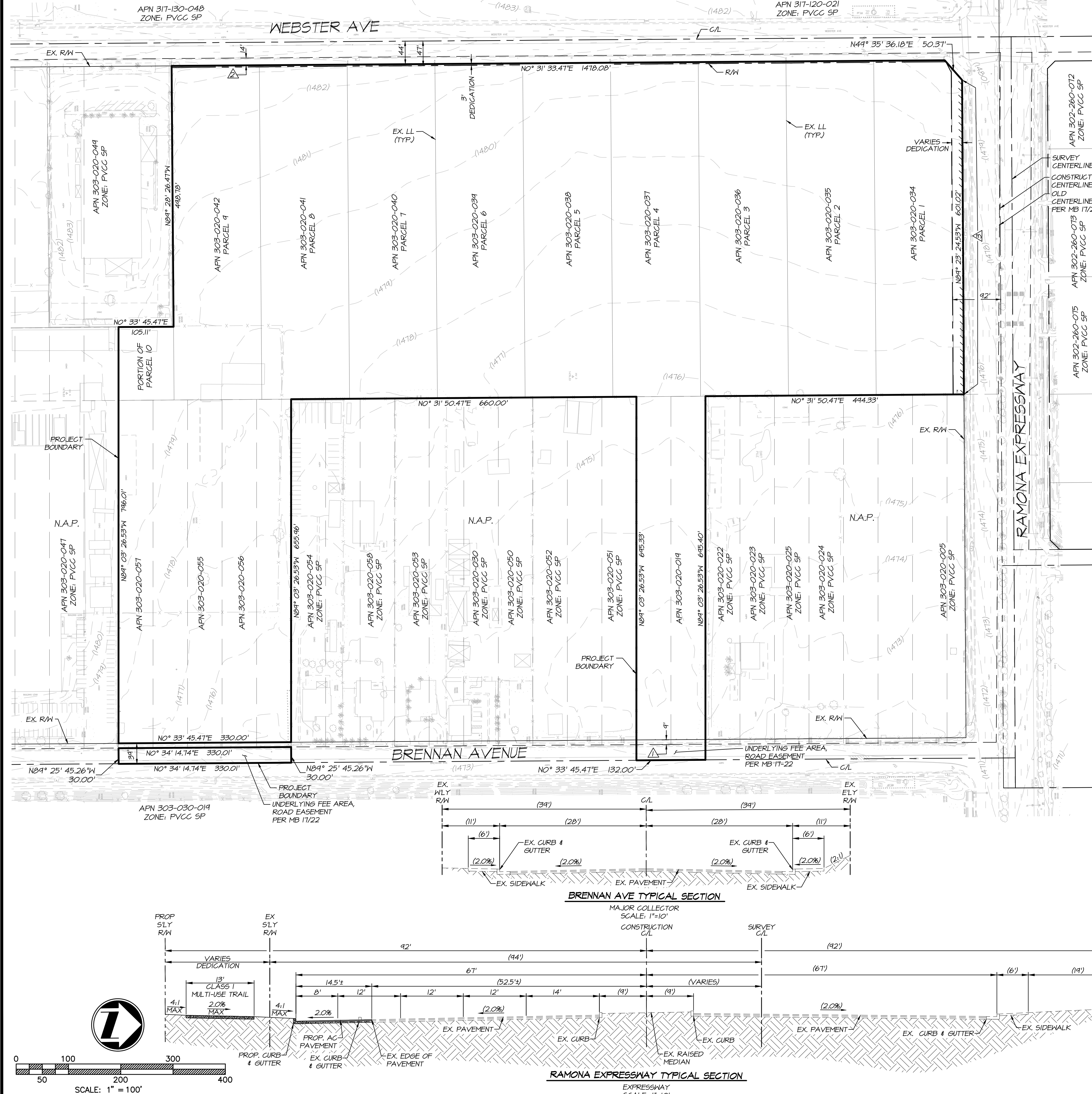
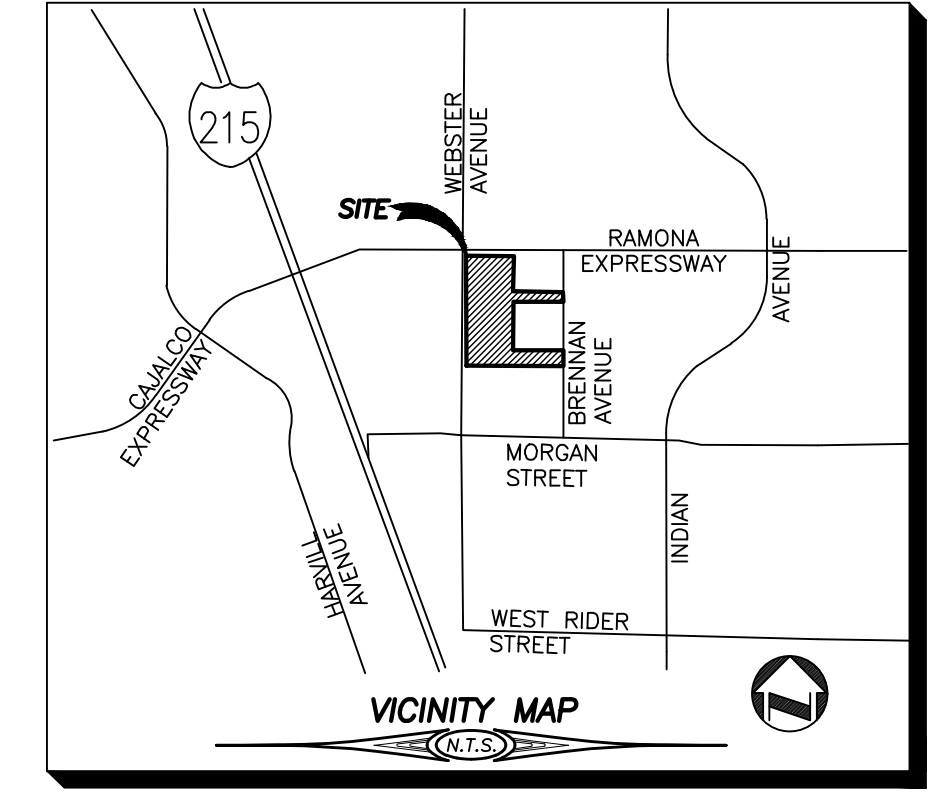


IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PROLOGIS - RAMONA EXPRESSWAY & WEBSTER AVENUE
TENTATIVE PARCEL MAP 38643



LEGAL DESCRIPTION

PARCELS 1 THROUGH 9, INCLUSIVE OF PARCEL MAP 19113, IN THE CITY OF PERRIS, AS PER MAP RECORDED IN BOOK 121, PAGES 9 TO 11, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LOTS 9 AND 10 OF GOLDEN VALLEY FARMS TRACT NO. 3, IN THE CITY OF PERRIS, AS SHOWN BY MAP RECORDED IN BOOK 17, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LOTS 21, 22 AND 23 OF GOLDEN VALLEY FARMS NO. 3, IN THE CITY OF PERRIS, AS PER MAP RECORDED IN BOOK 17, PAGE 22, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THE EAST 9.00 FEET AS CONDEMNED IN FAVOR OF THE CITY OF PERRIS BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 25, 1991 AS INSTRUMENT NO. 213986, OFFICIAL RECORDS.

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 24, 1986 AS INSTRUMENT NO. 331443 OF OFFICIAL RECORDS, BEING LOTS 24 AND 25 OF GOLDEN VALLEY FARMS NO. 3, IN THE CITY OF PERRIS, AS PER MAP RECORDED IN BOOK 17, PAGE 22, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH THAT PORTION OF PARCEL 10 OF PARCEL MAP 19113, AS PER MAP RECORDED IN BOOK 121, PAGES 9 TO 11, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL 10; THENCE SOUTH 00° 01' 54" WEST ALONG THE MOST EASTERLY PROPERTY LINE OF SAID PARCEL 10, 106.13 FEET TO THE NORTHERLY LINE OF PARCEL 14 OF SAID PARCEL MAP 19113; THENCE NORTH 84° 34' 02" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 14, 140.23 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 00° 03' 10" EAST 105.91 FEET TO THE NORTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 84° 59' 02" WEST ALONG THE NORTHERLY LINE, 140.11 FEET TO THE POINT OF BEGINNING EXCEPT THE EAST 9.00 FEET OF LOTS 24 AND 25 AS CONDEMNED IN FAVOR OF THE CITY OF PERRIS BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 25, 1991 AS INSTRUMENT NO. 213986, OFFICIAL RECORDS.

NOTES

- 2004 THOMAS BROTHERS MAP, PAGE T71, GRID E2 & F2
- THIS PROJECT IS WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVC SP).
- THIS PROJECT IS WITHIN THE UNHATCHED AREA OF ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 06065G1430H, DATED AUGUST 10, 2014.
- THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
- ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.

EASEMENT NOTES

- AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET AND HIGHWAY PURPOSES AND MAINTAIN UTILITIES, SEWERS AND DRAINS, RECORDED AUGUST 12, 1985 AS INSTRUMENT NO. 85-118364, OFFICIAL RECORDS.
- ROAD EASEMENT PER PARCEL MAP 19113, PMB 1219-11
- RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED BY DOCUMENT RECORDED DECEMBER 24, 1986 AS INSTRUMENT NO. 92162, IN BOOK 2386, PG 217, OFFICIAL RECORDS.

ACREAGE

GROSS SITE AREA: 1291,634 S.F. 29.74 A.C.
 STREET DEDICATION: 32,212 S.F. 0.74 A.C.
 NET SITE AREA: 1,265,362 S.F. 29.05 A.C.

PROPERTY OWNER

APN: 303-020-019 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-037 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-040 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-055 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764
APN: 303-020-034 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-038 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-041 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-056 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764
APN: 303-020-035 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-039 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-042 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764	APN: 303-020-057 DUKE REALTY R/H LP 3546 CONCOURS ST. ONTARIO, CA 91764

APPLICANT

COMPANY: PROLOGIS
 CONTACT: D.J. ARELLANO
 ADDRESS: 3546 CONCOURS ST.
 ONTARIO, CA 91764
 PHONE: (951) 688-0241

ENGINEER

COMPANY: ADKAN ENGINEERS
 CONTACT: RICHARD REAVES
 ADDRESS: 6874 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 PHONE: (951) 688-0241
 FAX: (951) 688-0599

TOPOGRAPHY

PHOTO GEODETIC CORPORATION
 2806 ALPINE BLVD., STE C
 ALPINE, CA 91901
 PHONE: (619) 631-1366
 DATED: 01-26-2022

ZONING

PVCC SP (PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN)

BENCHMARK

N65 BENCHMARK IS DESIGNATED AS DXS442 BEING A STANDARD 3-1/4 INCH ALUMINUM DISK SET FLUSH IN TOP OF CURB, LOCATED 1300 FEET WEST OF AT&T RAILROAD ALONG RIDER STREET, ON TOP OF NORTH CURB FACE OF RIDER STREET 20 FEET NORTH OF RIDER STREET.

ELEVATION: 1515.12 FEET NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CGCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS 'P418', 'P600', AND 'D595', NAD 83 (NAD83) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A CONVERSION FACTOR OF 0.99942663. CALCULATIONS ARE MADE AT POINT 205 FOUND IAP, FLUSH, LS4343 PER FM 19113 BOOK 121 PAGES 9-11 WITH COORDINATES OF:

N: 6254933.871 E: 2249921.921

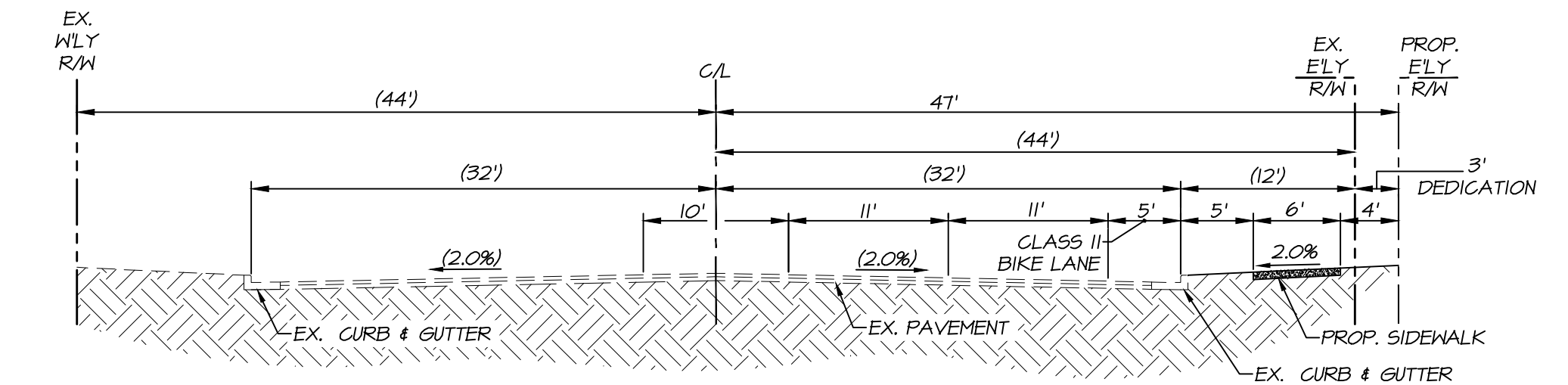
USING AN ELEVATION OF 1488.608

UTILITY COMPANIES

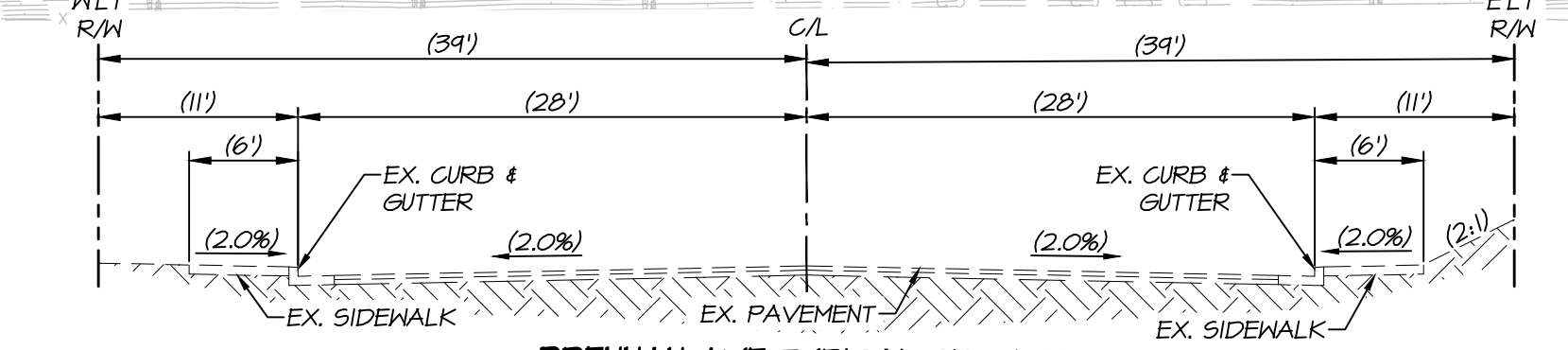
WATER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3643
SEWER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3643
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY PHONE: (800) 684-8123
TELEPHONE:	CHARTER COMMUNICATIONS PHONE: (833) 644-9259
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (800) 427-2200
SCHOOL:	VAL VERDE UNIFIED SCHOOL DISTRICT PHONE: (951) 940-6100

A.P.N.

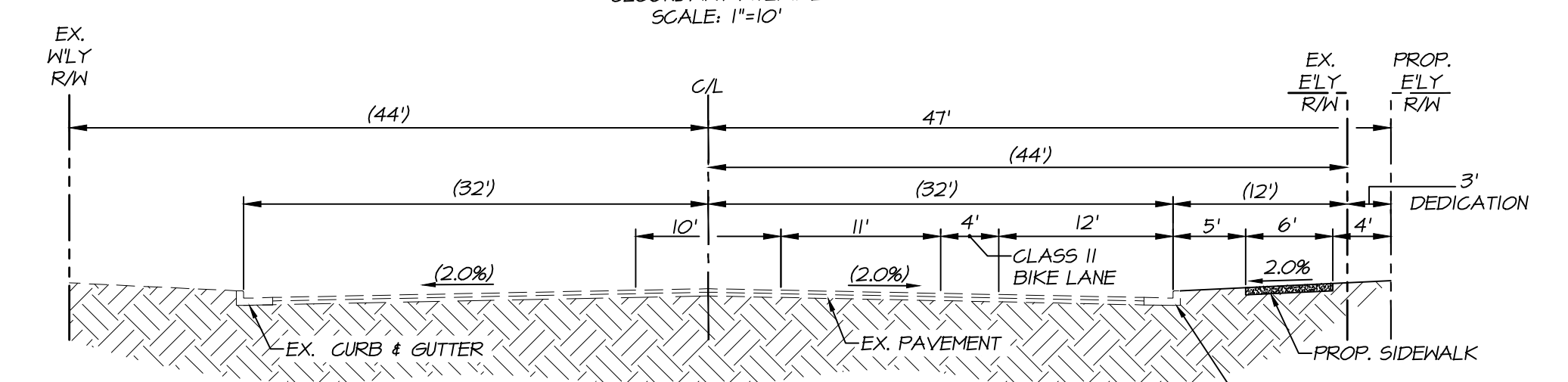
303-020-019 THROUGH 303-020-034 THROUGH 303-020-042 THROUGH 303-020-055 THROUGH 303-020-057



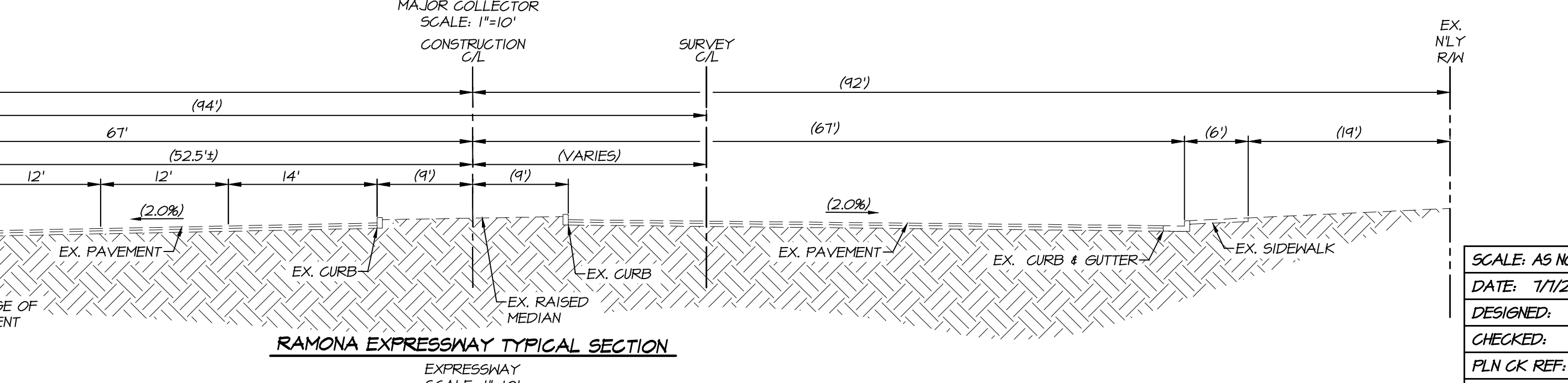
WEBSTER AVE TYPICAL SECTION
 SOUTH PROPERTY LINE TO 500' SOUTH OF RAMONA EXPRESSWAY SECONDARY ATTERIAL SCALE: 1"=10'



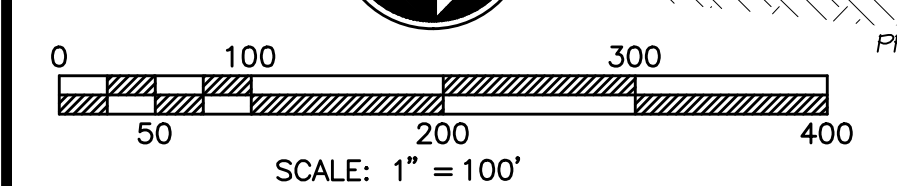
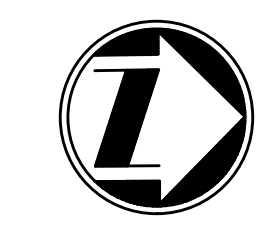
BRENNAN AVE TYPICAL SECTION
 MAJOR COLLECTOR SCALE: 1"=10'



WEBSTER AVE TYPICAL SECTION
 300' SOUTH OF RAMONA EXPRESSWAY TO RAMONA EXPRESSWAY SECONDARY ATTERIAL SCALE: 1"=10'



RAMONA EXPRESSWAY TYPICAL SECTION
 EXPRESSWAY SCALE: 1"=10'



SCALE: 1" = 100'

SCALE: AS NOTED
 DATE: 7/1/2023
 DESIGNED: RI
 CHECKED: RR
 PLN CK REF:
 F.B.

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6874 Airport Drive, Riverside, CA 92504
 Tel: (951) 688 0241 Fax: (951) 688 0599

TENTATIVE PARCEL MAP 38643
 CITY OF PERRIS
PROLOGIS

JN 10331
 SHEET 1
 OF 1 SHEETS
 DNS. NO.

U:\Projects\Prologis\10331 - Ramona & Webster (Engineering)\Tentative Parcel Map\10331_TPM_01.dwg