No. 2013-015024, of Official Records

Reference is hereby made to said document for full particulars.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

24. Matters contained in that certain document

Entitled: Encroachment Agreement
Dated: January 14, 2013
Executed by: South San Joaquin Irrigation District and CenterPoint Properties Trust, a Maryland real estate investment Trust
Recording Date: March 19, 2013
Recording No.: Document No. 2013-036440, of Official Records.

Reference is hereby made to said document for full particulars.

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: The right to suspend, replace, remove, maintain and use such crossarms, wires and cables from poles, towers or other structures located on lands adjacent to and north of the hereinafter described land
Recording Date: July 17, 2013
Recording No.: Document No. 2013-093188, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: The right to erect, replace, remove, maintain and use a line of poles with such wires and cables as grantee shall from time to time suspend therefrom for the transmission and distribution of electric energy and for communication purposes
Recording Date: July 17, 2013
Recording No.: Document No. 2013-093189, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

27. Matters contained in that certain document

Entitled: Temporary construction easement agreement
Dated: September 17, 2013
Executed by: R.C.C.I. a California general partnership and CenterPoint Properties Trust, a Maryland real estate investment Trust
Recording Date: September 26, 2013
Recording No.: Document No. 2013-123580, of Official Records,

which document, among other things, contains or provides for: access easement for the purposes of conducting the construction activities.

Reference is hereby made to said document for full particulars.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California Corporation
Purpose: Public Utilities
Recording Date: February 7, 2014
Recording No.: Document No. 2014-013018, of Official Records

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

29. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

30. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

31. Water rights, claims or title to water, whether or not disclosed by the public records.

32. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B - PART II

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

CONDITIONS AND STIPULATIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes:
 - (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);
 - (ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;
 - (iii) the parties designated in Section 2(a) of these Conditions and Stipulations.
 - (iv) Subject to any rights or defenses the Company would have had against the named insured, (A) the spouse of an insured who receives title to the land because of dissolution of marriage, (B) the trustee or successor trustee of a trust or any estate planning entity created for the insured to whom or to which the insured transfers title to the land after the Date of Policy or (C) the beneficiaries of such a trust upon the death of the insured.
- (b) "insured claimant": an insured claiming loss or damage.
- (c) "insured lender": the owner of an insured mortgage.
- (d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.
- (e) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.
- (f) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.
- (g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(continued)

- (i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

(a) After Acquisition of Title by Insured Lender.

If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy in favor of (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.

(b) After Conveyance of Title by an Insured.

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

(c) Amount of Insurance.

The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

- (i) The amount of insurance stated in Schedule A;
- (ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or
- (iii) The amount paid by any governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by an insured in the defense of those causes of action which allege matters not insured against by this policy.
- (b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to an insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently,
- (c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.
- (d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(continued)

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by each insured claimant shall be furnished to the Company within ninety (90) days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that insured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

- (i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or
- (ii) in case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of the option provided for in paragraph a(i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

Upon the exercise by the Company of the option provided for in paragraph a(ii) the Company's obligation to an insured Lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle with Parties Other than the Insured or With the Insured Claimant.

- (i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or b(ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

- (i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2(c) of these Conditions and Stipulations;
- (ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or
- (iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(continued)

- (c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:
- (i) the Amount of Insurance stated in Schedule A; or,
 - (ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.
- (d) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. LIMITATION OF LIABILITY

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, or, if applicable, to the lien of the insured mortgage, as insured.
- (c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.
- (d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy, except construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

- (a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of title to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of insurance afforded under this policy as to any such insured, except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.
- (b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.
- (c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

10. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

11. PAYMENT OF LOSS

- (a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. SUBROGATION UPON PAYMENT OR SETTLEMENT**(a) The Company's Right of Subrogation.**

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

(continued)

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) **The Insured's Rights and Limitations.**

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of an insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) **The Company's Rights Against Non-insured Obligors.**

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. ARBITRATION

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is One Million And No/100 Dollars (\$1,000,000) or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of One Million And No/100 Dollars (\$1,000,000) shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.
- (c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. SEVERABILITY

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS AND STIPULATIONS



**San Joaquin County
Environmental Health Department
1868 E Hazelton Avenue
Stockton, California 95205**

DIRECTOR
Donna Heran, REHS

PROGRAM COORDINATORS
Robert McClellon, REHS
Jeff Carruesco, REHS, RDI
Kasey Foley, REHS
Linda Turkatte, REHS
Rodney Estrada, REHS
Adrienne Ellsaesser, REHS

Website: www.sjgov.org/ehd
Phone: (209) 468-3420
Fax: (209) 468-3433

HAZARDOUS MATERIALS DISCLOSURE SURVEY

A separate survey form is required for each business name and/or address in San Joaquin County.

Business Name: Center Point Telephone: (213) 488-8684
 Business Site Address: 3201 N. Airport Way, Manteca, CA 95336
 Mailing Address (if different from above): 725 S. Figueroa St., STE 3005 Los Angeles, CA 90017
 Business Owner(s) Name: Project Container Yard 1 Telephone: (213) 488-8684
 Business Owner Address: _____
 Nature of Business: Container Yard Fire District: Manteca

- Q1. Yes No Does your business handle a hazardous material in any quantity at any one time in the year? See the definition of hazardous material on page 2 of this form.
 Yes No Does your business generate, treat, or store a hazardous waste in any quantity? (used oil, used antifreeze, waste solvent, etc.)

If your answer is "No" to both questions in Q1, please print, sign, and date the bottom of this form and return to the address above.

- Q2. Yes No Does your business handle a hazardous material, or a mixture containing a hazardous material, in a quantity equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet at any one time in the year?
 If "Yes", how long have you handled these materials at your business? _____
 If "Yes", check any of the following conditions that apply to your business:
 A. The hazardous materials handled by this business are contained solely in a consumer product packaged for direct distribution to and use by the general public.
 B. This business operates a farm for purposes of cultivating the soil, raising or harvesting an agricultural or horticultural commodity.

- Q3. Yes No Does your business handle an Acutely Hazardous Material? See definition on page 2.
 Q4. Yes No Is your business within 1,000 feet of the outer boundary of a school? (Grades K-12)

I have read the information on this form and understand my requirements under Chapter 6.95 of the California Health and Safety Code (HSC). I understand that if I own a facility or property that is used by tenants, it is my responsibility to notify the tenants of the requirements which must be met prior to issuance of a Certificate of Occupancy or beginning of operations. I declare under the penalty of perjury that the information provided on this disclosure survey is true and accurate to the best of my knowledge.

Owner or Authorized Agent:

Print Name: SHAWN SAMANIEGO Date: 5/10/17
 Signature: [Signature] Title: PROJECT MANAGER

San Joaquin County Environmental Health Department

HAZARDOUS MATERIALS PROGRAM

This survey form is intended to identify businesses which need to comply with the hazardous materials emergency planning and reporting requirements of the California Health and Safety Code (HSC) Chapter 6.95. This Chapter requires businesses which handle hazardous materials to prepare emergency plans for their employees to use in an emergency. Businesses must submit a copy of this plan, along with an annual inventory of their hazardous materials, to public safety agencies for use in protecting emergency responders and the general public. In San Joaquin County, the Environmental Health Department (EHD) has been authorized to administer this program as the Certified Unified Program Agency or CUPA. Should you have any questions about the CUPA program or this form, please contact EHD at (209) 468-3420.

Please consider the following guidelines when completing the questions on page 1:

Question 1:

The (HSC) section 25501(p) defines a "Hazardous Material" as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous Materials" include but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. This includes, but is not limited to, fuels, petroleum products, paints, propane, oxygen, ammonia, chlorine, pesticides, fertilizers, and used oil. If a business generates any amount of hazardous waste they must enroll in the EHD Hazardous Waste Generator Program. Answer "Yes" if you use a material that meets the definition above in any quantity at least once in the year. If you are unsure, contact the EHD at (209) 468-3420 for assistance. If you answer "No" and at a later date your business, or a tenant on your property, begins handling hazardous materials, you must inform the EHD within 30 days.

Question 2:

If you answer "Yes", you must meet the requirements of HSC Chapter 6.95. The EHD will be contacting you to provide assistance. These requirements must be met prior to issuance of a certificate of occupancy. If you answer "No", our office may conduct an inspection after you begin operations to verify your exemption.

The HSC establishes some modified requirements or program exemptions for certain uses of hazardous materials. If you answered "Yes" to questions 1 and 2, a determination must be made if your business meets one of the exemptions listed. Check the appropriate boxes on page 1. The EHD will contact you to make a final determination if your business meets the exemptions.

- A. Retail Exemption – Products packaged for direct distribution to the general public are exempt from the program. This exemption may not apply if any of the following conditions exist:
 - 1. The quantity handled creates an unacceptable public hazard
 - 2. The material is being used directly by the business as part of its operation in addition to being sold to the general public
 - 3. The general public doesn't have ready access to the product as stored by the business (e.g. in a warehouse).

- B. Modified Farm Exemption – Farms, as stated in Question 2B on page 1, must meet modified program requirements. The definition of a farm in the law doesn't include businesses providing commercial pest control services, fertilizer application services, product processing services, or packing shed services for farmers. Farms qualifying for the exemption are still required to submit an annual chemical inventory and fee to the San Joaquin County Office of the Agricultural Commissioner (OAC) along with other requirements. Please contact the OAC for further information at (209) 953-6000. Businesses operating a commercial business in addition to a farm as defined must comply with the requirements of the Hazardous Materials Program for those materials associated with the commercial business.

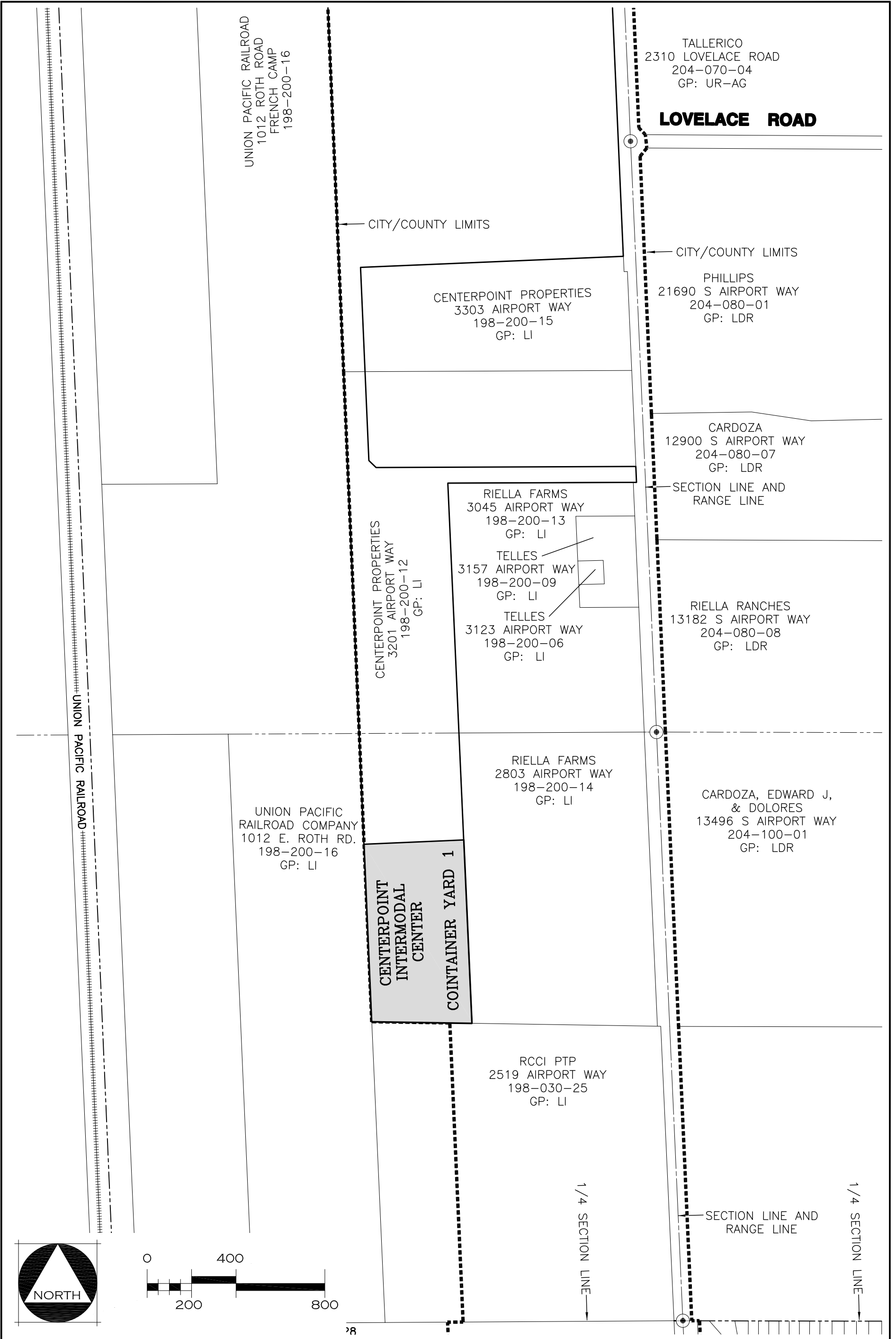
Question 3:

The Federal and State governments have defined approximately 366 chemicals as an "Acutely Hazardous Material" (AHM). The most common AHM used in the county include: Chlorine, Ammonia, Sulfuric Acid, Methyl Bromide, Acrolein, Sulfur Dioxide, Formaldehyde, Nitric Acid, Vinyl Acetate Monomer, Hydrogen Peroxide, and many types of Pesticides.

Answer "Yes" if you use any of these specific chemicals in any quantity at any one time of the year. Contact the EHD if you're unsure for assistance.

Question 4:

Answer "Yes" if the boundary of your property or facility is or will be within 1,000 feet of the boundary of a school. (Grades K – 12)



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

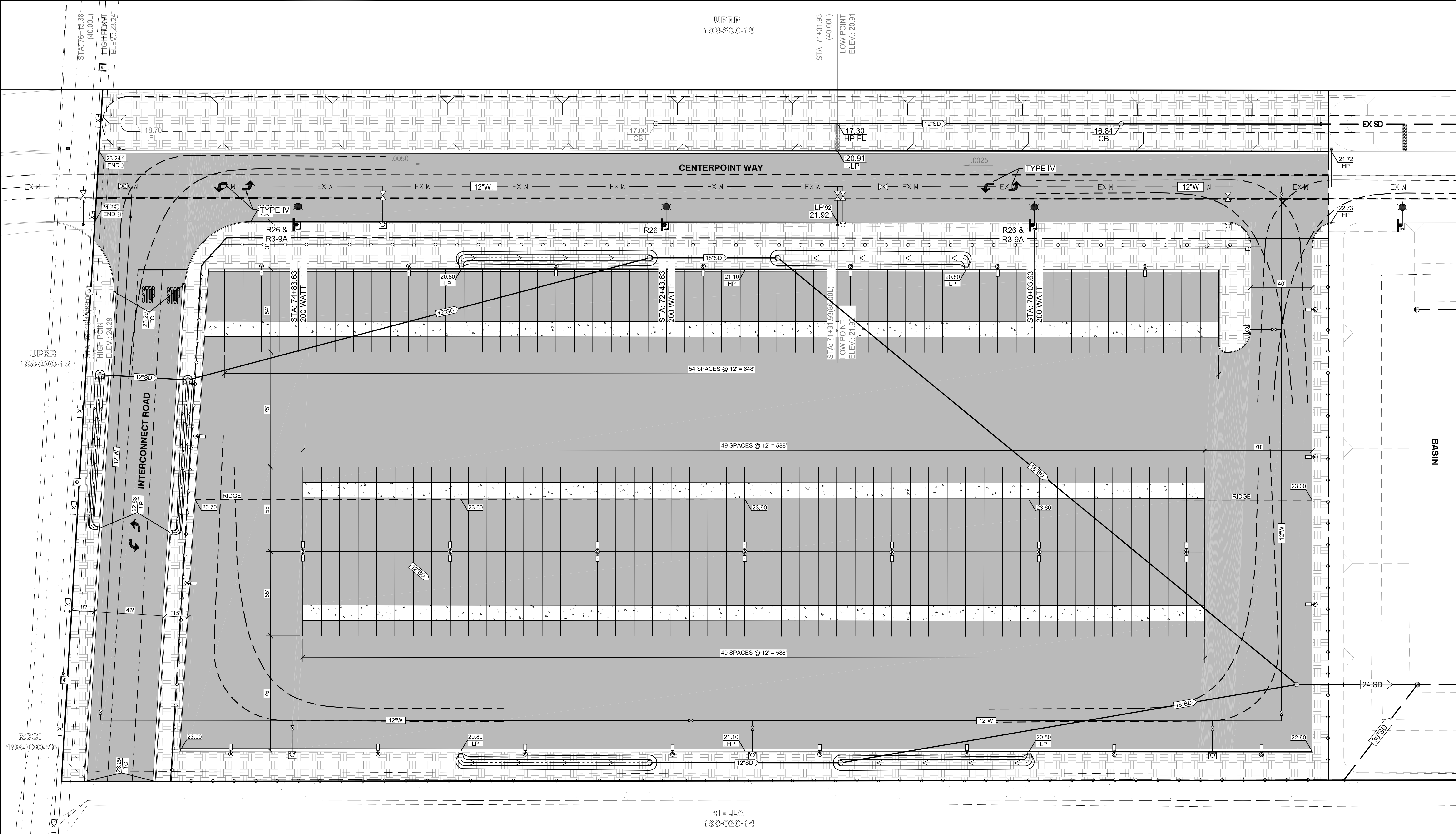
CONTAINER YARD 1 VICINITY MAP

BY: SLS
DATE: MAY, 2017
SHEET: VICINITY MAP
FILE: DWG\17-014



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE



PRELIMINARY DRAINAGE AND UTILITY PLAN FOR:
CENTERPOINT TRAILER YARD
 CENTERPOINT INTERMODAL CENTER
 MANTECA, CALIFORNIA

DRAWING INDEX

- CIVIL**
- C001 LOCATION / VICINITY MAP
 - C1.0 COVER, GRADING & DRAINAGE PLAN
 - C2.0 SITE PHOTOS & AERIAL KEY MAP
- LANDSCAPE**
- L0.1 PRELIMINARY LANDSCAPE PLAN
 - L0.2 PRELIMINARY LANDSCAPE PLAN
 - L0.3 LANDSCAPE IMAGES

- ARCHITECTUAL**
- A1.1 SITE PLAN & CODE DATA

SITE PLAN INFO

APN: 198-200-12

ZONING: LI

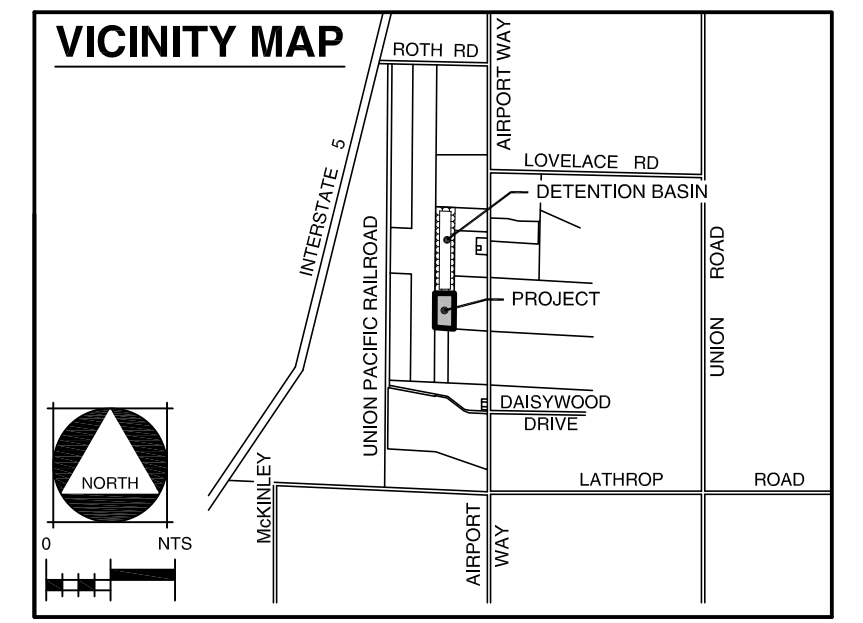
GENERAL PLAN: LI

PROJECT AREA: 365,905 S.F., 8.40 ACRES

PROPOSED LANDSCAPE AREA: 80,186 S.F. (22%)

153 TRAILER STALLS

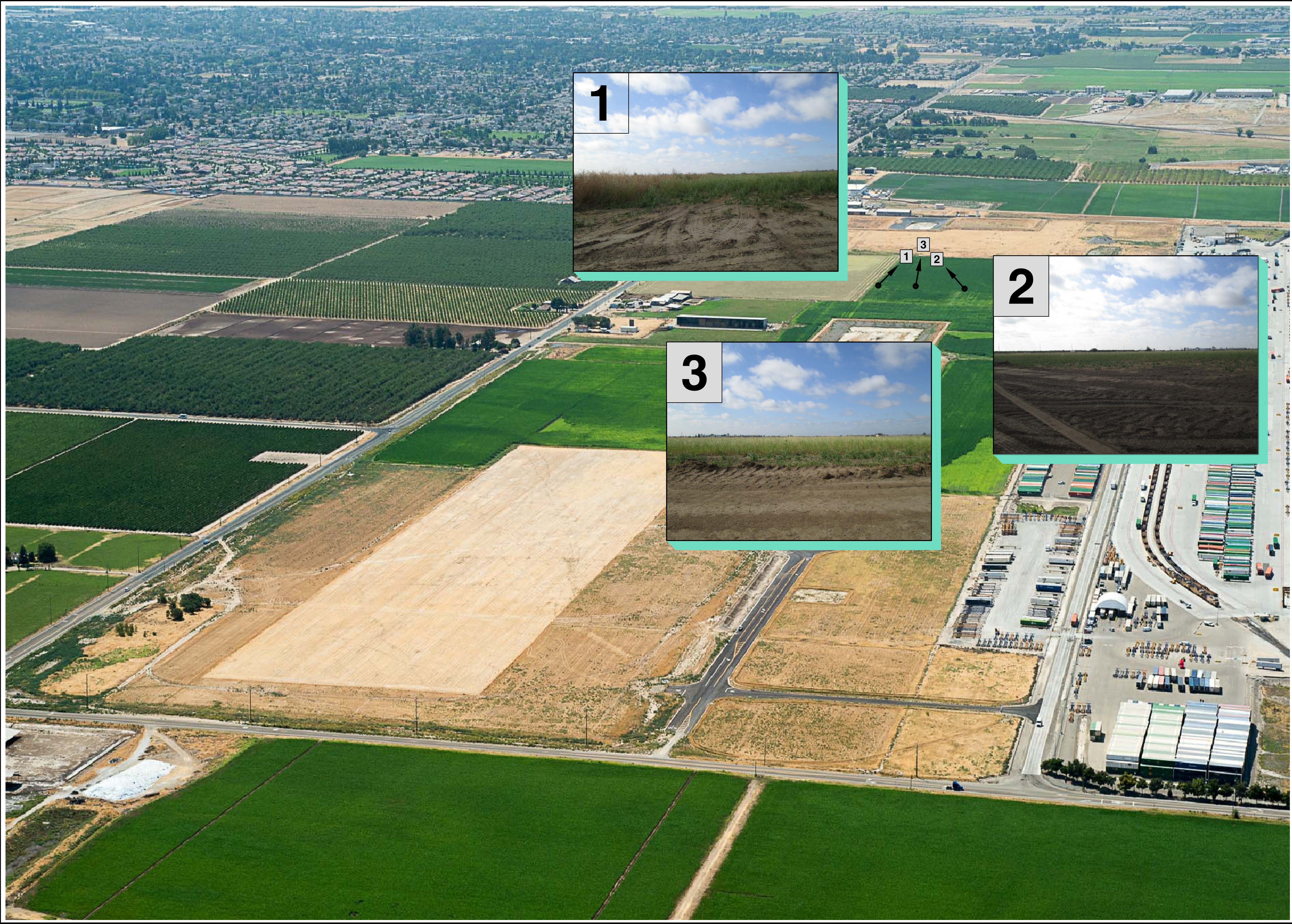
- SITE PLAN LEGEND**
- SEE LANDSCAPE PLAN
 - CONCRETE PAVING
 - ASPHALT PAVING
 - CONCRETE CURB



811
Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 17-014
DATE: APRIL, 2017
SCALE: AS SHOWN
DR. BY: SLS
CK. BY: TM

SHEET NO.
C1.0



mcr
ENGINEERING
 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL : (209) 239-6229
 FAX : (209) 239-8839



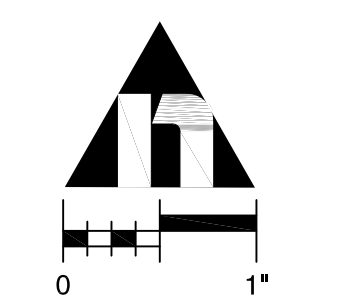
APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

SITE PHOTOS AND AERIAL KEY MAP FOR:

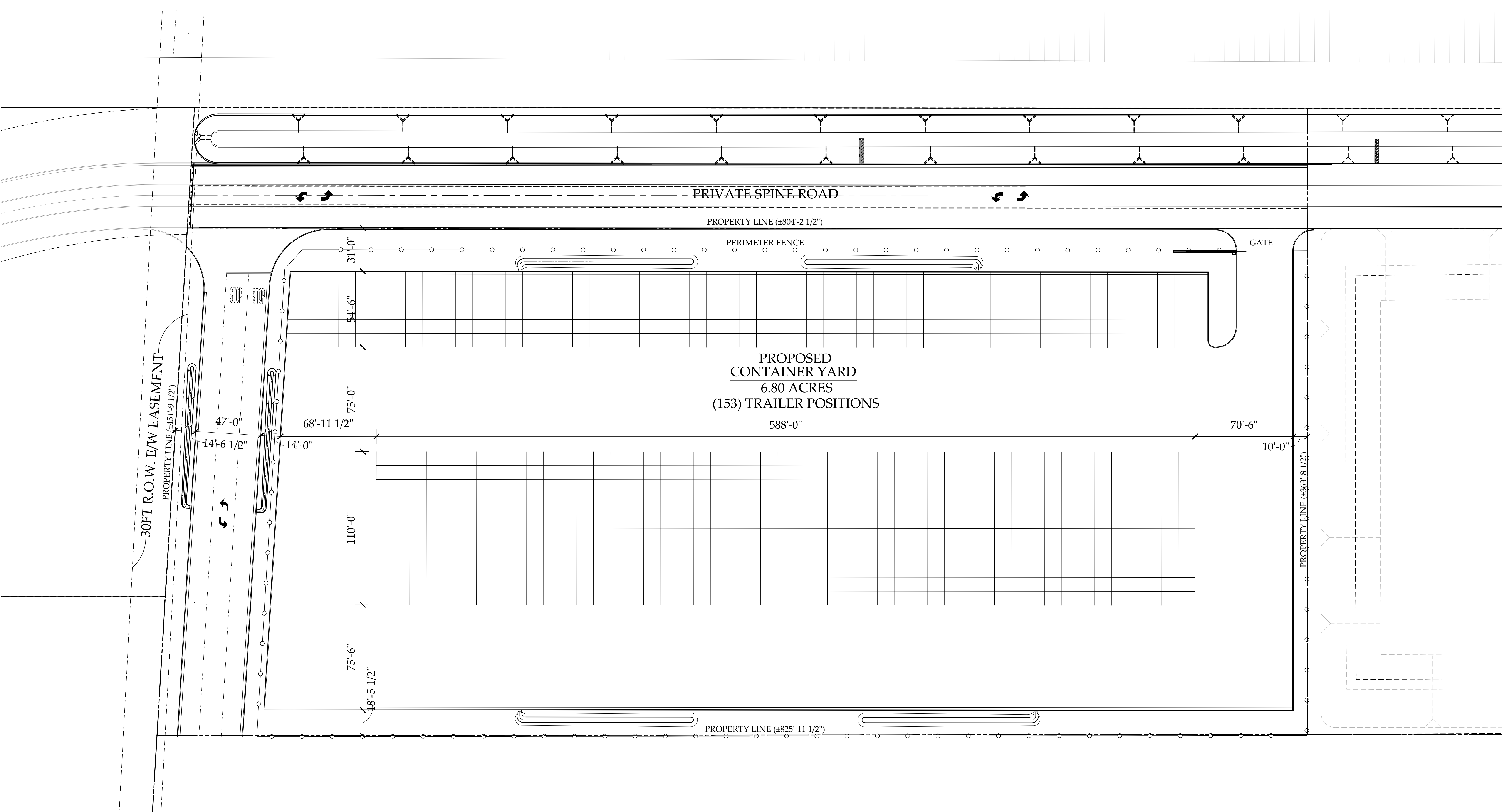
CONTAINER YARD 1
 3201 N AIRPORT WAY

MANTECA, CALIFORNIA
 CENTERPOINT PROJECT GAMMA



JOB NO.: 17-014
 DATE: MAY, 2017
 SCALE: AS SHOWN
 DR. BY: AM
 CK. BY: SLS

SHEET NO.
C2.0

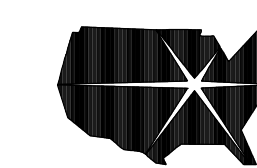
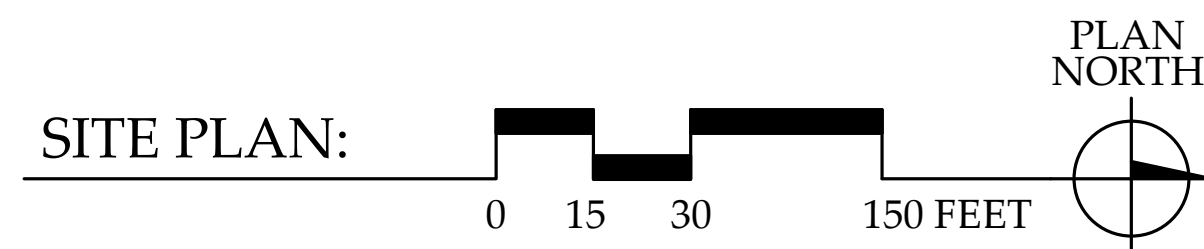


DATA:
 SITE AREA: _____ 296,560 SQ.FT.
 TRAILER POSITIONS: _____ 6.80 ACRES
 _____ 153 POSITIONS

ZONING:
 LAND USE: _____ LIGHT INDUSTRIAL
 ALLOWED: _____
 PROVIDED: _____ LIGHT INDUSTRIAL

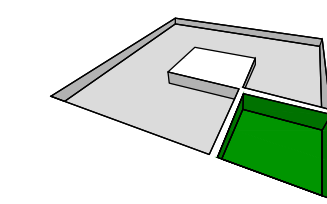
SETBACKS:
 SIDE YARDS AND PRIVATE ROADS:
 REQUIRED: _____ 10FT
 PROVIDED: _____ 10FT

LANDSCAPING:
 LANDSCAPE REQUIRED: _____ 10.0%
 LANDSCAPE PROVIDED: _____ 16.3%



CenterPoint Properties

©CORNERSTONE ARCHITECTS LTD. 2017

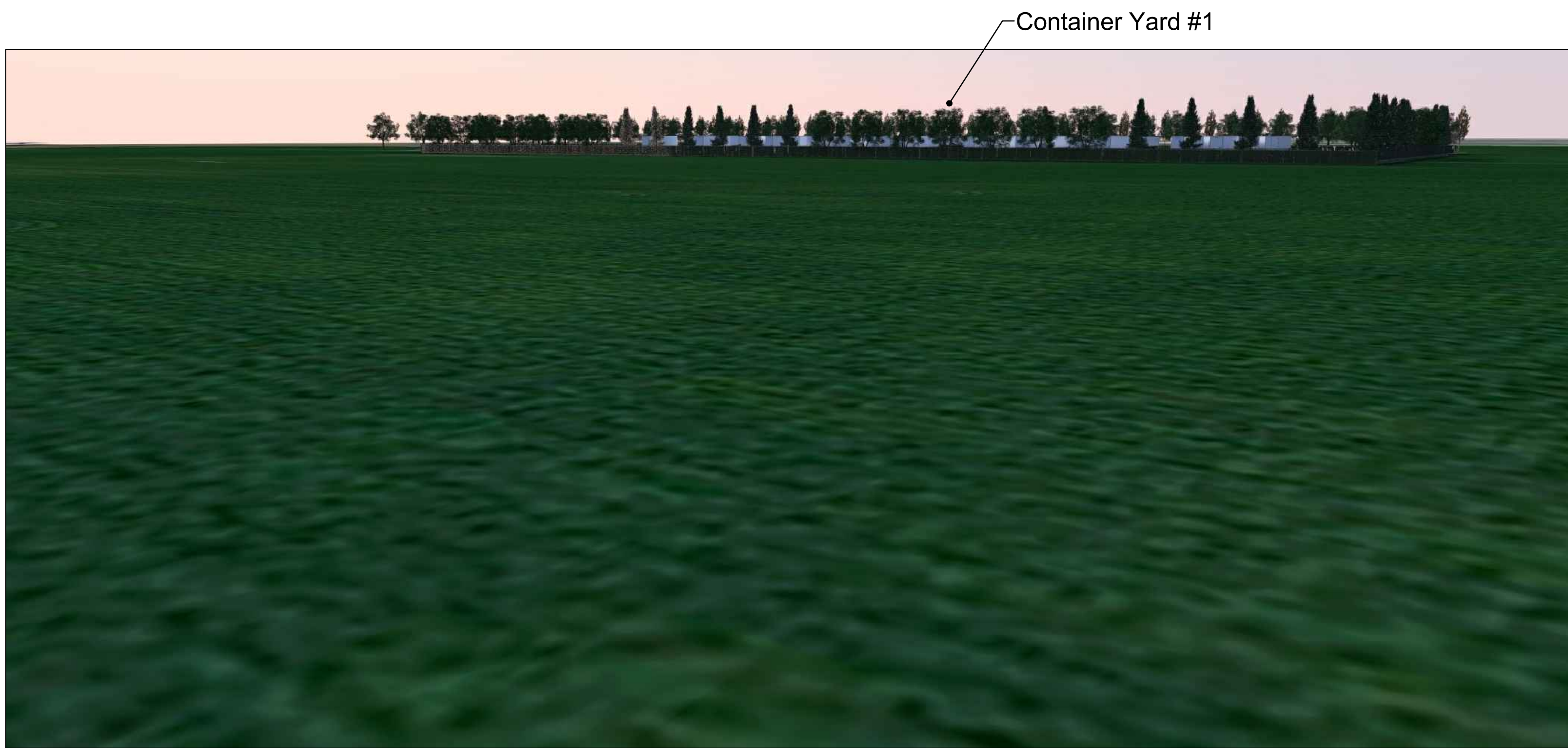


Cornerstone
Architects Ltd.

CY1

CENTERPOINT INTERMODAL CENTER - MANTECA, CALIFORNIA

APRIL 24, 2017 #13104



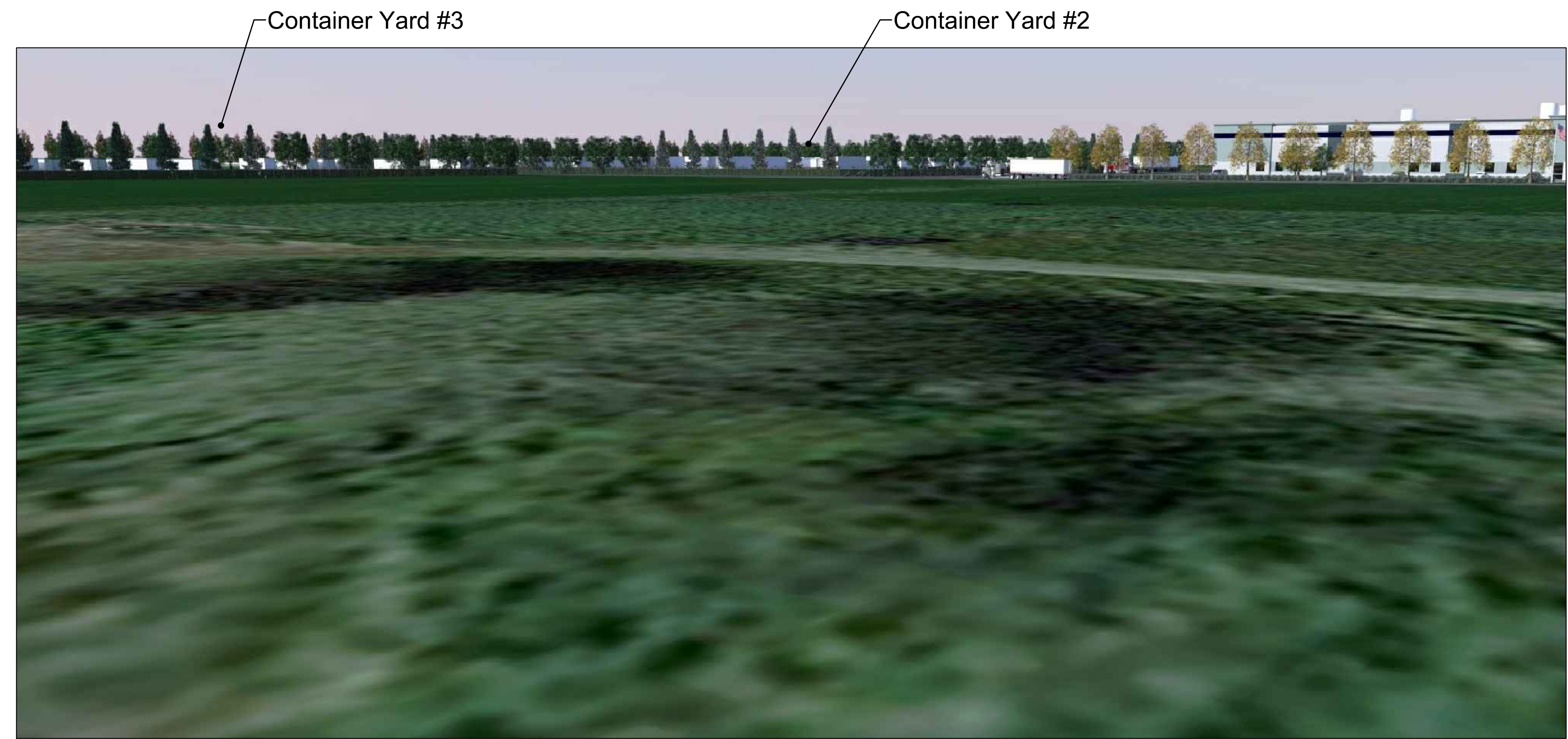
① View of Container Yard 1 from Airport Way



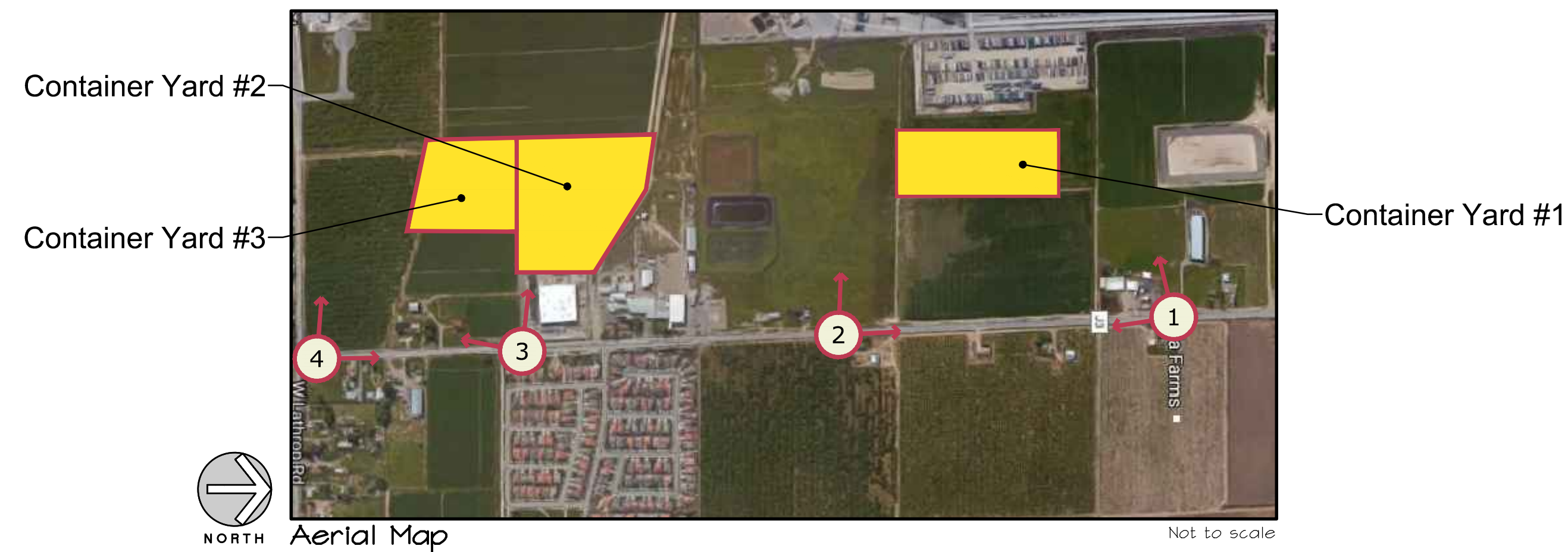
② View of Container Yard 1 from Airport Way



③ View of Container Yard 3 from Airport Way



④ View of Container Yards 2 and 3 from Airport Way



L0
May 15, 2017
17-1929

Container Yards (Centerpoint)

Views From Airport Way



Preliminary Plant Palette

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Trees

Note - 25% of required trees will be 24"-Box size, the remainder will be 15-gallon size.

Street Trees - 15gal/24"-Box - 40' - 60' spacing, large spreading shade trees.

	Platanus acerifolia	London Plane Tree
	Quercus shumardii	Shumard Oak
	Schinus molle	California Pepper
	Ulmus parvifolia	Evergreen Elm

Perimeter Screen Trees - 15gal/24"-Box

	Eucalyptus sideroxylon	Red Ironbark
	Grevillea robusta	Silt Oak
	Liquidambar styraciflua 'Rotundiloba'	American Sweet Gum
	Liriodendron tulipifera	Tulip Tree

Conifer/Windrow Screen Trees - 15gal

	Cedrus deodara	Deodar Cedar
	Pinus eldarica	Mondell Pine
	Pinus pinea	Italian Stone Pine
	Sequoia sempervirens	Coast Redwood
	Thuja plicata 'Spring Grove'	Western Red Cedar

Parking Lot / Private Road Trees - 15gal/24"-Box

	Platanus x acerifolia	London Plane Tree
	Quercus coccinea	Scarlet Oak
	Ulmus parvifolia	Chinese Elm
	Zelkova serrata 'Village Green'	Sawleaf Zelkova

Upright Trees - 15gal

	Brachycton populneus	Bottle Tree
	Carpinus betulus 'Fastigiata'	Upright Hornbeam
	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
	Rhus lancea	African Sumac Tree

Flowering Accent Trees - 15gal

	Abizia julibrissin	Silk Tree
	Cornus florida	Flowering Dogwood
	Lagerstroemia fauriei	Crape Myrtle
	Makus spp.	Crabapple
	Prunus 'Krauter Visivius'	Flowering Plum Plum

Shrubs

	Large Screen Shrubs - 5-gal - 6' to 8' tall	Oleander
	Nerium oleander	Italian Buckthorn
	Rhamnus alaternus 'John Edwards'	Shiny Xylosma
	Xylosma congestum 'Compacta'	

	Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall	Texas Privet
	Ligustrum japonicum 'Texanum'	Myrtle
	Myrtus communis 'Compacta'	Olive
	Olea europea 'Little Ollie'	Variegated Tobira
	Pittosporum tobira 'Variegata'	India Hawthorn
	Rhaphiolepis indica 'Jack Evans'	'Yeddo' Hawthorn
	Rhaphiolepis umbellata	Rosemary
	Rosmarinus officinalis 'Miss Jessop's Upright'	

	Large Accent Shrubs - 1 and 5-gal - 30" to 42" tall	Feather Reed Grass
	Calamagrostis acutiflora	Weeping Bottlebrush
	Callistemon viminalis 'Little John'	Fortnight Lily
	Dietes bicolor	Coropetalum
	Loropetalum chinense	Silver Grass
	Miscanthus sinensis 'Yaku Jima'	Pink Muhly
	Muhlenbergia capillaris	Flax
	Phormium spp.	Dwarf Tobira
	Pittosporum tobira 'Wheeler's Dwarf'	

Groundcovers

	Accent Shrubs and Grasses - 1 and 5-gal - Approx. 3' tall grasses or flowering shrubs on the side of the slope at the sidewalk transition.	Lily-of-the-Nile
	Agapanthus africanus	California Fescue
	Festuca californica	Common Blue Fescue
	Festuca glauca	Marie's Fescue
	Festuca mairei	Day Lily
	Hemerocallis spp.	California Gray Rush
	Juncus patens	Big Blue Lily Turf
	Liriope muscari 'Silver Sunproof'	Rose
	Rosa 'Red Flower Carpet'	Sage
	Salvia spp.	

	Evergreen Groundcover - 1 and 5-gal - 12" - 18" high evergreen spreading groundcover to form a uniform mat of planting on the side of the slope.	Manzanita
	Archostaphylos 'Emerald Carpet'	Dwarf Coyote Bush
	Baccharis pilularis	Cotoneaster
	Cotoneaster dammeri 'Lowfast'	Silver Carpet
	Dymondia margaretae	Juniper
	Juniperus sabina 'Cultivars'	Germander
	Teucrium chamaedrys	Star Jasmine
	Trachelospermum asiaticum	Verbena
	Verbena spp.	

	Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall	California Fescue
	Festuca californica	Common Blue Fescue
	Festuca glauca	Marie's Fescue
	Festuca mairei	Blue Oat Grass
	Helictotrichon sempervirens	California Gray Rush
	Juncus patens	Mexican Feather Grass
	Nassella tenuissima	Dwarf Fountain Grass
	Pennisetum orientale	

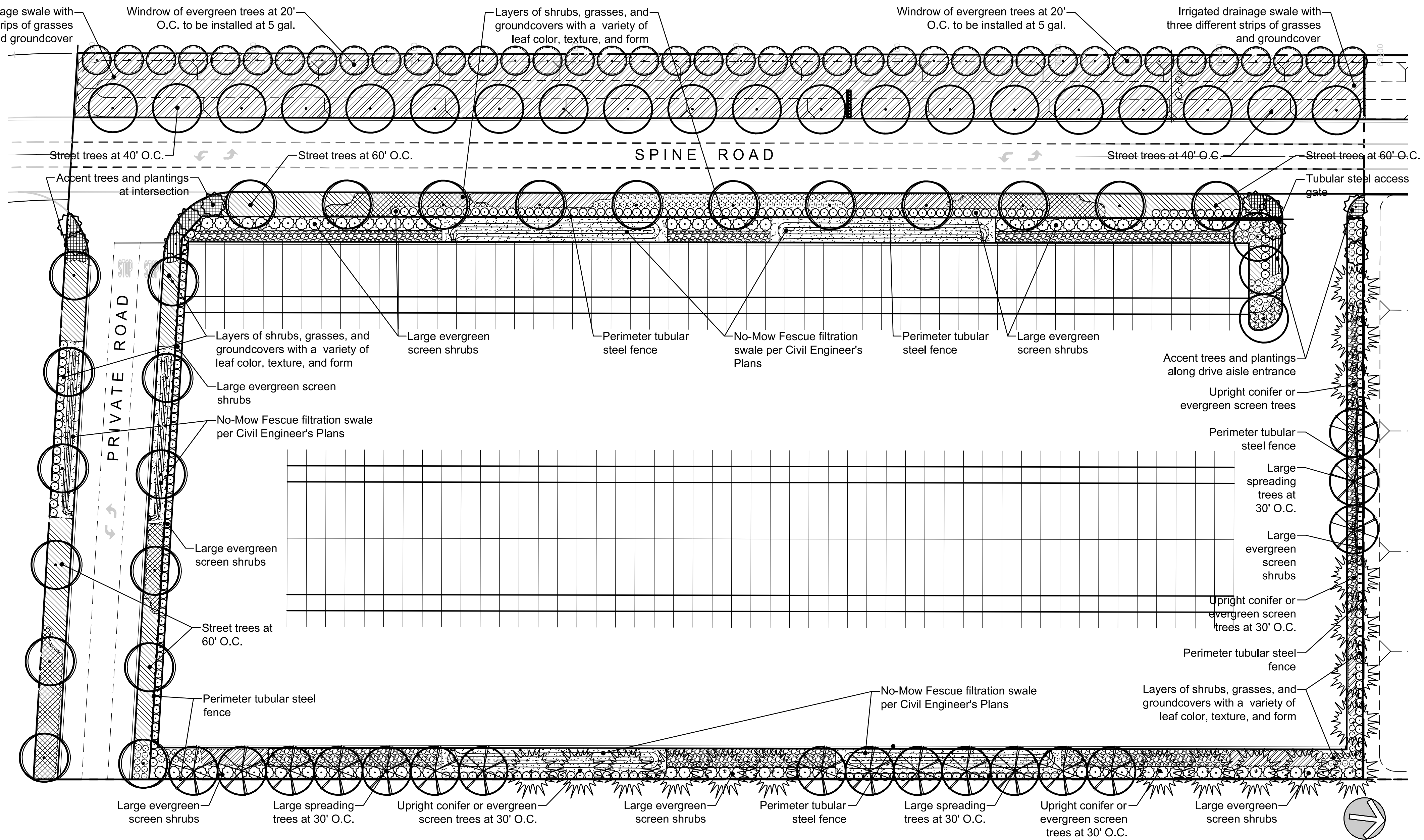
	Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall	Manzanita
	Arctostaphylos densiflorus 'Howard McMinn'	
	Cistus purpureus Orchid Rockrose	
	Phormium spp.	Flax
	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
	Rhaphiolepis indica	India Hawthorn
	Rosmarinus officinalis	Rosemary

	No-Mow Fescue - Sod - No-mow fescue blend to match streetscape as part of Master Development
--	---

	Cobble/Aggregate
--	-------------------------

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth.



Hydrozone Table and ETWU

Annual ET for Manteca - 51.2

Ornamental Landscape

Hydro-zone	Planting Type	Water Use	Type of Irrigation	Plant Factor	Irrig. eff.	ETAF (PP/IE)	Hydrozone Area (square feet)	ETAF x Area	Percentage of Landscape	ETWU
1	No-Mow Grass	High	MP Rotator	.7	.75	.93	10,600 sf	9,893.3	21.9%	314,054.0
2	Shrubs	Medium	Low Flow Bubbler	.4	.81	.49	3,035 sf	1,498.3	6.3%	47,576.8
3	Shrubs	Low	Low Flow Bubbler	.3	.81	.37	27,315 sf	10,116.7	56.4%	321,143.5
4	Cobble	None	None	0	1	0	7,514 sf	0	15.4%	0
Total Landscape							48,464 sf	21,508.8	100%	682,774.3

Landscape Area - Ornamental Landscape	48,464 sf
ETAF x Area - Ornamental Landscape	21,508.8
Ornamental Landscape Irrigation Efficiency	0.83 efficient
Estimated Total Water Usage (ETWU)	682,774.3 gallons
Maximum Applied Water Allowance (MAWA)	692,298.5 gallons
ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance	

On-Site Landscape Areas

Formal Landscape		
Shrub Area:	30,350 sf	62.7%
No Mow Fescue Area:	10,600 sf	21.9%
Cobble/Aggregate Area:	7,514 sf	15.4%
Total Formal Landscape	48,464 sf	100%

Size of Developed Parcel: 297,158 sf (6.8 acres)
 Percent of Parcel in Formal Landscape: 16.3%
 10% Landscape coverage required

Off-Site Landscape Areas

Spine Road Streetscape Planting Area:	31,676 sf	100%
Private Association maintained between curbs		
Total Landscape:	31,676 sf	100%

Existing Trees

There are no existing trees on site

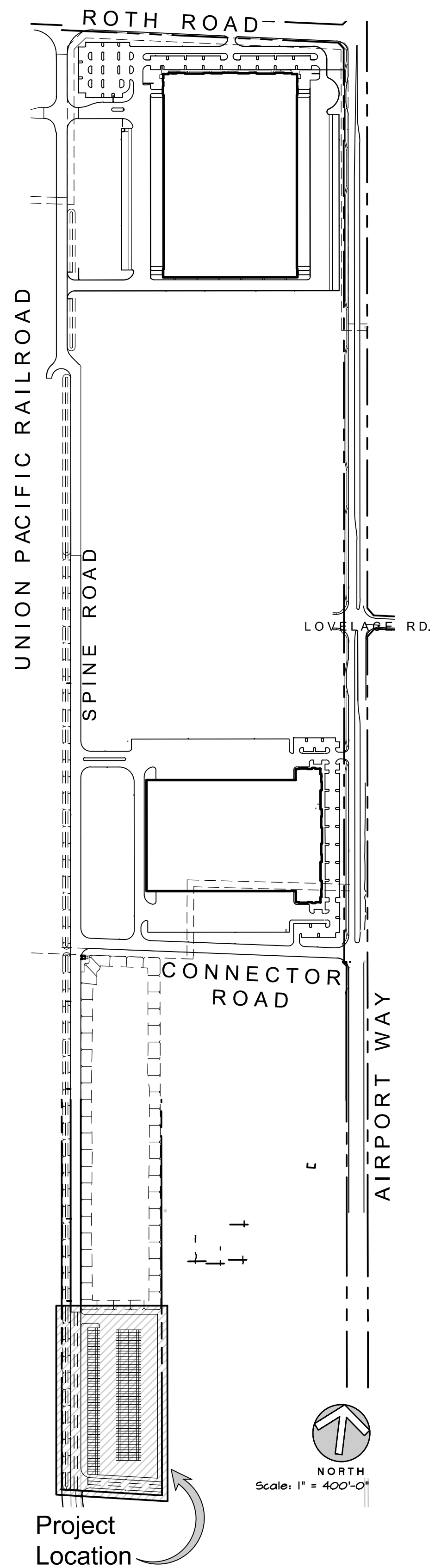
Irrigation

The entire site will be irrigated using a fully automatic system. The irrigation system will be predominately spot drip with the possibility of some pop-up spray at key landscape areas and gear rotor and/or rotary heads for the No-Mow Fescue areas. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. Automatic controller will be a 'Smart' controller by Hunter, Toro, Rainbird, or equal. The irrigation design will be compliant with the Manteca Water Efficient Landscape Ordinance.

Tree Root Barriers

All large spreading trees placed within 5' of hardscape (sidewalks and curb) are to have DeepRoot Model #UB 18-2 root barriers installed during tree installation.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914



L0.2 Container Yard #1 (Centerpoint) Preliminary Landscape Plan

April 14, 2017
17-1929



151 N. Main St., Corona, CA 92625
(951)532-2856 (951)532-9510

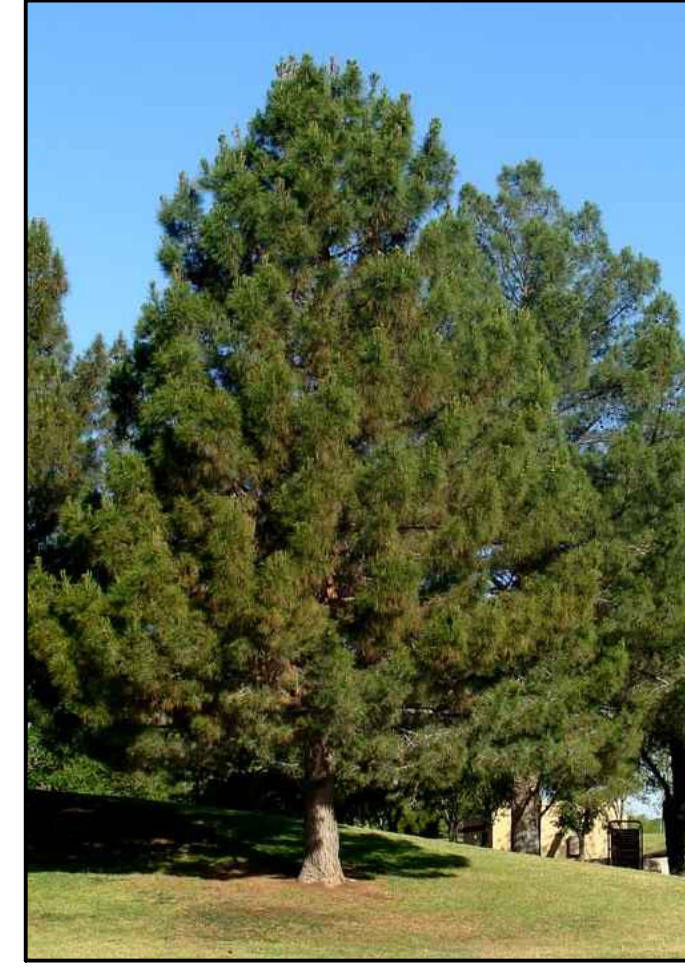
Tree Images



Cedrus Deodara
Deodar Cedar



Eucalyptus sideroxylon
Red Ironbark



Pinus elderica
Mondell Pine



Schinus molle
California Pepper



Brachychiton populneus
Bottle Tree



Carpinus betulus 'Fastigiata'
Upright Hornbeam



Zelkova serrata 'Village Green'
Sawleaf Zelkova



Lagerstroemia faurei
Crape Myrtle

Shrub Images



Rhamnus alaternus 'John Edwards'
Italian Buckthorn



Ligustrum japonicum 'Texanum'
Texas Privet

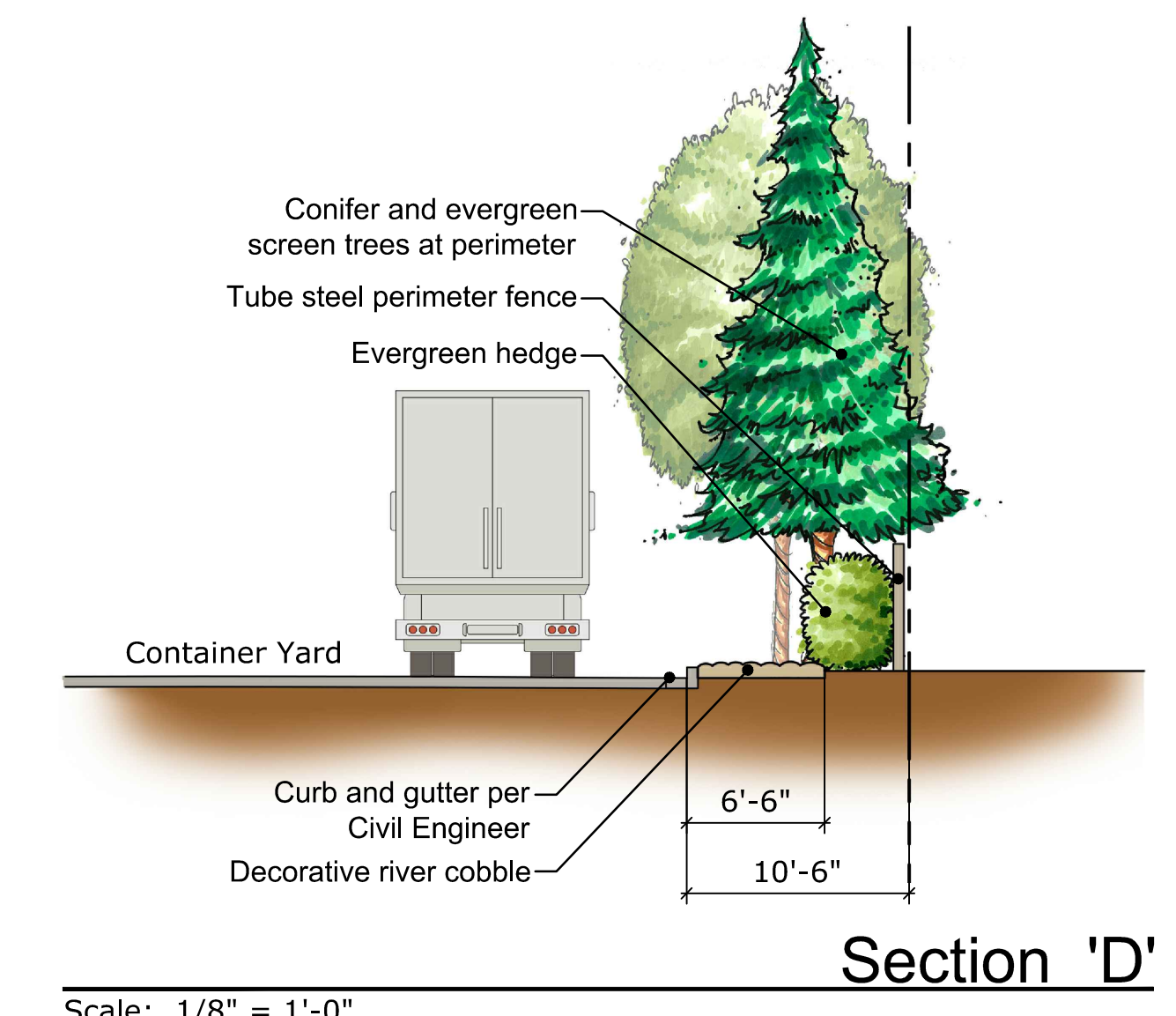
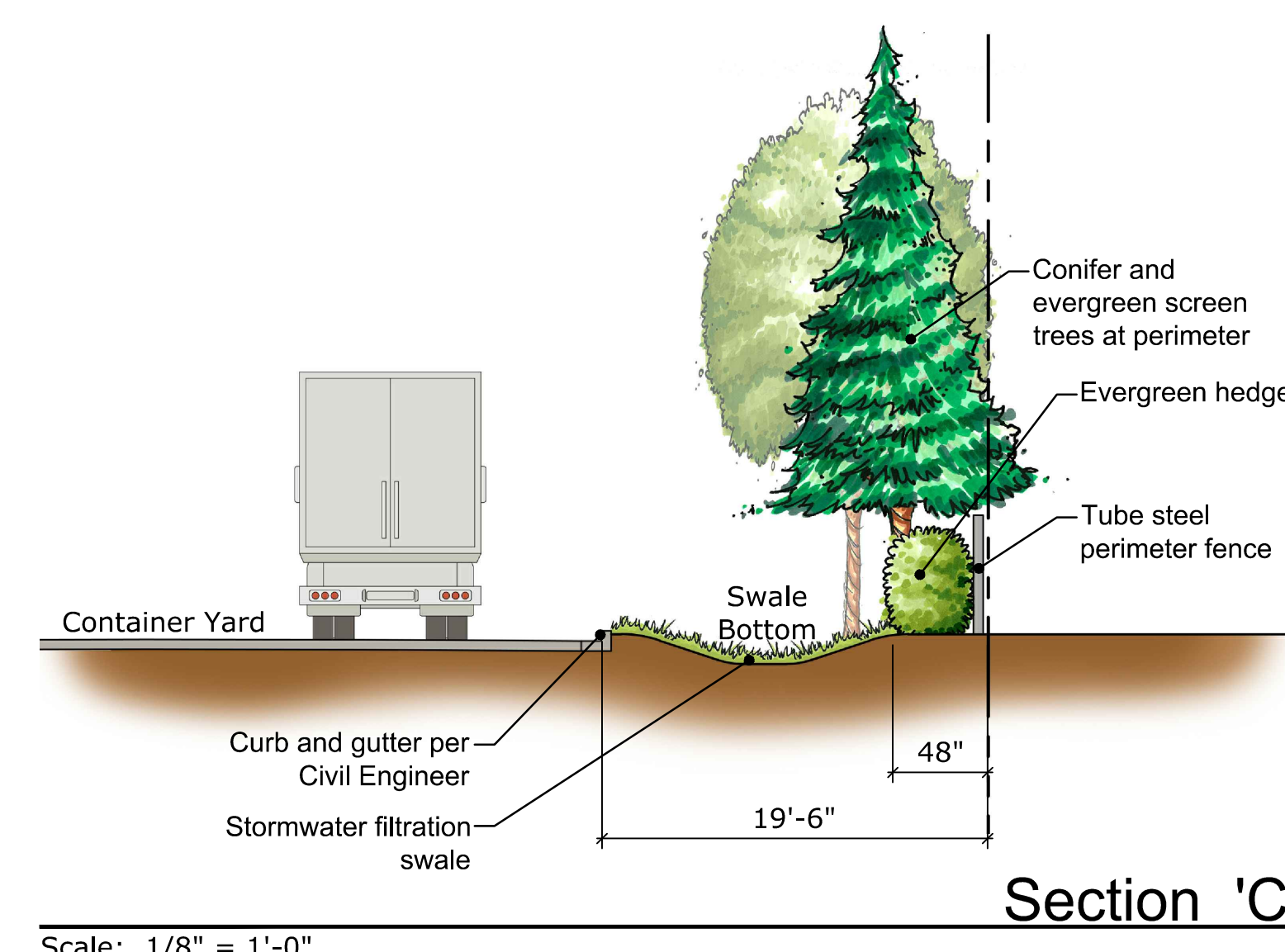
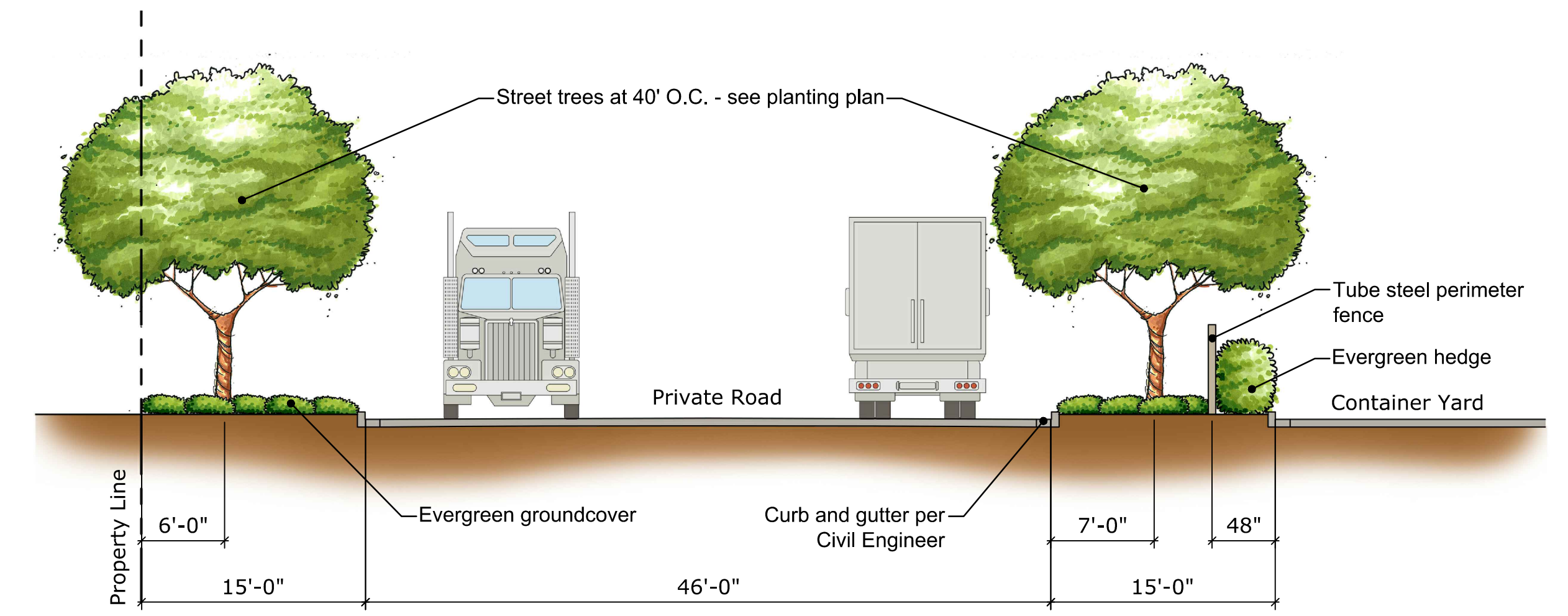
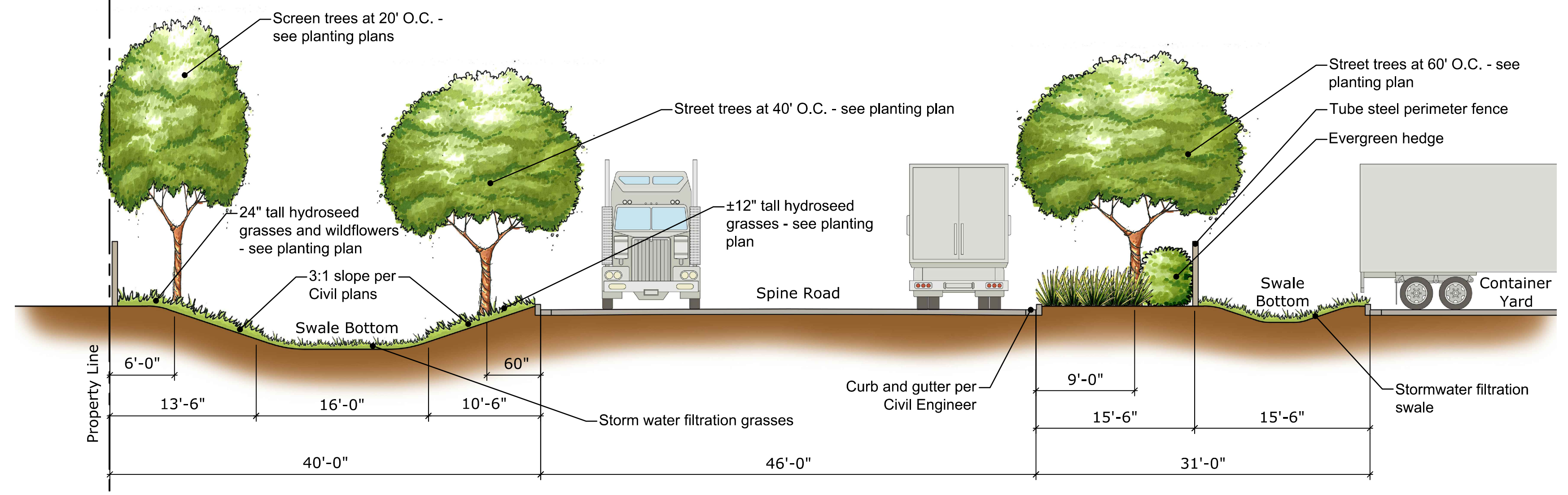


Calamagrostis acutiflora
Feather Reed Grass



Callistemon viminalis 'Little John'
Dwarf Weeping Bottlebrush

Perimeter Fence Concept Images - 8' tall tubular steel fences



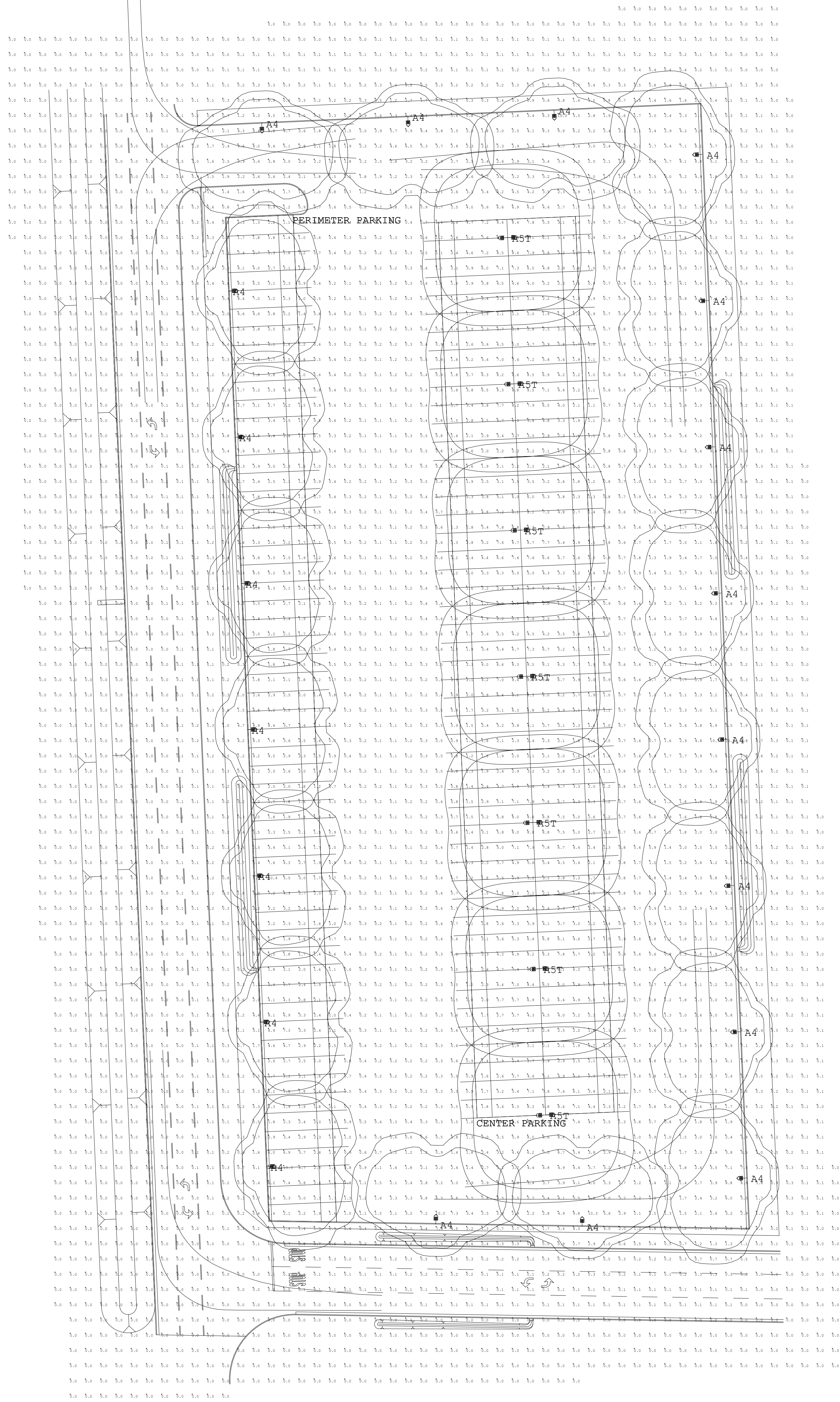
L0.3

Container Yard #1 (Centerpoint)

Landscape Images



151 N. Main St., Corona, CA 92620
(951) 261-2856 (951) 261-9510



Luminaire Schedule											
Qty	Symbol	Label	Arrangement	Lum. Lumens	LLF	LLD	LDD	Lum. Watts	BUG Rating	Description	Filename
20		A4	SINGLE	19923	0.850	0.944	0.900	214	B3-U0-G3	VISIONAIRE VMX-1-T4-96LC-7-4K-UNV-AM @20' MH	VMX-1_T4_96LC_7_4K.IES
7		A5T	BACK-BACK	21384	0.850	0.944	0.900	214	B4-U0-G2	VISIONAIRE VMX-1-T5-96LC-7-4K-UNV-AM @20' MH	VMX-1_T5_96LC_7_4K.IES

Calculation Summary (Illuminance-Fc)						
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS	1.28	10.5	0.0	N.A.	N.A.	4616
CENTER PARKING	3.85	8.9	1.2	3.21	7.42	529
PERIMETER PARKING	2.88	10.5	0.8	3.60	13.13	292

LIGHTING LAYOUT RECOMMENDATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.

ALR ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: MCR ENGINEERS; SHAWN SAMANIEGO
BY: APPLICATIONS ENGINEERING; HEATHER WAUGH
SALES REPRESENTATIVE: ALR; JOHN BENSON



AGI32 VERSION 17.5
AGI (C) 1999-2017 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL RD., SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
CENTERPOINT CONTAINER YARD 1
MANTECA, CA

DRAWING NO. / INPUT FILE
14324BEN R00.DWG / A32

SCALE	SHEET	DATE	REV
1:40	1 OF 1	04.13.2017	00