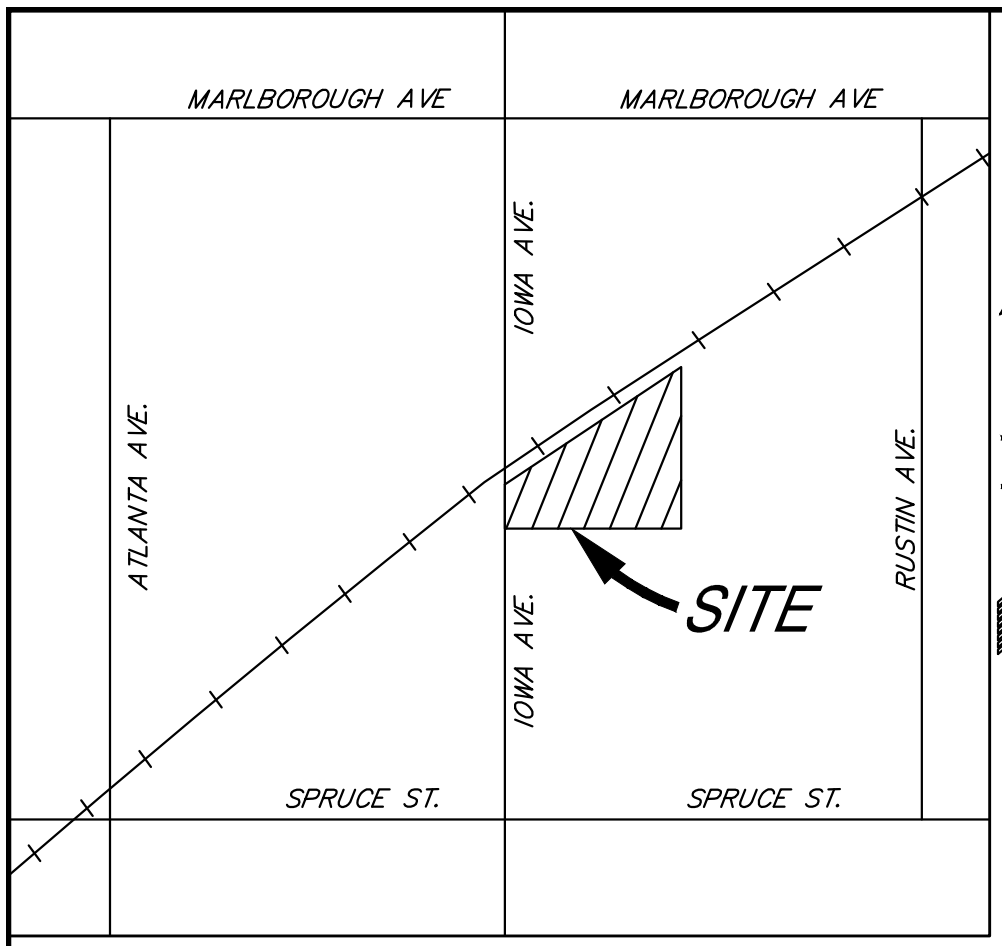


IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP #39048
 1810 IOWA AVE.
 T2SR4W SEC 18SE
 AUGUST 2024



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

REICH BROTHERS
 172 S. BROADWAY
 WHITE PLAINS, NY 10605
 PHONE: (914) 821-5173

ENGINEER

SDH & ASSOCIATES, INC
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 PHONE: (951) 683-3691

APN:

249-130-044

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE
 BASED ON THE CENTERLINE OF IOWA
 BEING S00°14'50"E

PROJECT DATA

GROSS SITE AREA: 200,184 S.F. (4.60 AC.)
 PARCEL 1: 117,237 S.F. (2.69 AC.)
 PARCEL 2: 40,860 S.F. (.94 AC.)
 PARCEL 3: 42,087 S.F. (.97 AC.)

LEGAL DESCRIPTION

PARCEL B:
 PARCEL 5 OF PARCEL MAP NO. 25073, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 163, PAGES 84 AND 85, OF PASCAL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B1
 AN EASEMENT APPURTENANT TO PARCEL NO. 5 ABOVE FOR INGRESS AND EGRESS FOR FIRE VEHICLES AND APPARATUS AND OTHER EMERGENCY VEHICLES AS DISCLOSED BY DOCUMENT RECORDED JANUARY 25, 1990 AS INSTRUMENT NO. 31599 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT BEING OVER THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 A STRIP OF LAND, 20 FEET IN WIDTH, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
 THENCE EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, 230 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 20.00 FEET;
 THENCE EAST PARALLEL WITH SAID NORTH LINE, 38.00 FEET;
 THENCE SOUTHEASTERLY 26.00 FEET TO A POINT IN A LINE PARALLEL WITH AND SOUTHERLY 35.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTHERLY LINE;
 THENCE EAST ALONG SAID PARALLEL LINE, 360 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18;
 THENCE NORTH ALONG SAID LAST MENTIONED PARALLEL LINE, 35.00 FEET TO SAID NORTH LINE AND THE END OF THIS LINE DESCRIPTION.

LOT INFORMATION SUMMARY

PARCEL	AREA	WIDTH	DEPTH	OVERALL COVERAGE
1	117,237 S.F. (2.69 AC.)	386'-552'	224'-280'	59%
2	40,860 S.F. (.94 AC.)	44'-191'	380'-430'	20%
3	42,087 S.F. (.97 AC.)	45'-180'	181'-356'	21%

LEGEND

- EX. EASEMENT -----
- EX. R/W -----
- EX. LOT LINE -----
- PR. LOT LINE -----
- CENTERLINE -----

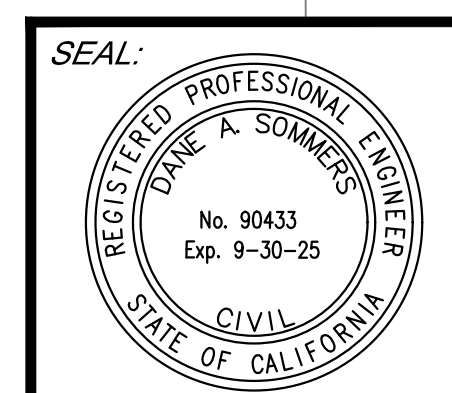
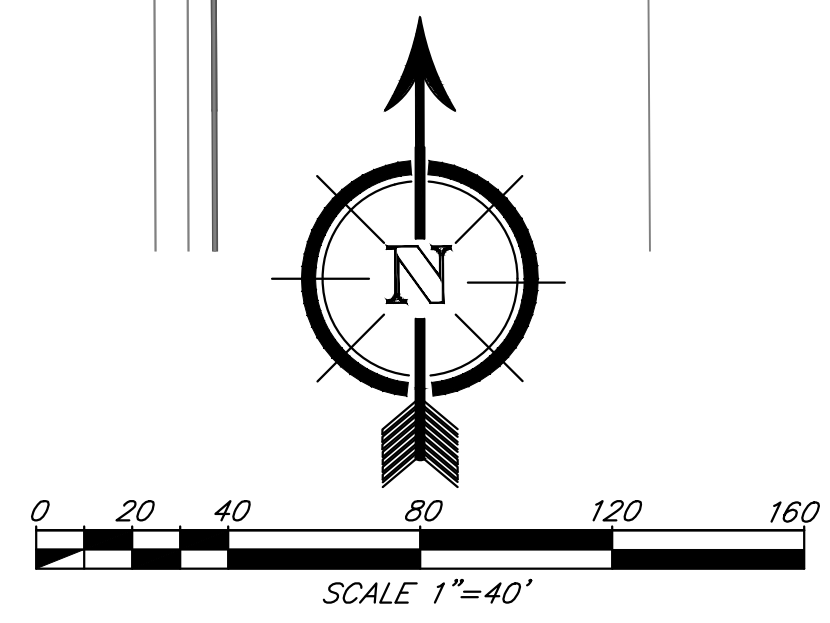
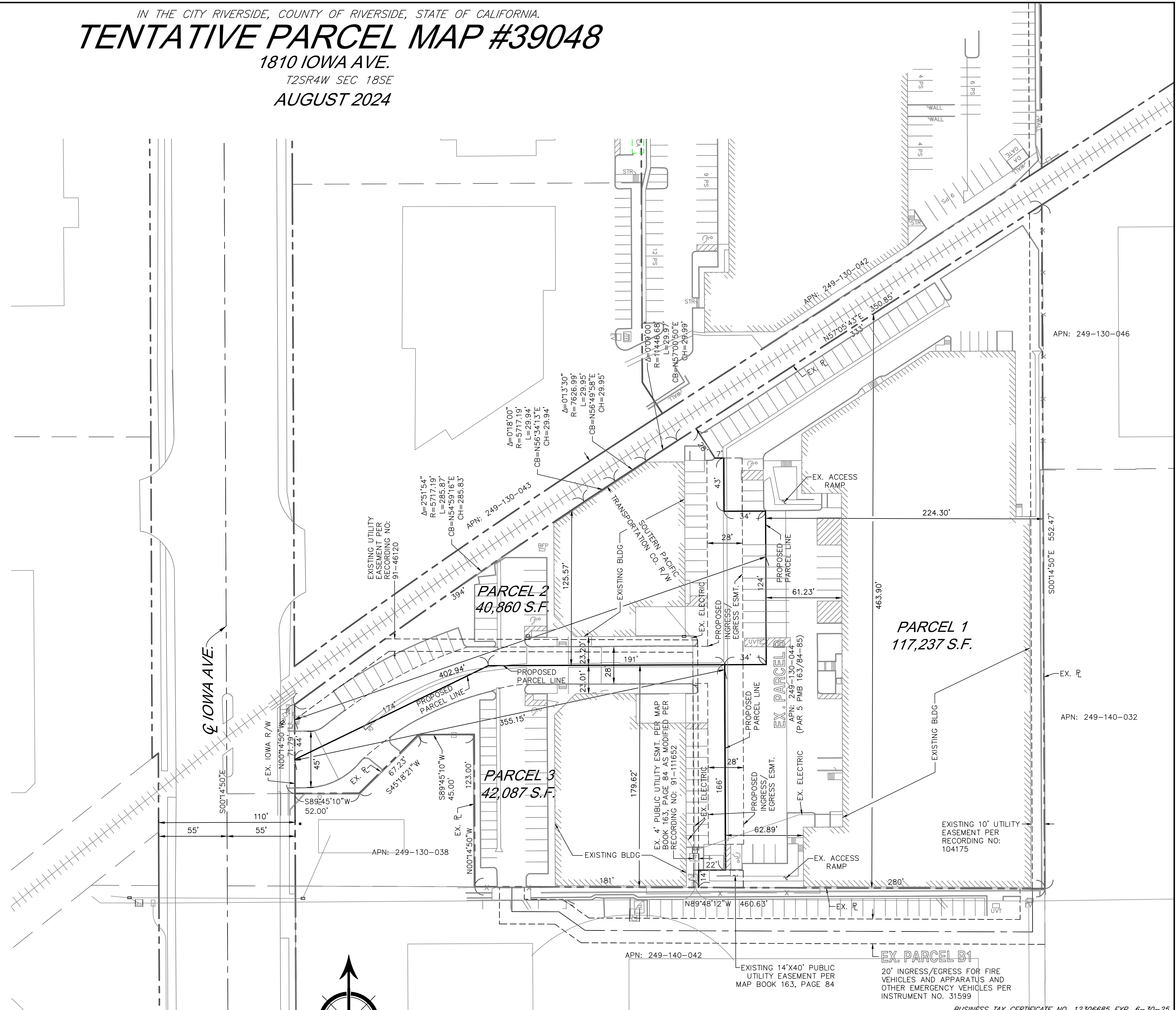
EX. BUILDING INFORMATION

PARCEL	BLDG S.F.	OFFICE S.F.
1	66,360	8,500
2	12,059	1,500
3	15,449	2,000

PARKING STALL COUNT

TOTAL STALLS: 139 PARKING STALLS
 PARCEL 1: 53 PARKING STALLS
 PARCEL 2: 43 PARKING STALLS
 PARCEL 3: 43 PARKING STALLS

* PLEASE NOTE THAT THERE ARE NO PARKING REQUIREMENTS FOR THIS PROJECT AND THIS INFORMATION HAS BEEN ADDED FOR REFERENCE ONLY



PREPARED BY:
SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691

SCALE: 1"=40'
 DATE: AUGUST 2024

CITY OF RIVERSIDE
TENTATIVE PARCEL MAP #39048
 1810 IOWA AVE.

1 OF 1 SHEETS

BUSINESS TAX CERTIFICATE NO. 12306685 EXP. 6-30-25