

LEGAL DESCRIPTION (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY dated JANUARY 29, 2020)

For APN/Parcel ID(s): 066-331-046

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The parcel of land shown as Lot 1 on that certain Lot Line Adjustment designated Case No. LL 01-97 recorded February 26, 1998 as Document No. 1998-010270 of Official Records of San Luis Obispo County (the "Lot Line Adjustment") and more particularly described as follows:

All that certain real property situated in Section 25, Township 29 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Morro Bay, County of San Luis Obispo, State of California, described as follows: Commencing at a point of intersection of the Northerly right-of-way line of Surf Street (formerly known as Ninth Street) with the centerline of Scott Street (formerly known as "S" Street), as said streets are delineated and so designated on the Map of Atascadero Beach, recorded July 2, 1917 in Book 2, Page 15 of Maps, in the office of the County Recorder of said County, said point also being the point of beginning of the 48.7 acre parcel of land set forth in the quietum deed from the County of San Luis Obispo to the Pacific Gas and Electric Company, a corporation (P.G.&E.), recorded September 25, 1951, in the office of the County Recorder of said County in Book 628 at Page 342 of Official Records; thence along the centerline of Scott Street North 8°07'28" West, 126.01 feet to the Northeast corner of that certain parcel of land described in the deed from P.G.&E. to the County of San Luis Obispo recorded July 28, 1953 in Book 720 at Page 69 of Official Records, in the office of the County Recorder of said County, said point also being the True Point of Beginning; thence leaving said centerline of Scott Street, along the Northerly line of the land described in last said deed South 88°19'28" West 269.38 feet to a point on the centerline of Mesa Drive as said Drive is delineated on said Map of Atascadero Beach, said point also being the Northwest corner of the lands described in last said deed, and being a point on the boundary line of said 48.7 acre parcel; thence along said boundary line South 87°15'33" West 182.67 feet; thence South 20°48'10" East 122.10 feet to a point on the Northerly right-of-way line of said Surf Street and the Southerly boundary line of said 48.7 acre parcel; thence along said Northerly right-of-way line and said Southerly boundary line South 89°11'34" West 362.73 feet to the Southeasterly terminus of that certain course in the Southwesterly boundary line of said 48.7 acre parcel, said course showing a bearing and distance of "North 53°45' West 884.13 feet (North 53°52'05" West 884.13 feet for the purposes of this description), said point also being the most Easterly corner of the parcel of land described in the deed from the County of San Luis Obispo to P.G.&E., recorded January 26, 1956 in Book 833 at Page 525 of Official Records, in the Office of the County Recorder of said County; thence at right angles to last said course South 36°07'55" West 190.66 feet to a point on the Southwesterly boundary line of Tide Lands Survey No. 14, recorded in Book 4 at Page 11 of Record of Surveys, in the Office of the County Recorder of said County; thence along said Southwesterly boundary North 59°39'45" West 201.03 feet; thence leaving said Southwesterly boundary North 36°07'55" East 210.96 feet to a point on the Southwesterly boundary line of said 48.7 acre parcel, said point being distant North 53°52'05" West 200.00 feet along said boundary line from said Southeasterly terminus of the Southwesterly boundary line of the 48.7 acre parcel; thence along the Southwesterly boundary of said 48.7 acre parcel North 53°52'05" West 684.13 feet; thence at right angles South 36°07'55" West 369.55 feet to a point on the Southwesterly boundary line of the parcel of land quitclaimed to the County of San Luis Obispo by deed recorded August 1, 1949, in Book 530 at Page 214 of Official Records of said County, thence along last said Southwesterly boundary North 75°37'05" West 215.33 feet; thence North 36°07'55" East 449.34 feet; thence North 53°52'05" West 286.04 feet; thence North 30°58'19" West 175.66 feet; thence North 21°19'19" West 543.47 feet to a point on the centerline of 79th Street, as said 79th Street is shown on said Map of Atascadero Beach, thence leaving the boundary of said 48.7 acre parcel, along the centerline of said 79th Street South 81°03'50" West 42.89 feet to a point of intersection with the centerline of "C" Street, as said centerline is so delineated on said Map; thence along the centerline of said "C" Street North 8°56'10" West 1379.64 feet to a point of intersection with the centerline of 70th Street, said 70th Street being so delineated on said Map, thence along the centerline of said 70th Street North 81°03'50" East 736.36 feet to the Southwesterly corner of Lot 27 of Block 28D of said Map, thence along the Westerly line of said Lot 27 and Lot 20 of said Block 28D North 8°56'10" West 149.96 feet to a point on the centerline of 69th Street, said 69th Street being so delineated on said Map, said point also being the Northwest corner of said Lot 20; thence along said centerline of 69th Street North 81°03'50" East 175.26 feet to a point of intersection with the centerline of "J" Street, said "J" Street being so delineated on said Map; thence along said centerline of "J" Street South 8°56'10" East 10.00 feet to a point of intersection with the Westerly prolongation of the Northerly line of Lot 6 of Block 27 of said Map; thence along said Westerly prolongation and the Northerly line of Lot 6 and the Easterly prolongation thereof North 81°03'50" East 750.88 feet to the Northwest corner of the parcel of land described in the deed from P.G.&E. to the State of California recorded October 7, 1960 in Book 1087 at Page 277 of Official Records, in the office of the County Recorder of said County, said Northwest corner also being a point on the Westerly right-of-way line of California State Highway 1 as shown on the California Department of Transportation's Right-of-Way Map Sheets designated as postmile 29.6 and postmile 30.1 (sheets 27 and 28 of 33) on file in the office of California Department of Transportation District 5 Right-of-Way Engineering Department in the City of San Luis Obispo, State of California; thence along said Westerly right-of-way line South 20°06'36" East 550.31 feet; thence continuing along said Westerly right-of-way line South 23°32'35" East 307.51 feet to the beginning of a non-tangent curve concave Easterly having a radius of 4080.00 feet, to which a radial line bears South 67°54'00" West; thence continuing along said Westerly right-of-way line Southeasterly along said curve through a central angle of 7°10'01" an arc distance of 510.35 feet; thence continuing along said Westerly right-of-way line South 27°12'08" East, 628.32 feet; thence continuing along said Westerly right-of-way line South 44°10'05" East 44.29 feet to a point of intersection with the Easterly boundary line of the parcel of land described in the deed from the State of California to P.G.&E., recorded October 7, 1960, in the Office of the County Recorder of said County, in Book 1087 at Page 273 of Official Records; thence leaving said Westerly right-of-way line of Highway 1 along last said Easterly boundary line South 17°19'03" East 136.90 feet; thence continuing along said Easterly boundary line South 45°31'03" East 508.65 feet; thence South 34°07'03" East 181.13 feet to the most Easterly corner of Lot 39 of Block 31 of said Map of Atascadero Beach; thence along the Southeasterly line of said Lot 39, last said line also being the Northeasterly prolongation of the centerline of Scott Street, South 55°57'03" West 289.42 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 175.72 feet; thence continuing along said centerline of Scott Street Southwesterly along said curve through a central angle of 39°18'10" an arc distance of 120.54 feet; thence continuing along said centerline South 16°38'53" West 0.26 feet to the beginning of a tangent curve concave Northwesterly, having a radius of 404.66 feet; thence continuing along said centerline Southwesterly along said curve through a central angle of 43°16'54" an arc distance of 305.68 feet; thence continuing along said centerline South 59°55'47" West 15.07 feet to the beginning of a tangent curve concave Southeasterly having a radius of 95.71 feet; thence continuing along said centerline Southwesterly and Southerly along said curve through a central angle of 68°03'13" an arc distance of 113.68 feet to the True Point of Beginning.

Excepting therefrom that portion described as follows:

Commencing at the most Easterly corner of Lot 39 of Block 31 of said Map of Atascadero Beach, said corner also being a point on the Easterly boundary line of said deed recorded October 7, 1960; thence along said Easterly boundary line North 34°07'03" West 181.13 feet; thence continuing along said Easterly boundary line North 45°31'03" West 300.40 feet to the True Point of Beginning; thence leaving said Easterly boundary line North 82°25'56" West 51.99 feet; thence North 80°32'04" West 49.93 feet; thence North 72°44'42" West 35.29 feet; thence South 89°09'33" West 47.97 feet; thence South 78°00'52" West 65.65 feet; thence South 56°11'46" West 49.82 feet; thence at right angles to that certain course in said Southwesterly boundary line of said 48.7 acre parcel, said course showing a bearing and distance of "North 53°45' West 884.13 feet (North 53°52'05" West 884.13 feet for the purposes of this description), South 36°07'55" West 473.15 feet; thence at right angles North 53°52'05" West 148.76 feet; thence at right angles North 36°07'55" East 75.05 feet; thence at right angles North 53°52'05" West 837.90 feet; thence at right angles South 36°07'55" West 97.53 feet; thence at right angles North 53°52'05" West 176.80 feet; thence North 19°35'23" East 254.47 feet; thence North 8°25'31" East 80.96 feet; thence North 19°47'04" East 209.64 feet; thence at right angles to said Southwesterly boundary line North 36°07'55" East 159.02 feet; thence North 75°19'23" East 421.36 feet; thence South 85°42'10" East 271.06 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4080.00 feet, to which a radial line bears South 62°51'50" West, said beginning point also being on said Westerly right-of-way line of said California State Highway 1; thence continuing along said Westerly right-of-way line Southeasterly along said curve through a central angle of 2°07'51" an arc distance of 151.74 feet; thence continuing along said Westerly right-of-way line South 27°12'08" East 628.32 feet; thence continuing along said Westerly right-of-way line South 44°10'05" East 44.29 feet to a point of intersection with the Easterly boundary line of the parcel of land described in said deed dated October 7, 1960; thence leaving said Westerly right-of-way line of Highway 1 along last said Easterly boundary line South 17°19'03" East 136.90 feet; thence continuing along said Easterly boundary line South 45°31'03" East 208.25 feet to the True Point of Beginning.

Also excepting therefrom all minerals and oil, in, under, or upon that portion formerly described as Lot 15 in Block 29 of Atascadero Beach, in the City of Morro Bay, County of San Luis Obispo, State of California, according to map recorded July 2, 1917 in Book 2, Page 15 of Maps.

EXCEPTING THEREFROM in accordance with execute order 9908 approved on 12/5/47 (12 F.R. 8223) all uranium, thorium and all other materials determined pursuant to Sec 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument, are hereby reserved for the use of the United States, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extracting, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect, as reserved by the United States of America, acting by and through the General Services Administrator, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 and Surplus Property Act of 1944, as amended thereby, and regulations and order promulgated thereunder, recorded August 1, 1949, in Book 530, Page 209, Official Records. Also excepting therefrom all interests and facilities as reserved by P.G. & E in Grant Deed dated June 30, 1998, recorded July 2, 1998 as Document No. 1998-040835 of Official Records, in the office of the County Recorder of said County.

Also excepting therefrom that portion conveyed to the City of Morro Bay by deed recorded May 3, 2007 as Document No. 2007030485 of Official Records.

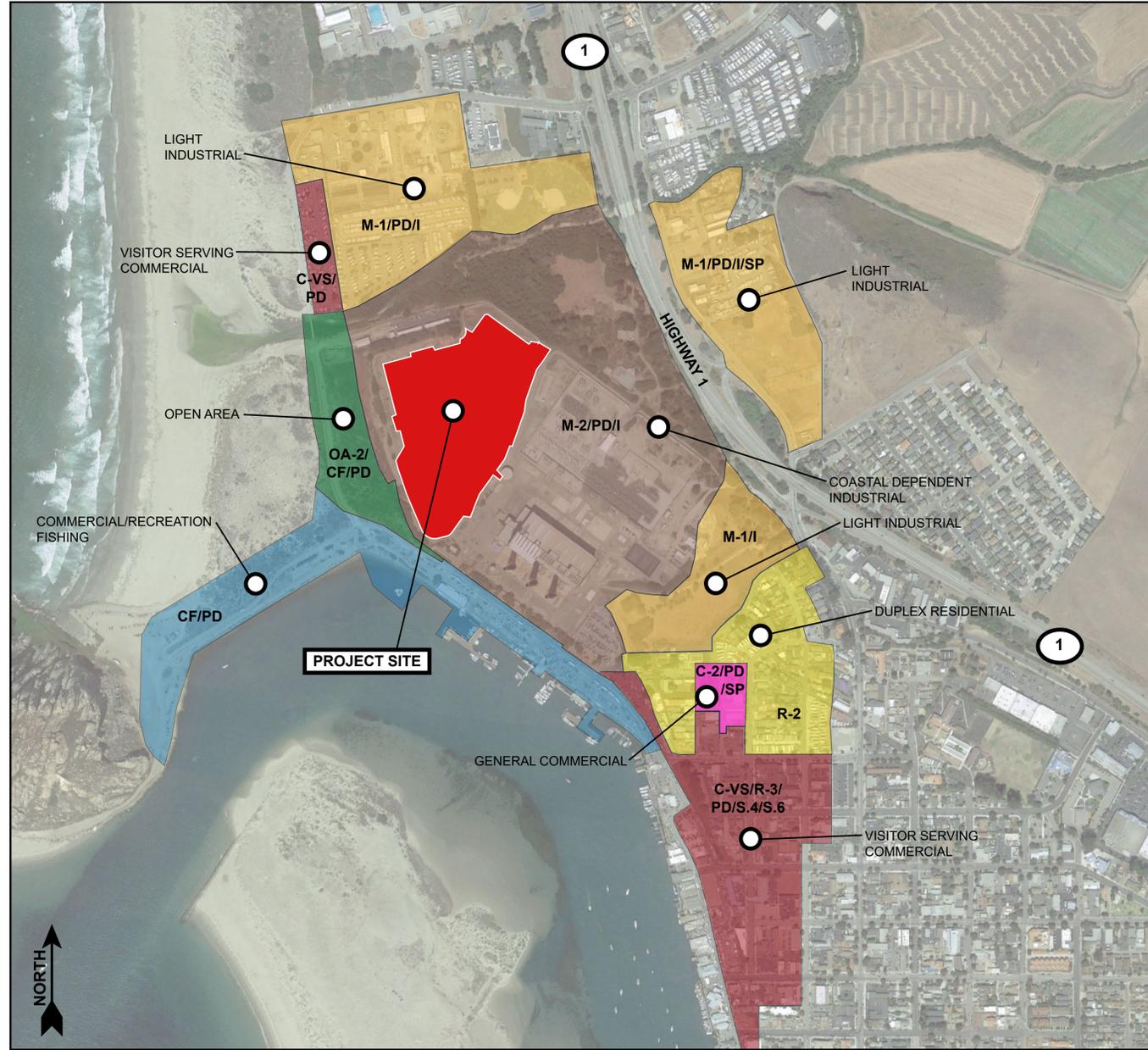
Also excepting therefrom that portion conveyed to the City of Morro Bay by deed recorded May 6, 2015 as Document No. 2015021548 of Official Records.

ASSURANCES:

According to the Public Records as of the Date of Guarantee,

- a. Title to the estate or interest in the Land is vested in: DYNEGY Morro Bay, LLC, a Delaware limited liability company, formerly known as LSP Morro Bay, LLC, formerly known as Duke Energy Morro Bay, LLC
- b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

VICINITY MAP



*LABELS ON VICINITY MAP INDICATE ZONING DESIGNATIONS (SOURCE: CITY OF MORRO BAY 1995, LCP 3-95 CERTIFIED 1997 (PUBLISHED APRIL 2019))

ZONING DISTRICT: M2/PD/I - COASTAL DEPENDENT INDUSTRIAL - PLANNED DEVELOPMENT OVERLAY - INTERIM USE OVERLAY

GENERAL PLAN DESIGNATION : INDUSTRIAL - COASTAL DEVELOPMENT WITH PLANNED DEVELOPMENT OVERLAY. THIS OVERLAY REQUIRES THAT ANY DEVELOPMENT MUST OCCUR IN ACCORDANCE WITH A PRECISE DEVELOPMENT PLAN, WHICH HAS RECEIVED DISCRETIONARY CITY APPROVAL.

ZONING PLANNED DEVELOPMENT (PD) OVERLAY ZONE: STANDARDS FOR DEVELOPMENT WITHIN PD OVERLAY ZONE SHALL BE THOSE OF THE BASE ZONING DISTRICT (i.e. M-2), PROVIDED THAT STANDARDS MAY BE MODIFIED BY THE PC OR CC AS THEY RELATE TO: BUILDING HEIGHTS; YARD REQUIREMENTS; AND MINIMUM LOT AREA FOR DWELLING UNITS IN THE DENSITY RANGE PROVIDED THAT ANY SPECIFIC DESIGN CRITERIA OF THE GP AND COASTAL LUP, APPLICABLE TO THE PROPERTY, IS NOT EXCEEDED.

STANDARDS	COASTAL DEPENDENT INDUSTRIAL (M-2)	PROPOSED BESS PROJECT
MINIMUM FRONT YARD SETBACK	25 FT	47 FT
MINIMUM SIDE YARD SETBACK (EXTERIOR YARD)	10 FT	88 FT
MINIMUM SIDE YARD SETBACK (INTERIOR YARD)	0 FT EXCEPT 10 FT WHEN ADJACENT TO RESIDENTIAL USE OR ZONE	0 FEET, NOT NEAR RESIDENTIAL USE
MINIMUM REAR YARD SETBACK	0 FT EXCEPT 10 FT WHEN ADJACENT TO RESIDENTIAL USE OR ZONE	0 FEET, NOT NEAR RESIDENTIAL USE
LANDSCAPING	PLAN REQUIRED	SEE LANDSCAPE PLAN
MAXIMUM LOT COVERAGE	90 PERCENT	40 PERCENT
PARKING REQUIREMENT	1 SPACE FOR EACH 500 SQUARE FEET OF FLOOR AREA	EXISTING PARKING TO BE REUSED

LOT CALCULATIONS	
LOT AREA	TOTAL: 22 ACRES
EXISTING BUILDING SQUARE FOOTAGE	TOTAL: 0 sft
PROPOSED BUILDING SQUARE FOOTAGE	TOTAL: 274,200 sft
EXISTING LOT COVERAGE	TOTAL: 0 sft (0%)
PROPOSED LOT COVERAGE	TOTAL: 369,580 sft (39.8%)
IMPERMEABLE SURFACE CALCULATION	TOTAL: 453,838 sft (48.8%)

AVERAGE NATURAL GRADE (ANG) CALCULATIONS	MAX. ALLOWED BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
BUILDING 1 $\frac{34.6' + 21.0'}{2} = 27.8'$ ANG	57.8'	51.5' (61.5' W/ SCREENING)
BUILDING 2 $\frac{32.6' + 21.0'}{2} = 26.8'$ ANG	56.8'	52.0' (62.0' W/ SCREENING)
BUILDING 3 $\frac{37.0' + 22.6'}{2} = 29.8'$ ANG	59.8'	52.0' (62.0' W/ SCREENING)

MORRO BAY BATTERY ENERGY STORAGE SYSTEM

**1290 EMBARCADERO
MORRO BAY, CA 93442**

DAVID M. YEAGER
(214)918-1239
VISTRA ENERGY
6555 SIERRA DRIVE, IRVING TX 75039



DRAWING INDEX:

L-1	PRELIMINARY LANDSCAPE PLAN
VST-MRB-C-1000	CONCEPTUAL GRADING PLAN
VST-MRB-P-1000	CONCEPTUAL SITE PLAN
VST-MRB-P-1000A	CONCEPTUAL SITE PLAN
VST-MRB-P-1001A	SITE DRAINAGE EXISTING
VST-MRB-P-1001B	CONCEPTUAL SITE DRAINAGE PROPOSED
VST-MRB-P-1003A	CONCEPTUAL BUILDING PLAN VIEW BESS BUILDING 1
VST-MRB-P-1003B	CONCEPTUAL BUILDING PLAN VIEW BESS BUILDINGS 2 & 3
VST-MRB-P-1004A	ELEVATION A-A
VST-MRB-P-1004B	ELEVATION B-B
VST-MRB-P-1004C	ELEVATION C-C
VST-MRB-P-1004D	ELEVATION D-D
VST-MRB-P-1004E	ELEVATION E-E
VST-MRB-P-1005	CONCEPTUAL 230KV TRANSMISSION LINE POLE

NOTES:

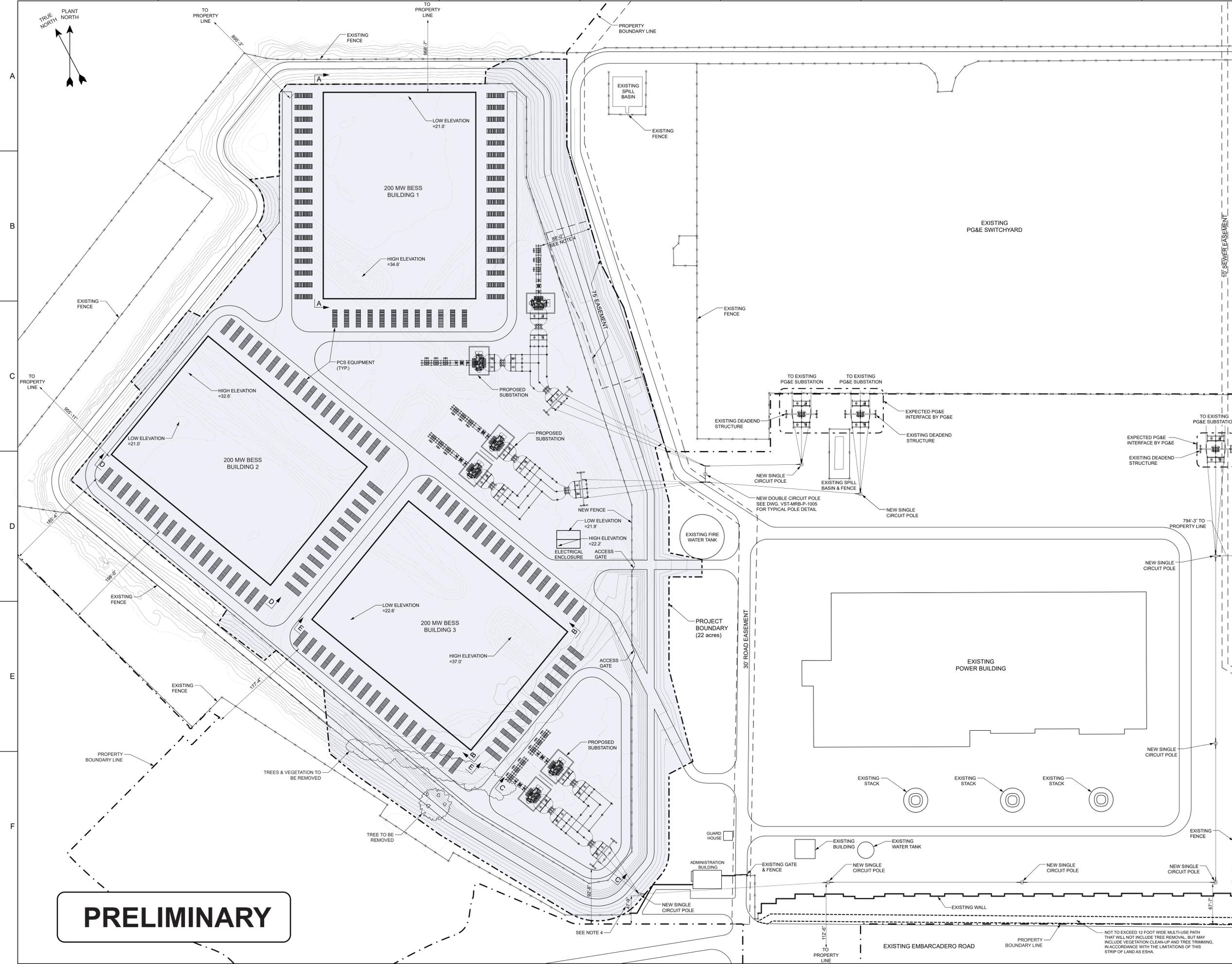
1. BASE FLOOD ELEVATION FOR PROJECT SITE IS +15.0 FEET.



55 E MONROE ST., CHICAGO, IL 60603		(312)269-2000
PREPARED BY:	MICHAEL QUINTOS	10-06-2021
REVIEWED BY:	BRIAN CLEARY	10-06-2021
APPROVED BY:	S&L	10-06-2021

RELEASE INFORMATION

NO	DATE	DESCRIPTION
0	12-11-2020	ISSUED FOR PERMITTING
1	02-05-2021	ISSUED FOR PERMITTING
2	10-06-2021	ISSUED FOR PERMITTING



RELEASE INFORMATION		
NO	DATE	DESCRIPTION
0	12-11-2020	ISSUED FOR PERMITTING
1	02-05-2021	ISSUED FOR PERMITTING
2	10-06-2021	ISSUED FOR PERMITTING

HOLD INFORMATION		
NO	DATE	DESCRIPTION

NOTES		
NO	DESCRIPTION	
1.	THE FINAL NUMBER AND SIZE OF ROOMS AND NUMBER OF DOORS FOR EACH ROOM TO BE DETERMINED DURING DETAILED DESIGN.	
2.	EQUIPMENT SIZES ARE FOR REFERENCE ONLY. ACTUAL SIZE TO BE DETERMINED DURING DETAILED DESIGN.	
3.	SEE DRAWINGS VST-MRB-P-1004A, -1004B, -1004C, -1004D, & -1004E FOR ELEVATIONS.	
4.	DIMENSION REPRESENTS CLOSEST SETBACK TO PROPERTY LINE. ADDITIONAL DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. DIMENSIONS MEET MINIMUM FRONT & SIDE YARD SETBACK.	

SCALE: 1"=70'

PROJECT:	
PREPARED BY: M. QUINTOS	DATE: 10-06-2021
REVIEWED BY: B. CLEARY	DATE: 10-06-2021
APPROVED BY: S&L	DATE: 10-06-2021

ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY

MORRO BAY BESS CONCEPTUAL SITE PLAN	
VST-MRB-P-1000	2
DRAWING NUMBER	REVISION

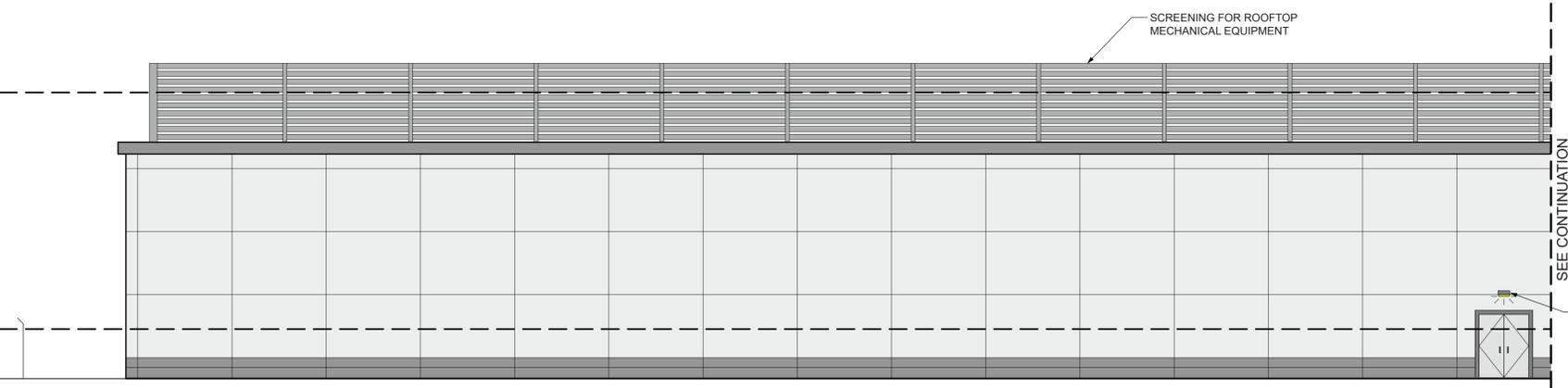
PROPOSED BUILDING HEIGHT W/ SCREENING
61.5'

MAX. ALLOWED BLD. HEIGHT
57.8'

PROPOSED BUILDING HEIGHT
51.5'

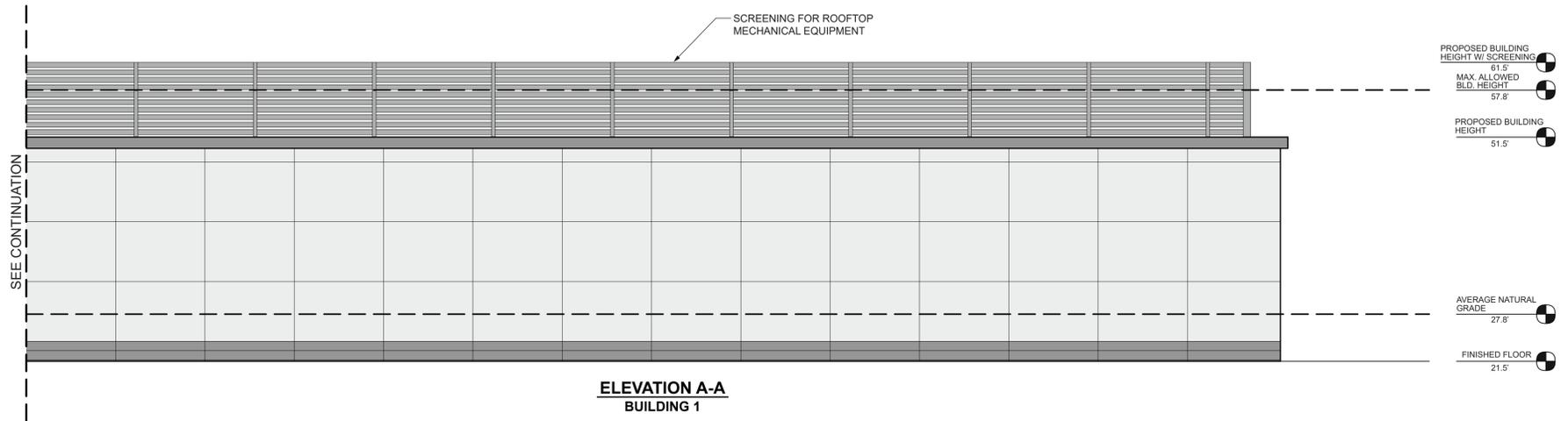
AVERAGE NATURAL GRADE
27.8'

FINISHED FLOOR
21.5'



ELEVATION A-A
BUILDING 1

SEE CONTINUATION



ELEVATION A-A
BUILDING 1

PROPOSED BUILDING HEIGHT W/ SCREENING
61.5'

MAX. ALLOWED BLD. HEIGHT
57.8'

PROPOSED BUILDING HEIGHT
51.5'

AVERAGE NATURAL GRADE
27.8'

FINISHED FLOOR
21.5'

SEE CONTINUATION

PRELIMINARY

- BUILDING MATERIALITY:
PRE-FABRICATED CONCRETE
- CHAIN LINK FENCE
- NO NEW SIGNAGE

RELEASE INFORMATION

NO	DATE	DESCRIPTION
0	12-11-2020	ISSUED FOR PERMITTING
1	02-05-2021	ISSUED FOR PERMITTING
2	10-06-2021	ISSUED FOR PERMITTING

HOLD INFORMATION

NO

NOTES

- | NO | |
|----|--|
| 1. | THE FINAL NUMBER/SIZE OF ROOMS AND NUMBER/SIZE OF DOORS FOR EACH ROOM TO BE DETERMINED DURING DETAILED DESIGN. |
| 2. | AVERAGE NATURAL GRADE (ANG) CALCULATION:
$\frac{34.5' + 21'}{2} = 27.8' \text{ ANG}$ |
| 3. | SEE SITE PLAN VST-MRB-P-1000 FOR LOCATION OF EXISTING NATURAL GRADE HIGH & LOW POINTS. |



SCALE: 1"=10'



PROJECT:

PREPARED BY:	M. QUINTOS	DATE:	10-06-2021
REVIEWED BY:	B. CLEARY	DATE:	10-06-2021
APPROVED BY:	S&L	DATE:	10-06-2021

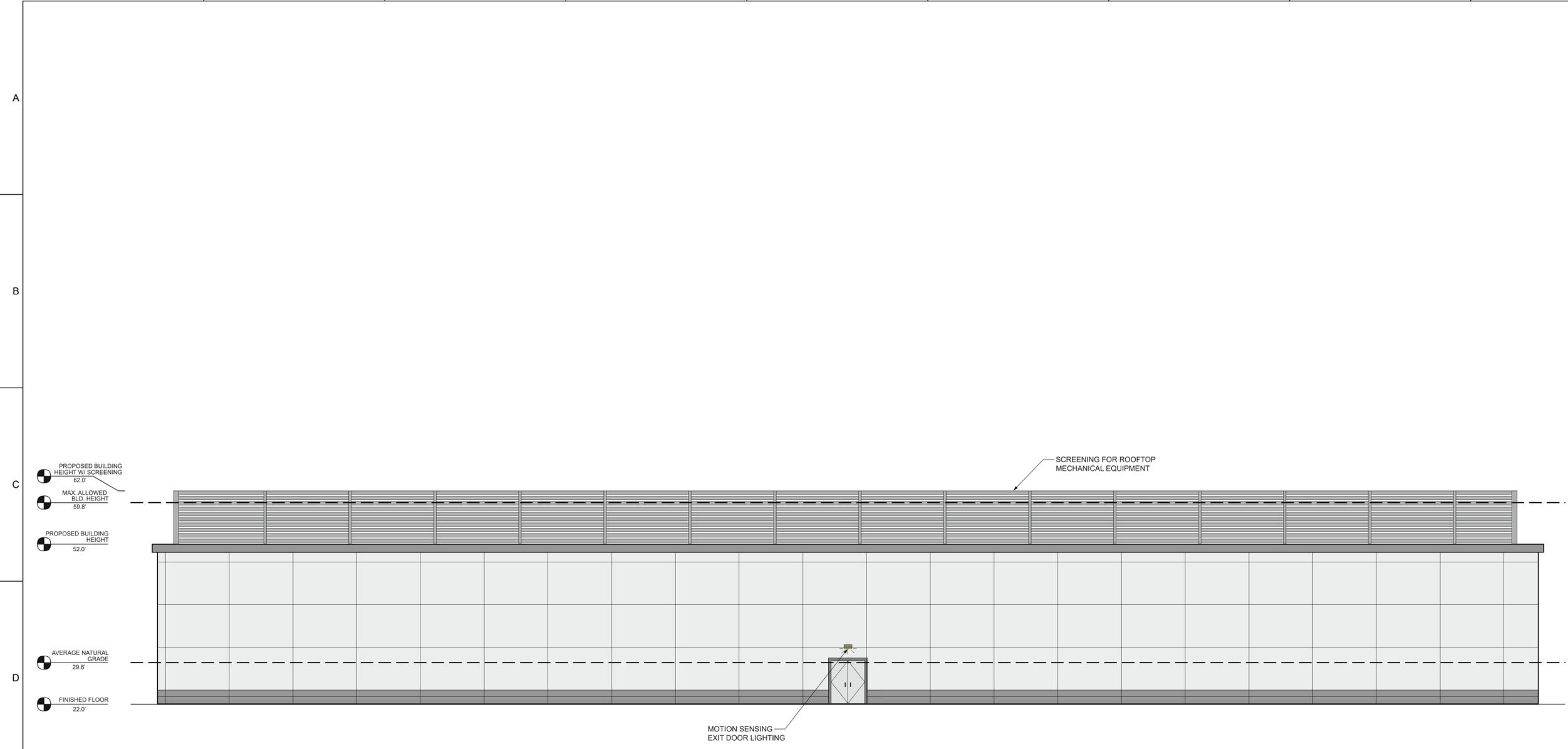


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MORRO BAY BESS

ELEVATION A-A

VST-MRB-P-1004A	2
DRAWING NUMBER	REVISION



ELEVATION B-B
BUILDING 3

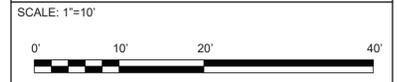
PRELIMINARY

- BUILDING MATERIALITY:
PRE-FABRICATED CONCRETE
- CHAIN LINK FENCE
- NO NEW SIGNAGE

RELEASE INFORMATION		
NO	DATE	DESCRIPTION
0	12-11-2020	ISSUED FOR PERMITTING
1	02-05-2021	ISSUED FOR PERMITTING
2	10-06-2021	ISSUED FOR PERMITTING

HOLD INFORMATION	
NO	

- NOTES**
1. THE FINAL NUMBER/SIZE OF ROOMS AND NUMBER/SIZE OF DOORS FOR EACH ROOM TO BE DETERMINED DURING DETAILED DESIGN.
 2. AVERAGE NATURAL GRADE (ANG) CALCULATION:
 $\frac{37.0' + 22.6'}{2} = 29.8' \text{ ANG}$
 3. SEE SITE PLAN VST-MRB-P-1000 FOR LOCATION OF EXISTING NATURAL GRADE HIGH & LOW POINTS.



PROJECT:	
PREPARED BY:	M. QUINTOS DATE: 10-06-2021
REVIEWED BY:	B. CLEARY DATE: 10-06-2021
APPROVED BY:	S&L DATE: 10-06-2021



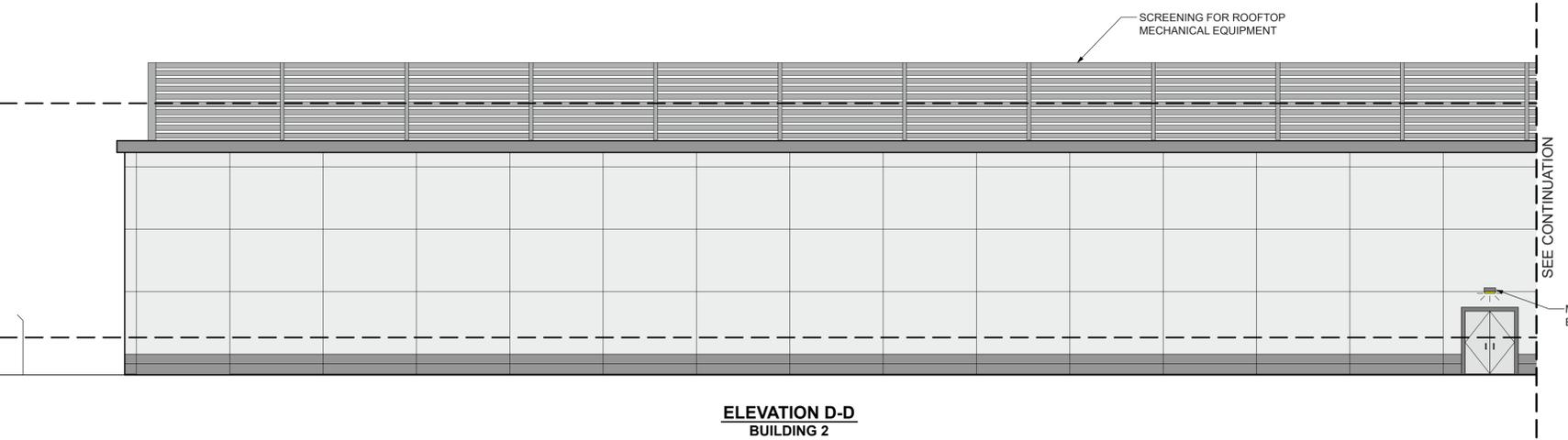
ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY

MORRO BAY BESS

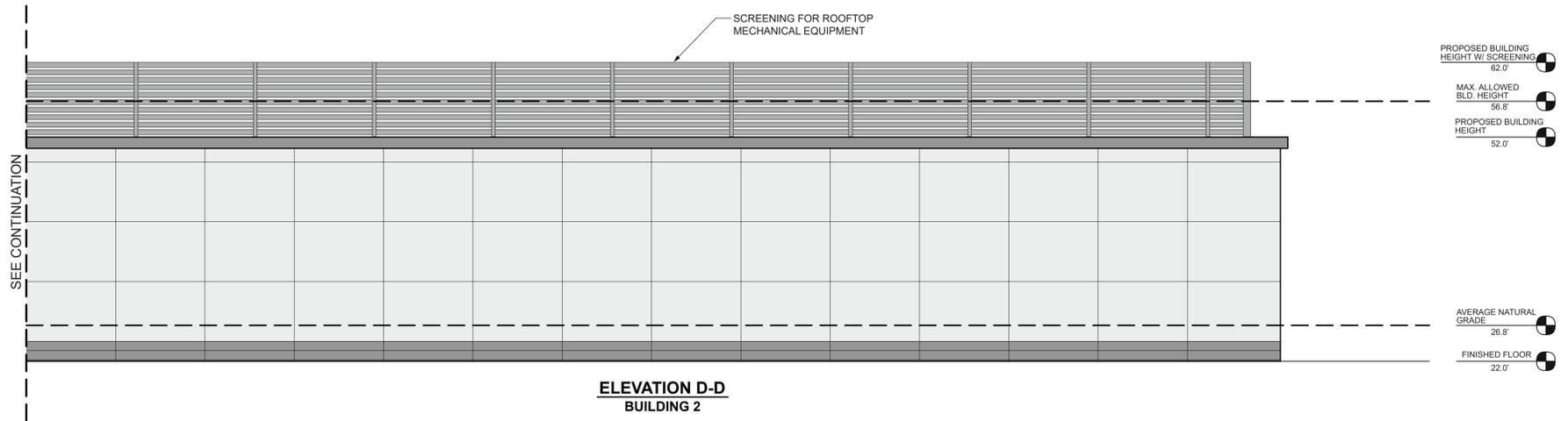
ELEVATION B-B

VST-MRB-P-1004B	2
DRAWING NUMBER	REVISION

PROPOSED BUILDING HEIGHT W/ SCREENING 62.0'
 MAX. ALLOWED BLD. HEIGHT 56.8'
 PROPOSED BUILDING HEIGHT 52.0'
 AVERAGE NATURAL GRADE 26.8'
 FINISHED FLOOR 22.0'



**ELEVATION D-D
BUILDING 2**



**ELEVATION D-D
BUILDING 2**

PROPOSED BUILDING HEIGHT W/ SCREENING 62.0'
 MAX. ALLOWED BLD. HEIGHT 56.8'
 PROPOSED BUILDING HEIGHT 52.0'
 AVERAGE NATURAL GRADE 26.8'
 FINISHED FLOOR 22.0'

PRELIMINARY

-BUILDING MATERIALITY:
 -PRE-FABRICATED CONCRETE
 -CHAIN LINK FENCE
 -NO NEW SIGNAGE

RELEASE INFORMATION

NO	DATE	DESCRIPTION
0	10-06-2021	ISSUED FOR PERMITTING

HOLD INFORMATION

NO

NOTES

- | NO | |
|----|--|
| 1. | THE FINAL NUMBER/SIZE OF ROOMS AND NUMBER/SIZE OF DOORS FOR EACH ROOM TO BE DETERMINED DURING DETAILED DESIGN. |
| 2. | AVERAGE NATURAL GRADE (ANG) CALCULATION:
$\frac{32.5' + 21'}{2} = 26.8' \text{ ANG}$ |
| 3. | SEE SITE PLAN VST-MRB-P-1000 FOR LOCATION OF EXISTING NATURAL GRADE HIGH & LOW POINTS. |



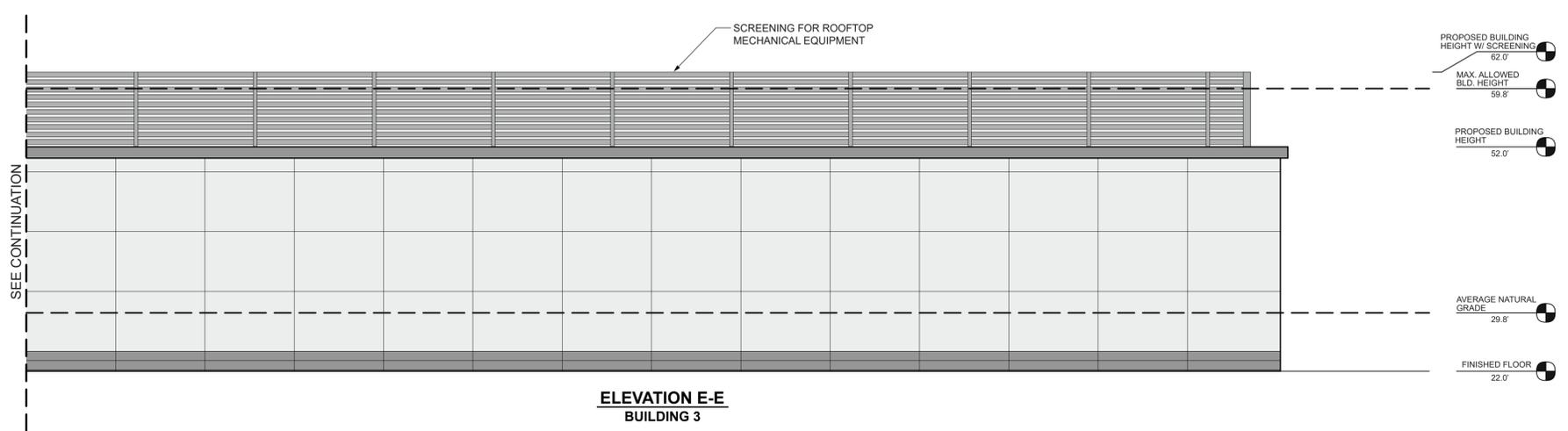
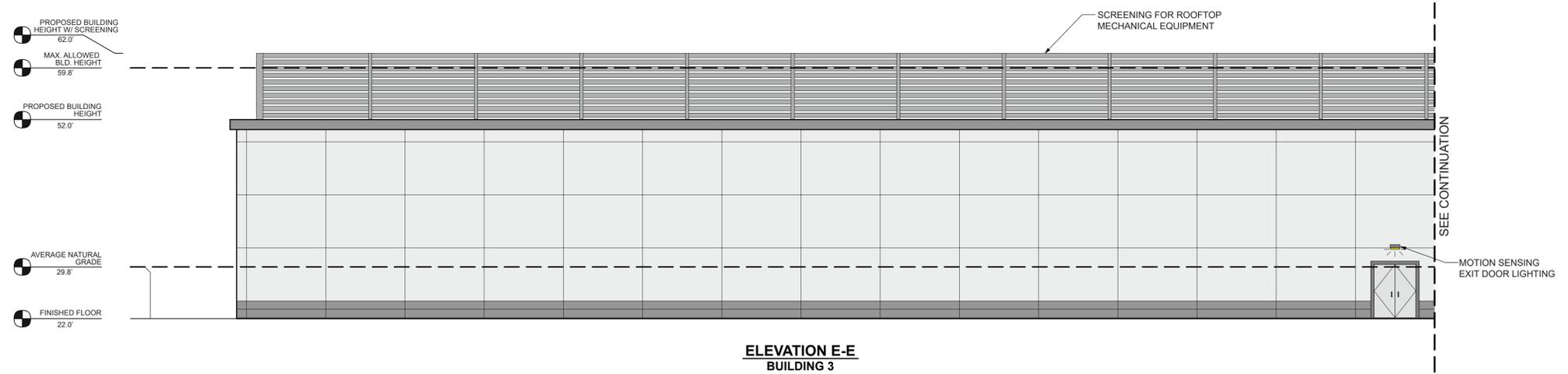
SCALE: 1"=10'
 0' 10' 20' 40'

PROJECT:
 PREPARED BY: M.QUINTOS DATE: 10-06-2021
 REVIEWED BY: B.CLEARY DATE: 10-06-2021
 APPROVED BY: S&L DATE: 10-06-2021



ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY

MORRO BAY BESS	
ELEVATION D-D	
VST-MRB-P-1004D	0
DRAWING NUMBER	REVISION



PRELIMINARY

- BUILDING MATERIALITY:
PRE-FABRICATED CONCRETE
- CHAIN LINK FENCE
- NO NEW SIGNAGE

RELEASE INFORMATION

NO	DATE	DESCRIPTION
0	10-06-2021	ISSUED FOR PERMITTING

HOLD INFORMATION

NO

NOTES

- | NO |
|---|
| 1. THE FINAL NUMBER/SIZE OF ROOMS AND NUMBER/SIZE OF DOORS FOR EACH ROOM TO BE DETERMINED DURING DETAILED DESIGN. |
| 2. AVERAGE NATURAL GRADE (ANG) CALCULATION:
$\frac{37.0' + 22.6'}{2} = 29.8' \text{ ANG}$ |
| 3. SEE SITE PLAN VST-MRB-P-1000 FOR LOCATION OF EXISTING NATURAL GRADE HIGH & LOW POINTS. |



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