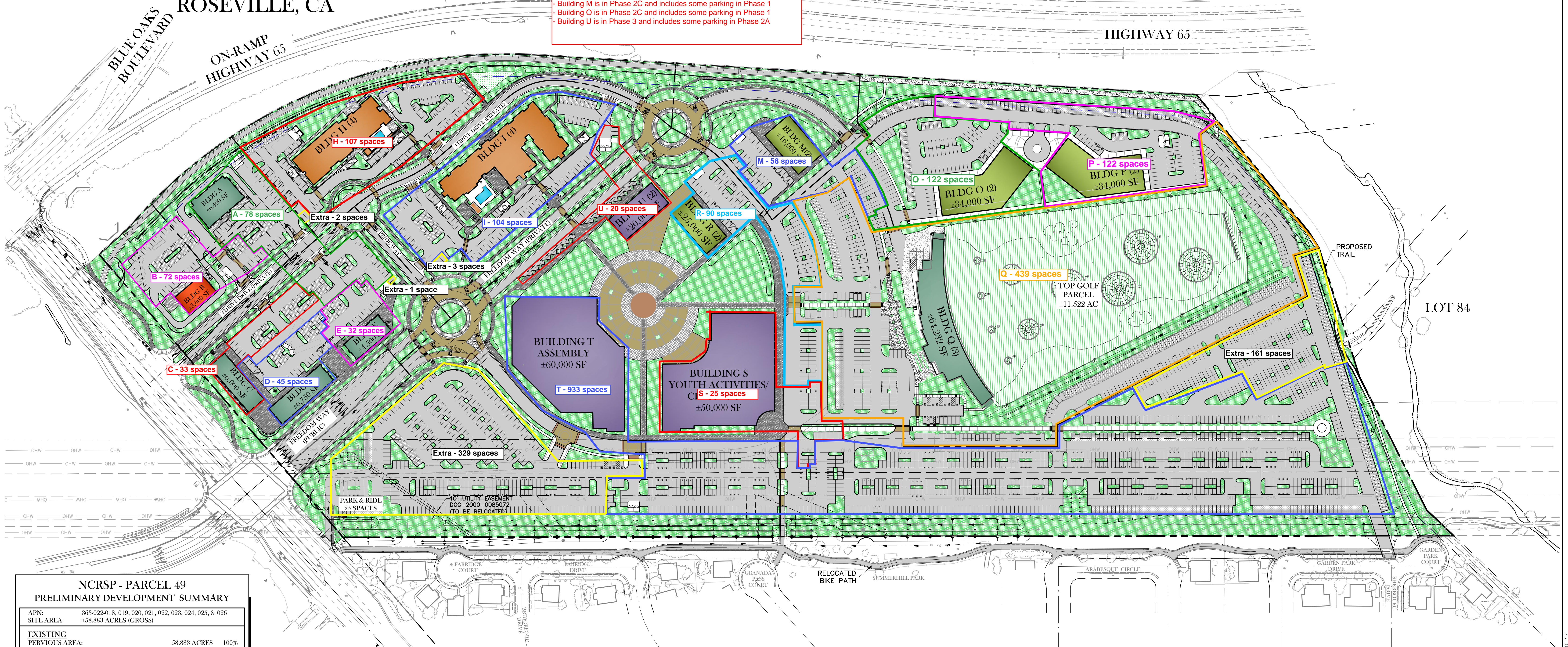


MODIFIED - PRELIMINARY SITE PLAN  
**NCRSP - PARCEL 49**  
 MAJOR PROJECT PERMIT - STAGE 1  
 ROSEVILLE, CA

**Parking Allocation by Building**  
 June 2017

Each building includes adequate parking in the same phase that the pad will be constructed except:

- Building M is in Phase 2C and includes some parking in Phase 1
- Building O is in Phase 2C and includes some parking in Phase 1
- Building U is in Phase 3 and includes some parking in Phase 2A

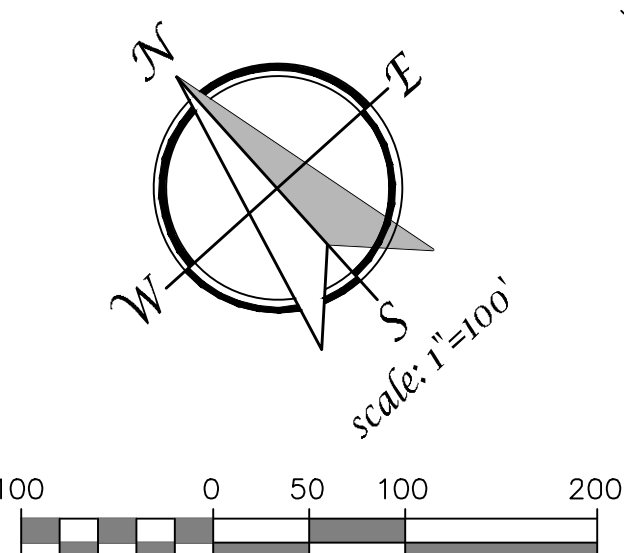


**NCRSP - PARCEL 49  
 PRELIMINARY DEVELOPMENT SUMMARY**

APN:	363-022-018, 019, 020, 021, 022, 023, 024, 025, & 026
SITE AREA:	±58,883 ACRES (GROSS)
<b>EXISTING</b>	
PERVIOUS AREA:	58.883 ACRES 100%
IMPERVIOUS SURFACE (PARKING LOT):	0 ACRES 0%
IMPERVIOUS SURFACE (HARDSCAPE):	0 ACRES 0%
IMPERVIOUS SURFACE (BUILDINGS):	0 ACRES 0%
TOTAL AREA:	58.883 ACRES 100%
<b>PROPOSED</b>	
PERVIOUS AREA (LANDSCAPE & PAVERS):	23,722 ACRES 40.3%
IMPERVIOUS SURFACE (PARKING LOT):	22,826 ACRES 38.7%
IMPERVIOUS SURFACE (HARDSCAPE):	6,519 ACRES 11.1%
IMPERVIOUS SURFACE (BUILDINGS):	5,816 ACRES 9.9%
TOTAL AREA:	58.883 ACRES 100%

**PARCEL 49 PROJECT SUMMARY**

<b>PROPERTY OWNER</b> BSO LLC 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com	<b>ASSESSORS PARCEL NO &amp; LOT AREA</b> TOTAL (GROSS) ±58,883 AC	<b>USE</b> MIXED USE COMMERCIAL CENTER
<b>DEVELOPER</b> BSO LLC 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com	<b>APN</b> PARCEL 1 336-022-021 ±1,560 AC PARCEL 2 336-022-020 ±3,453 AC PARCEL 3 336-022-023 ±3,664 AC PARCEL 4 336-022-024 ±4,012 AC PARCEL 5 336-022-022 ±1,155 AC PARCEL 6 336-022-018 ±2,233 AC PARCEL 7 336-022-025 ±4,723 AC PARCEL 8 336-022-026 ±11,522 AC PARCEL 9 336-022-019 ±25,920 AC	<b>ZONING</b> PD/SA-NC & MI/SA-NC
<b>ENGINEER</b> TSD ENGINEERING, INC 31 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com	<b>PUBLIC ROAD</b> RIGHT-OF-WAY ±0.641	<b>LAND USE</b> GENERAL PLAN DESIGNATION LI (LIGHT INDUSTRIAL) NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)
	<b>NUMBER OF PARCELS</b> 9 EXISTING PARCELS	



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	PARKING				
					Total Required	Total Provided	Standard	Compact	
A	Restaurant/Fast Food	1	2,200	1/50	44				
A	Restaurant	1	3,000	1/100	30				
A	Retail	1	1,200	1/300	4				
B	Restaurant/Fast Food	1	3,600	1/50	72				
C	Restaurant	1	2,000	1/100	20				
C	Retail	1	4,000	1/300	13				
D	Restaurant	1	3,375	1/100	34				
D	Retail	1	3,375	1/300	11				
E	Restaurant	1	2,500	1/100	25				
E	Retail	1	2,000	1/300	7				
H	Hotel (107 rooms)	4	65,278	1 per room	107				
I	Hotel (104 rooms)	4	83,512	1 per room	104				
M	Office	2	16,000	1/250 (90% Bldg SF)	58				
O	Office	2	34,000	1/250 (90% Bldg SF)	122				
P	Office	2	34,000	1/250 (90% Bldg SF)	122				
Q	Outdoor Recreation (Top Golf)	3	64,232		439				
R	Office	2	25,000	1/250 (90% Bldg SF)	90				
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000	1 per class room	25				
T	Church (Assembly) (2,800 seats)	1	60,000	1 per 3 Seats	933				
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000	1 per class room	20				
				Unassigned					
<b>SITE TOTALS:</b>					<b>479,272</b>	<b>2281</b>	<b>2749</b>	<b>2195</b>	<b>554</b>

**HIGHLAND RESERVE - PARCEL 49 FLOOR AREA SUMMARY**

Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	2,200
A	Restaurant	1	3,000
B	Restaurant/Fast Food	1	3,600
C	Restaurant	1	2,000
D	Restaurant	1	3,375
E	Restaurant	1	2,500
<b>RESTAURANT TOTAL:</b>			
<b>16,675</b>			
M	Office	2	16,000
O	Office	2	34,000
P	Office	2	34,000
R	Office	2	25,000
<b>OFFICE TOTAL:</b>			
<b>109,000</b>			
A	Retail	1	1,200
D	Retail	1	4,000
E	Retail	1	2,000
R	Retail	1	3,375
<b>GENERAL RETAIL TOTAL:</b>			
<b>10,575</b>			
H	Hotel (107 rooms)	4	65,278
I	Hotel (104 rooms)	4	83,512
<b>HOTEL TOTAL:</b>			
<b>148,790</b>			
Q	Outdoor Recreation (Top Golf)	3	64,232
<b>RECREATION TOTAL:</b>			
<b>64,232</b>			
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000
T	Church (Assembly) (2,800 seats)	1	60,000
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000
<b>USERS TOTAL:</b>			
<b>130,000</b>			
<b>SITE TOTALS:</b>			<b>479,272</b>

MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED MAY 10, 2017

**TSD ENGINEERING, INC.**  
 expect more.

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
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 Fax: (916) 608-0701