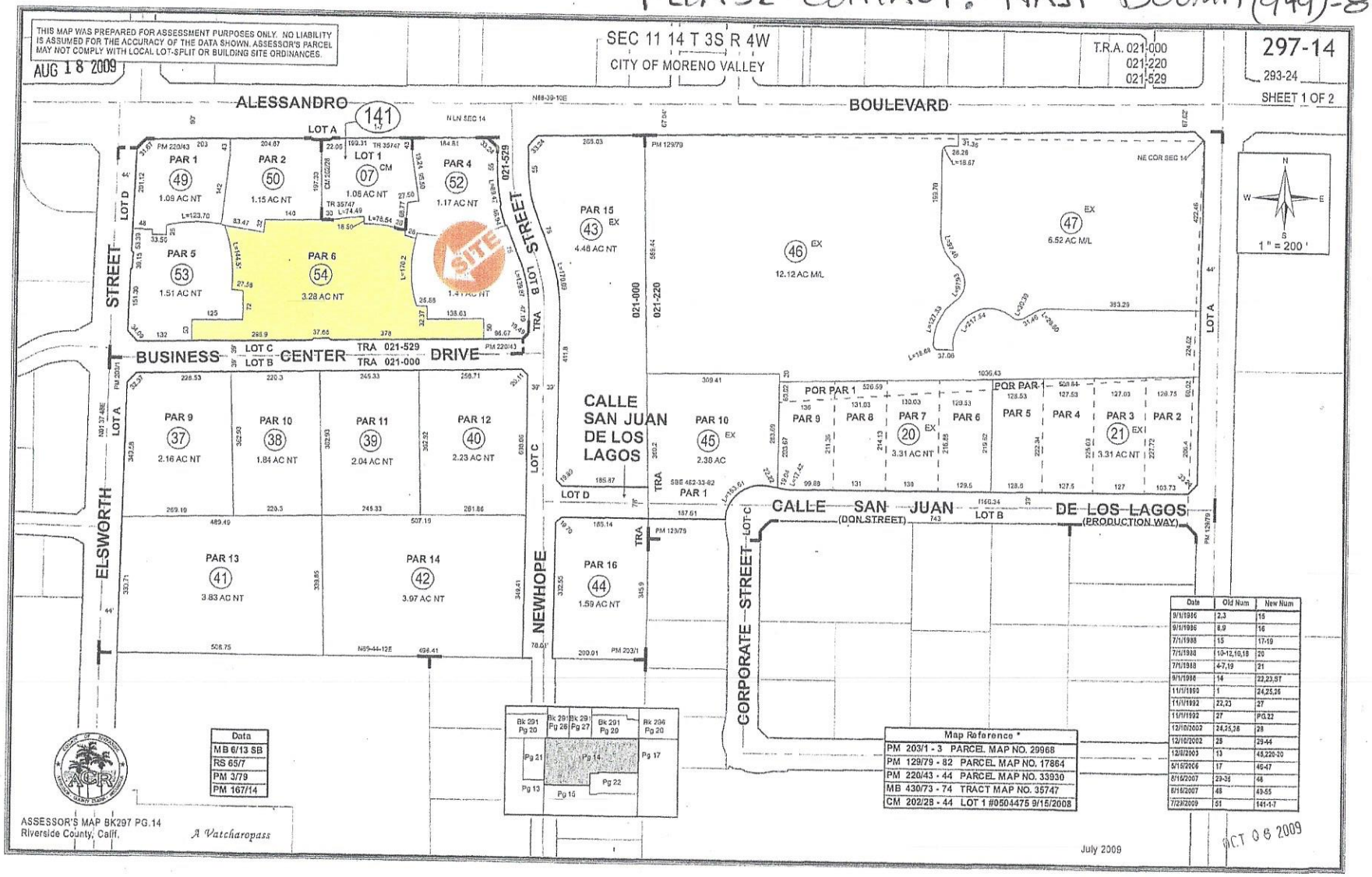
±3.28 ACRE FULLY ENTITLED OFFICE SITE

22605 Alessandro Boulevard | Moreno Valley, CA

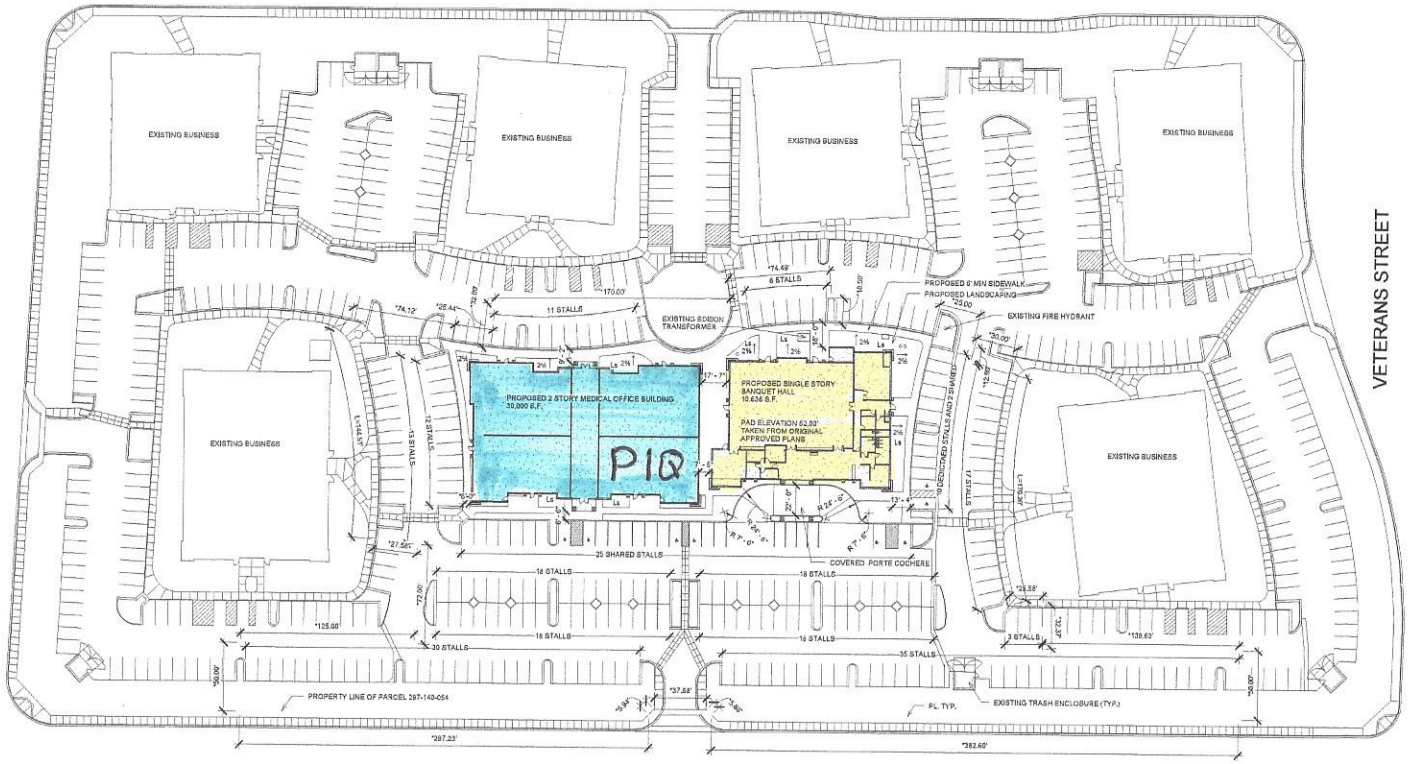
PLEASE CONTACT: NAJI DOUMIT (949)-813-8401

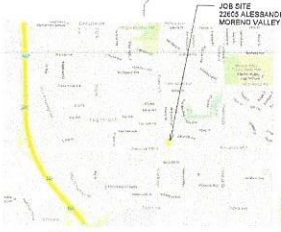


Date	Old Num	New Num
9/9/1996	2,3	15
9/9/1996	8,9	16
7/1/1998	15	17-19
7/1/1998	10-12,16,18	20
7/1/1998	4-7,19	21
8/1/1998	14	22,23,ST
11/1/1990	1	24,25,26
11/1/1992	22,23	27
11/1/1992	27	PG.22
12/10/2002	24,25,26	28
12/10/2002	28	29-44
12/8/2003	13	45,220-30
5/16/2006	17	46-47
8/16/2007	29-36	48
8/16/2007	48	49-55
7/29/2009	51	141-1-7

ALESSANDRO BLVD

TYPICAL LANDSCAPE SLOPE AROUND BUILDING PAD TO BE MIN 2%,
FINAL GRADING AND LANSCAPE SLOPES WILL BE PART OF THE PERMIT SUBMITTAL DOCUMENTS





VICINITY MAP

PARKING TABULATIONS

BANQUET BUILDING:
AREA OF ASSEMBLY = 5,611 S.F.
1 PARKING STALL PER 35 S.F.
REQUIRED PARKING: 160 STALLS.
PROVIDED PARKING: 116 DEDICATED STALLS AND 44 SHARED STALLS WITH THE OFFICE BUILDING.

MEDICAL OFFICE BUILDING:
PROJECTED AREA OF MEDICAL OFFICES 30,000 S.F.
1 PARKING STALL PER 250 S.F.
REQUIRED PARKING 120 STALLS.
PROVIDED PARKING 76 DEDICATED STALLS AND 44 SHARED STALLS WITH THE BANQUET.

TOTAL REQUIRED PARKING 192 DEDICATED STALLS AND 44 SHARED STALLS, TOTAL REQUIRED 236 STALLS.
TOTAL PROVIDED STALLS 236 STALLS.

OWNER :

FOCUS ESTATES INC.
23435 ALESSANDRO BLVD. SUITE 107
MORENA VALLEY, CA 92553
TEL (951) 656-3316
CONTACT: NAJI DOUMIT

ARCHITECT :

SAIKALI ARCHITECTS
BOX 1162
DOWNEY, CA 90240
TEL: (562)331-9992
EMAIL: SAIKALI@SAIKALI.US

ADDRESS:	22605 ALESSANDRO BLVD. MORENO VALLEY, CA, 92553
APN:	297-140-054
LOT SIZE	3.28 ACRES
LEGAL DESCRIPTION	RECORDED BOOK/PAGE: PM 22043 SUBDIVISION NAME: PM 33930 LOT/PARCEL: 8
THOMAS GUIDE	PAGE 717 GRID B6

DEVELOP EXISTING PAD WITH A SINGLE STORY APPROXIMATLY 10,636 S.F. BANQUET HALL

WWW.SAIKALI.US
P.O. BOX 1162
DOWNEY, CA 90240
562.331.9992

LICENSED ARCHITECT
REZAN SAIKALI
NO. C36636
REG. 8/10/11
STATE OF CALIFORNIA

CONSULTANT

TITLE: SITE PLAN

PROJECT: MARINAJ BANQUETS & EVENTS
22605 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

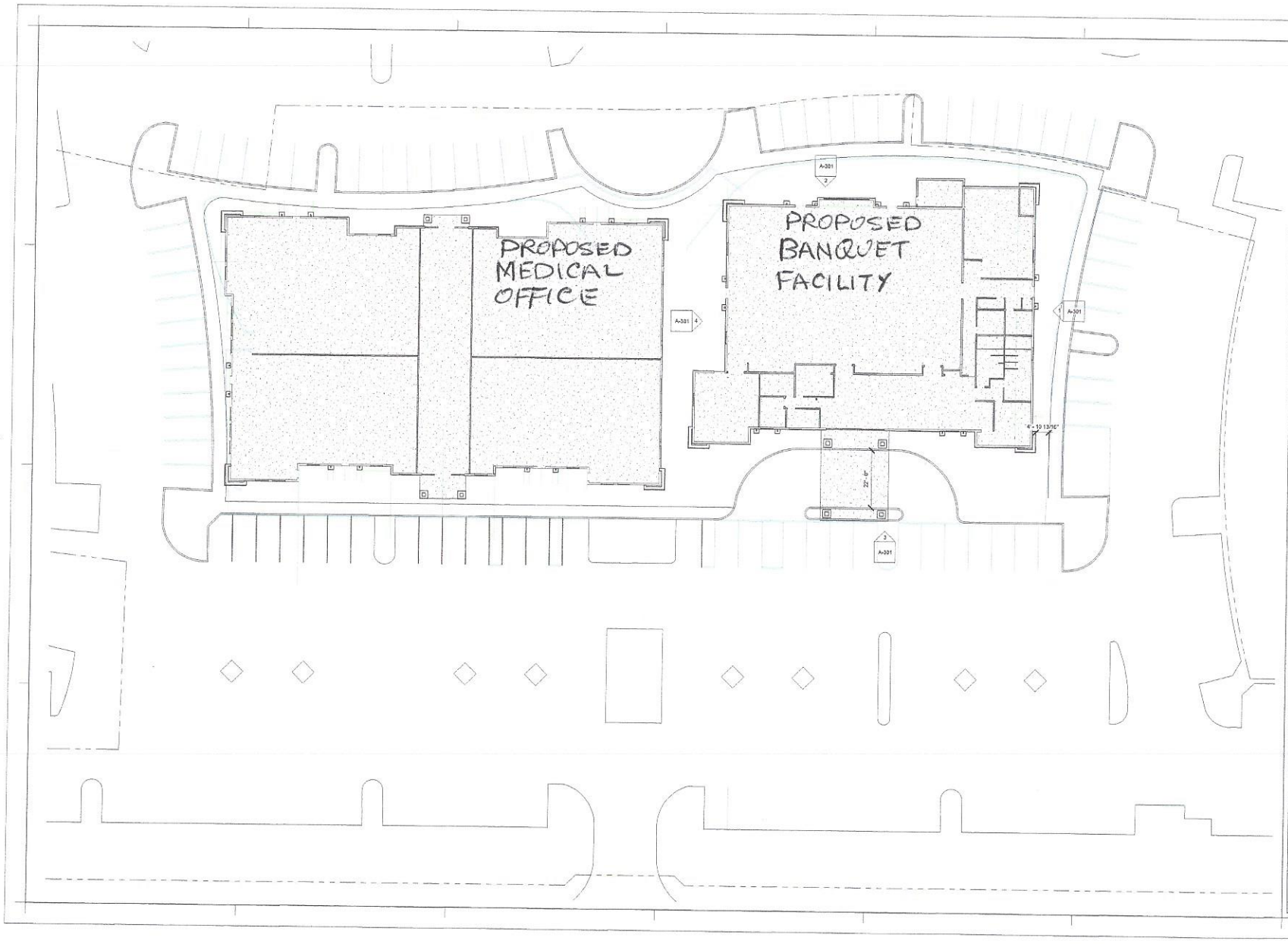
No.	Description	Date

Project number	1505
Date	9/21/2015
Drawn by	Author
Checked by	Checker

A-101

Scale 1" = 40'-0"

1:\1505\05-15 11-27-57.PMS



WWW.SAIKALI.US
P.O. BOX 1182
DOWNEY, CA 90240
562.331.9992

CONSULTANT

TITLE: ENLARGED SITE PLAN

PROJECT: MARINAJ MANQUETS & EVENTS
22605 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

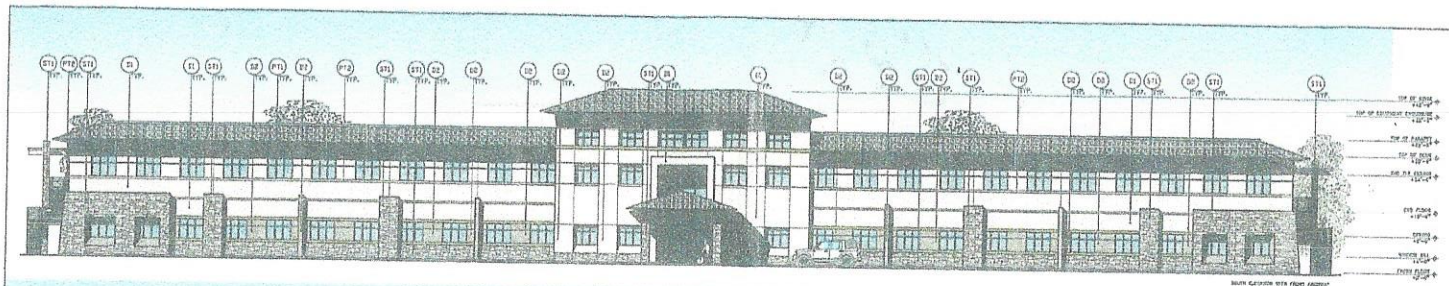
No.	Description	Date

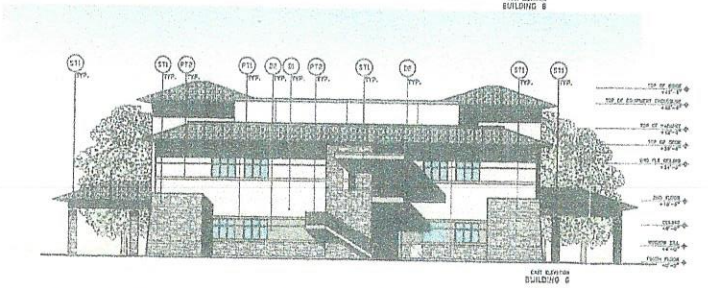
Project number	1505
Date	9/21/2015
Drawn by	Author
Checked by	Checker

A-102

Scale 1/16" = 1'-0"

10/15/2015 8:09:47 AM





PROPOSED UP TO
25,000 S.F. 2 STORIES
MEDICAL BUILDING

FOR INFO:
CONTACT: NAJI DOUMIT
949-813-8401

BUILDING 6 EXTERIOR ELEVATIONS

MORENO VALLEY · PROPOSED OFFICE PARK
RIVERSIDE · CA

Scale: 3/32" = 1'-0"