

TENTATIVE PARCEL MAP NO. 39413

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 UNITED ENGINEERING GROUP CA., INC NOVEMBER 2025

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

A FUTURE SUBDIVISION MAP, OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

SURROUNDING LAND USE

NORTH: PERRIS VALLEY COMMERCE CENTER SP--(COMMERCIAL)
 SOUTH: PERRIS VALLEY COMMERCE CENTER SP--(LIGHT INDUSTRIAL)
 EAST: PERRIS VALLEY COMMERCE CENTER SP--(COMMERCIAL)
 WEST: PERRIS VALLEY COMMERCE CENTER SP--(LIGHT INDUSTRIAL)

EXISTING & PROPOSED LAND USE:

PARCEL #	EXIST LAND USE	PROPOSED LAND USE
1	COMMERCIAL	COMMERCIAL
2	COMMERCIAL	COMMERCIAL
3	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

APN: 303-060-020
 LEGAL DESCRIPTION
 BLOCKS 9 TO 12, INCLUSIVE, OF FIGADOTA FARMS NO. 17, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 17, PAGE 32 OF MAPS, RECORDS OF SAID COUNTY.
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED OCTOBER 7, 1958 AS INSTRUMENT NO. 58-71763 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS:

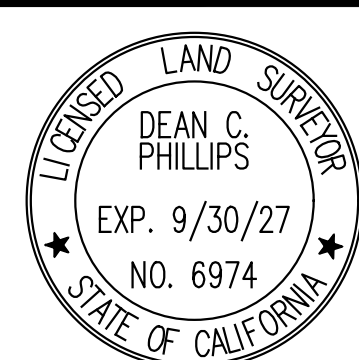
1. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJOINING SAID PROPERTY ON THE NORTH HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 7, 1958 AS BOOK 2373, PAGE 437 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED NOVEMBER 4, 1965 AS INSTRUMENT NO. 125824 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
3. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED DECEMBER 16, 1999 AS INSTRUMENT NO. 1999-544998, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.
4. AN EASEMENT FOR DRAINAGE AND SURFACE WATER ACCEPTANCE AGREEMENT PURPOSES, RECORDED FEBRUARY 16, 2000 AS INSTRUMENT NO. 2000-057670, OFFICIAL RECORDS
5. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED OCTOBER 26, 2007 AS INSTRUMENT NO. 2007-0660229, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.
6. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED NOVEMBER 3, 2008 AS INSTRUMENT NO. 2008-0584392, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.

BENCHMARK:

NGS DATA POINT
 DESIGNATION-432:PID-DX5439
 3 1/2" ALUMINUM DISC STAMPED "BM 432"
 SW COR PERRIS BLVD AND RIDER ST, BASE OF STEEL SIGNAL LIGHT, 3.5' X 2.7' CONC BASE ON EAST SIDE SET FLUSH
 ELEV = 1455.11 (NAVD88)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°34'44" EAST ALONG THE CENTERLINE OF PERRIS BOULEVARD AS SHOWN ON RECORD OF SURVEY RECORDED JULY 8, 2021 IN BOOK 157, PAGES 8 AND 9, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.



PREPARED UNDER MY SUPERVISION:

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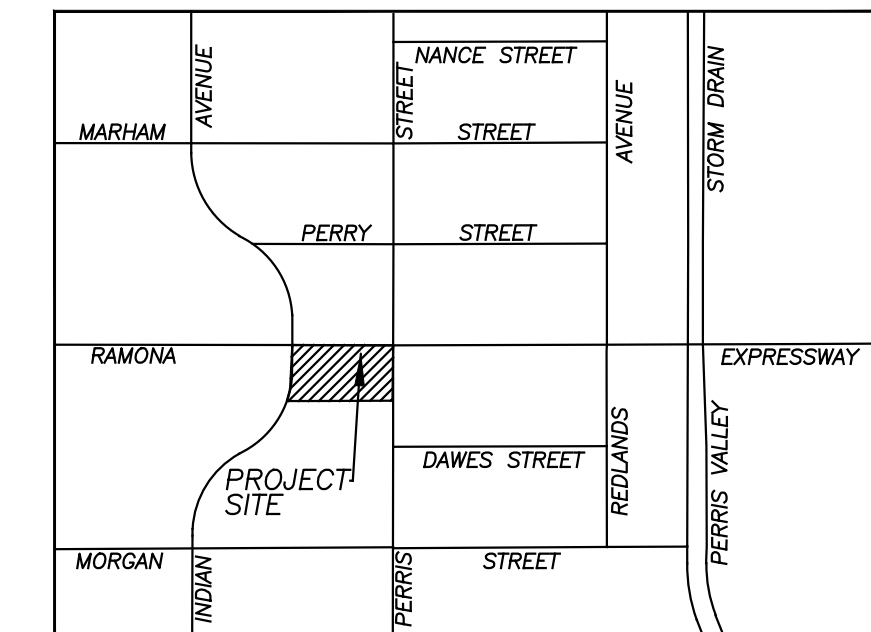
TENTATIVE PARCEL MAP NO. 39413

FOR FINANCING & CONVEYANCE PURPOSES
 SWC RAMONA EXPRESSWAY & PERRIS BOULEVARD
 PERRIS, CALIFORNIA

DATE:
 NOVEMBER 12, 2025

SHEET 1 OF 1

PROJECT NUMBER
 CA-20011



VICINITY MAP

N.T.S.

PROPERTY ADDRESS:

PROPERTY IS A VACANT SITE WITH NO ADDRESS

GENERAL NOTES:

1. GROSS SITE AREA: TOTAL = 16.31 ACRES.
2. ASSESSOR'S PARCEL NUMBER: 303-060-020-RIVERSIDE COUNTY
3. PROPERTY HAS ACCESS TO PERRIS BOULEVARD, INDIAN AVENUE AND RAMONA EXPRESSWAY, DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
4. THERE ARE PROPOSED OFFERS OF STREET DEDICATIONS OF VARIABLE WIDTHS ON RAMONA EXPRESSWAY, PERRIS BOULEVARD AND INDIAN AVENUE.
5. THERE IS A PORTION OF INDIAN AVENUE AT THE SOUTHWEST CORNER OF THE SITE TO BE VACATED/ABANDONED.

(A) INDICATES PROPOSED RECIPROCAL INGRESS, EGRESS, EMERGENCY ACCESS AND UTILITY EASEMENT

FLOOD PLAIN NOTE:

THE SUBJECT PARCEL IS IN ZONE X PER THE FLOOD INSURANCE RATE MAP (FIRM).

MAP NO. 06065C1430H EFFECTIVE 8/18/14

PREPARED FOR:

PR PARTNERS, LLC
 MARK BURGESS
 11601 WILSHIRE BLVD, SUITE 2110
 LOS ANGELES, CA 90025

OWNER:

PR PARTNERS, LLC
 LARS ANDERSON
 11601 WILSHIRE BLVD, SUITE 2110
 LOS ANGELES, CA 90025

LEGEND

- C CENTERLINE
- ROW RIGHT-OF-WAY
- PP POWER POLE
- BW BACK OF SIDEWALK
- EP EDGE OF ASPHALT PAVEMENT
- GW GUY WIRE
- SLP STREET LIGHT POLE
- UB UTILITY BOX
- MH MANHOLE
- V VALVE
- U/O UNIDENTIFIED OBJECT
- S SIGN
- M METER
- TS TRAFFIC SIGNAL
- CONC CONCRETE
- ASPH ASPHALT
- AB ASPHALT BERM
- F/H FIRE HYDRANT
- CF CURB FACE
- 2334 - INDICATES CONTOUR ELEVATION
- - - EXISTING PROJECT BOUNDARY
- △ EASEMENT IDENTIFICATION
- /// INDICATES ABUTTER'S RIGHTS RELINQUISHED

100' 50' 0' 100' 200'
 GRAPHIC SCALE: 1"=100'

SUBMITTALS:	REVISIONS	
	NO.	DATE
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		