	GATEWAY PARCEL	BLDG.A	BLDG.B	BLDG.C	BLDG.D	BLDG.E	BLDG.F	IL TOTAL
SITE AREA								
In s.f.	134,246	531,208	474,599	209,280	399,072	371,997	399,108	2,519,510
In acres	2.92	12.19	10.89	4.80	9.16	8.53	9.16	57.84
ZONING	CH	IL	IL	IL	IL	IL	IL	IL
BUILDING AREA		**212,100**	**219,600**	**79,900**	**193,000**	**173,000**	**167,000**	**1,044,600 s.f.**
COVERAGE		39.9%	46.3%	38.2%	48.4%	46.5%	41.8%	41.4%
AUTO PARKING PROVIDED								
Standard (9' x 18')		376	306	130	195	207	206	1420 stalls
NUMBER OF SERVICE DOOR		22	25	9	24	22	22	124

CH (HIGHWAY COMMERCIAL) ZONING REQUIREMENTS:

current CH area (including CO) 17.4 acres + 12.84 acres = 30.24 acres

proposed CH area : 2.92 acres

Maximum Building Coverage - 40%
Maximum Height Allowed - 4 Stories or 55' whichever is less
Setback Minimum Allowed
- Front - 40'
- Rear - 20'
- Interior Side - 0'
- Street Side - 15'

Landscape requirements - 10%

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

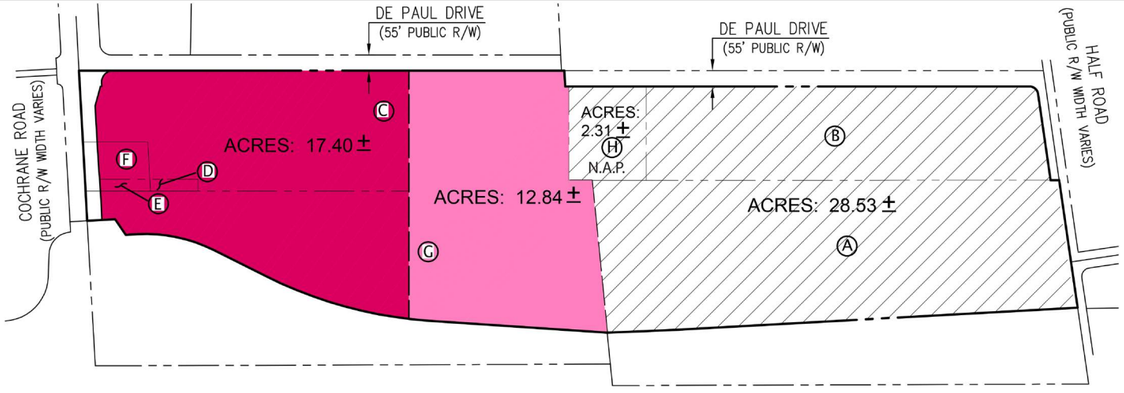
current IL area (including Lee parcel) 28.53 acres + 2.31 acres = 30.84 acres

proposed CH area : 54.7 acres

Maxmum Building Coverage - 60%
Maximum Height Allowed - 50'
Setback Minimum Allowed
- Front - 30'
- Street Side - 15'
- Side - 10'
- Rear - 20'
- Abuts R Zone - 30'

Landscape requirements - 20%

EXISTING ZONING EXHIBIT

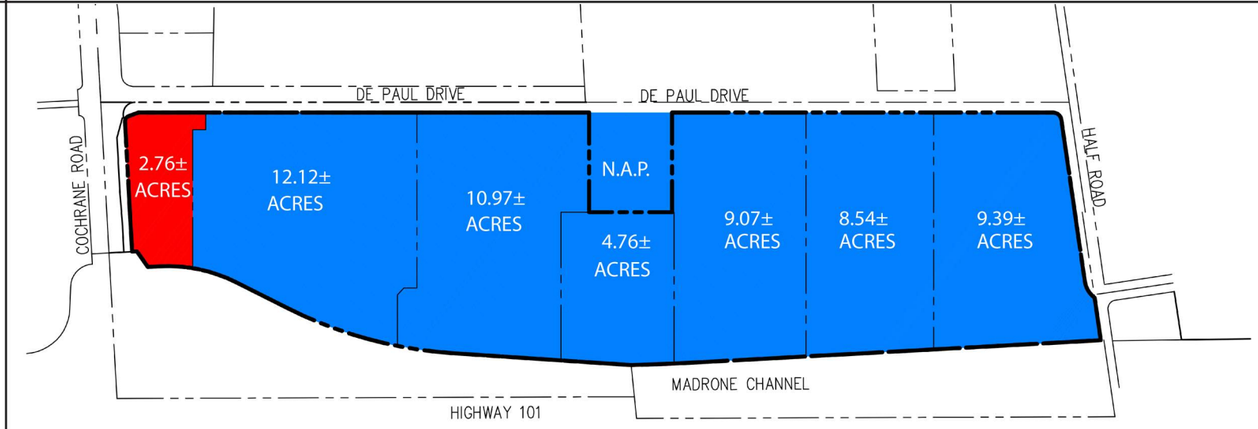


LEGEND

- Ⓐ PARCEL ONE (24095232 OR) APN: 728-30-006
- Ⓑ PARCEL TWO (24095232 OR) APN: 728-30-009
- Ⓒ PARCEL THREE (24095232 OR) APN: 728-31-014 (PTN)
- Ⓓ PARCEL THREE (24095232 OR) APN: 728-31-015 (PTN)
- Ⓔ PARCEL FOUR (24095232 OR) APN: 728-31-015 (PTN)
- Ⓕ PARCEL FOUR (24095232 OR) APN: 728-31-014 (PTN)
- Ⓖ PARCEL FIVE (24095232 OR) APN: 728-31-016
- Ⓗ PARCEL A (669 M 34) APN: 728-30-008

APN — ASSESSOR'S PARCEL NUMBER
(PTN) — PORTION
OR — OFFICIAL RECORDS
— — — EXISTING ZONING BOUNDARY LINE
EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL
EXISTING ZONING DISTRICT: CH (HIGHWAY COMMERCIAL)
EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL
EXISTING ZONING DISTRICT: CO (OFFICE COMMERCIAL)
EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL,
EXISTING ZONING DISTRICT: PUD (IL-LIGHT INDUSTRIAL)

PROPOSED ZONING EXHIBIT



LEGEND

- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL
  PROPOSED ZONING DISTRICT: HIGHWAY COMMERCIAL (CH) PD COMBINING
- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL
  PROPOSED ZONING DISTRICT: LIGHT INDUSTRIAL (IL) PD COMBINING

HPA architecture

DRAFT

MORGAN HILL TECHNOLOGY CENTER

Morgan Hill Technology Center

Morgan Hill, CA

Trammell Crow Company