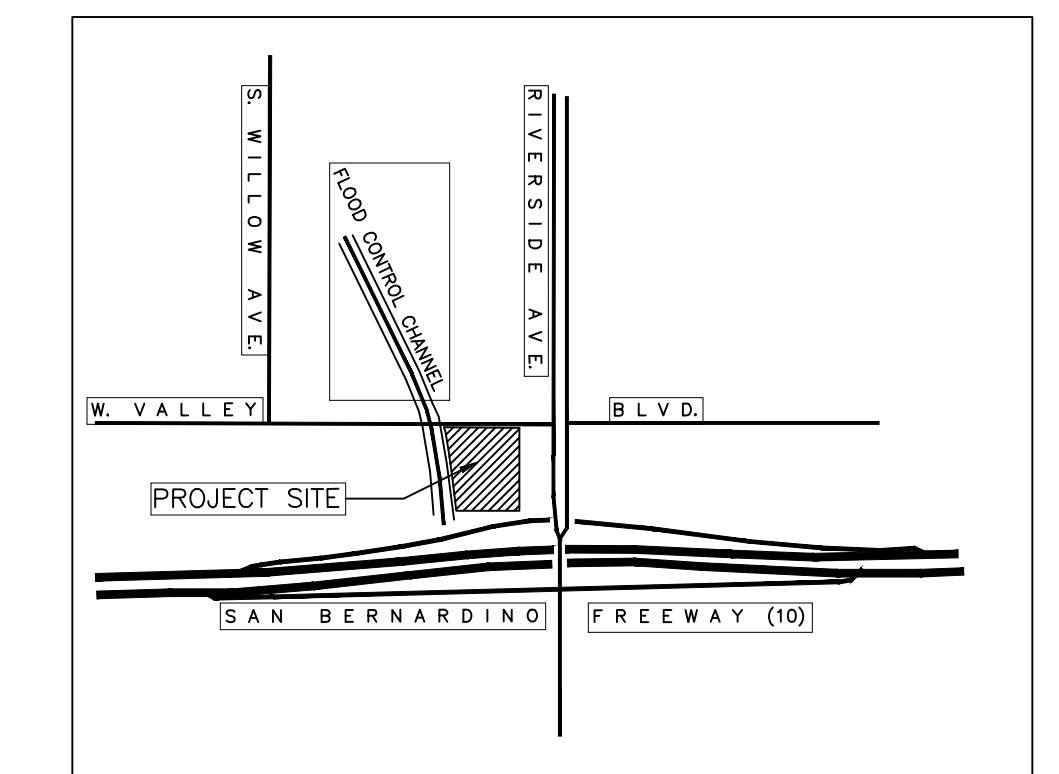


Land	±2.45 AC	±106,779 SF
Building		6,087 SF
Coverage		6 %

Parking Required	
Restaurant drive-thru (950 s.f./ 75)	13 stalls
Carwash (5,137s.f./ 300)	<u>17 stalls</u>
	30 stalls

Parking Provided	49 stalls
Parking Ratio	8.2/1,000

APN(s):0132-131-08-0-000,
0132-131-09-0-000,
0132-131-18-0-000
&
0132-131-08-Z-000

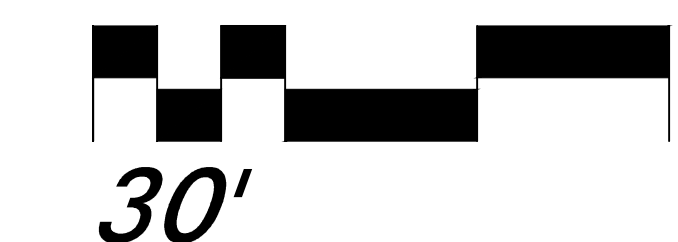
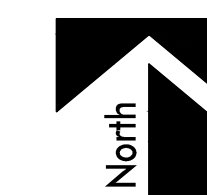


Vicinity Map

Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADSEL STUDIO ONE, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.



PRELIMINARY SITE PLAN - Scheme 'A'

VALLEY BLVD. @ RIVERSIDE AVE.
RIALTO, CA



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DATE: AUGUST 27, 2021
NADEL JOB#: 21051

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