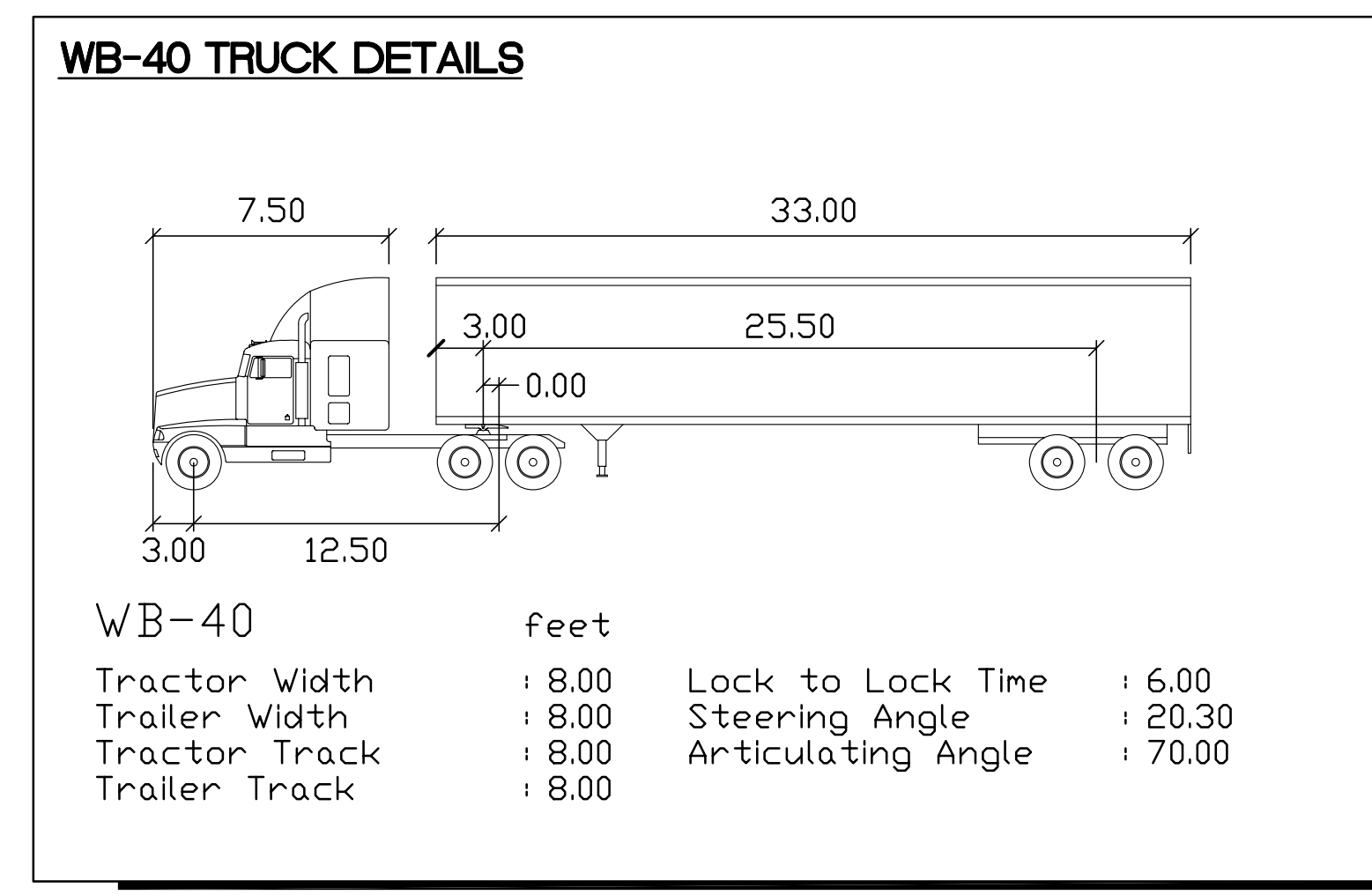
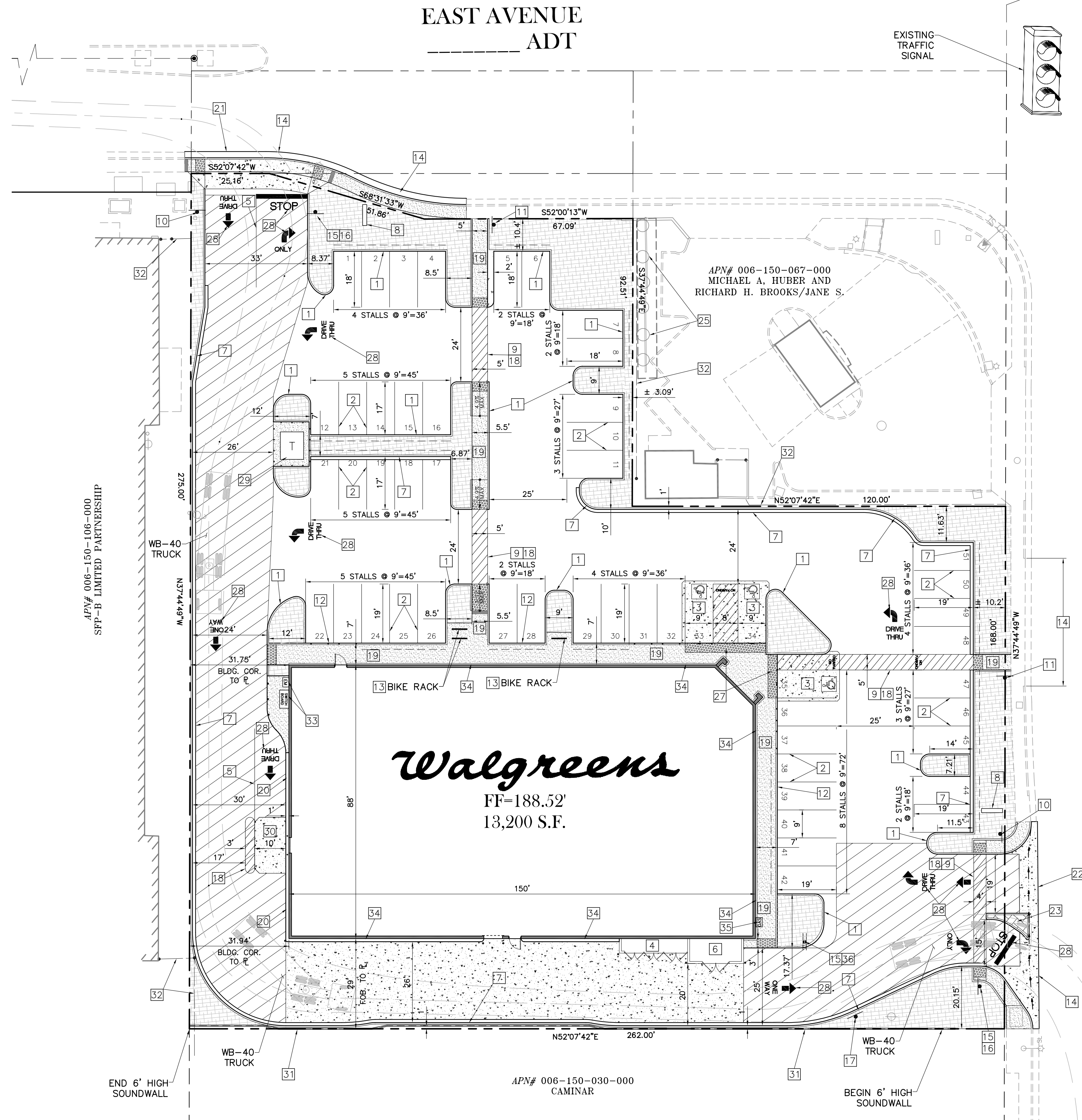
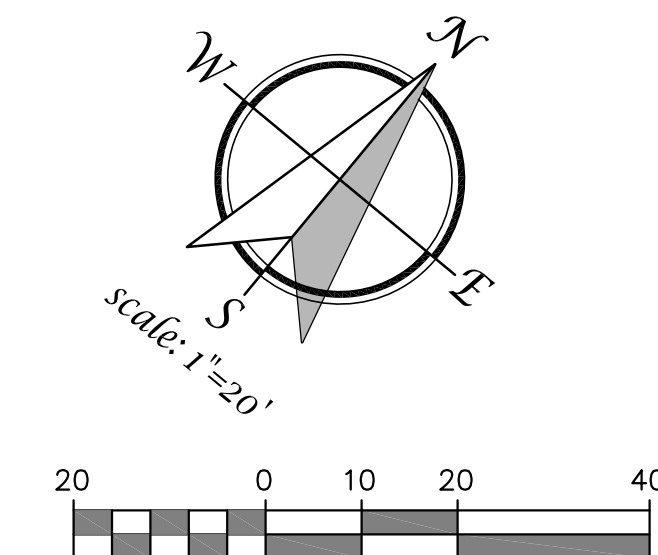


DEVELOPMENT SUMMARY	
TOTAL SITE AREA:	1.33 ACRES (57,870 SF)
ZONING:	CC-COMMUNITY COMMERCIAL
PARKING LOT:	0.77 ACRES (57.9%)
HARDSCAPE:	0.10 ACRES (7.5%)
BUILDING TOTAL:	0.30 ACRES (22.6%)
LANDSCAPE:	0.16 ACRES (12.0%)
BUILDING AREAS:	
WALGREENS-	13,200 SF
MEZZANNE-	2,992 SF

PARKING SUMMARY	
PARKING PROVIDED:	
STALL SIZE (9x19)	= 27
STALL SIZE (9x18)	= 11
STALL SIZE-COMPACT (9x17)	= 10
STALL ACCESSIBLE (9x19)	= 3
TOTAL PARKING PROVIDED:	= 51
BIKE RACK:	= 6 SPACES

- KEYNOTES:**
- 6" VERTICAL CURB
 - 4" YELLOW PAINT PARKING STALL STRIPING, UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING STALL, ACCESSIBLE AISLE, BOLLARDS & SIGN R-99
 - TOTE CLOSET
 - 30'L x 4"W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER.
 - TRASH BIN/BALE ENCLOSURE
 - COMBINED CURB & GUTTER
 - WALGREENS MONUMENT SIGN
 - CROSSWALK -(MAX. CROSS SLOPE 2%, LONGITUDINAL SLOPE 4.9% MAX.)
 - UNAUTHORIZED PARKING SIGN
 - ACCESSIBLE ROUTE SIGN
 - MONOLITHIC CURB & SIDEWALK
 - BIKE RACK (2 BIKE CAPACITY - "INVERTED U" RACK.)
 - EXIST PAVEMENT AND CURB/GUTTER SHALL BE DEMO'D, REMOVED FROM SITE, & RECONSTRUCTED.
 - STOP SIGN (R1-1)
 - RIGHT TURN ONLY SIGN (R3-5)
 - ONE WAY ONLY SIGN (TO THE LEFT) (R6-1)
 - CROSSWALK/MISC. STRIPING.
 - PROPOSED SIDEWALK
 - 6" HIGH X 12" WIDE CONCRETE CURB AT BUILDING.
 - COMMERCIAL DRIVEWAY PER CITY OF CHICO STD. DTL. S-5A & S-5B
 - COMMERCIAL DRIVEWAY PER CITY OF CHICO STD. DTL. S-5C.
 - MOUNTABLE ISLAND.
 - PARKING LOT LIGHT REFERENCE ELECTRICAL PLANS FOR SPECIFIC DETAIL & LOCATION.
 - EXIST BILLBOARD TO REMAIN
 - EXIST FENCE TO REMAIN
 - SITE ENTRANCE WITH TRUNCATED DOMES AND PERIMETER SIDEWALK FLUSH WITH PAVEMENT
 - PAVEMENT LEGEND.
 - TRANSFORMER PAD LOCATION. CONTRACTOR TO COORDINATE LOCATION AND PROTECTION WITH UTILITY COMPANY AND ELECTRICAL DRAWINGS.
 - DRIVE THRU
 - 6' HIGH SOUNDWALL
 - EXIST FENCE SHALL BE REMOVED
 - ELECTRICAL METER & SWITCH BOARD LOCATION. CONTRACTOR TO COORDINATE LOCATION AND PROTECTION WITH UTILITY COMPANY AND ELECTRICAL DRAWINGS.
 - 6" HIGH X 6" WIDE CONCRETE CURB AT BUILDING.
 - GAS METER LOCATION. CONTRACTOR TO COORDINATE LOCATION AND PROTECTION WITH UTILITY COMPANY AND MECHANICAL DRAWINGS.
 - CONSTRUCT "ONE WAY-DO NOT ENTER" SIGN (MUTCD T-05).

PROPOSED	LEGEND DESCRIPTION	EXISTING
	FENCE	
	SIGN	
	PROPERTY LINE	
	CURB, GUTTER, & SDWK.	
	FIRE HYDRANT	
	HEAVY DUTY PAVEMENT	
	CONCRETE AREA	
	LANDSCAPING.	
	CONCRETE SIDEWALK	
	DECORATIVE CONCRETE	



DRAWINGS/SPECIFICATIONS BY:

WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input checked="" type="checkbox"/>
REMODELING.... <input type="checkbox"/>	EXISTING..... <input type="checkbox"/>
RELOCATION.... <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

REVISIONS			
NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

STORE NUMBER 12458

PROJECT NAME
WALGREENS PHARMACY
SWC ESPLANADE & EAST AVE.
2507 ESPLANADE
CHICO, CA

DRAWING TITLE
LEASE EXHIBIT

DATE	STORE NO.	DRAWING NO.
4/08/09	12458	1
TSD JOB NO. 173-002	SCALE: AS SHOWN	
DRAWN BY: KSJ	RELEASED TO CONSTRUCTION	
REVIEWED BY: TNJ		1 OF 2 SHEETS

APN# 006-150-106-000
SFF-B LIMITED PARTNERSHIP

APN# 006-150-030-000
CAMINAR

APN# 006-150-067-000
MICHAEL A. HUBER AND
RICHARD H. BROOKS/JANE S.