

**PERRIS VALLEY COMMERCE CENTER
 LAND USE STANDARD NOTES**

1. STRUCTURE HEIGHTS MAY BE INCREASED TO A MAXIMUM OF 100- FEET ABOVE GRADE, PROVIDED THAT THE FRONT AND STREET SIDE YARDS ARE INCREASED AT LEAST (1) ONE-FOOT FOR EVERY (1) ONE-FOOT OF HEIGHT INCREASE BEYOND THE STANDARD SET FORTH IN SECTION 19.44.030 AND PROVIDED THAT SIDE AND REAR YARD SETBACKS ARE INCREASED BY (1) ONE-FOOT FOR EVERY (2) TWO-FOOT INCREASE BEYOND THE STANDARD SET FORTH IN SECTION 19.44.030.

2. INTERIOR PORTIONS OF A SITE DEDICATED TO LOADING, STORAGE, LARGE VEHICLE MANEUVERING AND PARKING MAY BE PERMITTED TO FOREGO REQ'D INTERIOR LANDSCAPING WITH THE EXCEPTION OF THOSE PROPERTIES ABUTTING THE MID EASEMENT AND THE REQUIRED LANDSCAPING FOR EMPLOYEE AND VISITOR PARKING AND OUTDOOR EMPLOYEE BREAK OR AMENITY AREAS AND REQUIRED BUFFER AREAS.

3. FAR IS THE RATIO OF FLOOR AREA DIVIDED BY LOT AREA. THESE DEVELOPMENT STANDARDS MAY BE MODIFIED PURSUANT TO THE DEVELOPMENT PARTICIPATING IN THE INCENTIVES PROGRAM AS DESCRIBED IN THIS SECTION.

4. HEIGHT OF STRUCTURE SHALL COMPLY WITH THE FEDERAL AVIATION REGULATION, PART 77 RESTRICTIONS FOR MARCH AIR RESERVE BASE.

5. IF LOADING/UNLOADING PROVIDED, SETBACK SHALL NOT BE LESS THAN 25- FEET, UNLESS WITHIN RESIDENTIAL BUFFER ZONE IN WHICH CASE A 50- FOOT SETBACK WILL BE REQUIRED.

6. IF LOADING/UNLOADING PROVIDED, SETBACK SHALL NOT BE LESS THAN 30- FEET.

7. SETBACK REQUIREMENTS ARE FOR STRUCTURES 20- FEET OR LESS IN HEIGHT ON THE PUBLIC RIGHT OF WAY.

8. FRONT YARDS FOR STRUCTURES SHALL BE INCREASED BY 5- FEET FOR EACH 10 FEET OF STRUCTURE HEIGHT GREATER THAN SETBACK FROM PROPERTY LINE/RIGHT-OF-WAY TO MAXIMUM STRUCTURE HEIGHT.

9. SETBACK REQUIREMENTS ARE FOR STRUCTURES 25- FEET OR LESS IN HEIGHT ON THE PUBLIC RIGHT-OF-WAY.

10. FRONT YARDS FOR STRUCTURES SHALL BE INCREASED (1) ONE-FOOT FOR EACH (2) TWO- FEET OF STRUCTURE HEIGHT GREATER THAN 25- FEET IN HEIGHT AT SETBACK FROM PROPERTY LINE/RIGHT-OF-WAY TO MAXIMUM STRUCTURE HEIGHT.

11. LOTS GREATER THAN 4,500 SQUARE FEET REQUIRE A MINIMUM DEPTH OF 100- FEET.

12. LOT COVERAGE MAY BE INCREASED TO A MAXIMUM OF 60% ON LOTS LESS THAN 6,000 SQUARE FEET.

13. INCREASES BY 5- FEET FOR EACH ADDITIONAL STORY OVER ONE STORY

14. LOT COVERAGE SHALL BE THE AVERAGE LOT COVERAGE OF ALL ZONES WHICH ABUT THE PROPERTY. THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS SHALL BE THE AVERAGE OF EACH OF THOSE PARTICULAR SETBACKS FOR THE ZONES WHICH ABUT THE PROPERTY. HEIGHT LIMITS MAY BE INCREASED UP TO 100- FEET PROVIDED THAT: FOR EVERY (1) ONE-FOOT INCREASE IN BUILDING HEIGHT BEYOND THE 50- FOOT MAXIMUM HEIGHT, THE BUILDING SETBACKS ARE INCREASED BY (1) ONE-FOOT ON ALL INTERIOR YARDS AND A CONDITIONAL USE PERMIT FOR INCREASED BUILDING HEIGHT IS APPROVED PURSUANT TO CHAPTER 19.61 AND SUCH PERMIT INCLUDES A CONDITION REQUIRING ADDITIONAL PERIMETER LANDSCAPING PROVIDED TO SCREEN AND MITIGATE VISUAL IMPACTS FROM THE INCREASED STRUCTURE HEIGHT.

FLIGHT ZONE "D" NOTES

NOTES:
 POLICIES REFERENCED HERE ARE FROM THE RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED BY THE RIVERSIDE COUNTY ALUC FOR OTHER AIRPORTS BEGINNING IN OCTOBER 2004. A COMPLETE COPY OF THE RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN IS AVAILABLE ON THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION WEBSITE AT WWW.RCALUC.ORG.

RESIDENTIAL (DU/AC) #1 NO LIMIT
 OTHER USES (PEOPLE PER ACRE):
 AVERAGE: NO RESTRICTION
 SINGLE ACRE: NO RESTRICTION
 REQUIRED OPEN LAND: NOT REQUIRED
 PROHIBITED USES: HAZARDS TO FLIGHT
 OTHER DEVELOPMENT CONDITIONS: - MAJOR SPECTATOR-ORIENTED SPORTS STADIUMS, AMPHITHEATER, CONCERT HALLS DISCOURAGED
 - ELECTROMAGNETIC RADIATION NOTIFICATION
 - DEED NOTICE AND DISCLOSURE

NEW BUILDING STATISTICS

PROPOSED BUILDING BREAKDOWN			
BUILDINGS	OFFICE	WAREHOUSE	TOTAL
3 BUILDINGS			
22 UNITS	14,920 S.F.	51,706 S.F.	66,626 S.F.
BUILDING 'A'			
UNIT A1	754 S.F.	2,455 S.F.	3,187 S.F.
UNIT A2	543 S.F.	2,033 S.F.	2,626 S.F.
UNIT A3	548 S.F.	2,226 S.F.	2,824 S.F.
UNIT A4	640 S.F.	1,950 S.F.	2,540 S.F.
UNIT A5	640 S.F.	1,950 S.F.	2,540 S.F.
UNIT A6	548 S.F.	2,226 S.F.	2,824 S.F.
UNIT A7	543 S.F.	2,033 S.F.	2,626 S.F.
UNIT A8	754 S.F.	3,620 S.F.	4,354 S.F.
ELECTRICAL ROOM		260 S.F.	260 S.F.
8 UNITS	5,130 S.F.	18,751 S.F.	23,881 S.F.
BUILDING 'B'			
UNIT B1	828 S.F.	2,454 S.F.	3,182 S.F.
UNIT B2	682 S.F.	2,194 S.F.	2,876 S.F.
UNIT B3	643 S.F.	1,945 S.F.	2,238 S.F.
UNIT B4	643 S.F.	1,945 S.F.	2,238 S.F.
UNIT B5	634 S.F.	1,940 S.F.	2,624 S.F.
UNIT B6	650 S.F.	1,840 S.F.	2,540 S.F.
UNIT B7	828 S.F.	2,454 S.F.	3,182 S.F.
ELECTRICAL ROOM		260 S.F.	260 S.F.
7 UNITS	4,908 S.F.	15,432 S.F.	20,340 S.F.
BUILDING 'C'			
UNIT C1	833 S.F.	3,347 S.F.	4,180 S.F.
UNIT C2	655 S.F.	2,160 S.F.	2,815 S.F.
UNIT C3	578 S.F.	1,996 S.F.	3,016 S.F.
UNIT C4	709 S.F.	2,094 S.F.	2,730 S.F.
UNIT C5	709 S.F.	2,094 S.F.	2,730 S.F.
UNIT C6	674 S.F.	2,444 S.F.	3,569 S.F.
UNIT C7	784 S.F.	3,128 S.F.	3,907 S.F.
ELECTRICAL ROOM		260 S.F.	260 S.F.
7 UNITS	4,942 S.F.	17,523 S.F.	22,465 S.F.

PARKING STATISTICS

REQUIRED PARKING CALCULATION			
BUILDING 'A' (36 REQUIRED)	(52 PARKING PROVIDED)		
5,130 S.F. OFFICE AT 1/300 S.F.	1/300 S.F.	= 17 REQ.	
18,751 S.F. WAREHOUSE	1/1,000 S.F. <20,000 S.F.	= 19 REQ.	
BUILDING 'B' (31 REQUIRED)	(52 PARKING PROVIDED)		
4,908 S.F. OFFICE AT 1/300 S.F.	1/300 S.F.	= 16 REQ.	
15,432 S.F. WAREHOUSE	1/1,000 S.F. <20,000 S.F.	= 15 REQ.	
BUILDING 'C' (34 REQUIRED)	(47 PARKING PROVIDED)		
4,942 S.F. OFFICE AT 1/300 S.F.	1/300 S.F.	= 16 REQ.	
17,523 S.F. WAREHOUSE	1/1,000 S.F. <20,000 S.F.	= 18 REQ.	
TOTAL PROPOSED SITE PARKING REQUIRED		=101 REQ.	
PARKING BREAKDOWN			
STANDARD STALLS:	110 STALLS		
ACCESSIBLE STALLS:	6 STALLS (INCLUDES 3 VAN)		
EVCS STALLS:	35 STALLS		
TOTAL SITE PARKING PROVIDED	(151 PARKING PROVIDED)		

ELECTRICAL VEHICLE (EV) CHARGING REQUIREMENTS

ELECTRIC VEHICLE TYPE:	# REQUIRED:	# PROVIDED:
EV CAPABLE SPACES: (PER 2022 CBC TABLE 5.106.5.3.1)	35 STALLS	35 STALLS
EVCS (EV CAPABLE SPACES) (PROVIDED WITH EVSE)	9 OF 35 STALLS	9 STALLS
PUBLIC OR COMMON USE EVCS: (1 VAN, # 2 STANDARD)	2 STALLS	3 STALLS
ELECTRIC VEHICLE NOTES:		
1. THE REQUIRED EVCS COUNT TOWARD THE TOTAL REQUIRED EV CAPABLE SPACES.		
2. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY AN ENFORCEMENT AGENCY. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.		
3. PUBLIC USE OR COMMON USE EVCS PARKING SPACE PER CALIFORNIA BUILDING CODE SECTION 11B TABLE 11B-228.3.2.1		
REQUIRED BICYCLE PARKING: (PER 2019 CA. GREEN CODE CHAPTER 5)	5% OF TOTAL PARKING STALLS = 12 BICYCLE PARKING	
ACTUAL BICYCLE PARKING PROVIDED:	12 BICYCLE PARKING	
MOTORCYCLE PARKING:	12 PARKING	
LOADING SPACES REQUIRED: 20,000 S.F. - 50,000 S.F.	1 SPACES	
LOADING SPACES PROVIDED:	NOT REQUIRED LESS THAN 200 REG. PARKING STALLS	

PROJECT SUMMARY

PROJECT DESCRIPTION
 THE PROPOSED PROJECT WILL CONSIST OF THREE (3) MULTI-TENANT CONCRETE TILT-UP BUILDINGS FOR A TOTAL ON-SITE BUILDING AREA OF 66,626 SF. BUILDINGS ARE DESIGNED WITH SPEC SUITES TO ACCOMMODATE FLEXIBLE TENANT SPACES SUITABLE FOR A VARIETY OF OCCUPANCIES WITH ON-GRADE ROLL UP DOORS (NO DOCK HIGH DOORS).

THE SITE CONSISTS OF MULTIPLE EMPLOYEE BREAK AMENITY AREAS STRATEGICALLY LOCATED THROUGHOUT, ALONG WITH BICYCLE RACKS, BICYCLE LOCKERS, OFF-STREET PARKING, AND TRUCK LOADING AREAS.

THE PROJECT WILL COMPLY WITH THE CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS.

PROJECT ADDRESS: NWC N. PERRIS BLVD. and HARLEY KNOX BLVD. PERRIS, CA 92571

EXISTING LAND USE ARE: LU-1 PLANNING AREA # 1 (NORTH COMMERCIAL/INDUSTRIAL)

EXISTING ZONING: PVCC C (PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN COMMERCIAL)

EXISTING LAND USE DESIGNATION: C - COMMERCIAL
 PA-1 - PLANNING AREA 1
 PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN

PROPOSED LAND USE DESIGNATION: C - UNDERLYING COMMERCIAL BPO-BUSINESS PARK OFFICE
 PA-1 - PLANNING AREA 1
 PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 308.2) BPO, F-1, & S-1
 BUSINESS PARK OFFICE
 MODERATE HAZARD INDUSTRIAL
 MODERATE HAZARD STORAGE

AIRPORT OVERLAY ZONE "D" FLIGHT CORRIDOR BUFFER PER EXHIBIT LU-1B & TABLE LU-32

FLOOD ZONE: SPECIAL FLOOD "A" HAZARD AREA INUNDAED BY 100 - YEAR FLOOD TYPE V-B; FULLY SPRINKLERED

CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)

OCCUPANT LOAD (PER 2019 CBC TABLE 1004.5) 150

MAX. BUILDING HEIGHT PERMITTED: 45'

PROPOSED BUILDING HEIGHT: LOW PARAPET = 25'-0"
 HIGH PARAPET = 28'-6"

MIN. REQUIRED SETBACKS:
 FRONT YARD: 15' - EXPRESSWAY
 SIDE YARD: NONE - ADJOINING NON-RES
 REAR YARD: NONE - ADJOINING NON-RES

LANDSCAPE EASEMENTS: 15' (HARLEY KNOX BLVD.)
 MIN. LANDSCAPE COVERAGE REQ.: (PER PMC SECTION 19.10.060.16)a.9 10 % (± 19,223 SF)

MAX. LOT COVERAGE PERMITTED: 50 % (± 9,611 SF)

PREVIOUS APNS: 302-090-052, 302-090-053, 302-090-054, 302-090-056, 302-090-057, 302-090-058, 302-090-054, 302-090-060, 302-090-061

MAX. FLOOR AREA RATIO (F.A.R.): 75 % (± 144,175 SF)

PROPOSED SITE STATISTICS:

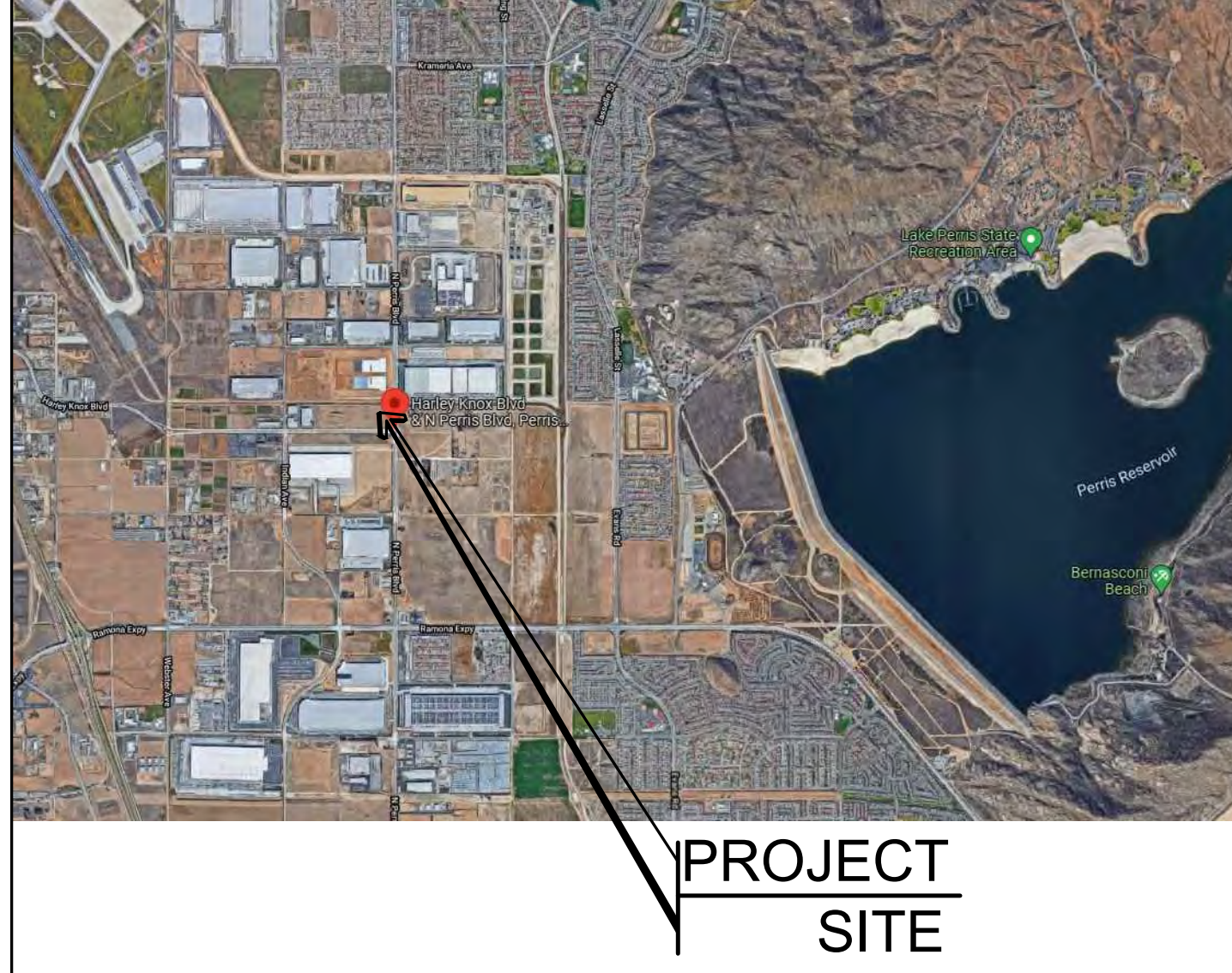
OVERALL LOT SIZE: 4.413 AC (± 192,233 SF)
 LOT-4: ± 1.51 AC (± 65,909 SF)
 LOT-5: ± 1.15 AC (± 50,094 SF)
 LOT-6: ± 1.75 AC (± 76,230 SF)

LOT COVERAGE (BUILDINGS): (PER 2019 CBC 501.4 & 705.3) 35% 66,626 SF

LANDSCAPE COVERAGE: 15% ± 28,880 SF

HARDSCAPE COVERAGE: (INCLUDES PARKING, DRIVE AISLE, & TRASH ENCLOSURES) 50% ± 96,661 S.F.

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 2 OF THE RIVERSIDE TRACT, IN THE CITIES OF PERRIS AND MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2 IN SAID BLOCK 2:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 84°28'46" WEST 12.75 FEET ALONG THE SOUTHERLY LINE THEREOF; THENCE NORTH 00°34'26" EAST 614.81 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 84°30'30" EAST 12.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 00°34'33" WEST 614.82 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING DESCRIBED AS PARCEL 1 IN A CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT 03-0320, RECORDED JANUARY 12, 2004 AS INSTRUMENT NO. 2004-0019480 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 23, 2004 AS INSTRUMENT NO. 2004-0048681 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF PERRIS BOULEVARD (100 FEET WIDE) AS SHOWN BY SAID MAP OF THE RIVERSIDE TRACT BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1 AND BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 IN BOOK 1426, PAGE 81 OF OFFICIAL RECORDS, WHICH UPON VACATION WOULD REVERT TO SAID PORTION OF LOT 1 BY OPERATION OF LAW.

APN: 302-090-034-7 AND 302-090-037-0

SHEET INDEX

ap-1	ARCHITECTURAL PLANS COVER SHEET / PROJECT INFORMATION
1 OF 2	ALTA/NSPS LAND TITLE SURVEY COVER PAGE
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
1 OF 1	TENTATIVE PARCEL MAP # 38734
1 OF 1	PRELIMINARY GRADING PLAN
PL-1	PRELIMINARY LANDSCAPE PLAN
E-1	PHOTOMETRIC SITE PLAN
ap-2	SITE PLAN
ap-2a	TRUCK TURNING TEMPLATE SITE PLAN
ap-2.1	MISC. SITE DETAILS
ap-2.1a	MISC. SITE DETAILS
ap-2.2	FIRE ACCESS PLAN AND NOTES
ap-2.3	TYPICAL DETAILS
ap-3	BUILDING 'A' - FLOOR PLAN
ap-4	BUILDING 'A' - ROOF PLAN
ap-5	BUILDING 'A' - ELEVATIONS
ap-6	BUILDING 'A' - SECTIONS
ap-7	BUILDING 'B' - FLOOR PLAN
ap-8	BUILDING 'B' - ROOF PLAN
ap-9	BUILDING 'B' - ELEVATIONS
ap-10	BUILDING 'B' - SECTIONS
ap-11	BUILDING 'C' - FLOOR PLAN
ap-12	BUILDING 'C' - ROOF PLAN
ap-13	BUILDING 'C' - ELEVATIONS
ap-14	BUILDING 'C' - SECTIONS
mb	MATERIAL BOARD

PROJECT DIRECTORY

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 T: 818.751.9120
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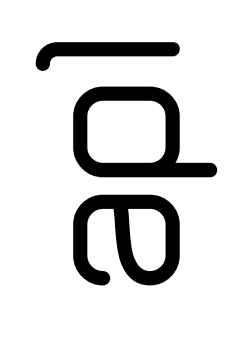


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MARCH PLAZA
 NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
 PERRIS, CALIFORNIA

cover sheet

date: 10/06/2021
 job number: 21-55-20



OWNER:

RUTH KAHN PERRIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 4, 5, 6 AND 7 OF PARCEL MAP NO. 37278, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 248, PAGES 60, 61 AND 62 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, MONUMENT SIGNS, DRAINAGE AND OTHER INCIDENTAL PURPOSES AS MORE PARTICULARLY SET FORTH IN SECTION 2, EASEMENTS OF THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL EASEMENTS AND ACCESS RIGHTS FOR MARCH PLAZA" RECORDED OCTOBER 21, 2021 AS INSTRUMENT NO. 2021-0623694 OF OFFICIAL RECORDS.

APNs, FOR CONVEYANCING PURPOSES ONLY:

- 302-090-055 (PORTION OF PARCEL 4)
302-090-060 (PORTION OF PARCEL 4)
302-090-056 (PORTION OF PARCEL 5)
302-090-061 (PORTION OF PARCEL 5)
302-090-057 (PARCEL 6)
302-090-058 (PARCEL 7)

TITLE COMMITMENT:

ITEM NUMBERS HEREON CORRESPOND TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1195027-DC72, DATED OCTOBER 3, 2023.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY, OR CONTENT OF SAID COMMITMENT IS ASSUMED BY THIS MAP.

ITEM NUMBERS ENCLOSED REFLECT ITEMS WHICH ARE PLOTTED HEREON.

EXCEPTIONS:

- 1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
2 (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6 (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7 ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
8 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$625.87, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$625.87, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-140
A.P. NO.: 302-090-055

(AFFECTS PORTION OF PARCEL 4)

9 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$1,026.51, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$1,026.51, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-140
A.P. NO.: 302-090-056

(AFFECTS PORTION OF PARCEL 5)

10 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$1,327.66, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$1,327.66, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-140
A.P. NO.: 302-090-057

(AFFECTS PARCEL 6)

11 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$1,112.72, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$1,112.72, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-140
A.P. NO.: 302-090-058

12 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$612.52, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$612.52, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-133
A.P. NO.: 302-090-060

(AFFECTS PORTION OF PARCEL 4)

13 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$101.95, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$101.95, OPEN
PENALTY: \$0.00
TAX RATE AREA: 008-133
A.P. NO.: 302-090-061

(AFFECTS PORTION OF PARCEL 5)

14 THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2001-3, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED APRIL 23, 2020 AS INSTRUMENT NO. 2020-0178251 OF OFFICIAL RECORDS.

(AFFECTS ALL PARCELS)

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT (CONT'D):

- 15 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
16 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 3245" RECORDED JUNE 09, 1997 AS INSTRUMENT NO. 201456 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
17 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 3244" RECORDED JUNE 24, 1997 AS INSTRUMENT NO. 222270 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
18 AN EASEMENT FOR PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "NAVIGATION RIGHTS" AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 13, 2017 AS INSTRUMENT NO. 2017-0150564 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
19 ABUTTER'S RIGHT OF INGRESS AND EGRESS TO OR FROM HARLEY KNOX BOULEVARD, EXCEPT THE GENERAL EASEMENT OF TRAVEL AND ACCESS OPENING, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 37278 ON FILE IN BOOK 248, PAGE 60, 61 AND 62, OF PARCEL MAPS. (AFFECTS PARCEL 6)
20 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 37278 RECORDED MARCH 26, 2020 AND ON FILE IN BOOK 248, PAGE(S) 60, 61 AND 62, OF PARCEL MAPS. FOR: PERMANENT, NON-EXCLUSIVE, RECIPROCAL ACCESS EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, PARKING, DRAINAGE, AND TRASH FACILITIES AND INCIDENTAL PURPOSES. BLANKET IN NATURE. (AFFECTS ALL PARCELS)
21 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 37278 RECORDED MARCH 26, 2020 AND ON FILE IN BOOK 248, PAGE(S) 60, 61 AND 62, OF PARCEL MAPS. FOR: LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES. (AFFECTS PARCEL 6)
22 AN EASEMENT FOR PUBLIC SERVICE EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 10, 2020 AS INSTRUMENT NO. 2020-0246317 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL 6)
23 AN EASEMENT FOR GAS PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 2020 AS INSTRUMENT NO. 2020-0251356 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
24 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HOLD HARMLESS AGREEMENT FOR WATER" RECORDED JULY 02, 2020 AS INSTRUMENT NO. 2020-0289293 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
25 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HOLD HARMLESS AGREEMENT FOR SEWER" RECORDED JULY 02, 2020 AS INSTRUMENT NO. 2020-0289294 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
26 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2021 AS INSTRUMENT NO. 2021-0018609 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS 6 AND 7)
27 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 21, 2021 AS INSTRUMENT NO. 2021-0623694 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, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12995, 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. (AFFECTS ALL PARCELS)
28 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$400,000.00 RECORDED AUGUST 16, 2022 AS INSTRUMENT NO. 2022-0359992 OF OFFICIAL RECORDS. DATED: AUGUST 09, 2022 TRUSTOR: RUTH KAHN PERRIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: PLATINUM LOAN SERVICES, INC. BENEFICIARY: EQUITY TRUST COMPANY CUSTODIAN FBO STEVEN M. COBIN TRADITIONAL IRA, AS TO AN UNDIVIDED 100.000% INTEREST (AFFECTS ALL PARCELS)
THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY. ACCORDING TO THE PUBLIC RECORDS, 38.46% OF THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO STEVEN M. COBIN AND SUSAN L. COBIN, TRUSTEES OF THE COBIN FAMILY TRUST DATED MARCH 9TH, 1984 BY ASSIGNMENT RECORDED APRIL 27, 2023 AS INSTRUMENT NO. 2023-0120319 OF OFFICIAL RECORDS. A DOCUMENT RECORDED APRIL 27, 2023 AS INSTRUMENT NO. 2023-0120320 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.
29 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 2022 AS INSTRUMENT NO. 2022-0375829 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL 6)
30 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
31 ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.
32 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
33 RIGHTS OF PARTIES IN POSSESSION.

BENCHMARK:

BENCHMARK: RIVERSIDE COUNTY BENCHMARK NO. M-31
DESCRIPTION: 3 1/4" ALUMINUM DISK
LOCATION: AT THE SOUTHWEST CORNER OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF PERRIS BOULEVARD AND RIVERSIDE COUNTY FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"), 43 FEET WEST OF THE CENTERLINE OF PERRIS BOULEVARD AND 4.5 FEET EAST OF CONCRETE BRIDGE BARRIER (EDGE OF BRIDGE).

ELEVATION: 1474.674 FEET

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HARLEY KNOX BOULEVARD BETWEEN INDIAN STREET AND PERRIS BOULEVARD, BEING N89°22'52"W, AS SHOWN ON PARCEL MAP NO. 37278, FILED IN BOOK 248, PAGES 60, 61, AND 62, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LAND AREA: (GROSS)

PARCEL 4: 51,337 SQUARE FEET 1.178 ACRES
PARCEL 5: 44,218 SQUARE FEET 1.015 ACRES
PARCEL 6: 52,739 SQUARE FEET 1.211 ACRES
PARCEL 7: 43,939 SQUARE FEET 1.009 ACRES

TOTAL: 192,233 SQUARE FEET 4.413 ACRES

EXISTING SITE IMPROVEMENTS:

A PORTION OF THE SITE IS VACANT WITH A PORTION IMPROVED WITH ASPHALT AND CONCRETE FOR ACCESS PURPOSES.

OBSERVED EVIDENCE OF EARTH MOVEMENT:

AS OF THE DATE OF THIS SURVEY, THE ENTIRE SITE HAS BEEN LEVELLED AND CLEARED OF SURFACE BRUSH AND DEBRIS WITH EXISTING EVIDENCE OF THE CONSTRUCTION OF DRAINAGE FEATURES, INCLUDING MINOR DRAINAGE RETENTION AREAS AND HEADWALLS, AS SHOWN HEREON.

OBSERVED EVIDENCE OF SOLID WASTE DUMP:

THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

OBSERVED EVIDENCE OF OFF-SITE IMPROVEMENTS:

OFF-SITE STREET, CURB, AND SIDEWALK IMPROVEMENTS WERE RECENTLY CONSTRUCTED ADJACENT TO THE SITE.

WETLANDS DELINEATION NOTE:

NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THIS SITE SURVEY.

SITE & VICINITY ADDRESSES:

AS OF THE DATE OF THIS SURVEY, NO ADDRESSES ARE AVAILABLE FOR THE SUBJECT PARCELS 4, 5, 6, AND 7. THE ADJACENT COMMERCIAL BUSINESS OCCUPYING PARCEL 1 OF PARCEL MAP NO. 37278 HAS THE FOLLOWING ADDRESS: 4488 N. PERRIS BOULEVARD, PERRIS, CA.

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06085C1430H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014.

GENERAL NOTES:

- 1. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATIONS OF CEMETARIES OR BURIAL GROUNDS.
2. AS OF THE DATE OF THIS SURVEY, NO EVIDENCE HAS BEEN RECEIVED BY THE SURVEYOR FROM THE CONTROLLING JURISDICTION OF ANY PLANS FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
3. THIS SURVEY AND THE INFORMATION, COURSES, AND DISTANCES SHOWN ARE ACCURATE. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITHIN ACCEPTABLE TOLERANCES, AND THE PARCELS SHOWN ARE CONTIGUOUS WITH NO GAPS OR GORES.
4. EXCEPT AS SHOWN, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS, OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

ZONING:

PVCC C, PERRIS VALLEY COMMERCE CENTER COMMERCIAL (SEE CITY OF PERRIS MUNICIPAL CODE FOR FURTHER PARTICULARS).

ACCESS NOTE:

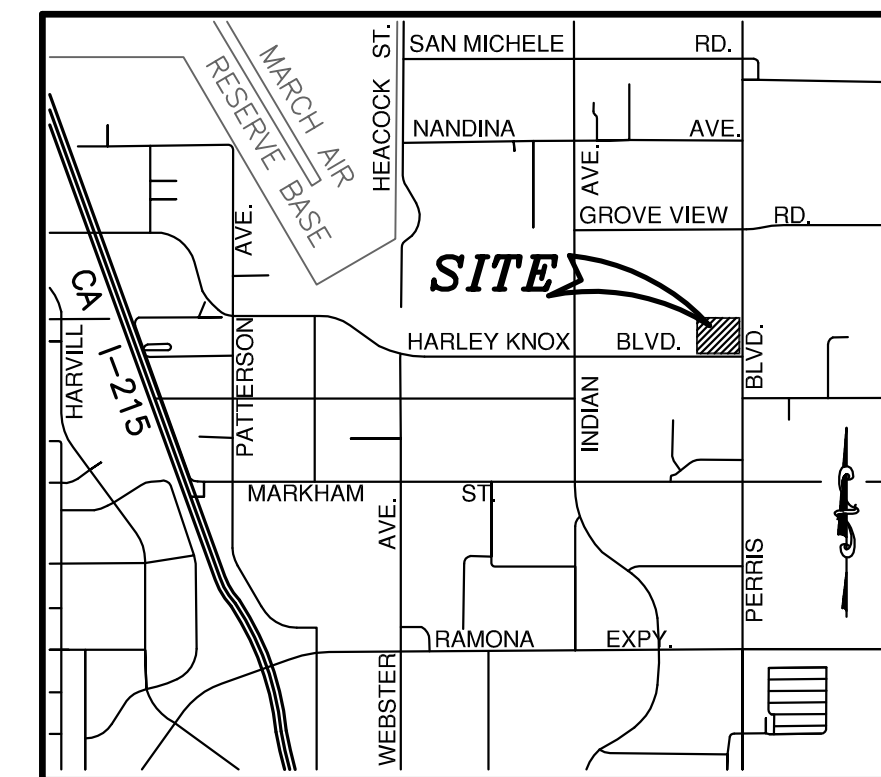
THIS SITE HAS DIRECT ACCESS TO HARLEY KNOX BOULEVARD THROUGH PARCEL 6 AND INDIRECT ACCESS TO PERRIS BOULEVARD BY WAY OF OFF-SITE RECIPROCAL ACCESS EASEMENTS OF TRAVEL.

UTILITY PROVIDERS:

WATER: EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92570 (951) 928-3777
ELECTRIC: SOUTHERN CALIFORNIA EDISON 25100 MENEFEE ROAD ROMOLAND, CA 92585 (800) 684-8123
SEWER: EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92570 (951) 928-3777
TELEPHONE: SPECTRUM (CABLE & INTERNET) 383 E. 7TH STREET PERRIS, CA 92570 (855) 243-8892
GAS: SOUTHERN CALIFORNIA GAS COMPANY 25200 TRUMBLE ROAD PERRIS, CA 92571 (800) 427-2000

NOTE:

SEE SHEET 2 FOR SITE SURVEY AND LEGEND.



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE:

TO RUTH KAHN PERRIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, VOLTERA POWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PLATINUM LOAN SERVICES, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(c), 8, 9, 10, 11(a)(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN NOVEMBER, 2023.

Signature of Gerry K. Stuart, Date: 12/07/23, P.L.S. 8866

NOTE: IN ACCORDANCE WITH SEC. 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

Table with columns for Revisions (ND, Description, App'd, Date), Surveying Information (KSI Surveying, 40335 Winchester Road, Suite E 223, Temecula, CA 92591), and Drawing Details (Drawn by: SGJ, Checked by: KSI, Job No.: March Plaza Alta, Date: 12-07-23, Drawing No.: 1 of 2, Scale: As Noted, Sheet No. 1 of 2).

ALTA/NSPS LAND TITLE SURVEY

LEGEND:

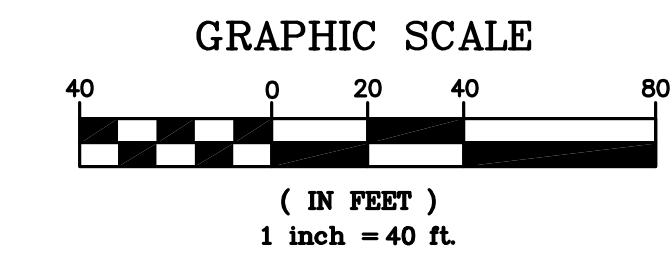
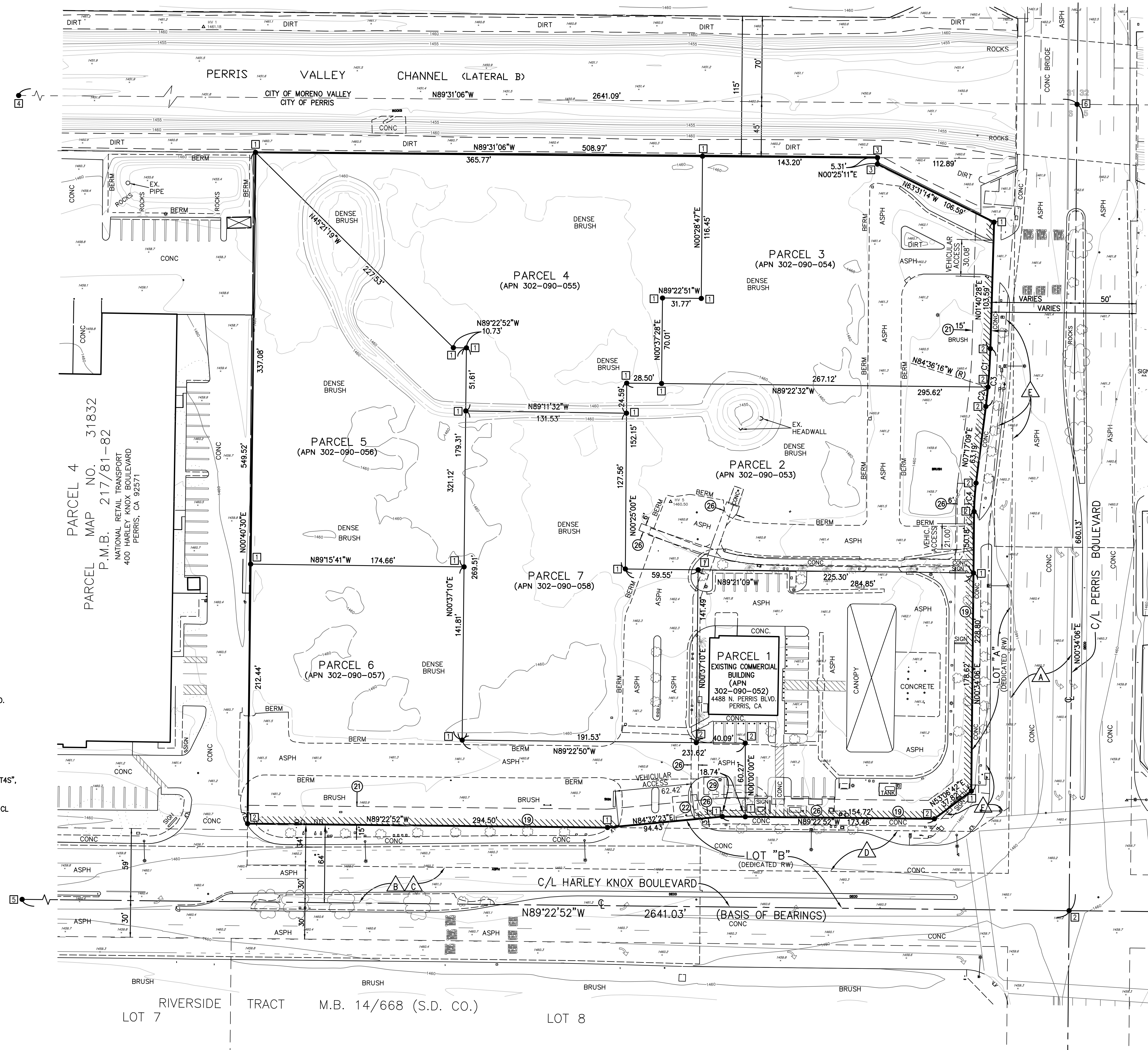
- H = HEIGHT
- E = ELECTRIC UTILITY
- TR = TOP OF ROOF
- HT = HEIGHT OF BUILDING
- BA = BUILDING AREA (FOOTPRINT)
- GM = GAS METER
- EM = ELECTRIC METER
- WM = WATER METER
- FF = FINISHED FLOOR
- DG = DRAINAGE GRATE
- MH = MANHOLE
- FL = FLOWLINE
- PL = PROPERTY LINE
- PB = PULL BOX
- PP = POWER POLE
- SL = STREET LIGHT
- TE = TRASH ENCLOSURE
- PA = PLANTER AREA
- LS = LIGHT STANDARD
- SD = STORM DRAIN
- WV = WATER VALVE
- HCR = HANDICAP RAMP
- TPSB = TRAFFIC SIGNAL PULL BOX
- SMH = SEWER MANHOLE
- EPB = ELECTRIC PULL BOX
- TSP = TRAFFIC SIGNAL POLE
- EMH = ELECTRICAL MANHOLE
- SCO = SEWER CLEANOUT
- BSL = BUILDING SETBACK LINE
- FW = FACE OF WALL
- WM = WATER METER
- EB = ELECTRICAL PULL BOX
- PS = PAINT STRIPING (PARKING AREAS)
- BW = BLOCK WALL (HEIGHT VARIES)
- EF = EXISTING FENCE (WROUGHT IRON)
- EC = EXISTING CONCRETE RIBBON OUTER
- IB = INDICATES BOUNDARY
- IC = INDICATES CENTERLINE
- EW = EXISTING WATER LINE
- ES = EXISTING SEWER LINE
- EG = EXISTING GAS LINE
- EE = EXISTING ELECTRICAL LINE
- EF = EXISTING FIRE LINE
- ESD = EXISTING STORM DRAIN
- CA = CONCRETE AREA (OR AS NOTED)
- APA = ASPHALT PAVED AREA (OR AS NOTED)
- PP = POWER POLE (PP)
- FH = FIRE HYDRANT
- FM = FOUND MONUMENT
- S = SIGN
- LS = LIGHT STANDARD
- VARS = VEHICULAR ACCESS RIGHTS RELINQUISHED PER P.M.B. 249/60-62

NOTES:

SEE SHEET 1 FOR OWNER AND TITLE INFORMATION AND VICINITY MAP. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED.

MONUMENT NOTES:

- 1 = FOUND 1" IRON PIPE TAGGED "LS 8866", FLUSH
- 2 = FOUND LEAD AND DISK STAMPED "LS 8866", FLUSH
- 3 = FOUND 3/4" IRON PIPE TAGGED "RIVCO FLOOD CONTROL", FLUSH
- 4 = FOUND 2" BRASS DISK STAMPED "RIV.CO.FLOOD CONTROL T35,S31;S6,T45", FLUSH IN DECK OF BRIDGE. CL INTERSECTION OF INDIAN STREET AND PERRIS VALLEY CHANNEL.
- 5 = FOUND 1" IP W/TAG IN WELL MON. STAMPED "LS 6054", DOWN 0.20. CL INTERSECTION OF INDIAN STREET AND HARLEY KNOX BOULEVARD.
- 6 = FOUND 2" BRASS DISK STAMPED "RIV.CO.FLOOD CONTROL T35,S31;S32;S6,S5,T45", FLUSH IN DECK OF BRIDGE. CL INTERSECTION OF PERRIS BOULEVARD AND PERRIS VALLEY CHANNEL.



CURVE TABLE			
C#	BEARING	RADIUS	LENGTH
C1	03°43'16"	485.00'	31.50'
C2	01°53'25"	485.00'	16.00'
C3	05°36'41"	485.00'	47.50'
C4	06°43'03"	200.00'	23.45'

ADDITIONAL EASEMENT NOTES:

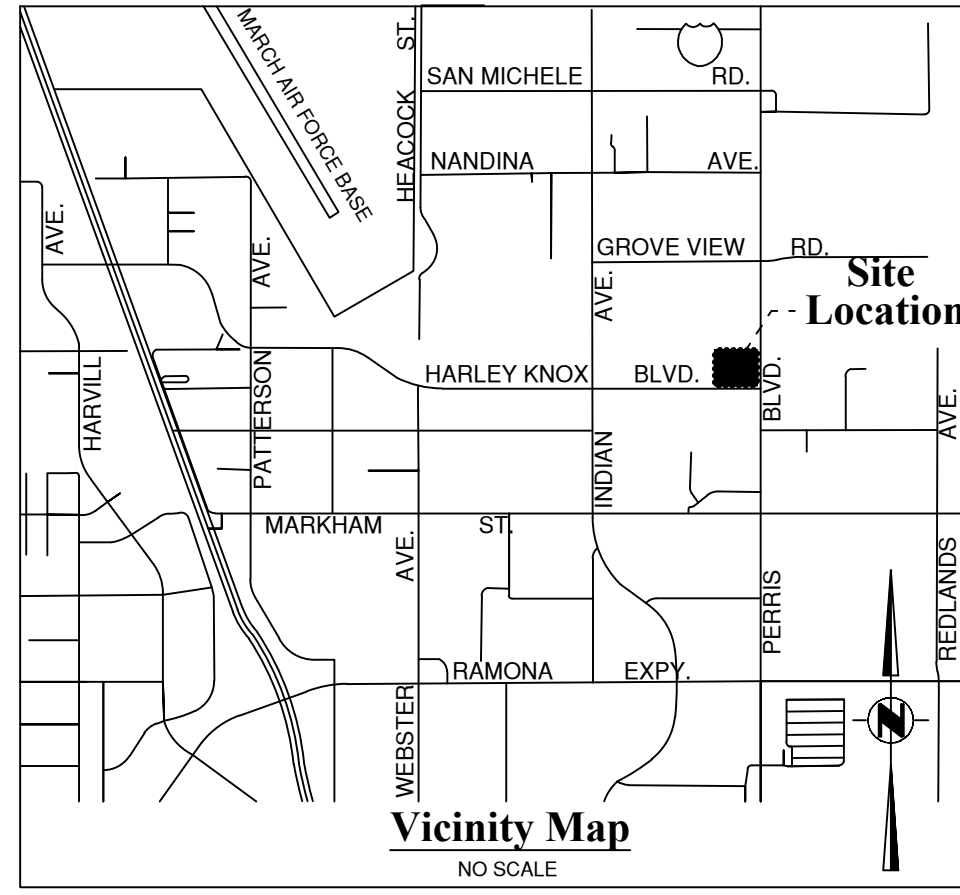
- ▲ EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF CITY OF PERRIS PER MAP FILED OR RECORDED MAY 22, 1891 IN BOOK 14, PAGE 868 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
- ▲ EASEMENT FOR SEWAGE TRANSMISSION, COLLECTION FACILITIES AND PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED MARCH 2, 2001 AS INSTRUMENT NO. 2001-0086190 OF OFFICIAL RECORDS.
- ▲ AN OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF CITY OF PERRIS IN DOCUMENT RECORDED JUNE 12, 2003 AS INSTRUMENT NO. 2003-0431493 OF OFFICIAL RECORDS.
- ▲ AN OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF CITY OF PERRIS IN DOCUMENT RECORDED AUGUST 4, 2010 AS INSTRUMENT NO. 2010-0363662 OF OFFICIAL RECORDS.
- ▲ AN OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF CITY OF PERRIS IN DOCUMENT RECORDED JUNE 14, 2013 AS INSTRUMENT NO. 2013-0284841 OF OFFICIAL RECORDS, VACATED HEREON.

REVISIONS		APP'D	DATE
NO.	DESCRIPTION		

KSI SURVEYING
 40335 WINCHESTER ROAD, SUITE E 223
 TEMECULA, CA 92591
 (951) 751-2047
 keith@ksisurveying.com

ALTA/NSPS LAND TITLE SURVEY
RUTH KAHN PERRIS, LLC

DRAWN BY: SGJ	DATE: 12-07-23	SHEET NO.: 2 OF 2
CHECKED BY: KSI	DRAWING NO.:	
JOB NO.: MARCH PLAZA ALTA	SCALE: AS NOTED	



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 2 OF THE RIVERSIDE TRACT, IN THE CITIES OF PERRIS AND MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2 IN SAID BLOCK 2:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°28'46" WEST 12.75 FEET ALONG THE SOUTHERLY LINE THEREOF; THENCE NORTH 00°34'26" EAST 614.81 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°30'30" EAST 12.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 00°34'33" WEST 614.62 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING DESCRIBED AS PARCEL 1 IN A CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT 03-0320, RECORDED JANUARY 12, 2004 AS INSTRUMENT NO. 2004-0019489 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 23, 2004 AS INSTRUMENT NO. 2004-0048687 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF PERRIS BOULEVARD (100 FEET WIDE) AS SHOWN BY SAID MAP OF THE RIVERSIDE TRACT BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1 AND BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 19, 1952 AS INSTRUMENT NO. 54384 IN BOOK 1426, PAGE 87 OF OFFICIAL RECORDS, WHICH UPON VACATION WOULD REVERT TO SAID PORTION OF LOT 1 BY OPERATION OF LAW.

ASSESSORS PARCEL MAP NO.:

APN: 302-090-034-7, 302-090-037

EXCEPTION EASEMENTS

AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MAY 22, 1891 AS RIVERSIDE TRACT IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
FOR: PERRIS BOULEVARD AND INCIDENTAL PURPOSES.

AN EASEMENT FOR SEWAGE TRANSMISSION, COLLECTION FACILITIES AND PIPE LINES AND INCIDENTAL PURPOSES; RECORDED MARCH 2, 2001 AS INSTRUMENT NO. 2001-086180 OF OFFICIAL RECORDS.

IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT
AFFECTS: SAID LAND

AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES; RECORDED JUNE 12, 2003 AS INSTRUMENT NO. 2003-431493 OF OFFICIAL RECORDS.

TO: CITY OF PERRIS, A MUNICIPAL CORPORATION

AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES; RECORDED AUGUST 4, 2010 AS INSTRUMENT NO. 2010-036362 OF OFFICIAL RECORDS.

TO: CITY OF PERRIS, A MUNICIPAL CORPORATION

UTILITY SERVICE AGENCIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE: VERIZON
GAS: SEMPRA ENERGY
CABLE/INTERNET: TIME WARNER CABLE
SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT

ZONING AND PLANNING

CURRENT ZONING: COMMERCIAL
PROPOSED ZONING: COMMERCIAL
FRONT YARD SETBACKS: 5 FEET
SIDE YARD SETBACKS: NONE
REAR YARD SETBACKS: NONE

BUILDING SUMMARY

PROPOSED BUILDING BREAKDOWN	OFFICE	WAREHOUSE	TOTAL
BUILDING A	5,130 SF	18,751 SF	23,881 SF
BUILDING B	4,908 SF	15,432 SF	20,340 SF
BUILDING C	4,942 SF	17,523 SF	22,465 SF
TOTAL	14,980 SF	51,706 SF	66,686 SF

EXISTING BUILDING BREAKDOWN

BUILDING D	2,420 SF
BUILDING E	2,959 SF
BUILDING F	2,420 SF
TOTAL	7,795 SF

PARKING SUMMARY

STANDARD STALLS:	135 STALLS
ACCESSIBLE STALLS:	8 STALLS
EVCS ACCESSIBLE STALLS:	2 STALLS
EVCS STALLS:	6 STALLS
TOTAL SITE PARKING PROVIDED:	=151 PROV.

REQUIRED EVCS:

(PER 2019 CA GREEN CODE CHAPTER 5)

PROVIDED EVCS: 8 STALLS

(1 VAN & 1 STANDARD ACCESSIBLE SPACE)

REQUIRED CLEAN AIR VEHICLE STALLS:

(PER 2019 CA GREEN CODE CHAPTER 5)

PROVIDED CLEAN AIR VEHICLE STALLS:

11 STALLS

REQUIRED BICYCLE PARKING:

(PER 2019 CA GREEN CODE CHAPTER 5)

PROVIDED BICYCLE PARKING:

12 BICYCLE PARKING

ACTUAL BICYCLE PARKING PROVIDED:

12 BICYCLE PARKING

MOTORCYCLE PARKING:

12 PARKING

LOADING SPACES REQUIRED:

20,000 S.F. - 50,000 S.F.

LOADING SPACES PROVIDED:

NOT REQUIRED LESS THAN 200 REQ. PARKING STALLS

LAND AREA

LOT#	LOT SIZE (AC)	USABLE AREA (DEVOID OF SLOPE)
1	0.98	0.98
2	1.01	1.01
3	1.01	1.01
4	1.51	1.51
5	1.15	1.15
6	1.75	1.75
TOTAL	7.41	7.41

BENCHMARK

RIVERSIDE COUNTY DESIGNATION: M-31

3-1/4" ALUMINUM DISK STAMPED 'RIV. CO. SURVEYOR M-31 RESET APRIL 1986; FLUSH AT THE SW COR. OF BRIDGE ON TOP OF SWK NEAR FACE OF CURB, AT THE CROSSING OF PERRIS BLVD. & RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL 'A'), 43 FT. W. OF C.L. OF PERRIS BLVD. AND 4.5 FT. E. OF CONC. BRIDGE BARRIER.

ELEV. = 1474.67 FT. (5/1996)

PROPERTY ADDRESS

VACANT LAND, NW/4 N PERRIS BLVD. & HARLEY KNOX BLVD, PERRIS, CALIFORNIA, 92571

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FLOOD ZONE: X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN)

MAP NUMBER: 08065C14304

EFFECTIVE DATE: AUGUST 18, 2014

LAND USE

CURRENT LAND USE: COMMERCIAL/INDUSTRIAL

PROPOSED LAND USE: COMMERCIAL/BUSINESS/PROFESSIONAL OFFICE/LIGHT INDUSTRIAL

SURROUNDING LAND USE

(W) - LIGHT INDUSTRIAL

(N) - RIVERSIDE COUNTY FLOOD CONTROL

(E) - COMMERCIAL

(S) - COMMERCIAL

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF OLEANDER AVENUE, BEING: N 89°22'54" W, PER PARCEL MAP 31832, P.M.B. 21781-82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LANDSCAPE DATA

TOTAL LANDSCAPE AREA: 28,880 SF (15% COVERAGE OF SITE)

HARDSCAPE AREA: 96,667 SF (50% OF TOTAL LANDSCAPE AREA)

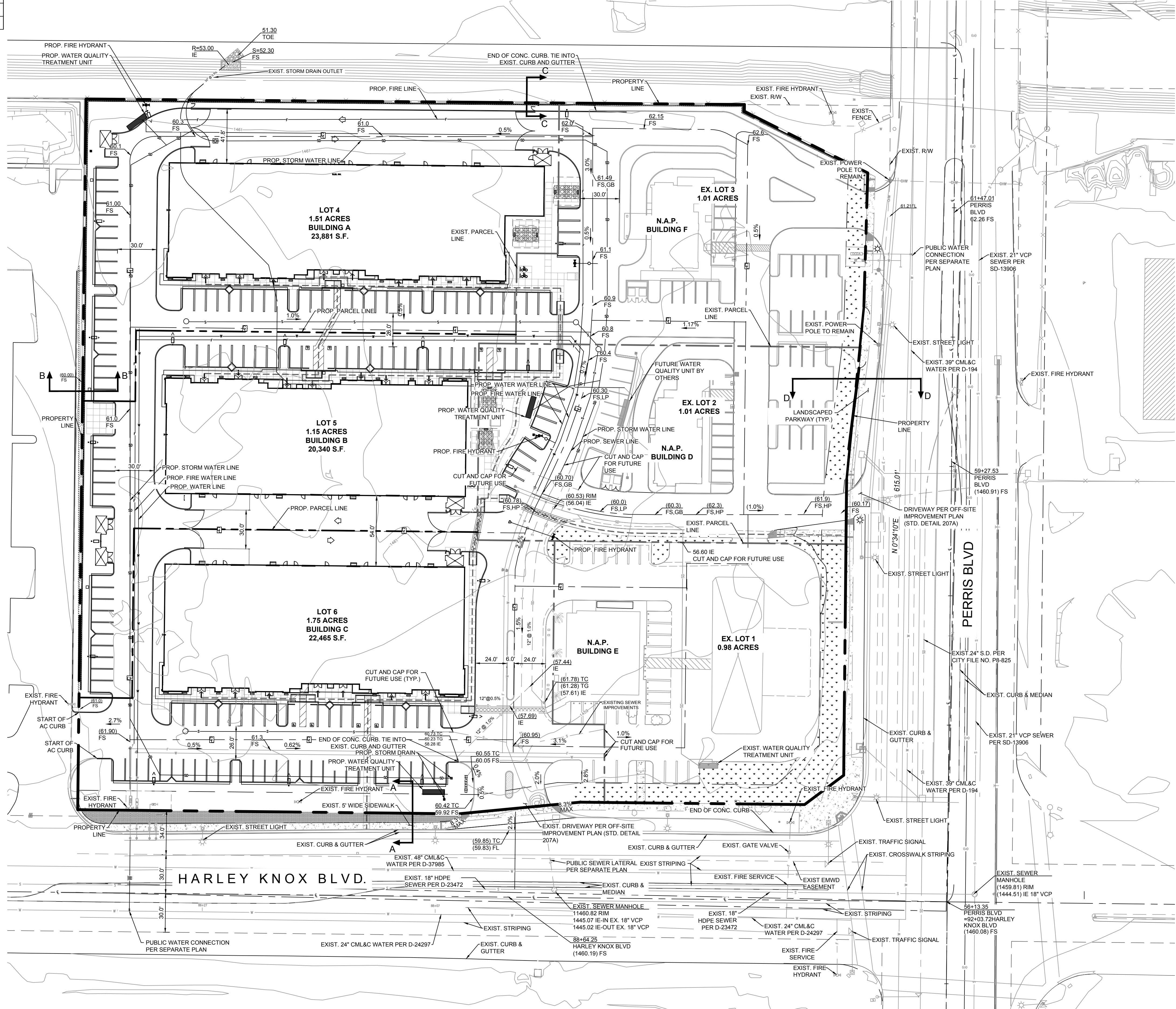
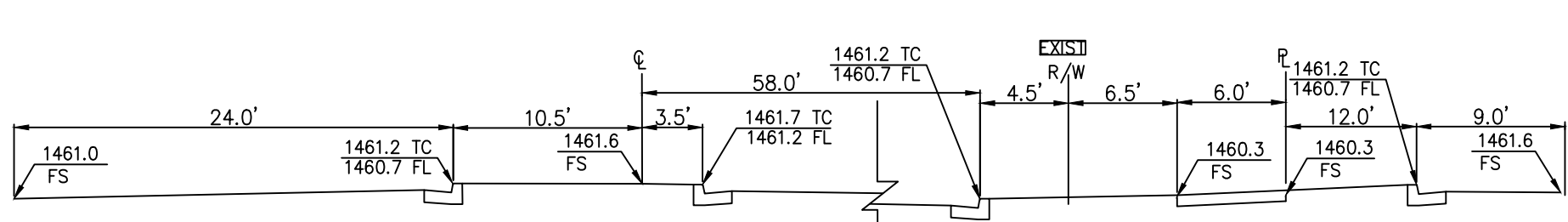
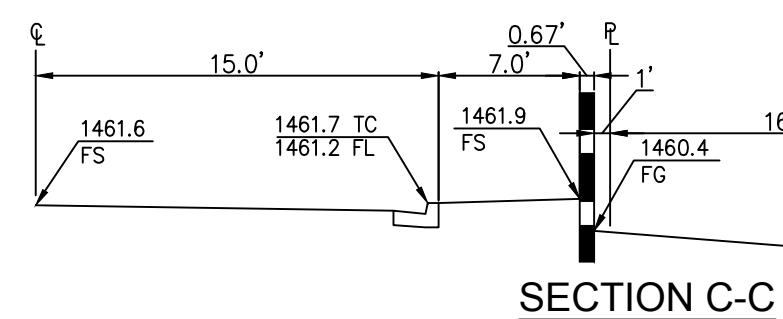
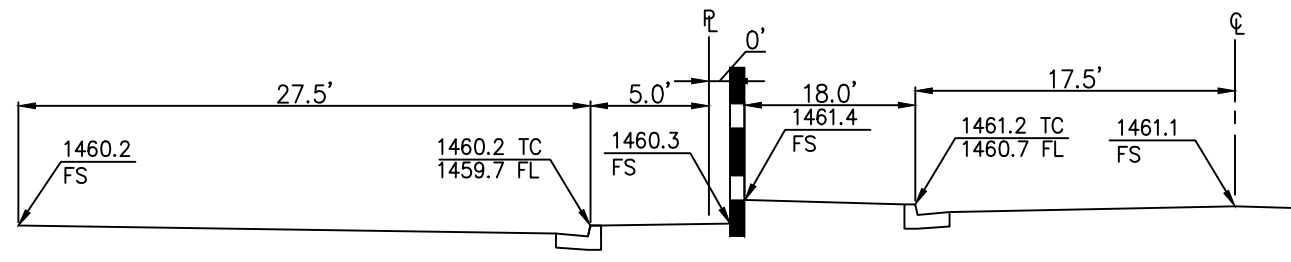
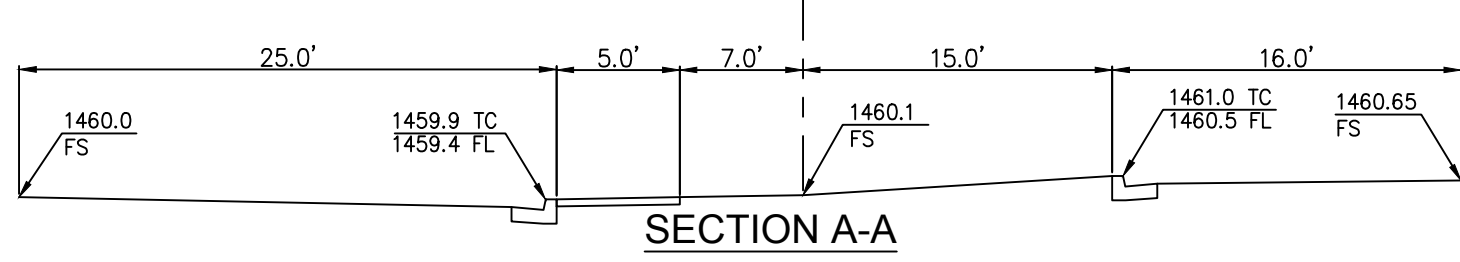
(INCLUDES PARKING, DRIVE AISLE, & TRASH ENCLOSURES)

LEGEND

PROJECT BOUNDARY	---
PROPOSED DRAIN LINE	---
EXISTING DRAIN LINE	---
PROPOSED CURB	---
PROPOSED WATER LINE	---
EXISTING WATER LINE	---
PROPOSED SEWER LINE	---
PROPOSED ELEVATION	---
EXISTING ELEVATION	---
EXISTING SEWER LINE	---
EXISTING CURB	---
PARCEL LINE	---
PROPOSED PATH OF TRAVEL	---
PROPOSED LANDSCAPE	---
PROPOSED CONCRETE	---

ABBREVIATION

A.C.	ASPHALTIC CONCRETE
B.W.	BACK OF WALK
C.F.	CURB FACE
C.O.	CLEAN OUT
CP	CONTROL POINT
DOM. W.S.	DOMESTIC WATER SERVICE
DRN	DRAIN
D/W	DRIVE WAY
EXIST.	EXISTING
FF	FINISHED FLOOR
F.H.	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
G.B.	GRADE BREAK
GF	GARAGE FLOOR
L.A.	LANDSCAPE AREA
L.F.	LINEAR FEET
P.C.C.	PORTLAND CONCRETE CEMENT
P.L.	PROPERTY LINE
R.W.	RETAINING WALL
ST. LT.	STREET LIGHT
S/W	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
T.P.	TELEPHONE POLE
TEL. PED.	TELEPHONE PEDISTAL
W.M.	WATER METER
EXIST. ELEVATION	EXISTING ELEVATION



HARLEY KNOX BLVD.

PERRIS BLVD.

HARLEY KNOX BLVD.

HARLEY KNOX BLVD.

ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

2248 PARADISE AVE.
CERRITOS, CA 94508
TEL: (760) 431-9996
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27413 TORNEY ROAD
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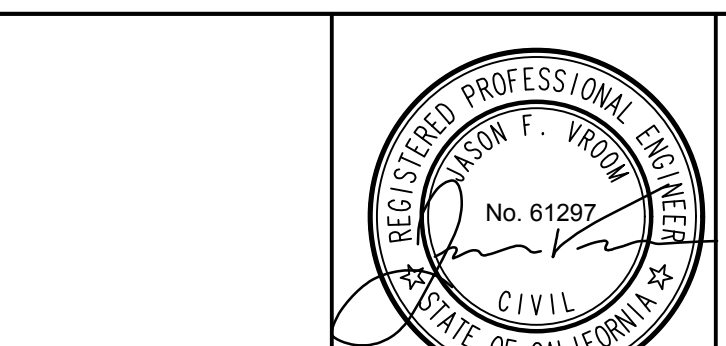
No.	REVISIONS	DATE	BY

Kimley»Horn

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-8411
WWW.KIMLEY-HORN.COM

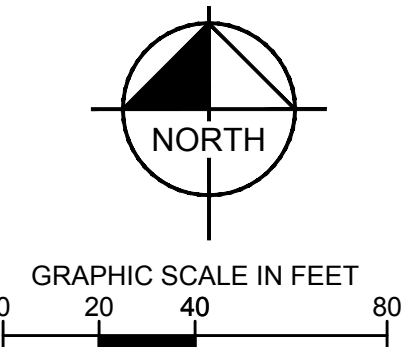
KHA PROJECT	195568002
DATE	7/24/2024
SCALE	AS SHOWN
DESIGNED BY	JV
DRAWN BY	AW

MARCH PLAZA
PREPARED FOR
RUTH KAHN PERRIS, LLC
3057 MCCONNELL DRIVE
LOS ANGELES, CA 90064
ATT: ELLIOTT J KHAN
PHONE: (310) 770-2847

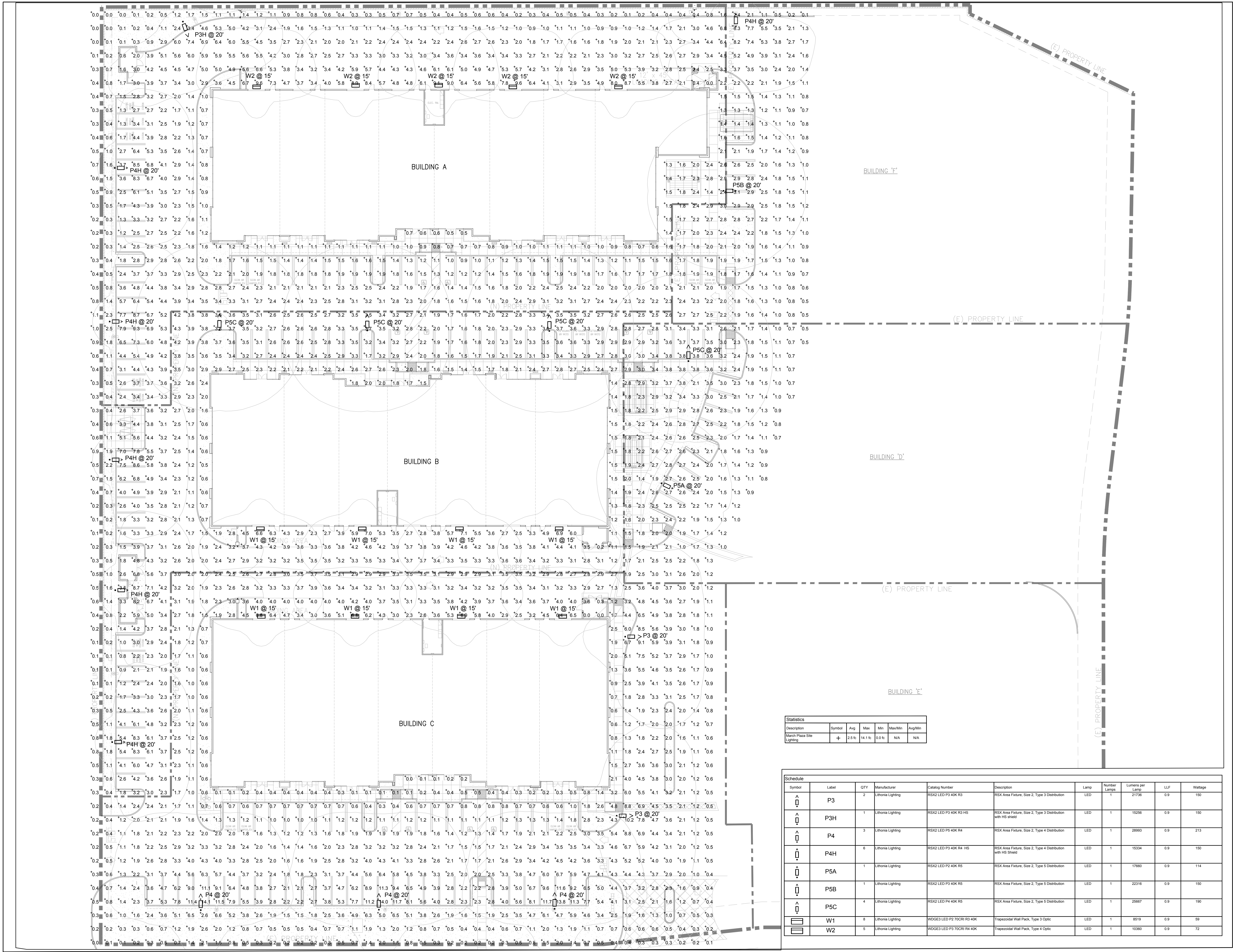


PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF PERRIS, CA
TENTATIVE PARCEL MAP NO. 38739

SHEET NUMBER	1
	OF
	1



Prepared by: Veronica Alvarez, Sherry Schuch, Layana Lamant, April 11, 2024, 10:31:01am. K:\SHD_DEVELOP\195568002_March Plaza\CD\Drawings\CHSTC_PREL_MGRD.MXD. All rights reserved. This document is the property of Kimley-Horn and Associates, Inc. and is not to be distributed, copied, or used for any other project without the written consent of Kimley-Horn and Associates, Inc.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
March Plaza Site Lighting	+	2.5 fc	14.1 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P3	2	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture, Size 2, Type 3 Distribution	LED	1	21736	0.9	150
	P3H	1	Lithonia Lighting	RSX2 LED P3 40K R3 HS	RSX Area Fixture, Size 2, Type 3 Distribution with HS shield	LED	1	15256	0.9	150
	P4	3	Lithonia Lighting	RSX2 LED P5 40K R4	RSX Area Fixture, Size 2, Type 4 Distribution	LED	1	26993	0.9	213
	P4H	6	Lithonia Lighting	RSX2 LED P3 40K R4 HS	RSX Area Fixture, Size 2, Type 4 Distribution with HS Shield	LED	1	15334	0.9	150
	P5A	1	Lithonia Lighting	RSX2 LED P2 40K R5	RSX Area Fixture, Size 2, Type 5 Distribution	LED	1	17660	0.9	114
	P5B	1	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture, Size 2, Type 5 Distribution	LED	1	22316	0.9	150
	P5C	4	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture, Size 2, Type 5 Distribution	LED	1	25667	0.9	190
	W1	8	Lithonia Lighting	WDG3 LED P2 70CRI R3 40K	Trapezoidal Wall Pack, Type 3 Optic	LED	1	8519	0.9	59
	W2	5	Lithonia Lighting	WDG3 LED P3 70CRI R4 40K	Trapezoidal Wall Pack, Type 4 Optic	LED	1	10360	0.9	72

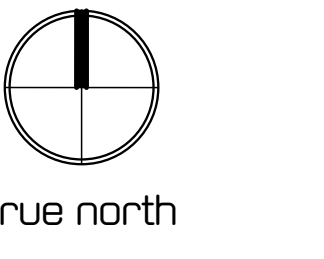
site plan keynotes

- 1 PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- 16 PROPOSED PROPERTY LINE, REFER CIVIL DRAWINGS
- 2 4" MIN. CONCRETE ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
- 3 SITE ACCESSIBLE ENTRANCE SIGN SEE (A) (app21)
- 4 CONCRETE CURB CUT ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE WITH TRUNCATED DOMES.
- 5 PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS.
- 6 CONCRETE WALKWAY, 12" CONCRETE PERIMETER BAND WITH A 3'-0" x 3'-0" SCORED CONCRETE PATTERN AT A 45 DEGREE COLOR TO BE "DAVIS COLOR" - OUTBACK-6T.
- 7 5'-0"x5'-0" CONCRETE SIDEWALKS AND STOOPS STANDARD GRAY CONCRETE WITH A LIGHT BROOM FINISH.
- 8 8' OF PARKING STALL 2'-0" OVERHANG INTO LANDSCAPE AREA
- 9 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 10 SITE PARKING STRIPING PER CITY OF PERRIS STANDARDS
- 11 ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
- 12 NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS.
- 13 TRASH AND RECYCLE ENCLOSURE, SEE (C) (app21)
- 14 BICYCLE RACKS, (B) BICYCLE SPACES SEE (M) (app21)
- 15 NEW ARTWORK LOCATION
- 16 PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20 FT HIGH MEASURED FROM GROUND TO LENS - COORDINATE WITH PHOTOMETRIC PLAN
- 17 ELECTRIC VEHICLE CHARGING STATION (EVCS)
- 18 PARKING SPACE PER CALIFORNIA GREEN CODE SECTION 5 TABLE 5.106.5.3.1. PROVIDE REQUIRED POWER, REFER TO ELECTRICAL DIAGS.
- 19 ELECTRIC VEHICLE CHARGING STATION (EVCS) WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) PARKING SPACE PER CALIFORNIA GREEN CODE SECTION 5 TABLE 5.106.5.3.1. PROVIDE REQUIRED POWER, REFER TO ELECTRICAL DIAGS.
- 20 ACCESSIBLE PUBLIC USE OR COMMON USE ELECTRIC VEHICLE CHARGING STATION (EVCS). PER CALIFORNIA BUILDING CODE SECTION 10B TABLE 10B-228.9.2.1
- 21 CONCRETE ENTRY DRIVE, 24" CONCRETE PERIMETER BAND WITH A 3'-0" x 3'-0" SCORED PATTERN AT A 45 DEGREE COLOR TO BE "DAVIS COLOR" - OUTBACK-6T.
- 22 TYPICAL EMPLOYEE BREAK AMENITY AREA SEE (P) (app21)
- 23 BICYCLE LOCKERS (6) (I) (app21)
- 24 LOADING AREA SECURITY ACCESS GATE FIRE ACCESS ONLY WITH KNOX BOX
- 25 NEW 6" HIGH PERIMETER DECORATIVE CMU WALL SEE (N) (app21)
- 26 12" WIDE SAFETY CURB SEE (K) (app21)
- 27 BUILDING WALL SCOURE LIGHT FIXTURE, MAXIMUM 15 FT HIGH MEASURED FROM GROUND TO LENS. COORDINATE WITH BUILDING ELEVATIONS & PHOTOMETRIC PLAN
- 28 5'x5' LANDSCAPE DIAMOND AT EVERY SIX STALLS TYP.
- 29 MIN. REQUIRED BUILDING SETBACK
- 30 15' WIDE EASEMENT FOR LANDSCAPE MAINTENANCE SEE PARCEL MAP NO. 37218
- 31 BUILDING EAVES, CANOPIES ABOVE
- 32 MIN. LANDSCAPE SETBACK
- 33 TRUCK TURNING RADIUS OUTLINE - SEE TRUCK TURNING TEMPLATE SITE PLAN SHEET AP-2A



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MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA

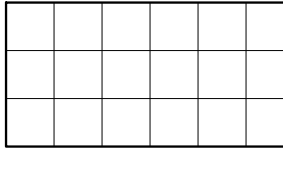
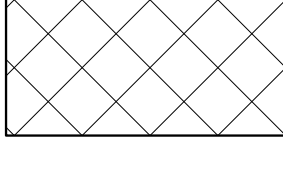
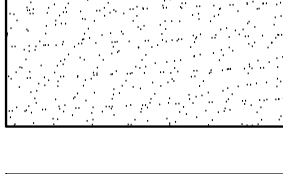
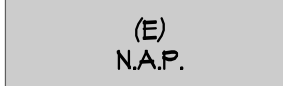
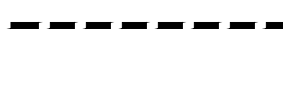
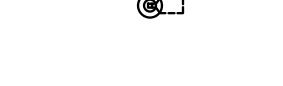



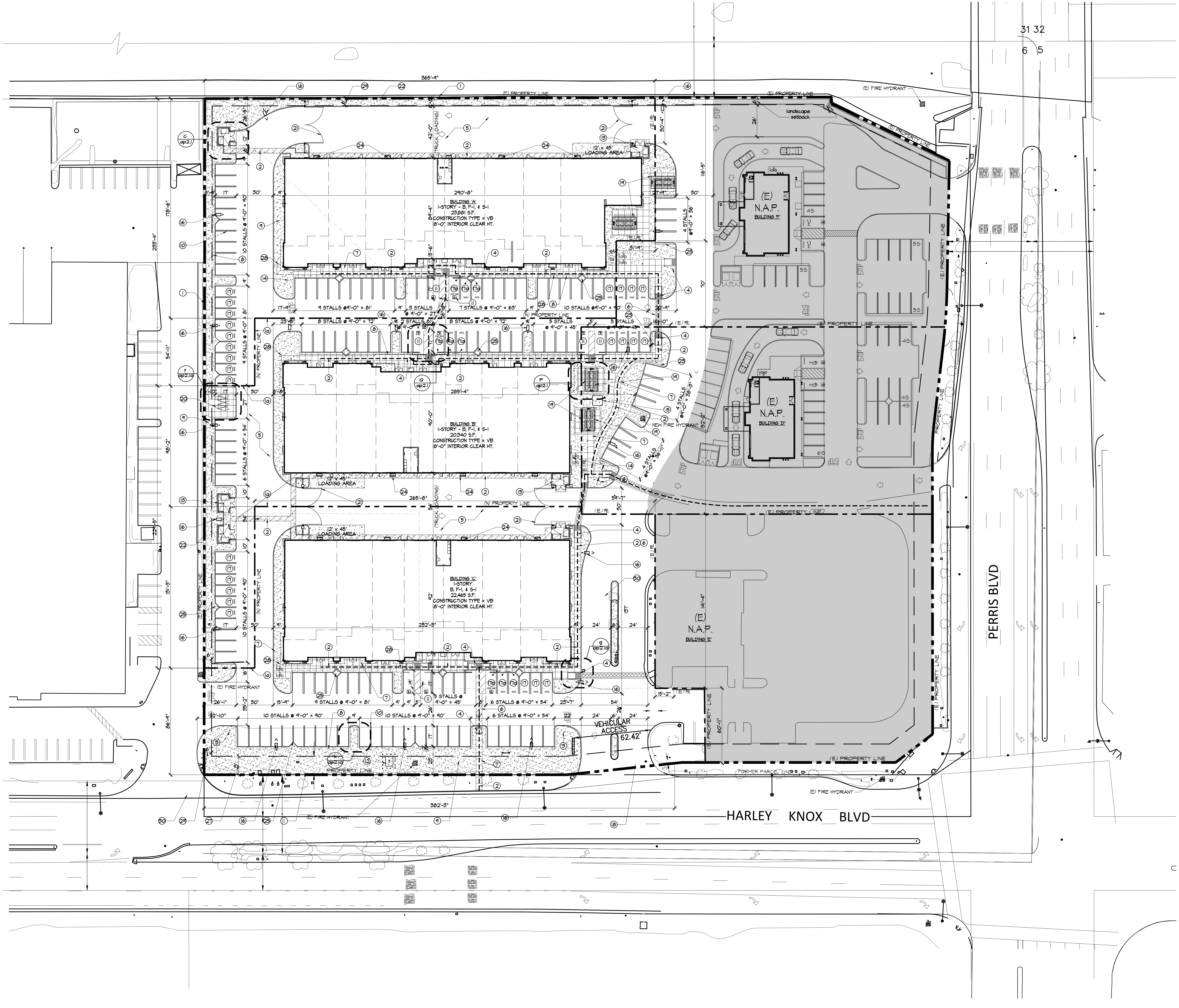
site plan
scale: 1"=30'-0"

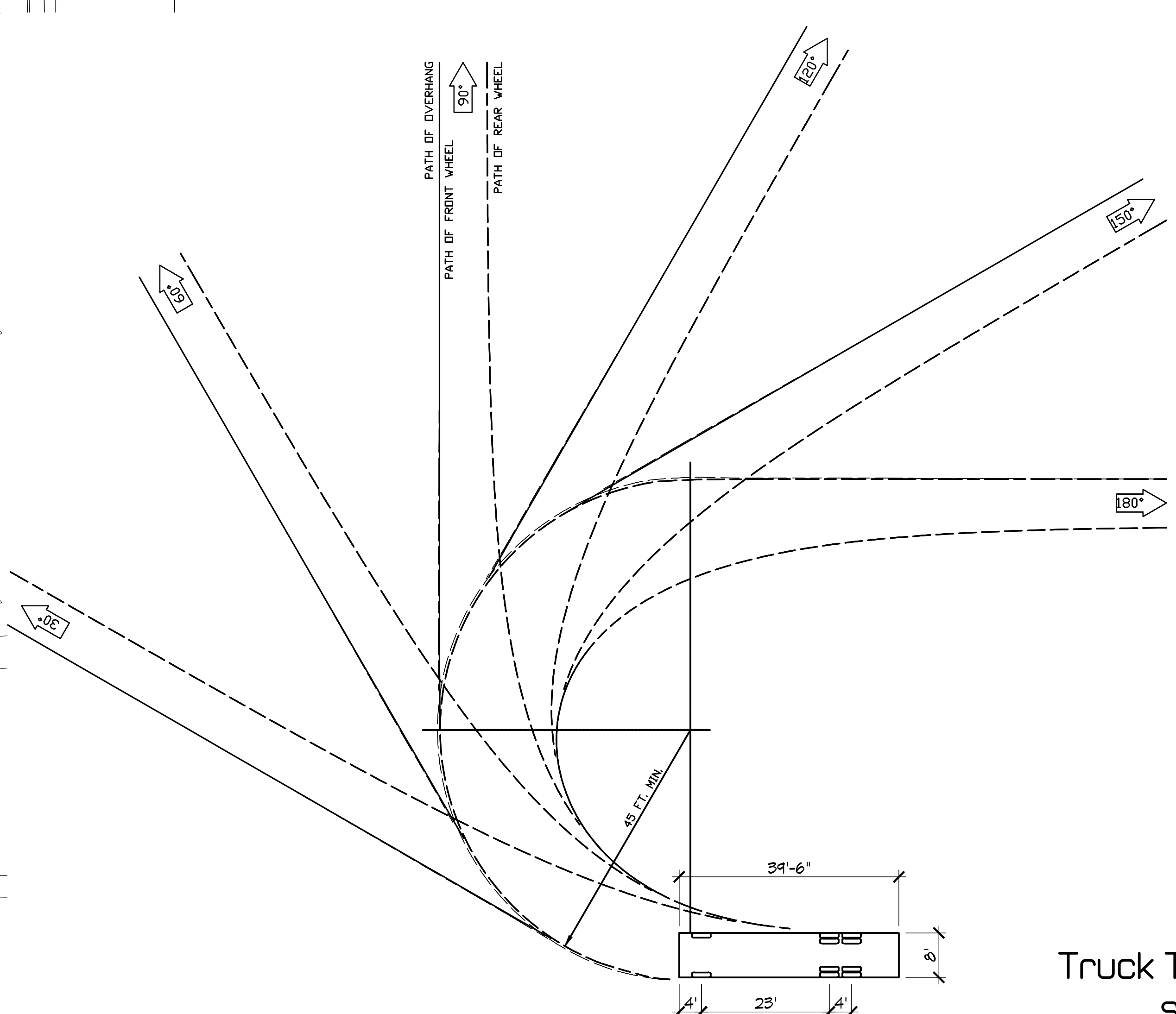
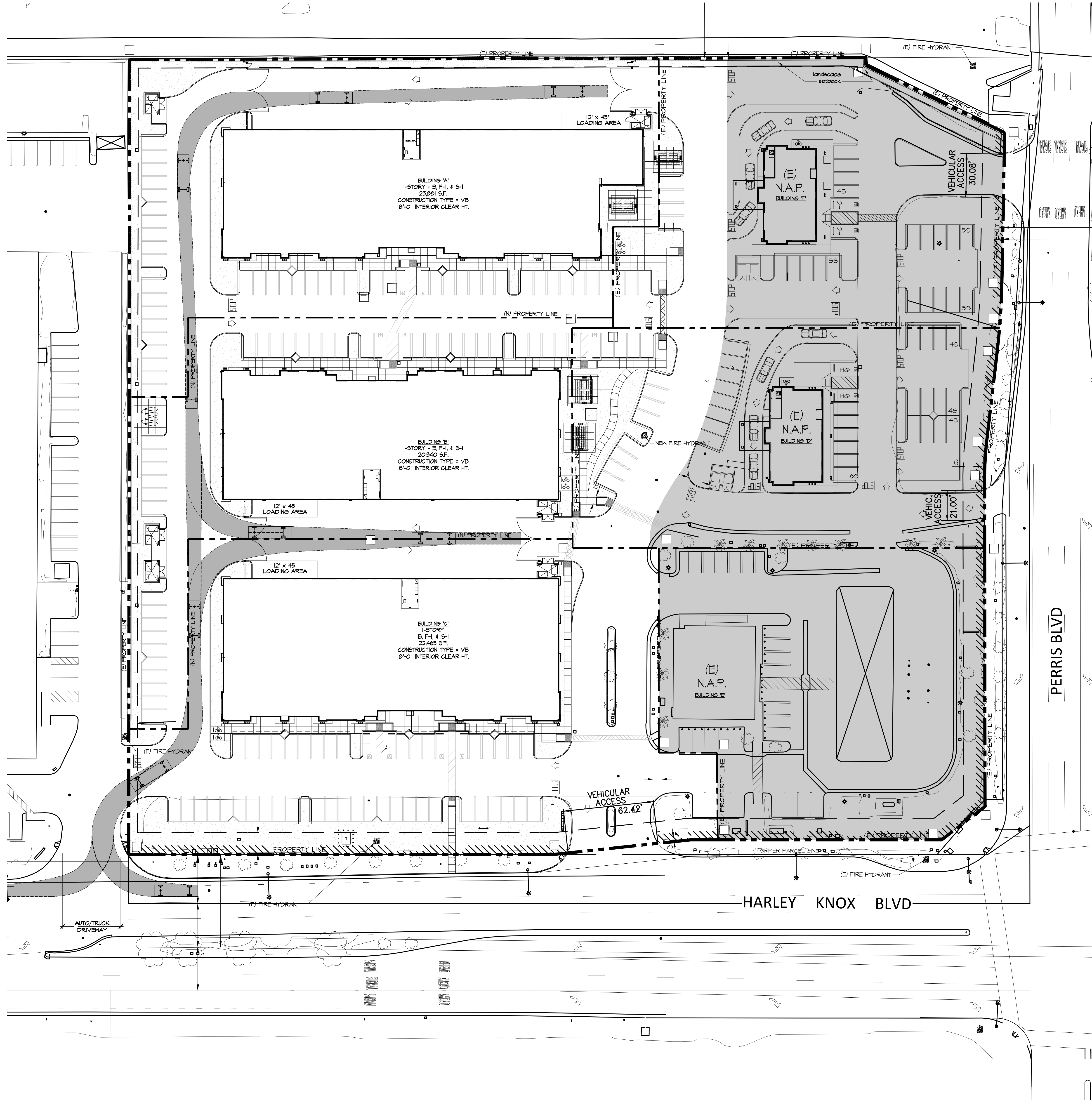
date: 10.06.2021
job number: 21-55-20



site plan legend

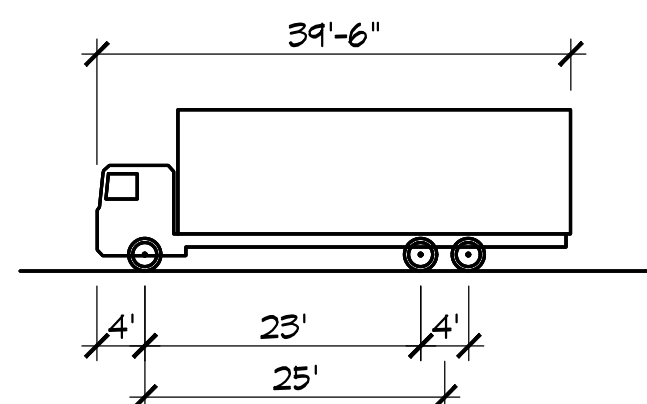
-  ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
-  ENHANCED PAVING - SCORED COLORED CONCRETE
-  LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
-  EXISTING SITE PLAN NOT PART OF THIS WORK
-  ACCESSIBLE PATH OF TRAVEL REFER TO KEYNOTE NO. 2
-  PARKING LOT LIGHT FIXTURE
-  EXISTING OFF-SITE STREET LIGHTING



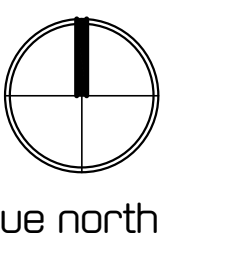


SU-40 - SINGLE UNIT TRUCK
 OVERALL LENGTH 34.500 FT
 OVERALL WIDTH 8.000 FT
 OVERALL BODY HEIGHT 13.500 FT
 MIN. BODY GROUND CLEARANCE 1.361 FT
 TRACK WIDTH 8.000 FT
 LOCK-TO-LOCK TIME 5.00s
 MAX. STEERING ANGLE (VIRTUAL) 31.80°

34'-6"
 23'
 25'

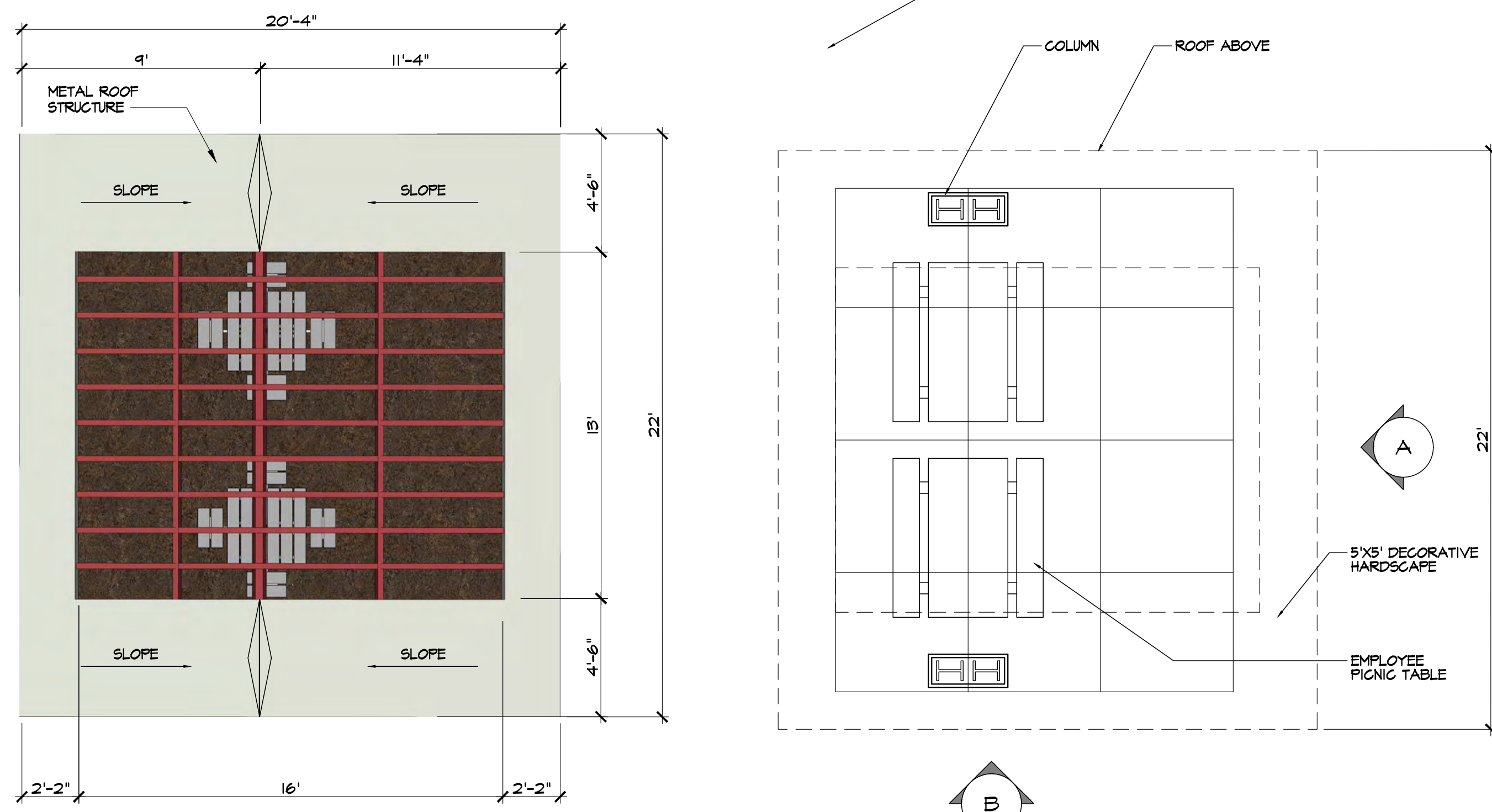


MARCH PLAZA
 NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
 PERRIS, CALIFORNIA



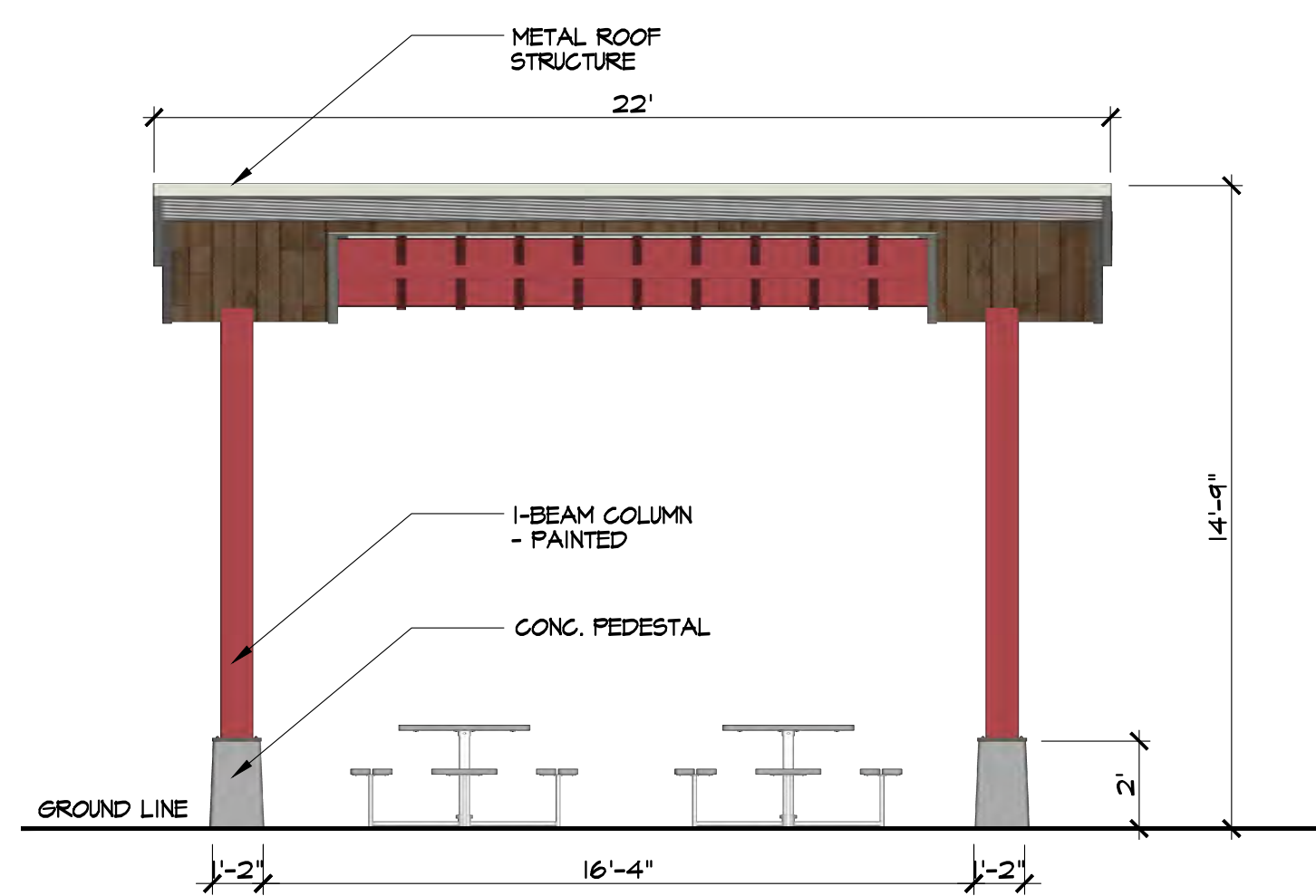
Truck Turning
 site plan
 scale: 1" = 30'-0"

SU-40 - Single Unit Truck
 Turning Path
 scale: 1/16" = 1'-0"

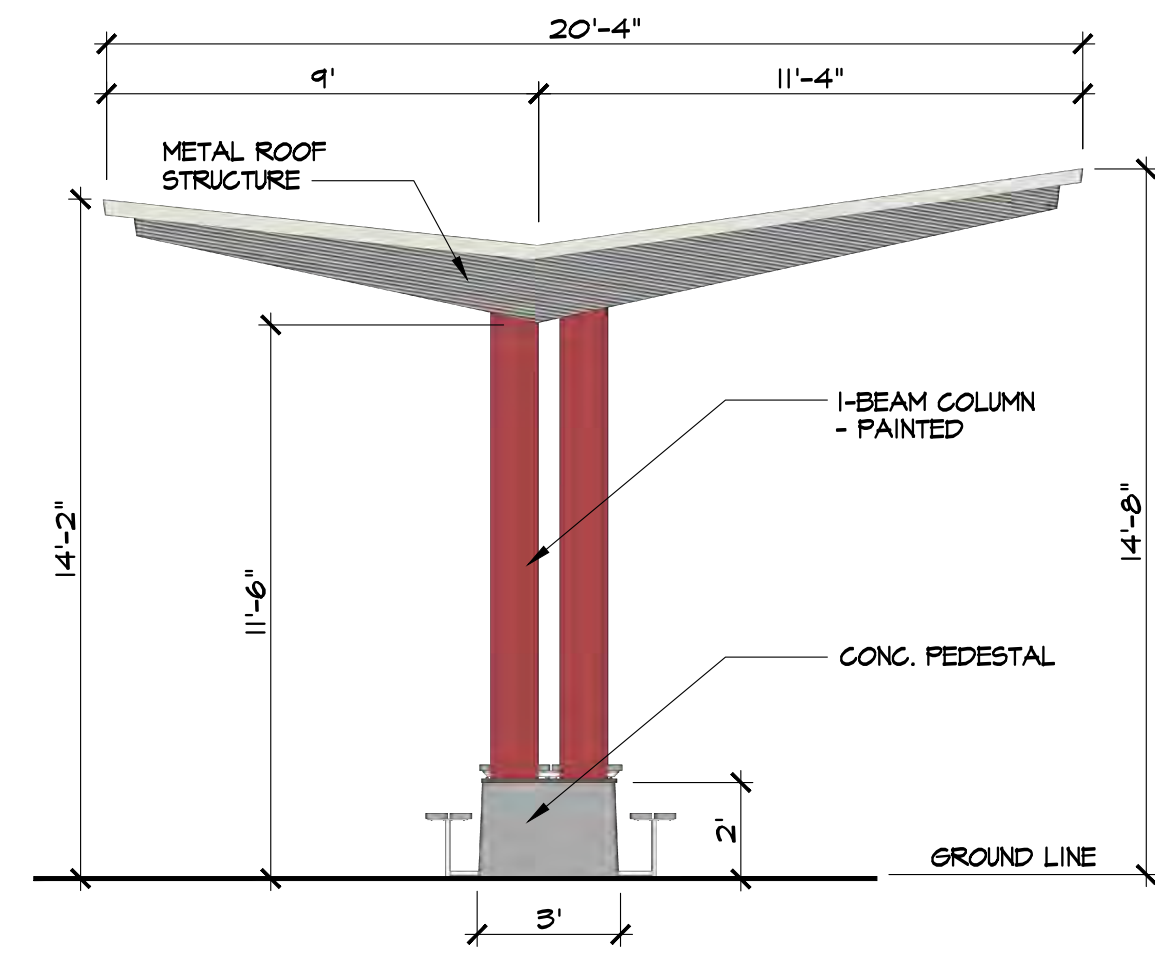


roof plan

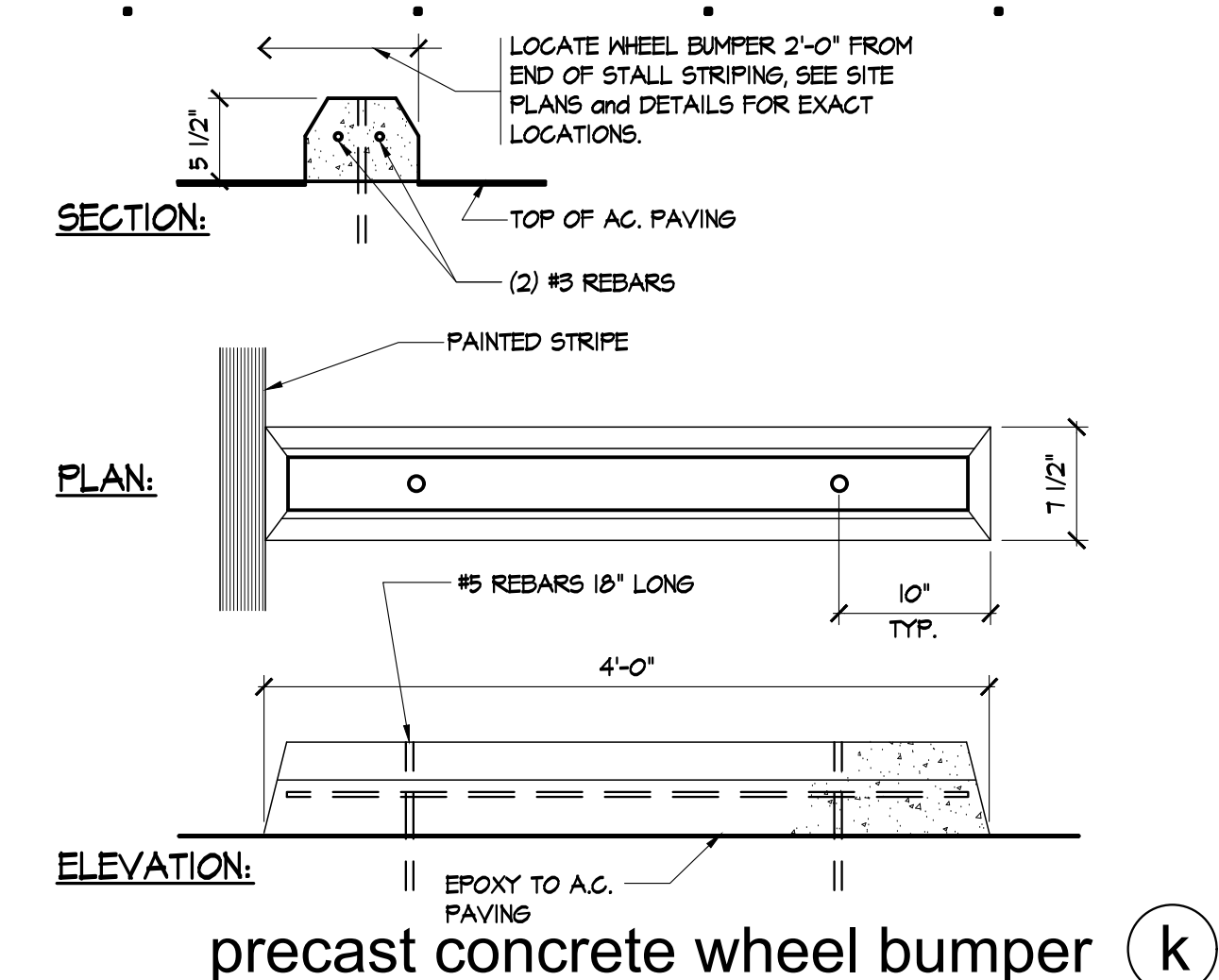
floor plan



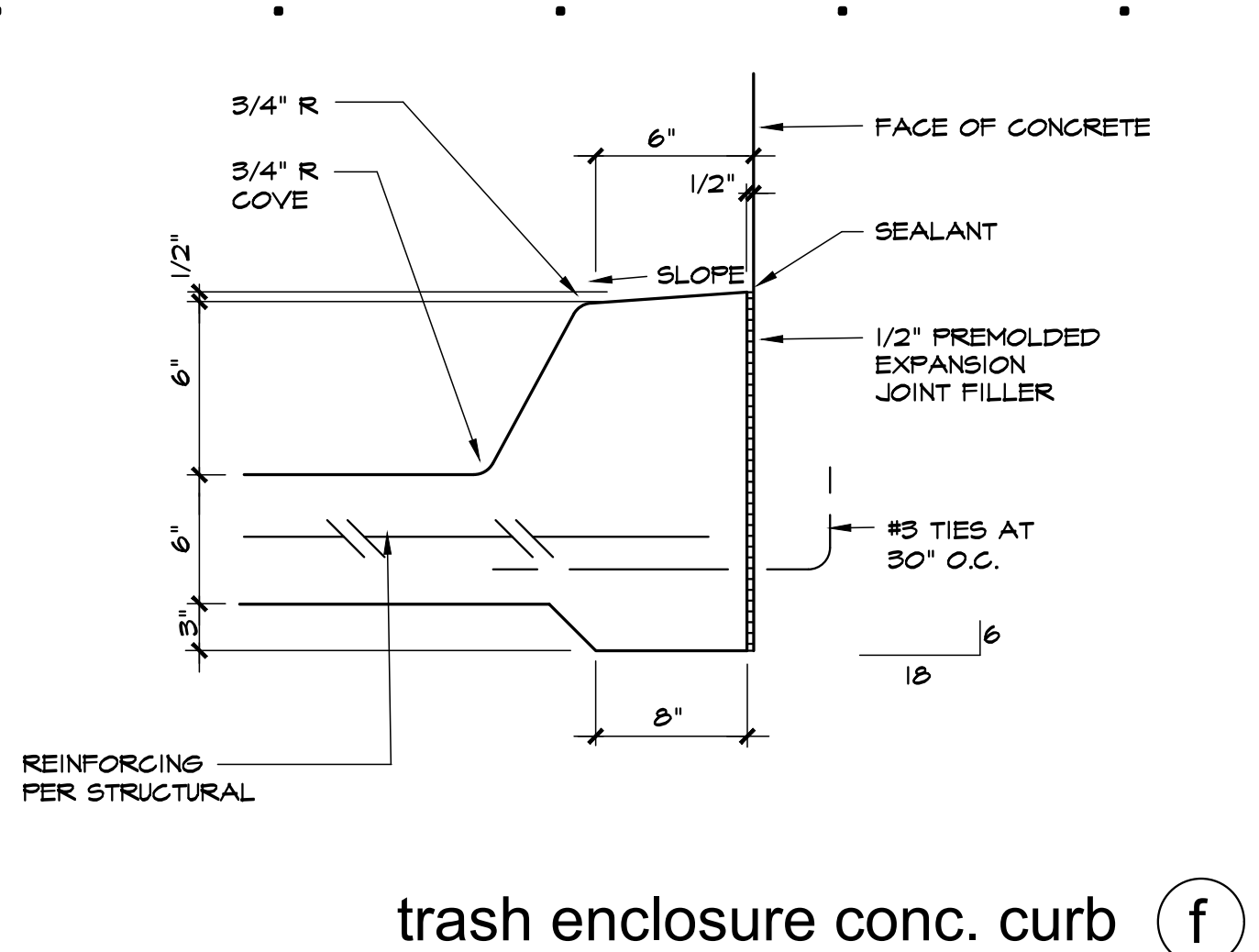
A - front elevation



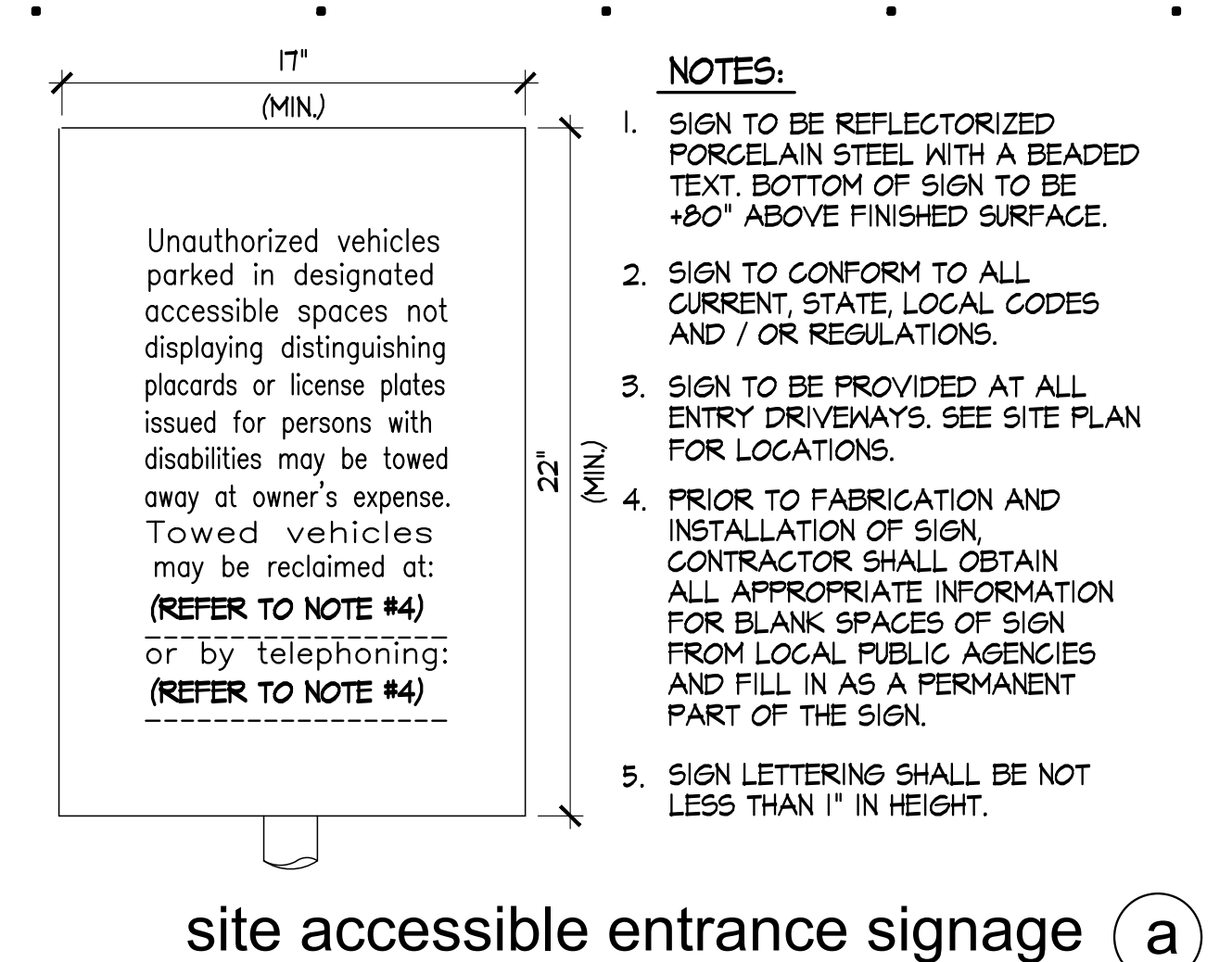
B - side elevation
employee break area plans typ. (p)



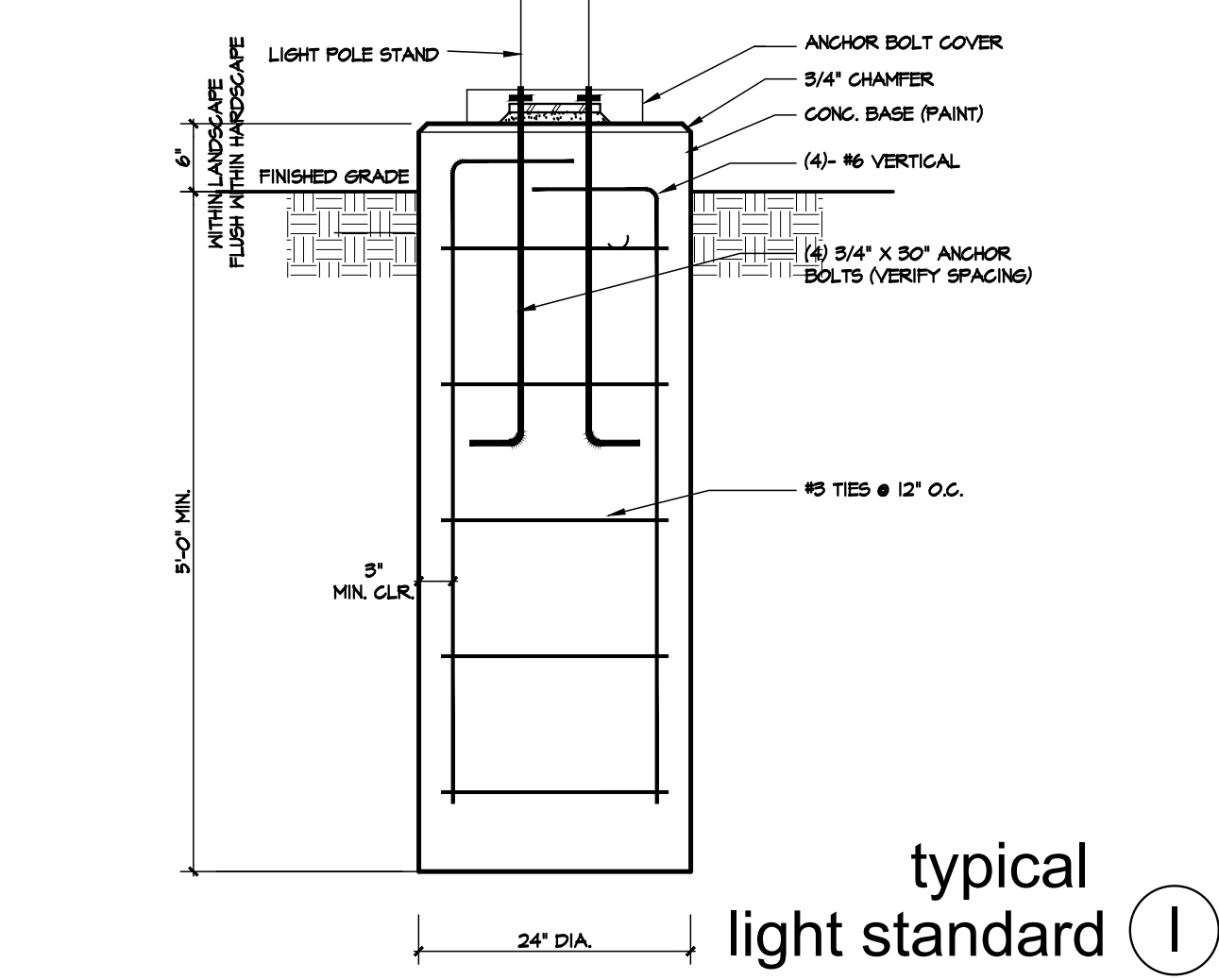
precast concrete wheel bumper (k)



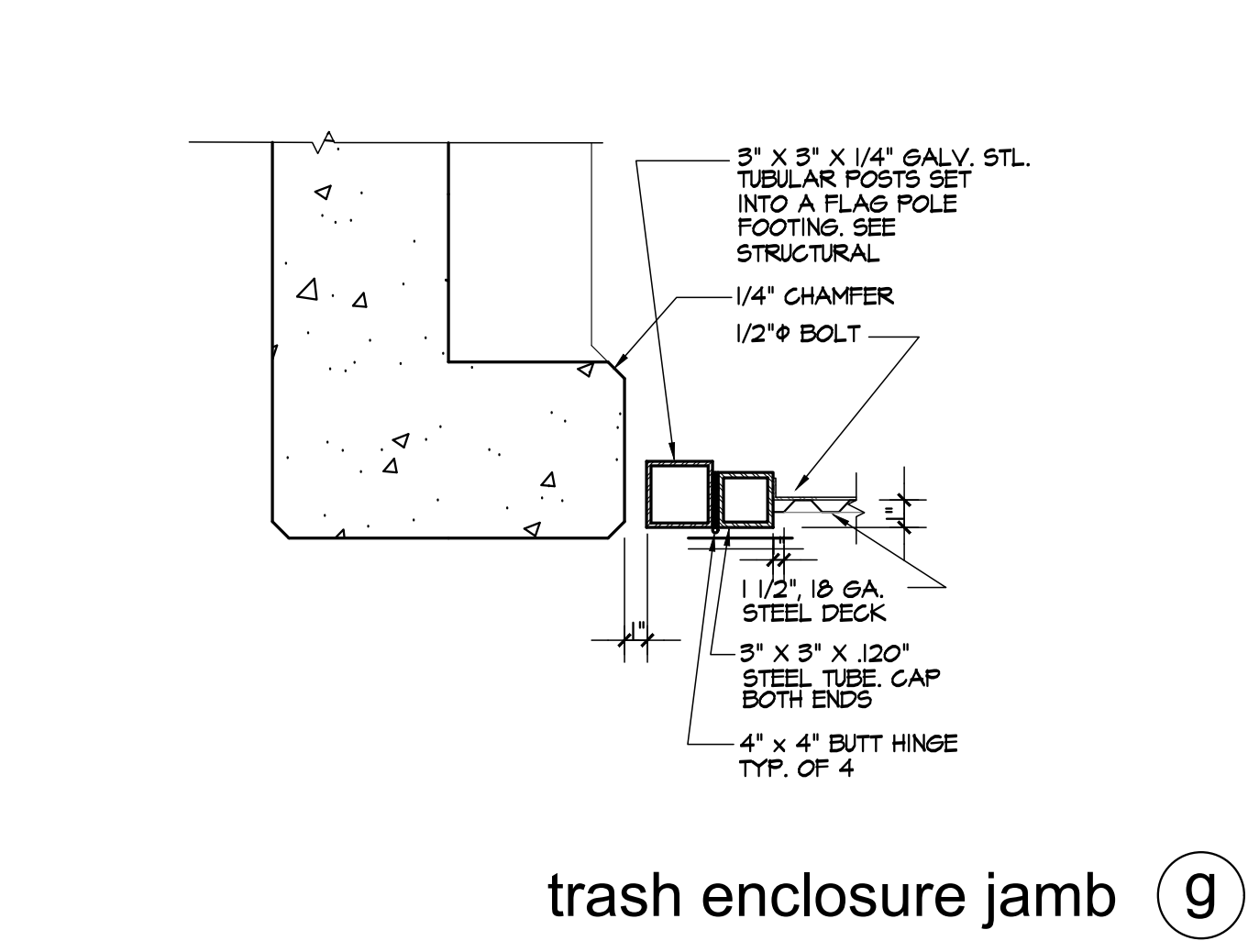
trash enclosure conc. curb (f)



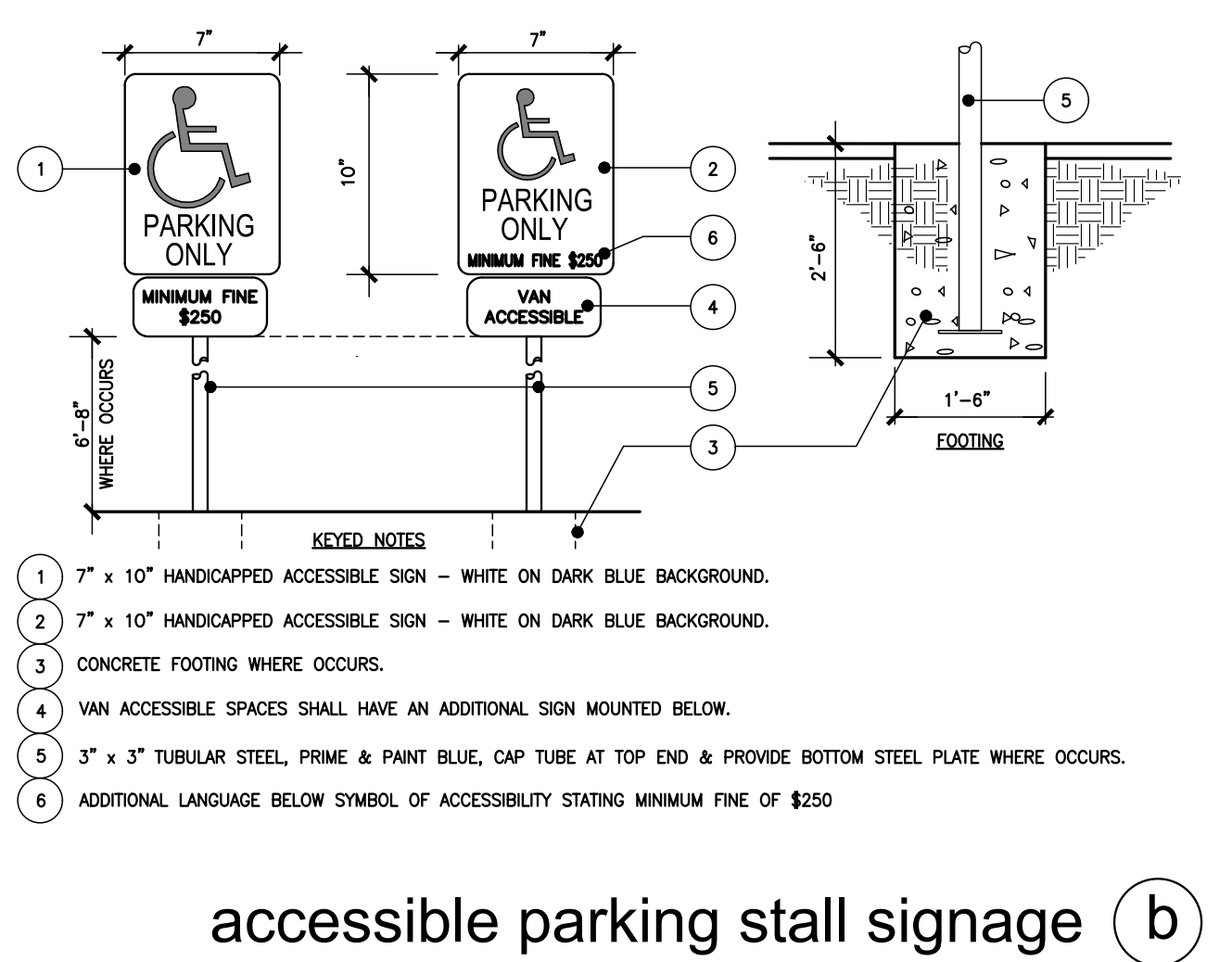
site accessible entrance signage (a)



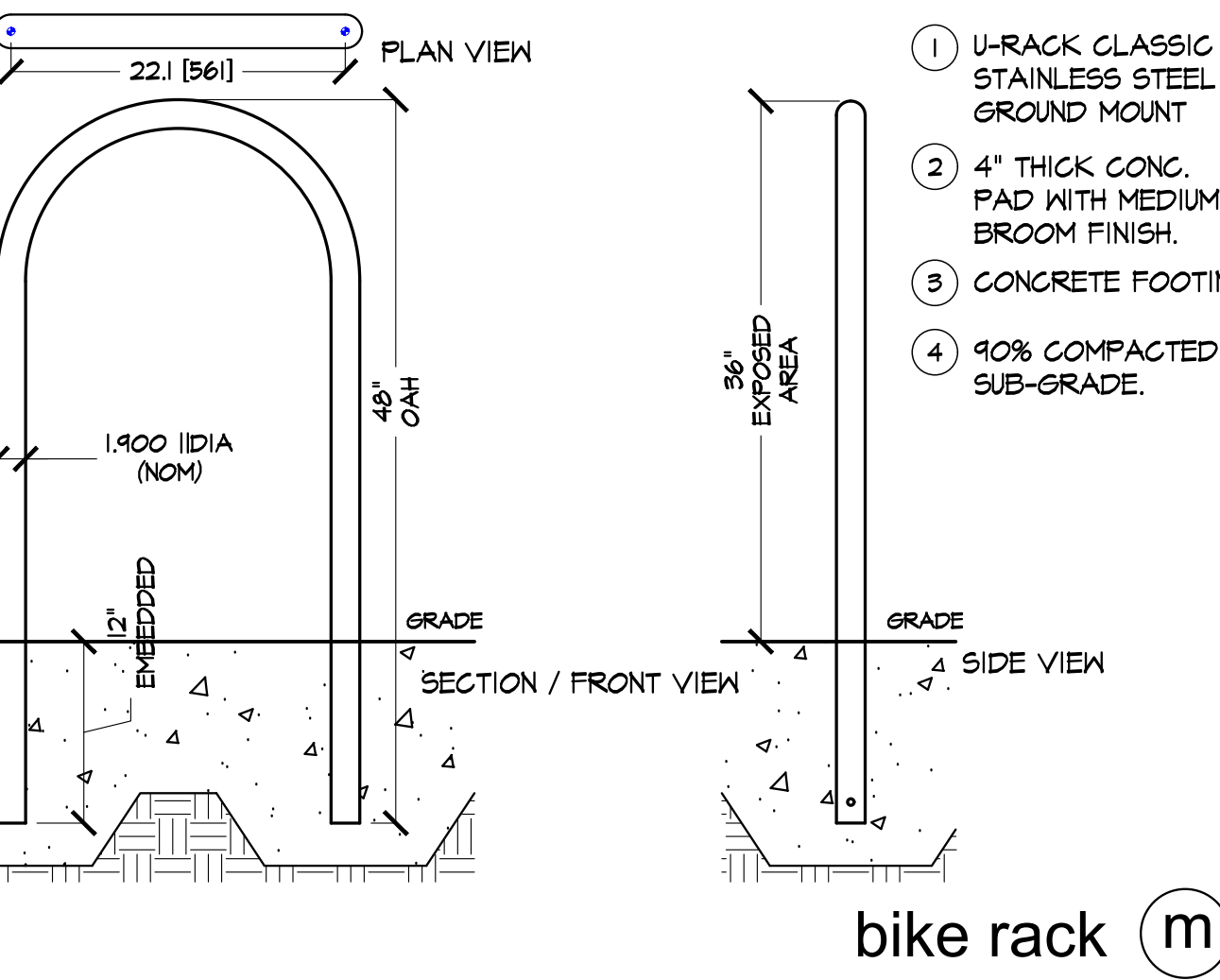
typical light standard (l)



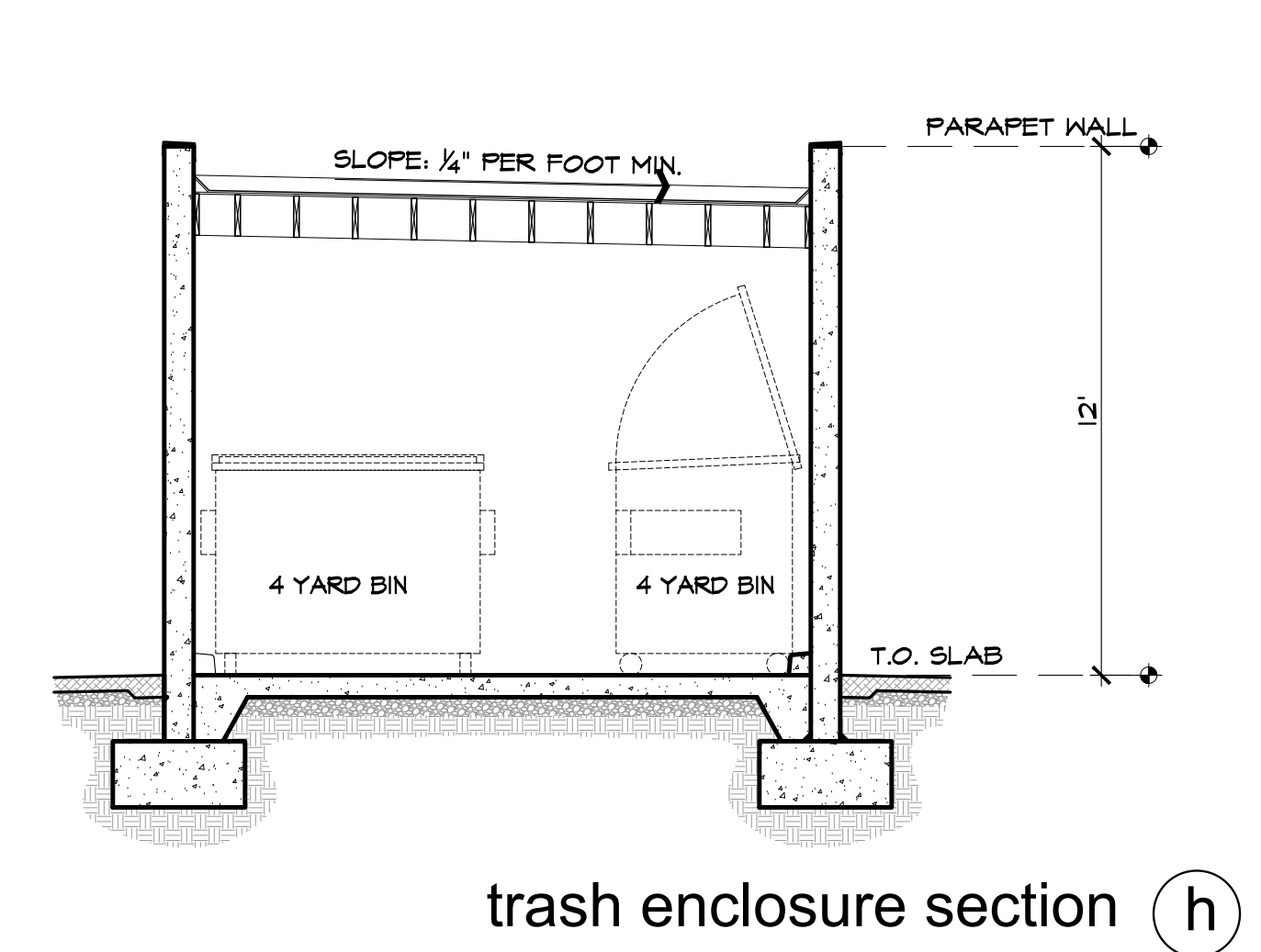
trash enclosure jamb (g)



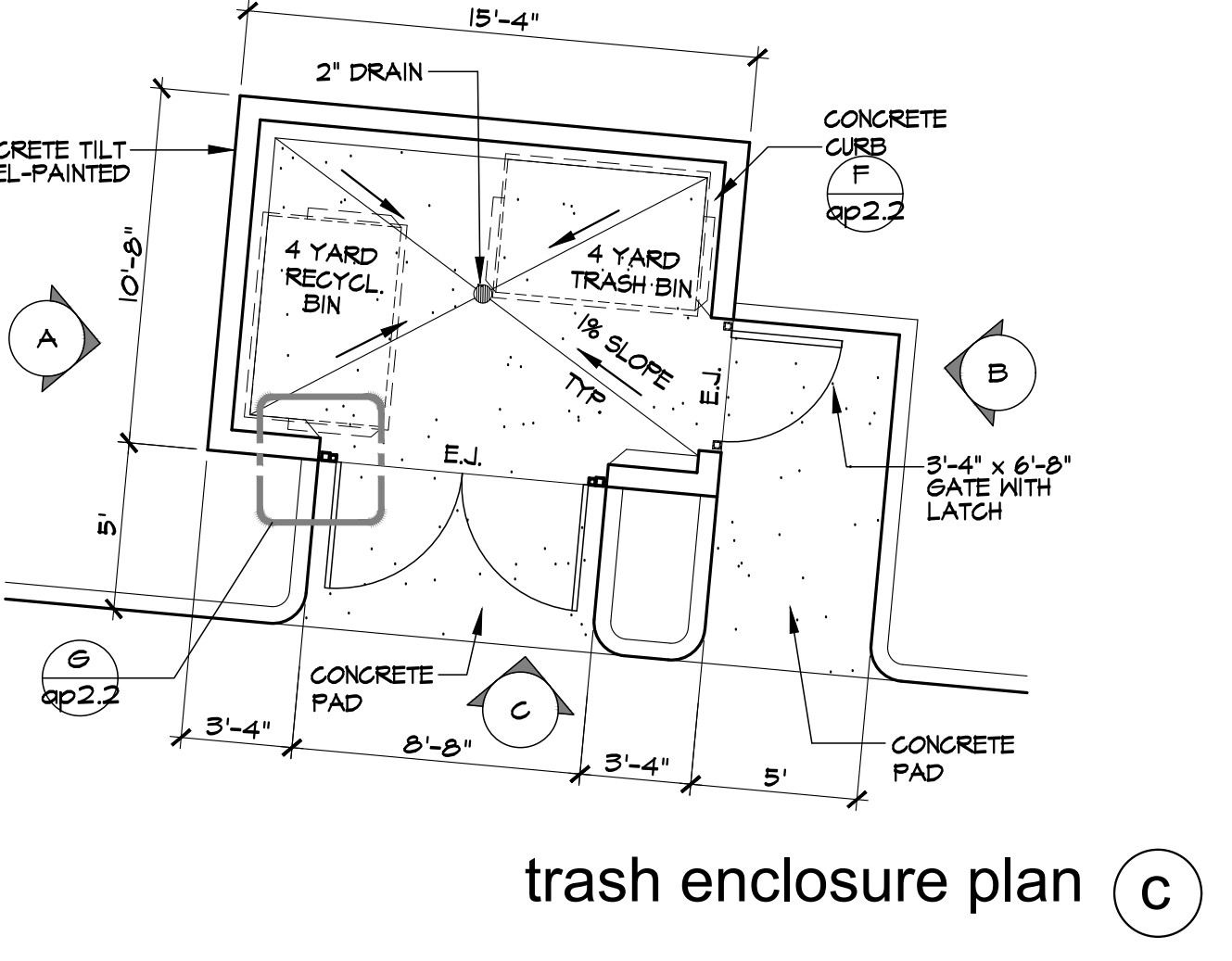
accessible parking stall signage (b)



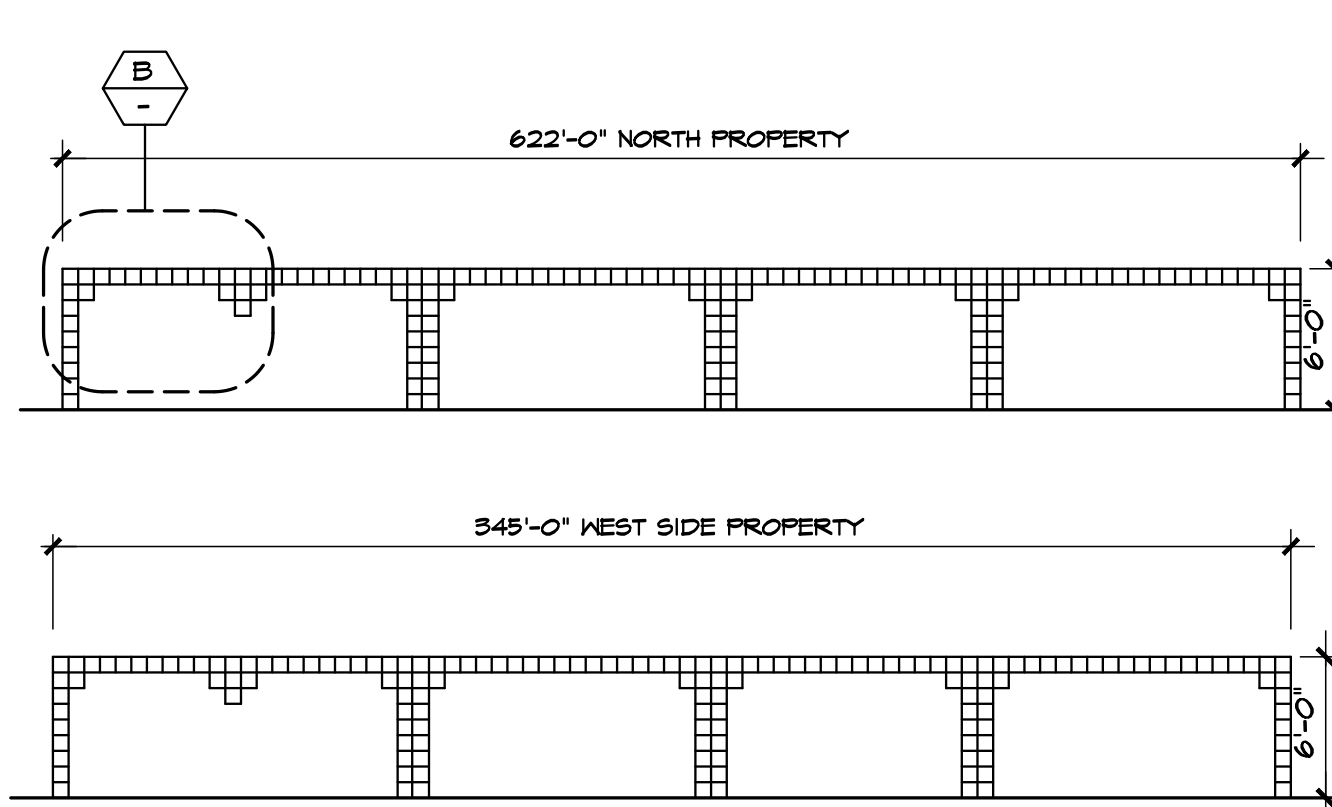
bike rack (m)



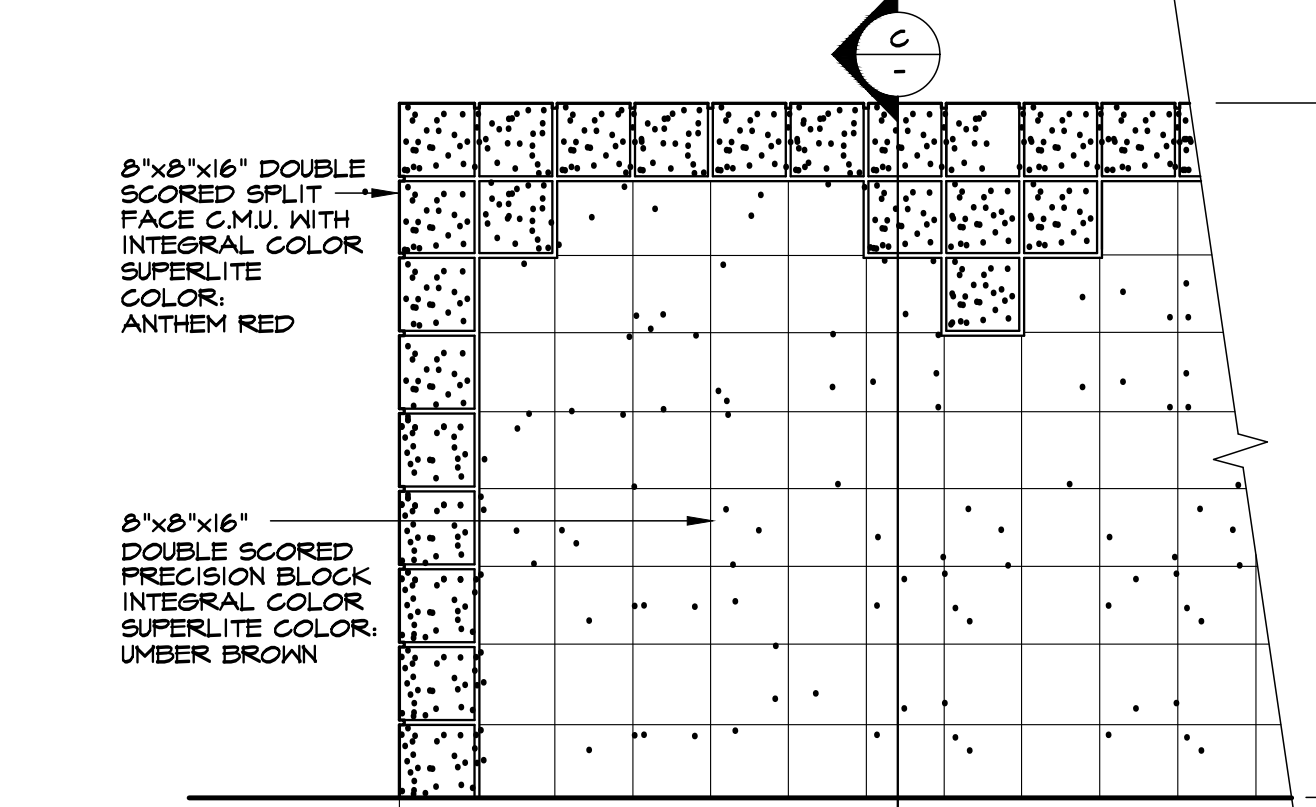
trash enclosure section (h)



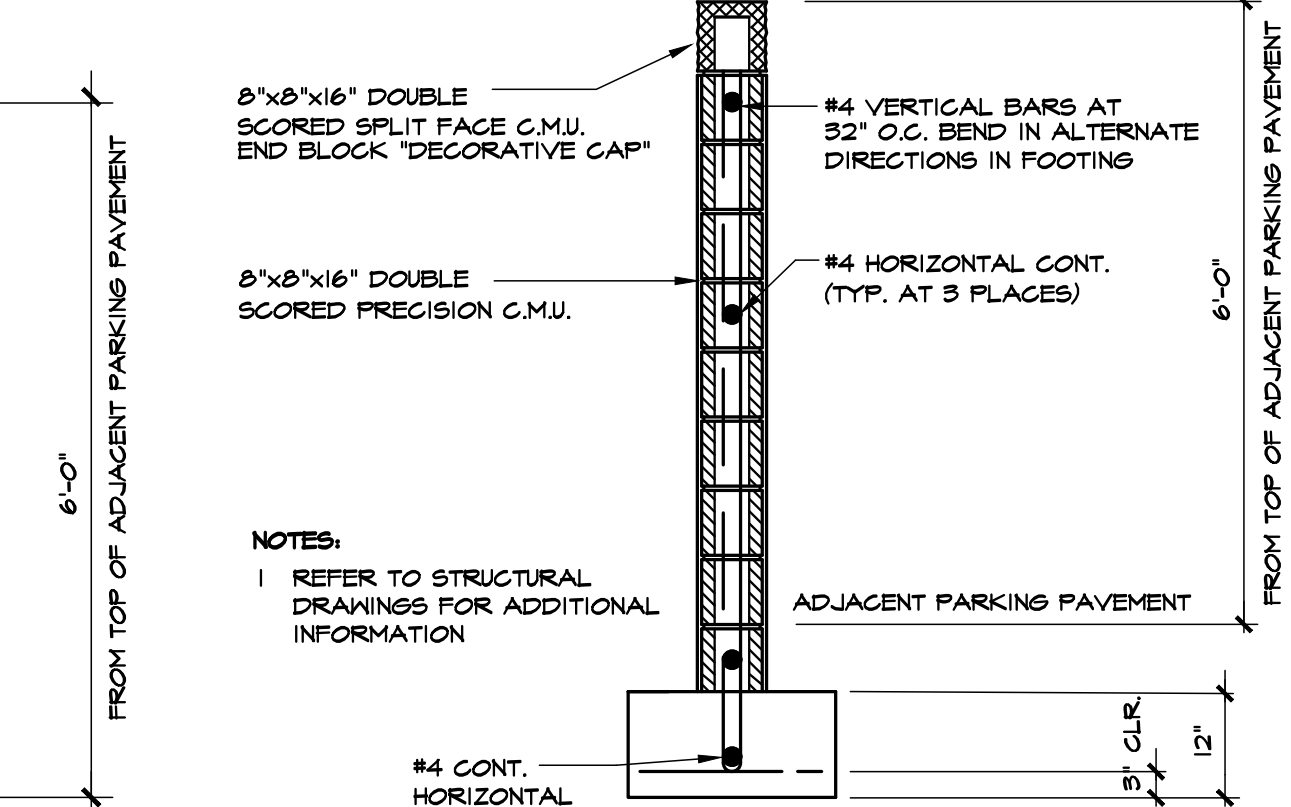
trash enclosure plan (c)



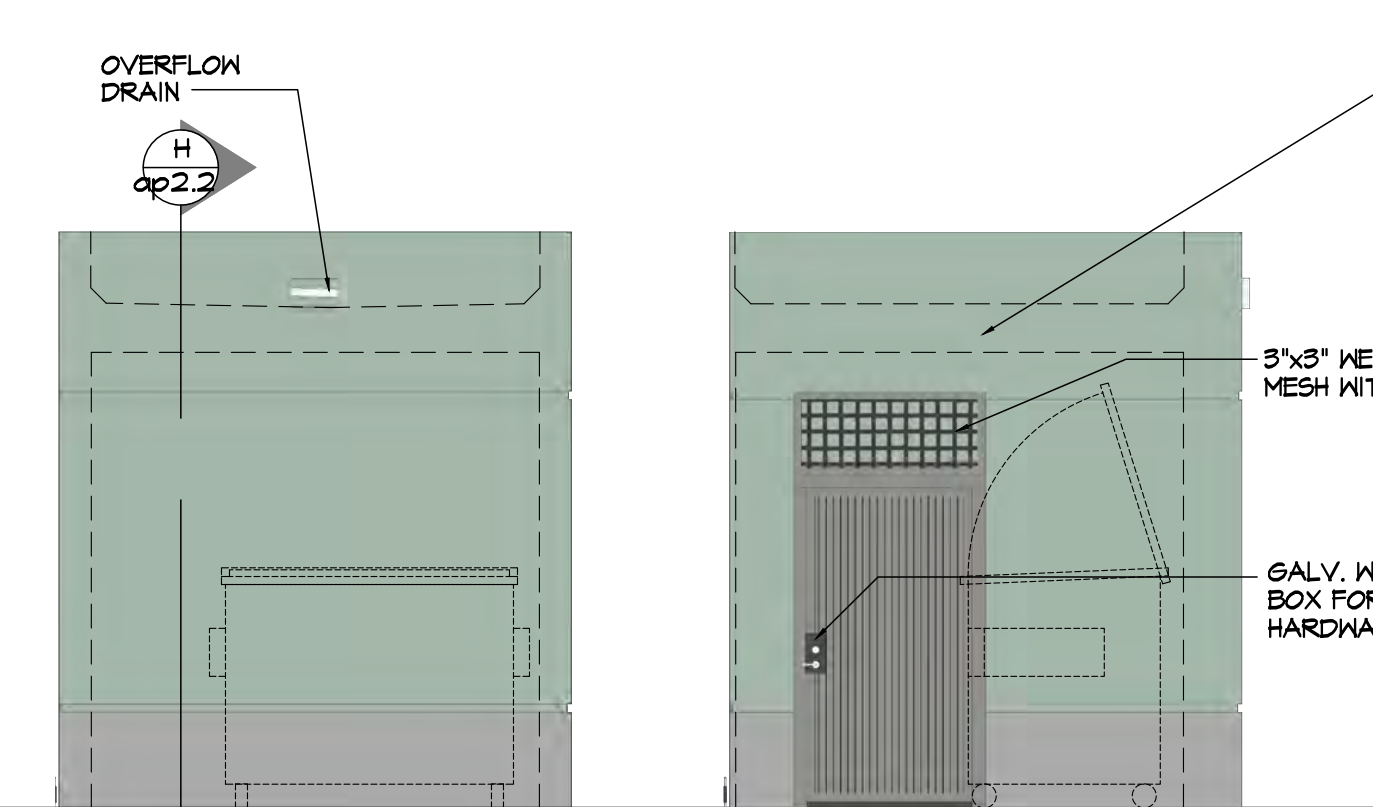
A - typical elevation



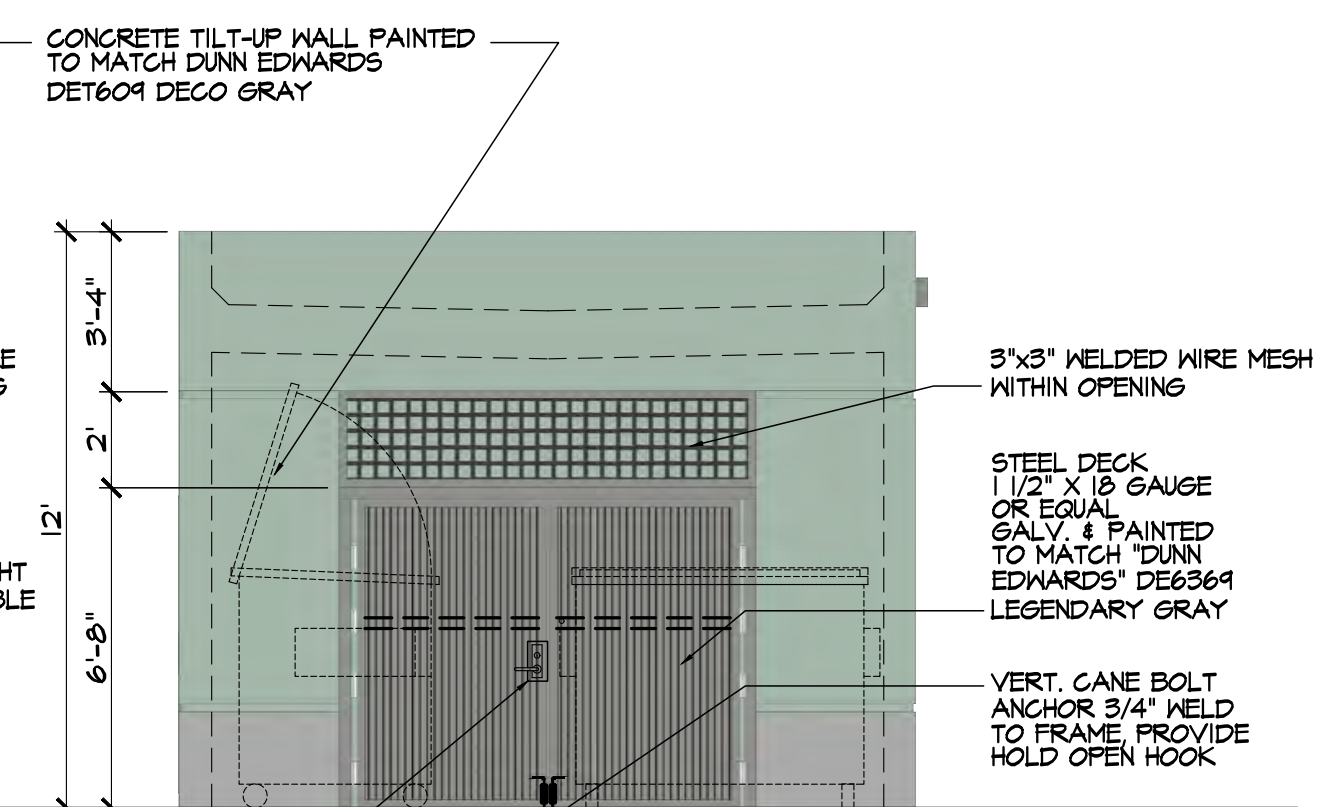
B - partial elevation



decorative cmu wall details (n)

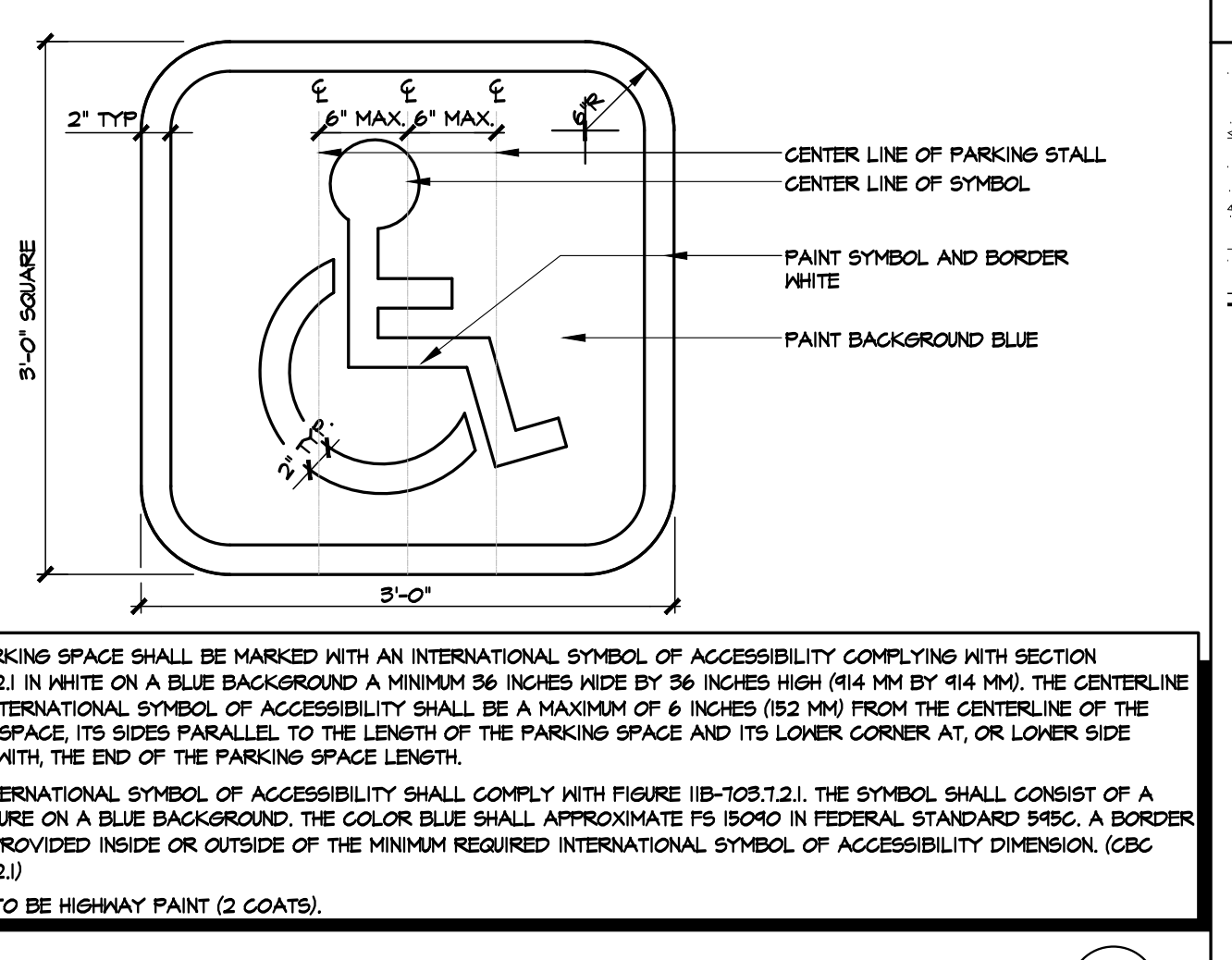


A - side elevation

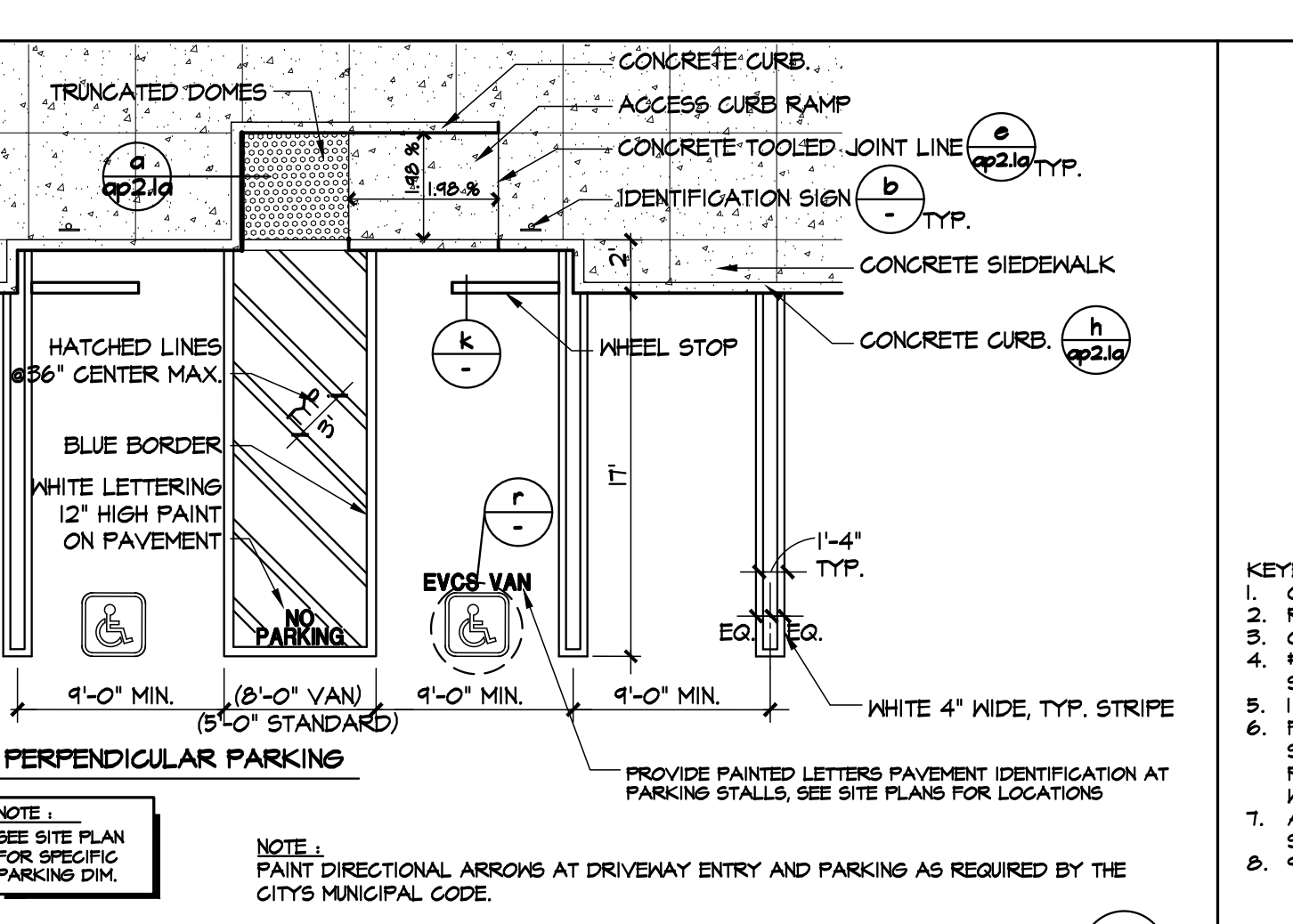


C - front elevation

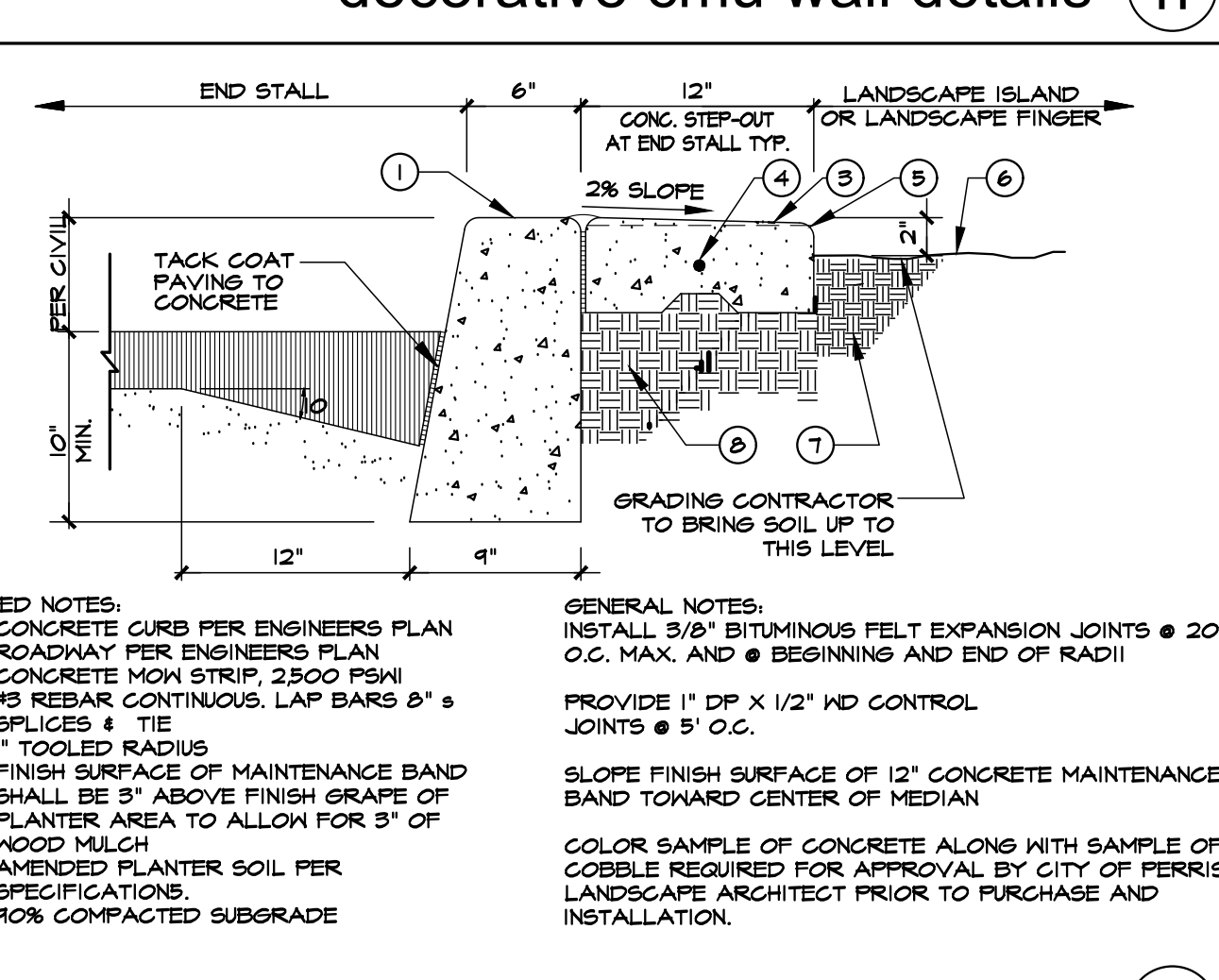
trash enclosure elevation (d)



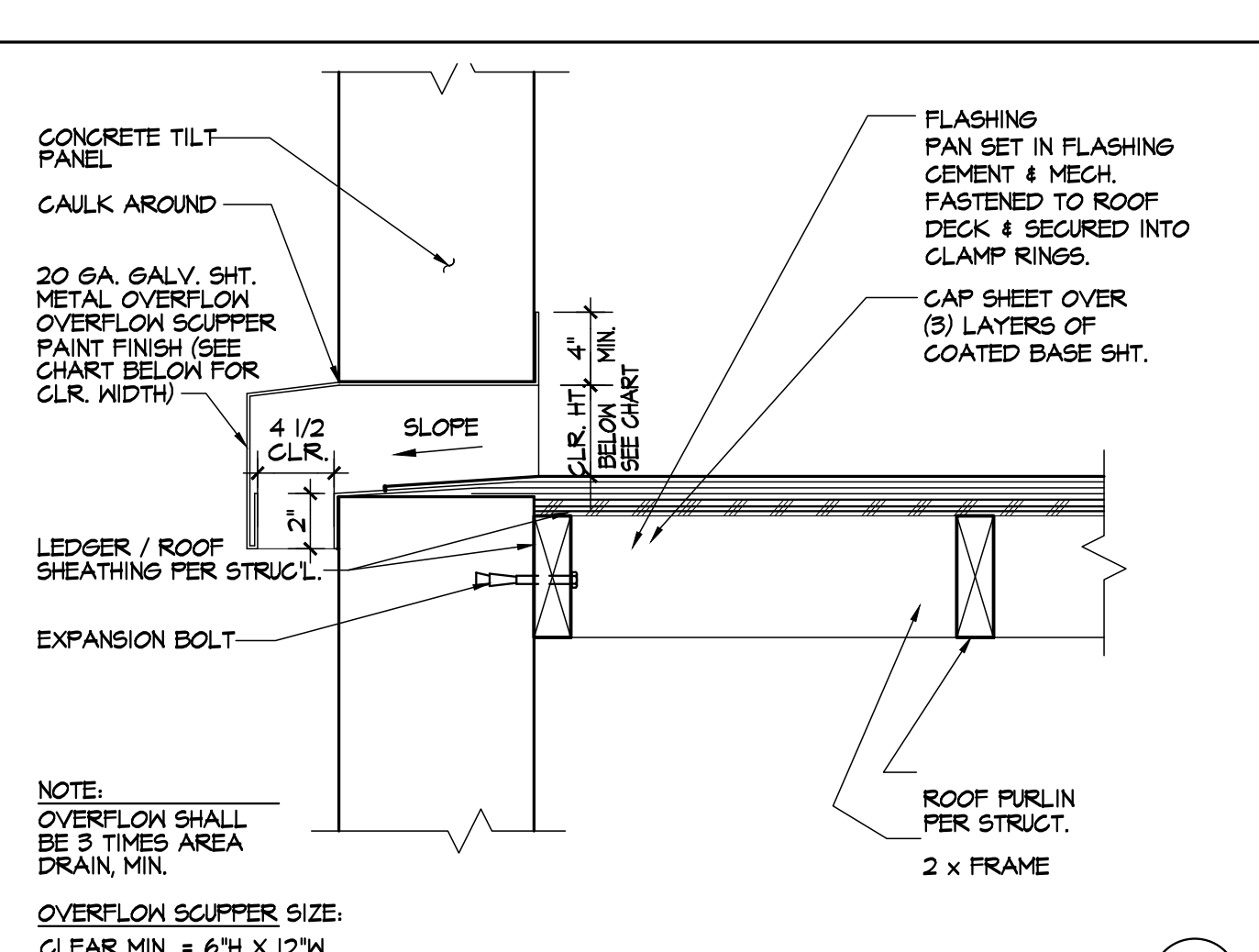
accessible parking stall symbol (r)



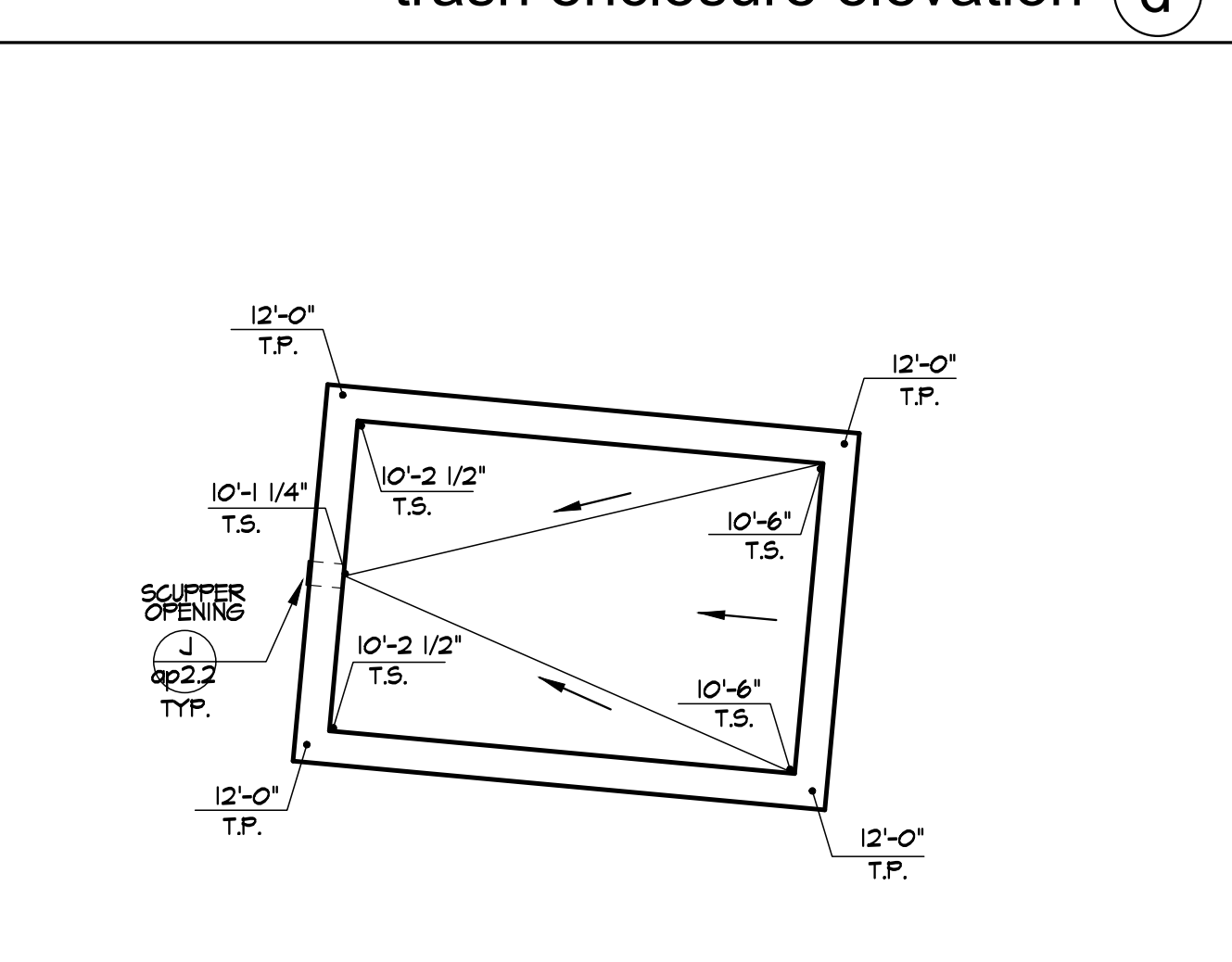
typical accessible stall (q)



safety edge (o)



scupper at trash enclosure (j)



trash enclosure roof plan (e)

miscellaneous details
scale: as noted

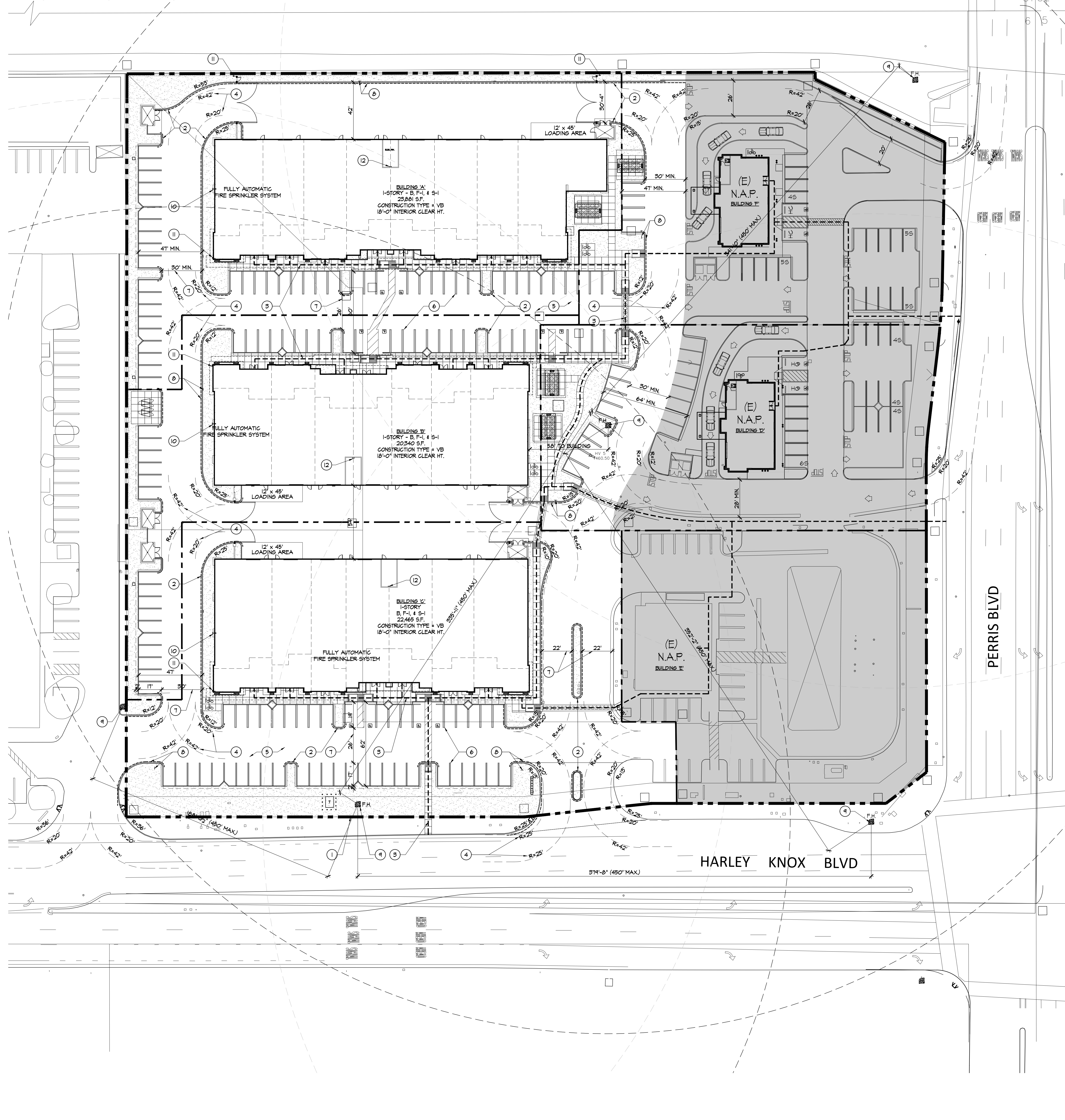
date: 10.06.2021
job number: 21-55-20

ap2.1

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agoura hills, california . 91301
t: 818.584.0057 f: 866.800.1289
w: pkarchitecture.net

MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA

pk.a
pk:architecture



FIRE ACCESS ROADWAY NOTES

150 FOOT HOSE PULL TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS MEASURED 10 FEET OUT FROM THE CURB LINE ALONG A NORMAL PATH OF TRAVEL. CFC § 503.1.1 HOSE PULL IS MEASURED ALONG A PATH THAT SIMULATES THE ROUTE A FIREFIGHTER MAY TAKE TO ACCESS ALL PORTIONS OF THE EXTERIOR OF A STRUCTURE FROM THE NEAREST PUBLIC ROAD OR FIRE LANE. (EXCEPTION 1: THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 403.3.1.1, 403.3.1.2 OR 403.3.1.3)

LOCATION OF ALL FIRE HYDRANTS WITHIN 500 FEET TO THE NEAR STRUCTURES. NOTE: FIRE HYDRANT SHALL BE A MINIMUM OF 40' FROM PROTECTED STRUCTURE. CFC § 5015

FIRE PLAN LEGEND

- FH FIRE HYDRANT - SEE CIVIL DWG'S. NOTE: THERE SHALL BE NO PARKING OF ANY VEHICLES OTHER THAN FIRE DEPARTMENT VEHICLES WITHIN 5 FEET OF EITHER SIDE OF A FIRE HYDRANT IN ACCORDANCE WITH CVC 225.14(C). SUCH VEHICLES MAY BE TOWED PER CVC 226.5(E).
- THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 403.3.1.1, 403.3.1.2 OR 403.3.1.3 - SEE FIRE SPRINKLER DWG'S. NOTE: 150 FOOT HOSE PULL TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS MEASURED 10 FEET OUT FROM THE CURB LINE ALONG A NORMAL PATH OF TRAVEL. (EXCEPTION 1: THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 403.3.1.1, 403.3.1.2 OR 403.3.1.3)
- 4' MIN. WIDE ACCESSIBLE PATH OF TRAVEL
- FIRE LANES: PAINT CURB RED 1/4" 3" WHITE FIRE LANE - NO PARKING LETTERING 1/4" SIGNAGE PER CITY OF PERRIS FIRE DEPARTMENT.
- R#* INSIDE AND OUTSIDE TURNING RADI - THE INSIDE TURNING RADIUS FOR AN ACCESS ROAD

FIRE PLAN KEYED NOTES

- 1 PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- 2 DASHED LINE ALONG CURB FACE INDICATES CURB TO PAINTED 'YOGHA SAFETY RED' 1/4" 3" WHITE 'FIRE LANE - NO PARKING' SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30" ON CENTER OR PORTION THEREOF, CONTRASTING 'NO PARKING' SIGNS WITHIN 5' OF THE END OF EACH DESIGNATED FIRE LANE AND SPACED AT 50" MAX. PER CITY OF PERRIS FIRE MASTER PLAN FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT STANDARDS.
- 3 5' WIDE ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS. NOTE ACCESS MUST REMAIN FREE AND UNOBTURATED AT ALL TIMES
- 4 INSIDE AND OUTSIDE TURNING RADI - THE INSIDE TURNING RADIUS FOR AN ACCESS ROAD SHALL BE 10 FEET OR GREATER. THE OUTSIDE TURNING RADIUS FOR AN ACCESS ROAD SHALL BE 30 FEET OR GREATER. AS FIRE APPARATUS ARE UNABLE TO NEGOTIATE TIGHT 90° CURVES, A 56-FOOT STRAIGHT LEGS MUST BE PROVIDED BETWEEN THESE TYPES OF COMPOUND TURNS OR THE RADI AND/OR ROAD WIDTH MUST BE INCREASED ACCORDINGLY. SEE ATTACHMENT 6. NOTE: TO ACCOMMODATE THE PERRIS LARGEST FIRE APPARATUS AN INSIDE AND OUTSIDE TURNING RADIUS OF 20 AND 42 FEET, RESPECTIVELY, IS RECOMMENDED AND REQUESTED.
- NOTE: THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL. CFC § 503.2.4
- 5 PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
- 6 PARKING STRIP(S) TO BE PAINTED WITH HIGHWAY WHITE PAINT TYPICAL THROUGHOUT SITE, PER CITY STANDARDS
- 7 20' MIN. WIDTH OF THE ACCESS ROAD. CFC § 503.2.1 IF A CENTER MEDIAN IS INCLUDED, THE REQUIRED WIDTH SHALL BE PROVIDED ON BOTH SIDES OF THE MEDIAN
- 8 LOCATION AND DETAILS OF FIRE LANE - NO PARKING SIGN AND/OR RED CURB MARKING CFC § 503.3 SPECIFIC AREAS DESIGNATED BY THE PERRIS AS FIRE LANES MUST BE MARKED WITH RED CURB MEETING THE SPECIFICATIONS IN ATTACH. 4 SHEET AP2.3. IN ADDITION WHERE THE NUMBER OF ENTRANCES INTO THE AREA MARKED WITH FIRE LANES IS LIMITED, ALL SUCH VEHICLE ENTRANCES TO THE DESIGNATED AREA SHALL BE POSTED WITH APPROVED FIRE LANE ENTRANCE SIGNS MEETING THE SPECIFICATIONS IN ATTACH. 10 SHEET AP2.3. FIRE LANE-NO PARKING SIGNS MEETING THE SPECIFICATIONS IN ATTACH. 11 SHEET AP2.3 SHALL BE POSTED IMMEDIATELY ADJACENT TO EACH DESIGNATED FIRE LANE AND AT INTERVALS NOT TO EXCEED 50 FEET. SEE ATTACH. 12 SHEET AP2.3. IN ADDITION WHERE THE NUMBER OF ENTRANCES INTO THE AREA MARKED WITH FIRE LANES IS LIMITED, ALL SUCH VEHICLE ENTRANCES TO THE DESIGNATED AREA SHALL BE POSTED WITH APPROVED FIRE LANE ENTRANCE SIGNS
- 9 LOCATION OF FIRE HYDRANTS ALONG THE LENGTH OF THE APPROVED FIRE ACCESS ROADWAY. MAXIMUM DISTANCE BETWEEN HYDRANTS SHALL NOT EXCEED 450'. FIRE HYDRANTS SHALL BE A MINIMUM OF 40' FROM PROTECTED STRUCTURE. CFC § 5015
- 10 PROPOSED LOCATION OF THE FIRE DEPARTMENT CONNECTION (FDG). CFC § 912.2
- 11 PROPOSE LOCATION OF KNOX LOCKS/BOXES. CFC § 506.1.2
- 12 PROPOSE ROOF ACCESS LATTER / HATCH CFC § 504.1
- 13 ASPHALT FIRE APPARATUS ACCESS ROADWAY SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. CFC § 503.2.3

legend

FIRE ACCESS ROAD 20'-0" WIDE MINIMUM. IF A CENTER MEDIAN IS INCLUDED, THE REQUIRED WIDTH SHALL BE PROVIDED ON BOTH SIDES OF THE MEDIAN.

Perris Fire Department Access & Water Plan Notes ATTACHMENT 1

ALL OF THE NOTES LISTED IN THE INSPECTION REQUIREMENTS AND GENERAL REQUIREMENTS SECTIONS SHALL BE PLACED, VERBATIM, ON THE PLAN UNDER THE HEADINGS #FIRE DEPARTMENT ACCESS & WATER NOTES.

INSPECTIONS REQUIRED

1. PERRIS SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL (951) 443-1024 TO SCHEDULE AN INSPECTION.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP. A VEGETATION INSPECTION USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT (951) 443-1024 TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND WHEN THEY MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, MET-STAMPED PERRIS FIRE ACCESS & WATER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND SIGNAGE SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTION.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OFFICE OF THE FIRE MARSHAL, CITY OF PERRIS PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STAIRWELL REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENTS OR FUTURE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED PERRIS FIRE DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN PERRIS FIRE DEPARTMENT ACCESS & WATER GUIDELINE FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN PERRIS FIRE DEPARTMENT ACCESS & WATER GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A SOLID REFLECTIVE PAVEMENT MARKER INDICATING THEIR LOCATION PER THE PERRIS STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH PERRIS FIRE DEPARTMENT ACCESS & WATER GUIDELINE.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND PERRIS FIRE DEPARTMENT ACCESS & WATER GUIDELINE.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 15 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED Humps, TURNING RADI, GATES OR OTHER OBSTRUCTIONS, REQUIRES REVIEW, INSPECTION AND APPROVAL BY THE OFFICE OF THE FIRE MARSHAL, CITY OF PERRIS.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN PERRIS FIRE DEPARTMENT ACCESS & WATER GUIDELINE AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

FIRE ACCESS ROADWAY NOTES

FIRE ACCESS ROADWAYS, COMMONLY REFERRED TO AS FIRE LANES, SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A PUBLIC ROADWAY, AS MEASURED ALONG AN APPROVED ROUTE. EXTENUATING CIRCUMSTANCES, INCREASED HAZARDS, AND ADDITIONAL FIRE SAFETY FEATURES MAY AFFECT THESE REQUIREMENTS. CFC § 503.1

FIRE APPARATUS ACCESS ROAD DESIGN - FIRE ACCESS ROADWAYS MUST BE ENGINEERED TO SUPPORT EMERGENCY RESPONSE APPARATUS. ROADWAYS MUST BE DESIGNED TO FACILITATE TURNING RADI, GATES OR OTHER OBSTRUCTIONS, REQUIRES REVIEW, INSPECTION AND APPROVAL BY THE OFFICE OF THE FIRE MARSHAL, CITY OF PERRIS.

ONE FIRE APPARATUS ACCESS ROAD IS REQUIRED IF ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF A BUILDING IS LOCATED MORE THAN 150 FEET FROM A FIRE ACCESS ROADWAY. THAT ACCESS IS TO BE MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

NO SECONDARY ACCESS POINT IS REQUIRED - COMMERCIAL PROJECTS IS NO MORE THAN 124,000 SQ.FT. IN BUILDING AREA.

VERTICAL CLEARANCE - FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. IF TREES ARE LOCATED ADJACENT TO THE FIRE ACCESS ROADWAY, PLACE A NOTE ON THE PLANS STATING THAT ALL VEGETATION OVERHANGING THE FIRE ACCESS ROADWAY SHALL BE MAINTAINED TO PROVIDE A CLEAR HEIGHT OF 13 FEET 6 INCHES AT ALL TIMES. PER ATTACHMENTS 4 AND 5.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES PER CFC § 503.2.3

ROAD GRADE (DISTINGUISH CHANGES IN 2% INCREMENTS). CFC 503.2.1 THE ACCESS ROADS SHALL NOT EXCEED 10% OR 8.11 DEGREES. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 15% OR 8.5 DEGREES FOR APPROVED LENGTHS OF ACCESS ROADWAYS. WHEN ALL STRUCTURES SERVED BY THE ACCESS ROAD ARE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEMS, CROSS-SLOPE SHALL NOT BE GREATER THAN 2% FOR PAVED ACCESS ROADWAYS.

TURN-AROUNDS FOR DEAD-END ACCESS GREATER THAN 150 PER CFC § 503.2.5 450.2.5 DEAD-END ROADWAYS IN EXCESS OF 150 FEET SHALL BE DESIGNED AND CONSTRUCTED WITH APPROVED TURNAROUNDS OR HAMMERHEADS. TURNAROUNDS SHALL MEET THE TURNING RADIUS REQUIREMENTS IDENTIFIED ABOVE, KEYNOTE #4. THE MINIMUM CUL-DE-SAC RADIUS IS 30 FEET WITH NO PARKING ALLOWED. THE MAXIMUM LENGTH OF A CUL-DE-SAC ROAD WITHOUT MID-WAY TURNAROUNDS OR OTHER MITIGATING FEATURES IS 800 FEET.



29619 agoura road
agoura hills, california 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net

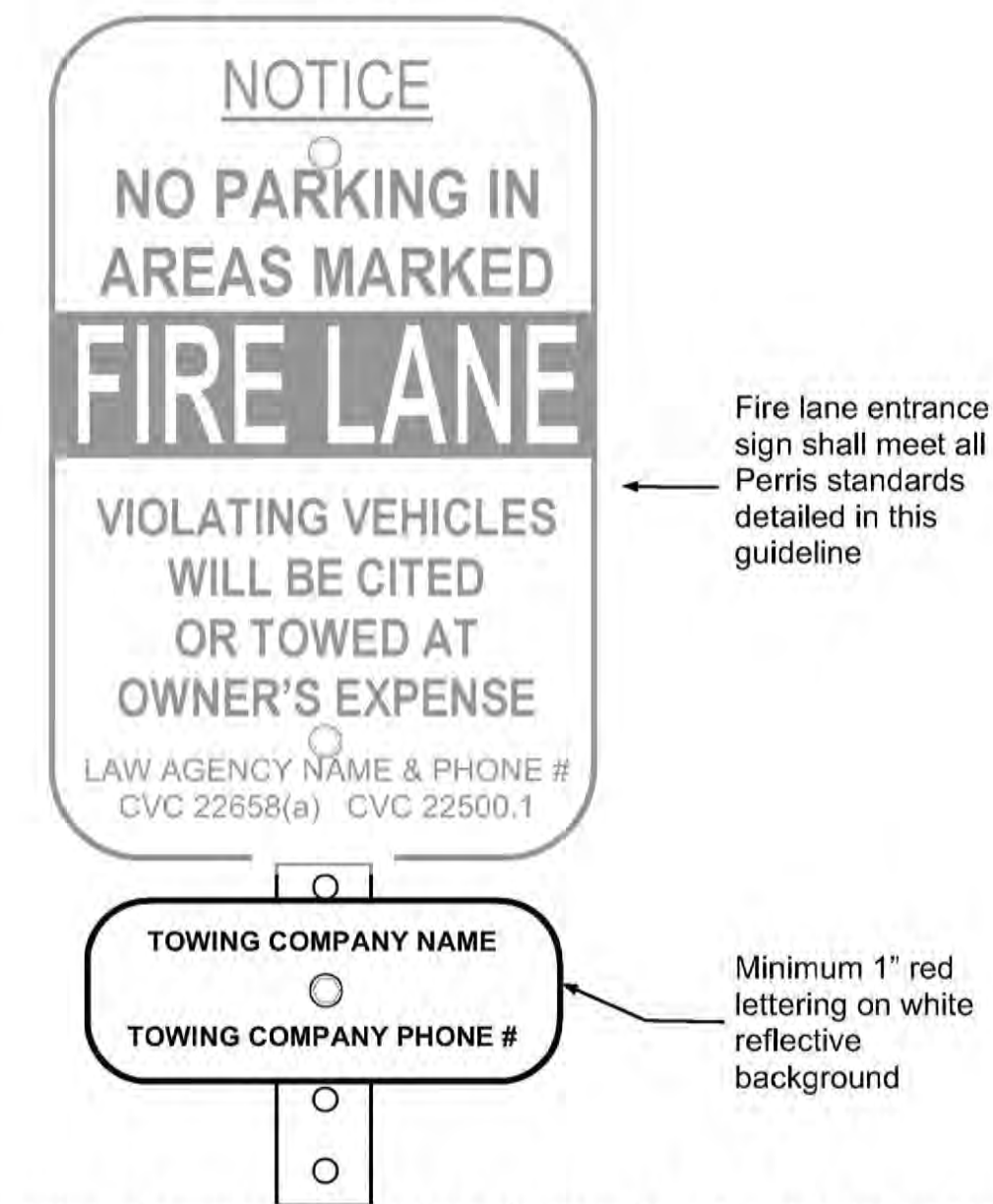
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA



date: 10/06/2011
job number: 21-55-20

ap2.2

ATTACHMENT 11
Specifications for
Alternate Location of
Towing Company Information



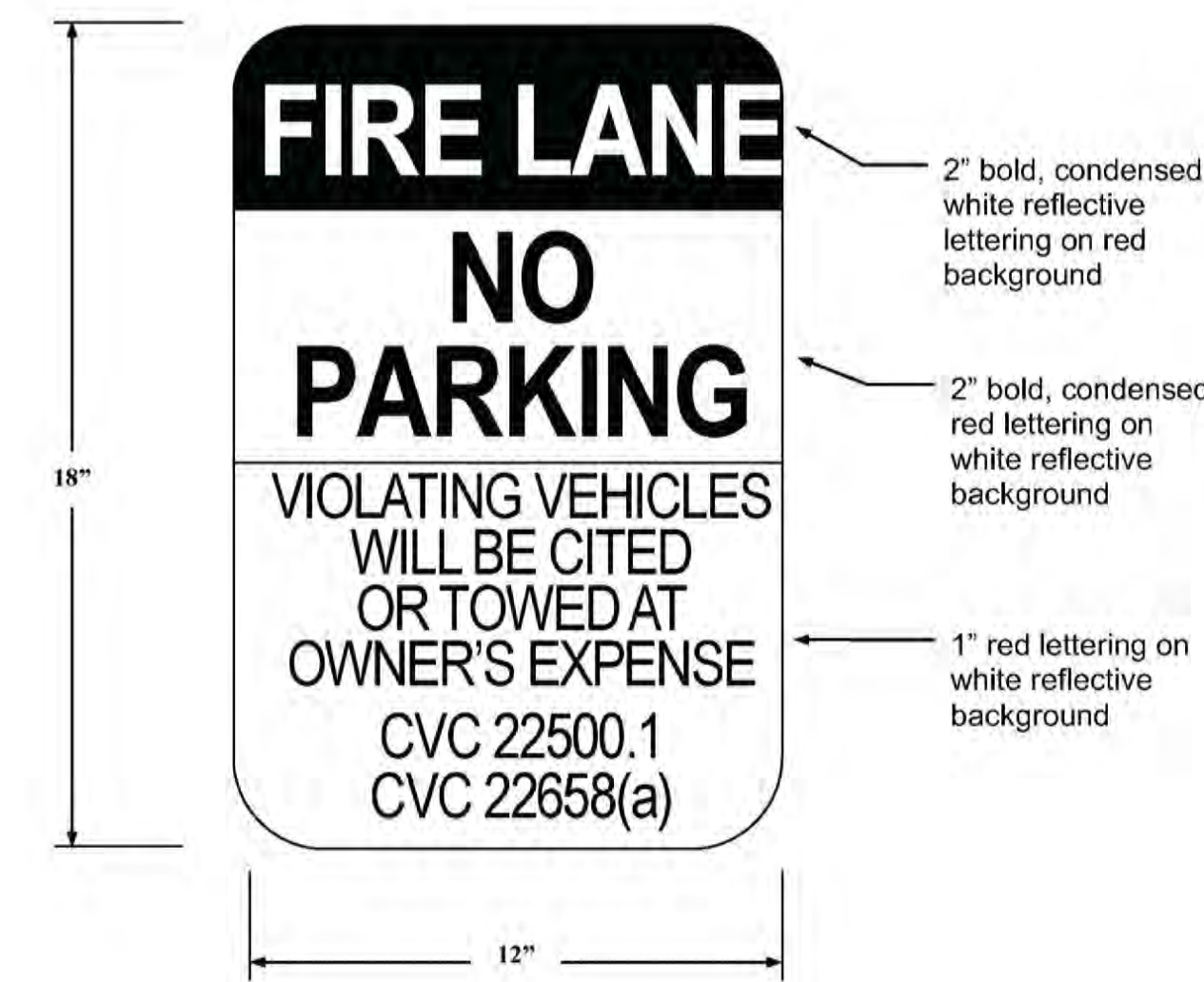
Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

Rev 1/20

37

ATTACHMENT 12
Specifications for
Fire Lane No Parking Signs



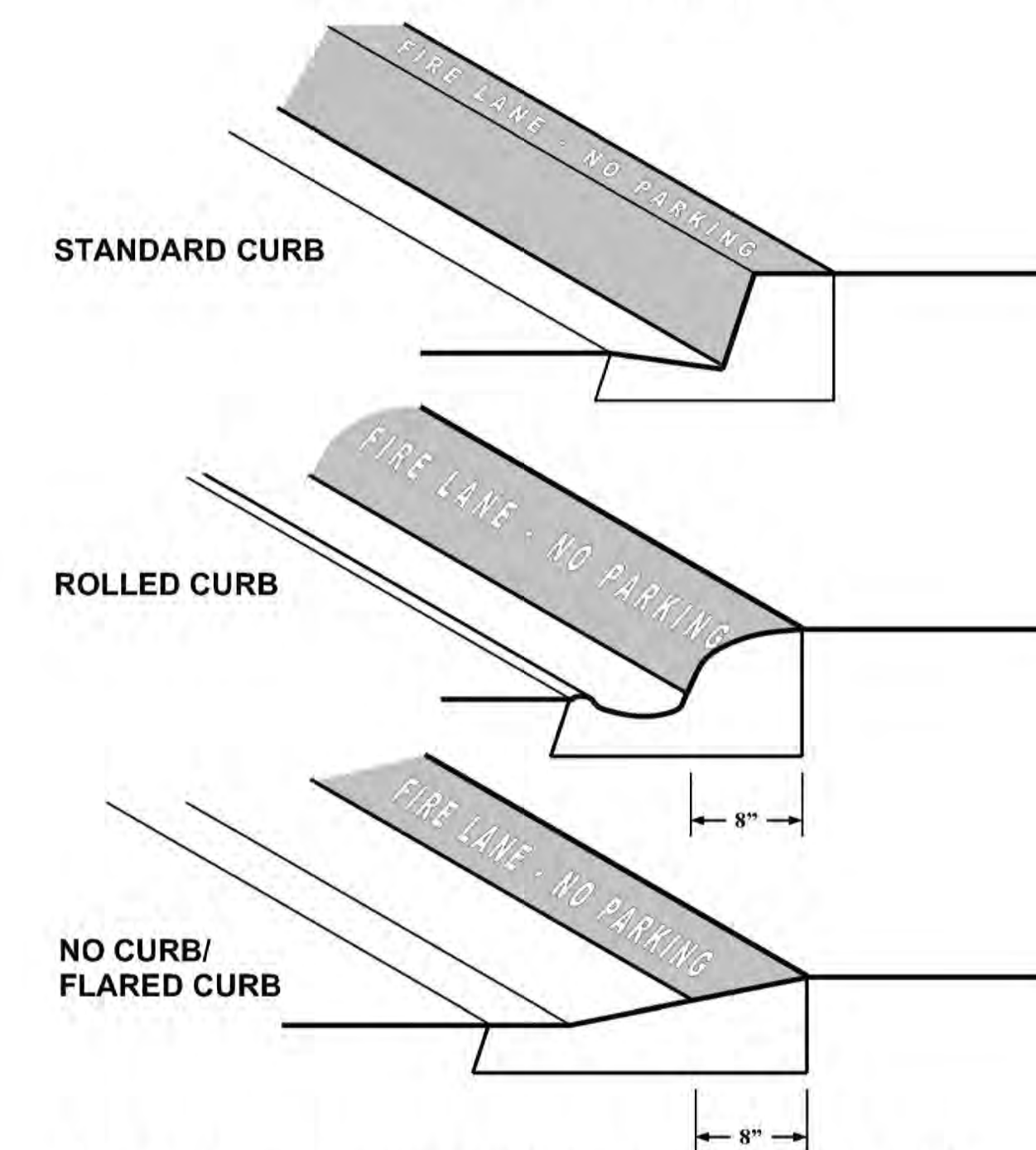
All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Rev 1/20

38

ATTACHMENT 9
Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

Rev 1/20

35

ATTACHMENT 10
Specifications for
Fire Lane Entrance Signs
To be used only at vehicle entry points
to areas that contain "Fire Lane—No Parking" signs or red curbs



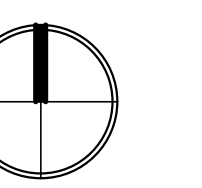
All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

Rev 1/20

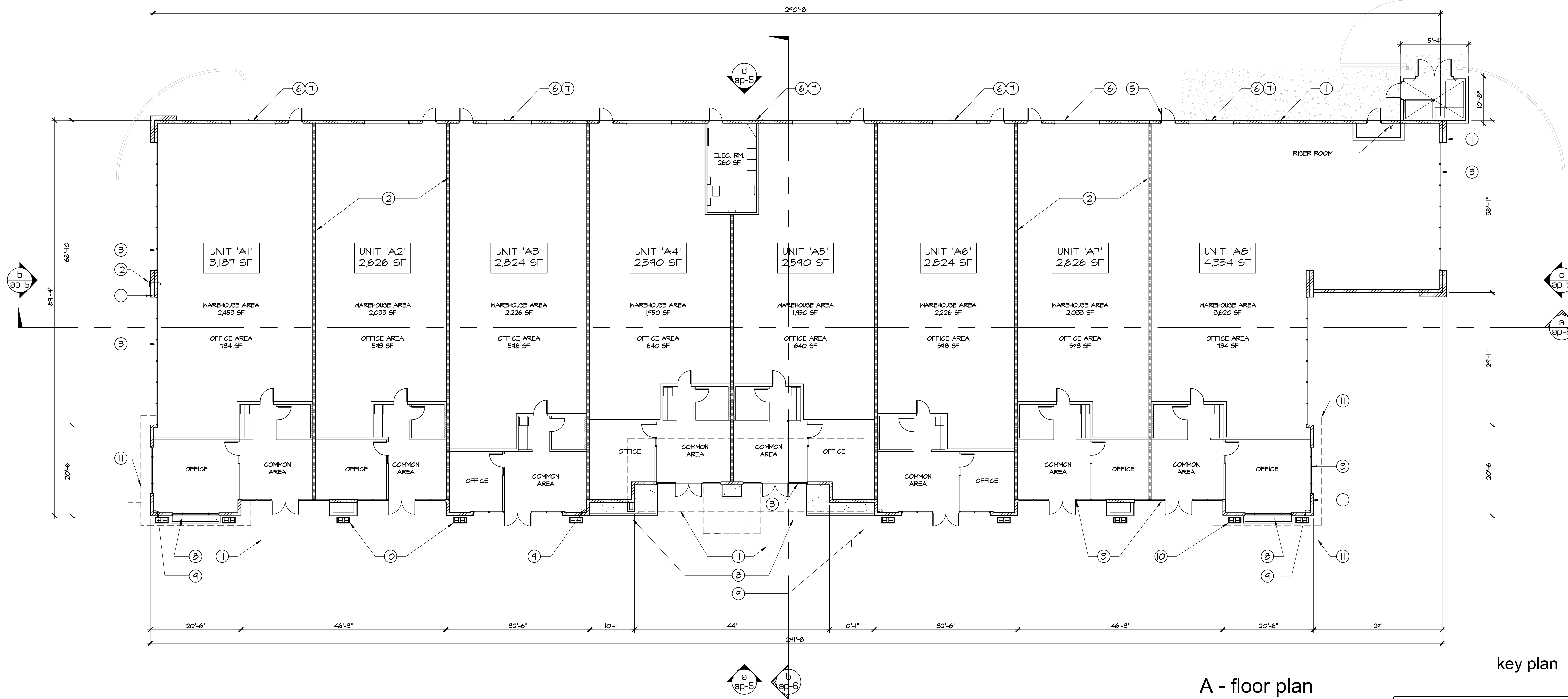
36



true north

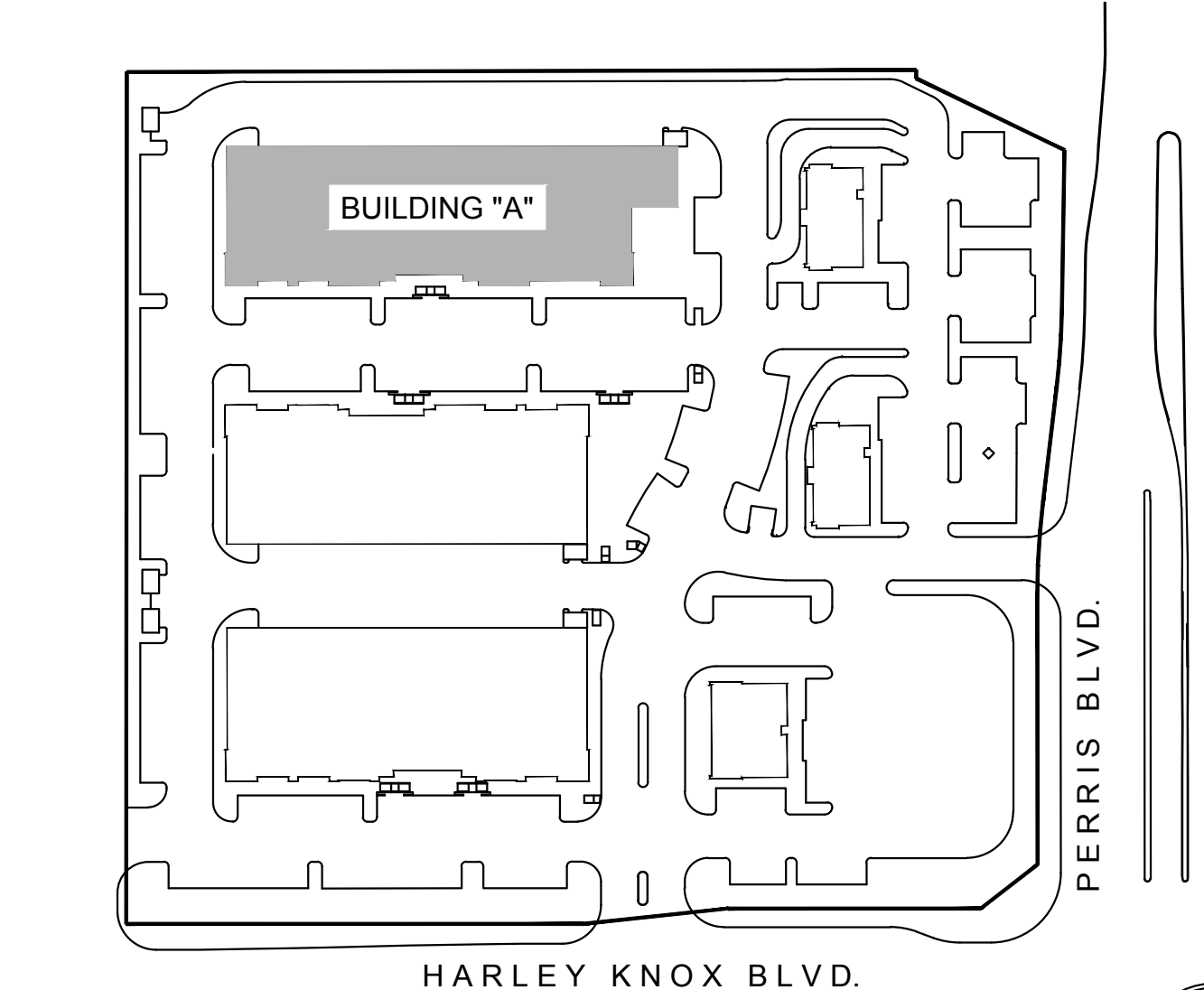
keyed notes

- ① PAINTED CONCRETE TILT-UP WALL
- ② INTERIOR DEMISING WALL
- ③ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH WITH DUAL GLAZED WINDOW SYSTEM
- ④ METAL AWNING PAINTED ABOVE
- ⑤ PAINTED - 3"x1" HOLLOW METAL DOOR AND FRAME
- ⑥ 10"x12" ROLL-UP DOOR COLOR TO MATCH DINN EDWARDS DE6364 LEGENDARY GRAY
- ⑦ EXTERIOR WALL MOUNTED WALL PACK OUTDOOR LIGHTING
- ⑧ BOARD FORMED CONCRETE RAISED PLANTER
- ⑨ INTERNAL DOWNSPOUT PER CITY OF PERRIS CODE
- ⑩ PAINTED STEEL I-BEAM COLUMNS FOR AWNING WITH CONCRETE BASE
- ⑪ EAVE PROJECTION ABOVE
- ⑫ FIRE DEPARTMENT CONNECTION (FDC), SEE FIRE ACCESS PLAN SHEET AP-22

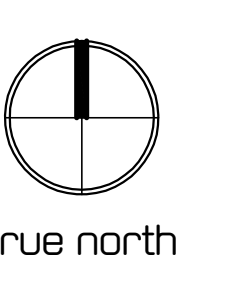


A - floor plan
Scale: 3/8" = 1'-0"

key plan



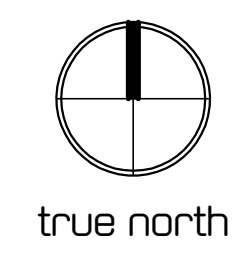
MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA



building 'A'
floor plan

date: 10.06.2021
job number: 21-55-20

BUILDING "A"	OFFICE	WAREHOUSE	TOTAL
8 UNITS	5,130 S.F.	18,751 S.F.	23,881 S.F.

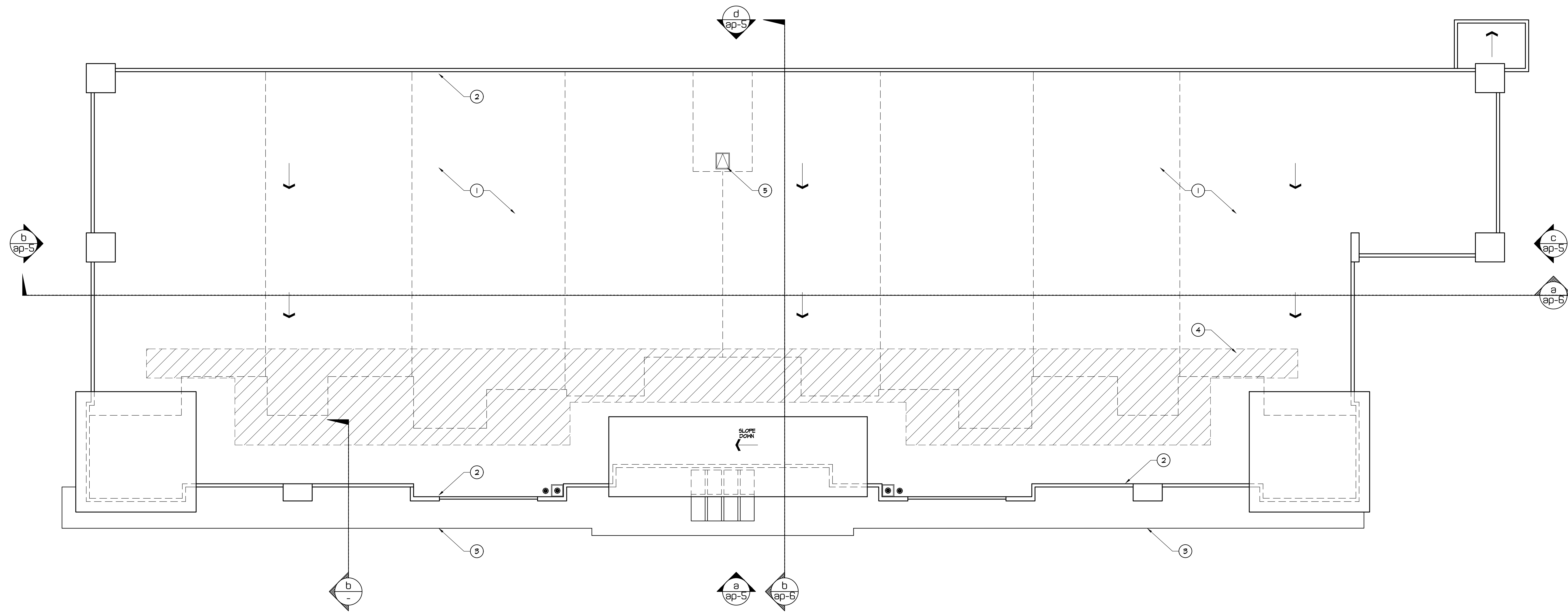


roof plan keynotes

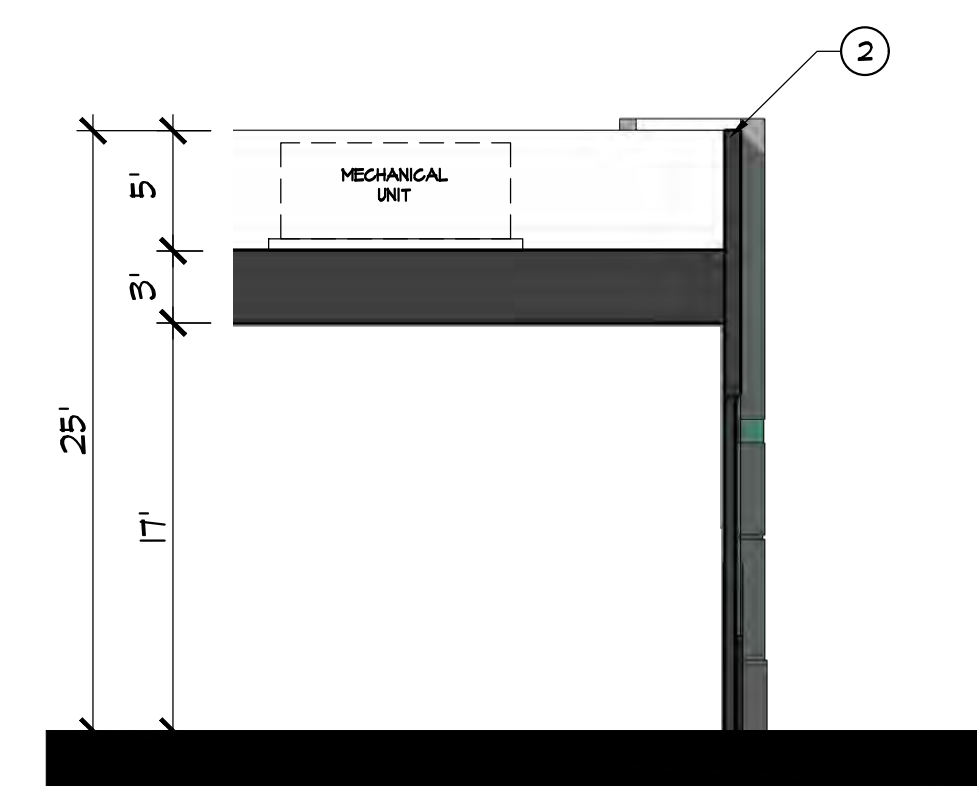
- ① CLASS 'A' 60 MIL SARNAFIL 6410 ENERGY SMART ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD TRIMMING AND SHEATHING PER STRUCTURAL
- ② 5'-0" HIGH PARAPET WALL / MECHANICAL SCREEN
- ③ CANOPY BELOW
- ④ AREA FOR ROOFTOP MECHANICAL UNITS
- ⑤ ROOF ACCESS HATCH

roof plan legend

- ⊗ R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- ⊗ O.D. OVERFLOW DRAIN DISCHARGED AT INTERNAL FACE OF BUILDING
- ← GENERAL DIRECTION OF DRAINAGE
- ▨ AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR

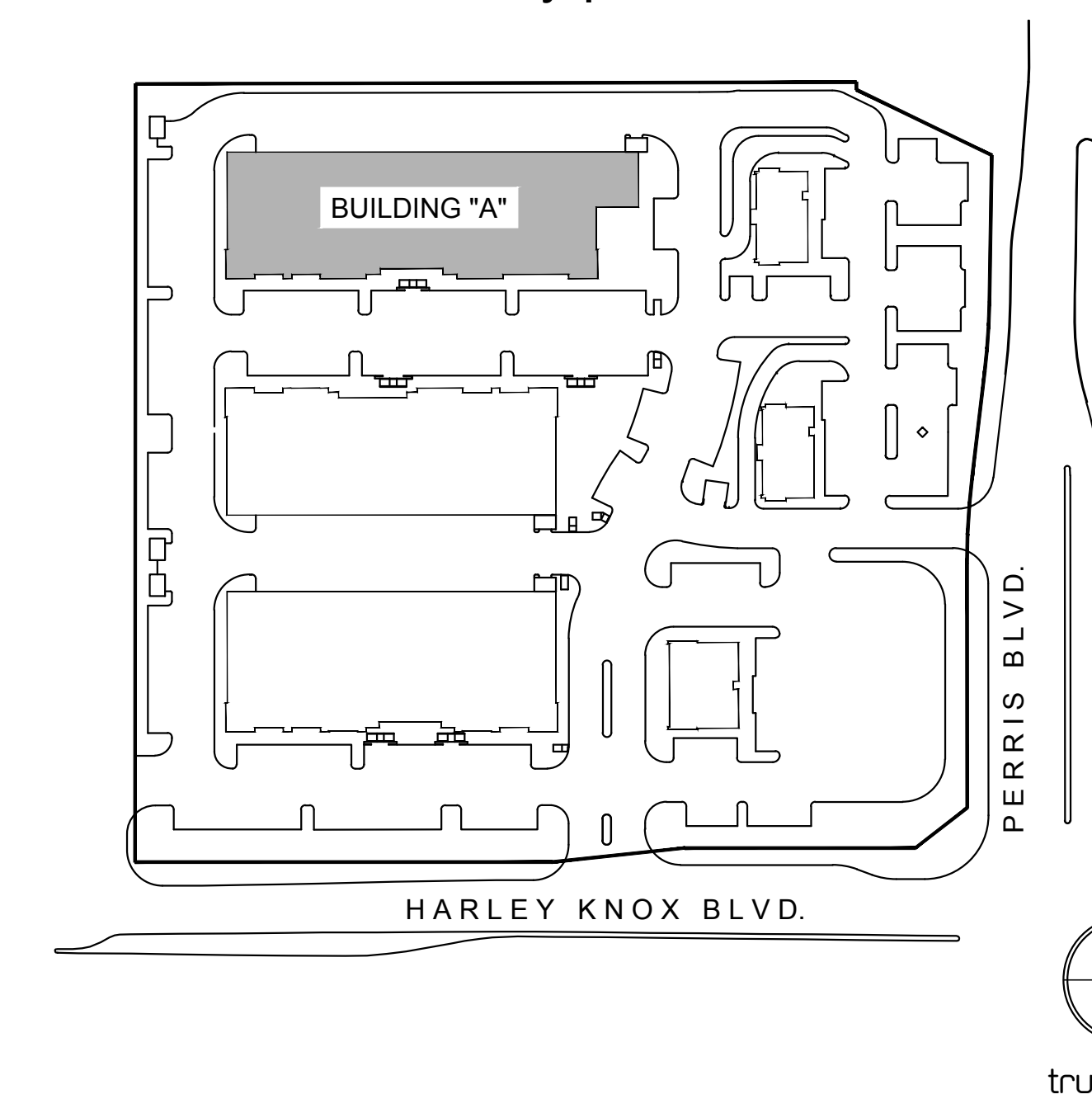


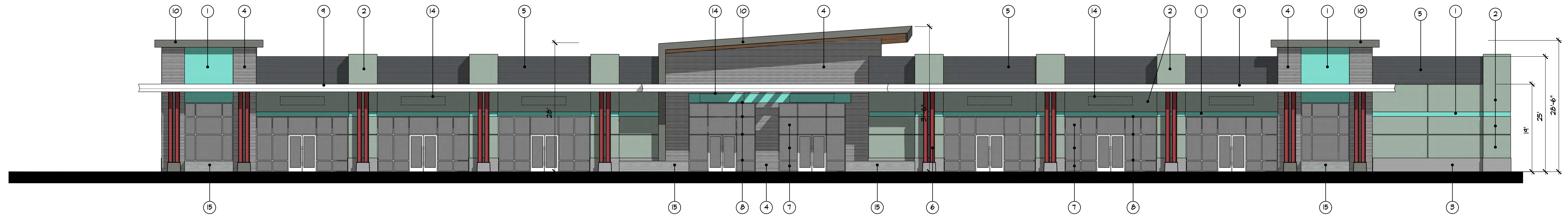
A - roof plan
Scale: 3/2" = 1'-0"



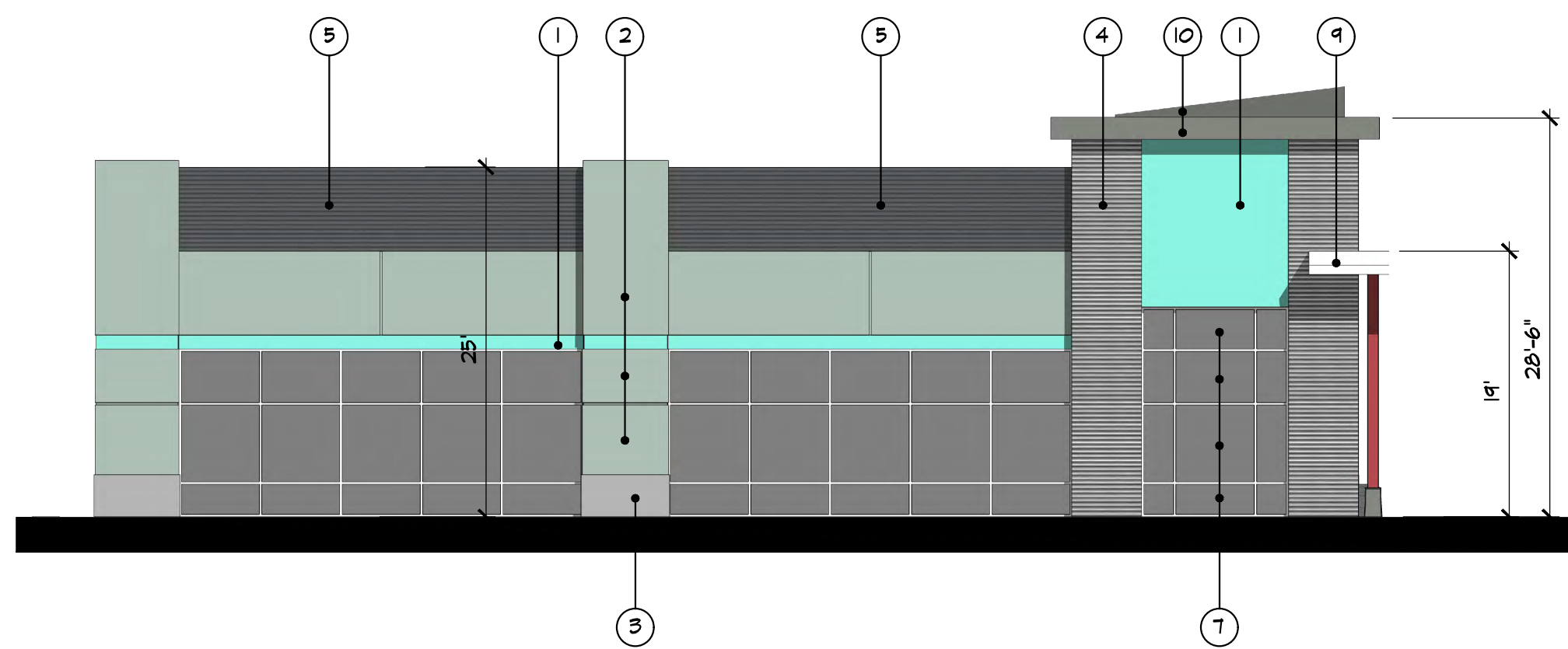
B - parapet wall section (mechanical screen)
Scale: 1/8" = 1'-0"

key plan

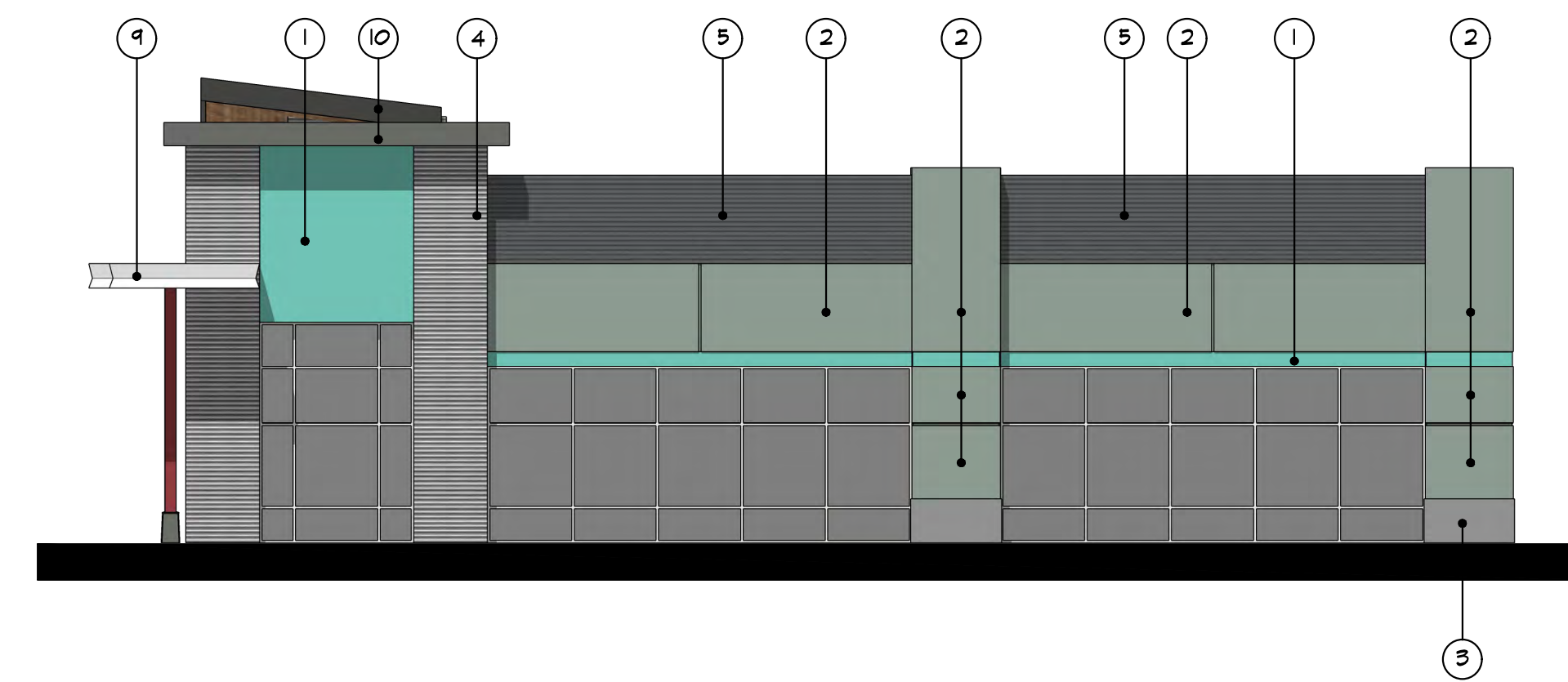




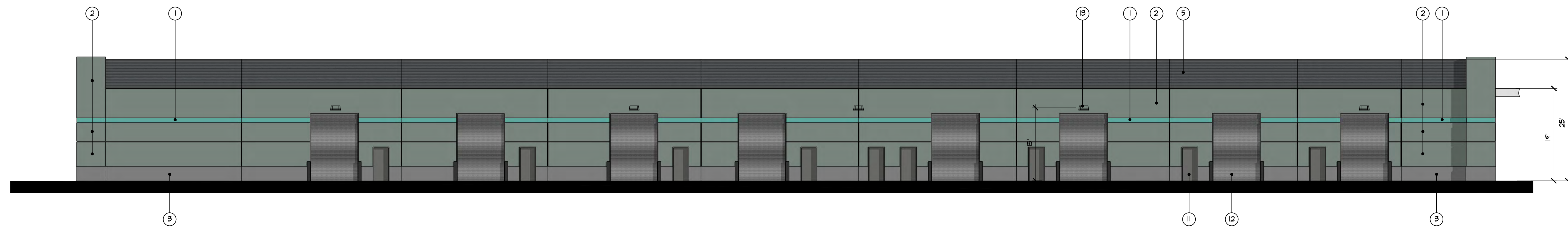
A - south elevation
Scale: 3/2" = 1'-0"



B - west elevation
Scale: 3/2" = 1'-0"



C - east elevation
Scale: 3/2" = 1'-0"

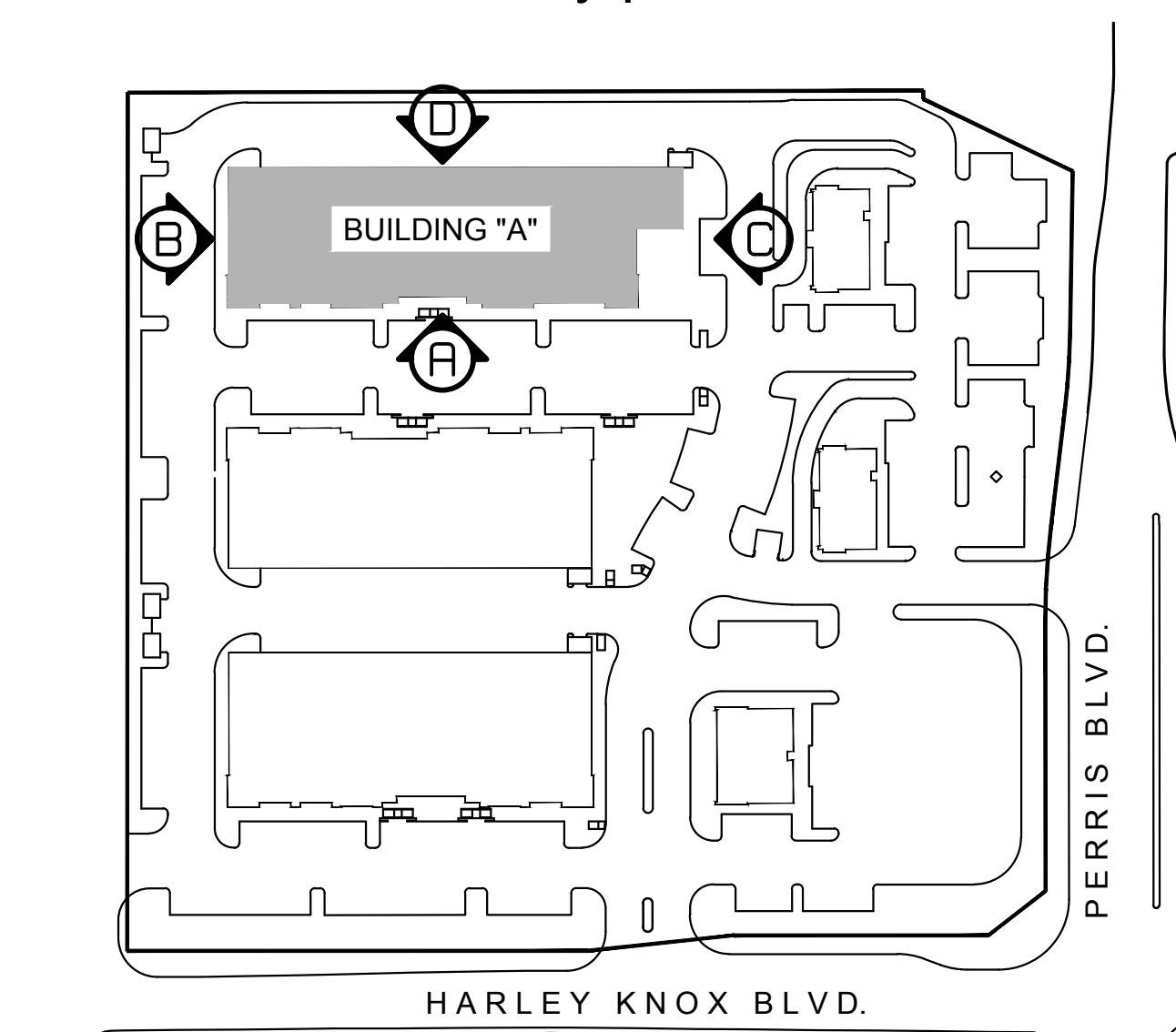


D - north elevation
Scale: 3/2" = 1'-0"

keyed notes

- ① CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET548 FIESTA BLUE
- ② CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET604 DECO GRAY
- ③ CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DE6368 WALRUS
- ④ CORRUGATED METAL PANELS PAINTED LIGHT GRAY
- ⑤ CORRUGATED METAL PANELS PAINTED CHARCOAL
- ⑥ STEEL I-BEAM COLUMNS PAINTED TO MATCH DUNN EDWARDS DET423 ROYAL RED FLASH
- ⑦ DUAL GLAZED GREEN TINT GLAZING
- ⑧ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH
- ⑨ METAL AWNING PAINTED WHITE
- ⑩ METAL PARAPET GAP PAINTED TO MATCH DUNN EDWARDS DET624 FADE TO BLACK
- ⑪ 3x7' HOLLOW METAL DOOR AND FRAME COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑫ 10x12' ROLL-UP DOOR COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑬ EXTERIOR HALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
- ⑭ PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- ⑮ BOARD FORMED CONCRETE

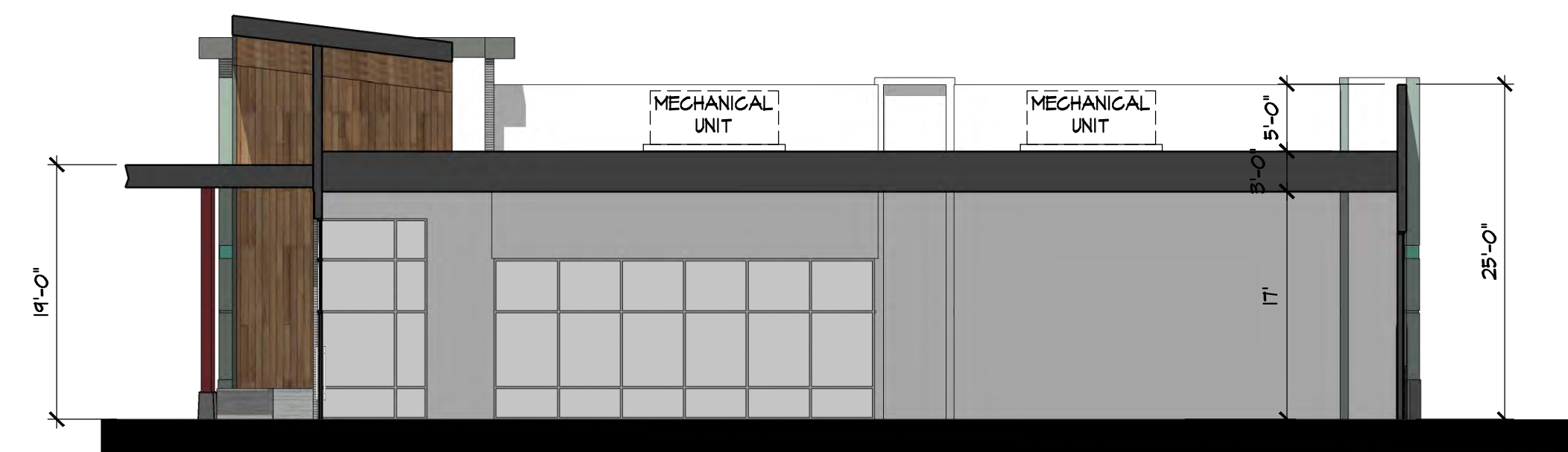
key plan





building section A-A

Scale: 3/2" = 1'-0"

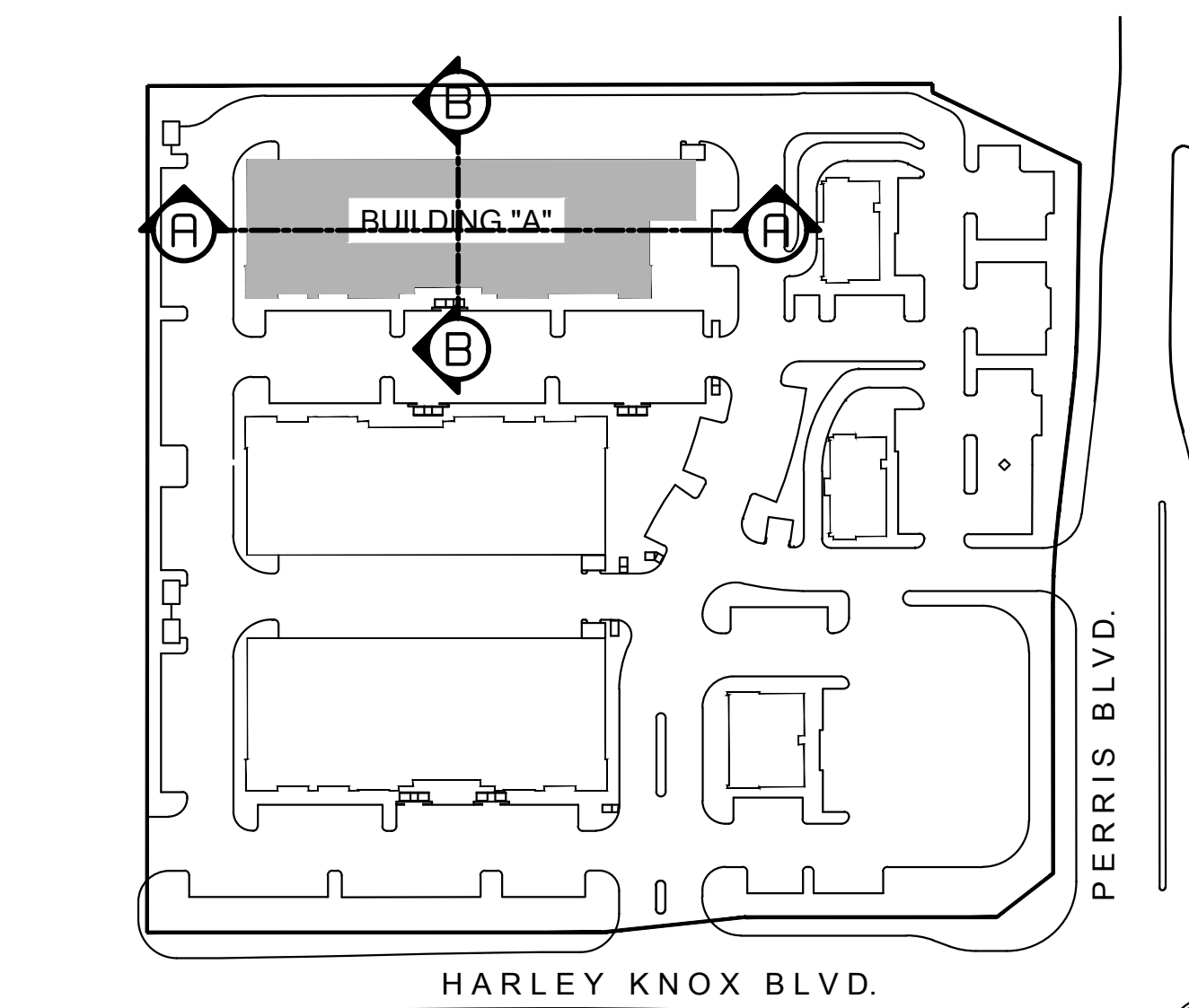


building section B-B

Scale: 3/2" = 1'-0"

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PERRIS, CALIFORNIA

key plan

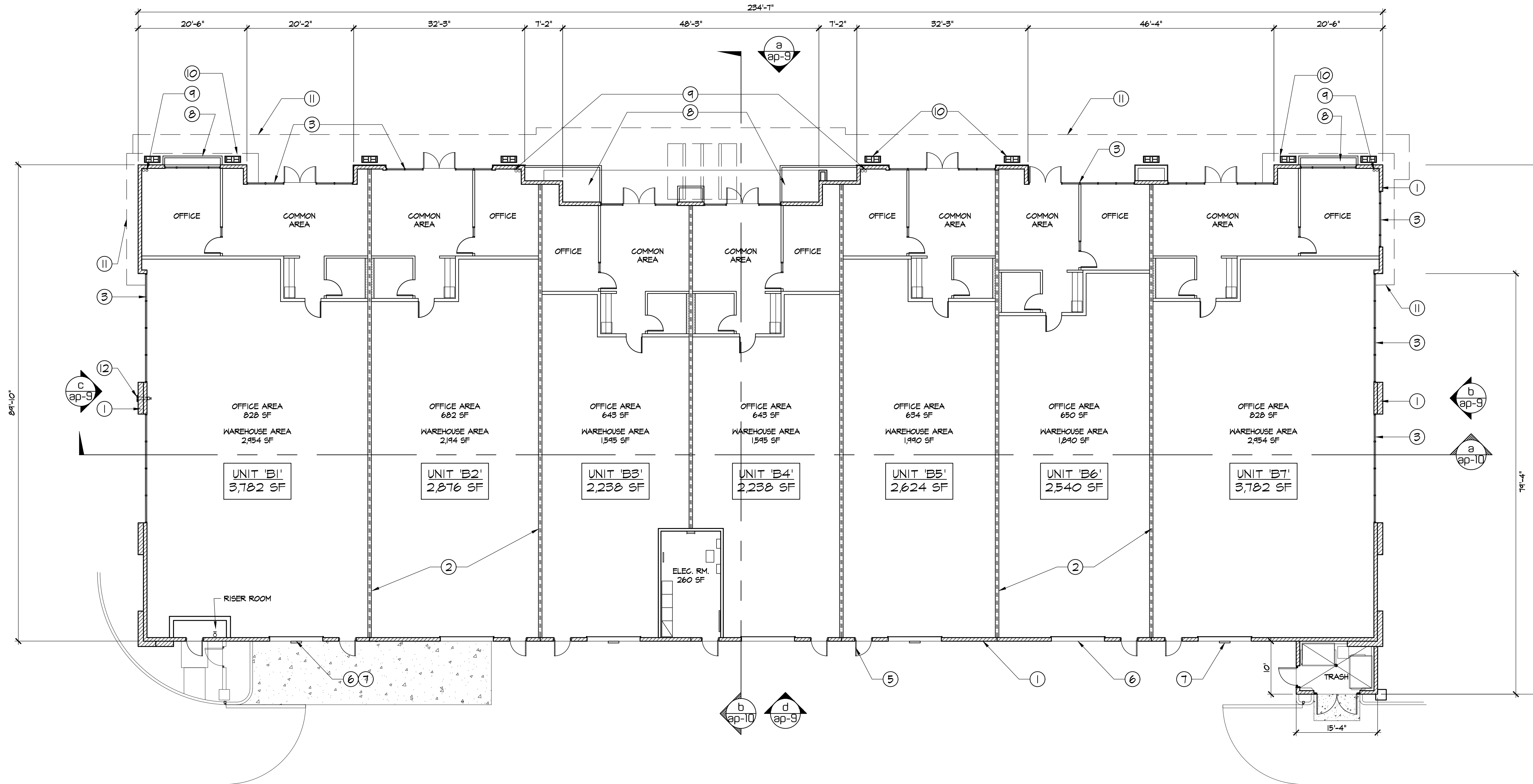


building 'A'
sections



keyed notes

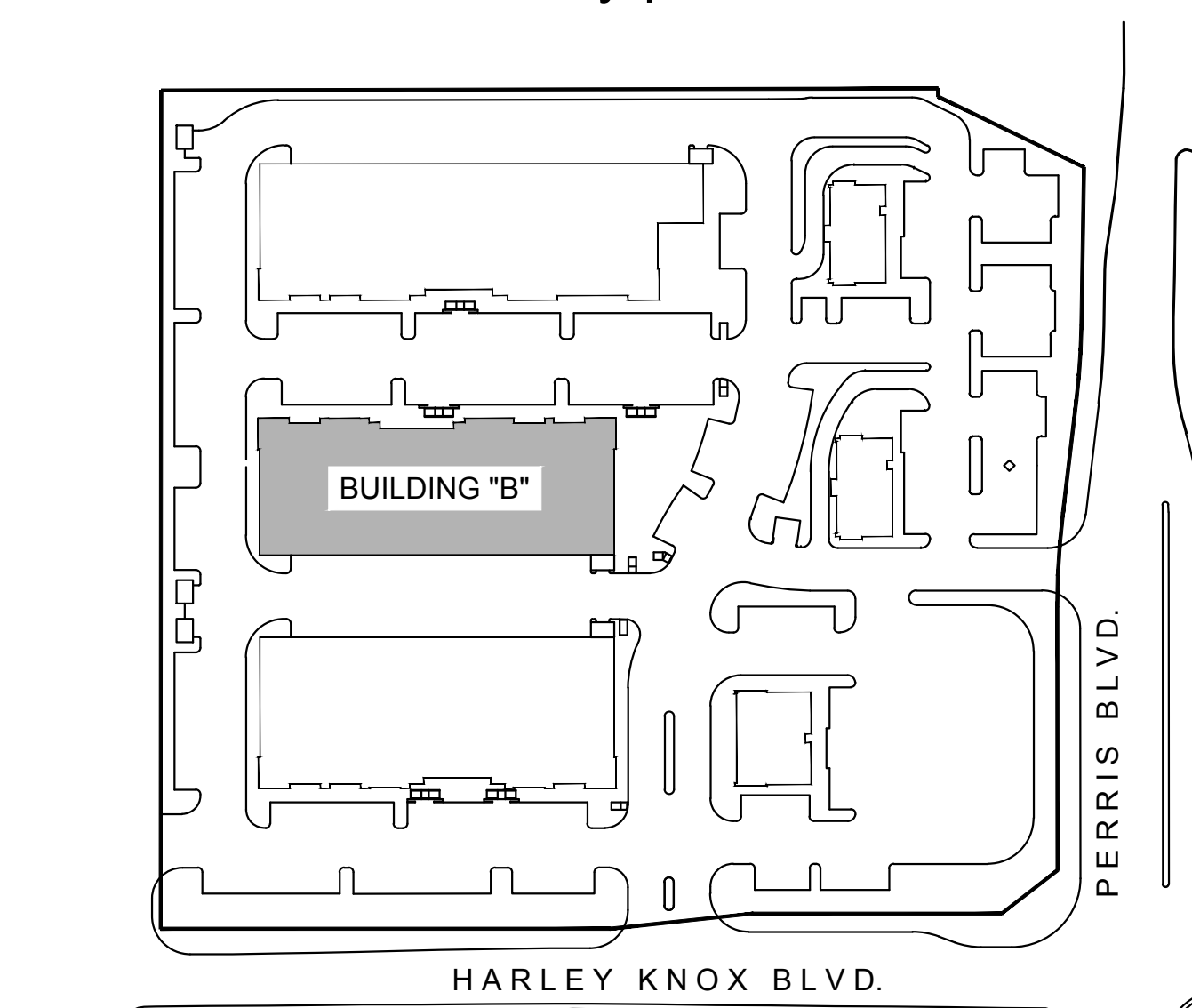
- ① PAINTED CONCRETE TILT-UP WALL
- ② INTERIOR DEMISING WALL
- ③ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH WITH DUAL GLAZED WINDOW SYSTEM
- ④ METAL AWNING PAINTED ABOVE
- ⑤ PAINTED - 3'x1' HOLLOW METAL DOOR AND FRAME
- ⑥ 10'x12' ROLL-UP DOOR, COLOR TO MATCH DINN EDWARDS DE6364 LEGENDARY GRAY
- ⑦ EXTERIOR WALL MOUNTED WALL PACK OUTDOOR LIGHTING
- ⑧ BOARD FORMED CONCRETE RAISED PLANTER
- ⑨ INTERNAL DOWNSPOUT PER CITY OF PERRIS CODE
- ⑩ PAINTED STEEL I-BEAM COLUMNS FOR AWNING WITH CONCRETE BASE
- ⑪ EAVE PROJECTION ABOVE
- ⑫ FIRE DEPARTMENT CONNECTION (FDC), SEE FIRE ACCESS PLAN SHEET AP-22



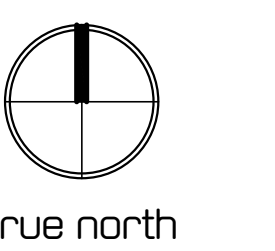
A - floor plan
Scale: 3/2" = 1'-0"

BUILDING 'B'	OFFICE	WAREHOUSE	TOTAL
7 UNITS	4,908 S.F.	15,432 S.F.	20,340 S.F.

key plan

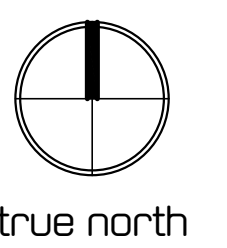


MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA



floor plan
building 'B'

date: 10.06.2021
job number: 21-55.20

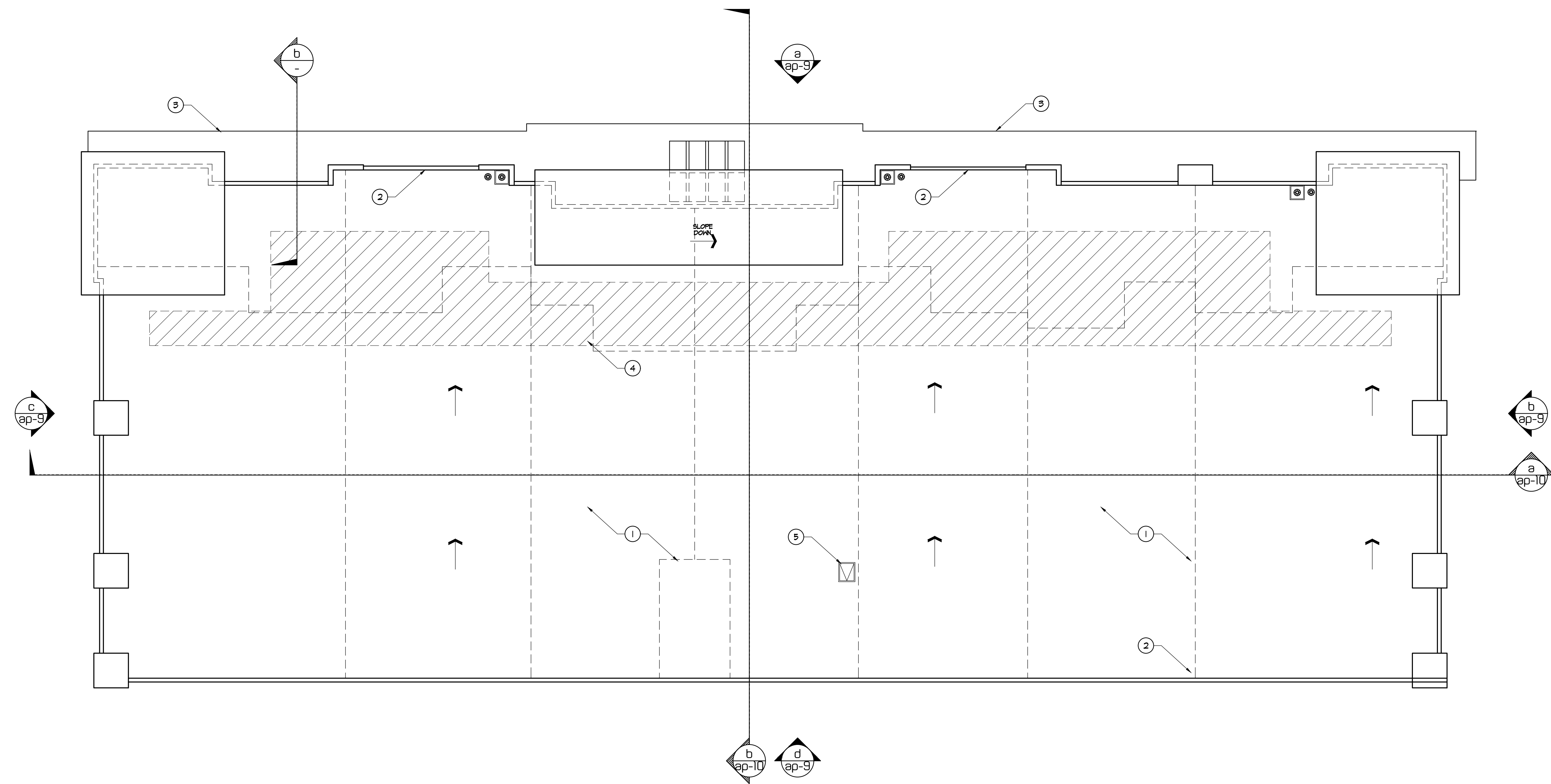


roof plan keynotes

- ① CLASS 'A' 60 MIL SARNAFIL 6410 ENERGY SMART ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD TRIMMING AND SHEATHING PER STRUCTURAL
- ② 5'-0" HIGH PARAPET WALL / MECHANICAL SCREEN
- ③ CANOPY BELOW
- ④ AREA FOR ROOFTOP MECHANICAL UNITS
- ⑤ ROOF ACCESS HATCH

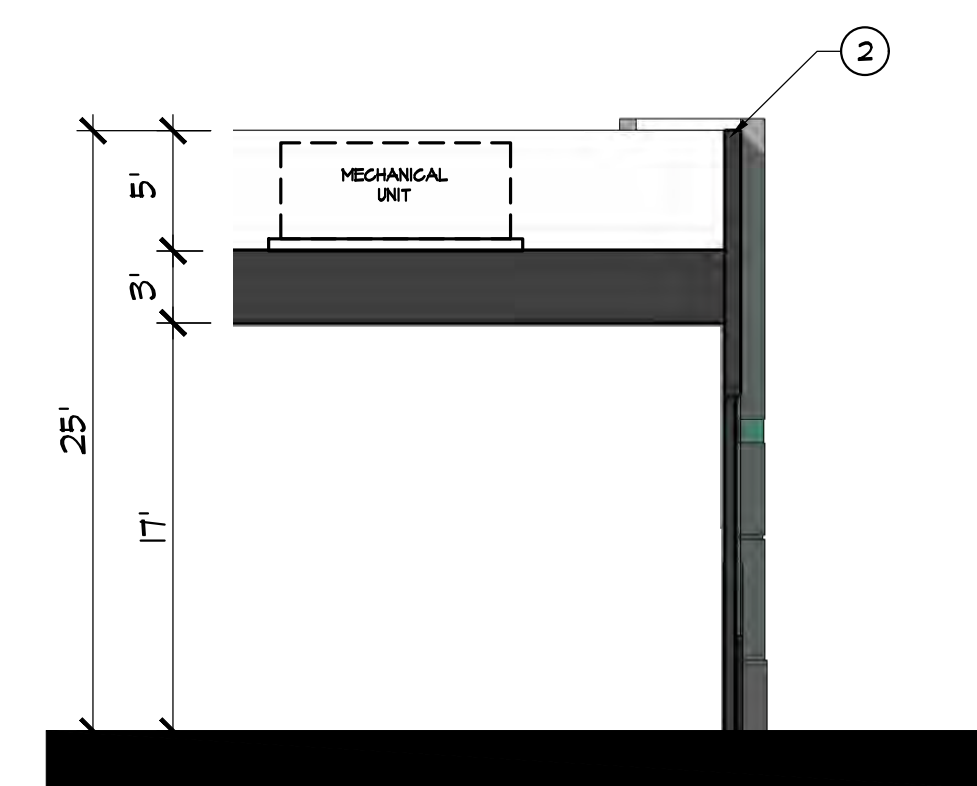
roof plan legend

- ⊗ R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- ⊗ O.D. OVERFLOW DRAIN DISCHARGED AT INTERNAL FACE OF BUILDING
- ← GENERAL DIRECTION OF DRAINAGE
- ▨ AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



A - roof plan

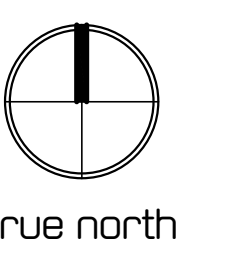
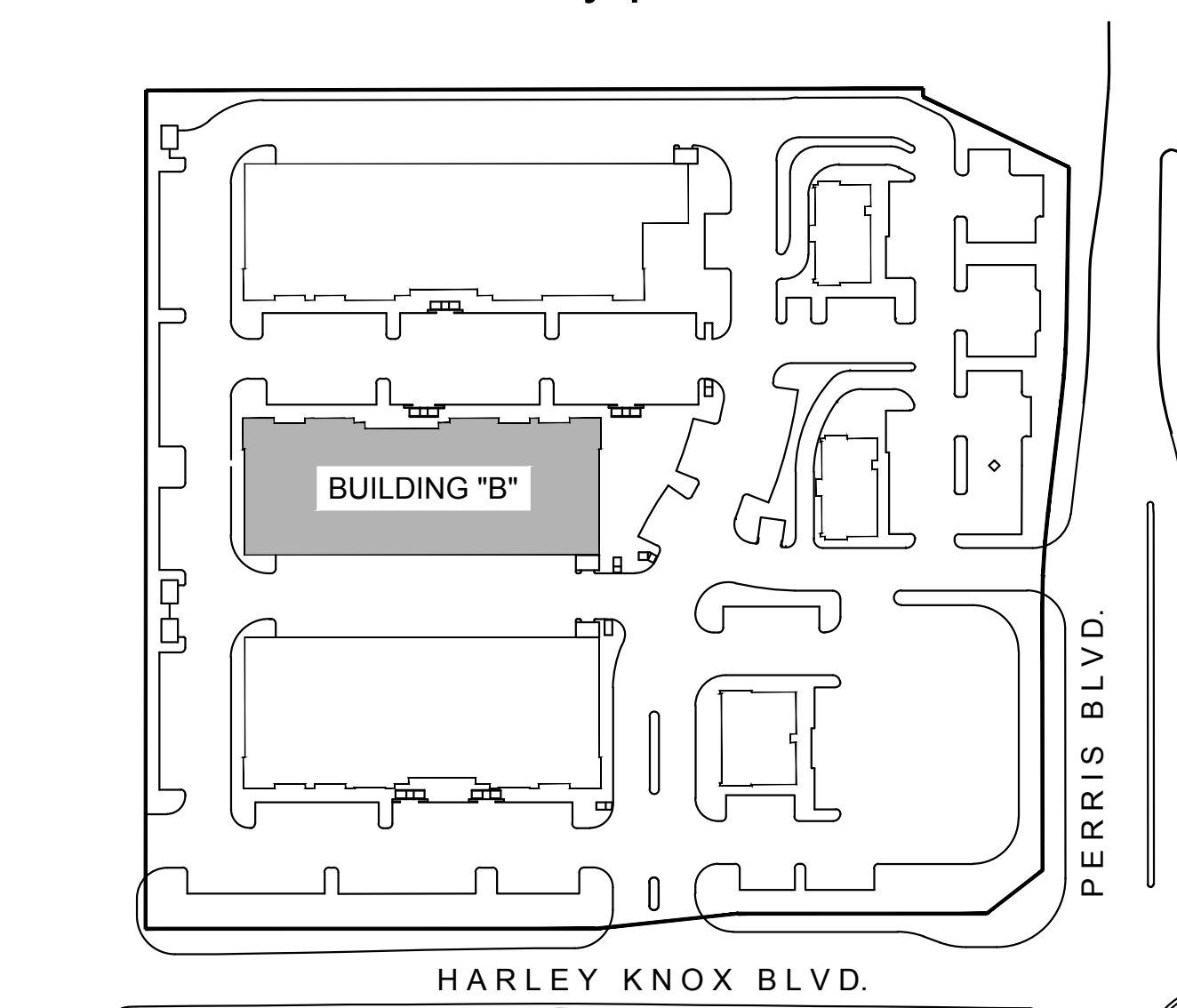
Scale: 3/2" = 1'-0"



B - parapet wall section (mechanical screen)

Scale: 1/8" = 1'-0"

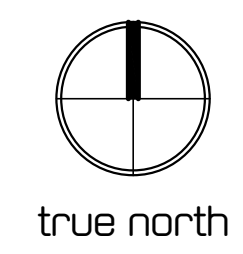
key plan



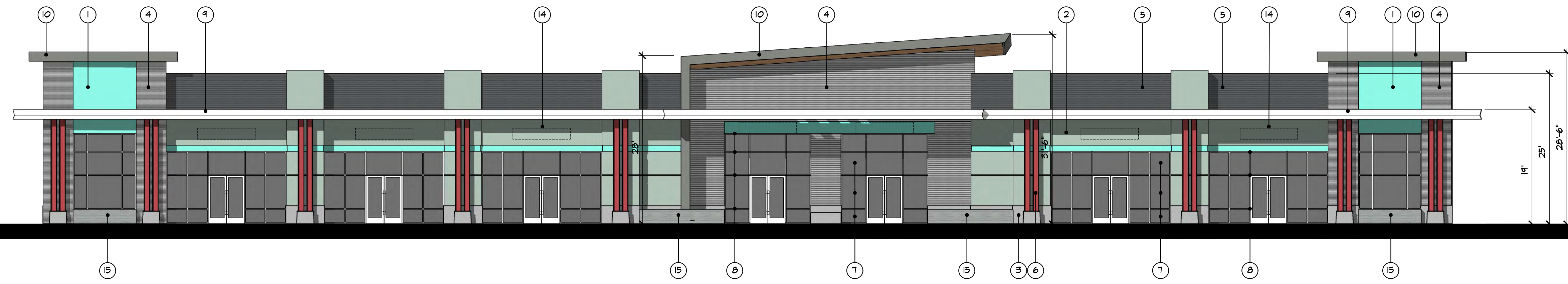
true north

building 'B'
roof plan

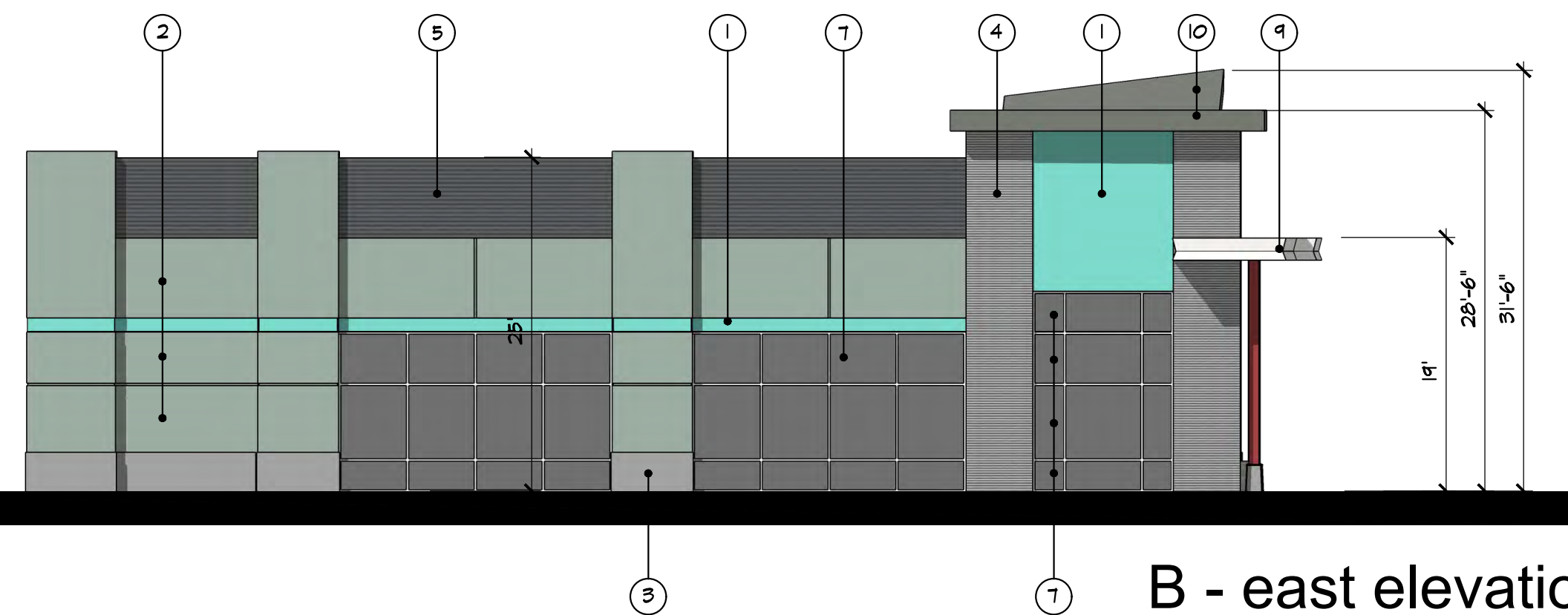
date: 10.06.2021
job number: 21-55.20



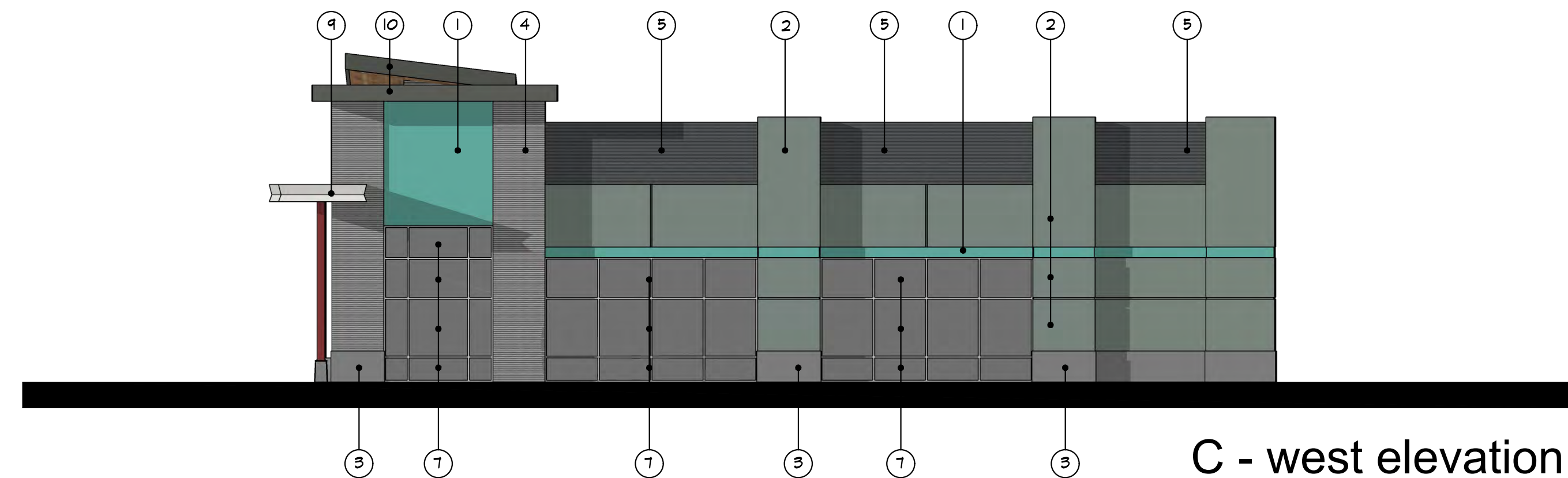
true north



A - north elevation
Scale: 3/2" = 1'-0"



B - east elevation
Scale: 3/2" = 1'-0"



C - west elevation
Scale: 3/2" = 1'-0"

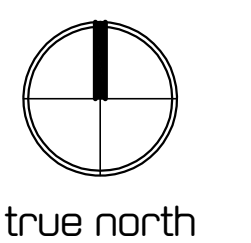
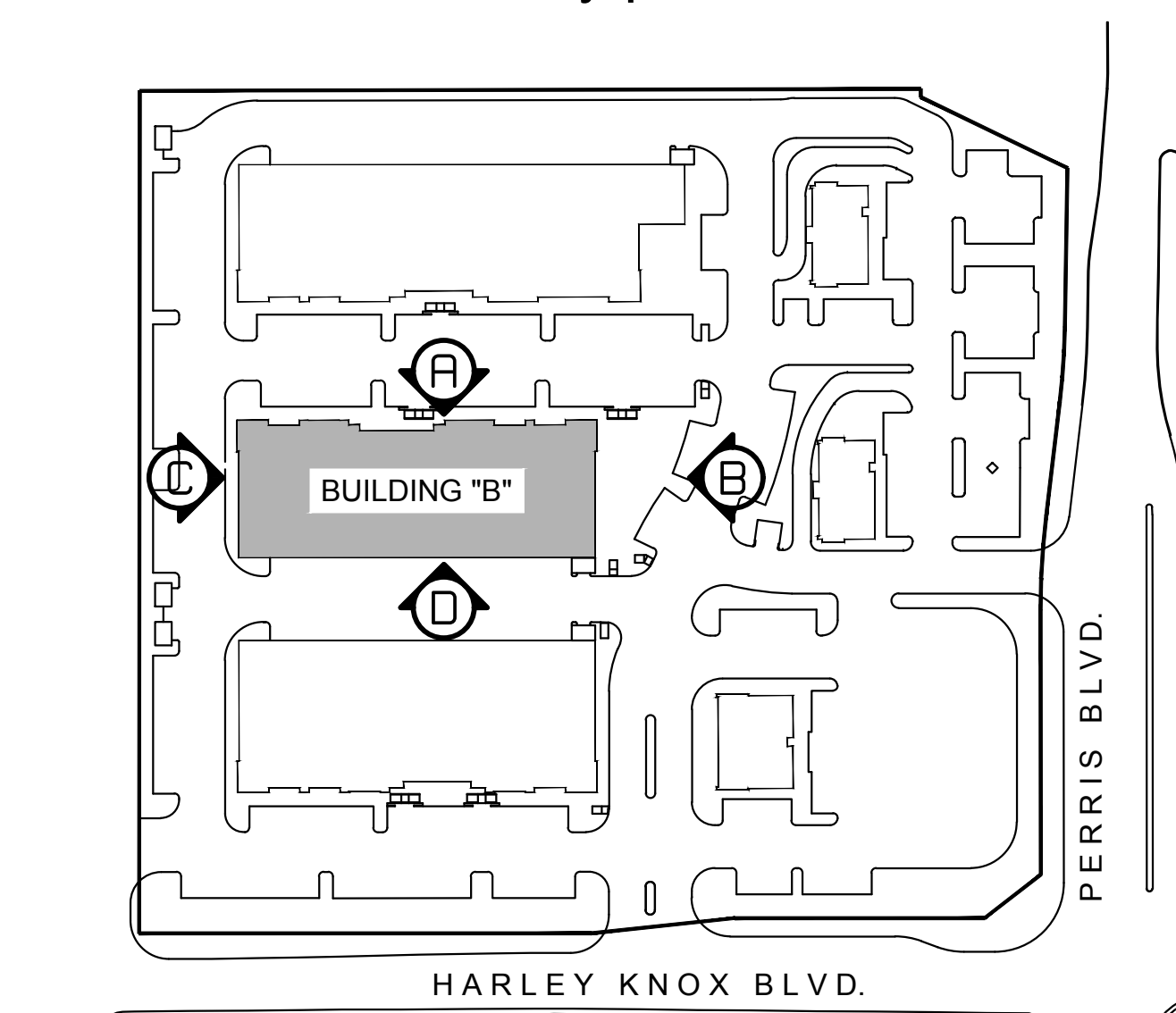


D - south elevation
Scale: 3/2" = 1'-0"

keyed notes

- ① CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET548 FIESTA BLUE
- ② CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET604 DECO GRAY
- ③ CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DE6368 WALRUS
- ④ CORRUGATED METAL PANELS PAINTED LIGHT GRAY
- ⑤ CORRUGATED METAL PANELS PAINTED CHARCOAL
- ⑥ STEEL I-BEAM COLUMNS PAINTED TO MATCH DUNN EDWARDS DET425 ROYAL RED FLASH
- ⑦ DUAL GLAZED GREEN TINT GLAZING
- ⑧ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH
- ⑨ METAL AWNING PAINTED WHITE
- ⑩ METAL PARAPET GAP PAINTED TO MATCH DUNN EDWARDS DET624 FADE TO BLACK
- ⑪ 3'x7' HOLLOW METAL DOOR AND FRAME COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑫ 10'x12' ROLL-UP DOOR COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑬ EXTERIOR WALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
- ⑭ PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- ⑮ BOARD FORMED CONCRETE

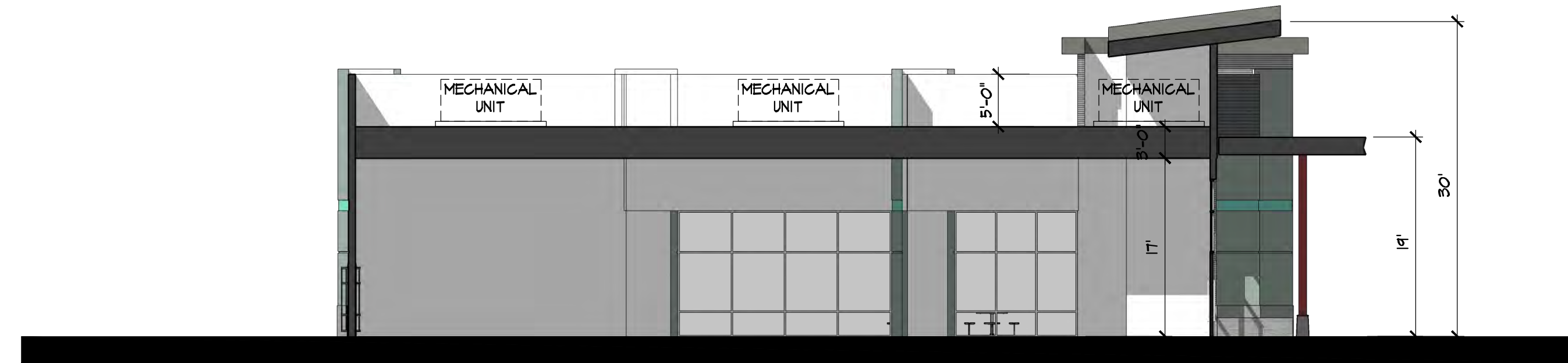
key plan



building 'B'
elevations

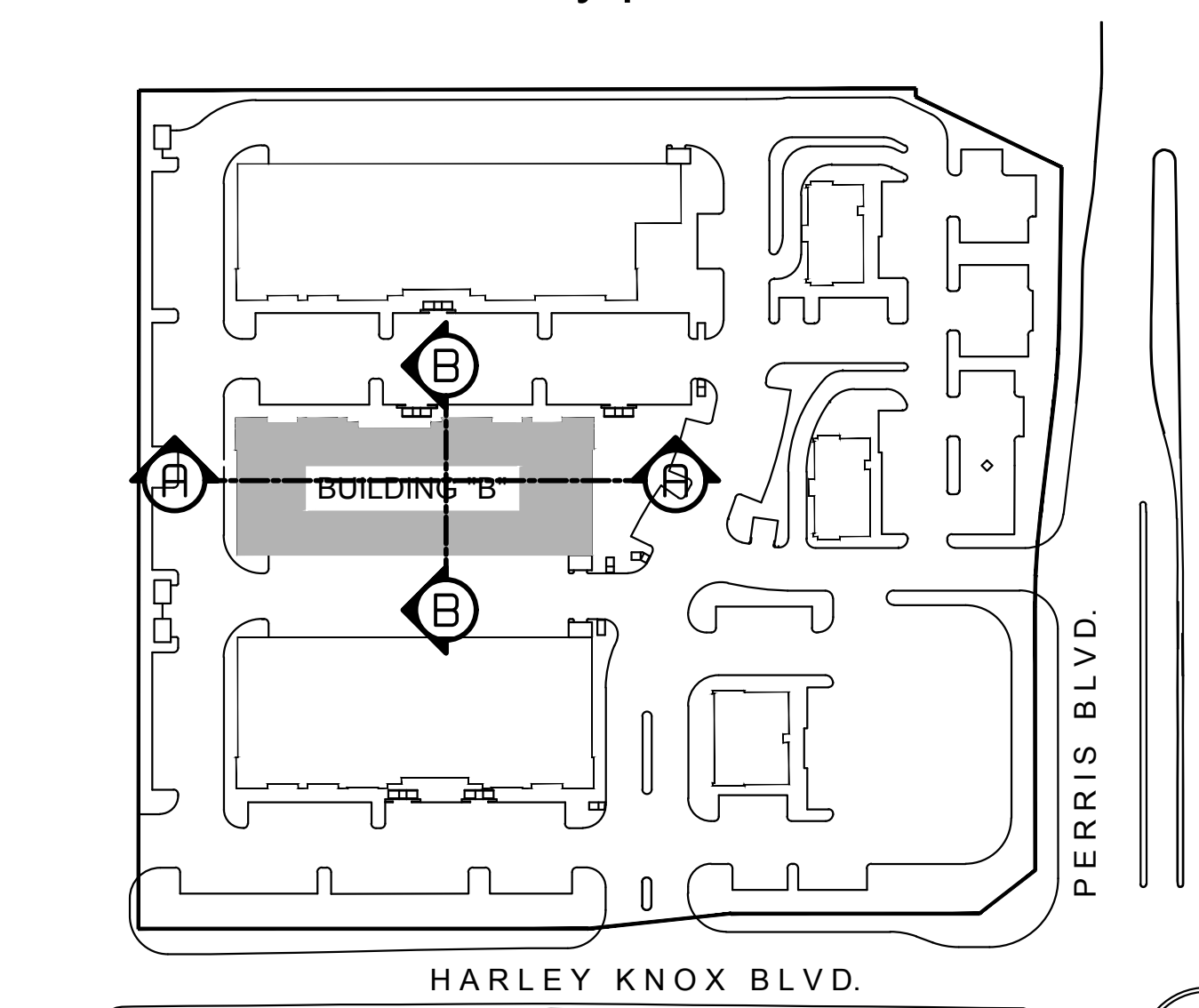


building section A-A
Scale: 3/2" = 1'-0"



building section B-B
Scale: 3/2" = 1'-0"

key plan



building 'B'
sections



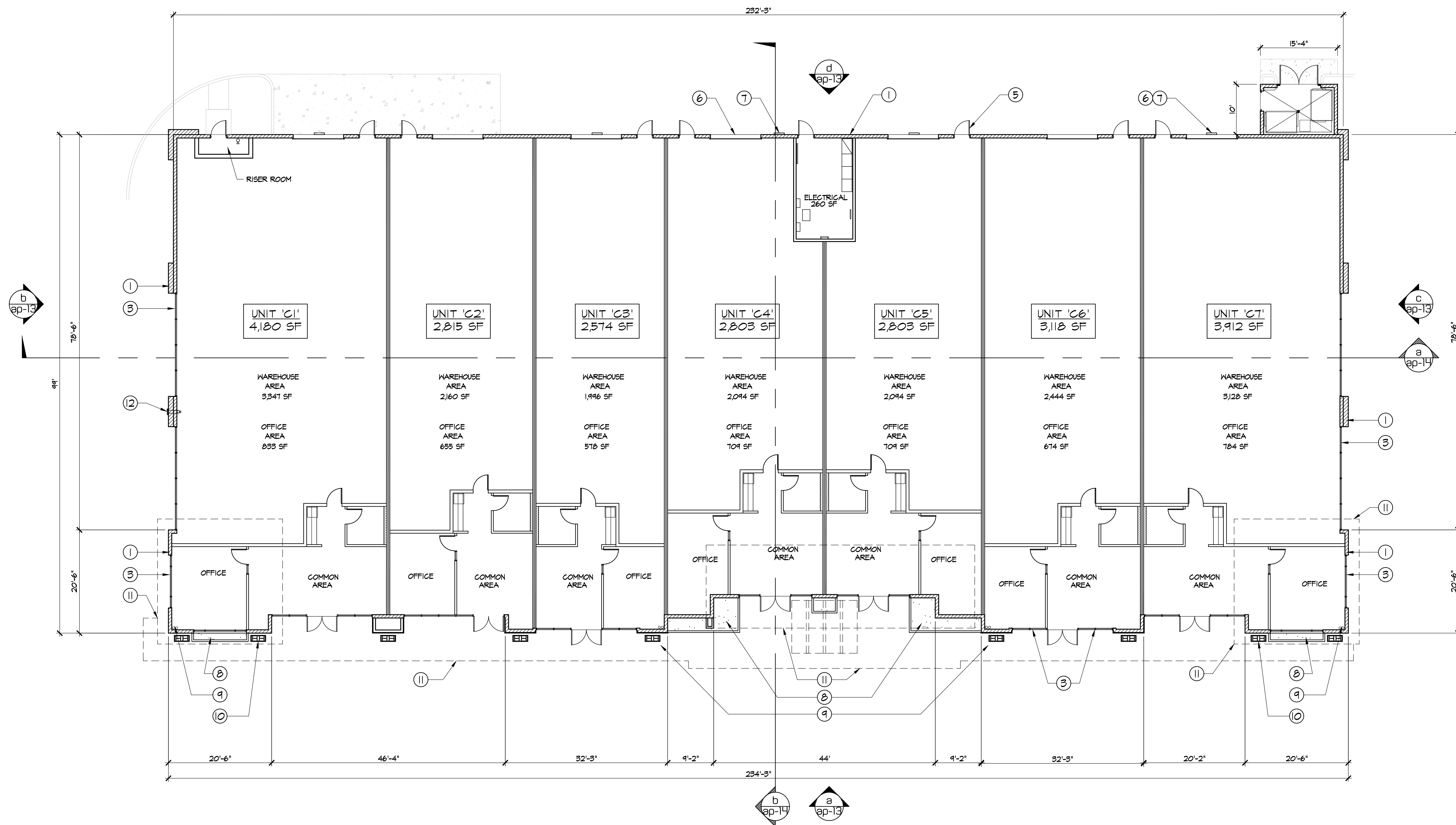
keyed notes

- ① PAINTED CONCRETE TILT-UP WALL
- ② INTERIOR DEMISING WALL
- ③ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH WITH DUAL GLAZED WINDOW SYSTEM
- ④ METAL AWNING PAINTED ABOVE
- ⑤ PAINTED - 3"x1" HOLLOW METAL DOOR AND FRAME
- ⑥ 10"x12" ROLL-UP DOOR, COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑦ EXTERIOR WALL MOUNTED WALL PACK OUTDOOR LIGHTING
- ⑧ BOARD FORMED CONCRETE RAISED PLANTER
- ⑨ INTERNAL DOWNSPOUT PER CITY OF PERRIS CODE
- ⑩ PAINTED STEEL I-BEAM COLUMNS FOR AWNING WITH CONCRETE BASE
- ⑪ EAVE PROJECTION ABOVE
- ⑫ FIRE DEPARTMENT CONNECTION (FDC), SEE FIRE ACCESS PLAN SHEET AP-2.2



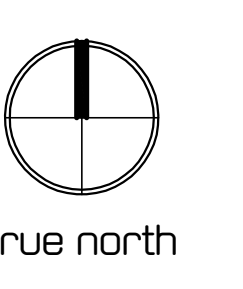
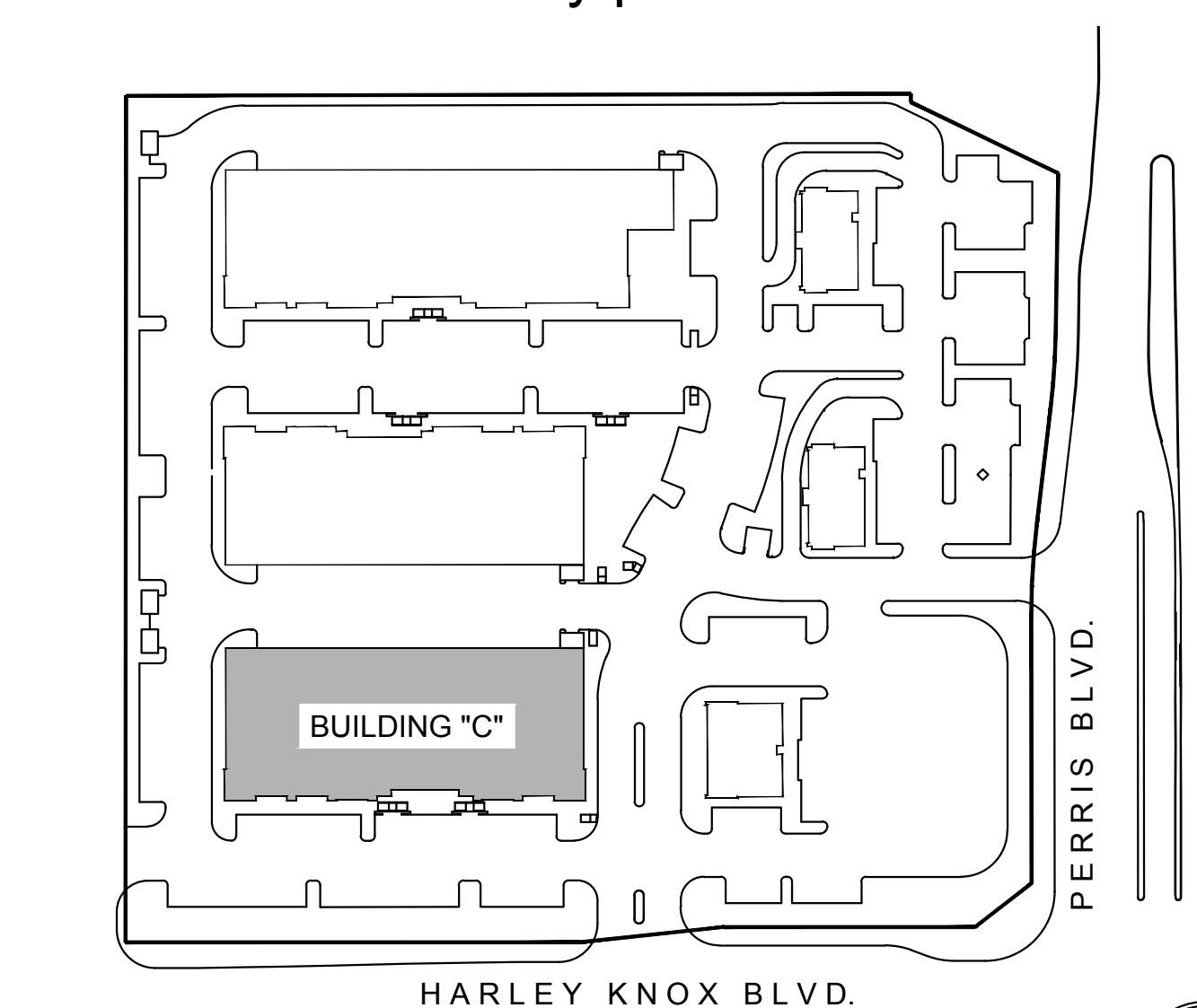
29619 agoura road
agoura hills, california, 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net

MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA



A - floor plan
Scale: 3/8" = 1'-0"

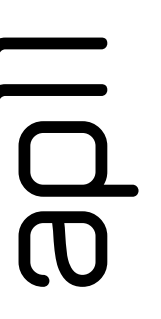
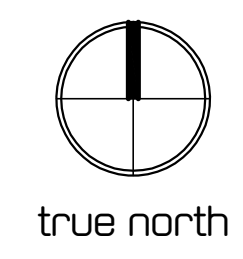
key plan



building 'C'
floor plan

date: 10.06.2021
job number: 21-55.20

BUILDING 'C'	OFFICE	WAREHOUSE	TOTAL
7 UNITS	4,942 S.F.	17,523 S.F.	22,465 S.F.

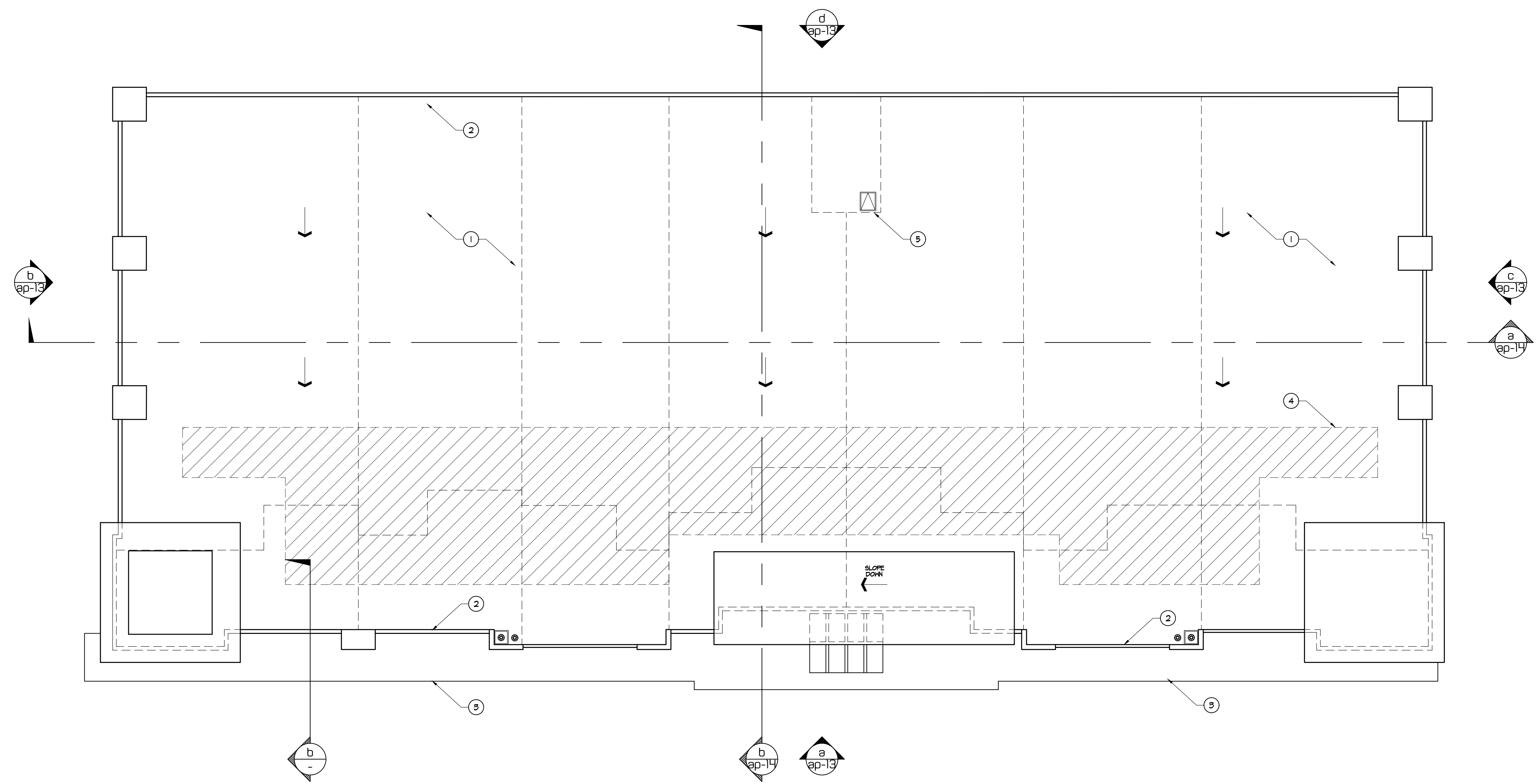


roof plan keynotes

- ① CLASS 'A' 60 MIL. SARNAFIL 6410 ENERGY SMART ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD TRIMMING AND SHEATHING PER STRUCTURAL
- ② 5'-0" HIGH PARAPET WALL / MECHANICAL SCREEN
- ③ CANOPY BELOW
- ④ AREA FOR ROOFTOP MECHANICAL UNITS
- ⑤ ROOF ACCESS HATCH

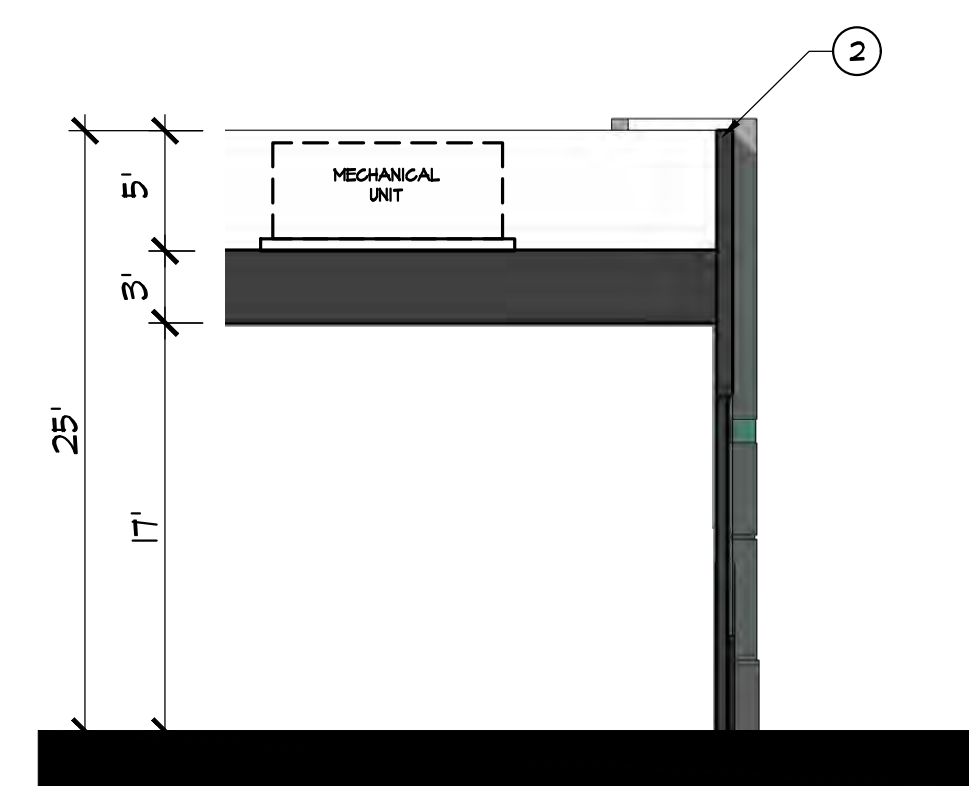
roof plan legend

- ⊗ R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- ⊗ O.D. OVERFLOW DRAIN DISCHARGED AT INTERNAL FACE OF BUILDING
- ← GENERAL DIRECTION OF DRAINAGE
- ▨ AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR

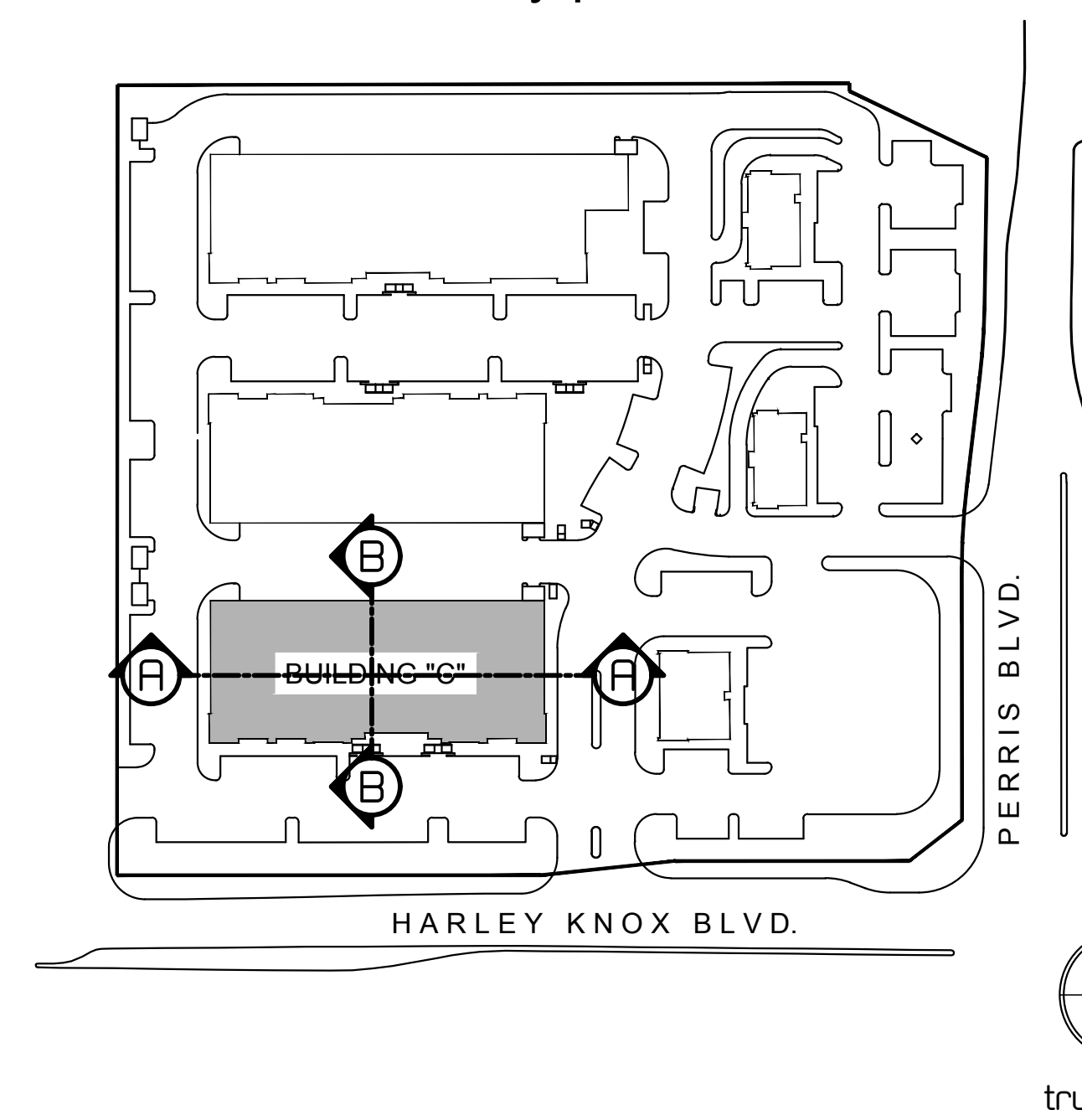


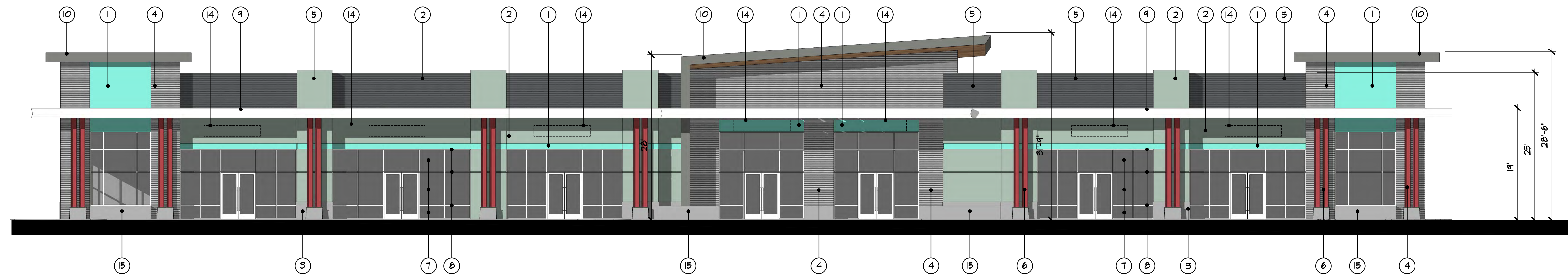
A - roof plan
Scale: 3/2" = 1'-0"

B - parapet wall section (mechanical screen)
Scale: 1/8" = 1'-0"



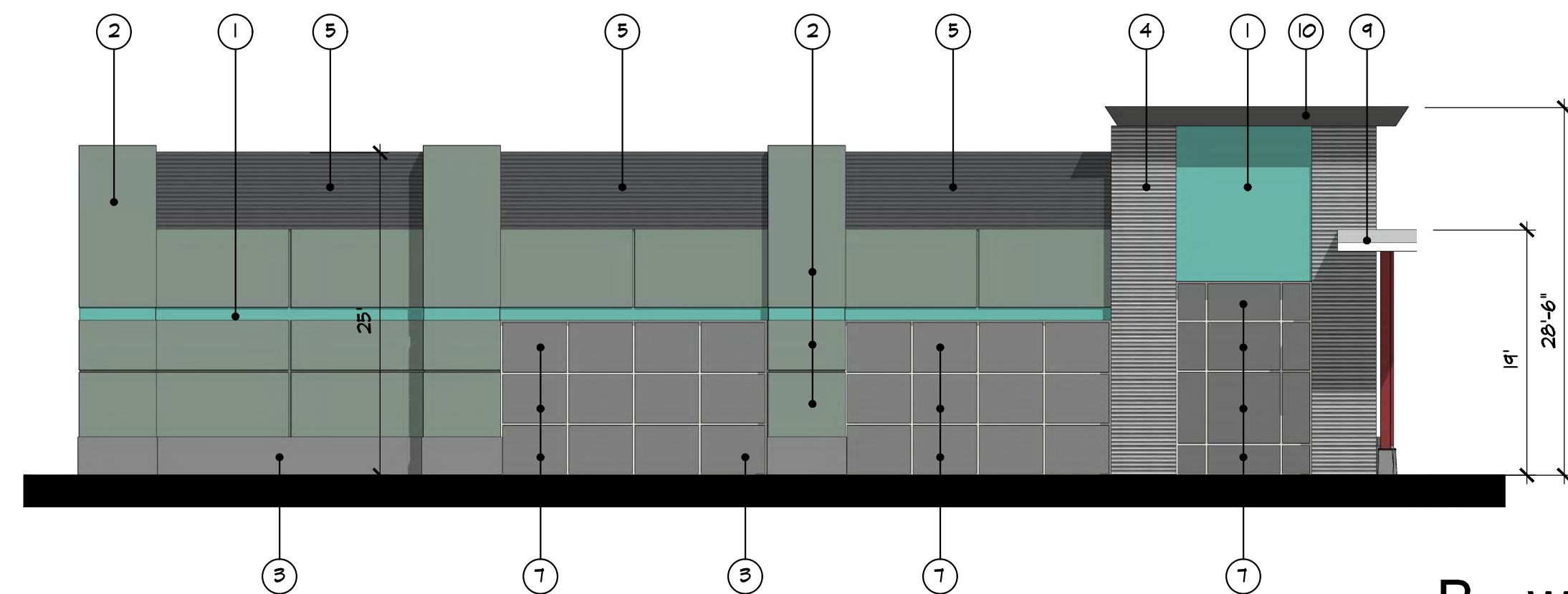
key plan





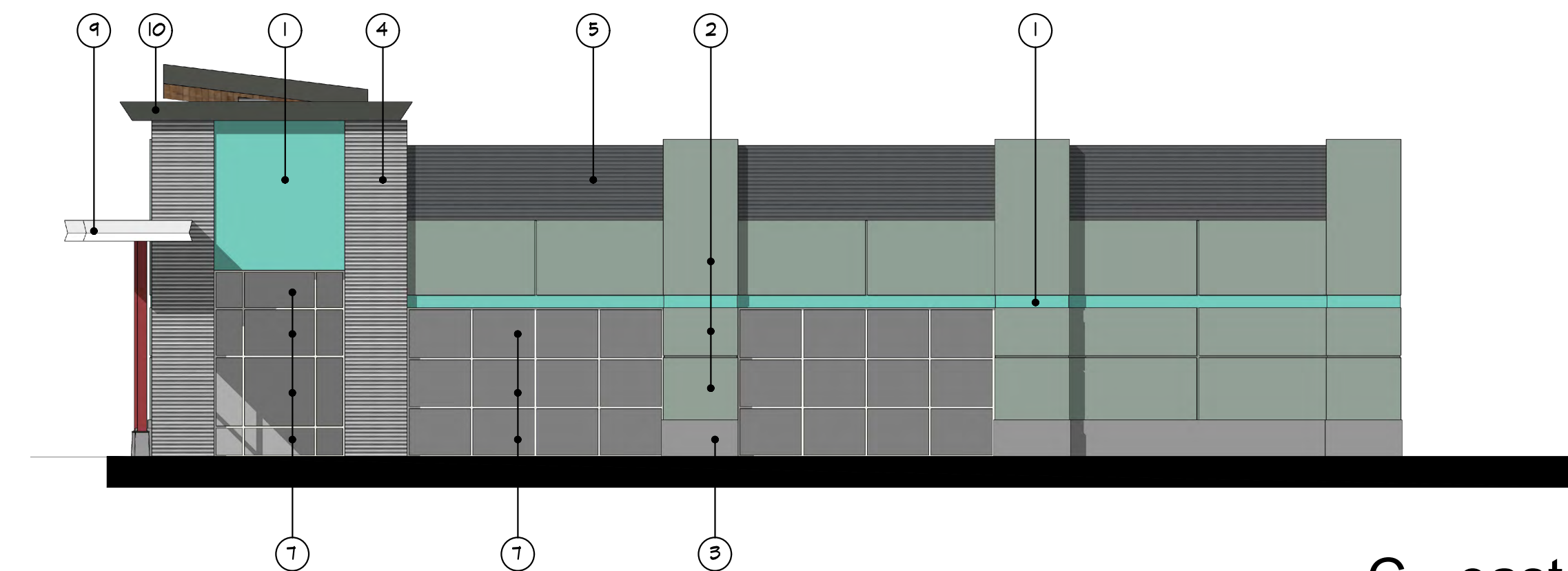
A - south elevation

Scale: 3/2" = 1'-0"



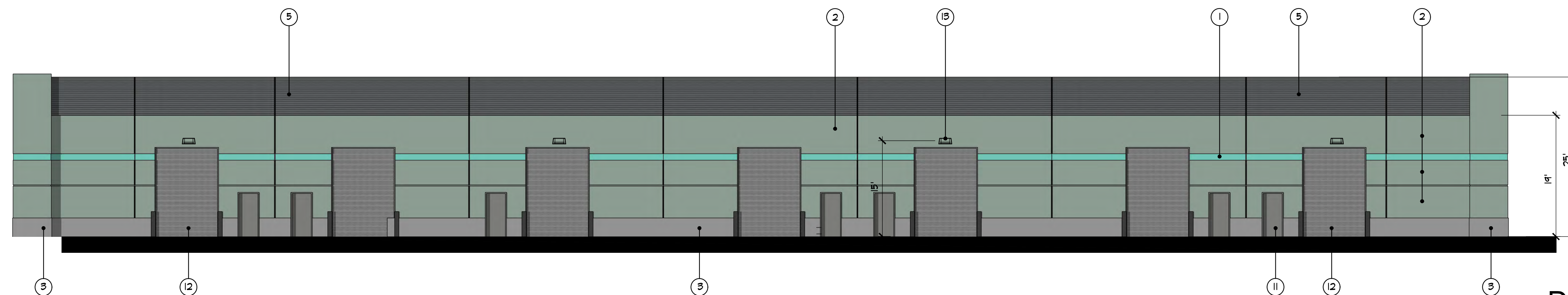
B - west elevation

Scale: 3/2" = 1'-0"



C - east elevation

Scale: 3/2" = 1'-0"



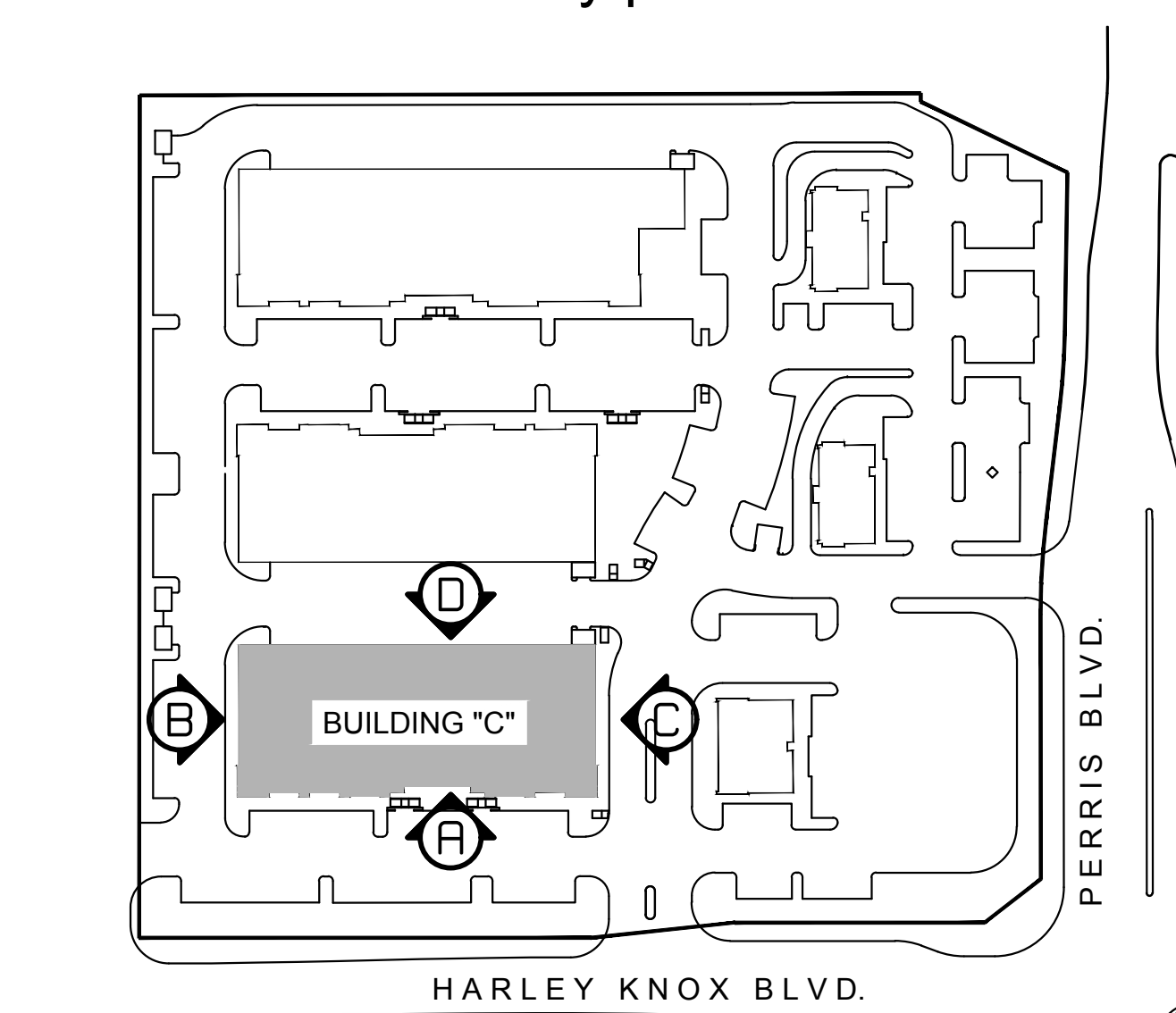
D - north elevation

Scale: 3/2" = 1'-0"

keyed notes

- ① CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET548 FIESTA BLUE
- ② CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET604 DECO GRAY
- ③ CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DE6368 WALRUS
- ④ CORRUGATED METAL PANELS PAINTED LIGHT GRAY
- ⑤ CORRUGATED METAL PANELS PAINTED CHARCOAL
- ⑥ STEEL I-BEAM COLUMNS PAINTED TO MATCH DUNN EDWARDS DET425 ROYAL RED FLASH
- ⑦ DUAL GLAZED GREEN TINT GLAZING
- ⑧ EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH
- ⑨ METAL AWNING PAINTED WHITE
- ⑩ METAL PARAPET GAP PAINTED TO MATCH DUNN EDWARDS DET624 FADE TO BLACK
- ⑪ 3'x7' HOLLOW METAL DOOR AND FRAME COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑫ 10'x12' ROLL-UP DOOR COLOR TO MATCH DUNN EDWARDS DE6364 LEGENDARY GRAY
- ⑬ EXTERIOR WALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
- ⑭ PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- ⑮ BOARD FORMED CONCRETE

key plan

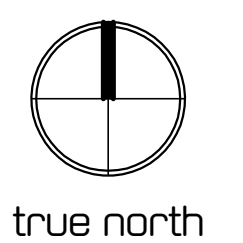


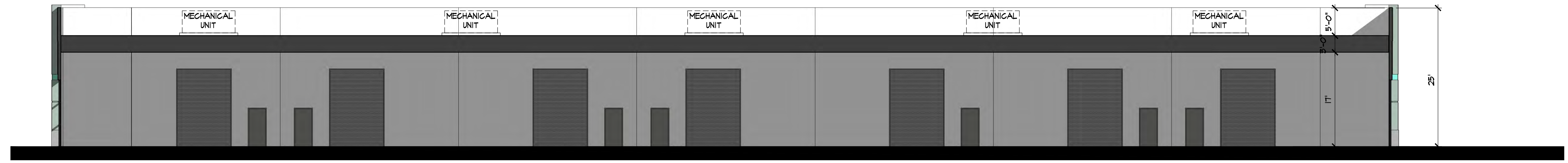
MARCH PLAZA
NWC N.PERRIS BLVD. & HARLEY KNOX BLVD.
PERRIS, CALIFORNIA

building 'C'
elevations

date: 10.06.2021
job number: 21-55.2D

ap13



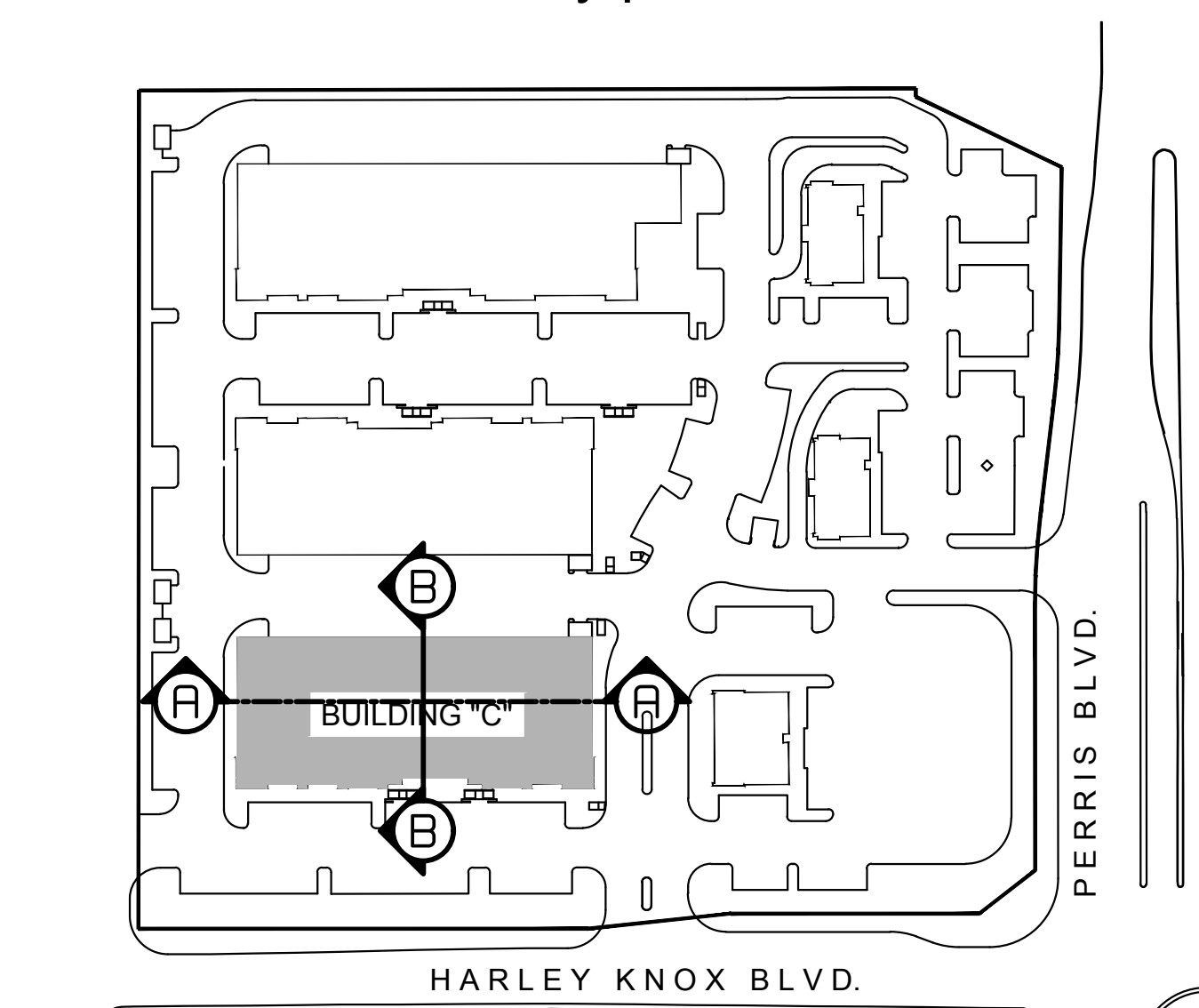


building section A-A
Scale: 3/2" = 1'-0"



building section B-B
Scale: 3/2" = 1'-0"

key plan



building 'C'
sections

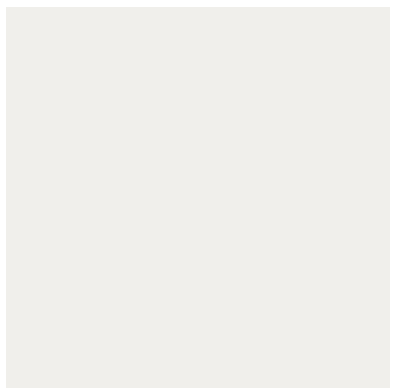




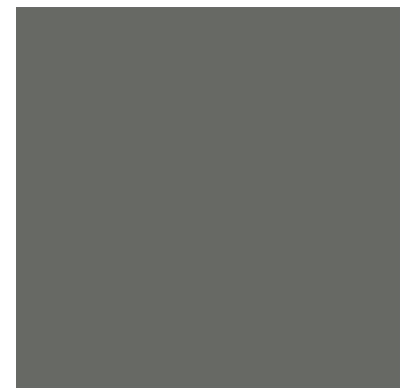
1 Dunn Edwards Det609 Deco Gray Or Similar



2 Dunn Edwards Det548 Fiesta Blue Or Similar



3 Dunn Edwards Det648 White Picket Fence Or Similar



4 Dunn Edwards Det629 Fade To Black Or Similar



5 Dunn Edwards Det425 Royal Red Flush Or Similar



6 Dunn Edwards Dec789 Light Gray Or Similar



7 Dunn Edwards De6369 Legendary Gray Or Similar



8 Wood Siding



9 Architectural Metal Paneling - Light Gray



10 concrete form liner paneling - dark gray



11 Glass Low E Storefront Color To Be Clear Glass Mullion System Color To Be Anodized Clear Or Similar



12 Wall Sconce



13 Concrete Base



14 Board Formed Concrete