ARLINGTON @ VAN BUREN PLAZA - PHASE 2

6161 VAN BUREN BLVD. SEC VAN BUREN BLVD. & ARLINGTON AVE. RIVERSIDE, CALIFORNIA 92503

DESIGN REVIEW RESUBMITTAL



35 Hugus Attey Suite 200 Pasadena California 91103-3648 rsi 626 583 8348 FAX 626 583 8387

A PROJECT FOR:



EL SEGUNDO, CALIFORNIA 90245 TEL. 310-807-3375



PHASE 2 Arlington @ Van Buren Plaza

6161 Van Buren Blvd. SEC Van Buren Blvd. & Arlington Ave. Riverside, California 92503

ISSUES / REVISIONS

01 02.12.2021 DESIGN REVIEW SUBMITTAL-PHASE 2

02 03.29.2021 DESIGN REVIEW RESUBMITTAL-PHASE

AS INSTRUMENTS OF SERVEE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THISE DRAWNINGS ARE AND SHALL REMAIN THE PROPERTY OF MAKEPHTY + ASSOCIATIS, NO PART THEREOF SHALL BE COPHED, DECLOSED TO OTHERS, OS LISED IN CONNECTION WITH ANY WORK OR ROUSET OTHER THAN THE SERVICE PRODUCE FOR WHICH THEY HAVE BEEN PREPARED AND DEPENDING WITHOUT THE WHITTHS. CONSIDER OF MAKEPHTY + ASSOCIATIS, MUSICAL CONNECTION THE SERVER PROPERTY OF MAKEPHTY + ASSOCIATIS, MUSICAL CONNECTION THE PROPERTY.

JOB NUMBER: 20055MMA

DRAWN BY: CR CHECKED BY: H.M.
DATE: 03.23.2021

TITLE SHEET

SHEET NUMBER:

T-100BASED ON SCHEME SP-16

PR-2020-000143 (CUP and DR) - Exhibit 6 - Project Plans

A.L.T.A. / N.S.P.S. SURVEY

LEGAL DESCRIPTION

THE LAND RETERRED TO HERRIN IS STILLATED IN THE STATE OF CALFORNIA, COUNTY OF RIVERSOE AND DISCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP, IN THE CITY OF INVERSIGE, COUNTY OF INVERSIGE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 22, OF PARCEL MAPS, RECORDS OF SAID COUNTY. EARPY THAT PURITUR LINE WITHIN PANCEL MAP 21833 AS SHUMN BY MAP ON FILE IN BOOK 140 PAUC(S) 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

AND ALL OF PARCE, 1 OF PARCE, MAP IN THE CITY OF RIVERSOF, COUNTY OF RIVERSOR, STATE OF CAUTOMA, AS SHOWN BY MAP ON THE IN BOOK 7 PARCES, 322, OF PARCEL MAPS, RECORDS OF SAID COUNTY, MAD A PARCEN OF PARCEL IN PROBLEMENT SHOWN IN THE CITY OF RIVERSOR, COUNTY OF RIVERSOR, STATE OF CAUTOMA, AS SHOWN BY ON THE IN BOOK ON PARCES, OF THE OWNER, AS SHOWN BY ON THE IN BOOK ON PARCES, OF THE OWNER, AS SHOWN BY ON THE IN BOOK OF PARCEL AS SHOWN BY ONE OF THE OWNER, AS SHOWN BY ONE OWNER, AS SHOWN BY ONE OF THE OWNER, AS SHOWN BY ONE OWNER, AS SHOWN BY OWNER, AS SHOW

THENEY KINDHEACTION V ALONG THE KINDHOMETERY I DIE OF SAIT PADOCE A AN NORTH 3540725° EAST 53.15 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUES ALONG ALONG NORTH 5540725° EAST 184.26 FEET, THENCE SOUTH 0003011° EAST 102.69 FEET. THENCE SOUTH 0003011° EAST 102.69 FEET.

SAID LEGAL DESCRIPTION IS ALSO KNOWN AS "LOT 1" PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1983 AS INSTRUMENT NO. 437825 OF OFFICIAL RECORDS. ALSO EVICED FROM PARCEL 1. THE WESTERLY LOS FOOT AS CONVEYED TO THE CITY OF INVESTIGATION OF OFFICIAL RECORDS.

PARCEL 1 OF PARCEL MAY 21833, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALPORNIA AS SHOWN BY MAP ON FILE IN BOOK 145 PAGE(S) 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID CRINITY. APN: 191-020-012

COMMINGHOUS AT THE KORTHMESTERY CORNER OF CAUS PARCE, I, SAIR DOINT BEING DU THE EASTERY SOILLINE OF WIND BIRDER BOLLEAMEN HANNER A TOLO FOOT HAIL WORTH AS SHOWN ON SAID MAY, SAID POINT ALSO BEING ON THE CENTERINE OF BRIEF AVENUE, WACATED BY INSTRUMENT NO. 195118, RECORDED DECEMBER 14, 1972 OF OPTION, RECORDS OF RIVERSOE COUNTY, CAUTOPOIN.

THE RESERVE AND A STATE OF THE PROPERTY LIFE OF SOME PAGE. AND ASSOCIATIONAL WORK WORK AND A STATE OF THE PROPERTY LIFE OF SOME PAGE. AND A STATE OF THE PROPERTY OF SERVENCE.

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APN: 191-071-017

PARCEL 2 OF PARCEL MAP, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 23, OF PARCEL MAPS, RECORDS OF SAID COUNTY. EXCEPT THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4143 OF OFFICIAL RECORDS.

PARCELS 1 AND 2 OF PARCEL MAP 20000, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNA, AS SHOWN BY MAP ON FILE IN BOOK 122 PAGE(\$) 73 AND 74, OF PARCEL MAPS, RECORDS OF SAID COLVEY.

GENERAL NOTES

APN: 191-071-012 AND 191-071-013

3. OCCUPATION LINES, EXCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING JUL

 PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN JULY 2020. 3. VEHICULAR AGGESS PROVIDED ON ARLINGTON AVENUE, PEGASUS STREET, JACKSON STREET AND VAN BUREN BLVD. ALL PUBLIC STREETS.

7. THERE IS NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMETERIES WITHIN 100 FEET OF THE PROPERTY.

8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDRILL OR WETLANDS. 9. THE OVERALL PARKING WAS NOT COUNTED AS SOME IS EITHER FADED OR NOT STRIPPED

UTILITY NOTE

UTLITES ON SITE ARE SHOWN PER A FILLD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURI JULY 2003. THIS SURVEY DOES NOT CONSTITUTE A COMPLETE "AS-CONSTRUCTED" SURVEY OF ALL UNLITES, CASTRAN UNDERGOODLOGG UNITY LIVES SHOWN ALT PROM RECORD ONMINGS AND SUPFACE EMBORG. ALL ABOVE GOUND VISIBLE OR RESOURCEY DISCOVERABLE IMPROVEMENTS, WITHIN 5 FEET OF THE PROPERTY LIVES, ARE SHOWN HERDIN.

FLOOD ZONE

THE PROPERTY LES WITHIN ZONE "X", OF THE FLOOD INSURANCE RATE MAP OBOBSCO706G BEARBING AN EFFECTIVE DATE OF AUGUST 28, 2008.

TITLE REPORT EXCEPTIONS

TITLE REPORT 18000110002

3. TITLE TO, AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS, OR OTHER WAYS. BOOK 42, PAGE(S) 94,96 OF DEEDS, AFFECTS SAID LAND -NOT PLOTTABLE VIA PROVIDED DOCUMENT.

SAID EASEMENT HAVING BEEN PARTIALLY QUITCLAIMED BY DOCUMENT RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4133 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR DRAINAGE FACILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, A BINICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 8, 1971 AS INSTRUMENT NO. 128023 OF OPECIAL RECORDS, AFFECTS AS EVIGIN THERETO.

SAID EASEMENT HAVING BEEN PARTIALLY QUITCLAIMED AS TO WATER LINES BY DOCUMENT RECORDED AUGUST 20, 1973 AS INSTRUMENT NO. 113815 OF GEFICIAL RECORDS. SAID EASEMENT HAVING BEEN PARTIALLY QUITCLAIMED AS TO WATER LINES BY DOCUMENT RECORDED SEPTEMBER 23, 2020 AS INSTRUMENT NO. 2020-0451886 OF OFFICIAL RECORDS.

(2) AN EASEMENT FOR PUBLIC UTLITY FACILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIGHESIDE, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 10, 1973 AS MERTHAMENT NO. 1438 OF ORTHALL RECORDE, AFFECTE AS 9-NORM THEREM.

(D) TERMS AND PROMISONS OF A LEASE EXECUTED BY CEORGE R. SMITH, A MARRIED MAN AS HIS SEPARATE. PROPERTY, AS LESSOR, AND CARL KARDHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, AS LESSEE AS DECLOSED BY AN INSTRUMENT RECORRED MARCH 10, 1927 AS INSTRUMENT IN. 77-367886 FO OFFICIAL. RECORDS.
THE PRESENT CHINERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE

(2) AN EASEMENT FOR INCRESS AND ECRESS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 10, 1977 AS INCIDENTAL OF CHARCAST OF CONTROL ASSETS OF THE MEDICAL PROPERTY OF SECURITY AS SERVING MEDICAL PROPERTY OF SECURITY AS SERVING MEDICAL PROPERTY OF SECURITY ASSETS OF THE MEDICAL PROPERTY OF THE MEDICAL PROPERTY

(S) AL CASEMENT FOR CLEOTHICAL DISERS' DISTRIBUTION FACILITIES, AND RESITTE HOSIDITIAL THERETO IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213738 OF OFFICIAL RECORDS, AFFECTS AS SHOWN THEREIN. (A) AN EASEMENT FOR WATERLINE FACILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, A MEMORPH, CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 1431440 OF GROUL, RECORDS, AFFECTS AS SHOWN THEREON.

25. THE FOLLOWING RECITALS CONTAINED ON SAID MAP NO. 20000 IN BOOK 122, PAGE(S) 73-74 AND PARCEL MAD NO 1987S, DOTENTIAL HOUSEWAYDEN, NI BOOK 14S, DAGE(S) 31-95 OF DARCH MADE: ALL NO A DODERNA OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN DESTRIPED BY THE CITY OF PROPERTY OF THE CITY OF THE PROPERTY OF THE PROPERTY OF THE CITY OF THE PROPERTY OF THE CITY OF THE CITY OF THE CITY OF THE PROPERTY OF THE CITY OF THE CI

(3) AN EASEMENT FOR CONSTRUCTION AND WANTEMANCE OF ELECTRICAL DISTRIBUTION FACILITIES, AND RIGHTS INDOPINTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 122, PAGE(S) 73-74, AFFECTS AS SHOWN ON MAY PIO. 20200. 27. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS, UPON THE TERMS THEREIN PROVIDED RECORDED JULY 16, 1984 AS INSTRUMENT NO. 153453 OF DEPCIAL RECORDS

28. TERMS AND PROVISIONS OF A LEASE EXECUTED BY GEORGE R. SMITH AND FLORENCE SMITH, TRUSTEES OF THE SMITH FAMILT HOUST, URBEN DECLARATION OF TRUST UNITED FLORENCE TO 1992, AS LESSIN, AND K MART CORPORATION, A MICHAEL AND A SMITH AND A 24, 1985 AS INSTRUMENT NO. 85-8583 OF OFFICIAL RECORDS.
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE
NUTCOURT OF THE LESSEE AND MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEARIN.

SAID LEASE WAS SUBDRIBINATED TO THE DEED OF TRUST REFERRED TO IN EXCEPTION NO. 42 BY AN INSTRUMENT RECORDED OCTOBER 13, 2011 AC INSTRUMENT NO. 11—451067 OF OFTICIAL RECORDE.

30. TERMS AND PROVASIONS OF A LEASE EXECUTED BY K MART CORPORATION, A MICHGAIN CORPORATION, AS LESSOR, ARD KYC NATIONAL MANAGEMENT COMPANY, A DELAWANE CORPORATION, AS LESSER AS DISCUSED AS AN INSTRUMENT RECORDED COTEONERS, 1887 AS INSTRUMENT NO. 87-28444 OF FEFTICA RECORDS, THE DESIGN TOWNESSED OF THE LEASING DECEATED BY SAID LEASE AND OTHER MATTECS AFTECTING THE MITESTON THE LESSER ARE NOT SAINNERSON. THE LESSES INTEREST, UNDER SAID LEASE HAS BEEN ASSIGNED TO GREAT AMERICAN CHICKEN CORP., INC., A CALFORNIA CORPORATION, BY ASSIGNMENT, RECORDED APRE, 25, 2012 AS INSTRUMENT NO. 12-187411 OF OFFICIAL RECORDS.

(3) AN EASEMENT FOR AWGATON, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, AS SET FORTH IN A DOCUMENT REDORDED OCTOBER 21, 1983 AS INSTRUMENT NO. 412639 OF OFFICIAL RECORDS, AFFECTS AS CHAMBAN SHEET

(3) AN EXCEMBIT FOR WATER LINE FACUTEC, AND RIGHTE HODDERS, THERETO IN FAVOR OF CITY OF RIVERIDED A MINISPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED COTORER 21, 1993 AS INSTRUMENT NO. 415440 OF OFFICIAL RECORDS, AFFECTS AS SHOWN THEREIN.

CORPORATION, FOR SLOPE, PUBLIC STREET AND HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS, CASS
NO. RISSINGSA, SUPEROR COURT OF CALIFORNIA, COUNTY OF RYCHSIDE, A CRITIFIED COPY OF WHICH MAS
RISSIOROBIA MAY 28, 2011 AS INSTRUMENT NO. 11-2021/44 OF DEFICIAL RISCIOROBIA WHICH AFFECTS RAID LAND

42. DEED OF TRUST TO SECURE AN INDEBTEENESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATION SPECIESTS THERETY.

43. AN ASSIGNMENT OF RENTS AND LEASES, EXCURED BY 13011 BROOKHARST LIMITED LABELITY COMPANY, A WYGMING LIMITED LIABLITY COMPANY AND 8224 VERWINGT LIMITED LIABLITY COMPANY, A WYGMING LIMITED LIABLITY COMPANY, AS TEDANTS IN COMMISS, TO STATERAL FOR EXPLANCE COMPANY, A WASHINGTON CONFORMERON, EXCORDED COTORIS, 1, 2011 AS INSTRUMENT NO. 11-45/086 OF OFFICIAL RECORDS.

44. INTENTIONALLY DELETED.

ZONING AND SETBACKS



VICINITY MAP

LEGEND

- - UNITRINIE

- ESCHEIT

- NITRIOR PROPERTY LINE

- BUILDING LINE _____ - ___ - ___ - CENTERLINE

SMH — SEWER MANHOLE
GI — GREASE INTERCEPTOR
FH FIRE HYDRANT
TE = TRASH ENCLOSURE
CONC — CONCRETE
WY — WATER MALVE
DI — DRAIN INLET
BO — WATER BLOW OFF
LP — LIGHTPOLE
FOC. — EIGHTPOLE WATER BLOW OFF LIGHTPOLE FIRE DEPARTMENT CONNECTION DRIVEWAY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIBURY STANDARD BETAL REQUIREMENTS FOR ALLA/PAYS-) LONG HILLS SURVEYS, WHITE ESTANDARDS MOR JOUVED BY ALLA FAND (1905), AND INCLUDES ITEMS: 2-5, 6(A), 6(B), 7(A), 7(B), 7(C), 6, 8, 10(A), 11, 13, 14, 16-18, AND 20, F MAR APPLICABLE OF THEE FLEE MORNEY THE STEED ON JULY 14, 2020



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ARLINGTON AVE BEING

7200 Arlington Avenue, Riverside, CA 92503 6061, 6161, 6221 Von Buren Blvd., Riverside, CA 92503 13011 Brookhurst

ORDER NO. 18000110002

JOB NUMBER: 20055MMA

DATE: 03.23.2021

ISSUES / REVISIONS

ALTA/NSPS SURVEY (FOR REFERENCE ONLY)

McKently

35 Hugus Attoy Suite 200 Pasadena Catifornia 91103-3648 vEL 626-583-8348 FAX 626-583-8387

EL SEGUNDO, CALIFORNIA 90245

KEY MAP

PHASE 2

Arlington @ Van Buren Plaza

6161 Van Buren Blvd.

SEC Van Buren Blvd. & Arlington Ave. Riverside, California 92503

01 02.12.2021 DESIGN REVIEW SUBMITTAL-PHASE 2

02 03 29 2021 DESIGN REVIEW RESUBMITTAL-PHASE 3

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN

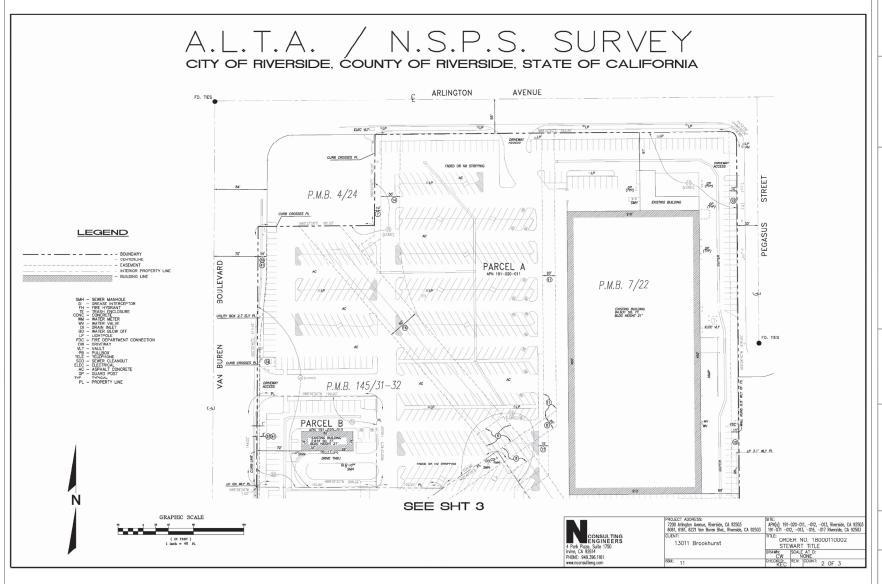
PARAGON

A PROJECT FOR:

C-01

BASED ON SCHEME SP-16

FOR REFERENCE ONLY



FOR REFERENCE ONLY



A PROJECT FOR:



133 PENN STREET EL SEGUNDO, CALIFORNIA 90245 TEL. 310-807-3375



PHASE 2 Arlington @ Van Buren Plaza

6161 Van Buren Blvd. SEC Van Buren Blvd. & Arlington Ave. Riverside, California 92503

ISSUES / REVISIONS

. DATE

01 02.12.2021 DESIGN REVIEW SUBMITTAL-PHASE 2

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ALTA/NSPS SURVEY (FOR REFERENCE ONLY)

SHEET NUMB

BASED ON SCHEME SP-16

C-02