

October 31, 2018

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

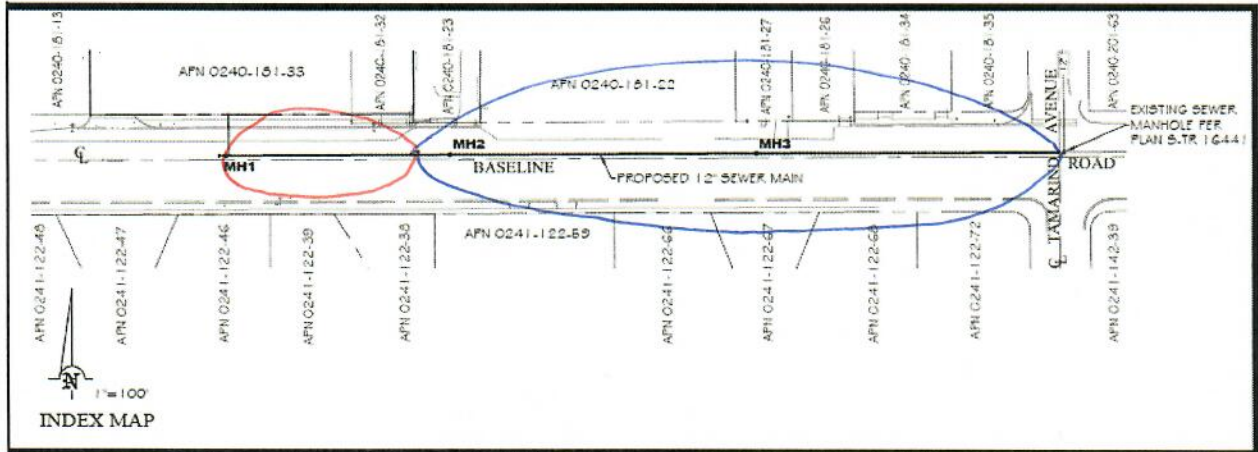
City of Rialto, Development Services Department
c/o John Dutrey, Project Manager
150 S. Palm Avenue
Rialto, CA 92376

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 oversight 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.



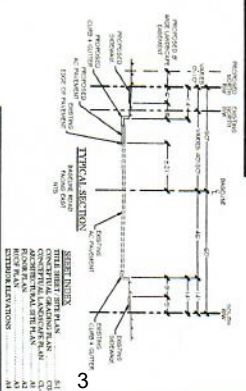
It is our understanding that we are eligible to receive both a reduction in the relevant impact fees along with a reimbursement from the City of Rialto and/or the property owners who would be conditioned to build a portion of this line as part of their development projects. Please provide us with an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

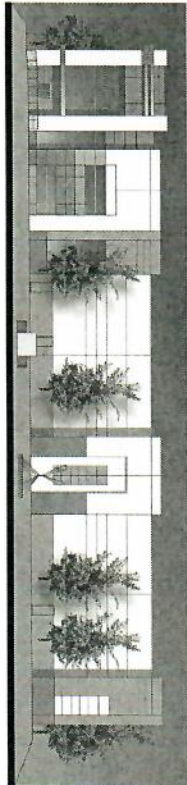
We appreciate your assistance with this matter.

Regards,

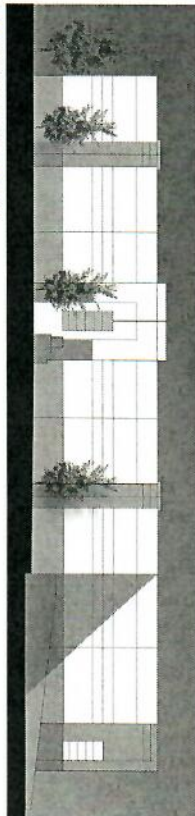
Mark Bachli
CDRE Holdings 11 LLC
mbachli@danbe.com
(310) 428-3302

PROPOSED INDUSTRIAL WAREHOUSE/ DISTRIBUTION/
MANUFACTURING FACILITY
APN 0240-181-32, AND 33
NORTH SIDE OF BASELINE ROAD,
CITY OF RIALTO

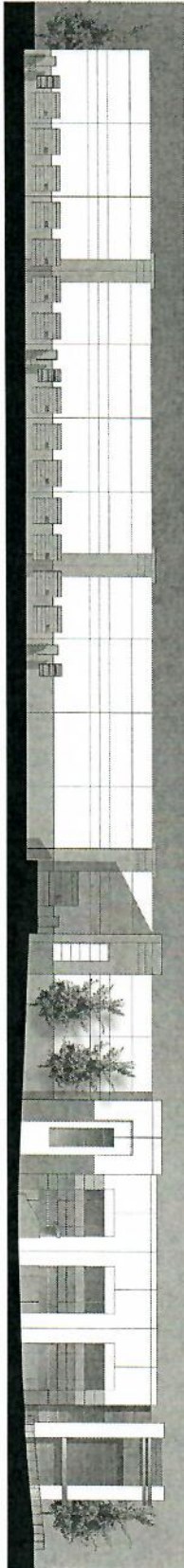
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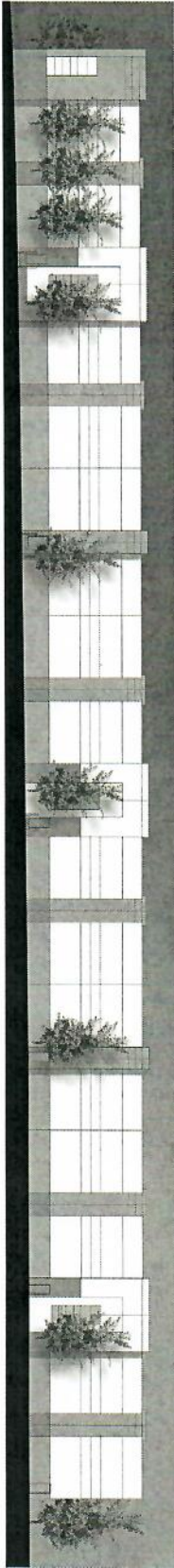
BASELINE - SOUTH ELEVATION



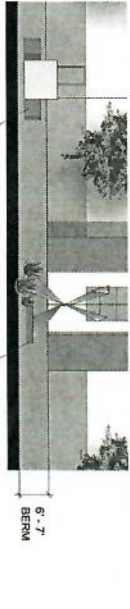
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

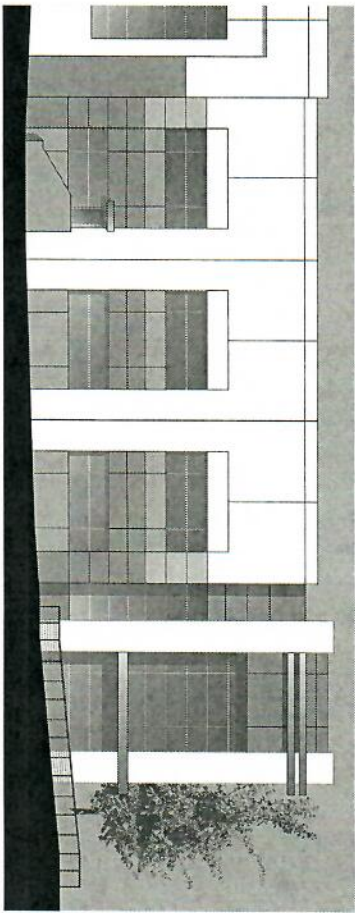


ENLARGED VIEW OF SOUTH ELEVATION



HERDMAN
ARCHITECTURE + DESIGN

MARK BACHLI
BASELINE - RIALTO, CA
06.19.2018
H+A+D JOB NO: A17-2093



ENLARGED VIEW @ OFFICE CORNER

