

DRAIN INLET PARCEL 1: FIRE HYDRANT 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 ⊗ WATER VALVE 99 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY. EV ELECTRIC VAULT EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND OTHER MINERALS IN AND D STORM DRAIN MANHOLE 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 G GAS METER 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 X→ STREET LIGHT ENTRY UPON OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 500.00 FEET C COMMUNICATION BOX 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, MAILBOX 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 VAPOR RECOVERY ENCLOSURE & TANK RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. MONITORING WELL PARCEL A-1: (INGRESS AND EGRESS EASEMENT) PAY PAPER BOX AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: AIR & WATER A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 25884 IN THE CITY OF MORENO ☑ VACUUM 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 PARCEL 2 TO THE POINT OF BEGINNING. APN 486-211-022 HOMAYOON SHAMOLIAN/JANET SHAMOLIAN 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 INGRESS/EGRESS ESM'T. INST. NO. 376387, O.R. CONC <u>51.99</u> 15'20' PUBLIC UTILITY ESM' INST. NO. 174021, O.I BRICK ACCESS (A) to CONC. DRIVEWAY CONC. CURB & GUTTER

LEGAL DESCRIPTION:

CALIFORNIA. AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF

1317.74'

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

EXCEPTIONS:

DATED FEBRUARY 8, 2021.

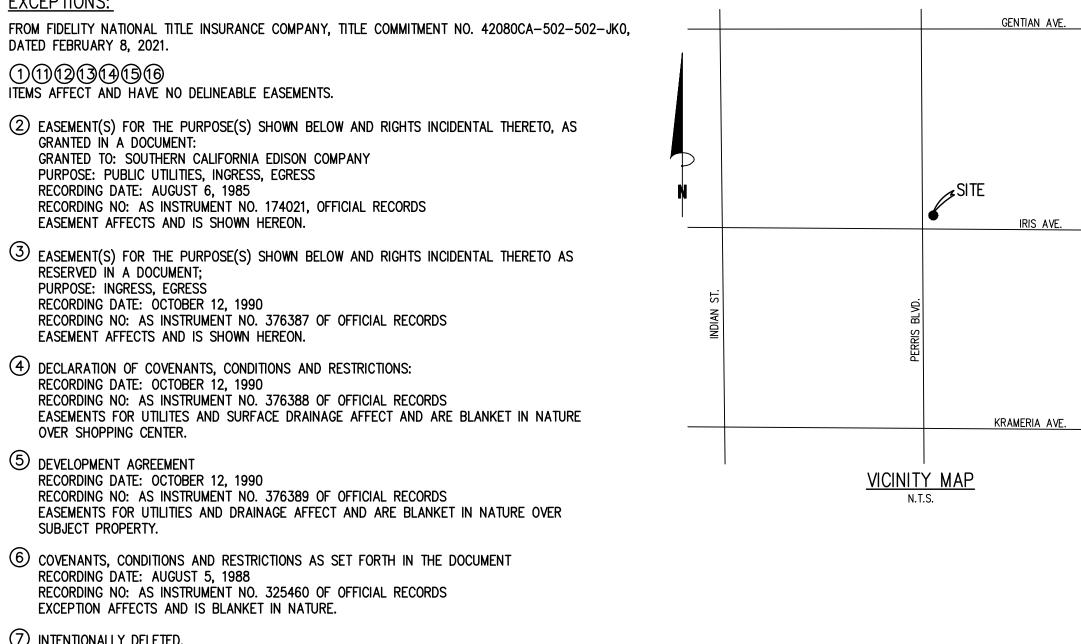
111213141516 ITEMS AFFECT AND HAVE NO DELINEABLE EASEMENTS.

- GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: AUGUST 6, 1985 EASEMENT AFFECTS AND IS SHOWN HEREON.
- RESERVED IN A DOCUMENT; PURPOSE: INGRESS, EGRESS RECORDING DATE: OCTOBER 12, 1990 EASEMENT AFFECTS AND IS SHOWN HEREON.
- (4) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: OCTOBER 12, 1990 OVER SHOPPING CENTER.
- 5 DEVELOPMENT AGREEMENT RECORDING DATE: OCTOBER 12, 1990 SUBJECT PROPERTY.
- RECORDING DATE: AUGUST 5, 1988 EXCEPTION AFFECTS AND IS BLANKET IN NATURE.
- (7) INTENTIONALLY DELETED.
- 8 INTENTIONALLY DELETED.
- RECORDING DATE: MAY 23, 2007 RECORDING NO: AS INSTRUMENT NO. 2007-0340986 OF OFFICIAL RECORDS EXCEPTION AFFECTS AND HAS NO PLOTTABLE EASEMENTS.
- (1) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCESS AGREEMENT DATED: MAY 10, 2007 LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: MAY 23, 2007 EASEMENT AFFECTS AND IS BLANKET IN NATURE.

- SURVEYOR'S NOTES:
- 1. FLOOD ZONE DESIGNATION: COMMUNITY #: 065074

- BOTH PUBLIC STREETS.

- CONSTRUCTION OR REPAIRS.



(9) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT

EXECUTED BY: EQUILON ENTERPRISES, LLC D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TESORO SOUTH COMPANY,

RECORDING NO: AS INSTRUMENT NO. 2007-0340987 OF OFFICIAL RECORDS

PANEL #: 06065C0765G 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.,

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

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(SA)

PROPERTY OWNER:

JACKSONS FOOD STORES INC 3450 E COMMERCIAL CT MERIDIAN ID 83642

MARK	DATE	REVISION	BY	AP'V'D	

JACKSONS FOOD STORE #214

PROJECT ADDRESS 15980 Perris Blvd. Moreno Valley, CA

Record Number - PEN24-0082

SCALE: 1"=20'	CHKD./AP'VD: LW
DATE: 2/23/21	AZCA J.N. 20–4433
DWN. BY: BW	STORE#: 4223
CHKD. BY:	

