

PROJECT REPRESENTATIVE

Architect :
 HPA, INC.
 18831 BARDEEN AVE, SUITE 100
 IRVINE, CA 92612
 PHONE: (949) 862-0851
 CONTACT: CELIO COSIO
 EMAIL: celio@hparchs.com

Owner/Applicant :
 COMPASS DANBE REAL ESTATE PARTNERS LLC
 ATTN: MARK BAGALI
 523 MAIN STREET
 EL SEGUNDO, CA 90245
 PHONE: 310.428.3302
 EMAIL: mr@cdrepartners.com

CODE ANALYSIS

2019 CALIFORNIA BUILDING CODE
 BUILDING OCCUPANCY: S1/B
 CONSTRUCTION TYPE: III-B
 AUTOMATIC FIRE SPRINKLER: YES (ESFR PER NFPA 13)
 ALL

drain underground or sheet flow?
TBD

GENERAL NOTES

1. FIRE TO COORDINATE THE LOCATION OF FIRE HYDRANTS
2. CHECK CITY REQ FOR POWERED GATES
3. MECH PIT LEVEL 35K LBS
4. WAREHOUSE LIGHTING
5. CONDUITS
6. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITTAL.
7. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
8. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
10. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
11. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
12. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES TWO DEVELOPMENTS OF APPROXIMATELY 49,815 SQUARE FEET (BUILDING 1) AND 49,815 SQUARE FEET (BUILDING 2) OF NEW INDUSTRIAL CONCRETE TILT UP BUILDINGS - TYPE III-B ON VACANT LAND. THE PRELIMINARY SITE PLAN DISTRIBUTES THE TWO BUILDINGS NORTH TO SOUTH WHICH IS ORIENTED TO PROVIDE VISUAL INTEREST FROM THE ADJACENT RIGHT-OF-WAY WHILE ALSO SCREENING OR BACK-OF-HOUSE ACTIVITIES SUCH AS LOADING, TRUCK MANEUVERING, UTILITY EQUIPMENT AND REFUSE CONTAINERS. THE BUILDING FRONTS WILL ACCOMMODATE NEW LANDSCAPING. THE PROPOSED VEHICLE PARKING OF 104 STALLS, IS EFFICIENTLY DISPERSED THROUGHOUT THE SITE TO ACCOMMODATE ANY POTENTIAL TENANTS THAT COULD OCCUPY THE BUILDING WHILE LOADING, REFUSE AND STORAGE AREAS ARE STRATEGICALLY CENTERED WITHIN THE SITE SCREENED FROM VIEW.

ACCESS TO THE SITE WILL BE PROVIDED BY OLD 215 FRONTAGE ROAD FOR BOTH TRUCK AND AUTO PER CITY STANDARDS.

1st submittal - separate submittal package for each. 09/21 2 weeks backgrounds coordination 09/13

PLUMBING
 (1) 6" lateral for each building.
 1.5" DW

K25 SPRINKLERS

APPLICABLE CODE:

2019 CBC
 2019 CEC
 2019 CPC
 2019 CMC
 2019 CDBSC
 2019 CFC
 2019 CENC
 CITY OF MORENO VALLEY MUNICIPAL CODE

PROJECT INFORMATION

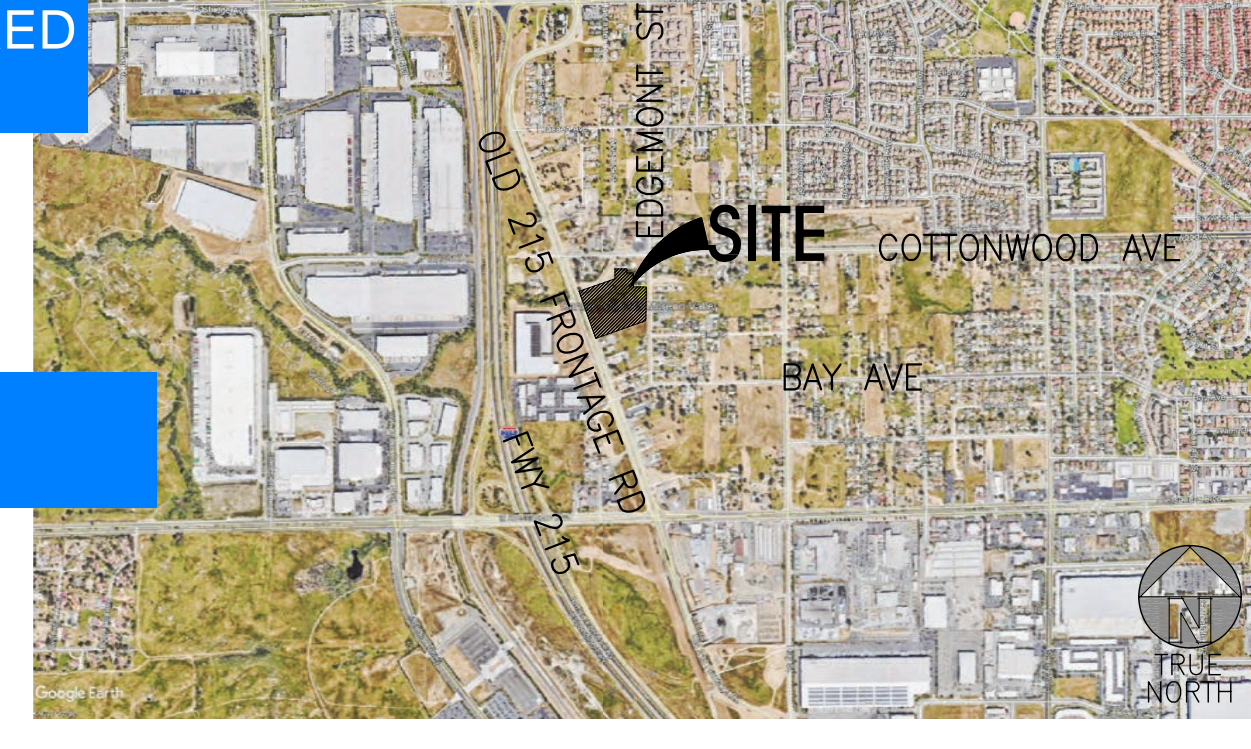
Project Address
 BASED ON AVAILABLE RECORDS, THERE IS ONLY ONE PARCEL (APN 263-190-016) THAT HAS AN EXISTING SITE ADDRESS: 13576 HIGHWAY 215, MORENO VALLEY, CA 92553

Property Owner:
 • NELSON CABRERA AS TO APN 263-190-012.
 • ARNULFO M. CARDENAS AND MARIA G. CARDENAS, TRUSTEES OF THE ARNULFO AND MARIA CARDENAS FAMILY TRUST DATED JULY 25, 2018 AS TO APN 263-190-016.
 • STEPHEN JOSEPH FESSLER, CHRISTIAN STEPHEN FESSLER AND MICHELLE MARIE FESSLER AS TO APN 263-190-019.
 • STEPHEN JOSEPH FESSLER AND CYNTHIA JEAN FESSLER, TRUSTEES OF THE STEPHEN J. & CYNTHIA J. FESSLER FAMILY TRUST DATED 5/31/2011 AS TO APN 263-190-014, 015, 017 AND 018.
 • YOK-TSENG HSU, JEFFREY SUNG, WINSTON Y.H. HSU, SU-LIN SUNG, JONG-YEONG HSU, SHIU-CHING LU HSU, JONG-NAN HSU, HUET-MEI HSU AS TO APN 263-190-036.

Assessors Parcel Number
 APN 263-190-012, 014, 015, 016, 017, 018, 019 and 036
 PARCEL/TRACT MAP NUMBER: 38325

Zoning
 BUSINESS PARK/LIGHT INDUSTRIAL
City Record Number
 PEN21-0325

VICINITY MAP



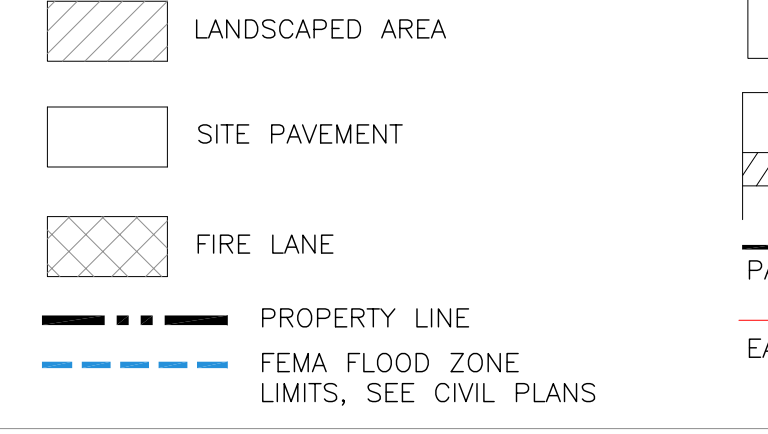
TABULATION

	BUILDING 1	BUILDING 2	TOTAL
SITE AREA			
EXISTING GROSS AREA			345,886 s.f.
PROPOSED GROSS AREA (including vacated easements)			7.94 ac
In s.f.	179,204	166,682	345,886 s.f.
In acres	4.11	3.83	7.94 ac
BUILDING AREA			
Office - 1st floor	4,000	4,000	8,000 s.f.
Warehouse	45,815	45,815	91,630 s.f.
TOTAL	49,815	49,815	99,630 s.f.
COVERAGE	27.8%	29.9%	28.80%
F.A.R.	0.28	0.30	0.29
AUTO PARKING REQUIRED			
Office: 1/250 s.f.	16	16	32 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	40 stalls
2nd 20K @ 1/2,000 s.f.	10	10	20 stalls
above 40K @ 1/4,000 s.f.	2	2	4 stalls
TOTAL	48	48	96 stalls
AUTO PARKING PROVIDED			
Standard (9' x 18')	38	38	76 stalls
Future EV Van Parking (12x18')	1	1	2 stalls
Clean Air/Van Pool/EV (9x18')	2	2	4 stalls
Future EV Parking (9x18')	7	7	14 stalls
Accessible Van (12x18')	1	1	2 stalls
Standard Accessible (9x18')	3	3	6 stalls
Total Parking Provided	52	52	104 stalls
TRAILER PARKING PROVIDED			
Trailer (14' x 50')	17	9	26 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Business Park/Light Industrial			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - none			
MAXIMUM COVERAGE			
50%			
SETBACKS			
Front: 20 ft			
Side/Rear: 10 ft			
LANDSCAPE REQUIREMENT			
Percentage - 10%			
LANDSCAPE PROVIDED			
Percentage - %			
In s.f.	17,920	16,668	34,588 s.f.
	13%	11%	12.2%
	23,307	18,847	42,154 s.f.

SITE PLAN KEYNOTES

1. TRUCK DOCK APRON - CONCRETE PAVEMENT, SEE CIVIL PLANS
2. CONCRETE WALKWAY
3. DECORATIVE DRIVEWAY APRONS MIN. 20" DEPTH
4. DRIVE THRU CONCRETE RAMP.
5. PROVIDE 8" H METAL TUBULAR MANUALLY OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS.
6. 8" TUBE STEEL FENCE
7. TRASH ENCLOSURE
8. EXTERIOR CONC. STAIR.
9. 14" HIGH CONCRETE TILT-UP SCREEN WALL.
10. PROPOSED ASP PAVEMENT. SEE CIVIL PLANS
11. PCC PAVEMENT, SEE CIVIL PLANS
12. BICYCLE RACK.
13. APPROXIMATE LOCATION OF TRANSFORMER
14. EMERGENCY EXIT GATES TO PUBLIC AREA
15. EDGE OF PAVEMENT TRANSITION, SEE CIVIL PLANS.

SITE LEGEND



LEGAL DESCRIPTION

File No.: NCS-1063280-5A1
 The Land referred to herein below is situated in the City of Moreno Valley, County of Riverside, State of California, and is described as follows:
 PARCEL A:
 THOSE PORTIONS OF LOTS 3 AND 4 OF EDGEMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 4, 310 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 24 MINUTES WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, 130 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES WEST TO A POINT ON THE MOST EASTERLY LINE OF LOT 5 OF SAID SUBDIVISION;
 THENCE NORTH 20 DEGREES 07 MINUTES WEST TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CALIFORNIA ELECTRIC POWER COMPANY BY DEED RECORDED APRIL 8, 1952 AS INSTRUMENT NO. 14945, RIVERSIDE COUNTY RECORDS;
 THENCE NORTH 69 DEGREES 53 MINUTES EAST ON THE SOUTHEASTERLY LINE OF SAID PARCEL AS CONVEYED TO CALIFORNIA ELECTRIC POWER COMPANY TO THE SOUTHEASTERN CORNER THEREOF;
 THENCE NORTH 0 DEGREES 12 MINUTES EAST ON THE EASTERLY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF;
 THENCE EASTERLY ON THE NORTHERLY LINE OF LOTS 3 AND 4, 121.15 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GEORGE H. ETTER, ET UX, BY DEED FILED FOR RECORD MAY 8, 1953 AS INSTRUMENT NO. 22773, RIVERSIDE COUNTY RECORDS;
 THENCE SOUTH 89 DEGREES 24 MINUTES WEST PARALLEL WITH THE NORTHERLY LINE OF LOTS 3 AND 4, 210 FEET TO A POINT;
 THENCE SOUTH 30 FEET TO A POINT MEASURED AT RIGHT ANGLES FROM THE ABOVE DESCRIBED EAST AND WEST COURSE;
 THENCE NORTH 89 DEGREES 24 MINUTES EAST 30 FEET SOUTH OF AND PARALLEL TO THE ABOVE DESCRIBED EAST AND WEST COURSE TO THE EAST LINE OF SAID LOT 4;
 THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.
 For conveyancing purposes only: APN 263-190-012

GENERAL SITE PLAN

SCALE: 1" = 30'-0"
 0 30' 60' 90' TRUE NORTH
 COMPANY BY DEED RECORDED IN BOOK 536 PAGE 470 OF DEEDS, RIVERSIDE COUNTY RECORDS;
 PARCEL B:
 A NON-EXCLUSIVE RIGHT TO USE THE EAST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY AS AN ACCESS STRIP OF ROAD:
 THE WESTERLY PORTION OF LOT 3 OF EDGEMONT NO. 2, A SUBDIVISION IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 35 DEGREES 36 MINUTES WEST, 399.25 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 3;
 THENCE NORTH 69 DEGREES 53 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND ITS EXTENSION EASTERLY 274.4 FEET;
 THENCE NORTH 0 DEGREES 12 MINUTES EAST 229.7, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 3;
 THENCE SOUTH 89 DEGREES 23 MINUTES WEST 25 FEET TO THE POINT OF BEGINNING.
 PARCEL C:
 A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND ALL PUBLIC UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:
 THOSE PORTIONS OF LOTS 3 AND 4 OF EDGEMONT TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 4, 310 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
 THENCE SOUTH 89 DEGREES 24 MINUTES WEST PARALLEL WITH THE NORTHERLY LINE OF LOTS 3 AND 4, 210 FEET TO A POINT;
 THENCE SOUTH 30 FEET TO A POINT MEASURED AT RIGHT ANGLES FROM THE ABOVE DESCRIBED EAST AND WEST COURSE;
 THENCE NORTH 89 DEGREES 24 MINUTES EAST 30 FEET SOUTH OF AND PARALLEL TO THE ABOVE DESCRIBED EAST AND WEST COURSE TO THE EAST LINE OF SAID LOT 4;
 THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.
 For conveyancing purposes only: APN 263-190-012

LEGAL DESCRIPTION

File No.: NCS-1064645-A-5A1
 The Land referred to herein below is situated in the City of Moreno Valley, County of Riverside, State of California, and is described as follows:
 LOT 5 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE(S) 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 EXCEPTING THEREFROM THE WESTERLY 72 FEET THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MAY 23, 1942 IN BOOK 533 PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS CONVEYED TO THE BOX SPRINGS MUTUAL WATER COMPANY, BY DEED RECORDED IN BOOK 536 PAGE 470 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 For conveyancing purposes only: APN 263-190-016

LEGAL DESCRIPTION

File No.: NCS-1064645-B-0NT1
 The Land referred to herein below is situated in the City of Moreno Valley, County of Riverside, State of California, and is described as follows:
 LOTS 8 AND 9 OF EDGEMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 EXCEPTING THEREFROM THE WESTERLY 72.00 FEET CONVEYED TO THE STATE OF CALIFORNIA MAY 12, 1942 IN BOOK 539, PAGE 541, AND APRIL 3, 1942 AS INSTRUMENT NO. 205, BOTH OF OFFICIAL RECORDS.
 For conveyancing purposes only: APN 263-190-036



hpa, inc.
 18831 bardeen avenue, - ste. #100
 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
 COMPASS DANBE REAL ESTATE PARTNERS, LLC
 523 MAIN STREET
 EL SEGUNDO, CA 90245
 PHONE: 310.428.3302

Project:
 COTTONWOOD & EDGEMONT

Consultants:
 CIVIL
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE
 FIRE PROTECTION
 SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 21419
 Drawn by: CC
 Date: 12/06/21
 Revision:
 PLAN RESUBMITTAL 03/18/22

Sheet:
 DAB-A1.1



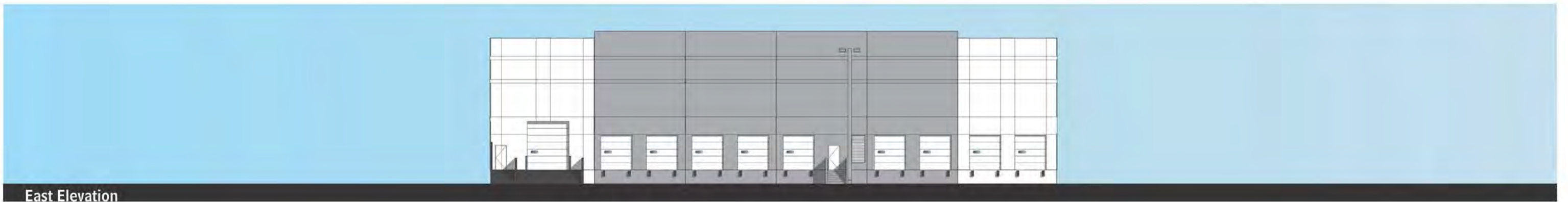
North Elevation



Old 215 Frontage Road - West Elevation



South Elevation



East Elevation

JOB NO. 21419.00



03.18.2022

BUILDING 1 CONCEPTUAL ELEVATIONS - 32' CLEAR

COTTONWOOD & EDGEMONT

MORENO VALLEY, CALIFORNIA





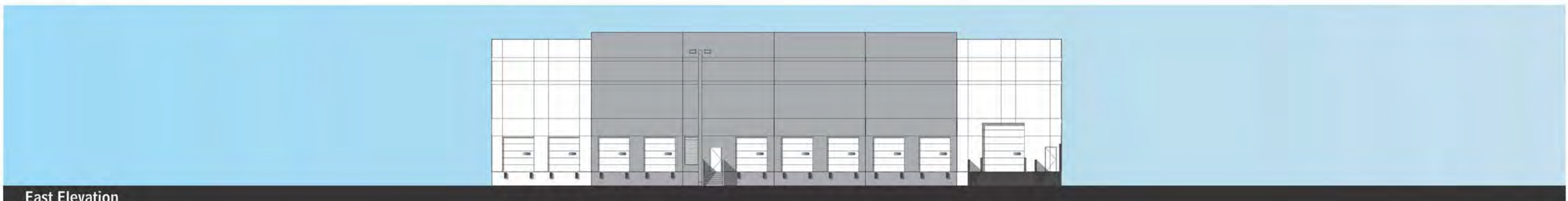
South Elevation



Old 215 Frontage Road - West Elevation



North Elevation



East Elevation

JOB NO. 21419.00



MARCH 1, 2022

BUILDING 2 CONCEPTUAL ELEVATIONS - 32' CLEAR

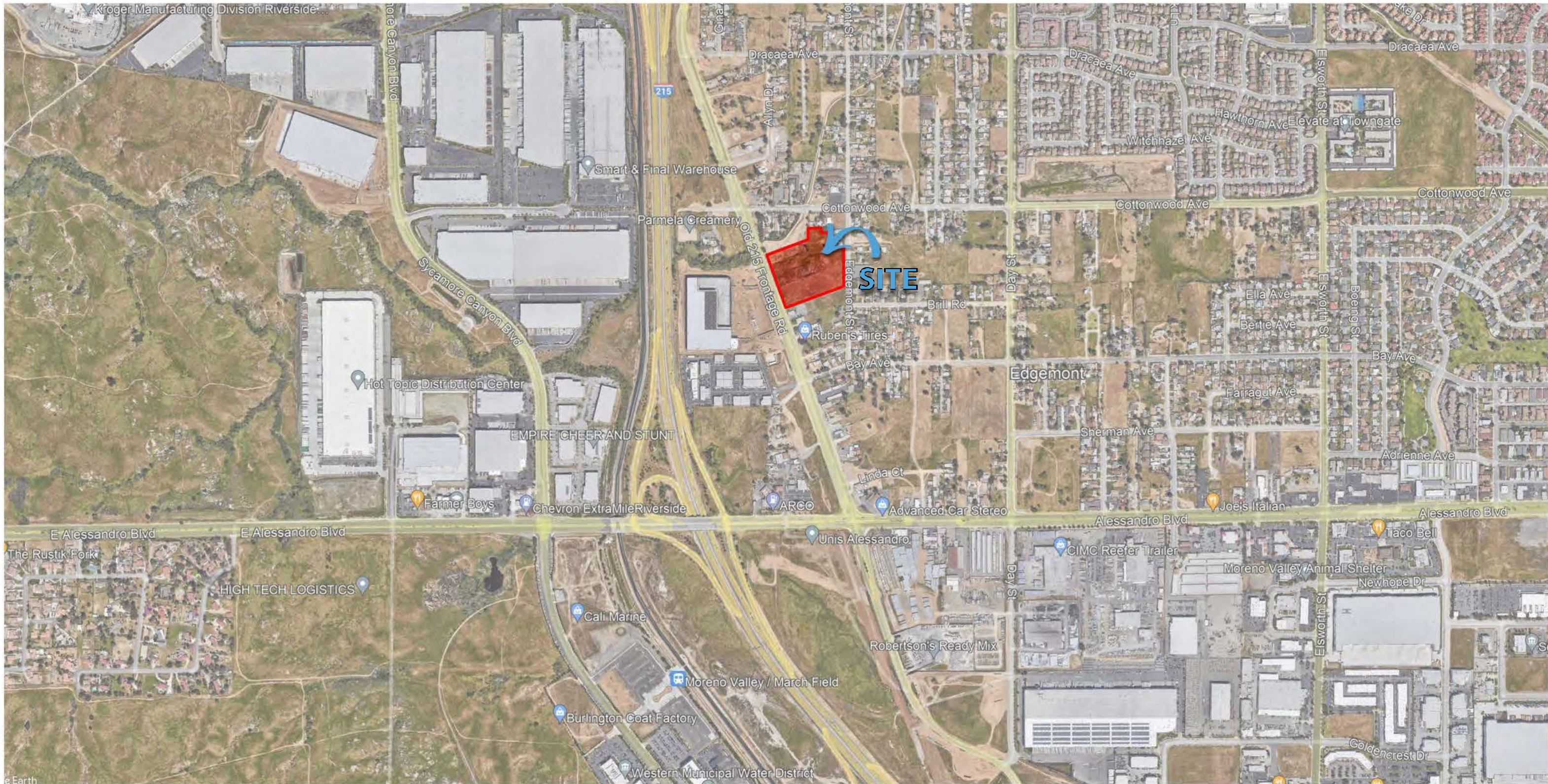
COTTONWOOD & EDGEMONT

MORENO VALLEY, CALIFORNIA



INTERSTATE INDUSTRIAL

Moreno Valley, California



Google Map Location

INTERSTATE INDUSTRIAL Moreno Valley, California



18831 BARDEEN AVE. - SITE, #100 IRVINE, CA 92612
TEL: 949.863.1770 FAX: 949.863.0851 EMAIL: HPA@HPARCHS.COM

#21419
11. 09. 2022.





Aerial View Site Location

INTERSTATE INDUSTRIAL Moreno Valley, California



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11.09.2022.





Southwest Corner@ Old 215 Frontage Road

INTERSTATE INDUSTRIAL Moreno Valley, California



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11. 09. 2022.





Northwest Corner@ Old 215 Frontage Road

INTERSTATE INDUSTRIAL Moreno Valley, California

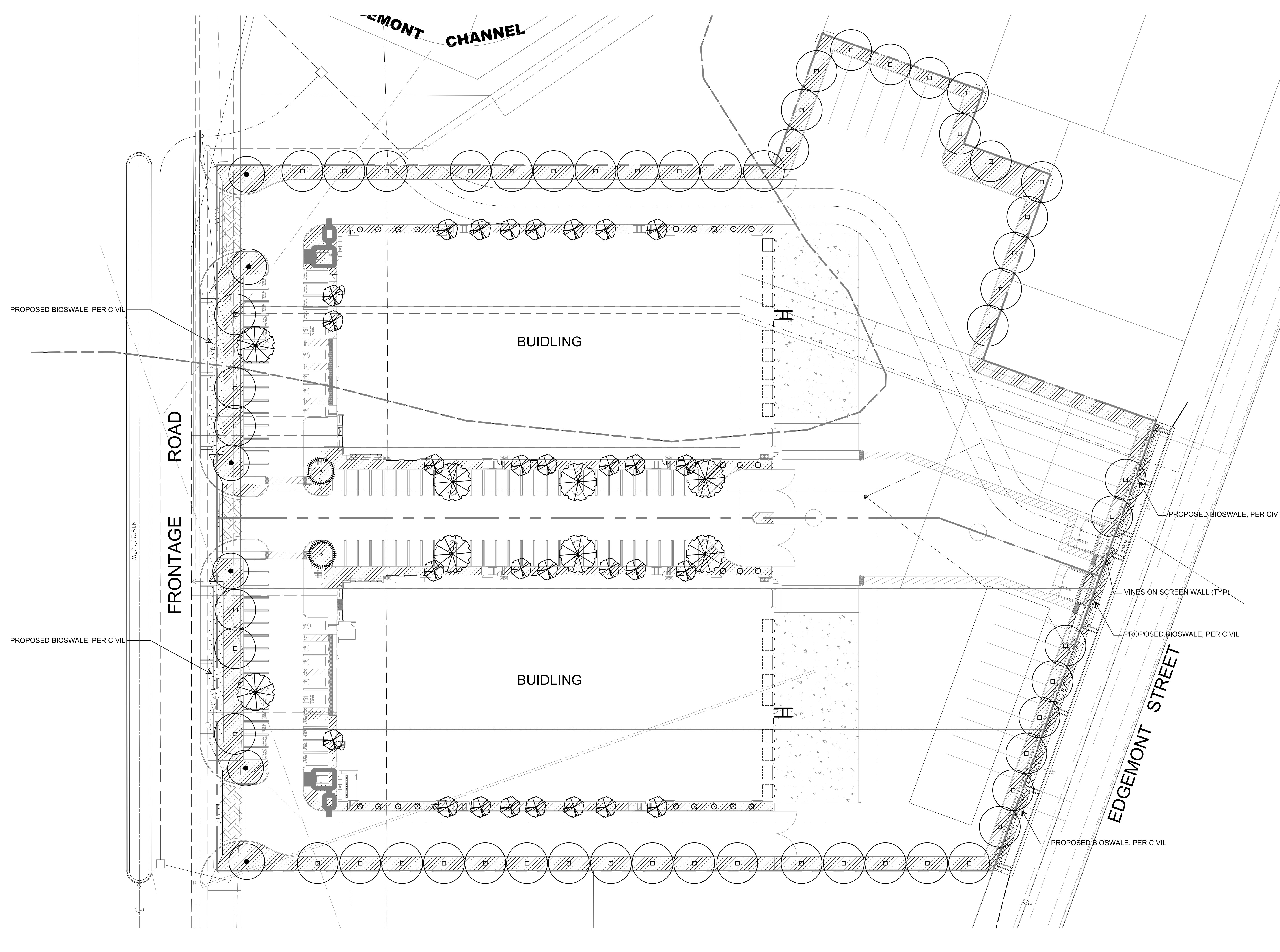


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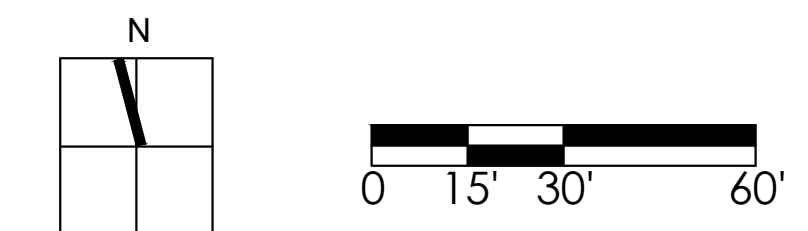
PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
●	<i>Cercidium</i> 'Desert Museum' Blue Palo Verde	48" Box	6	L	Multi
⊙	<i>Chilopsis linearis</i> Desert Willow	36" Box	2	L	Multi
⊙	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	8	L	Standard
⊙	<i>Cupressus sempervirens</i> Italian Cypress	24" Box	26	M	Standard
⊙	<i>Rhus lancea</i> African Sumac	24" Box	55	L	Standard
⊙	<i>Tristania conferta</i> Brisbane Box	15 Gal	29	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
■	<i>Agave</i> 'Blue Glow' Blue Glow Agave	5 Gal	26	L	
■	<i>Cassia phyllodenia</i> Silverleaf Cassia	5 Gal	36	L	4' OC 2.5' from hardscape
■	<i>Dasylerion wheeleri</i> Desert Spoon	5 Gal	83	L	
■	<i>Eremphilia g.</i> 'Mingenev Gold' Emu Bush	5 Gal	65	M	5' OC 3' from hardscape
■	<i>Juncus patens</i> Rush	1 Gal	508	M	3' OC 2' from hardscape
■	<i>Ligustrum j.</i> Texanum Texas Privet	5 Gal	84	M	3' OC 2' from hardscape
■	<i>Leucophyllum frutescens</i> Texas Ranger	5 Gal	39	M	4' OC 2.5' from hardscape
■	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal	25	M	4' OC 2.5' from hardscape
■	<i>Rosmarinus o.</i> 'Tuscan Blue' Rosemary	5 Gal	73	L	3' OC 2' from hardscape
■	<i>Salvia c.</i> 'Allen Chickering' Allen Chickering Sage	5 Gal	22	L	4' OC 2.5' from hardscape
■	<i>Salvia greggii</i> Autumn Sage	5 Gal	95	L	3' OC 2' from hardscape
■	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal	312	L	5' OC 3' from hardscape

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
■	<i>Myoporum parvifolium</i> Myoporum	1 Gal	36" O.C.	L	
■	<i>Rosmarinus o.</i> 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
■	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	

NOTES:
1. MULCH SHALL BE INSTALLED AND MAINTAINED AT A MINIMUM DEPTH OF 3" ON ALL PLANTED AREAS EXCEPT WHERE GROUND COVER PLANTS ARE FULLY ESTABLISHED.



Cottonwood and Edgemont

21-174
12.10.21 03.18.22
12.16.21 09.30.22
01.07.22 12.1.22

Moreno Valley, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



Main Entry Corner



Secondary Panel Feature



Third Panel Feature

- 1 

Sherwin Williams
SW 7005
Pure White
- 2 

Sherwin Williams
SW 7071
Gray Screen
- 3 

Sherwin Williams
SW 7072
Online
- 4 

Sherwin Williams
SW 7073
Network Gray
- 5 

SandWash Concrete finish
painted in Sherwin Williams
SW 7067 Cityscape
- 6 

Sherwin Williams
SW 7075
Web Gray
- 7 

Aluminum
Black Anodized
MULLIONS Blue Reflective
GLAZING
- 8 

Sherwin Williams
Pro-Industrial, Waterbased
B53-1150 Semi-Gloss
SW 7069 Iron Ore
@ I-beam Metal Canopy
- 9 

Arizona Tile
Porta Nuova Rovere



South Elevation



Old 215 Frontage Road - West Elevation



North Elevation



East Elevation

Building 2 Conceptual Elevations - 32' Clear

INTERSTATE INDUSTRIAL Moreno Valley, California



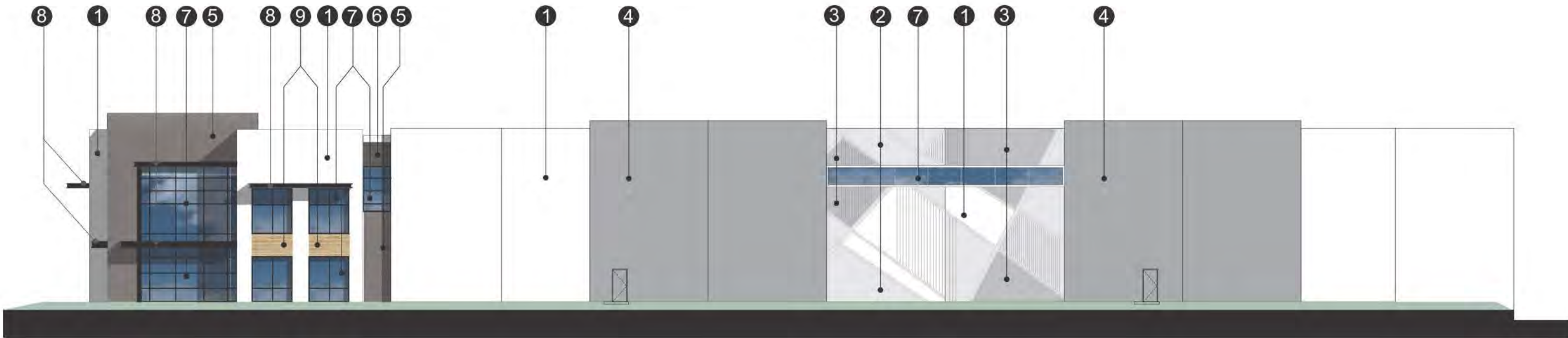
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TEL: 949.863.1770 FAX: 949.863.0851 EMAIL: HPA@HPARCHS.COM

#21419
11.09.2022.





Old 215 Frontage Road - West Elevation



- 1




Sherwin Williams
SW 7005
Pure White
- 2




Sherwin Williams
SW 7071
Gray Screen
- 3



Sherwin Williams
SW 7072
Online
- 4



Sherwin Williams
SW 7073
Network Gray
- 5




SandWash Concrete finish
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Sherwin Williams
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Sherwin Williams
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B53-1150 Semi-Gloss
SW 7069 Iron Ore
@ I-beam Metal Canopy
- 9



Arizona Tile
Porta Nuova Rovere

LEGAL DESCRIPTION

PARCEL 1:
LOT 6 OF EDEGMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THE WESTERLY 72 FEET CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 11, 1942 IN BOOK 541 PAGE 79 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
THOSE PORTIONS OF LOTS 3 AND 4 OF EDEGMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 4, 310 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89° 24' WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, 130 FEET; THENCE CONTINUING SOUTH 89° 24' WEST TO A POINT ON THE SOUTHEASTERN LINE OF SAID LOT 4, 130 FEET; THENCE SOUTH 20° 07' EAST ALONG THE EASTERLY LINE OF LOTS 5, 6 AND 7 OF SAID SUBDIVISION TO THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 69° 54' EAST ON THE SOUTHEASTERN LINE OF SAID LOTS 4 AND 3 TO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO SUSANNA LEMPERGER ET UX RECORDED MARCH 21, 1955 IN BOOK 1710 PAGE 255 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 0° 12' WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, 142.60 FEET; THENCE NORTH 89° 24' EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, 130 FEET; THENCE NORTHERLY ON THE WESTERLY LINE OF EDEGMONT STREET, 30 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PORTION OF LOT 4 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT, 340 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE 89° 24' WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 130 FEET; THENCE SOUTH 0° 12' EAST PARALLEL WITH THE EAST LINE OF SAID LOT, 142.60 FEET TO A POINT ON THE SOUTHEASTERN LINE THEREOF; THENCE NORTH 69° 54' EAST, ALONG SAID SOUTHEASTERN LINE, 138.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 96.95 FEET TO THE POINT OF BEGINNING; THEREAFTER ALL WATER AND WATER RIGHTS CONVEYED TO THE BOX SPRINGS MUTUAL WATER COMPANY BY DEED RECORDED IN BOOK 536 PAGE 470 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PROPERTY IS ALSO SHOWN ON RECORDS OF SURVEY IN BOOK 19 PAGE 4 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 4:
LOT 7 OF EDEGMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE WESTERLY 72 FEET THEREOF FOR HIGHWAY PURPOSES CONVEYED BY THE STATE OF CALIFORNIA BY ORDER OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF RIVERSIDE, DATED DECEMBER 20, 1943, A COPY OF WHICH WAS RECORDED IN BOOK 610 PAGE 219 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LOTS 8 AND 9 OF EDEGMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WESTERLY 72.00 FEET CONVEYED TO THE STATE OF CALIFORNIA MAY 12, 1942 IN BOOK 539, PAGE 541, AND APRIL 3, 1942 AS INSTRUMENT NO. 205, BOTH OF OFFICIAL RECORDS.

LOT 5 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE(S) 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WESTERLY 72 FEET THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MAY 23, 1942 IN BOOK 533 PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS CONVEYED TO THE BOX SPRINGS MUTUAL WATER COMPANY, BY DEED RECORDED IN BOOK 536 PAGE 470 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL A:
THOSE PORTIONS OF LOTS 3 AND 4 OF EDEGMONT TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 4, 310 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 24 MINUTES WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, 130 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20 DEGREES 07 MINUTES WEST TO A POINT ON THE SOUTHEASTERN LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CALIFORNIA ELECTRIC POWER COMPANY BY DEED RECORDED APRIL 8, 1952 AS INSTRUMENT NO. 14945, RIVERSIDE COUNTY RECORDS; THENCE NORTH 69 DEGREES 53 MINUTES EAST ON THE SOUTHEASTERN LINE OF SAID PARCEL, AS CONVEYED TO CALIFORNIA ELECTRIC POWER COMPANY TO THE SOUTHEASTERN CORNER THEREOF; THENCE NORTH 0 DEGREES 12 MINUTES EAST ON THE EASTERLY LINE OF SAID PARCEL, TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY ON THE NORTHERLY LINE OF LOTS 3 AND 4, 121.5 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GEORGE H. ETTER, ET UX, BY DEED FILED FOR RECORD MAY 8, 1953 AS INSTRUMENT NO. 22773, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 0 DEGREES 12 MINUTES EAST, 170 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GEORGE H. ETTER ET UX, BY DEED FILED JUNE 10, 1955 AS INSTRUMENT NO. 38132, RIVERSIDE COUNTY RECORDS; THENCE EAST ON THE SOUTHERLY LINE OF SAID PARCEL 65 FEET TO THE WESTERLY LINE OF PARCEL 1 OF THAT CERTAIN PROPERTY CONVEYED TO THOMAS LAMPERGER ET UX, BY DEED FILED FOR RECORD MARCH 31, 1955 AS INSTRUMENT NO. 18031, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID PARCEL, 140 FEET TO THE SOUTHWEST CORNER THEREOF; THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 3, WHICH BEARS NORTH 89 DEGREES 23 MINUTES EAST FROM THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHEASTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CALIFORNIA ELECTRIC POWER COMPANY BY DEED RECORDED APRIL 8, 1952 AS INSTRUMENT NO. 14945; THENCE NORTH 89 DEGREES 23 MINUTES EAST, ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4, 121.15 FEET; THENCE SOUTH 9 DEGREES 12 MINUTES EAST, 130 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES WEST AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 3 AND 4, 121.15 FEET TO THE EASTERLY LINE OF SAID PARCEL CONVEYED TO THE CALIFORNIA ELECTRIC POWER COMPANY BY THE HEREIN ABOVE DESCRIBED DEED; THENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG SAID EASTERLY LINE, 130 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS CONVEYED TO THE BOX SPRINGS MUTUAL WATER COMPANY BY DEED RECORDED IN BOOK 536 PAGE 470 OF DEEDS, RIVERSIDE COUNTY RECORDS; PARCEL B: A NON-EXCLUSIVE RIGHT TO USE THE EAST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY AS AN ACCESS STRIP OF ROAD: THE WESTERLY PORTION OF LOT 3 OF EDEGMONT NO. 2, A SUBDIVISION IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERN CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 35 DEGREES 36 MINUTES WEST, 399.25 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 53 MINUTES EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND ITS EXTENSION EASTERLY, 274.4 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES WEST 229.7, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 25 FEET TO THE POINT OF BEGINNING; PARCEL C: A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND ALL PUBLIC UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 3 AND 4 OF EDEGMONT TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 4, 310 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 24 MINUTES WEST PARALLEL WITH THE NORTHERLY LINE OF LOTS 3 AND 4, 210 FEET TO A POINT; THENCE SOUTH 30 FEET TO A POINT MEASURED AT RIGHT ANGLES FROM THE ABOVE DESCRIBED EAST AND WEST COURSE; THENCE NORTH 89 DEGREES 24 MINUTES EAST 30 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

EASEMENTS
1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 16, 1925 IN BOOK 633 OF DEEDS, PAGE 63, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
2. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 1926 IN BOOK 698 OF DEEDS, PAGE 298. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY, A CORPORATION THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
3. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1926 IN BOOK 698 OF DEEDS, PAGE 313. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE EASEMENT IS ALONG THE PROPERTY LINE.
4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1928 IN BOOK 779 OF DEEDS, PAGE 406. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY AFFECTS AS DESCRIBED THEREIN.
5. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 04, 1931 AS BOOK 59, PAGE 67 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 02, 1934 AS BOOK 152, PAGE 556 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. EASEMENT CAN NOT BE PLOTTED FROM RECORD INFORMATION (AFFECTS LOT 8)
7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1953 AS INSTRUMENT NO. 17525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY AFFECTS AS DESCRIBED THEREIN.
8. AN EASEMENT FOR ROAD PURPOSES AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1963 AS INSTRUMENT NO. 110469 OF OFFICIAL RECORDS. IN FAVOR OF: CATHERINE E. HARRIS AFFECTS AS DESCRIBED THEREIN.
9. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 1926 IN BOOK 698 OF DEEDS, PAGE 298 IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS LOT 8)
10. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1926 IN BOOK 698 OF DEEDS, PAGE 313. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE EASEMENT IS ALONG PROPERTY LINES (AFFECTS LOT 9)
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JUNE 27, 1928 IN BOOK 771 OF DEEDS, PAGE 149, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. EASEMENT CAN NOT BE PLOTTED FROM RECORD INFORMATION (AFFECTS LOT 8)
12. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1928 IN BOOK 779 OF DEEDS, PAGE 406. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
13. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 04, 1931 AS BOOK 59, PAGE 67 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
14. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1948 AS BOOK 1035, PAGE 588 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY (AFFECTS LOT 8)
15. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1949 AS BOOK 1047, PAGE 76 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY (AFFECTS LOT 9)
16. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 02, 1934 IN BOOK 152 OF DEEDS, PAGE 556. IN FAVOR OF FIRST TRUST AND SAVINGS BANK OF PASADENA AFFECTS THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
17. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1926 IN BOOK 698 OF DEEDS, PAGE 313. IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY EASEMENT IS ALONG PROPERTY LINES.
18. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1926 IN BOOK 698 OF DEEDS, PAGE 313. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY THE EASEMENT IS ALONG PROPERTY LINE.
19. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1928 IN BOOK 779 OF DEEDS, PAGE 406. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY.
20. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 02, 1934 AS BOOK 152, PAGE 556 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3804(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. EASEMENT CAN NOT BE PLOTTED FROM RECORD INFORMATION.
21. AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1953 AS BOOK 1460, PAGE 531 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY AFFECTS AS DESCRIBED THEREIN

UTILITY NOTIFICATION

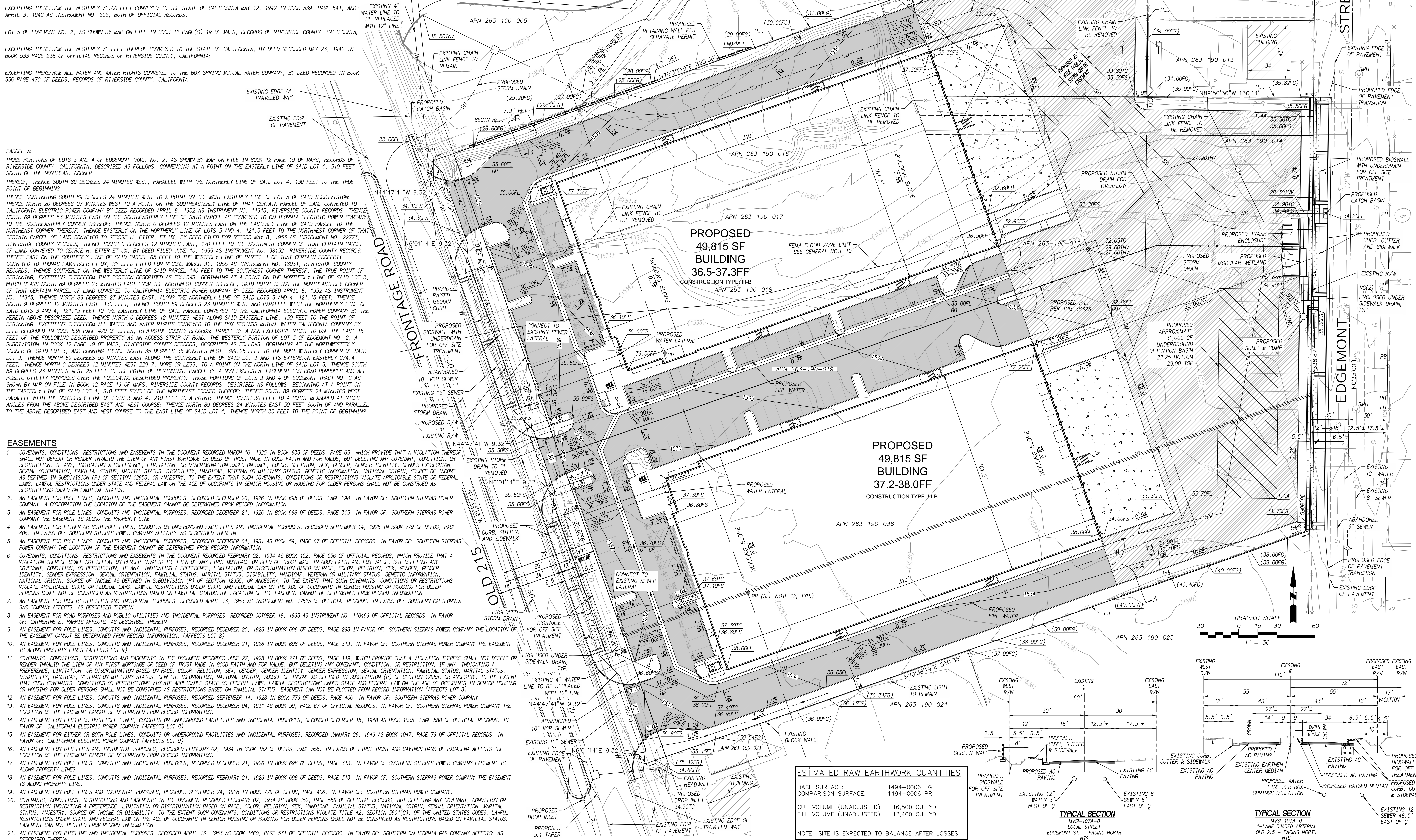
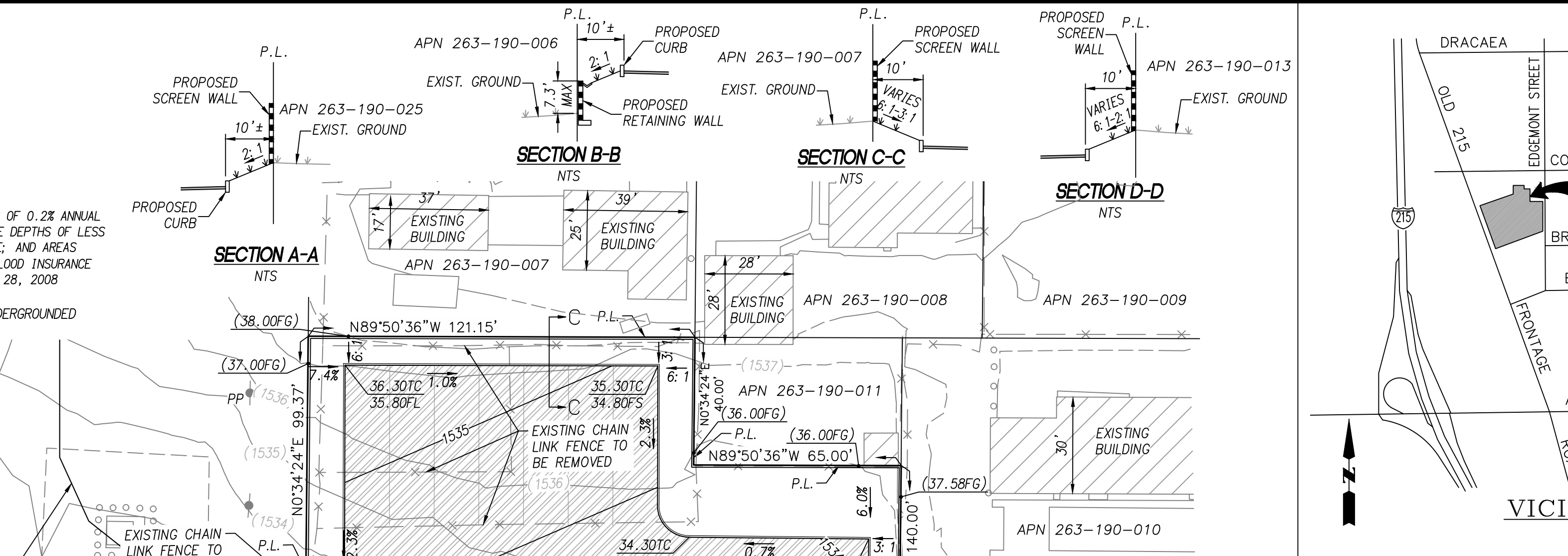
- FRONTIER COMMUNICATIONS
9 S. 4TH STREET
REDLAND, CA 92373
PHONE: (909) 748-6676
- CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 904-1666
- ELECTRIC MORENO VALLEY UTILITY
14331 FREDERICK STREET, STE. 2
MORENO VALLEY, CA 92553
PHONE: (951) 413-3500
- SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUGONIA AVENUE
REDLAND, CA 92373
PHONE: (909) 335-7550
- SOUTHERN CALIFORNIA EDISON
25100 MENIFEE ROAD
ROMOLAND, CA 92585
PHONE: (951) 928-8334
- EDEGMONT COMMUNITY SERVICES DISTRICT
5055 CANYON CREST DR.
RIVERSIDE, CA 92507
PHONE: (951) 784-2632
- BOX SPRINGS MUTUAL WATER COMPANY
21740 CRACAEA AVE.
MORENO VALLEY, CA 92533
(951) 653-6419

LEGEND

- 1:30 PROPOSED CONTOUR
- 2:30X EXISTING CONTOUR
- HP HIGH POINT
- R/W RIGHT OF WAY
- P.L. PROPERTY LINE
- PP UTILITY PULL BOX/AULT
- SMH SEWER MANHOLE
- GB GRADE BREAK
- TC TOP OF CURB
- VG TOP OF GRATE
- VC VALVE COVER
- FS FINISH SURFACE
- FL FLOWLINE
- XX.XX EXISTING ELEVATION
- (XX.XX) PROPOSED STREET LIGHT
- PROPOSED PERIMETER FENCE
- PROPOSED TRUCK DOCK
- PROPOSED AC PAVING
- PROPOSED PCC PAVING
- PROPOSED BIOSWALE

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 263-190-012, 014-019, 036
- EXISTING GROSS AREA: 345,886 SF = 7.94 AC
- EXISTING NET USABLE AREA: 299,713 SF = 6.88 AC
- PROPOSED NET USABLE AREA: 307,433 SF = 7.06 AC
- PROPOSED STREET VACATION AREA: 7,220 SF = 0.18 AC
- EXISTING ZONE DESIGNATION: INDUSTRIAL/BUSINESS PARK
- PROPOSED ZONE DESIGNATION: INDUSTRIAL/BUSINESS PARK
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: WAREHOUSE / OFFICE
- PROJECT SITE IS LOCATED WITHIN ZONE "H" SHAPED - AREAS OF 0.28 ANNUAL CHANCE FLOOD AREAS OF 18 ANNUAL CHANCE FLOOD WITH SQUARE FEET OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 18 ANNUAL CHANCE FLOOD AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0606037495, DATED AUGUST 28, 2008
- CONTIGUOUS OWNERSHIP
- ALL EXISTING UTILITY POLES ON SITE WILL BE REMOVED/UNDERGROUNDED
- EXISTING UTILITIES IN CONFLICT WILL BE RELOCATED
- TPM 38325



ESTIMATED RAW EARTHWORK QUANTITIES

BASE SURFACE:	1494-0006 EG
COMPARISON SURFACE:	1494-0006 PR
CUT VOLUME (UNADJUSTED)	16,500 CU. YD.
FILL VOLUME (UNADJUSTED)	12,400 CU. YD.

NOTE: SITE IS EXPECTED TO BALANCE AFTER LOSSES.

CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92524
PH: (951) 783-0101 FAX: (951) 783-0103
www.cascinc.com

CONCEPTUAL GRADING PLAN
OLD 215 FRONTAGE ROAD
INDUSTRIAL BUILDINGS
CORE HOLDINGS 21, LLC.
APN 263-190-012, 014 - 019, 036
CITY OF MORENO VALLEY

PREPARED FOR/APPLICANT:
CORE HOLDINGS 21 LLC
ATTN: MARK BABEL
523 MAIN STREET
EL SEGUNDO, CA 90245
(310) 428-3302

PROPERTY OWNER:
CORE HOLDINGS 21
ATTN: MARK BABEL
523 MAIN STREET
EL SEGUNDO, CA 90245
(310) 428-3302

SOURCE OF SURVEY:
AERIAL SURVEY
DATED JULY 2021
BY: [Name]
7117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
PHONE: (951) 697-4252

PEN 21-0325

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