

STORE SIZE: 1,600 SF

**JACKSONS**  
MORENO VALLEY, CA

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JACKSONS FOOD STORES, INC.

**STORE NO. 214**  
**JACKSONS FOOD STORES, INC.**  
15980 PERRIS BLVD | MORENO VALLEY, CA | 92551

**Jacksons**  
**JACKSONS FOOD STORES, INC.**  
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642  
ph 208.888.6061 | fx 208.888.3585  
www.jacksons.com

| No. | Description | Date |
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DRAWN DATE  
7/15/24

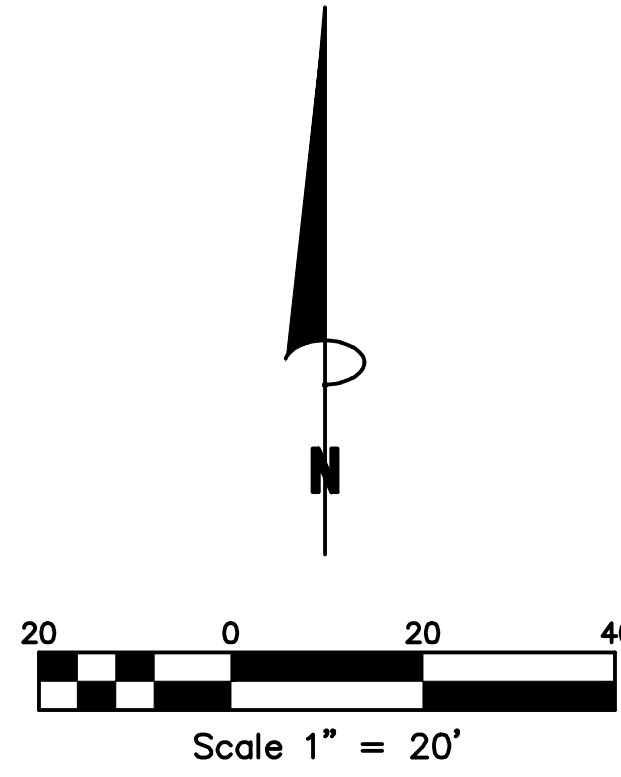
SHEET TITLE  
**Floor Plan**

SHEET NO.  
**A100**

SCALE: 1/4" = 1'-0"

Record Number - PEN24-0082

FD. S&W (ILLEGIBLE) IN LIEU OF 1" I.P.  
PER P.M. NO. 25884, P.M.B. 166/99



**LEGEND:**

- |       |                          |    |                                 |
|-------|--------------------------|----|---------------------------------|
| A.C.  | ASPHALT CONCRETE         | ●  | DRAIN INLET                     |
| CONC. | CONCRETE                 | ⊕  | FIRE HYDRANT                    |
| HC    | HANDICAPPED PARKING      | ⊙  | WATER VALVE                     |
| CB    | CATCH BASIN              | EV | ELECTRIC VAULT                  |
| ⊖     | SIGN                     | ⊕  | STORM DRAIN MANHOLE             |
| EP    | ELECTRIC TRANSFORMER PAD | EC | ELECTRIC CABINET                |
| *     | LIGHT POLE               | GM | GAS METER                       |
| ⊠     | TELECOMMUNICATION BOX    | SL | STREET LIGHT                    |
| ⊙     | SEWER MANHOLE            | CB | COMMUNICATION BOX               |
| •     | SEWER CLEANOUT           | MB | MAILBOX                         |
| •     | BOLLARD                  | VR | VAPOR RECOVERY ENCLOSURE & TANK |
| ⊠     | ELECTRIC BOX             | ○  | MONITORING WELL                 |
| ⊠     | WATER METER              | ⊠  | PAY PAPER BOX                   |
| ⊠     | BACKFLOW PREVENTER       | ⊠  | AIR & WATER                     |
|       |                          | ⊠  | VACUUM                          |

**LEGAL DESCRIPTION:**

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

**PARCEL 1:**

PARCEL 1, OF PARCEL MAP NO. 25884, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 166 PAGES 97 THROUGH 99 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID REAL PROPERTY BEING CONVEYED TO GRANTEE HEREBY, TOGETHER WITH THE RIGHT AS HEREINAFTER LIMITED TO DRILL, REDRILL, DEEPEN, COMPLETE AND MAINTAIN WELL HOLES UNDER THROUGH AND BEYOND SAID REAL PROPERTY, AND TO DRILL FOR, PRODUCE, EXTRACT, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS FROM AND THROUGH SAID REAL PROPERTY, TOGETHER WITH RIGHTS OF WAY AND EASEMENTS FOR ANY AND ALL OF THE ABOVE MENTIONED PURPOSES, BUT WITH NO RIGHT OF ENTRY UPON OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 500.00 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED BY THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE IN DEED RECORDED JULY 18, 1979 AS INSTRUMENT NO. 150238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED RECORDED SEPTEMBER 18, 1979 AS INSTRUMENT NO. 196485 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL A-1: (INGRESS AND EGRESS EASEMENT)**

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:  
A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 25884 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 166 PAGES 97 THROUGH 99, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP;  
THENCE NORTH 0° 41' 37" WEST, 17.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2;  
THENCE NORTH 89° 18' 27" EAST, 41.00 FEET;  
THENCE SOUTH 0° 41' 37" EAST, 6.09 FEET;  
THENCE NORTH 89° 18' 27" EAST, 11.59 FEET;  
THENCE SOUTH 45° 13' 09" EAST, 16.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;  
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 18' 27" WEST, 63.81 FEET TO THE POINT OF BEGINNING.

**PARCEL A-2 (INGRESS AND EGRESS EASEMENT)**

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:  
A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 25884, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 166 PAGE 97 THROUGH 99, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;  
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 0° 15' 20" EAST, 51.99 FEET;  
THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 45° 13' 09" WEST, 66.50 FEET;  
THENCE SOUTH 51° 29' 59" EAST, 68.30 FEET;  
THENCE SOUTH 37° 51' 53" EAST, 18.26 FEET;  
THENCE SOUTH 0° 15' 20" WEST, 41.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2;  
THENCE NORTH 89° 44' 58" WEST, 17.50 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

APN: 486-211-021

Lot Size: 33,976

Zoning: COMU ( Corridor Mixed Use)

CAR WASH: 510 SF  
CONVENIENCE STORE: 1,600 SF

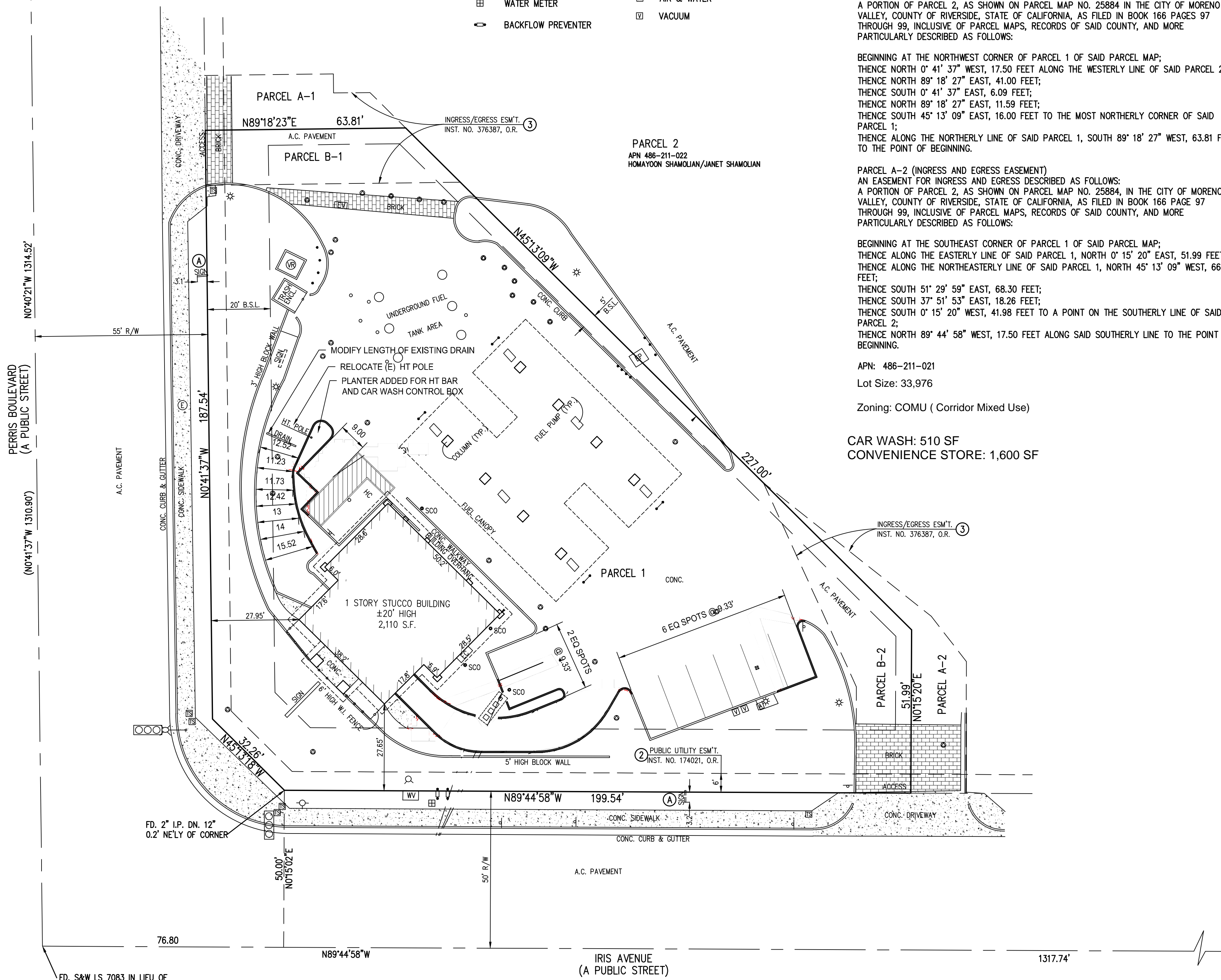
**EXCEPTIONS:**

FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 42080CA-502-502-JK0, DATED FEBRUARY 8, 2021.

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯  
ITEMS AFFECT AND HAVE NO DELINEABLE EASEMENTS.
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDING DATE: AUGUST 6, 1985  
RECORDING NO: AS INSTRUMENT NO. 174021, OFFICIAL RECORDS  
EASEMENT AFFECTS AND IS SHOWN HEREON.
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;  
PURPOSE: INGRESS, EGRESS  
RECORDING DATE: OCTOBER 12, 1990  
RECORDING NO: AS INSTRUMENT NO. 376387 OF OFFICIAL RECORDS  
EASEMENT AFFECTS AND IS SHOWN HEREON.
- ④ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
RECORDING DATE: OCTOBER 12, 1990  
RECORDING NO: AS INSTRUMENT NO. 376388 OF OFFICIAL RECORDS  
EASEMENTS FOR UTILITIES AND SURFACE DRAINAGE AFFECT AND ARE BLANKET IN NATURE OVER SHOPPING CENTER.
- ⑤ DEVELOPMENT AGREEMENT  
RECORDING DATE: OCTOBER 12, 1990  
RECORDING NO: AS INSTRUMENT NO. 376389 OF OFFICIAL RECORDS  
EASEMENTS FOR UTILITIES AND DRAINAGE AFFECT AND ARE BLANKET IN NATURE OVER SUBJECT PROPERTY.
- ⑥ COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: AUGUST 5, 1988  
RECORDING NO: AS INSTRUMENT NO. 325460 OF OFFICIAL RECORDS  
EXCEPTION AFFECTS AND IS BLANKET IN NATURE.
- ⑦ INTENTIONALLY DELETED.
- ⑧ INTENTIONALLY DELETED.
- ⑨ COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: MAY 23, 2007  
RECORDING NO: AS INSTRUMENT NO. 2007-0340986 OF OFFICIAL RECORDS  
EXCEPTION AFFECTS AND HAS NO PLOTTABLE EASEMENTS.
- ⑩ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: ACCESS AGREEMENT  
DATED: MAY 10, 2007  
EXECUTED BY: EQUILON ENTERPRISES, LLC D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TESORO SOUTH COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
RECORDING DATE: MAY 23, 2007  
RECORDING NO: AS INSTRUMENT NO. 2007-0340987 OF OFFICIAL RECORDS  
EASEMENT AFFECTS AND IS BLANKET IN NATURE.



VICINITY MAP  
N.T.S.



**SURVEYOR'S NOTES:**

1. FLOOD ZONE DESIGNATION:  
COMMUNITY #: 063074  
PANEL #: 0606307650  
DATE OF PANEL: 8/28/2008  
FLOOD ZONE: X
2. BUILDING RESTRICTIONS/ZONING PER CITY OF MORENO VALLEY PLANNING DEPT.  
ZONING: CC (COMMUNITY COMMERCIAL)  
SETBACKS PER ZONING: 20' FRONT/STREET, 5' SIDES & REAR  
MAXIMUM HEIGHT: 30'
3. BASIS OF BEARINGS: THE BEARING N89°44'58"W ON THE CENTERLINE OF IRIS AVENUE AS SHOWN ON PARCEL MAP NO. 25884, P.M.B. 166/99, RIVERSIDE COUNTY RECORDS.
4. ACCESS TO PROPERTY: FROM IRIS AVE. AND PERRIS BLVD., BOTH PUBLIC STREETS.
5. EXISTING PARKING SPACES: 5 REGULAR, 1 HANDICAP  
REQUIRED PARKING: 1 SPACE PER 225 S.F. OF BUILDING AREA FOR RETAIL USE.
6. AREA OF PROPERTY: 34,115 SQ. FT. = 0.78 ACRES
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION.
9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL.
11. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
12. ENCROACHMENTS: SUBJECT PROPERTY SIGN 3.1' & 3.2' INTO STREET R/W.

**PROPERTY OWNER:**  
JACKSONS FOOD STORES INC  
3450 E COMMERCIAL CT  
MERIDIAN ID 83642

| MARK                                                              | DATE | REVISION          | BY | AP/VD |
|-------------------------------------------------------------------|------|-------------------|----|-------|
| <b>JACKSONS FOOD STORE #214</b>                                   |      |                   |    |       |
| <b>PROJECT ADDRESS</b><br>15980 Perris Blvd.<br>Moreno Valley, CA |      |                   |    |       |
| <b>Record Number - PEN24-0082</b>                                 |      |                   |    |       |
| SCALE: 1"=20'                                                     |      | CHKD./AP/VD: LW   |    |       |
| DATE: 2/23/21                                                     |      | AZCA J.N. 20-4433 |    |       |
| DWN. BY: BW                                                       |      | STORE#: 4223      |    |       |
| CHKD. BY:                                                         |      |                   |    |       |

FD. S&W LS 7083 IN LIEU OF  
1" BAR PER CR 2020-0084

FD. 1" I.P. TAGGED LS 5390  
PER CR 2020-0084