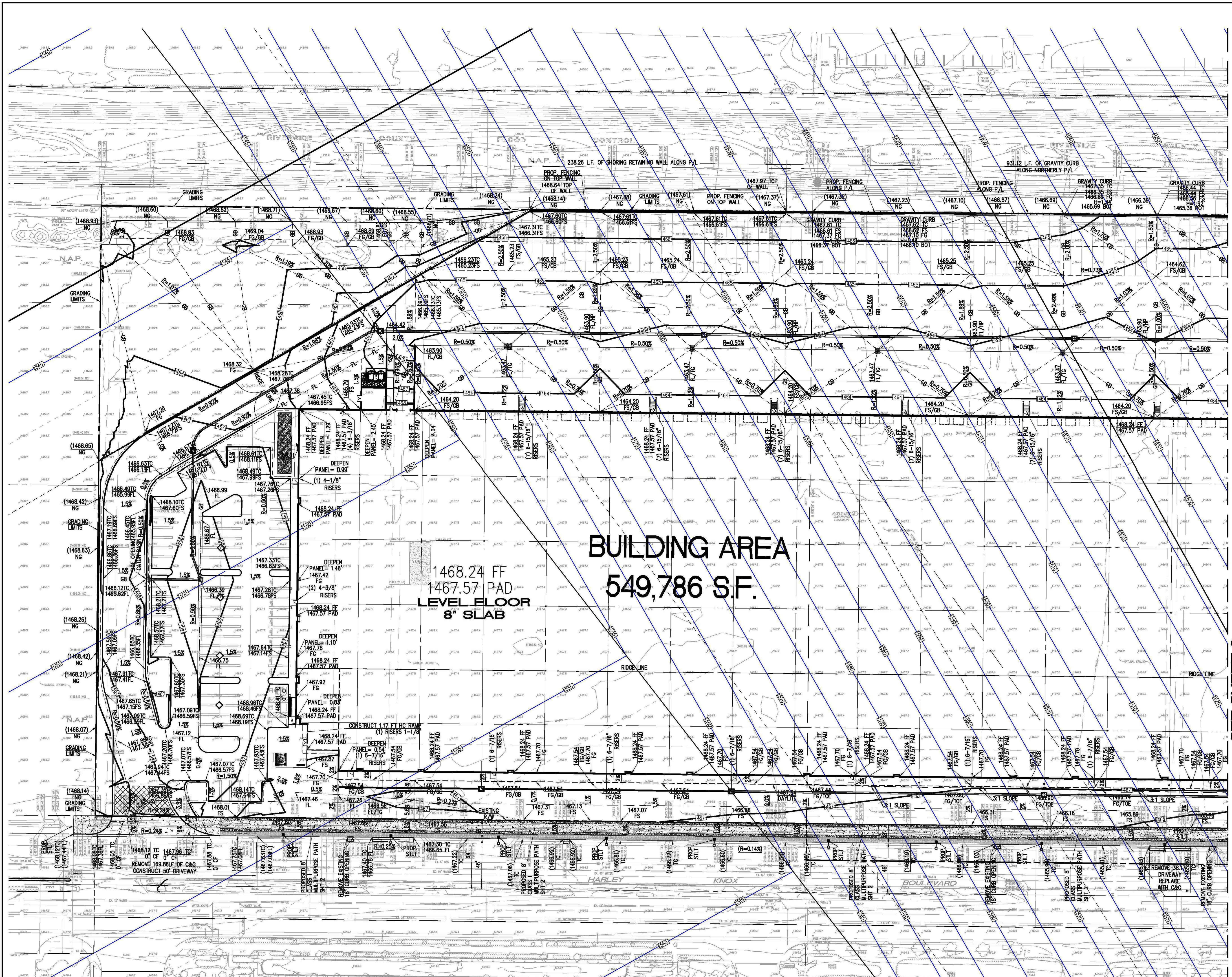


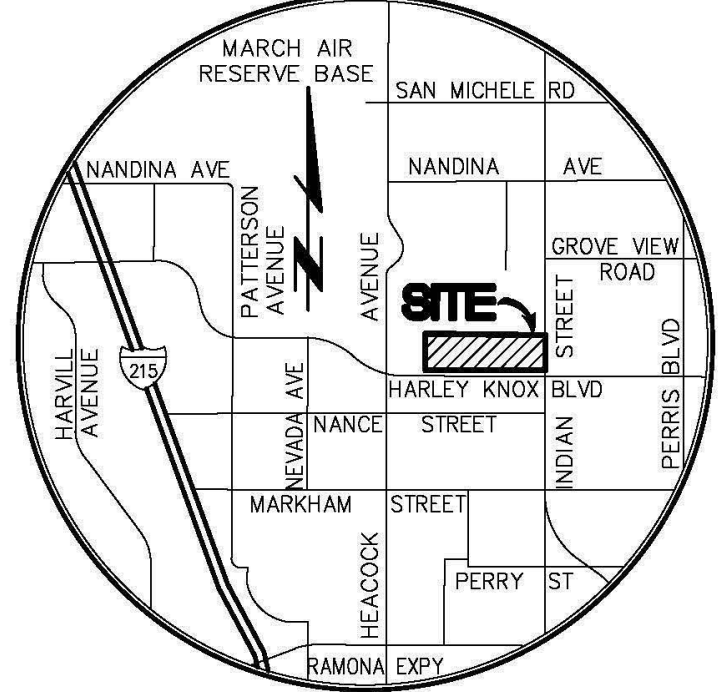
Appendix 2: Construction Plans

Grading and Drainage Plans



SURVEYOR'S NOTES:

- TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
 - (TR1) YONG SOOK KW, IN FEE
 - (TR2) STEPHEN R. HERRING, TRUSTEE OF THE STEPHEN R. HERRING TRUST DATED 8-24-2001, IN FEE
 - (TR3) LILY C. CERRATO, IN FEE
 - (TR4) PERRIS HARLEY KNOX LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN FEE
- PROJECT ADDRESS: (TR1) 857 HARLEY KNOX BOULEVARD, PERRIS, CALIFORNIA
- ASSESSOR'S PARCEL NUMBERS: (TR1) 302-020-043, 302-020-048, 302-020-013, 302-020-098, 302-020-039, 302-020-040, 302-020-041, 302-020-032
- PARCEL AREAS:
 - LEGAL DESCRIPTION FEE: 373,615 S.F./8,577 ACRES
 - EXISTING STREET AREA: 0 S.F./0.000 ACRES
 - EASEMENT (C) AREA: 47,544 S.F./1.091 ACRES
 - PROPOSED STREET AREA: 0 S.F./0.000 ACRES
 - NET AREA = FEE - STREET - EASEMENT: 326,071 S.F./7,486 ACRES



- LAND DESCRIBED IN PARCEL A (TR2):
 - LEGAL DESCRIPTION FEE: 149,512 S.F./3,432 ACRES
 - EXISTING STREET AREA: 6,807 S.F./0.156 ACRES
 - EASEMENT (C) AREA: 199 S.F./0.004 ACRES
 - PROPOSED STREET AREA: 1,852 S.F./0.043 ACRES
 - NET AREA = FEE - STREET - EASEMENT: 138,949 S.F./3,183 ACRES
- LAND DESCRIBED IN PARCEL B (TR2):
 - LEGAL DESCRIPTION FEE: 397,027 S.F./9,114 ACRES
 - EXISTING STREET AREA: 22,440 S.F./0.518 ACRES
 - EASEMENT - REMAINDER AREA: 101 S.F./0.002 ACRES
 - PROPOSED STREET AREA: 101 S.F./0.002 ACRES
 - NET AREA = FEE - STREET - EASEMENT: 374,486 S.F./8,597 ACRES
- LAND DESCRIBED IN (TR3):
 - LEGAL DESCRIPTION FEE: 56,308 S.F./1,284 ACRES
 - EXISTING STREET AREA: 2,700 S.F./0.062 ACRES
 - PROPOSED STREET AREA: 696 S.F./0.016 ACRES
 - NET AREA = FEE - STREET: 52,912 S.F./1,216 ACRES
- LAND DESCRIBED IN (TR4):
 - LEGAL DESCRIPTION FEE: 176,628 S.F./4,101 ACRES
 - EXISTING STREET AREA: 28,991 S.F./0.666 ACRES
 - PROPOSED STREET AREA: 0 S.F./0.000 ACRES
 - NET AREA = FEE - STREET: 150,637 S.F./3,504 ACRES
- ZONING INFORMATION:
 - GENERAL PLAN DESIGNATION: PVCC SP - PERRIS VALLEY COMMERCIAL CENTER
 - ZONE DESIGNATION: GENERAL INDUSTRIAL
 - SPECIAL ZONE: MARCH AIR RESERVE BASE (MARB) ZONES A, B, C

LEGAL DESCRIPTION (TR1):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
 EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE EAST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE EAST LINE OF SECTION 34 THROUGH 62, INCLUDING RECORDS OF SAID RIVERSIDE COUNTY, THENCE SOUTHERLY 115.00 FEET, MORE OR LESS, ALONG SAID EAST LINE OF WESTER AVENUE TO A POINT, BEING SOUTH 20.00 FEET, MORE OR LESS, ALONG SAID EAST LINE FROM THE NORTH LINE OF THE PERRIS CITY LIMITS, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 11 OF THE PERRIS CITY...

LEGAL DESCRIPTION (TR2):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A:
 THE NORTH ONE HALF OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 65, PAGE 54 THROUGH 62, INCLUDING RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA.
 EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE EAST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE EAST LINE OF SECTION 34 THROUGH 62, INCLUDING RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, SAID EAST LINE FROM THE NORTH LINE OF THE PERRIS CITY LIMITS, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 11 OF THE PERRIS CITY...

LEGAL DESCRIPTION (TR3):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL B:
 LOT 2 IN BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 EXCEPT THAT PORTION OF PROPERTY CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON JUNE 08, 2004 AS INSTRUMENT NO. 2004-048244 OF OFFICIAL RECORDS.
 ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 04.645812 OF OFFICIAL RECORDS.
 APN: 302-020-040
LEGAL DESCRIPTION (TR4):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THE SOUTH 1/2 OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY, EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID SOUTHWEST CORNER BEING A POINT ON THE WEST LINE OF INDIAN AVENUE, 60.00 FEET WIDE; THENCE NORTH 89° 21' 55" EAST ALONG SAID NORTH LINE, A DISTANCE OF 292.59 FEET; THENCE NORTH 00° 35' 02" EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 51° 00' 35" EAST, A DISTANCE OF 29.85 FEET; THENCE SOUTH 89° 27' 09" EAST, A DISTANCE OF 11.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00° 31' 21" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 27' 09" EAST, A DISTANCE OF 3.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00° 31' 21" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 178.03 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID LOT 1;
 THENCE SOUTH 89° 27' 09" EAST ALONG SAID NORTH LINE, A DISTANCE OF 292.59 FEET; THENCE NORTH 00° 35' 02" EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 51° 00' 35" EAST, A DISTANCE OF 29.85 FEET; THENCE SOUTH 89° 27' 09" EAST, A DISTANCE OF 11.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00° 31' 21" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 27' 09" EAST, A DISTANCE OF 3.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00° 31' 21" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 178.03 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID LOT 1;
 FOR CONVEYANCING PURPOSES ONLY: APN 302-020-013 (AFFECTS: PARCEL A) APN 302-020-028 (AFFECTS: PORTION OF PARCEL B)

EARTHWORK BALANCE CALCULATIONS 3/16/2023

PROJECT:	First Industrial Harley Knox
JOB#:	4066 - Option A
K. SITE AREA:	1,089,873 SF
L. SUBSIDENCE FACTOR:	0.13 FT
M. SHRINKAGE FACTOR:	100.00 %
N. SITE STRIPPING FACTOR:	0.04
O. OVEREXCAVATION:	94,550 CY
A. CALCULATED CUT:	37,988 CY
B. FOOTING AND ONSITE UTILITY SPOILS:	7,837 CY
Ba. OFFSITE SPOILS (STREET AND UTILITIES):	-
C. TOTAL CUT: (A+B)	45,735 CY
D. CALCULATED FILL:	24,958 CY
E. LIGHT PAVING FILL:	- CY
F. SUBSIDENCE: (LxK)/27:	5,069 CY
G. SHRINKAGE: (MxK)/100=C:	4,594 CY
H. SITE STRIPPING:	1,615
I. OVEREXCAVATION SHRINKAGE:	9,498 CY
J. TOTAL FILL: (D+E+F+G+H):	45,735 CY
Q. TOTAL (IMPORT) OR EXPORT:	(0) CY
SITE ADJUSTMENT:	(0.00)

FEDERAL AVIATION SURFACES:

CONTOURS OF THE "RUNWAYS SURFACE" OF THE MARCH AIR RESERVE BASE, CONSTITUTE A SITE HEIGHT RESTRICTION AS DESCRIBED HEREON IN SURVEYOR'S NOTES 5.7 PARTS A & B.

CITY OF PERRIS
 PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN

HARLEY KNOX INDUSTRIAL DEVELOPMENT

Option A

4066/1 OF 9 SHEET

PREPARED FOR:
 First Industrial Realty Trust, Inc.
 888 N. Pacific Coast Highway Blvd., Suite 175
 Escondido, CA 92045
 PHONE: (310) 414-5400
 CONTACT: Matt Flitt
 EMAIL: mflitt@firstindustrial.com

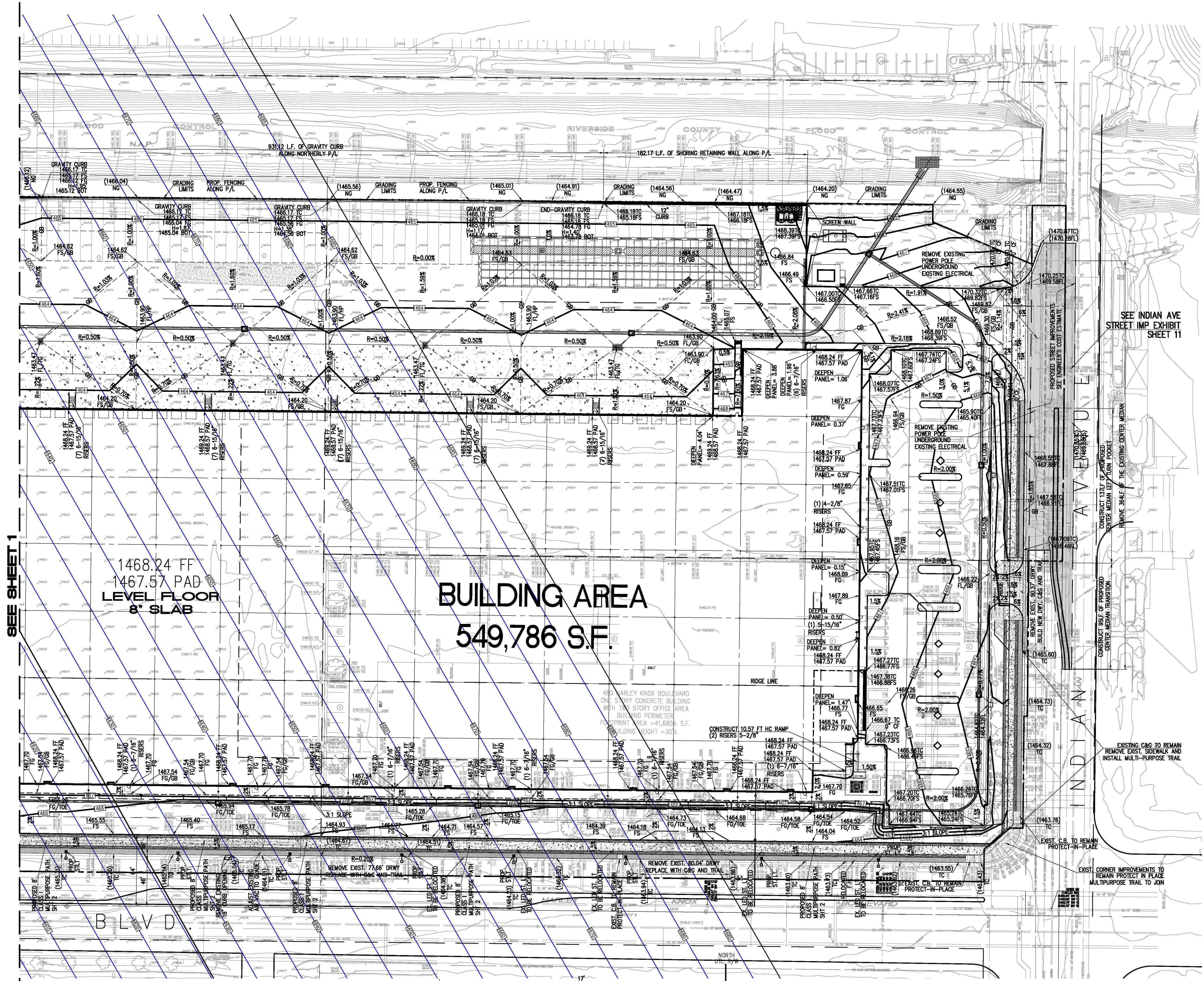
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CHECKED BY: [Signature]
DATE: [Date]

APPROVED BY: [Signature]
DATE: [Date]

DATE: [Date]
DATE: [Date]
DATE: [Date]
DATE: [Date]

THIENES ENGINEERING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 14 MARINA, CALIFORNIA 92039
 PH: (714) 221-4811 FAX: (714) 221-4773
 Lic# 10416-1-0/20
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Sheet 1 of 9 Sheets



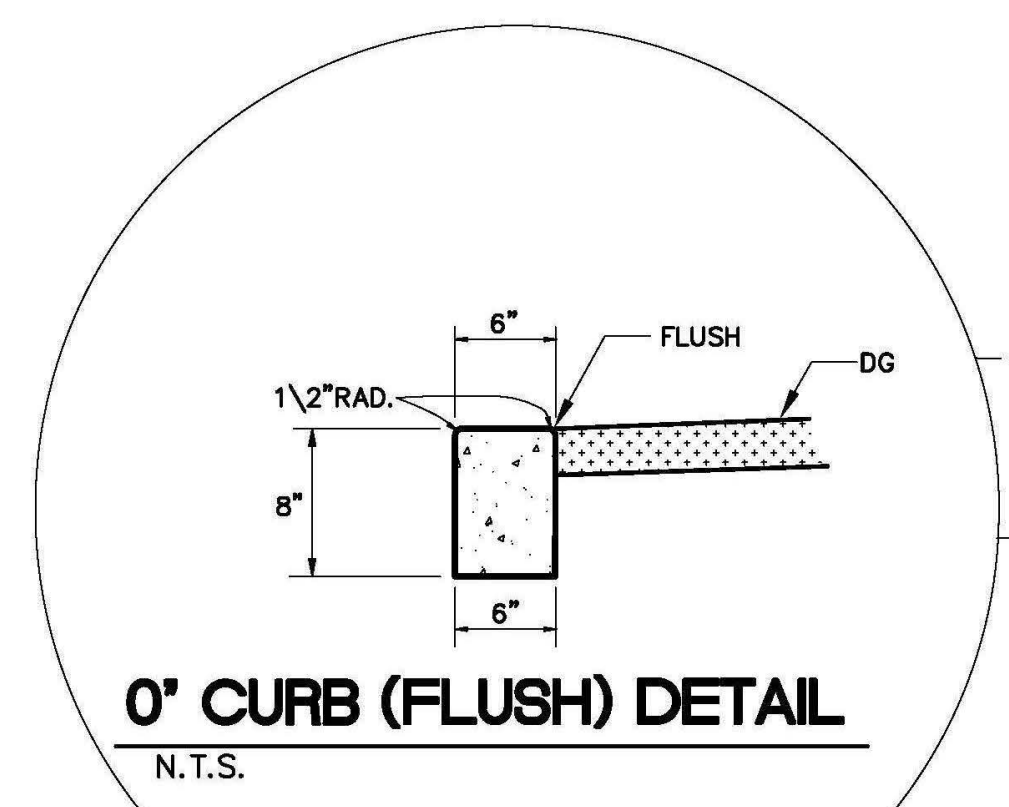
SEE SHEET 1

SEE INDIAN AVE STREET IMP EXHIBIT SHEET 11

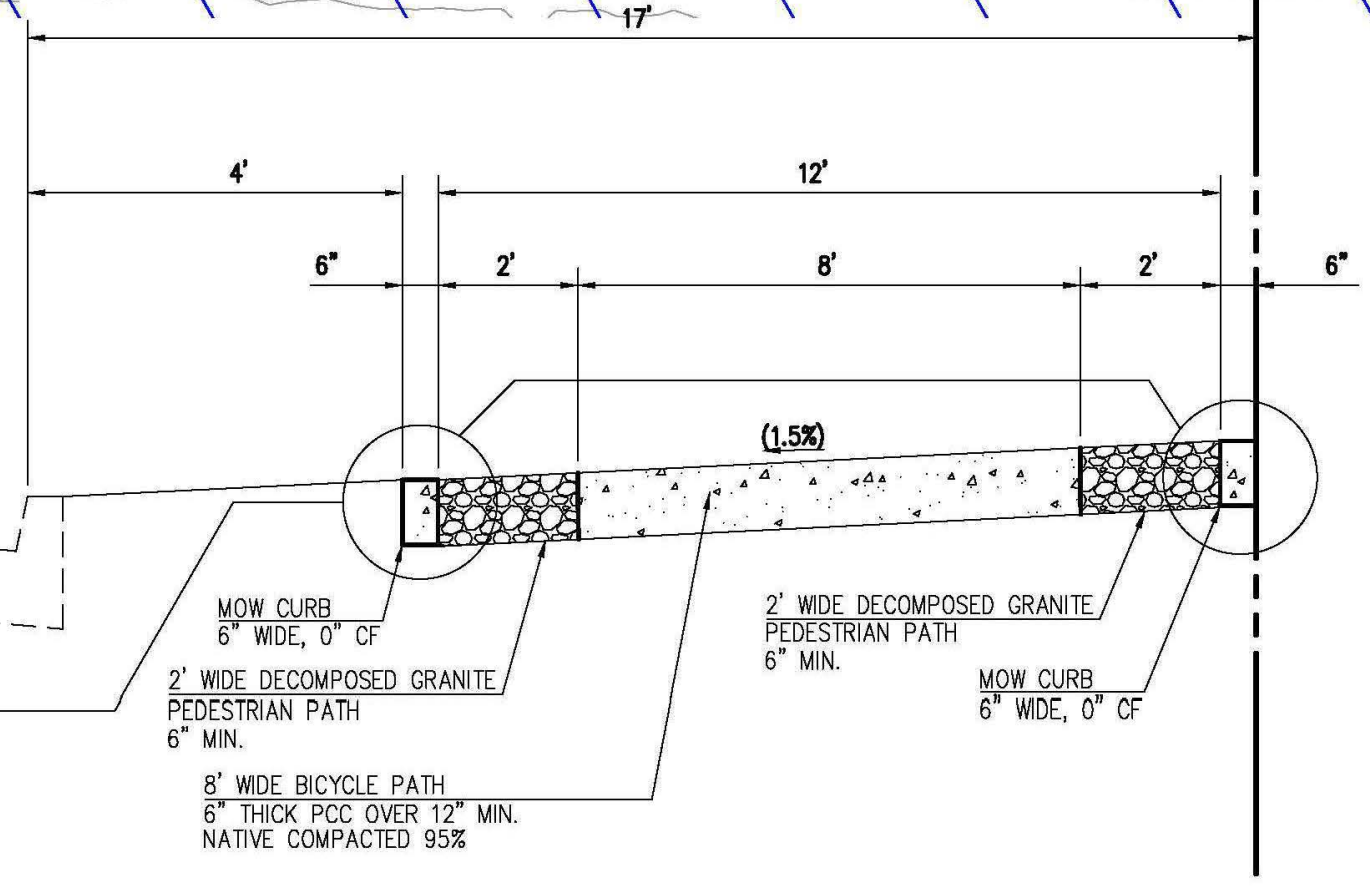
INDIAN AVENUE

1468.24 FF
1467.57 PAD
LEVEL FLOOR
8" SLAB

BUILDING AREA
549,786 S.F.

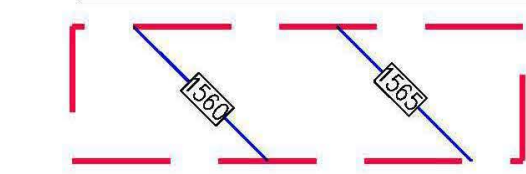


0" CURB (FLUSH) DETAIL
N.T.S.

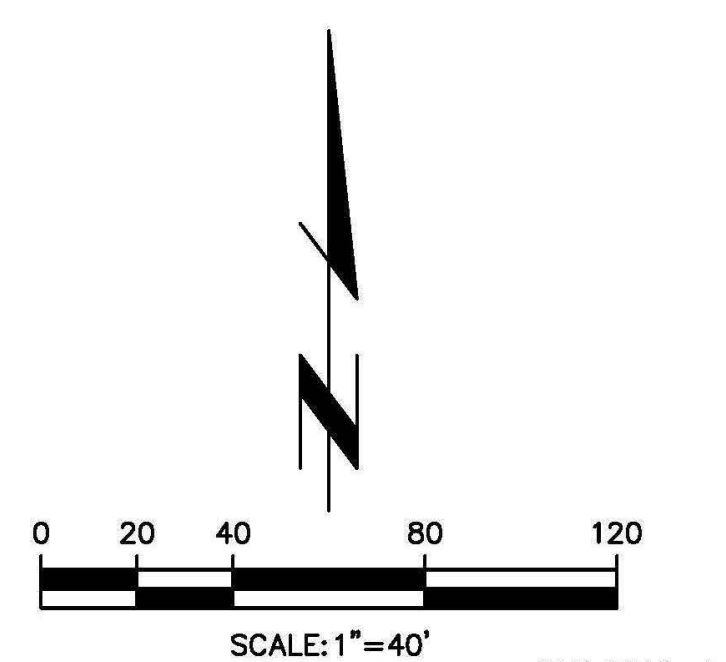


HARLEY KNOX MULTIPURPOSE PATH DETAIL
N.T.S.
SEE SHEET 9 FOR INDIAN AVE

FEDERAL AVIATION SURFACES:



CONTOURS OF THE "RUNWAYS SURFACE" OF THE MARCH AIR RESERVE BASE, CONSTITUTE A SITE HEIGHT RESTRICTION AS DESCRIBED ON SHEET 1 IN SURVEYOR'S NOTES 6.7 PARTS A & B.



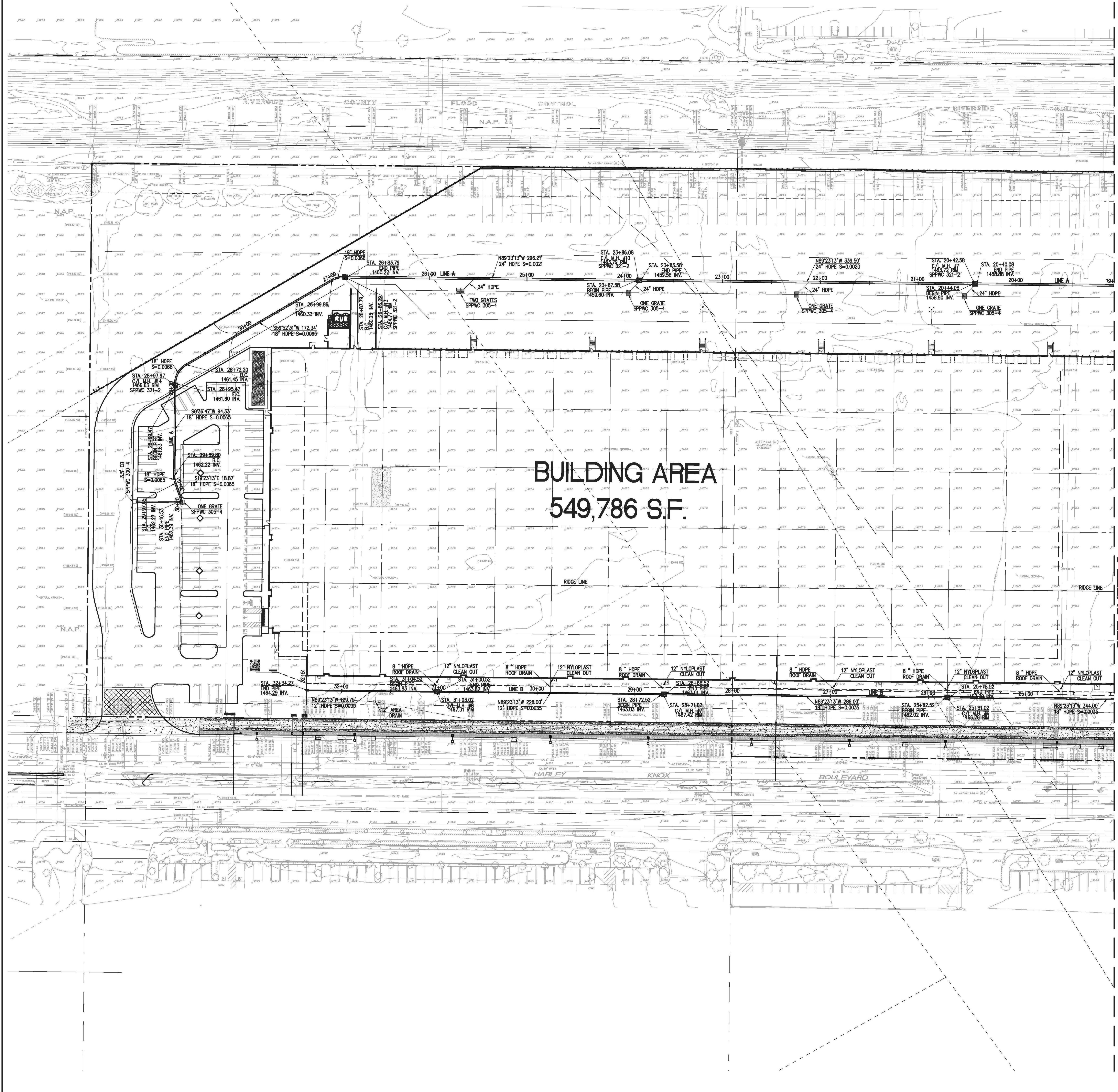
OPTION A

CITY OF PERRIS PUBLIC WORKS DEPARTMENT	
CONCEPTUAL GRADING PLAN	
HARLEY KNOX INDUSTRIAL DEVELOPMENT	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	Date _____
Checked by _____	Date _____
Sheet 2 of 9 Sheets	

PREPARED FOR:
Frat Industrial Realty Trust, Inc.
888 N. Pacific Coast Highway Blvd., Suite 175
El Segundo, CA 90245
PHONE: (310) 414-5400
CONTACT: Matt Pflig
EMAIL: mpflig@fratindustrial.com

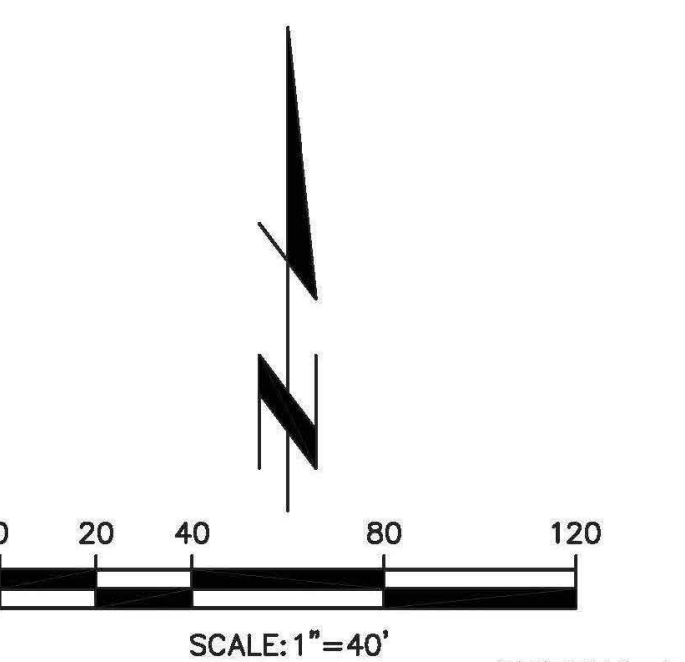
TEI Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 261-4811 FAX: (714) 261-4173
Last Update: 1/25/23
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4066 / 2 OF 9 SHEET



**BUILDING AREA
549,786 S.F.**

SEE SHEET 6



OPTION A

PREPARED FOR:
First Industrial Realty Trust, Inc.
888 N. Pacific Coast Highway Blvd., Suite 175
El Segundo, CA 90245
PHONE: (310) 414-5400
CONTACT: Mott Pflig
EMAIL: mpflig@firstindustrial.com

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 821-4611 FAX: (714) 821-6173
Last Update: 3/17/23
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CITY OF PERRIS PUBLIC WORKS DEPARTMENT	
CONCEPTUAL STORM DRAIN PLAN	
HARLEY KNOX INDUSTRIAL DEVELOPMENT	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	
Checked by _____	
Date _____	
Sheet 5 of 9 Sheets	

4066 / 5 OF 9 SHEET

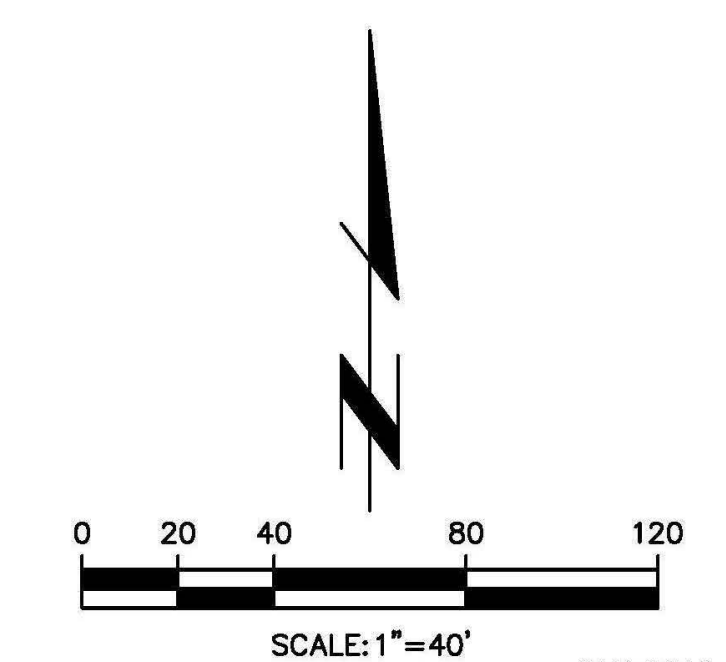
SEE SHEET 5

BUILDING AREA
549,786 S.F.

480 HARLEY KNOX BOULEVARD
ONE STORY CONCRETE BUILDING
WITH TWO STORY OFFICE AREA
FOOTPRINT AREA = 41,680 S.F.
BUILDING HEIGHT = 30'-0"

INDIAN AVENUE

BLVD



OPTION A

CITY OF PERRIS
PUBLIC WORKS DEPARTMENT
**CONCEPTUAL STORM
DRAIN PLAN**

PREPARED FOR:
First Industrial Realty Trust, Inc.
888 N. Pacific Coast Highway Blvd., Suite 175
El Segundo, CA 90245
PHONE: (310) 414-5400
CONTACT: Matt Pflig
EMAIL: mpflig@firstindustrial.com



HARLEY KNOX INDUSTRIAL DEVELOPMENT	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	
Checked by _____	
Date _____	
Sheet 6 of 9 Sheets	

4066 / 6 OF 9 SHEET