

and



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

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|--|--|--|
| <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>1) Application Form. <i>One (1) Copy</i>
Completed and signed.</p> <p>2) Environmental Questionnaire. <i>One (1) Copy</i>
Completed and signed.</p> <p>3) Project Allocation Questionnaire. <i>One (1) Copy</i>
Completed and signed. (for Non-Residential Only)</p> <p>4) Hazardous Materials Survey Form. <i>One (1) Copy</i>
Completed and signed.</p> <p>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).</p> | <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
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Applicant
(Please Check)

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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. | _____ |
| <u>✓</u> | 13) San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMCSPP)-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.

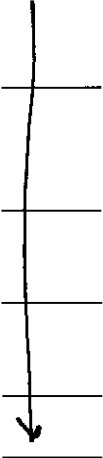
- 15) **Site Plans. Thirteen (13) Copies**
Site plans of the project shall be fully dimensional and accurately drawn. Use as many sheets as necessary. You may combine information, as long the plans are easy to read. The plans shall contain the following basic information unless additional information is necessary to properly evaluate the project. _____
- 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. _____
- 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

- c) **Street and Lots**
Existing and proposed parking, loading areas and circulation property to be offered for street dedication. _____
- 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. _____
- e) **Utilities**
Location, Type and size of all new utility services. _____
- f) **Public Areas**
Proposed to be dedicated or reserved for parks, trails, schools, public or quasi-public buildings, and other such uses. _____

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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.

- | | | |
|----------|---|-------|
| <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. | _____ |
|----------|---|-------|

Applicant
(Please Check)

City

N/A



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.

N/A

✓

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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. _____



CITY OF MANTECA COMMUNITY DEVELOPMENT APPLICATION FORM

Planning Division, 1001 W. Center Street, Manteca, CA 95337,
 (209) 456-8500 Fax (209) 923-8949
 planning@ci.manteca.ca.us

Type of Application		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Municipal Code Amendment	<input type="checkbox"/> Subdivision Map
<input type="checkbox"/> Rezone/Prezone	<input type="checkbox"/> General Plan	<input type="checkbox"/> Parcel Map
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Variance/Minor Zone Modification	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Specific Plan/Amendment	<input type="checkbox"/> Sign: Master Sign Program	<input type="checkbox"/> Tentative Map Extension
<input type="checkbox"/> Master Plan/Amendment	<input type="checkbox"/> Minor Plan Modification	<input type="checkbox"/> Minor Use Permit
<input type="checkbox"/> Planned Development/Amendment	<input checked="" type="checkbox"/> Site Plan Review: Minor or Major	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Appeal	<input type="checkbox"/> Reasonable Accommodation	<input type="checkbox"/> Sewer Allocation/Point Rating

Project Detail

Project Name: Project Container Yard 3 - CenterPoint Properties

Project Address: 2365 N. Airport Way, Manteca, California 95336 APN: 198-030-35

Project Description: Project consist of constructing a 101 trailer position container yard on 4.30 acres and adjacent roadways and basin per the NWAAMP totaling 5.25 acres.

Property Owner:	Applicant
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Name: <u>CenterPoint Properties</u>	Name: <u>MCR Engineering, Inc.</u>
Contact: <u>William Lu</u>	Contact: <u>Shawn Samaniego</u>
Address: <u>725 S. Figueroa Street, Suite 3005</u>	Address: <u>1242 Dupont Court</u>
City: <u>Los Angeles</u>	City: <u>Manteca</u>
State, Zip: <u>California, 90017</u>	State, Zip: <u>California, 95336</u>
Phone: <u>213-488-8684</u>	Phone: <u>209-239-6229</u>
E-mail: <u>wlu@centerpoint.com</u>	E-mail: <u>shawn@mcreng.com</u>
Fax: <u>cell: 949-872-0021</u>	Fax: <u>209-239-8839</u>

Office Use Only-Fees					
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Fees	Account Number	Application Type	Fees	Account Number	Application Type

Receipt Number	Date	Accepted by:
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File Number/s: _____

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: 1,280' x 1,280'	
Acres/Square Feet: 1,501,950 sq. ft. or 34.48 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.

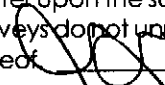

- The project site is located in an area listed as a Hazardous Waste or Substance Site.
- The project site is **not** in an area listed as a Hazardous Waste or Substance Site.

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

Applicant Signature:  Date: 5/15/17

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:

1. 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)
2. 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)

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 3 - 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

Print Name

5/15/2017

Date



Property Owner Signature

William Lu

Print Name

5/11/2017

Date

Property Owner Signature

Print Name

Date

NBU No.: 21701148

Local No.: FSST-TO17001004

Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com

TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE**

SCHEDULE A

1. The effective date of this Commitment is:

April 21, 2017 at 07:30 AM

2. The proposed form of policy (or policies) to be issued is:

ALTA Owner's (REV. 06/17/06)

3. The proposed insured value of the policy (or policies) to be issued is:

Owner's: \$To Be Determined

4. The proposed insured for the policy (or policies) is:

Owner's: To Be Determined

5. The estate or interest in the land described or referred to in the Commitment and covered herein is:

A Fee

6. Title to said estate or interest at the date hereof is vested in:

CenterPoint Properties Trust, a Maryland Real Estate Investment Trust

7. The land referred to in this Commitment is described as follows:

(See "Exhibit "A" attached)

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EXHIBIT "A"
LEGAL DESCRIPTION

For APN/Parcel ID(s): 198-030-35

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

A portion of Parcel One, a portion of Parcel Three and a portion of Parcel Two of the land deeded to Centerpoint Properties Trust described in that certain Grant Deed recorded April 10, 2008 in Document No. [2008-056968](#), San Joaquin County Records, hereinafter referred to as CPT Parcel, being more particularly described as follows:

All of said Parcel One, Parcel Two and Parcel Three.

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

All of the land deeded to Union Pacific Railroad described in that certain Grant Deed recorded December 15, 2011 in Document No. [2011-155296](#), San Joaquin County Records.

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

Beginning at the Northeast (NE) corner of said CPT Parcel, also being the Southeast (SE) corner of the 40.00 foot wide South San Joaquin Irrigation District Drain No. 3 Parcel, as shown on that certain survey filed for record July 21, 1966 in [Book 15 of Surveys, Page 72](#), San Joaquin County Records and described in that certain Grant Deed recorded in Book "A" of Deeds, [Volume 326, Page 194](#), San Joaquin County Records, also being a point on the West right of way line of Airport way, said point being 40.00 feet West (measured at right angles) of the centerline of said Airport Way; thence along the West right of way line of said Airport Way, South, 403.07 feet; thence at a right angle, West, 25.00 feet; thence along an arc of a non-tangent curve concave to the Northwest from a radial line bearing South 51°51'40" East, having a radius of 44.50 feet, a central angle of 51°51'40" and an arc length of 40.28 feet; thence East, 438.49 feet; thence North, 456.84 feet to the North line of said CPT Parcel, also being the South line of said South San Joaquin Irrigation District Drain No. 3 Parcel; thence along said South line the following two (2) courses: (1) South 68°18'30" East, 50.13 feet; and (2) South 87°41'30" East, 452.28 to the point of beginning.

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

Commencing at the Northeast (NE) corner of said CPT Parcel, also being the Southeast (SE) corner of the 40.00 foot wide South San Joaquin Irrigation District Drain No. 3 Parcel as shown on that certain Survey filed for record July 21, 1966 in [Book 15 of Surveys, Page 72](#), San Joaquin County Records and described in that certain Grant Deed recorded in Book "A" of Deeds, [Volume 326, Page 194](#), San Joaquin County Records, also being a point on the West right of way line of Airport Way, said point being 40.00 feet West (measured at right angles) of the centerline of said Airport Way; thence along said West right of way line, South, 403.07 feet to the POINT OF BEGINNING; thence at a right angle, West, 25.00 feet;

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thence along an arc of a non-tangent curve concave to the Northwest from a radial line bearing South 51°51'40" East, having a radius of 44.50 feet, a central angle of 51°51'40" and an arc length of 40.28 feet; thence East, 438.49 feet; thence at a right angle, South 46.00 feet; thence at a right angle, East, 498.49 feet to the West right of way of said Airport Way; thence along said West right of way line, North 63.02 feet to the POINT OF BEGINNING.

The above legal description is also referred to as "Exhibit "A" Legal Description - Resultant Parcel C", as shown on Notice of Lot Line Adjustment LLA-13-47-06, recorded November 4, 2013, as Instrument No. [2013-138200](#), San Joaquin County Records.

ALSO EXCEPTION THEREFROM all that portion of said land Dedicated to the City of Manteca, a municipal corporation, by Grant Deed recorded April 30, 2014, as Instrument No. [2014-042059](#), San Joaquin County Records.

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SCHEDULE B-1 REQUIREMENTS

1. If a county recorder, title insurance company, Escrow Company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
2. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
3. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
4. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.:	198-030-35
Fiscal Year:	2016-2017
1st Installment:	\$43,316.57
2nd Installment:	\$43,316.57
Exemption:	\$0.00
Land:	\$7,766,850.00
Improvements:	\$0.00
Personal Property:	\$0.00
Code Area:	002-000
Bill No.:	198-030-35-0000

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
6. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

NBU No.: 21701148
Local No.: FSST-TO17001004
Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com
TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

7. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Insurance Rate.
8. ***IMPORTANT NOTE - TRANSFER TAX EXEMPTION AFFIDAVITS REQUIRED ***

For recording of any document claiming exempt from documentary transfer tax, the appropriate form ("Claim of Exemption Form Documentary Transfer Tax") must be submitted with recording. This form MUST be signed by either the grantor or the grantee. PLEASE CONTACT YOUR TITLE OFFICER PRIOR TO CLOSING.

*** IMPORTANT NOTE - RECORDING PACKAGES ***

Scan your package (title communications, documents, release instructions, lenders and policy write up instructions, settlement statements, etc.) referencing only the title number in the subject line to the Title Officer.

ATTENTION ESCROW - If you are paying off any Equity Line of Credit Deed of Trust in your transaction, underwriting guidelines now require you must submit with the recording package, a copy of the signed statement by the borrower, authorizing the lender to close the account and credit line.

IMPORTANT NOTE - RELEASE AND RECORDING TIMES

Release all documents for recording via email to your Title Officer. You must have Title Officer's approval to record.

Cutoff time to release is 4:00 pm the day prior to recording. Special E-Recordings must be released by 1:00 p.m. for same day recording.

IMPORTANT NOTE - SENDING ORIGINAL DOCS

All Commercial files for San Joaquin County
Please send all original documents for recording to the following address: FNTG Stockton Title Group
3127 Transworld Drive #130
Stockton, CA 95206 Attn: Ritch Boyatt
Telephone: (209) 932-5831

NBU No.: 21701148

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All Residential files for San Joaquin County

Please send all original documents for recording to the following address: Chicago Title

Company

2021 W.

END OF SCHEDULE B - SECTION I

NBU No.: 21701148

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SCHEDULE B-2 EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 2013-2014.
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 as to any portion of the land lying within the area commonly known as 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, a corporation

Purpose: Electrical transmission line

Recorded: June 8, 1928, [Book 236, Page 337](#), of Official Records

The exact location and extent of said easement is not disclosed of record.

6. Matters contained in that certain document entitled "Agreement to Transfer Irrigation Facilities" dated March 2, 1999, executed by and between Carl J. Aufdermaur and Carol Ann Aufdermaur, and South San Joaquin Irrigation District recorded March 25, 1999, Instrument No. [99040450](#), of Official Records.

Reference is hereby made to said document for full particulars.

7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Agreement

Lessor: Carl J. Aufdermaur and Carol A. Aufdermaur, as Trustee(s) of the Carl J. Aufdermaur and Carol Aufdermaur, Revocable Trust dated October 13, 1999

Lessee: Nextel of California

Recorded: February 13, 2006, Instrument No. [2006-034587](#), of Official Records

A Memorandum of Assignment recorded February 27, 2014, as Instrument No. [2014-019297](#), of Official Records.

NBU No.: 21701148
Local No.: FSST-TO17001004
Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com
TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

Assignee: SBA Monarch Steel, LLC, a Florida limited liability company

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee shown herein.

8. Matters contained in that certain document entitled "Road and Utility Easement" dated December 12, 2011, executed by and between Union Pacific Railroad Company and Centerpoint Properties Trust, recorded December 15, 2011, Instrument No. [2011-155297](#), of Official Records.

Reference is hereby made to said document for full particulars.

9. Matters contained in that certain document entitled "Development Agreement" dated December 16, 2010, executed by and between the City of Manteca and Centerpoint Properties Trust, recorded December 4, 2012, Instrument No. [2012-158825](#), of Official Records.

Reference is hereby made to said document for full particulars.

10. Covenants and restrictions, if any, appearing in the public records, imposed by any land conservation contract executed to Government Code Sections 51200, et seq. (also called the Williamson Act) authorizing the establishment of agricultural preserves. The use of the land within the preserve may be restricted by the land contract to agricultural, recreational, open-space, and other compatible uses.

11. Matters contained in that certain document

Entitled: Amended and Restated Reciprocal Ingress - Egress Easement Dated: June 14, 2013
Executed by: Union Pacific Railroad Company, a Delaware corporation and Centerpoint Properties Trust, a Maryland Real Estate Investment Trust
Recording Date: April 23, 2014
Recording No.: [2014-039818](#), Official Records

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled: Easement and Agreement to Maintain On-Site Drainage Treatment Systems 2203, 2327 & 2365 N. Airport Way
Dated: April 15, 2014
Executed by: The City of Manteca, a municipal corporation and Centerpoint Properties Trust, a Maryland Real Estate Investment Trust
Recording Date: April 30, 2014
Recording No.: [2014-042058](#)

Reference is hereby made to said document for full particulars.

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

NBU No.: 21701148
Local No.: FSST-TO17001004
Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com
TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

Granted to: The City of Manteca, a municipal corporation
Purpose: A right to use and maintain sanitary sewer, water, storm drain lines and appurtenances; electrical, gas, telephone and cablevision lines and appurtenances
Recording Date: April 30, 2014
Recording No.: [2014-042062](#), Official Records

Reference is hereby made to said document for full particulars.

14. Matters contained in that certain document

Entitled: Grant of Easement
Dated: April 15, 2014
Executed by: Centerpoint Properties Trust, a Maryland Real Estate Investment Trust and The City of Manteca, a municipal corporation
Recording Date: April 30, 2014
Recording No.: [2014-042062](#)

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 City of Manteca, a municipal corporation
Purpose: A right to use storm drain line and storm drain basin to store storm drainage from Airport Way
Recording Date: April 30, 2014
Recording No.: [2014-042065](#), Official Records

Reference is hereby made to said document for full particulars.

16. Matters contained in that certain document

Entitled: Grant of Easement
Dated: April 15, 2014
Executed by: Centerpoint Properties Trust, a Maryland Real Estate Investment Trust and The City of Manteca, a municipal corporation
Recording Date: April 30, 2014
Recording No.: [2014-042065](#), Official Records

Reference is hereby made to said document for full particulars.

17. 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: Irrigation
Recording Date: January 22, 2015
Recording No.: [2015-008102](#)

NBU No.: 21701148

Local No.: FSST-TO17001004

Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com

TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

Reference is hereby made to said document for full particulars.

18. Matters contained in that certain document

Entitled: Grant of Easement

Executed by: South San Joaquin Irrigation District and CenterPoint Properties Trust, a Maryland Real Estate Investment Trust

Recording Date: January 22, 2015

Recording No.: [2015-008102](#), Official Records

Reference is hereby made to said document for full particulars.

19. 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.

20. 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.

21. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

22. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

23. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF SCHEDULE B - SECTION II

NBU No.: 21701148

Local No.: FSST-TO17001004

Issued: 05-01-2017

TITLE /UNDERWRITING CONTACT: Aaron Priest at 312-223-2464 / Aaron.priest@ctt.com

TRANSACTION ACCOUNT REP: Scott Isacson at 312-223-5786 / scott.isacson@ctt.com

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org>>.

END



**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: 2365 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 3 Telephone: (213) 488-8684
 Business Owner Address: _____
 Nature of Business: Container Yard 3 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 Samaviera Date: 5/15/17
 Signature: [Handwritten 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.

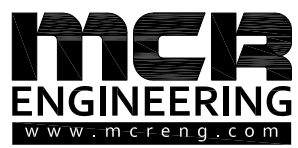
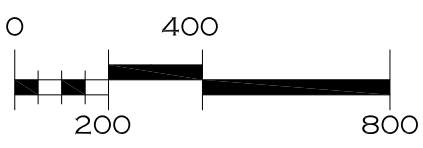
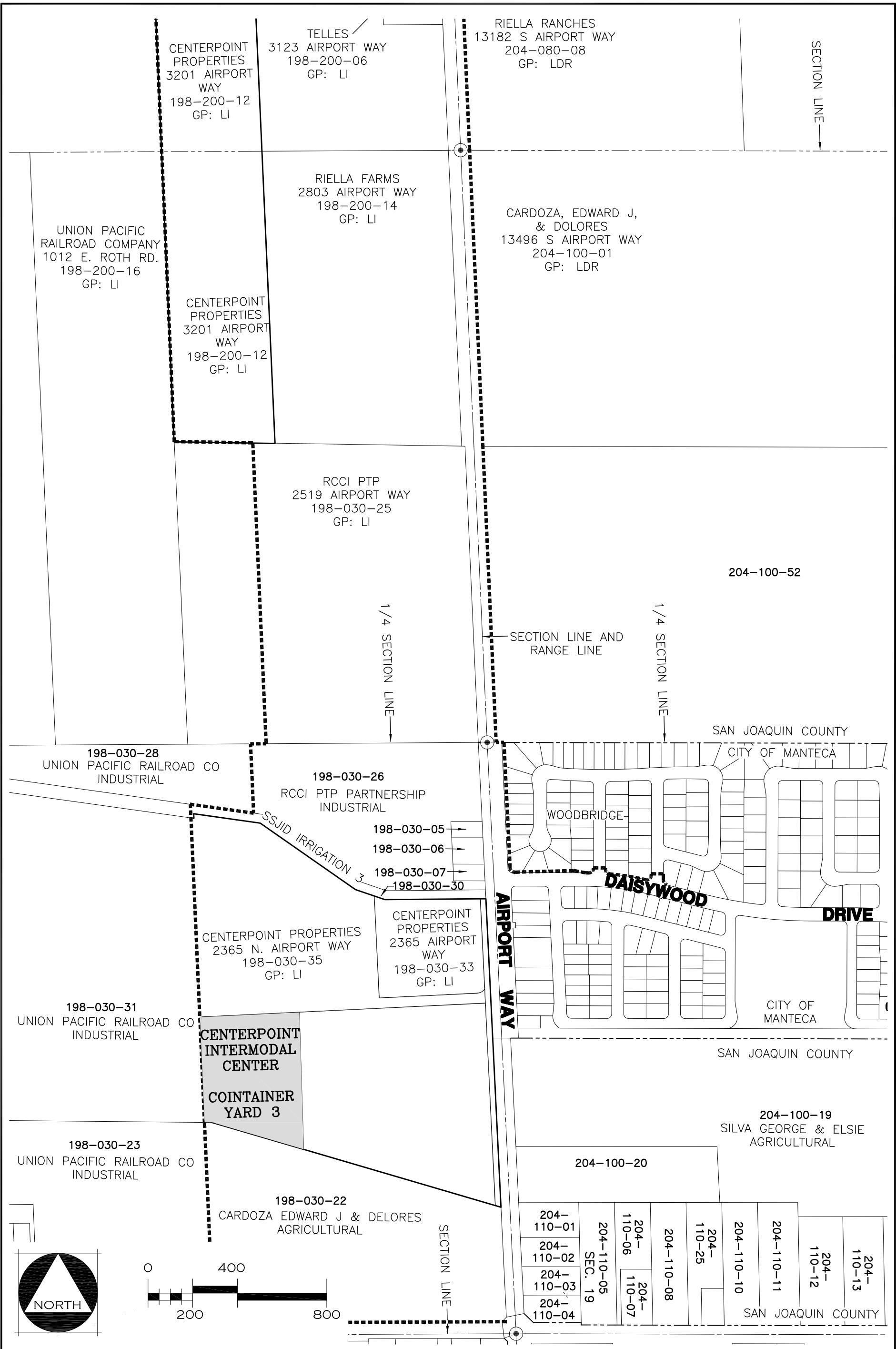
Question 3:

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:

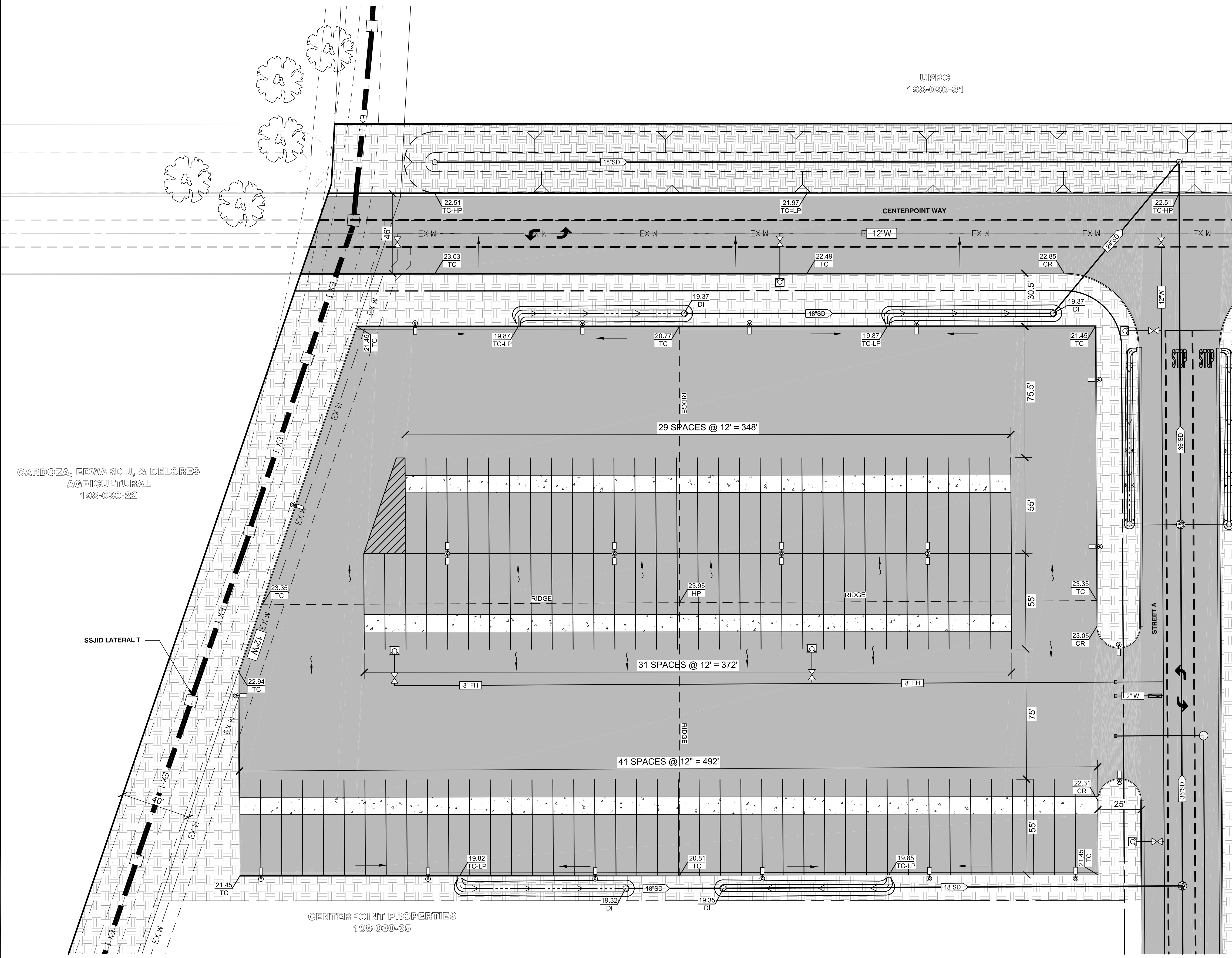
Answer "Yes" if the boundary of your property or facility is or will be within 1,000 feet of the boundary of a school. (Grades K – 12)



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

CONTAINER YARD 3 VICINITY MAP

BY: SLS
 DATE: MAY, 2017
 SHEET: VICINITY MAP
 FILE: DWG\17-013



CARDOZA, EDWARD J, & DELORES
AGRICULTURAL
198-030-22

CENTERPOINT PROPERTIES
198-030-35

UPRC
198-030-31

DRAWING INDEX

CIVIL

- C001 LOCATION / VICINITY MAP
- C1.0 COVER, GRADING & DRAINAGE PLAN
- C2.0 SITE PHOTOS & AERIAL KEY MAP

LANDSCAPE

- L0 VIEWS FROM AIRPORT WAY
- L0.1 PRELIMINARY LANDSCAPE PLAN
- L0.2 PRELIMINARY LANDSCAPE PLAN
- L0.3 LANDSCAPE IMAGES

ARCHITECTURAL

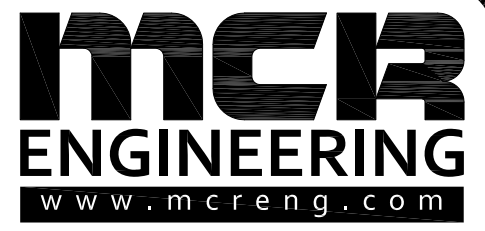
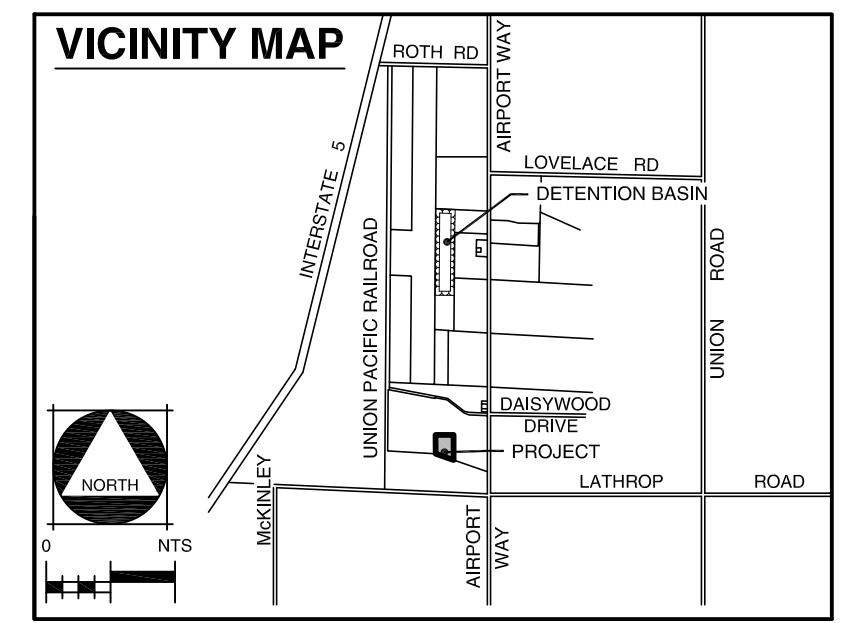
- A1.1 SITE PLAN & CODE DATA

SITE PLAN INFO

APN: 198-200-12
 ZONING: LI
 GENERAL PLAN: LI
 PROJECT AREA: 228,690 S.F., 5.25 ACRES
 PROPOSED LANDSCAPE AREA: 46,163 S.F. (20%)
 101 TRAILER STALLS

SITE PLAN LEGEND

- SEE LANDSCAPE PLAN
- CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE CURB



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



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

PRELIMINARY DRAINAGE AND UTILITY PLAN FOR:

CENTERPOINT TRAILER YARD-3

MANTECA, CALIFORNIA

CENTERPOINT INTERMODAL CENTER

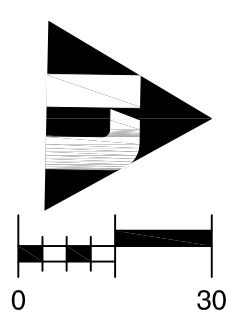


Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 17-013
 DATE: MAY, 2017
 SCALE: AS SHOWN
 DR. BY: SLS
 CK. BY: TM

SHEET NO.

C1.0





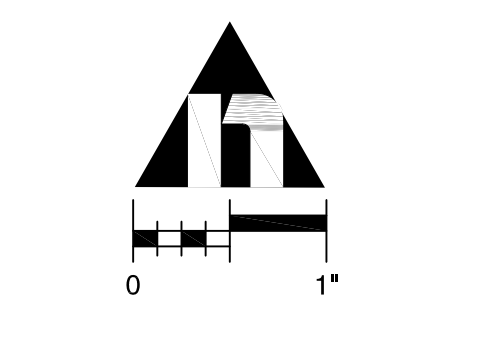
MCR
ENGINEERING
 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL : (209) 239-6229
 FAX : (209) 239-8839

REGISTERED PROFESSIONAL ENGINEER
 TONY B. MARSHALL
 No. CS1015
 Exp. 9-30-17
 CIVIL
 STATE OF CALIFORNIA
 APPROVED:

PLAN REVISIONS

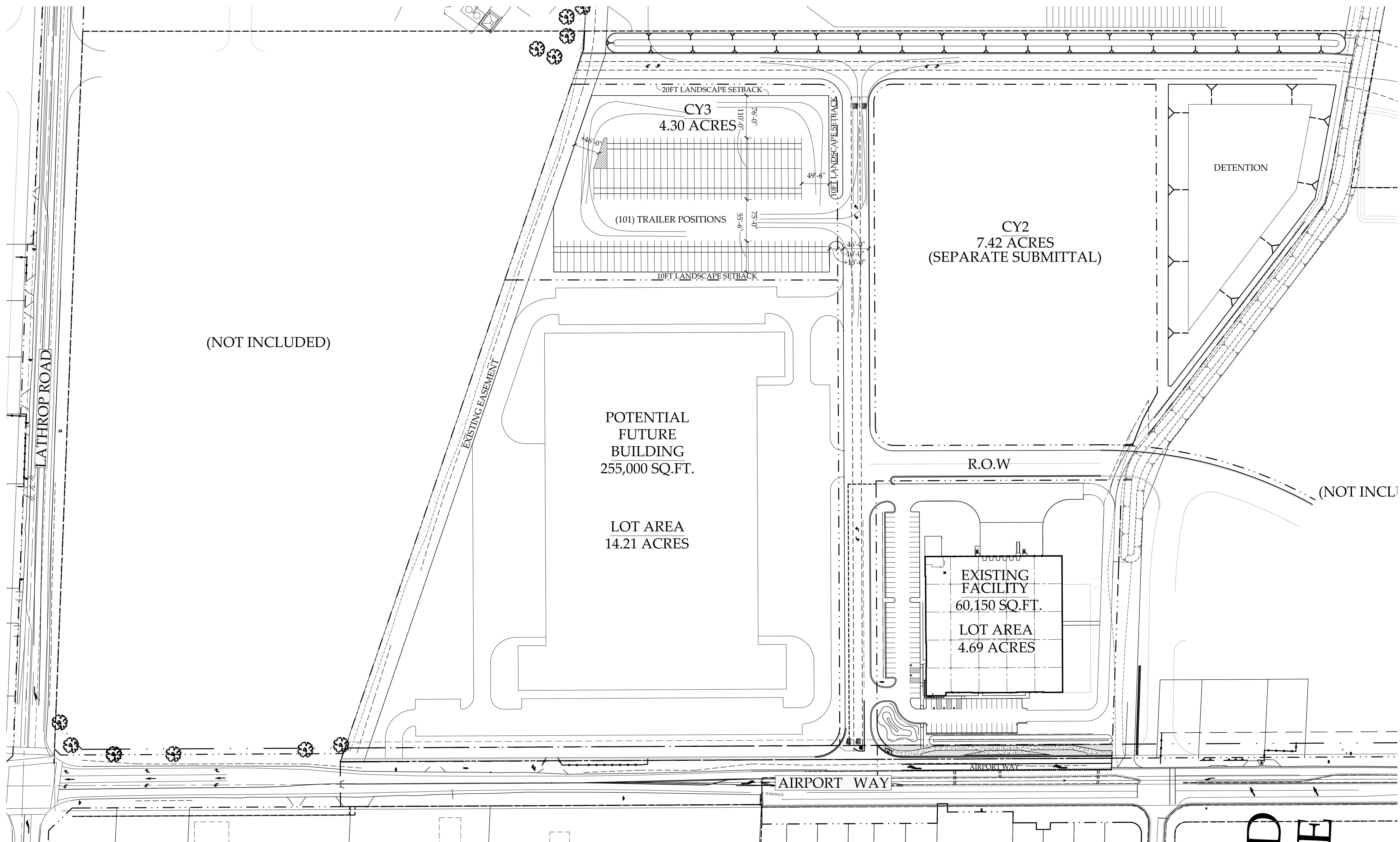
NO.	DESCRIPTIONS	DATE

SITE PHOTOS AND AERIAL KEY MAP FOR:
CONTAINER YARD 3
 2365 N AIRPORT WAY
 CENTERPOINT CONTAINER YARD 3
 MANTECA, CALIFORNIA



JOB NO.: 17-013
 DATE: MAY, 2017
 SCALE: AS SHOWN
 DR. BY: AM
 CK. BY: SLS

SHEET NO.
C2.0



(NOT INCLUDED)

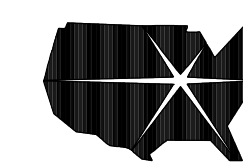
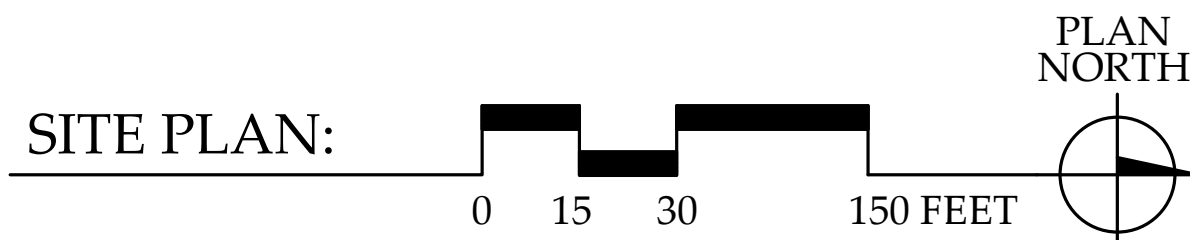
(NOT INCL)

DATA:
 SITE AREA: 187,481 SQ.FT.
 TRAILER POSITIONS: 101 POSITIONS

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

SETBACKS:
 PRIVATE SPINE ROAD:
 REQUIRED: 20FT
 PROVIDED: 20FT
 SIDE YARDS AND PRIVATE ROADS:
 REQUIRED: 10FT
 PROVIDED: 14FT

LANDSCAPING:
 LANDSCAPE REQUIRED: 10.0%
 LANDSCAPE PROVIDED: 16.1%



CenterPoint Properties

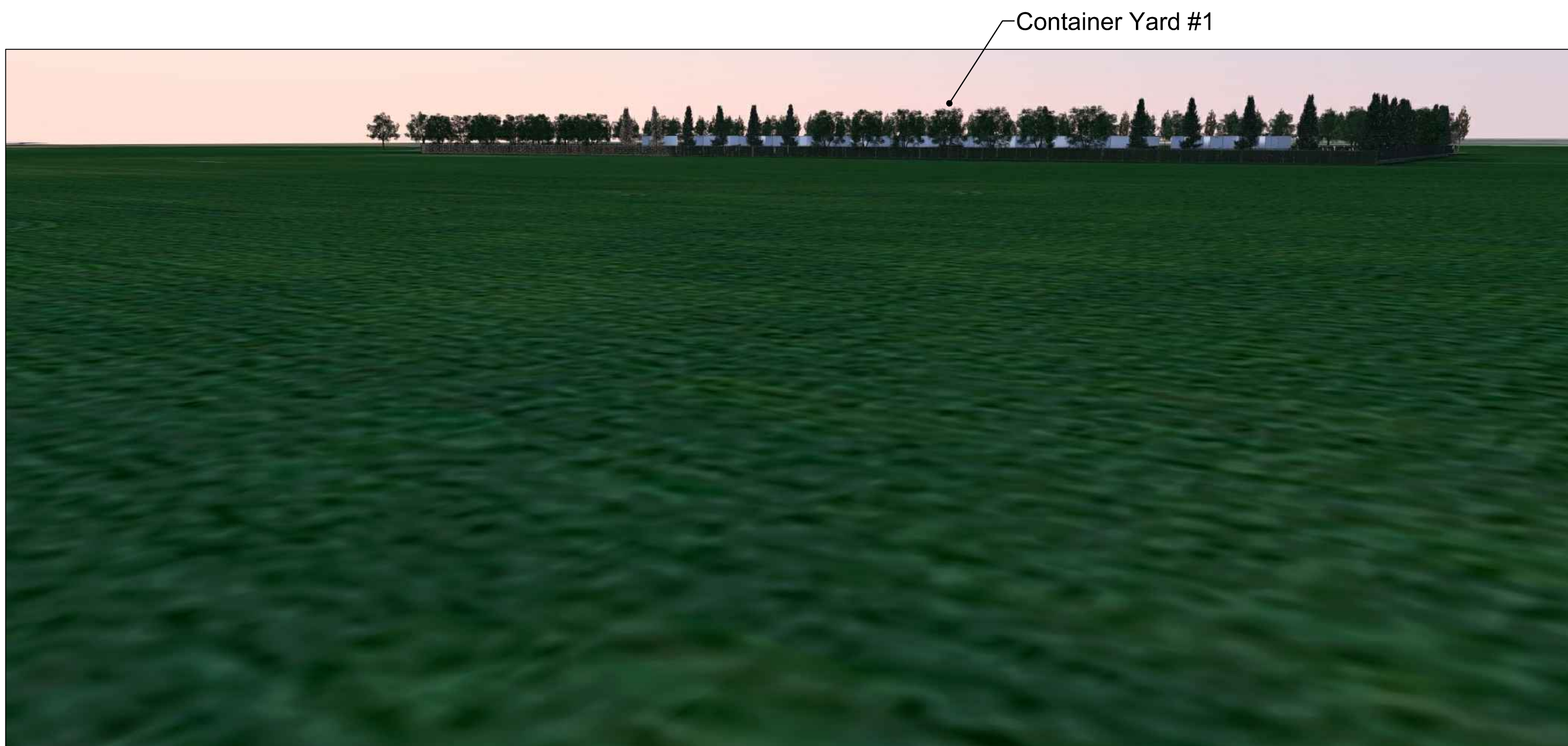
©CORNERSTONE ARCHITECTS LTD. 2017



CY3

CENTERPOINT INTERMODAL CENTER - MANTECA, CALIFORNIA

APRIL 24, 2017 #13104



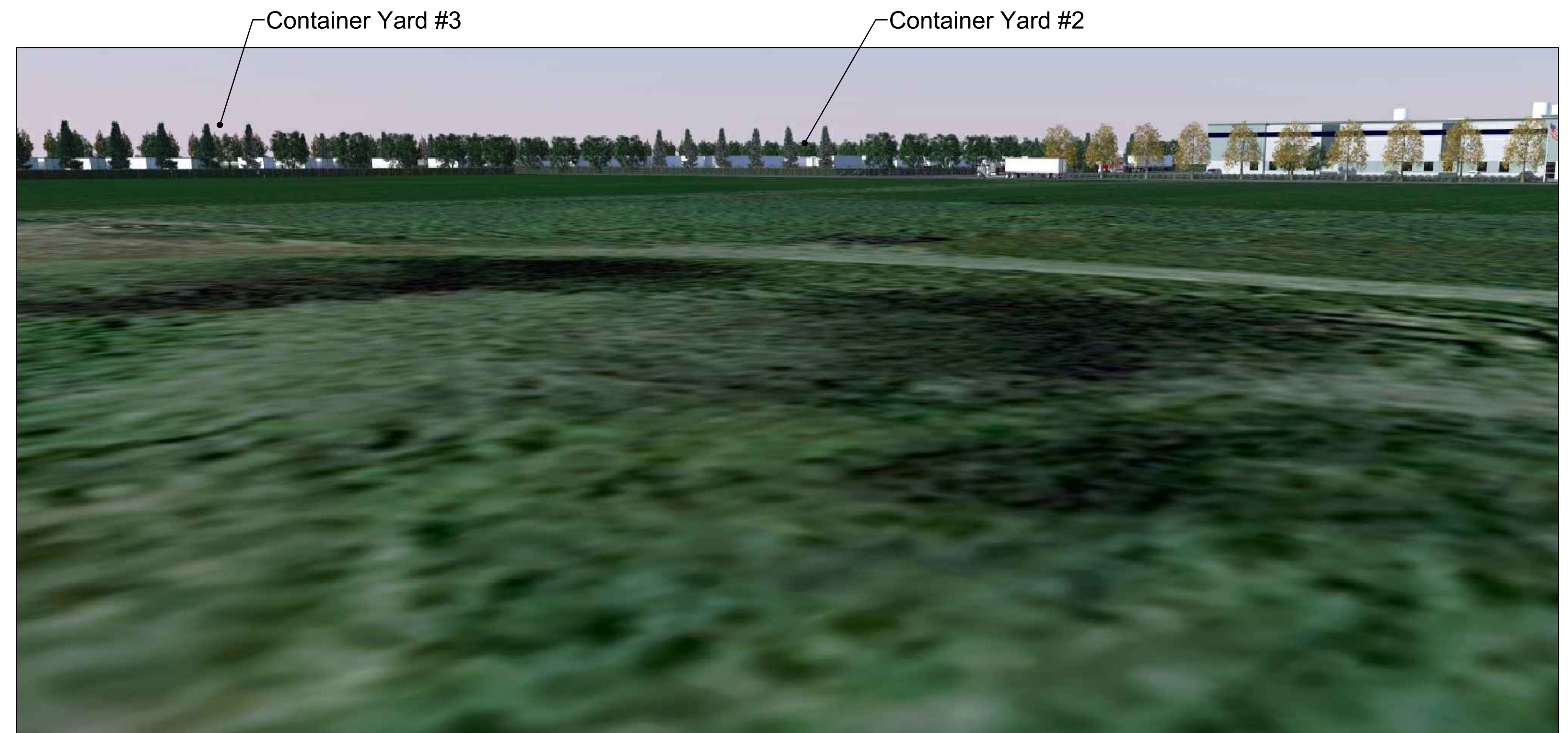
① View of Container Yard 1 from Airport Way



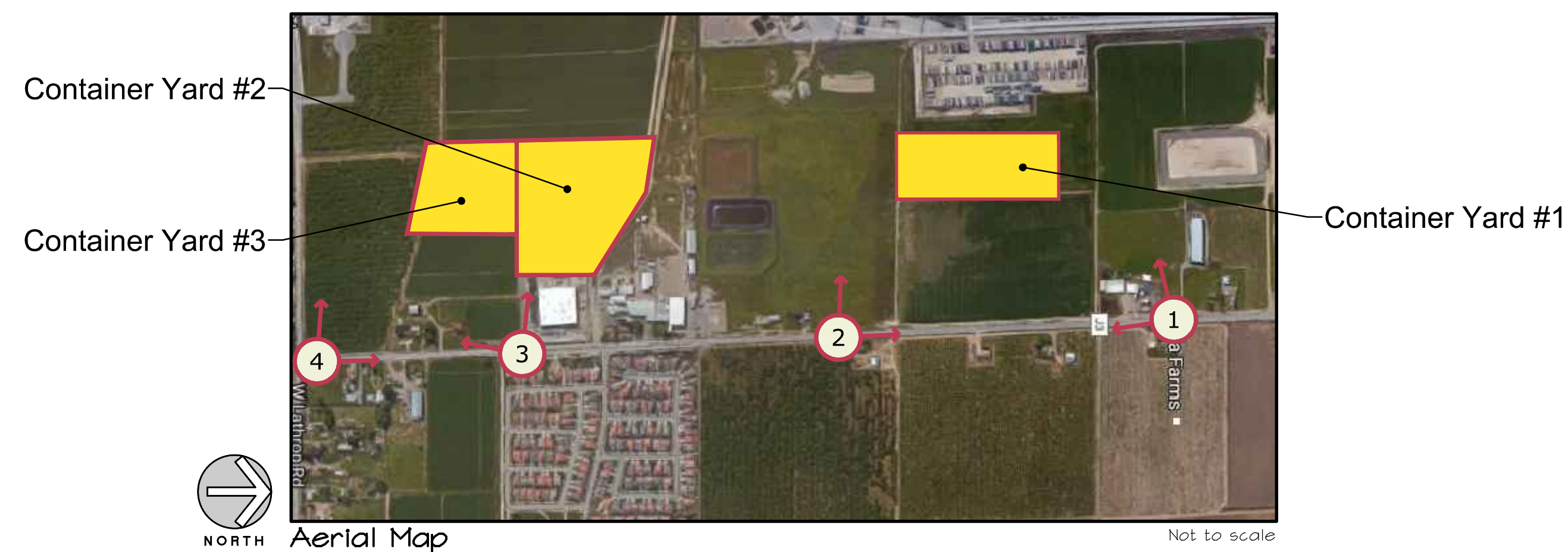
② View of Container Yard 1 from Airport Way



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)

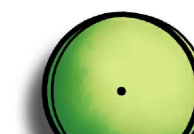


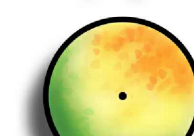
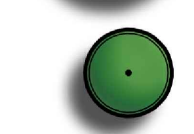
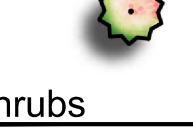
Views From Airport Way



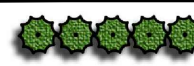

Preliminary Plant Palette

Trees

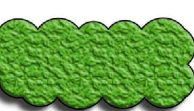

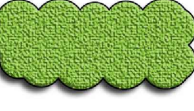


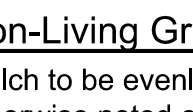
Note - 25% of required trees will be 24"-Box size, the remainder will be 15-gallon size.

-  Street Trees - 15gal/24"-Box - 40' - 60' spacing, large spreading shade trees.
-  Perimeter Screen Trees - 15-gal/24" Box
-  Conifer/Windrow Screen Trees - 15gal
-  Parking Lot / Private Road Trees - 15-gal/24" Box
-  Upright Trees - 15-gal
-  Flowering Accent Trees - 15gal

Shrubs

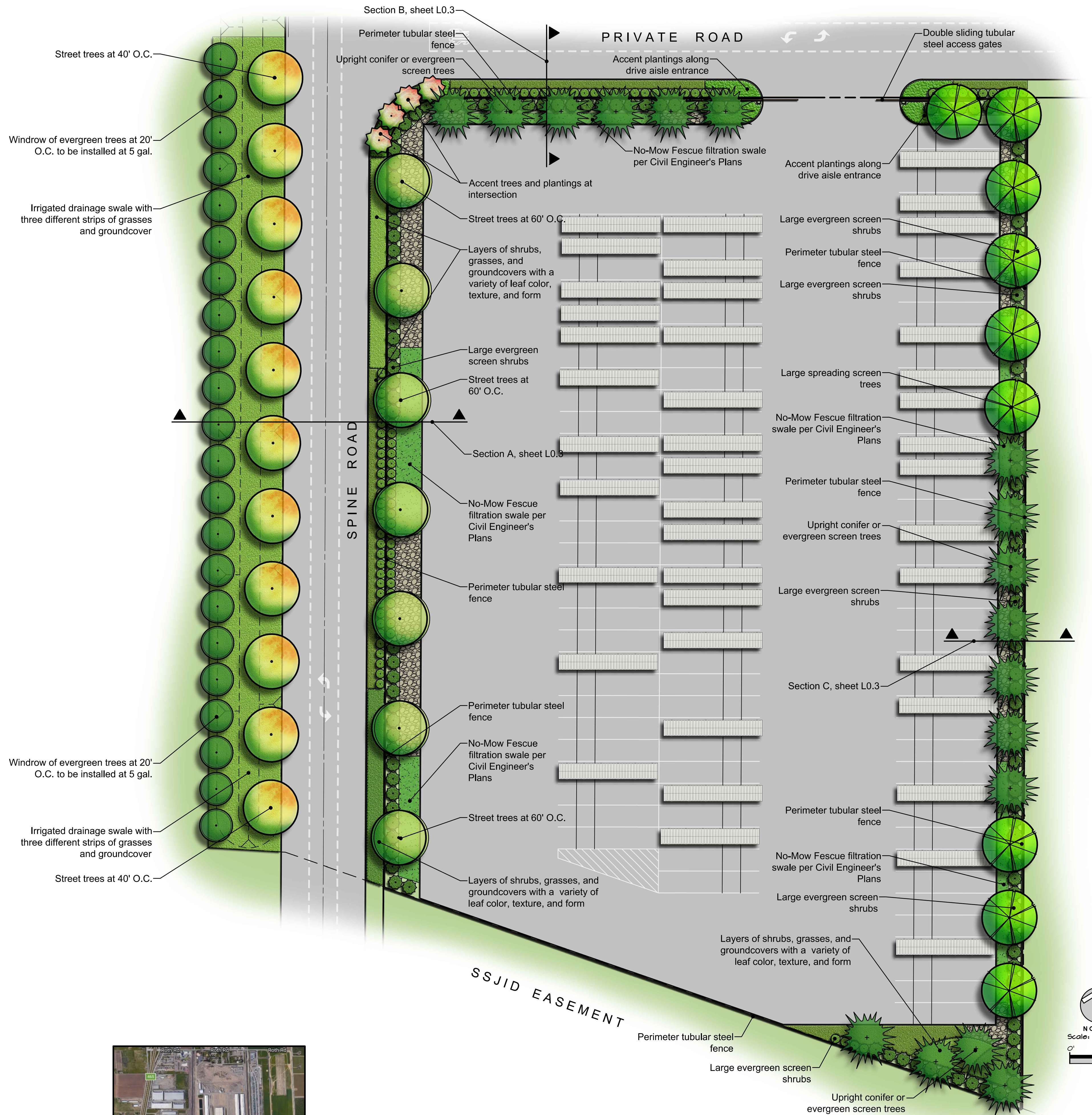
-  Large Screen Shrubs - 5-gal - 6' to 8' tall
-  Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall

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.
-  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.
-  Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall
-  Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall
-  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.



Project Location

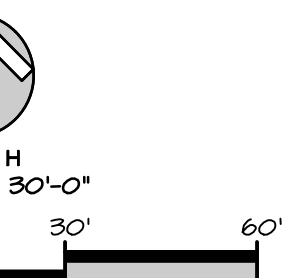


L0.1

Container Yard #3 (Centerpoint)

Preliminary Landscape Plan

April 14, 2017
17-1929



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**
 - Brachycthon 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**
 - Albizia julibrissen Silk Tree
 - Cornus florida Flowering Dogwood
 - Lagerstroemia fauriei Crape Myrtle
 - Malus spp. Crabapple
 - Prunus 'Krauter Visivius' Flowering Plum Plum

Shrubs

- Large Screen Shrubs - 5-gal - 6' to 8' tall**
 - Nerium oleander Oleander
 - Rhamnus alaternus 'John Edwards' Italian Buckthorn
 - Xylosma congestum 'Compacta' Shiny Xylosma
- Formal, Evergreen, and Informal Hedge - 5-gal - 3' to 4' tall**
 - Ligustrum japonicum 'Texanum' Texas Privet
 - Myrtus communis 'Compacta' Myrtle
 - Olea europea 'Little Ollie' Olive
 - Pittosporum tobira 'Variegata' Variegated Tobira
 - Rhaphiolepis indica 'Jack Evans' Indian Hawthorn
 - Rhaphiolepis umbellata Yeddo Hawthorn
 - Rosmarinus officinalis 'Miss Jessop's Upright' Rosemary

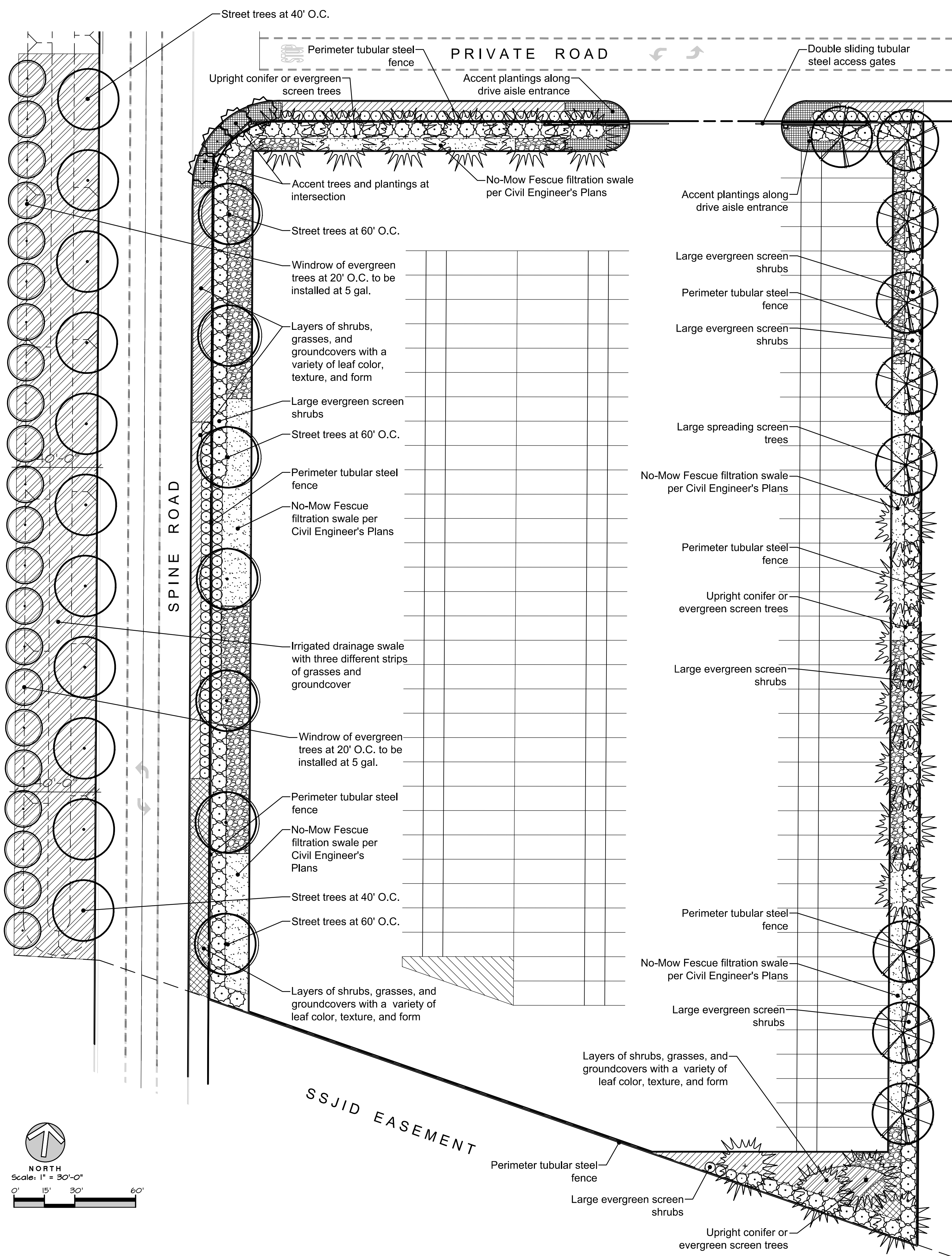
Groundcovers

- 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.**
 - Agapanthus africanus Lily-of-the-Nile
 - Festuca californica California Fescue
 - Festuca glauca Common Blue Fescue
 - Festuca mairei Marie's Fescue
 - Hemerocallis spp. Day Lily
 - Juncus patens California Gray Rush
 - Liriope muscari 'Silver Sunproof' Big Blue Lily Turf
 - Rosa 'Red Flower Carpet' Rose
 - Salvia spp. Sage
- 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.**
 - Archostaphylos 'Emerald Carpet' Manzanita
 - Baccharis pilularis Dwarf Coyote Bush
 - Cotoneaster dammeri 'Lowfast' Cotoneaster
 - Dymondia margaretae Silver Carpet
 - Juniperus sabina 'Cultivars' Juniper
 - Teucrium chamaedrys Germander
 - Trachelospermum asiaticum Star Jasmine
 - Verbena spp. Verbena
- Grass and Grass-like Accent Shrubs - 1 and 5-gal - 24" to 42" tall**
 - Festuca californica California Fescue
 - Festuca glauca Common Blue Fescue
 - Festuca mairei Marie's Fescue
 - Helictotrichon sempervirens Blue Oat Grass
 - Juncus patens California Gray Rush
 - Nassella tenuissima Mexican Feather Grass
 - Pennisetum orientale Dwarf Fountain Grass
- Medium Height Shrubs - 1 and 5-gal - 30" to 42" tall**
 - Archostaphylos densiflorus 'Howard McMinn' Manzanita
 - Cistus purpureus Orchid Rockrose
 - Phoridium 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 ETo for Manteca - 51.2

Hydrozone	Planting Type	Water Use	Type of Irrigation	Plant Factor	Irrig. effic.	ETAF (PF/IE)	Hydrozone Area (square feet)	ETAF x Area	Percentage of Landscape	ETWU
1	No-Mow Grass	High	MP Rotator	.7	.75	.93	4,391 sf	4,098.3	15.2%	130,095.4
2	Shrubs	Medium	Low Flow Bubbler	.4	.81	.49	1,972 sf	973.8	6.8%	30,913.2
3	Shrubs	Low	Low Flow Bubbler	.3	.81	.37	17,744 sf	6,571.9	61.4%	208,616.9
4	Cobble	None	None	0	1	0	4,784 sf	0	16.6%	0
Total Landscape							28,891 sf	11,644.0	100%	369,625.4

Landscape Area - Ornamental Landscape 28,891 sf
 ETAF x Area - Ornamental Landscape 11,644.0
 Ornamental Landscape Irrigation Efficiency 0.83 efficient
 Estimated Total Water Usage (ETWU) 369,625.4 gallons
 Maximum Applied Water Allowance (MAWA) 412,702.2 gallons

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

On-Site Landscape Areas

Formal Landscape	Area	Percentage
Shrub Area:	19,716 sf	68.2%
No-Mow Fescue Area:	4,391 sf	15.2%
Cobble/Aggregate Area:	4,784 sf	16.6%
Total Formal Landscape	28,891 sf	100%

Size of Developed Parcel 180,009 sf (4.13 acres)
 Percent of Parcel in Formal Landscape 16.1%
 10% Landscape coverage required

Off-Site Landscape Areas

Spine Road Streetscape Planting Area:	Area	Percentage
Private Association maintained between curbs	17,602 sf	100%
Total Landscape:	17,602 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

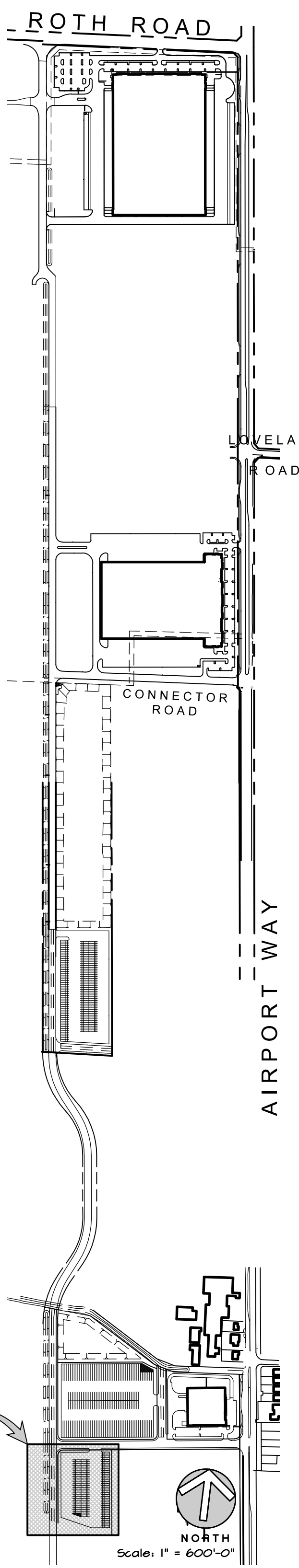
All large spreading trees placed within 5' of hardscape (sidewalks and curb) are to have DeepRoot Model #UB 18-2 root barriers installed during tree installation. Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914

Landscape Concept

The landscape design concept for the container yard facility is to provide an enjoyable and aesthetic space for employees as well as fitting into the surrounding Business Park. Plant material has been selected that performs well in the special conditions of the Central Valley (Sunset Zones #8 and 14). The plant material has also been selected to be cohesive with the design relative to the surrounding conditions and to screen the trailers that are within and adjacent to the project.

Drought tolerant hardy shrubs and groundcover are proposed for the perimeter of the landscape, and low to medium water use shrubs around buildings and at high profile areas. Fescue areas have been provided in the storm water swales and along streetscape to be cohesive with the master plan and the streetscape design of the business park.

Special considerations have been provided in selecting plant material that respects the needs of the employees and customers. Clear and secure view corridors have been provided to ensure the safety of people entering the container yard as well as moving through the parking lot and site, as well as screening the containers stored in the facility.



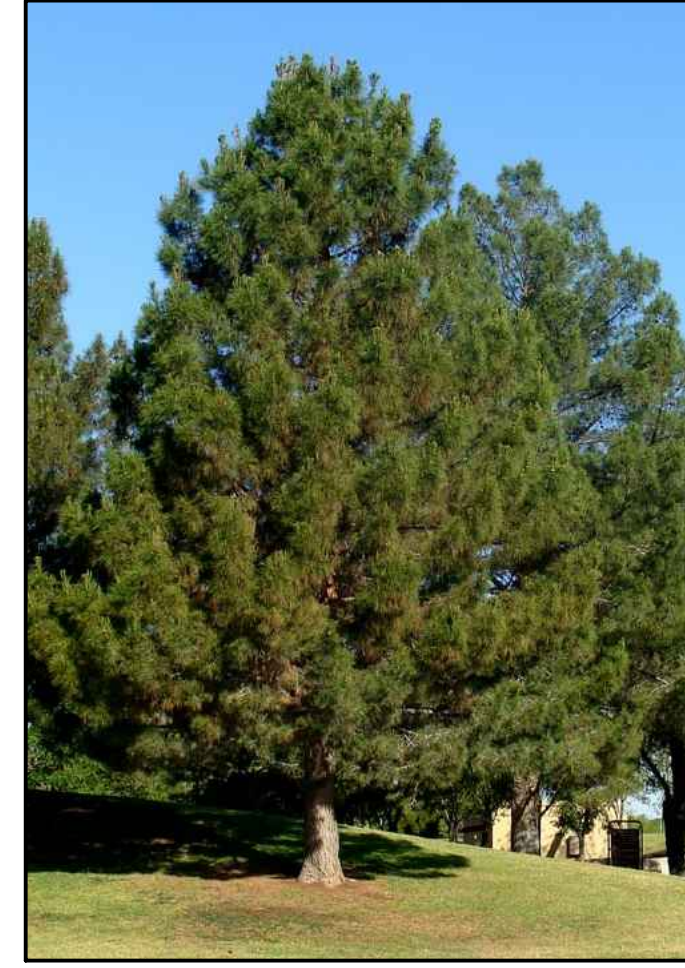
Tree Images



Cedrus Deodara
Deodar Cedar



Eucalyptus sideroxylon
Red Ironbark



Pinus elderica
Mondell Pine



Schinus molle
California Pepper



Brachychiton populneus
Bottle Tree



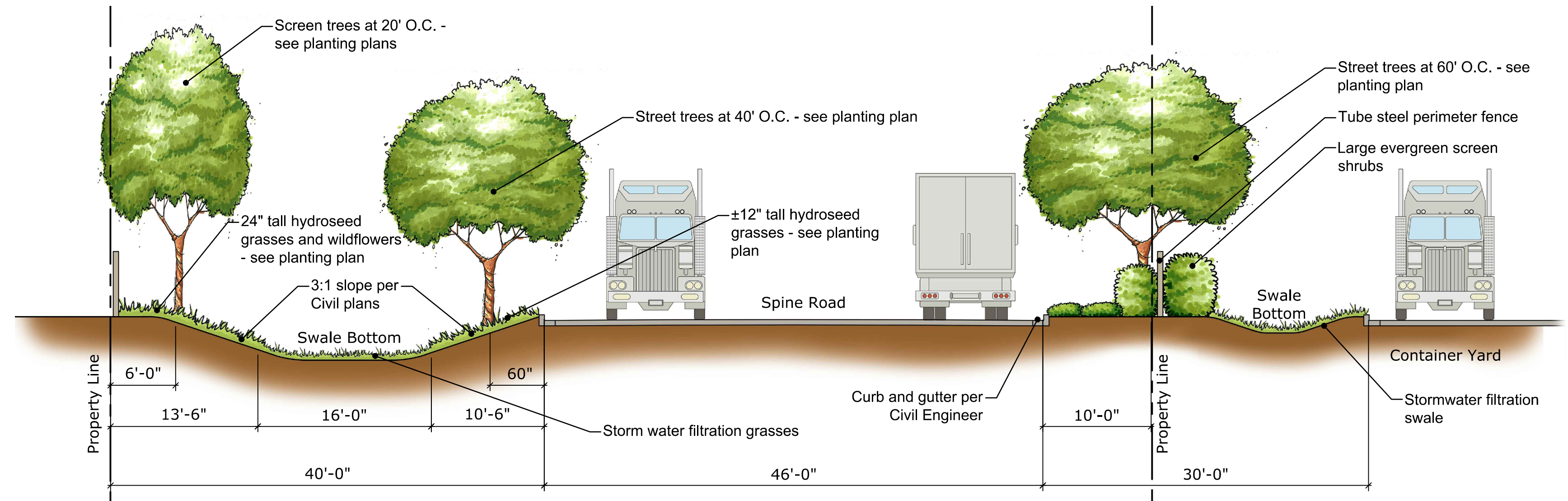
Carpinus betulus 'Fastigiata'
Upright Hornbeam



Zelkova serrata 'Village Green'
Sawleaf Zelkova



Lagerstroemia faurei
Crape Myrtle



Scale: 1/8" = 1'-0"

Section 'A'

Shrub Images



Rhamnus alaternus 'John Edwards'
Italian Buckthorn



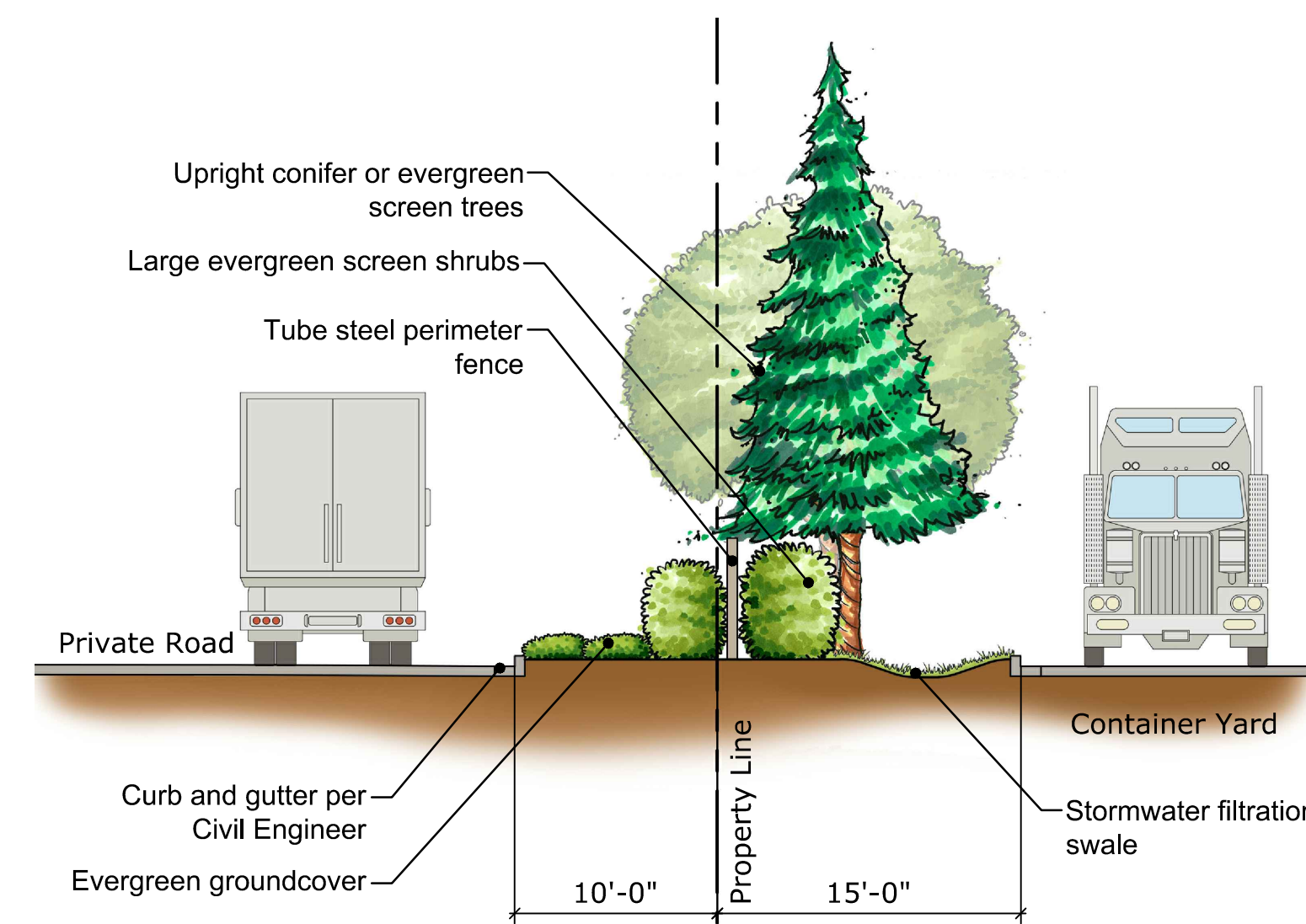
Ligustrum japonicum 'Texanum'
Texas Privet



Calamagrostis acutiflora
Feather Reed Grass

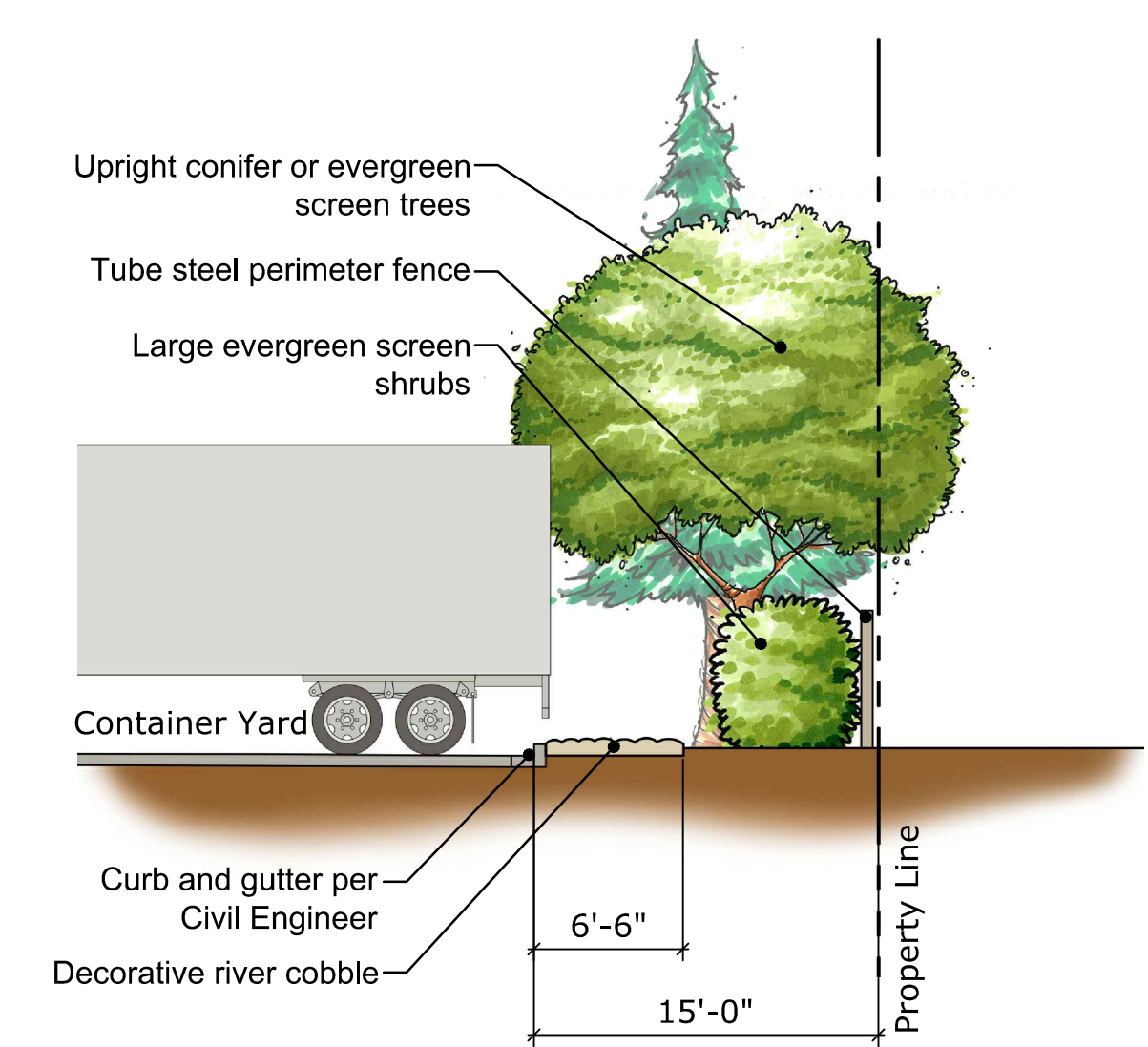


Callistemon viminalis 'Little John'
Dwarf Weeping Bottlebrush



Scale: 1/8" = 1'-0"

Section 'B'



Scale: 1/8" = 1'-0"

Section 'C'

Perimeter Fence Concept Images - 8' tall tubular steel fences



L0.3

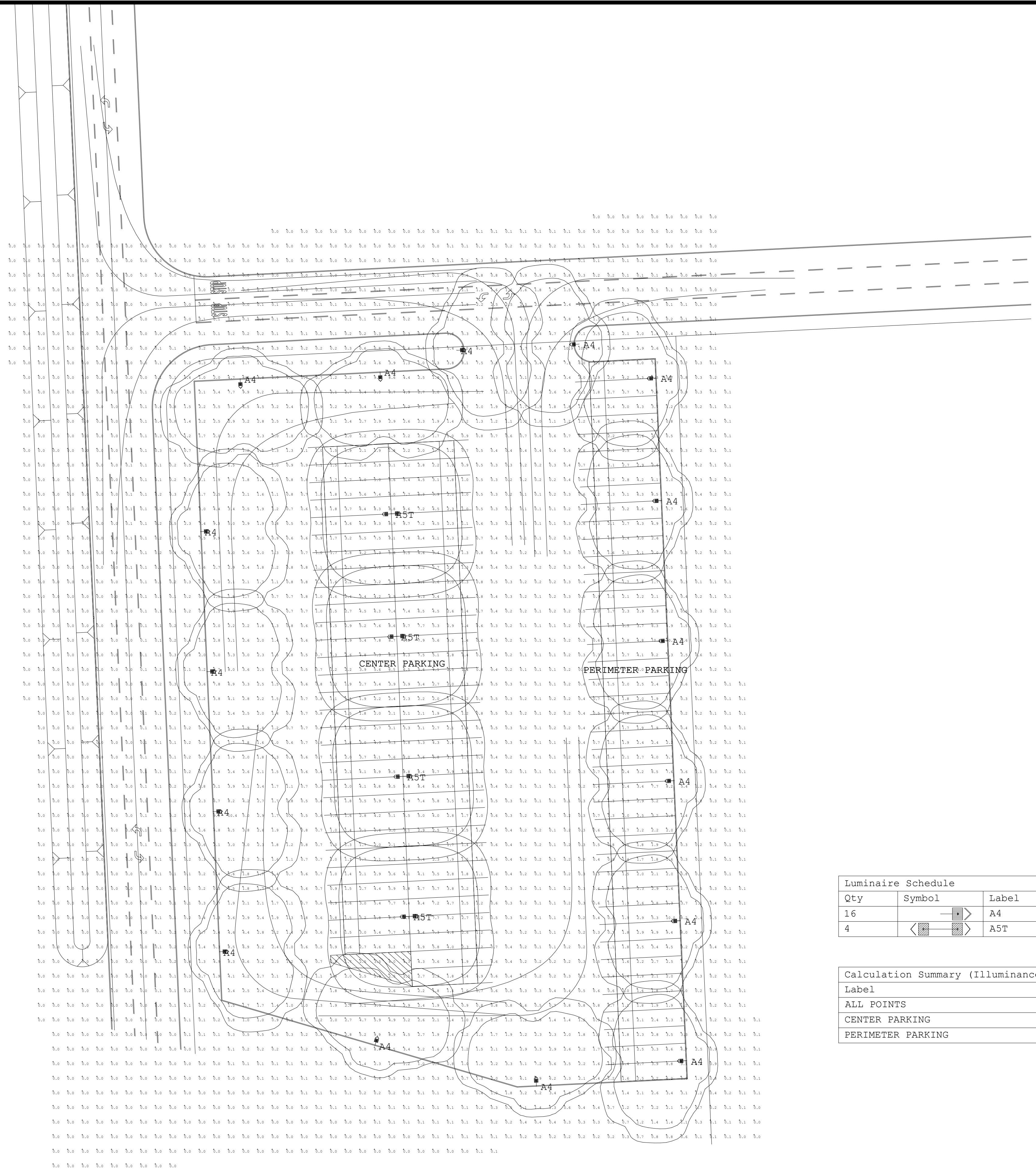
Container Yard #3 (Centerpoint)

Landscape Images



151 N. North St., Corona, CA 92620
(951) 532-2856 (951) 532-9510

April 14, 2017
17-1929



Luminaire Schedule											
Qty	Symbol	Label	Arrangement	Lum. Lumens	LLF	LLD	LDD	Lum. Watts	BUG Rating	Description	Filename
16		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
4		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	1.32	10.9	0.0	N.A.	N.A.	3122
CENTER PARKING	3.98	8.9	0.9	4.42	9.89	325
PERIMETER PARKING	3.03	10.2	0.9	3.37	11.33	226

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.

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 lighting software
By Lighting Analysts

AGI32 VERSION 17.5
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10288 W. CENTENNIAL RD., SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION			
CENTERPOINT CONTAINER YARD 3 MANTECA, CA			
DRAWING NO. / INPUT FILE 14326BEN R00.DWG / A32			
SCALE 1:40	SHEET 1 OF 1	DATE 04.13.2017	REV 00