PROPERTY DESCRIPTION
REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 271 AS SHOWN ON THE MAP OF TRACT NO. 3152, SILVER SPRINGS, FILED FOR RECORD OCTOBER 30, 2003 IN BOOK 49 OF MAPS AND PLATS, PAGE 39, SAN JOAQUIN COUNTY RECORD.
APN: 070-610-031

LOT DATA:
APN: 370460-01
TOTAL ACREAGE: 4.29480 SF (1,009 AC)
EXISTING PARCELS: 1
PROPOSED PARCELS: 2
EXISTING ZONE: 10.00 AC RH - RESIDENTIAL, HIGH DENSITY
PROPOSED ZONE:
PARCEL 1
2.11 AC CG - GENERAL COMMERCIAL
PARCEL 2
7.98 AC RH - RESIDENTIAL, HIGH DENSITY
EXISTING USE: UNDEVELOPED

PROJECT LOCATION
VICINITY MAP
NOT TO SCALE

WEST EIGHT MILE ROAD

BREAKER WAY

THORNTON ROAD

LOT PLAN

SCALE 1/100 SCALE
Exhibit 4

**PARCEL 1**
2.11 AC

**PARCEL 2**
7.98 AC
(FUTURE DEVELOPMENT)

**CONSTRUCTION NOTES**
1. NEW FUELING ISLAND CANOPY
2. NEW UNDERGROUND FUEL STORAGE TANKS
3. NEW FUELING ISLAND CONCRETE SLAB
4. NEW MULTI-PRODUCT DEFENDER (MPD) WI-GUARD POST (TYPICAL OF 8)
5. NEW TRASH ENCLOSURE
6. VACUUM STATION
7. AIR/WATER STATION
8. BIKE PARK PER CITY COMMENTS
9. RAISED LANDSCAPE BERM, REFER TO LANDSCAPE PLAN
10. INSTALL CURB AND SOFTSCAPING AS REQUIRED TO PROHIBIT LEFT TURNS OUT FROM PROPERTY

**PARKING DATA:**
- REQUIRED:
  - C-STORE (3,799 SF)
  - Restaurant (3,462 SF)
  - RETAIL (4,028 SF)
  - CARWASH (1,700 SF)
- PROVIDED:
  - STANDARD SPACE (9’ x 18’)
  - FIRE ISLAND SPACE (9’ x 18’)
  - ACCESSIBLE SPACE (9’ x 18’)

- REQUIRED:
  - 25 SPACES
  - 31 SPACES
  - 16 SPACES
  - 10 SPACES
  - 18 SPACES

- PROVIDED:
  - 58 SPACES
  - 16 SPACES
  - 12 SPACES