

SITE:
 ADDRESS: NORTHEAST CORNER OF RIGGIN AVE. & DEMAREE ST.
 APN: 078-210-006, 078-25-14
 ZONE: CCM, R-M-2
 SITE AREA: 26.8 ACRES (1,166,562 SF)

UTILITIES:
 STORM DRAINAGE: CITY OF VISALIA
 SANITARY DISPOSAL: CITY OF VISALIA
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
 NATURAL GAS: SOUTHERN CALIFORNIA GAS CO.
 WATER: CALIFORNIA WATER SERVICE
 SOLID WASTE: CITY OF VISALIA

SITE AREA:
 SHOPPING CENTER: 20.14 ACRES (878,360 SF)
 OFFICE: 1.01 ACRES (44,000 SF)
 MULTI-FAMILY: 5.05 ACRES (219,866 SF)
 SUB-TOTAL (NET): 26.25 ACRES (1,141,546 SF)
 FLAGSTAFF AVE. DED.: 0.51 ACRES (22,014 SF)
 GROSS SITE: 26.8 ACRES (1,166,562 SF)

BUILDING AREA:

| Location | Size | Parcel Size | % of total building |
|--|-------------------|---------------------|---------------------|
| Lowe's | 39,410 SF | 484,473.42 SF | 46% |
| With Garden Center (1.3181 x 17,064 SF total area 325,244 sf 3.3%) | | | |
| Major 2: | 32,000 SF | 173,434 SF | 17% |
| Pad 1: | 14,500 SF | 69,060 SF | 5% |
| Pad 2: | 3,500 SF | 50,471 SF | 1% |
| Shops 1: | 6,600 SF | 43,609 SF | 2% |
| Shops 2: | 5,400 SF | 47,274 SF | 2% |
| Shops 3: | 8,500 SF | | 3% |
| Office 1: | 6,000 SF | 26,266 SF | 2% |
| Office 2: | 3,500 SF | 17,850 SF | 1% |
| Multi-Family (12 @ 5090 SF. Ea.) | 60,600 SF | 202,866 SF | 21% |
| TOTAL: | 331,664 SF | 1,102,015 SF | |

PARKING:

| Location | Rate | Required | Provided |
|-------------------|-------------|-------------------|-------------------|
| Lowe's | 1 SP/300 SF | 465 Spaces | 500 Spaces |
| Garden Center: | 1 SP/500 SF | 21 Spaces | 25 Spaces |
| Major 2: | 1 SP/500 SF | 104 Spaces | 207 Spaces |
| Pad 1: | 1 SP/300 SF | 46 Spaces | 54 Spaces |
| Pad 2: | 1 SP/100 SF | 35 Spaces | 22 Spaces |
| Shops 1: | 1 SP/300 SF | 12 Spaces | 12 Spaces |
| (Rest. 3,000 sf): | 1 SP/100 SF | 30 Spaces | 15 Spaces |
| Shops 2: | 1 SP/300 SF | 10 Spaces | 4 Spaces |
| (Rest. 2,400 sf): | 1 SP/100 SF | 24 Spaces | 4 Spaces |
| Shops 3: | 1 SP/300 SF | 26 Spaces | 17 Spaces |
| Office 1: | 1 SP/250 SF | 24 Spaces | 24 Spaces |
| Office 2: | 1 SP/250 SF | 14 Spaces | 14 Spaces |
| TOTAL: | | 815 Spaces | 412 Spaces |

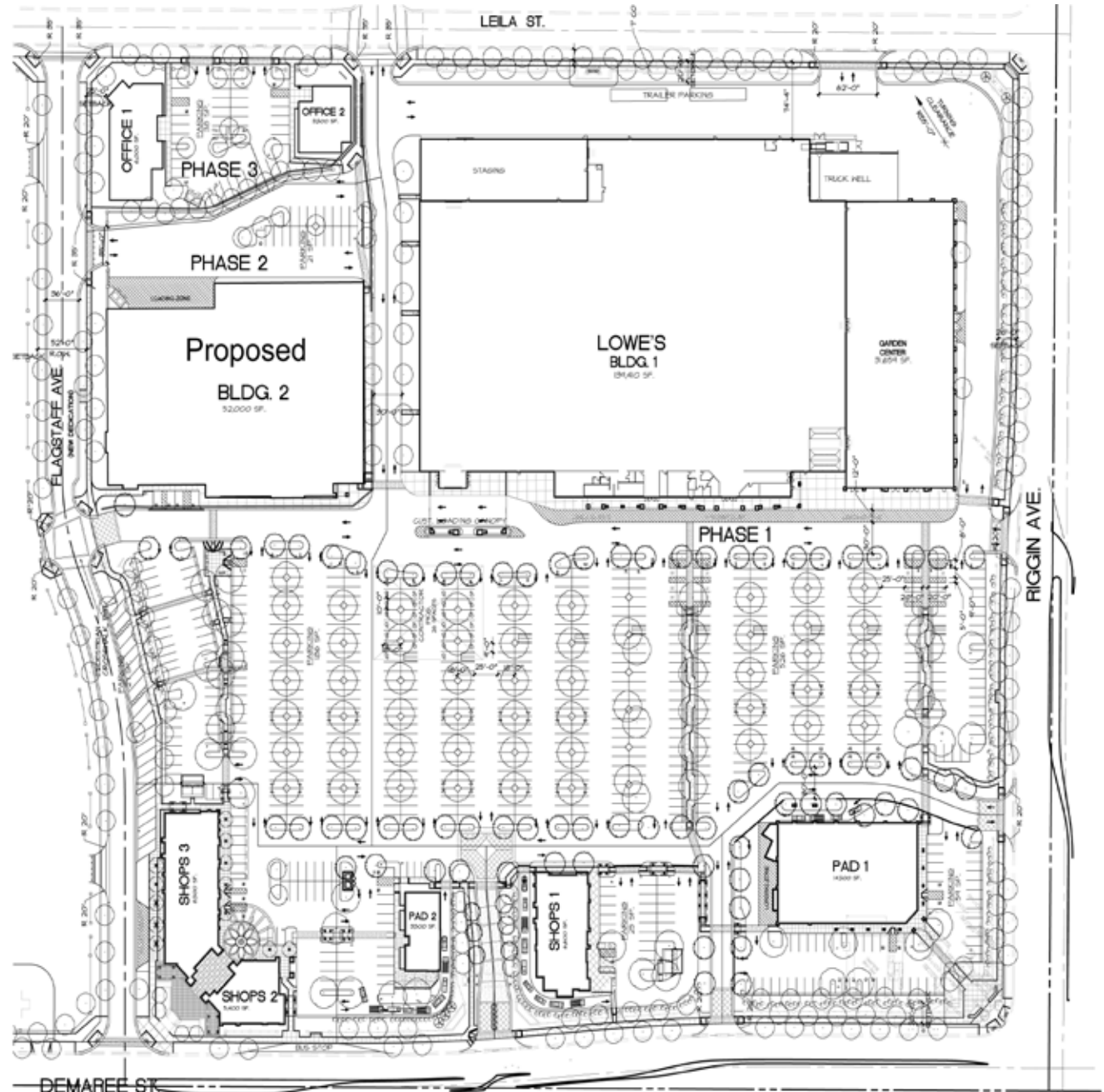
Need per Shopping Center Req'd at 1/225 SF = 1,205 spaces

Multi-Family (71 units) 15 SF per unit 16 Spaces 16 Spaces

LOT COVERAGE

Total buildings / gross site: 26.5%

TABULATIONS



MASTER SITE PLAN