

EXISTING EASEMENTS & ENCUMBRANCES:

THE FOLLOWING NUMBERING CORRESPONDS TO SCHEDULE B ITEMS OF CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00087295-004-DD-TVA:

① (NOTE: CIRCLED ITEMS ARE PLOTTABLE AND SHOWN ON SURVEY.)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: RIVERSIDE WATER COMPANY, A CORPORATION.
PURPOSE: RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

2. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: JULY 12, 1955
RECORDING NO: 45274 OF OFFICIAL RECORDS
AFFECTS: THE FREEWAY ADJACENT

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RIVERSIDE
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 2, 1967
RECORDING NOS: 47738 THROUGH 47746 INCLUSIVE, ALL OF OFFICIAL RECORDS
AFFECTS: THE FREEWAY ADJACENT

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RIVERSIDE
PURPOSE: NOT SET FORTH
RECORDING DATE: APRIL 02, 1979
RECORDING NO: 79-80073 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RIVERSIDE
PURPOSE: WATERLINES
RECORDING DATE: APRIL 20, 1979
RECORDING NO: 79-80074 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOHN DE GENNARO AND GLORIA DE GENNARO, HUSBAND AND WIFE AS JOINT TENANTS
PURPOSE: WATER SERVICES PIPELINE
RECORDING DATE: JULY 27, 1984
RECORDING NO: 1984-0163160 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE FULLY DESCRIBED IN SAID DOCUMENT.

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GLOBAL SIGNAL ACQUISITION II LLC, A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: COMMUNICATION TOWERS
RECORDING DATE: JULY 27, 2006
RECORDING NO: 2006-0550597 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

PRELIMINARY EARTHWORK QUANTITIES:

CONSTRUCTION MAY VARY.

CUT 101 CUBIC YARDS
FILL 1,481 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE RAW VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BIDDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

FENCES/WALLS:

SEE SEPARATE FENCE PLAN
FOR MORE INFORMATION

LEGAL DESCRIPTION:

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

A PORTION OF THAT REAL PROPERTY AS DESCRIBED IN CORRECTION GRANT DEED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, RECORDED OCTOBER 22ND, 2009 AS INSTRUMENT NO. 2009-0547735 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN WITH THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JULY 12, 1955 AS INSTRUMENT NO. 45274 OF OFFICIAL RECORDS, SAID EASTERLY BOUNDARY BEING A NON-TANGENT CURVE CONCAVE WESTERLY HAVING RADIUS OF 2600.00 FEET, A RADIAL LINE, TO SAID INTERSECTION, BEARS SOUTH 53°30'23"EAST; THENCE NORTHERLY ALONG SAID CURVE AND EASTERLY BOUNDARY AND CONTINUING ALONG PROLONGATION OF SAID EASTERLY BOUNDARY THROUGH THE CENTRAL ANGLE OF 21°56'25" AN ARC DISTANCE OF 985.62 FEET; THENCE SOUTH 76°01'12"EAST, 19.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING RADIUS OF 2888.39 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°29'44"EAST, SAID NONTANGENT CURVE ALSO BEING THE WESTERLY BOUNDARY OF BURLINGTON NORTHERN AND SANTA FE RAILWAY; THENCE SOUTHERLY ALONG SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 20°16'18" AN ARC DISTANCE OF 1021.93 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED RECORDED SEPTEMBER 24, 1986 AS INSTRUMENT NO. 234477 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND NORTH 56°19'38" WEST, 125.01 FEET TO THE POINT OF BEGINNING.

APN(S): 223-050-009-3 AND 219-270-006-9

SETBACK INFORMATION:

PER CITY OF RIVERSIDE ORDINANCE
POSTED ON CITY OF RIVERSIDE WEB SITE:

MINIMUM LOT REQUIREMENTS:

AREA:
R-1-7000: 7,000 SF
CG: 20,000 SF
WIDTH:
R-1-7000: 60'
CG: 100'
DEPTH:
R-1-7000: 100'
CG: 100'

MAXIMUM LOT COVERAGE:

R-1-7000: 40%
CG: N/A

MINIMUM SETBACK REQUIREMENTS:

FRONT:
R-1-7000: 20'
CG: 0'
SIDE:
STREET:
R-1-7000: 10'
CG: 0'
INTERIOR:
R-1-7000: 7.5'
CG: 0'
REAR:
R-1-7000: 25'
CG: 0'

MAXIMUM BUILDING HEIGHT:
R-1-7000: 35'
CG: 75'

PRELIMINARY GRADING PLAN
CITY OF RIVERSIDE

"2998 IVY STREET"
A.P.N.(S): 219-270-006 & 223-050-009

PROPERTY INFORMATION:

PROJECT: PROPOSED STORAGE MODULES TOTALING 13,400 SF.
GROSS/NET AREA: 70,520 SQ. FT./1.62 ACRES
ZONING: 219-270-006: "R-1-7000" (SINGLE FAMILY RESIDENTIAL)
223-050-009: "CG" (GENERAL COMMERCIAL)
EXISTING USE: VACANT
OWNER(S): RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
4080 LEMON STREET
RIVERSIDE, CA 92501
PROPERTY ADDRESS: 2998 IVY STREET
RIVERSIDE, CA 92506
MAILING ADDRESS: P.O. BOX 12008
RIVERSIDE, CA 92502

SURVEYOR'S NOTES:

BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY CALIFORNIA COORDINATE SYSTEM 1983, ZONE 6.
DISTANCES ARE GRID DISTANCES. DIVIDE BY 0.9999727 TO OBTAIN GROUND DISTANCES.
ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

	PROPERTY LIMITS
	EXISTING RIGHT-OF-WAY
	EXISTING STREET CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAINLINK FENCE
	EXISTING WALL
	EXISTING OVERHEAD ELECTRICAL LINE
	PLOTTABLE EASEMENTS
	EXISTING 1' INTERVAL CONTOURS
	EXISTING 5' INDEX CONTOURS
	EXISTING POWER POLE
	EXISTING TREE
	EXISTING PALM TREE
	EXISTING
	S.F.N.
	EASEMENT PER CHICAGO TITLE INSURANCE CO. ORDER NO. 00087295-004-DD-TVA
	MONUMENT FOUND AS NOTED
	EXISTING STRUCTURE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERMEOUS CONCRETE
	PROPOSED 10'x20' MODULES
	PROPOSED ALUMINUM FENCE AS DETAILED ON SHEET 2

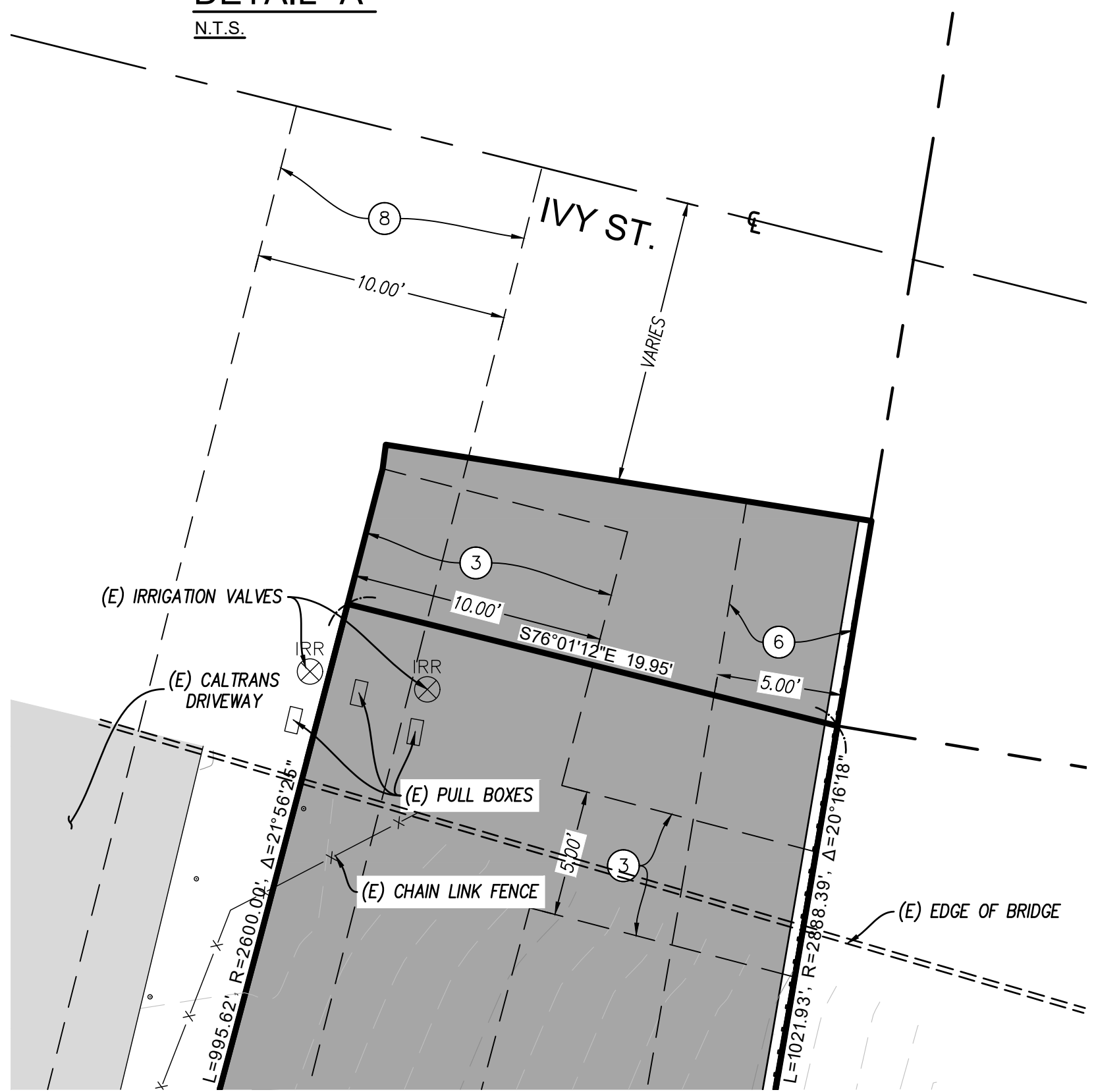
FLOOD INFORMATION:

ALL PROPERTY WITHIN FEMA ZONE "X": "AREAS DETERMINED TO BE OUTSIDE THE 0.2" ANNUAL CHANCE FLOODPLAIN."
PER FLOOD INSURANCE RATE MAP NO. 06065C0710G; (PANEL 710 OF 3805)
REVISED DATE: AUGUST 28, 2008

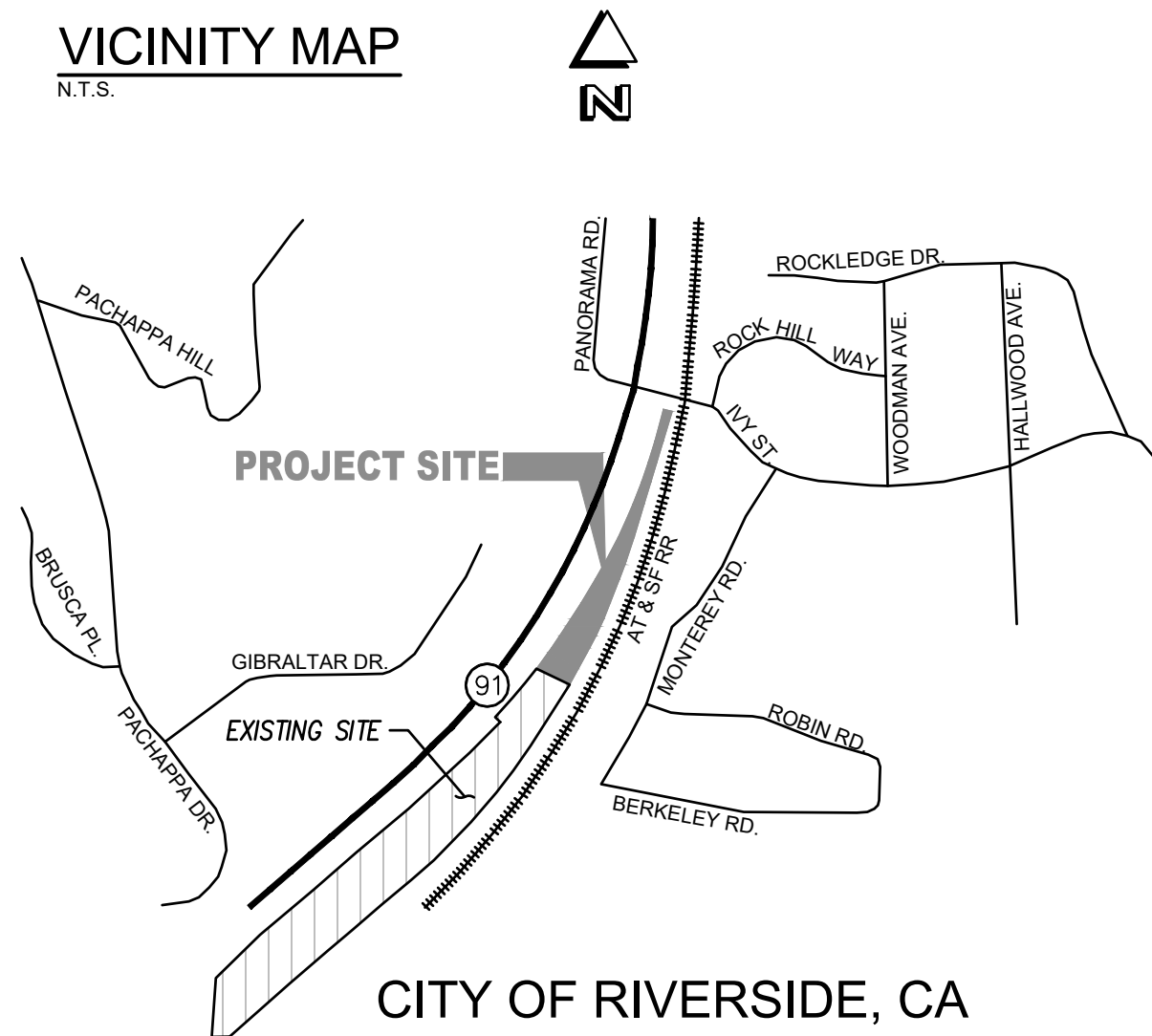
TOPOGRAPHIC DATUM:

TOPOGRAPHIC SURVEY SOURCE: GROUND SURVEY BY JOSEPH E. BONADIMAN & ASSOC., INC.
DATE OF SURVEY: 10-04-18
CONTOUR INFORMATION: 5' MAJOR CONTOURS, 1' MINOR CONTOURS

DETAIL "A"
N.T.S.



VICINITY MAP
N.T.S.





JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS - E.T.E. - SURVEYING - PLANNERS

TEL. (909) 885-3806
341 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 391-1701
www.bonadiman.com

PRELIMINARY GRADING PLAN
CITY OF RIVERSIDE

"2998 IVY STREET"
A.P.N.(S): 219-270-006 & 223-050-009

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: TIERRA CORPORATION	SCALE: 1" = 40'
DRAWN BY: K.B.O.	CHECKED BY: E.J.B.
JOB NO: 184524	DATE: 05-23-22
SHEET: 1 OF 2	

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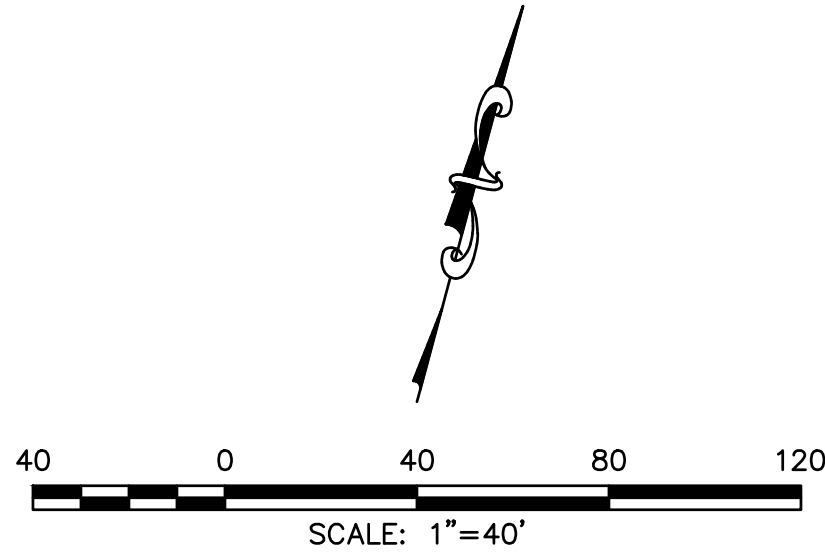
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PURPOSE: COMMUNICATION TOWERS
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RECORDING NO: 2006-0550597 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN



LEGEND:

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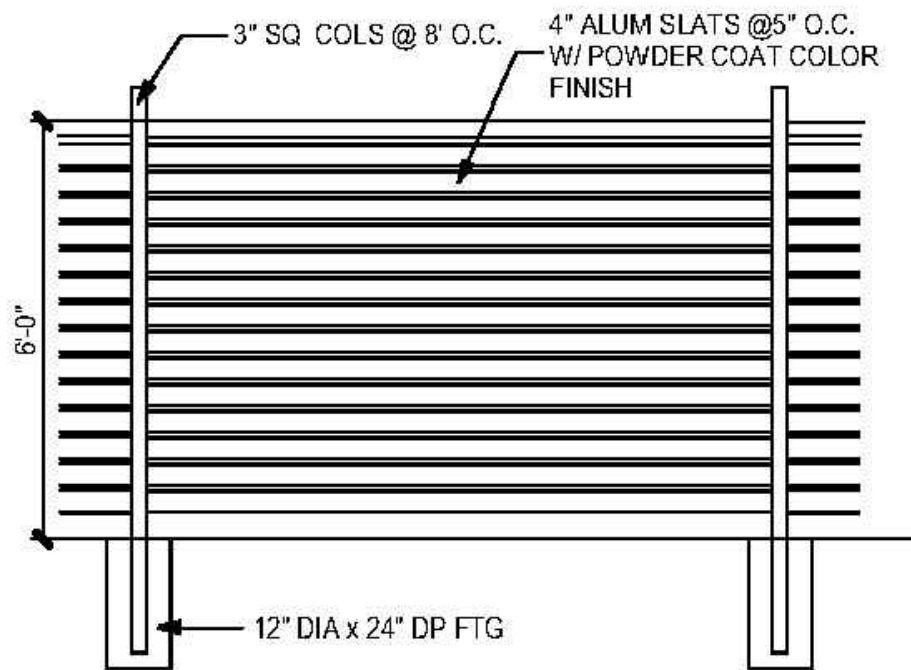
91 FREEWAY

FENCES/WALLS:

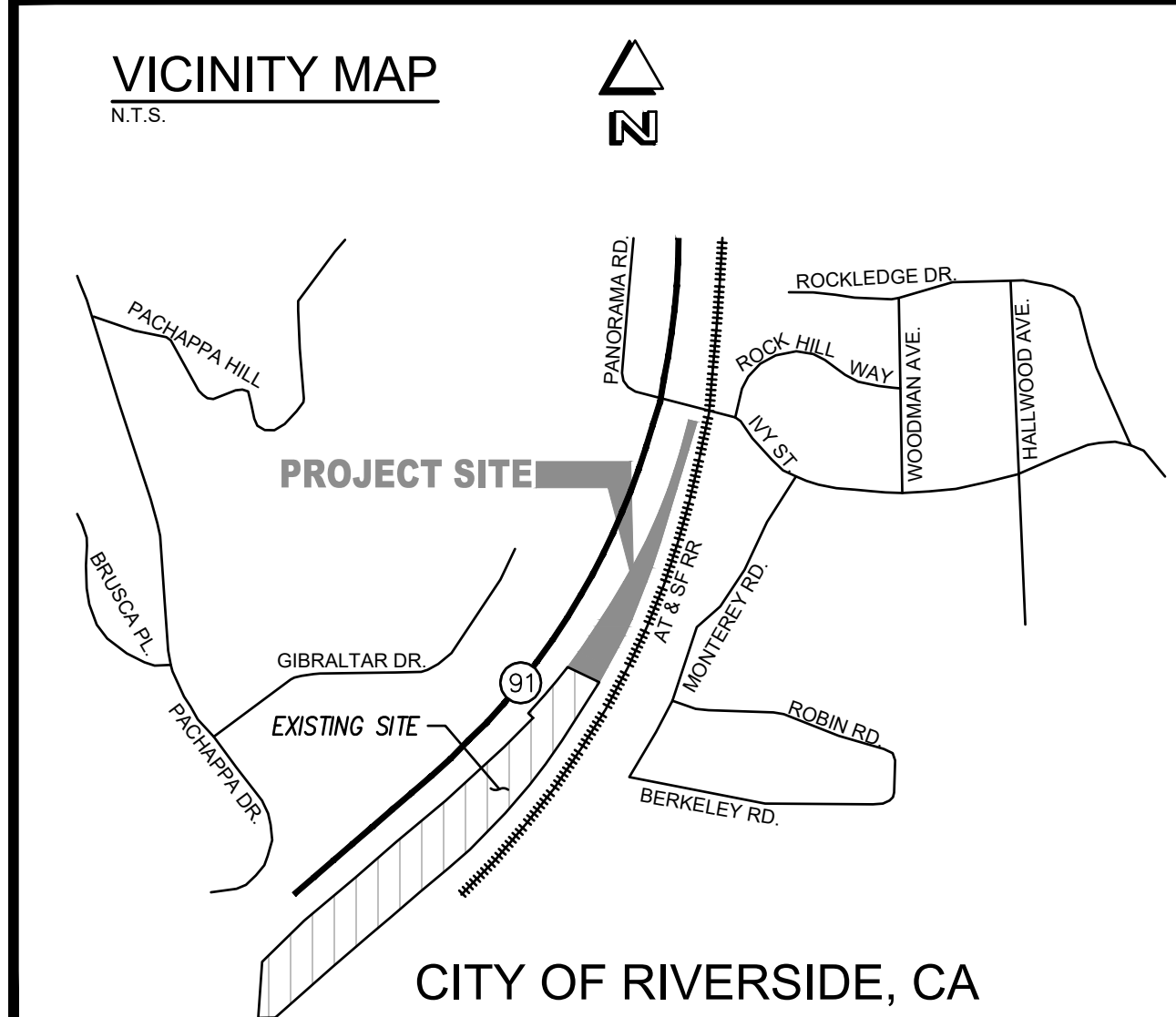
SEE SEPARATE FENCE PLAN FOR MORE INFORMATION



6' HI ORNAMENTAL ALUM FENCE



① LATTICE FOR LANDSCAPEING
3/8" = 1'-0"



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WWW.BONADIMAN.COM

PRELIMINARY GRADING PLAN
CITY OF RIVERSIDE
"2998 IVY STREET"
A.P.N.(S): 219-270-006 & 223-050-009

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: TIERRA CORPORATION

DRAWN BY: K.B.O. SCALE: 1" = 40'

CHECKED BY: E.J.B. JOB NO: 184524

DISREGARD PRINTS BEARING EARLIER REVISION DATES 05-23-22

SHEET: 2 OF 2