

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, November 8, 2011, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed 277,074 square foot distribution facility on a 27.95 acre lot situated on Lots 19 and 20 of Ocean Ranch Phase 2B located on Ocean Ranch Boulevard.

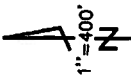
Zoning: (IL) Limited Industrial
Land Use: (LI) Light Industrial
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 160-571-27 and 28
Contact Person: Daniel L. Frigge
Tel.: 262.369.3578
Email: dfrigge@esigroupusa.com

2. 10:00 a.m. - 11:00 a.m. Discussion of temporary trailers for a process development lab area located at 4049 Avenida de la Plata.

Zoning: PD-1 (Planned Development-Rancho Del Oro)
Land Use: Industrial (Rancho Del Oro S-1-84)
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 162-503-27
Contact Person: Jesus Reyes
Tel.: 619.417.6201
Email: jreyes@dga-mv.com

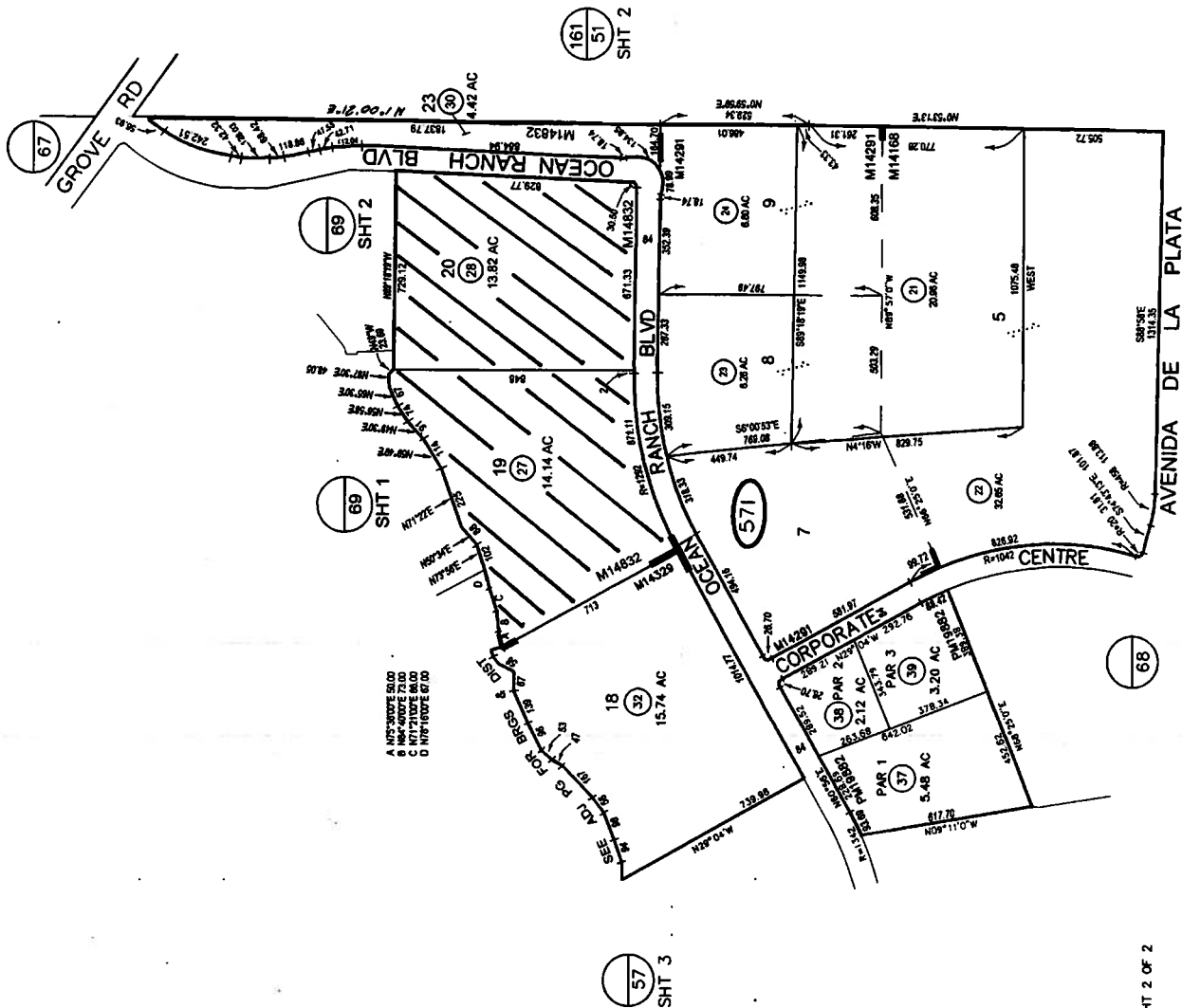
Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations



160-57 sm 1
162-08

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY IF THE DATA SHOWN, ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



CHANGES		3/17/07 DEP	
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	10	11	05 10107
	13	14	05 1556
	28	29	07 208

MAP 14832 - OCEAN RANCH - PHASE 2B
 MAP 14329 - OCEAN RANCH - PHASE 1B
 MAP 14291 - OCEAN RANCH - PHASE 1A
 MAP 14168 - OCEAN RANCH - PHASE 1
 ROS 18354

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 100 PAGE 57 SHT 2 OF 2

EXHIBIT

Initial Improvements and Expansion Project

US Foods, the nation's second largest foodservice distributor, is proposing to construct a distribution facility in the City of Oceanside, Ocean Ranch Phase 2B, Lots 19 and 20. This 277,074 square foot facility is situated on 27.95 acres on Ocean Ranch Boulevard. This facility will employ approximately 275 full time and fully benefitted employees upon project completion and over 400 when fully expanded. Initial investment is estimated to be approximately \$50mm.

Automobiles and delivery trucks will access the site directly off of Ocean Ranch Boulevard. The site will initially be prepared for approx. 331 personnel parking spaces with additional handicap and motorcycle spaces.

The office serves as the main entrance to the facility and is 33,299+/- square foot in size supporting one shift of employees, a training area for sales managers, an employee entrance with locker rooms, a lunch room, a test kitchen and a food tasting demonstration area. Opposite the main office and located on the dock, a 9,274 square foot operations office supports multiple shifts of employees and includes a will call area. It also provides facilities for warehouse personnel, U.S. Foodservice drivers and over the road drivers.

All US Foods division truck drivers and over the road delivery trucks access the site thru a controlled entrance leading to the truck yard from the South off of Ocean Ranch Boulevard. The truck yard includes parking for 60 tractor/trailers and 35 dock doors. Within the truck yard is a 10,330 square foot Truck Maintenance Garage used for routine repairs on the division's truck fleet and includes a wash bay and fueling stations. The site does not contain any on-site stormwater management control.

The 40' high, 277,074 square foot warehouse contains all product storage, battery charging, and dock areas and is broken down as follows; a 59,300 sq. ft. -10° f freezer, a 2,250 sq. ft. -20° f ice cream freezer, a 31,500 sq ft. cooler of varying temperatures, a dry storage of 72,400 sq. ft. and a 12,000 square foot battery charging area. All areas of storage will be racked to a height of 30' +/- . The building can expand by 68,622 total square foot of freezer areas, 16,542 total square foot of cooler area and 60,192 total square foot dry product storage.

The 66'-0" deep, 30,691 square foot refrigerated and 22,974 square foot ambient docks allow for movement and staging of product at the 22 refrigerated and 13 dry dock doors. Future additions allow for additional square footage of docks and several dock positions.

The total expanded facility potential for the main building is approximately 422,430 square feet.



NEW FACILITY
US FOODS
LOTS 19 & 20
OCEANSIDE, CA

REVISIONS
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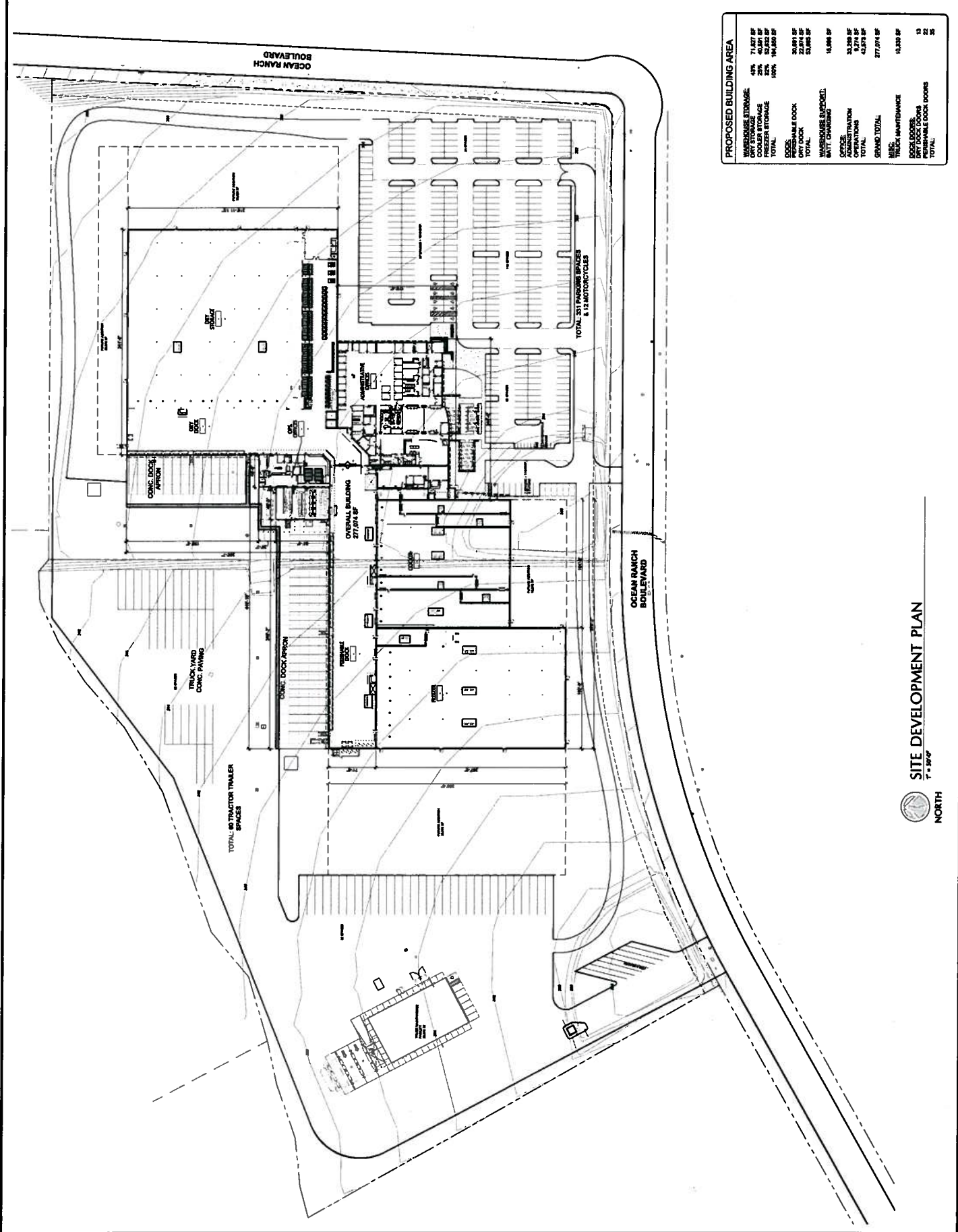
SHEET TITLE
SITE DEVELOPMENT PLAN

PRELIMINARY DIMS.
FINAL CONCL. DIMS.

SHEET NUMBER
A1

ARCHITECTURAL

PROPOSED BUILDING AREA	
WAREHOUSE STORAGE	71,627 SF
DRY STORAGE	42,522 SF
OFFICE	14,898 SF
FREESTER STORAGE	14,898 SF
TOTAL	143,945 SF
COCK PIT	2,241 SF
PERMISSIBLE COCK	22,411 SF
DRY COCK	22,411 SF
TOTAL	47,063 SF
WAREHOUSE SUPPORT:	
WATT CHARGING	14,898 SF
OFFICE	3,278 SF
ADMINISTRATION	4,212 SF
TOTAL	22,388 SF
GRAND TOTAL	277,074 SF
TRUCK MAINTENANCE	14,898 SF
TRUCK LOCK DOORS	14,898 SF
PERMISSIBLE DOOR DOORS	14,898 SF
TOTAL	44,694 SF



SITE DEVELOPMENT PLAN
1" = 80'
NORTH



CLIENT / PROJECT **Gilead**
PROJECT NO **11187 Gilead Oceanside Trailer Installation**

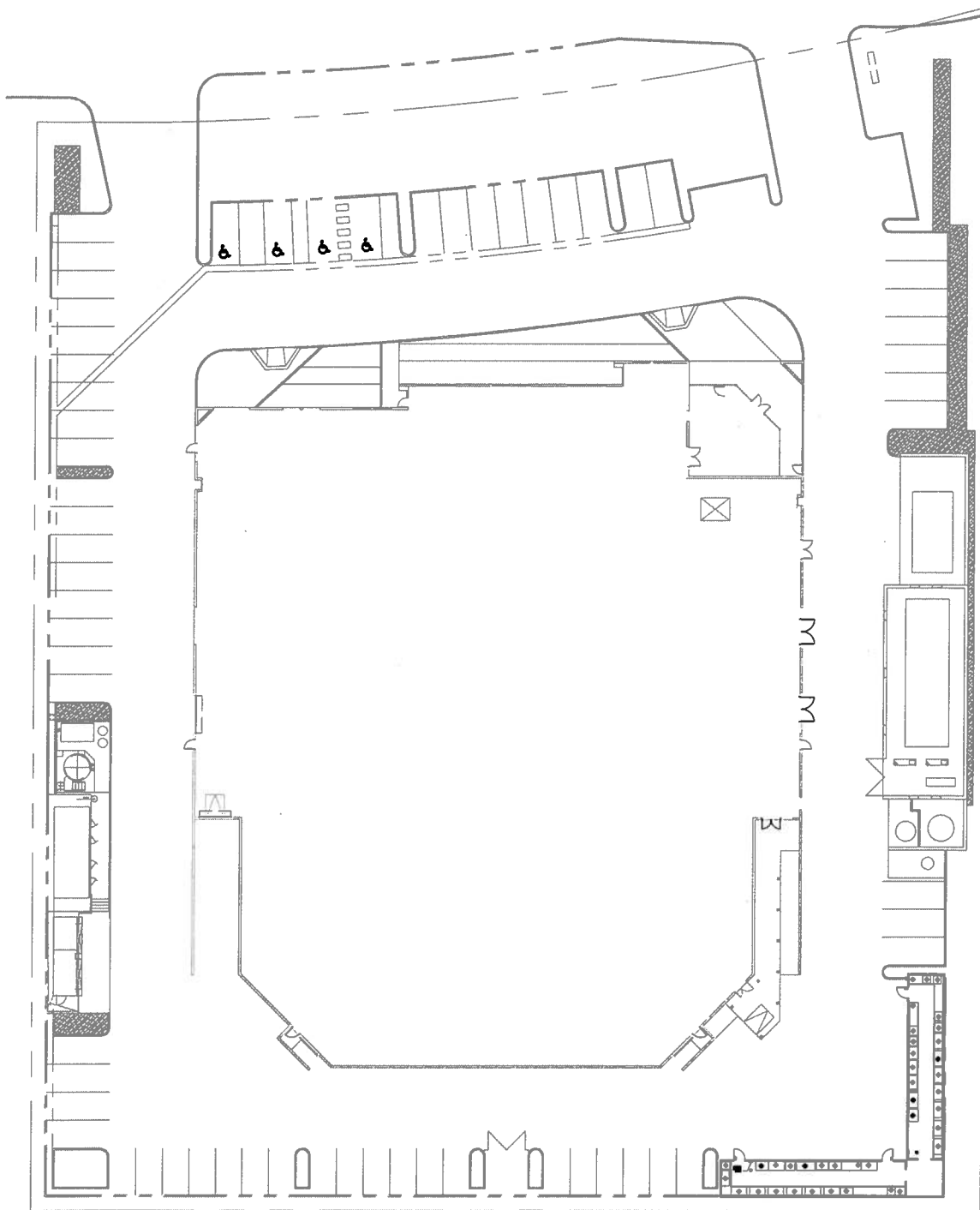
DATE **November 2, 2011**

Developers Conference for 4049 Avenida de la Plata Gilead's Biologics Facility

To:
Vida Murrell

Vida,
Gilead Sciences Inc. is looking at a short term solution for meeting their growth needs for their 4049 Avenida de la Plata Biologics Facility in Oceanside, CA. Their planned growth will take them beyond the current facilities space and while they are evaluating other properties for this growth they want to utilize trailers outfitted with Process Development labs to be located in the current restricted parking area of the site out of the way of the 26' Fire Truck lane. The attached site plan graphically depicts the location of the trailers and the accompanying photos are examples of installed lab trailers. This request is for review of the trailers as an interim solution, maximum 12 months, while another site is located and the tenant improvements are completed for the new Process Development lab areas and other support functions of the current operations as located at 4049 Avenida de la Plata.

Sincerely,
Jesus Reyes, Project Manager.



1 GILEAD SOUTH EAST CORNER "L" CONFIGURATION
1/32" = 1'-0"





126 Passaic St.

Innovation Fuels

Biodiesel

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innovationfuels.com

165466

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