October 31, 2018

CDRE Holdings 11 LLC 523 Main Street El Segundo, CA 90245

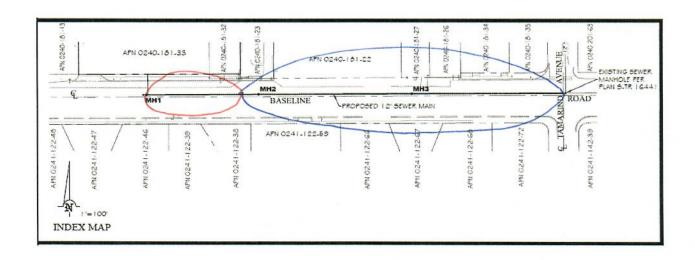
City of Rialto, Development Services Department c/o John Dutrey, Project Manager 150 S. Palm Avenue Rialto, CA 92376

RE: Cost reimbursement for sewer line extension associated with PPD 2018-0021 located at Baseline Road between Tamarind Avenue and Palmetto Avenue, Rialto CA

John,

CDRE Holdings 11 LLC is in the process of obtaining entitlements for a 99,999sf industrial building on Baseline Road between Tamarind Avenue and Palmetto Avenue [see pages 3 and 4]. The Planning Department planner assigned to the project is Daniel Casey. To date, the project has received Transportation Commission approval and we anticipate presenting the project for Planning Commission approval before the end of 2018. Our team has also submitted at-risk construction documents to both the Engineering Department and the Building and Safety Department.

One of the requirements of this project is to connect the property to a public sewer line. We submitted a Sewer Improvement Plan to the Engineering Department for plan check in September 2018 [see pages 5 and 6]. The closest sewer connection point is to the east of the project at the intersection of Baseline Road and Tamarind Avenue. The line we are required to build is 885 lineal feet long. Only a portion of this new sewer line, 205 lineal feet, runs along the frontage of our proposed project [circled in red, see exhibit below]. The remaining 680 lineal feet run along the frontage of an existing building and a proposed development by the Oakmont Companies [circled in blue, see exhibit below]. We have received four cost estimates for the construction work with an average cost of \$267,700. Required construction management oversite along with staking and compaction and other testing will likely increase the average cost to \$300,000. The bids will be refined and provided for your review once we have received all plan check comments.



It is our understanding that we are eligible to receive both a reduction in the relevant impact fees along with a reimbursement from the City of Rialto and/or the property owners who would be conditioned to build a portion of this line as part of their development projects. Please provide us with an overview of the process and draft documentation for the aforementioned reduction and reimbursement.

We appreciate your assistance with this matter.

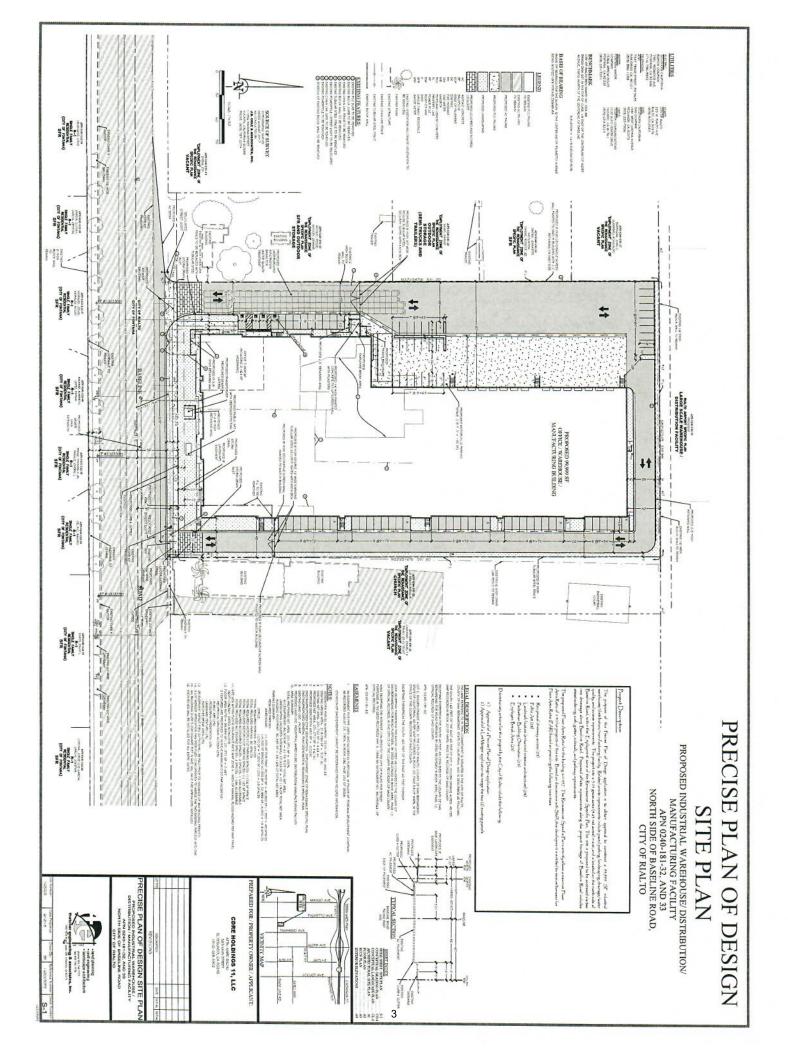
Regards,

Mark Bachli

CDRE Holdings 11 LLC

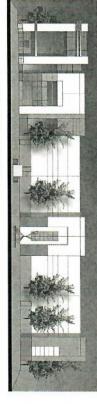
mbachli@danbe.com

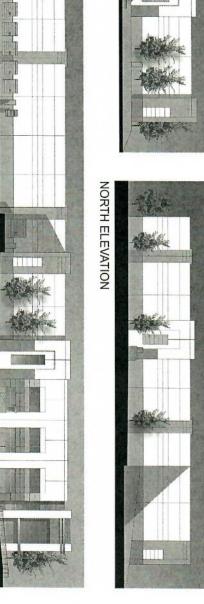
(310) 428-3302





BASELINE - SOUTH ELEVATION



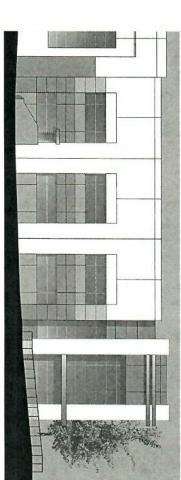


WEST ELEVATION

EAST ELEVATION



ENLARGED VIEW OF SOUTH ELEVATION



ENLARGED VIEW @ OFFICE CORNER

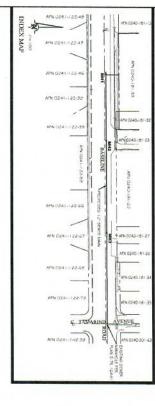
HERDMAN ARCHITECTURE + DESIGN

MARK BACHLI BASELINE - RIALTO, CA

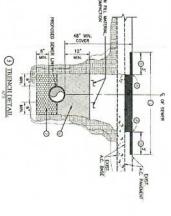
06.19.2018 H-A+D JOB NO: A17-2093

# SEWER IMPROVEMENT PLAN

## WAREHOUSE/DISTRIBUTION/MANUFACTURING FACILITY BASELINE ROAD CITY OF RIALTO







## UNAUTHORIZED CHANGES AND USES

SOIL ENGINEER
HORCAL ENGINEERING
10441 HUMBOLT STREET
1058 ALMATOR OA 80720
PPENNE ISCAN 788 94459

UTILITIES

DISTING WATTON
DISTING TEASION
DISTING TEASION
STATION
STATION
WASHINGTON
WASHIN
WASHINGTON
WASHINGTON
WASHINGTON
WASHIN
WASHINGTON
WASHINGTON

PROPOSIO WILL

SISTING CURSICUTER

PROPOSIO CURSICUTER

PROPOSIO DRAN PRES

PROPOSIO WILL

PROPOSIO CURSICUTER

PROPOSIO DRAN PRES

PROPOSIO DRAN

SOURCE OF SURVEY

PAPONT LAND SURVEYING, INC. PLO CRANCE THE LANE, SUITE S44 EDLANDS, CALIFORNA 92374 PLONE (\$50) 752-2221

7 TRACE STREET, RM DEGC CA, \$2 : 21 5 EBG : 288

CARAMAUA ST

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

AC CA AGREET HALT E WHA, MOUNT MED AND CAMPLET REPOYABILITY FOR LOGALITY CONTROL THE WAY CAMPLET THE CONTROL THE STATE OF THE STATE OF

I, CRADING & PAVISHENT SHALL BE REPORMED IN ACCORDANCE TO THE GOILS COMMENDATIONS OF THE SOILS ORNER, MORCAL ENGINEERING, AND GER REPORT DATED SEPTEMBER 29, 17, REFERENCE PROJECT NO.

SCUTHERN CALFORNIA SAS COMPANY 188 I WEST LISONIA AVENE RETURNES, CA 92879 ISON 335-7036

REFERENCE PLANS

PREPARED FOR/APPLICANT CDRE HOLDINGS 11, LLC.

REPARED UNDER THE SUPERVISION OF:

APPROVED BY: NUTRICK C FLANDAN, JR., NCS 18045 EP. SCP 30, 2028 APPROVED BY: ROBERT C. ESCHREGE, PUBLIC WORKS DIRECTOR/CITY EXCHAER, RCE 5493

277-2600

DESIGNED BY: PF DRAWN BY: PF CHECKED BY: MF

INDERGROUND SERVICE ALERT

VICINITY MAP

MSE LNE RO

### BASIS OF BEARING THE CENTERUM OF PALMETTO 2019/2016

#### SEWER IMPROVEMENT GENERAL NOTES

- THE SHALL BY VIETELLAND SPISOT. RESIDENTIAL LATERALS SHALL BY NUP BOLLAND SPISOT. THE SHALL BY SHARLL BY SHALLAND SPISOT. AND SPISOT, NO SHOWITHTON ALLONGO, AND SPISOT AND SHALL BY SHALLAND SPISOT. NO SHOWITHTON ALLONGO, SHALLAND SPISOT. SHALL SHALL BY SHALLAND SHALLAND SPISOT. SHALL BY SHALL BY SHALLAND SHA
- norman med termét nork syml, el provinció normannam in intended propertion. Ped 3 telegorisación syml, el registrat de propert por met mancales symbologistras sament teles convidente den de registrate de properte pen a mengent pela se en describente teles convidente den de registrate de properte pen a mengen symbologistras en en el pende pende converte que de les en el pende symbologistras de properte de sen el pende sobre el pende pende converte en el pende el pende symbologistras de properte pende pende pende pende pende pende pende pende pende converte pende pe

- AND IT SHADE IN THE TREATMENT AND SHAPE TO THE AND SHAPE AND SHAPE
- A "LINDER THE PIEW, AND 12" OF COLORED WAS DEVERTED FOR CHARLEST FOR C R TO CONTACT IMPRICACIONE DERVICE AUTHT ILEA, AND CREAM AM OF THE OTH'S BUSCOUCHMENT FROM T. THE CONTRACTOR SEVAL. S MANAMAN IN ADMANDED OF ARE CONSTRUCTIVE ACTIVITIES ALL COSTAIN A SERVIT TO RECOK MITTHE THE PLBLIC SOUTH ON BAY, FROM

- ÓW YRWE. 16Y SAMEL APUNESANCES SPAL EL ABANCHES, PEDCATES ANDRE LEFENDES PEL THE OPECTION OF 16EPECTOS, PER CITY OF ENJO STANDARDS, RESARDLESS IF SHOVALON JAMS OR NOT.

#### TRENCH GENERAL NOTES

- LL STREET ENANGEME RECITIES A MEMOR FROM HE COT OF EAUTO JUDIO DE CREATE DE MANDE LE MEMOR ET REMAINER I ME PROPERTIES AND LE STREET DE L'ENDE MEMOR DE CREATE DE L'ENDE MEMOR DE L'ENDE DE L'ENDE MEMOR ET LE CREATE SHALL BE L'ENDECTI. MILL L'ET ALCOND RECITION DE CREATE POPULATION DE L'ENDE BENNOME PER L'ENTE PAUL BE. ME DESCRIPTION DE CREATE DE L'ENDE RECITION DE L'ENDE MEMOR PER L'ENDE L'ENDE DE L'ENDE DE L'ENDE DE L'ENDE L'ENDE DE L'ENDE L'E
- DIN 1990H A MANACE AS TO PROVIDE A SAFE MO EMADDITH TRAVILLED SLETAGE LAND. THE CONTRACT AS A CARGO THE PROVIDE A SAFE DE CONTRACT PARTY OF THE CONTRACT PARTY PAR
- TRAL THAL TE SAME, GRANEL COLUMNS ANSARGANS OR WATER FIRE DIVANUE TO MOVING WHATER AND THAL SE WAYERIA.
- CONSTRUCTION OF THE STATE OF TH

WAREHOUSE/DISTRIBUTION/MANUFACTURING FACULTY
SEWER IMPROVEMENT PLAN
BASELINE ROAD
TITLE SHEET

2 200

CORE HOLDINGS 11, LLC PPD No. 2018-0021 PLAN No.

CITY OF BULLO REMONANCE NO. ESS-BE.
SEASS DON SET IN THE TIP OF CUBS. 18" EAST OF THE CONTRAINE OF ALDER
AMOND, SOU'S MORTH OF THE CONTRAINE OF BASTLINE.

ELEVATION-1,418.045' USES & GS DATUM OF

