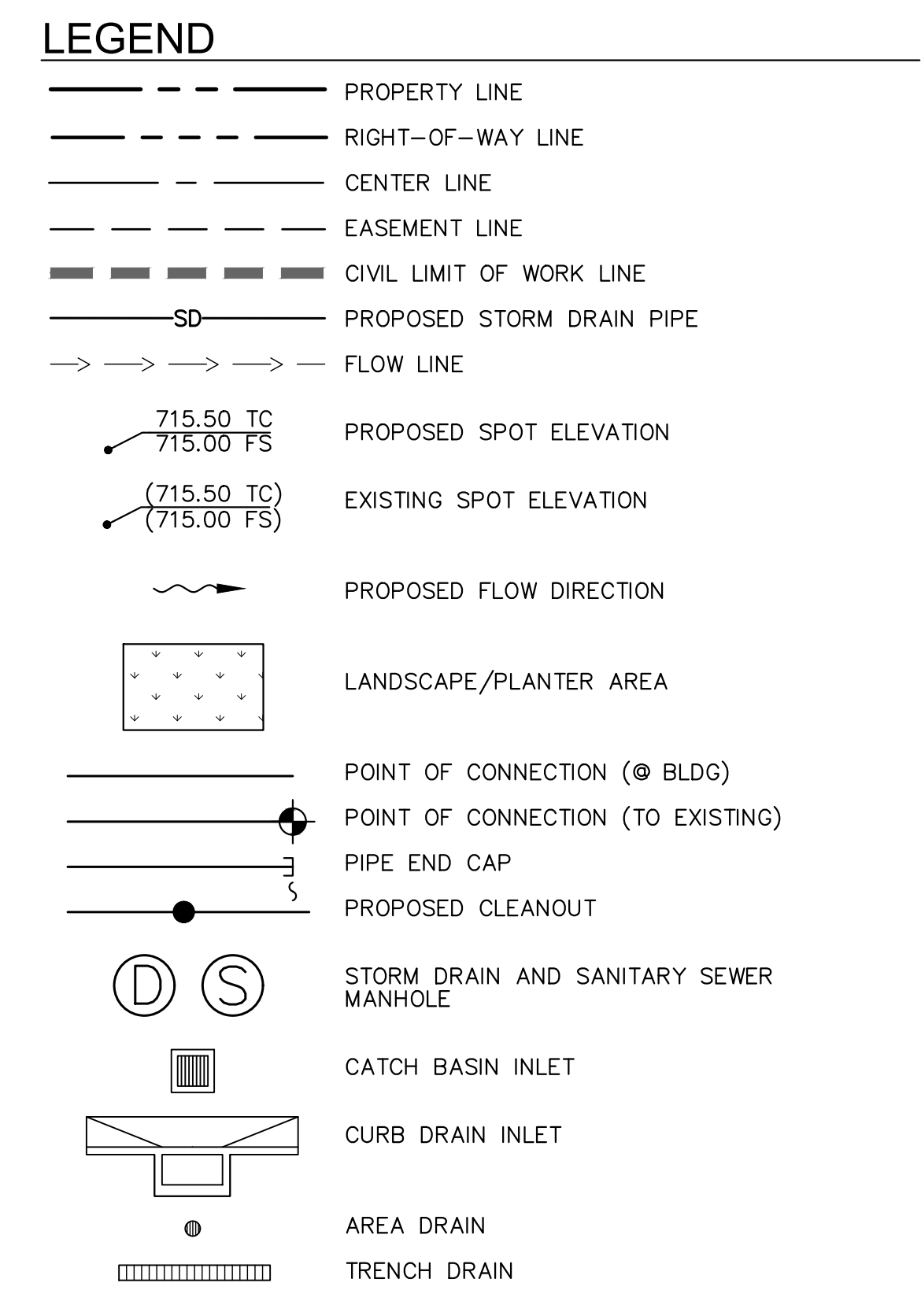
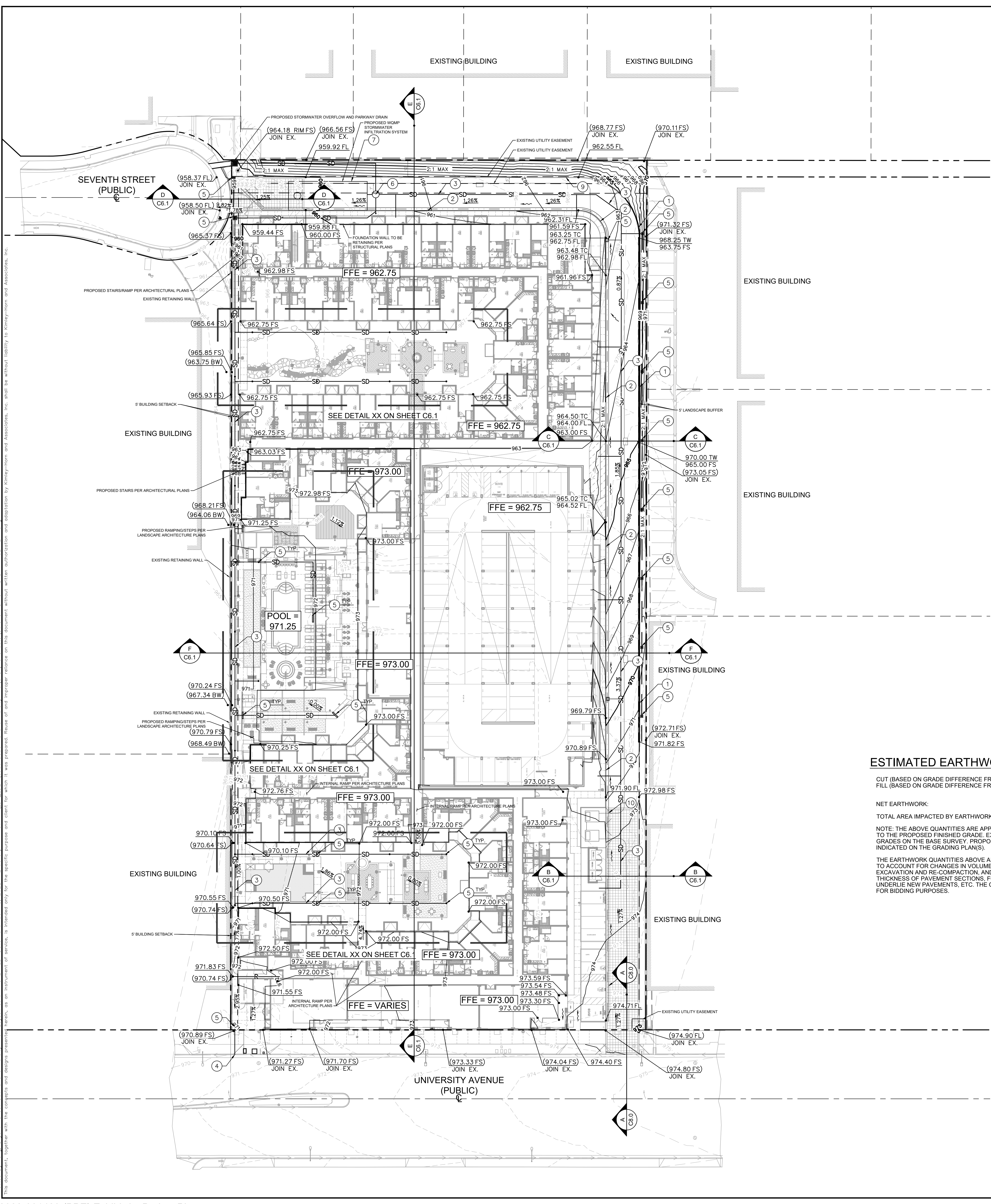


Plotted By: King, Bryant | Sheet: C6.0 - OVERALL | Date: November 18, 2022 | 12:00:00pm | Path: K:\UTL_LEVE\09613009-1525_University_Ave_CAD_PlanSheet\C6.0 GRADING AND DRAINAGE PLANS.dwg
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EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

- ### GENERAL NOTES:
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR PROPOSED BUILDING ELEVATIONS.
 - ALL WORK SHOWN WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER SEPARATE OFFSITE IMPROVEMENT PERMIT.
 - SEE LANDSCAPE ARCHITECTURE PLAN FOR HARDSCAPE DESIGN ALONG PERIMETER STREETS FRONTING THE PROJECT.
 - PROVIDE "NO DUMPING" STORM DRAIN STENCIL ON ALL CATCH BASIN AND TRENCH DRAIN WATER INLETS.
 - NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
 - MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
 - TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
 - SEE PLUMBING PLANS FOR BUILDING PERIMETER SURFACE DRAIN LINES AND STORM DRAIN LINES ABOVE STRUCTURE.
 - ALL PIPE FITTINGS WHOSE INVERTS ARE LOWER THAN OVERFLOW PIPE INVERT ARE TO BE TESTED FOR WATER TIGHT WELDS TO PREVENT OVERFLOW AT POINTS OF CONNECTION.
 - MAXIMUM SLOPE TO BE 2:1 UNLESS OTHERWISE STATED BY THE GEOTECHNICAL ENGINEER.
 - MAXIMUM RETAINING WALL HEIGHT TO BE 6'.

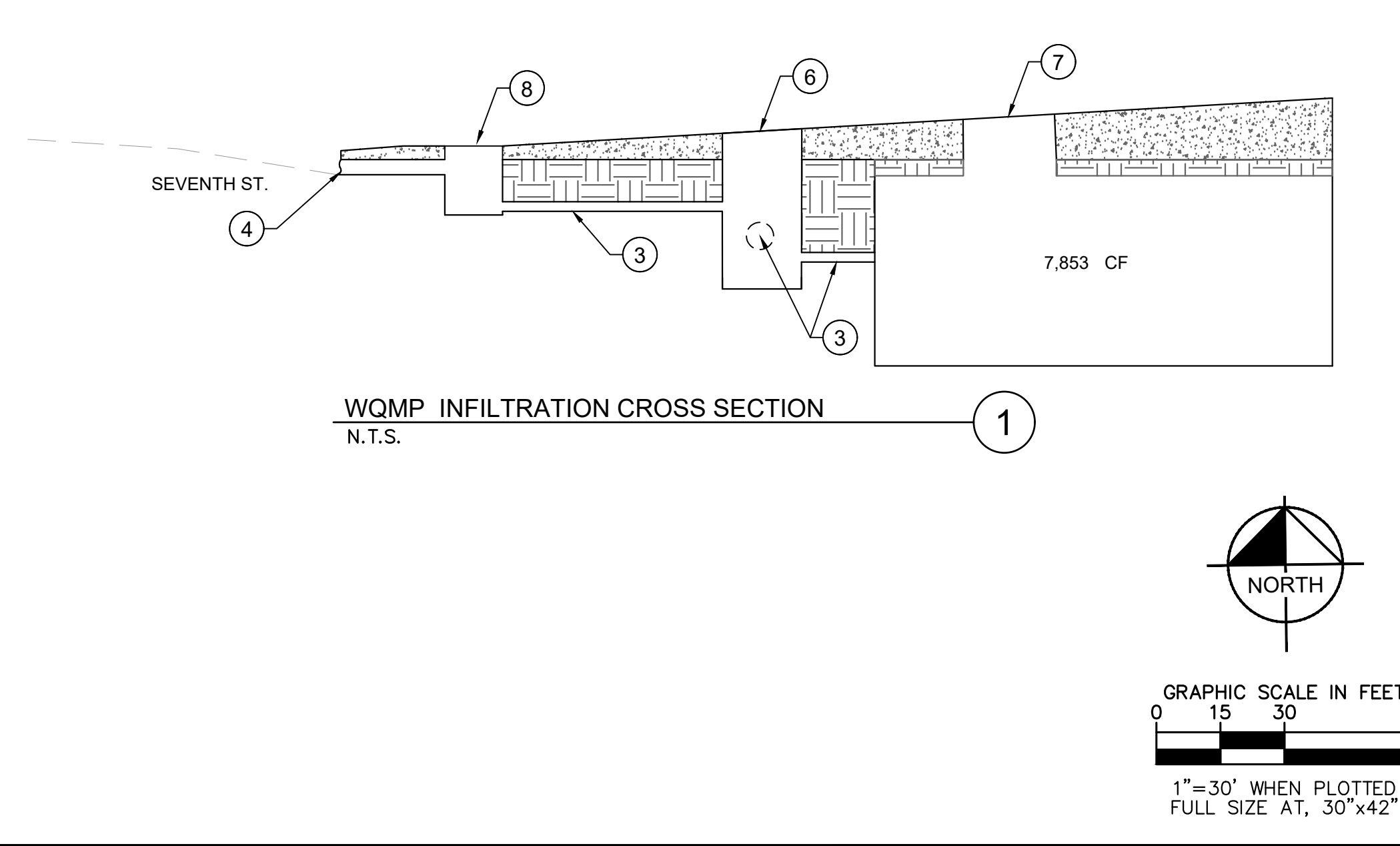
ESTIMATED EARTHWORK QUANTITIES

CUT (BASED ON GRADE DIFFERENCE FROM EG TO FG)	17,000 CY (CUT)
FILL (BASED ON GRADE DIFFERENCE FROM EG TO FG)	5,000 CY (FILL)
NET EARTHWORK:	12,000 CY (EXPORT)
TOTAL AREA IMPACTED BY EARTHWORK	4.3 ACRES

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

- ### GRADING AND DRAINAGE KEYNOTES
- PROPOSED 6' MAX RETAINING WALL AND FOOTING DRAINAGE PIPING.
 - PROPOSED 6" CURB AND GUTTER.
 - INSTALL STORM DRAIN PIPE.
 - INSTALL PARKWAY DRAIN.
 - INSTALL DRAINAGE INLET.
 - INSTALL STORMWATER PRETREATMENT BMP.
 - INSTALL UNDERGROUND WQMP STORMWATER INFILTRATION BASIN.
 - INSTALL CATCH BASIN OVERFLOW STRUCTURE OR APPROVED EQUAL.
 - PROPOSED RETAINING CURB.
 - PROPOSED LONGITUDINAL GUTTER.



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REVISIONS

NO.	DATE	BY

PRELIMINARY GRADING AND DRAINAGE PLAN

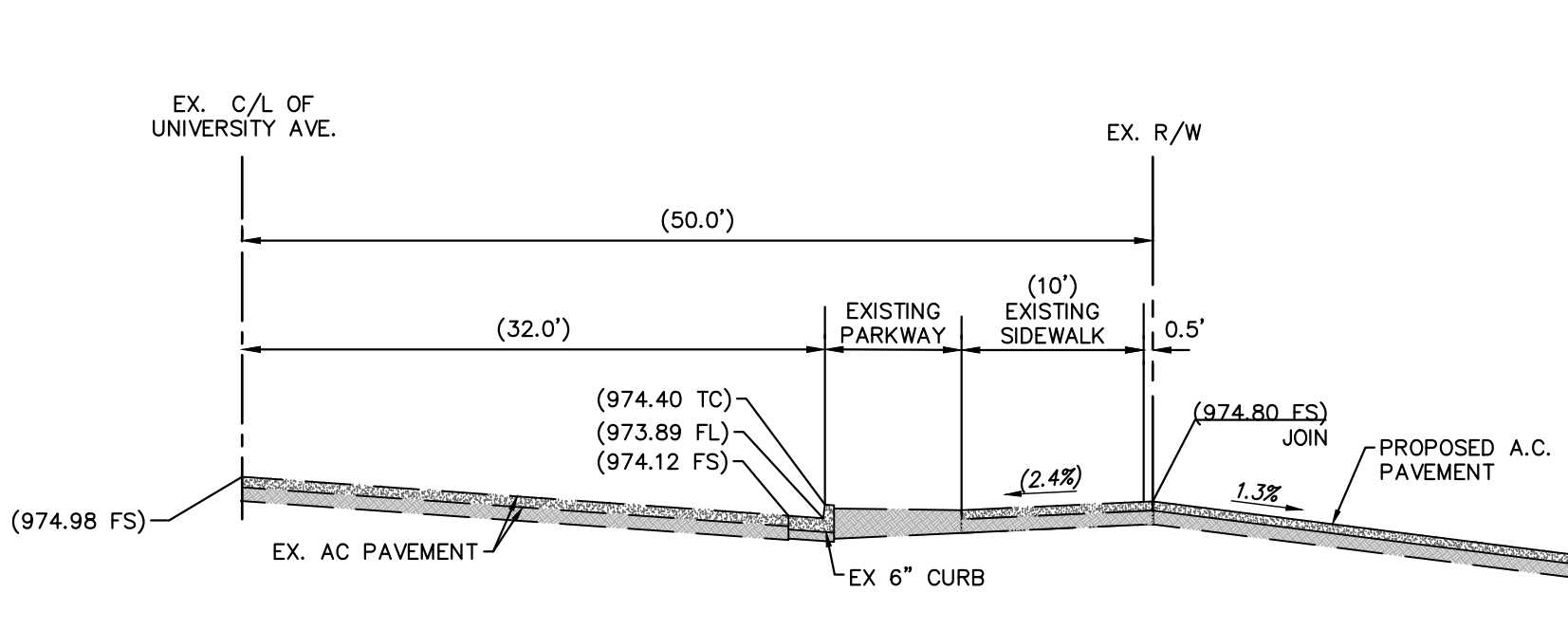
KVA PROJECT: 09613009
 DATE: 11/06/2022
 SCALE: AS SHOWN
 DESIGNED BY: CY
 DRAWN BY: MJ
 CHECKED BY: MC

1575 UNIVERSITY AVE
 PREPARED FOR
 CGI PLUS

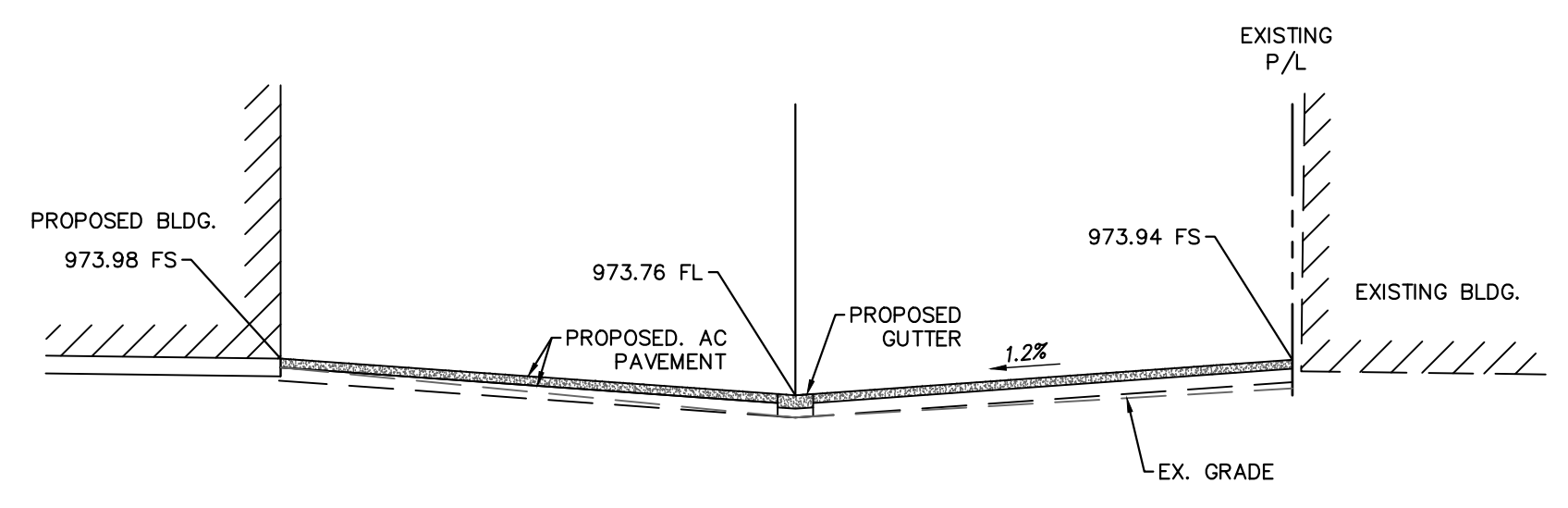
CALIFORNIA
 RIVERSIDE

SHEET NUMBER
C6.0

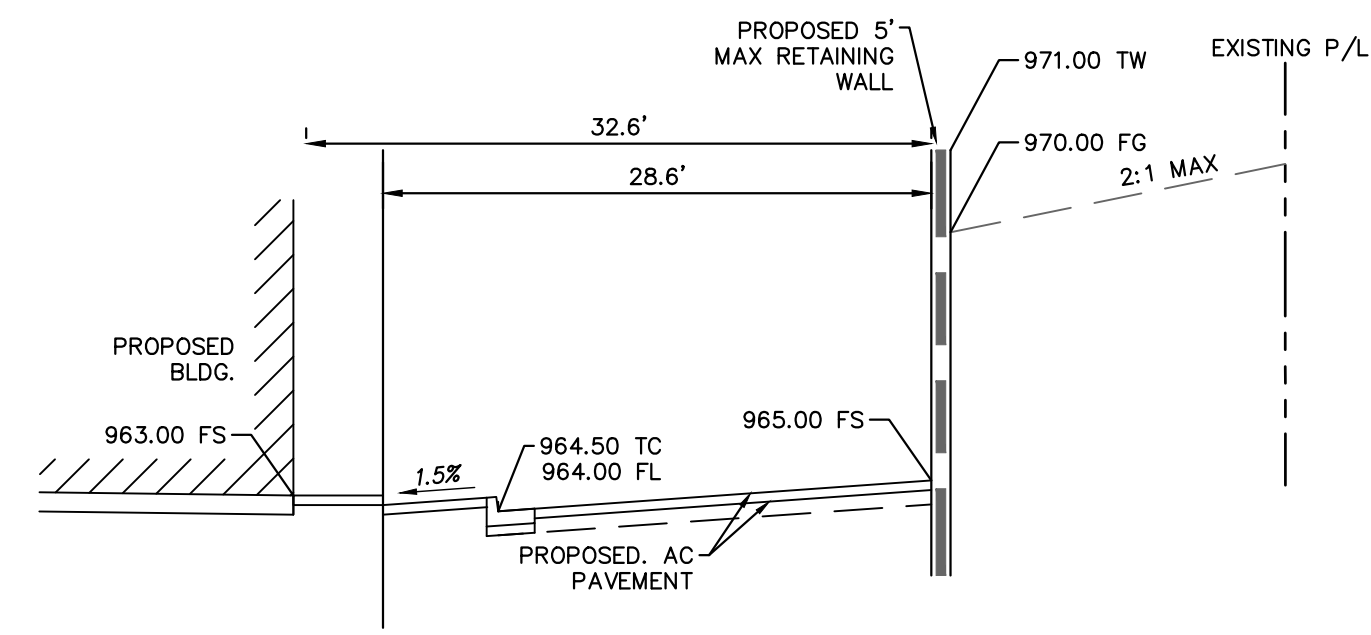
Plotted By: King, Bryant | Sheet: 041-1575 University Ave. Layout: CROSS SECTIONS | Date: November 18, 2022 | 12:20:27pm | Path: K:\UT\LEVA\094615209-1575 University Ave\CAD\PlanSheets\041-1575 CROSS SECTIONS.dwg
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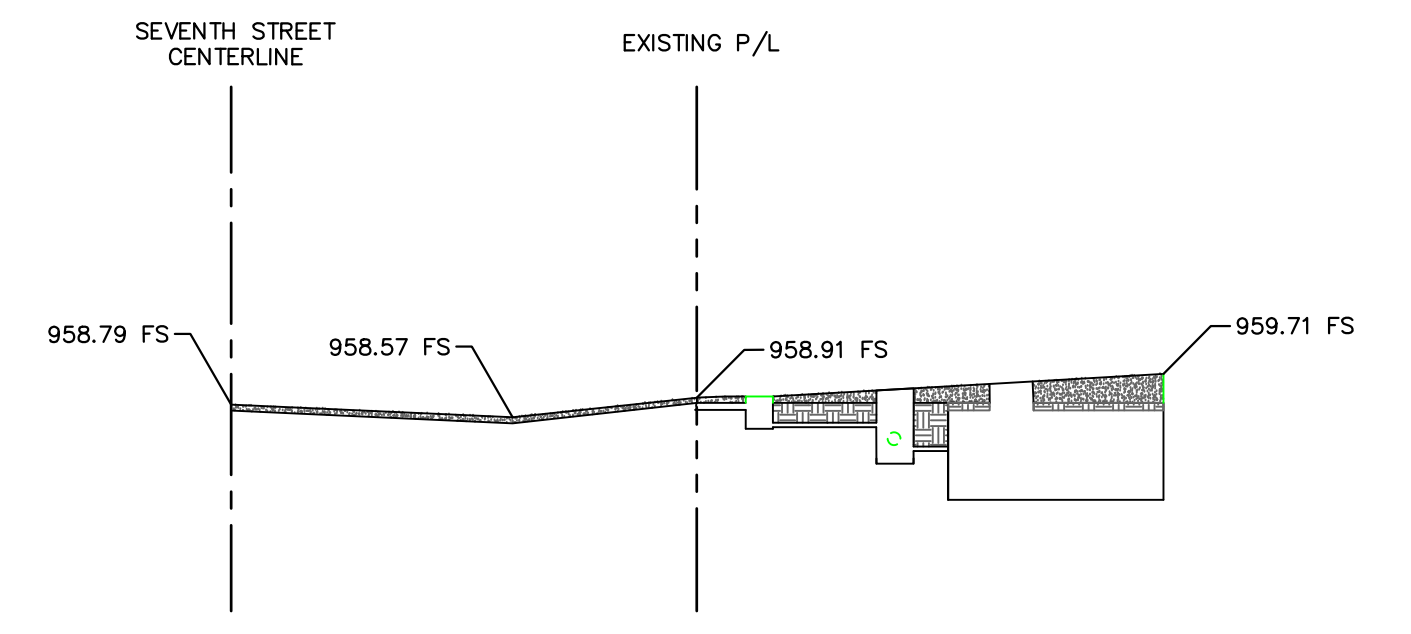
PROPERTY LINE (SOUTH)
SECTION A-A
SCALE: NTS



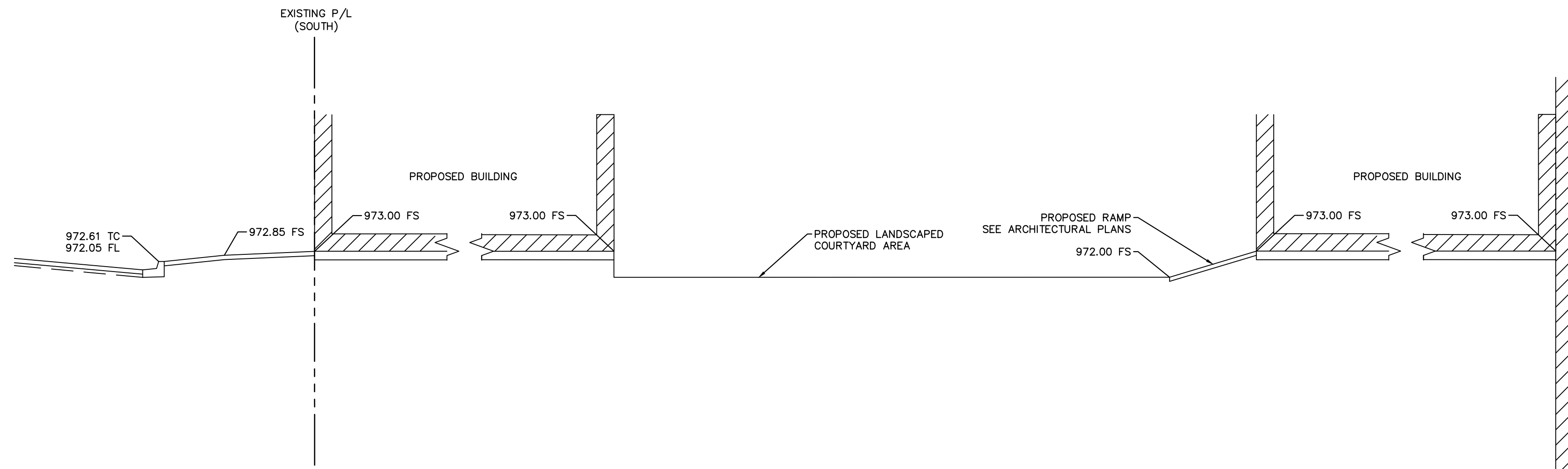
PROPERTY LINE (EAST)
SECTION B-B
SCALE: NTS



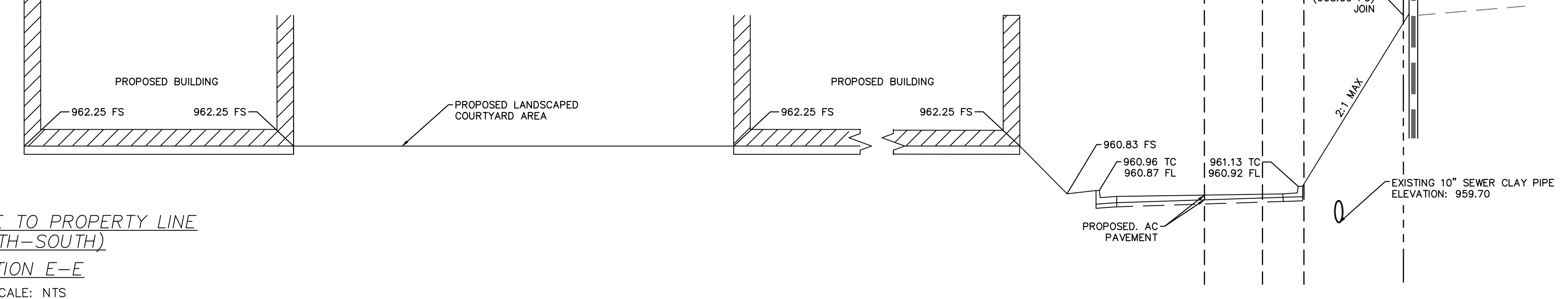
PROPERTY LINE (EAST)
SECTION C-C
SCALE: NTS



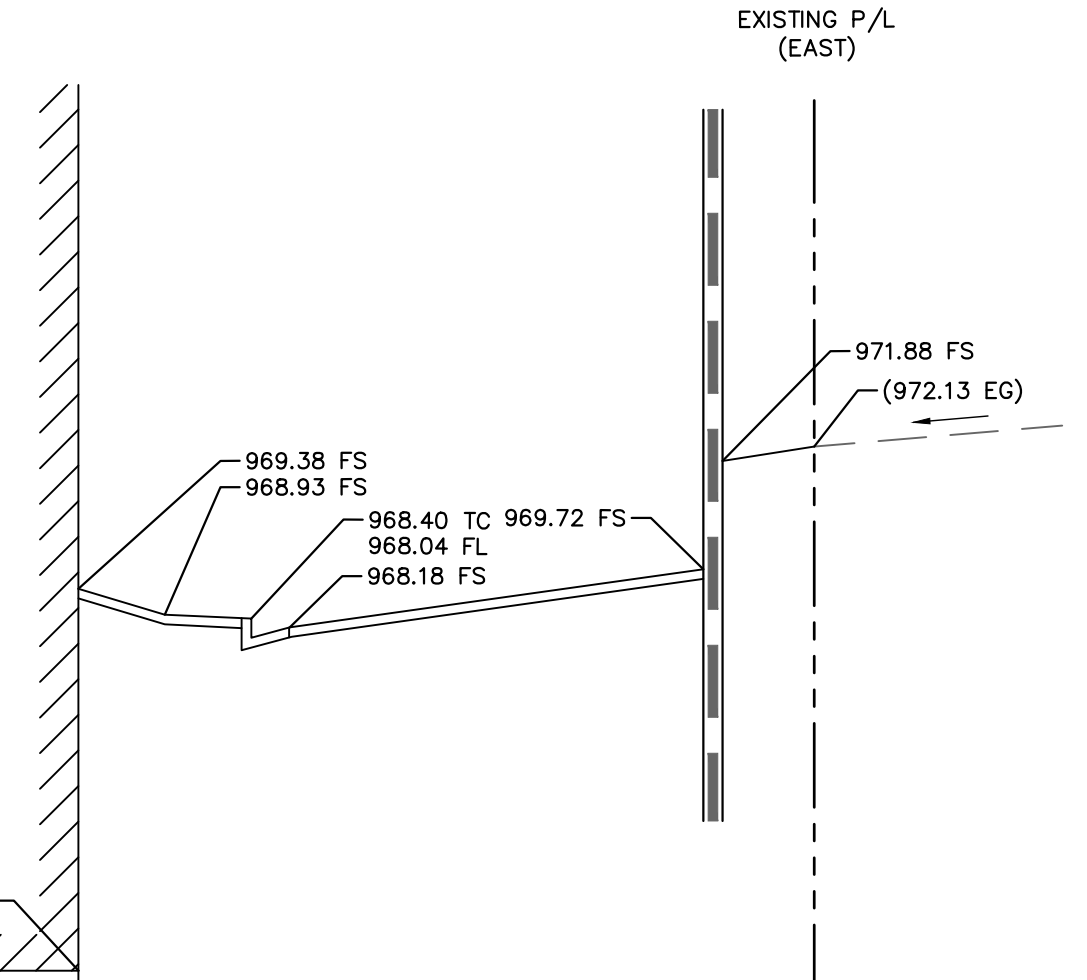
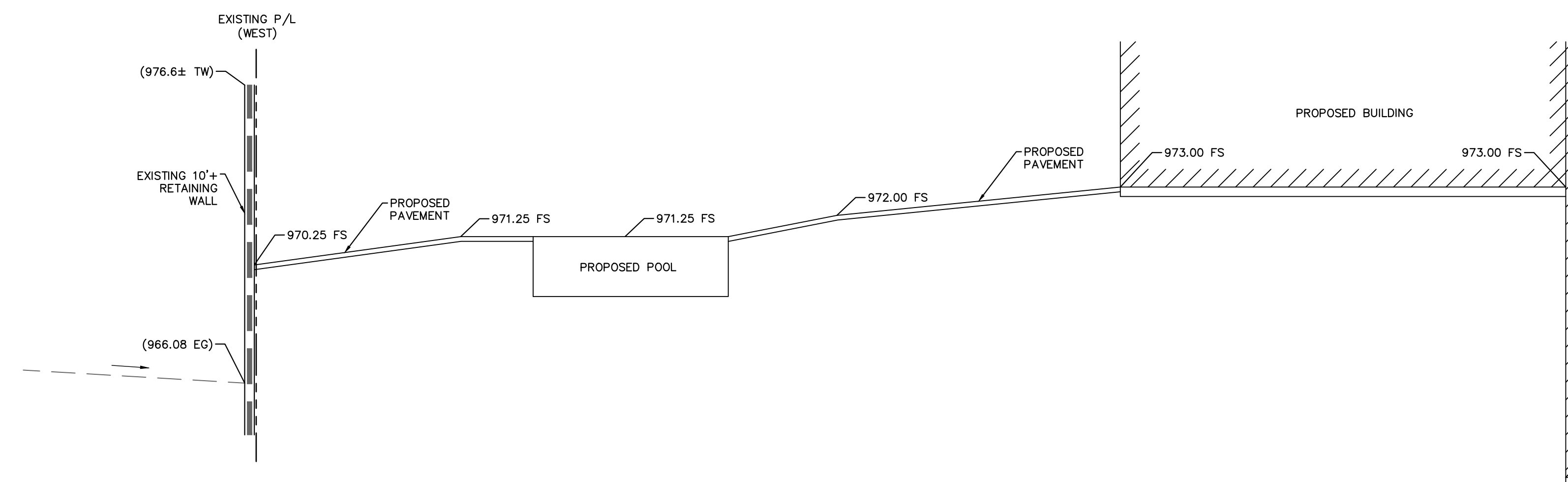
PROPERTY LINE (SEVENTH STREET)
SECTION D-D
SCALE: NTS



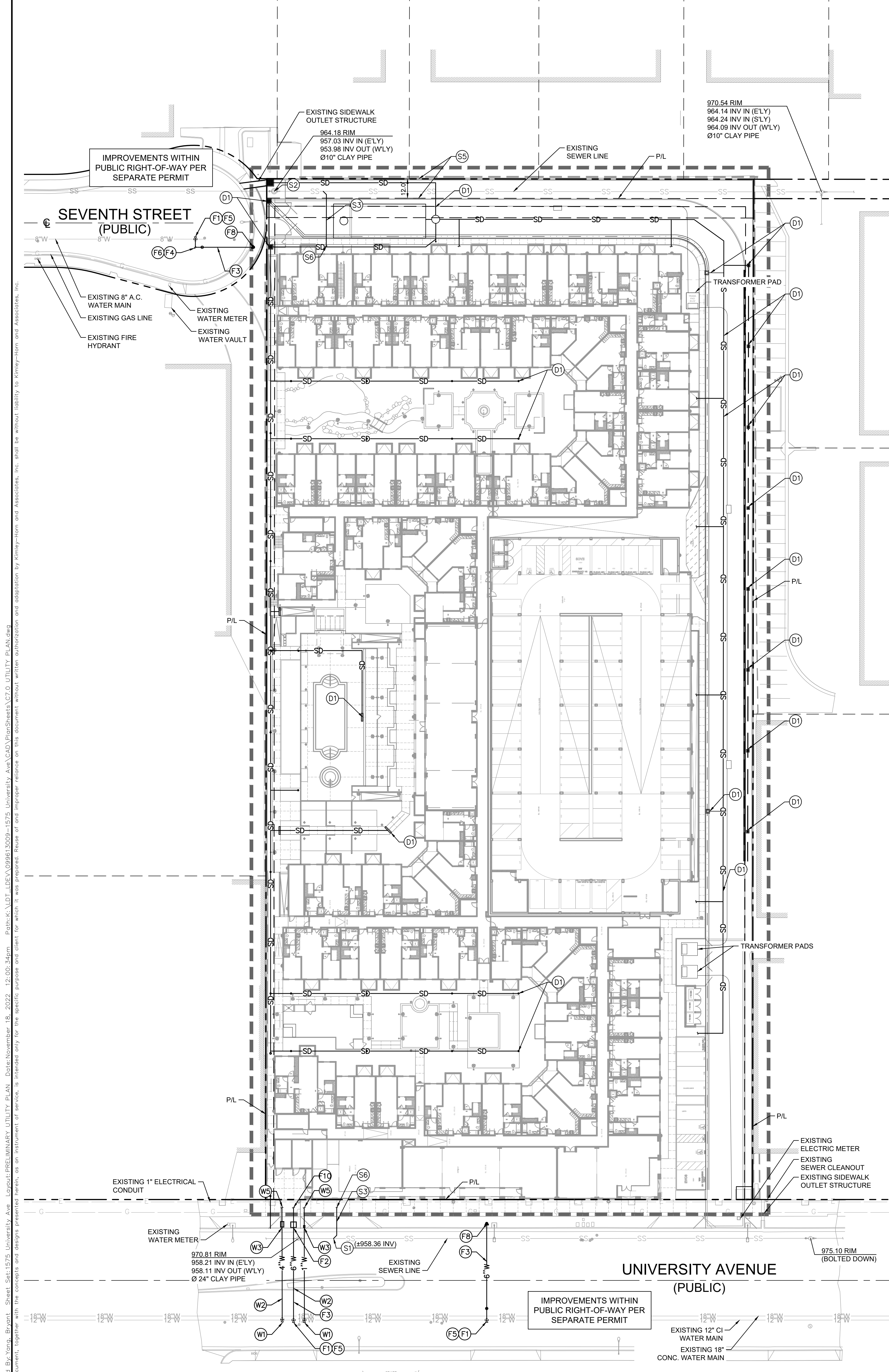
PROPERTY LINE TO PROPERTY LINE (NORTH-SOUTH)
SECTION E-E
SCALE: NTS



PROPERTY LINE TO PROPERTY LINE (WEST TO EAST)
SECTION F-F
SCALE: NTS



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KHA PROJECT	09613000	DATE	11/06/2022
SCALE	AS SHOWN	DESIGNED BY	CY
DRAWN BY	MJ	CHECKED BY	MC
1575 UNIVERSITY AVE		CROSS SECTIONS	
PREPARED FOR CGI PLUS		CALIFORNIA RIVERSIDE	
SHEET NUMBER C6.1		REVISIONS	
		No.	DATE
		BY	DATE



LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT OR SETBACK LINE
---	CIVIL LIMIT OF WORK LINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE
W	PROPOSED WATER PIPE
DW	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE
W	EXISTING WATER MAIN
SS	EXISTING SEWER MAIN
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
	PROPOSED BEND
	PROPOSED TEE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FDC
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT
	EXISTING LIGHT
	EXISTING GAS VALVE
	EXISTING POST INDICATOR VALVE

DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (W2) INSTALL DOMESTIC WATER PIPE. SIZE PER PLAN.
- (W3) INSTALL DOMESTIC WATER METER. SIZE PER PLAN. COORDINATE WITH LOCAL WATER PURVEYOR.
- (W4) NOT USED.
- (W5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (F2) INSTALL FIRE WATER METER. COORDINATE WITH LOCAL WATER PURVEYOR.
- (F3) INSTALL PVC C-900, CLASS 200, FIRE WATER LINE. SIZE PER PLAN.
- (F4) INSTALL LINE SIZE PVC C-900, CLASS 200, BEND. ANGLE PER PLAN.
- (F5) INSTALL X"X" PVC C-900, CLASS 200, TEE.
- (F6) INSTALL THRUST BLOCK PER DETAIL X, SHEET XXX. TYPICAL ON ALL TEES, WYES, BENDS, AND VALVES.
- (F7) NOT USED.
- (F8) INSTALL FIRE HYDRANT ASSEMBLY (6"x4"x2"x2") PER DETAIL X, SHEET XXX.
- (F9) NOT USED.
- (F10) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

SEWER

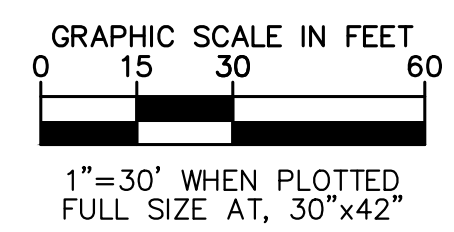
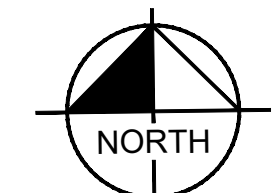
- (S1) CONNECT TO EXISTING SEWER MAIN PER SSPWC STD PLAN XXXX.
- (S2) BREAK INTO EXISTING SSMH PER SSPWC STD PLAN XXXX.
- (S3) INSTALL SDR-35 PVC SEWER LATERAL. SIZE PER PLAN. TRENCH PER DETAIL X, SHEET XXX.
- (S4) INSTALL SEWER CLEANOUT PER DETAIL X, SHEET XXX.
- (S5) 12' EASEMENT FOR PUBLIC UTILITIES PURPOSES. RECORDED APRIL 8, 1988L RECORDING NO. 93681.
- (S6) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING & DRAINAGE PLAN FOR DESIGN INFORMATION.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.



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PRELIMINARY UTILITY PLAN	KHA PROJECT 09813000 DATE 11/05/2022	SCALE AS SHOWN DESIGNED BY CY DRAWN BY NJ CHECKED BY MC	REVISIONS NO. DATE BY
1575 UNIVERSITY AVE PREPARED FOR CGI PLUS	CALIFORNIA RIVERSIDE	SHEET NUMBER C7.0	

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

1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507

CONTROL POINTS				
CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	2300401.13	6229350.59	972.84'	SET 60D NAIL
CP3	2300728.32	6229325.77	970.82'	SET MAGNETIC NAIL/SHINER
CP4	2300439.47	6229553.27	974.63'	SET MAGNETIC NAIL
CP5	2300688.68	6229551.39	970.97'	SET MAGNETIC NAIL/SHINER
CP6	2301047.74	6229542.73	968.76'	SET SCRIBED X
CP7	2301046.42	6229315.35	966.48'	SET 60D NAIL
CP8	2301055.04	6229241.94	958.81'	SET MAGNETIC NAIL/SHINER

MONUMENT NOTES	
MON.#	DESCRIPTION
M11	FD 60D NAIL, PER PM 13803 P.M.B. 74/3-4
M13	FD "PK" NAIL, PER PM 13803 P.M.B. 74/3-4
M2135	FD NAIL & TACK, NO REF., ACCEPTED AS CORNER LOT FITS RECORD DISTANCE.
M10025	FD 1" IRON PIPE W/NAIL DOWN 0.15", PER PM 18249, P.M.B. 105/34-35
M10029	FD 1" IRON PIPE DOWN 0.15", PM 18250, P.M.B. 105/36-37

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

EXISTING SIGN OVERLAPS INTO THE PROPERTY ALONG THE WEST LINE.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF RIVERSIDE ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

HEIGHT RESTRICTIONS: 75 FEET MAX HEIGHT

ITEMS CORRESPONDING TO TABLE A ITEMS

ITEM 14: THE NEAREST INTERSECTING STREET TO THE PROPERTY IS CRANFORD AVENUE (AS SHOWN HEREON).

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

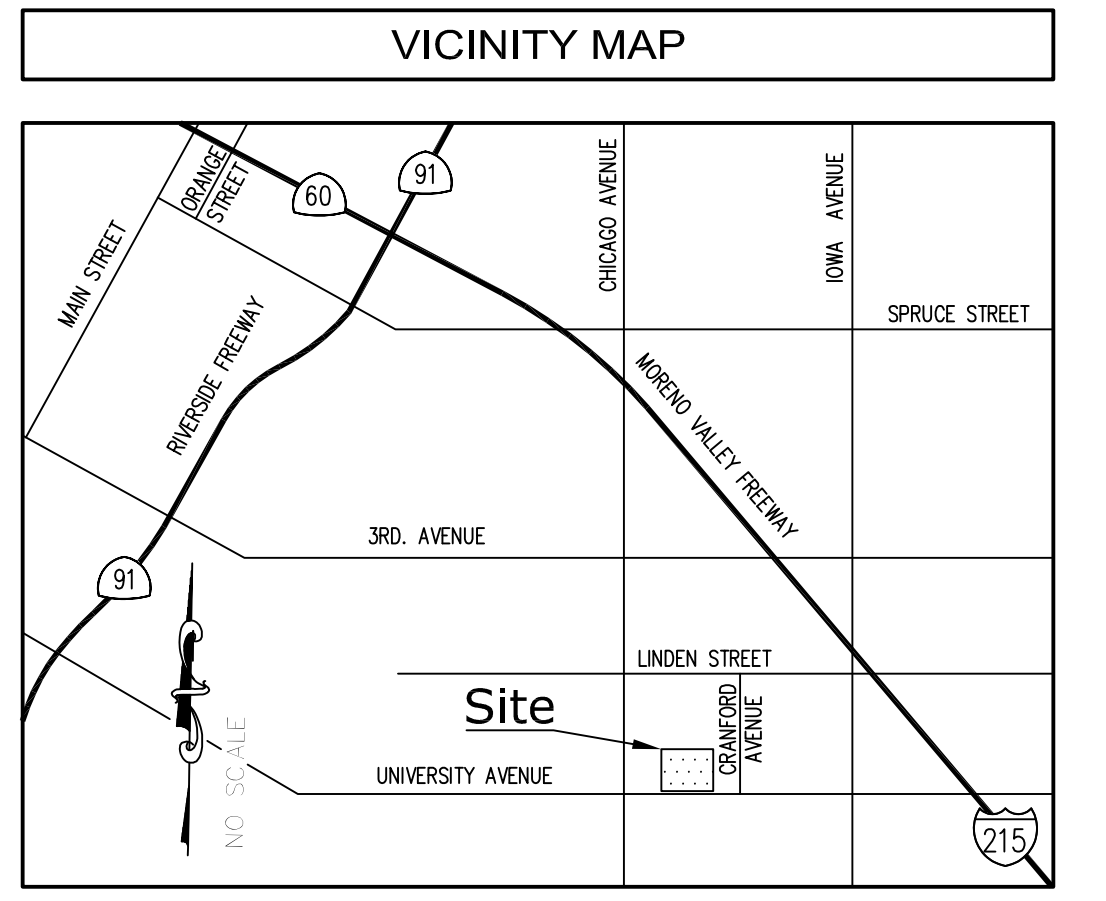
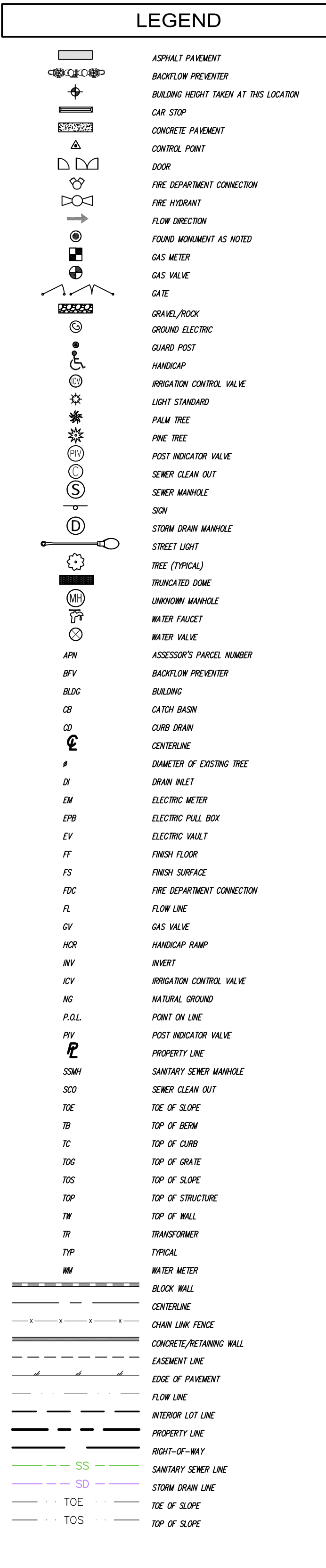
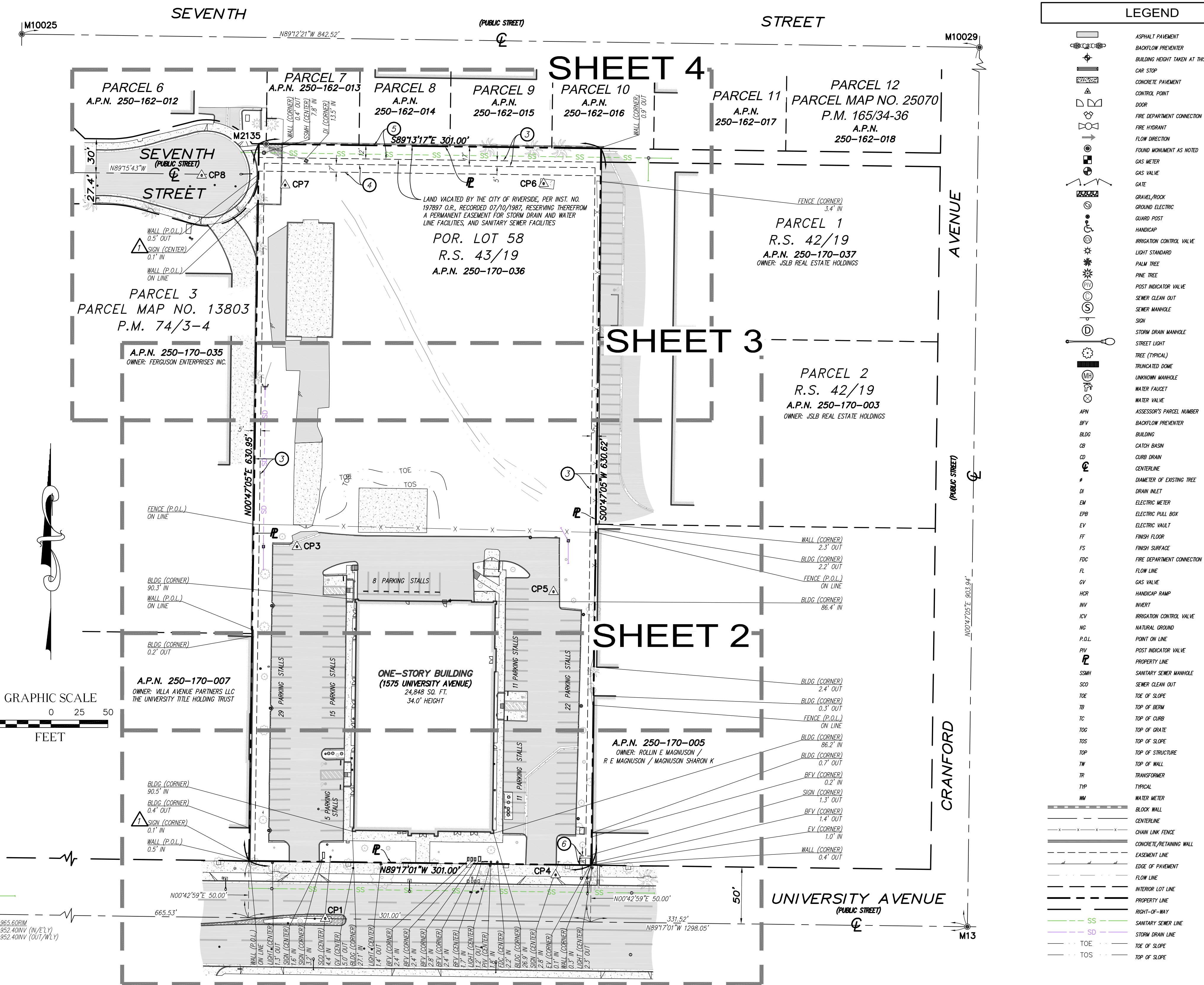
ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARDS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.

- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 0606502726C, PANEL DATED AUGUST 28, 2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



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:

THE WESTERLY RECTANGULAR 301 FEET OF LOT 58 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF LANDS OF THE EAST RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LAND VACATED BY THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA IN DOCUMENT RECORDED JULY 10, 1987 AS INSTRUMENT NO. 197897, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE SOUTHERLY 17 FEET THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED OCTOBER 17, 1941 IN BOOK 518, PAGE 440 OF OFFICIAL RECORDS.

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 00166441-997-LT1-UC4, DATED NOVEMBER 24, 2021 AS PREPARED BY FIDELITY NATIONAL TITLE COMPANY.

- PROPERTY TAXES FOR THE FISCAL YEAR 2021-2022. (**NOT A SURVEY MATTER**)
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES. (**NOT A SURVEY MATTER**)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (**NOT A SURVEY MATTER**)
- A RIGHT OF WAY OVER THE HEREIN DESCRIBED PROPERTY FOR ALL DITCHES, PIPE LINES, AND OTHER APPLIANCES, FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES, AS RESERVED TO EAST RIVERSIDE LAND COMPANY, ITS SUCCESSORS OR ASSIGNS; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 42, PAGE 19 OF RECORDS OF SURVEYS. (**PLOTTED HEREON**)
- AN EASEMENT FOR STORM DRAIN AND WATER LINE FACILITIES, AND SANITARY SEWER FACILITIES PURPOSES; RECORDED JULY 10, 1987; RECORDING NO: 197897, OFFICIAL RECORDS. (**PLOTTED HEREON**)
- AN EASEMENT FOR STORM DRAIN AND WATER LINE FACILITIES AND SANITARY SEWER FACILITIES PURPOSES; RECORDED JULY 31, 1987; RECORDING NO: 22032, OFFICIAL RECORDS. (**PLOTTED HEREON**)
- AN EASEMENT FOR PUBLIC UTILITIES PURPOSES; RECORDED APRIL 8, 1988; RECORDING NO. 93681, OFFICIAL RECORDS. (**PLOTTED HEREON**)
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY; RECORDED JUNE 21, 2007; RECORDING NO: 2007-0406172, OFFICIAL RECORDS. (**NOT A SURVEY MATTER**)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 2013; RECORDING NO. 2013-0250146, OFFICIAL RECORDS. (**NOT A SURVEY MATTER**)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COVENANT AND AGREEMENT ESTABLISHING NOTIFICATION PROCESS AND RESPONSIBILITY FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE RECORDED SEPTEMBER 30, 2015; RECORDING NO. 2015-0434457, OFFICIAL RECORDS. (**NOT A SURVEY MATTER**)
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (**NOT A SURVEY MATTER**)
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (**NOT A SURVEY MATTER**) THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

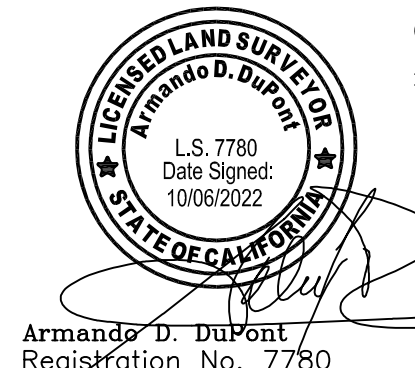
SURVEYOR'S CERTIFICATE

TO ARTEMIS FUND IV INVESTMENTS (NR), LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, MEMBERLEE INTERNATIONAL, INC., A CALIFORNIA CORPORATION, CHICAGO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2022.

DATE OF PLAT OR MAP: OCTOBER 6, 2022

REVISIONS				UTILITY STATEMENT		PREPARED FOR		BASIS OF BEARINGS		BENCHMARK		SITE INFORMATION		SURVEYOR OF RECORD	
NO.	DATE	REVISIONS	BY	BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORDED DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLES. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.		KIMLEY-HORN 660 S. FIGUEROA ST., SUITE 2050 LOS ANGELES, CA 90017 PHONE: (213) 261-4057		THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2021.75) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.), CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):		ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF RIVERSIDE BENCHMARK 17-V2, ELEVATION 961.18 FEET (MAY 88).		SITE ADDRESS: 1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507 PROPERTY AREA: NET: 4.276 AC. OR 186,254 SQ. FT. GROSS: 4.359 AC. OR 189,866 SQ. FT.		FIDELITY NATIONAL TITLE COMPANY FIELD COMPLETION DATE: JANUARY 7, 2022	
0	01/19/22	SUBMITTAL	DM												
1	04/12/22	COMMENTS	RG												
2	04/19/22	ZONING ADDED	MN												
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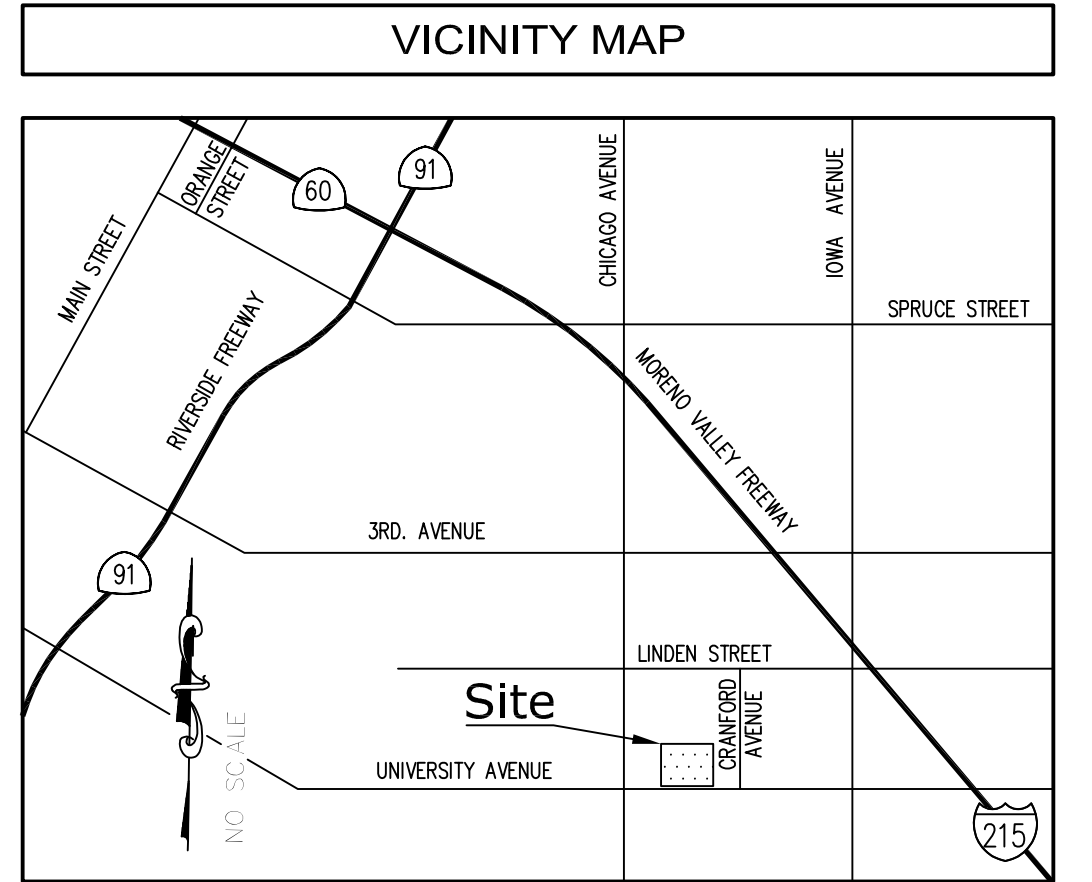


CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 22004

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

1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507

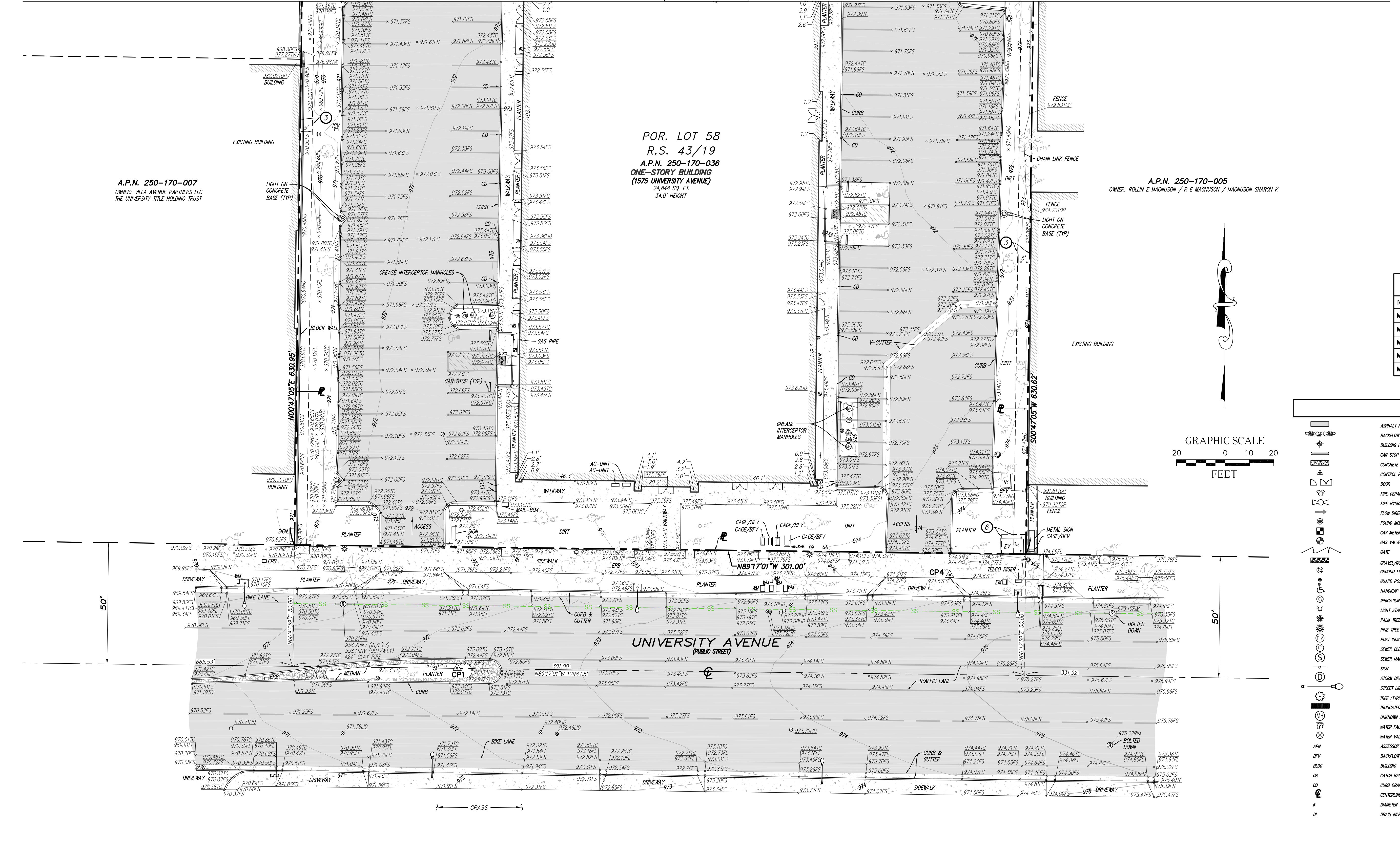
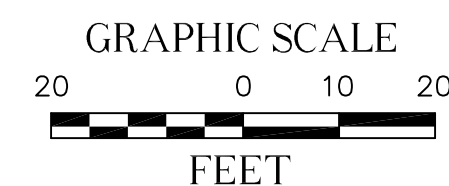
SEE SHEET 3



CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	2300401.13'	6229350.59'	972.84'	SET 60D NAIL
CP3	2300728.32'	6229325.77'	970.82'	SET MAGNETIC NAIL/SHINER
CP4	2300439.47'	6229553.27'	974.63'	SET MAGNETIC NAIL
CP5	2300688.68'	6229551.39'	970.97'	SET MAGNETIC NAIL/SHINER
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CP7	2301046.42'	6229315.35'	966.48'	SET 60D NAIL
CP8	2301055.04'	6229241.94'	958.81'	SET MAGNETIC NAIL/SHINER

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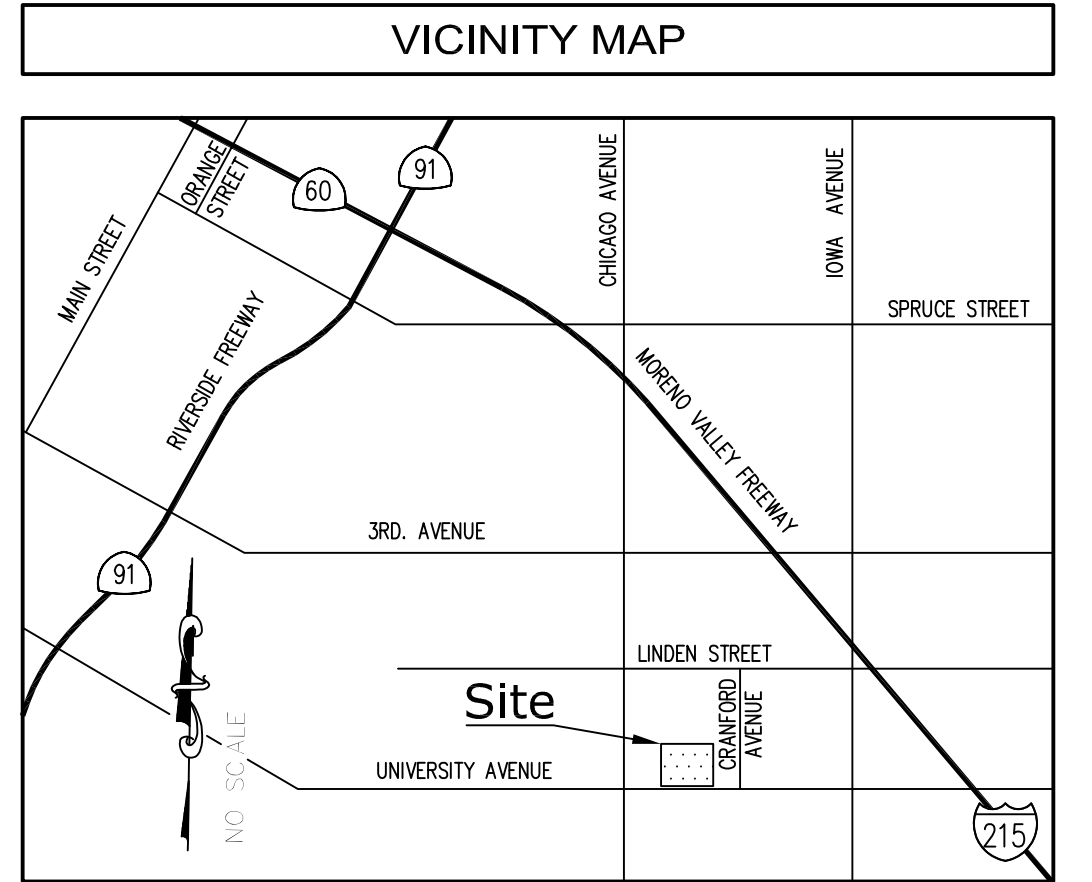
LEGEND	
	ASPHALT PAVEMENT
	BACKFLOW PREVENTER
	BUILDING HEIGHT TAKEN AT THIS LOCATION
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS METER
	GAS VALVE
	GATE
	GRAVEL/ROCK
	GROUND ELECTRIC
	GUARD POST
	TOE OF SLOPE
	HANDICAP
	IRRIGATION CONTROL VALVE
	TOP OF CURB
	TOP OF BENCH
	TOP OF GRATE
	TOP OF SLOPE
	POST INDICATOR VALVE
	SEWER CLEAN OUT
	SEWER MANHOLE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET LIGHT
	TREE (TYPICAL)
	TRUNCATED DOME
	UNKNOWN MANHOLE
	WATER FAUCET
	WATER VALVE
	ASSESSOR'S PARCEL NUMBER
	BACKFLOW PREVENTER
	BUILDING
	CATCH BASIN
	CURB DRAIN
	CENTERLINE
	DIAMETER OF EXISTING TREE
	DRAIN INLET
	ELECTRIC METER
	ELECTRIC PULL BOX
	ELECTRIC VAULT
	FINISH SURFACE
	FIRE DEPARTMENT CONNECTION
	FLOW LINE
	GAS VALVE
	HANDICAP RAMP
	INVERT
	IRRIGATION CONTROL VALVE
	NATURAL GROUND
	POINT ON LINE
	POST INDICATOR VALVE
	PROPERTY LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	TOE OF SLOPE
	TOP OF BENCH
	TOP OF CURB
	TOP OF GRATE
	TOP OF SLOPE
	TOP OF STRUCTURE
	TRANSFORMER
	TYPICAL
	WATER METER
	BLOCK WALL
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	SANITARY SEWER LINE
	STORM DRAIN LINE
	TOE OF SLOPE
	TOP OF SLOPE



REVISIONS	UTILITY STATEMENT	PREPARED FOR	BASIS OF BEARINGS	BENCHMARK	SITE INFORMATION	SURVEYOR OF RECORD
NO. DATE REVISIONS BY	BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCAL CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.	KIMLEY-HORN 660 S. FIGUEROA ST., SUITE 2050 LOS ANGELES, CA 90017 PHONE: (213) 261-4057	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2021.75) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.): S.N.A. CANG: NORTHING = 2268579.33' EASTING = 6160124.24' S.N.A. CABD: NORTHING = 1861113.31' EASTING = 6778611.51'	PK. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE NORTHEAST CORNER OF A CATCH BASIN AT THE NORTHERLY CURB OF UNIVERSITY AVE. AT THE NORTHEAST CORNER OF CHICAGO AVE. AND UNIVERSITY AVE. DESCRIPTION: PK. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE NORTHEAST CORNER OF A CATCH BASIN AT THE NORTHERLY CURB OF UNIVERSITY AVE. AT THE NORTHEAST CORNER OF CHICAGO AVE. AND UNIVERSITY AVE.	SITE ADDRESS: 1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507 PROPERTY AREA: NET: 4.276 AC. OR 186,254 SQ. FT. GROSS: 4.359 AC. OR 189,866 SQ. FT. PARKING COUNT: 101 REGULAR PARKING STALLS 5 HANDICAP PARKING STALLS 106 TOTAL PARKING STALLS TOTAL GROUND FLOOR AREA OF BUILDINGS: 24,849 SQ. FT. ASSESSOR'S PARCEL NO.: 250-170-036	FIELD COMPLETION DATE: JANUARY 7, 2022. CALVADA SURVEYING, INC. 411 Jenks Cir., Suite 205, Corona, CA 92880 Phone: 951-280-9746 Fax: 951-280-9746 Toll Free: 800-CALVADA www.calvada.com EST. 1989 JOB NO. 22004 Armando D. DuPont Registration No. 7780

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

1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507



PARCEL 3
PARCEL MAP NO. 13803
P.M. 74/3-4
A.P.N. 250-170-035
OWNER: FERROUS ENTERPRISES INC.

PARCEL 2
R.S. 42/19
A.P.N. 250-170-003
OWNER: JSLB REAL ESTATE HOLDINGS

CONTROL POINTS

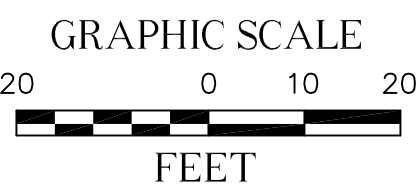
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M10029	FD 1" IRON PIPE DOWN 0.15", PM 18250, P.M.B. 105/36-37

LEGEND

ASPHALT PAVEMENT	EM	ELECTRIC METER
BACKFLOW PREVENTER	EPB	ELECTRIC PULL BOX
BUILDING HEIGHT TAKEN AT THIS LOCATION	EV	ELECTRIC VALVE
CAR STOP	FF	FINISH FLOOR
CONCRETE PAVEMENT	FS	FINISH SURFACE
CONTROL POINT	FDC	FIRE DEPARTMENT CONNECTION
DOOR	FL	FIRE LINE
FIRE DEPARTMENT CONNECTION	GV	GAS VALVE
FIRE HYDRANT	HCR	HANDICAP RAMP
FLOW DIRECTION	INV	INVERT
FOUND MONUMENT AS NOTED	ISV	IRRIGATION CONTROL VALVE
GAS METER	NG	NATURAL GROUND
GAS VALVE	P.O.L.	POINT ON LINE
GATE	PIV	POST INDICATOR VALVE
GRAVEL/ROCK	PL	PROPERTY LINE
GROUND ELECTRIC	SSWH	SANITARY SENSER MANHOLE
GUARD POST	SCD	SEWER CLEAN OUT
IRRIGATION CONTROL VALVE	TOE	TOE OF SLOPE
IRIGATOR STANDARD	IB	TOP OF BERM
PALM TREE	TC	TOP OF CURB
PINE TREE	TDG	TOP OF GRADE
POST INDICATOR VALVE	ROS	TOP OF SLOPE
SEWER CLEAN OUT	TOP	TOP OF STRUCTURE
SEWER MANHOLE	TW	TOP OF WALL
SEWER MANHOLE	TR	TRANSFORMER
SON	TYP	TYPICAL
STORM DRAIN MANHOLE	WM	WATER METER
STREET LIGHT		BLOCK WALL
TREE (TYPICAL)		CENTERLINE
TRUNCATED DOME		CHAIN LINK FENCE
UNKNOWN MANHOLE		CONCRETE/RETAINING WALL
WATER FAUCET		EASEMENT LINE
WATER VALVE		EDGE OF PAVEMENT
ASSESSOR'S PARCEL NUMBER		FLOW LINE
BACKFLOW PREVENTER		INTERIOR LOT LINE
BUILDING		PROPERTY LINE
CATCH BASIN		RIGHT-OF-WAY
CURB DRAIN		SANITARY SENSER LINE
CENTERLINE		STORM DRAIN LINE
DIAMETER OF EXISTING TREE		TOE OF SLOPE
DRAIN INLET		TOP OF SLOPE



SEE SHEET 4

SEE SHEET 2

POR. LOT 58
R.S. 43/19
A.P.N. 250-170-036
ONE-STORY BUILDING
(1575 UNIVERSITY AVENUE)
24,848 SQ. FT.
34.0' HEIGHT

A.P.N. 250-170-005
OWNER: ROLLIN E MAGNUSON / R E MAGNUSON / MAGNUSON SHARON K

NO.	DATE	REVISIONS	BY
0	01/19/22	SUBMITTAL	DM
1	04/12/22	COMMENTS	RG
2	04/19/22	ZONING ADDED	MN
3	10/06/22	CLIENT COMMENTS	RG

UTILITY STATEMENT

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Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
660 S. FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2021.75) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. CANG:
NORTHING = 2268575.33' EASTING = 6160124.24'

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BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF RIVERSIDE BENCHMARK 17-V2, ELEVATION 961.18 FEET (MAYD 88).

DESCRIPTION:
P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE NORTHEAST CORNER OF A CATCH BASIN ALONG THE NORTHERLY CURB OF UNIVERSITY AVE. AT THE NORTHEAST CORNER OF CHICAGO AVE. AND UNIVERSITY AVE.

SITE INFORMATION

SITE ADDRESS: 1575 UNIVERSITY AVENUE, RIVERSIDE, CA 92507

PROPERTY AREA:
NET: 4.276 AC. OR 186,254 SQ. FT.
GROSS: 4.359 AC. OR 189,866 SQ. FT.

TOTAL GROUND FLOOR AREA OF BUILDINGS: 24,848 SQ. FT.

PARKING COUNT:
101 REGULAR PARKING STALLS
5 HANDICAP PARKING STALLS
106 TOTAL PARKING STALLS

ASSESSOR'S PARCEL NO.: 250-170-036

SURVEYOR OF RECORD

ARMANDO D. DUFOUR
Registration No. 7780

CALVADA SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
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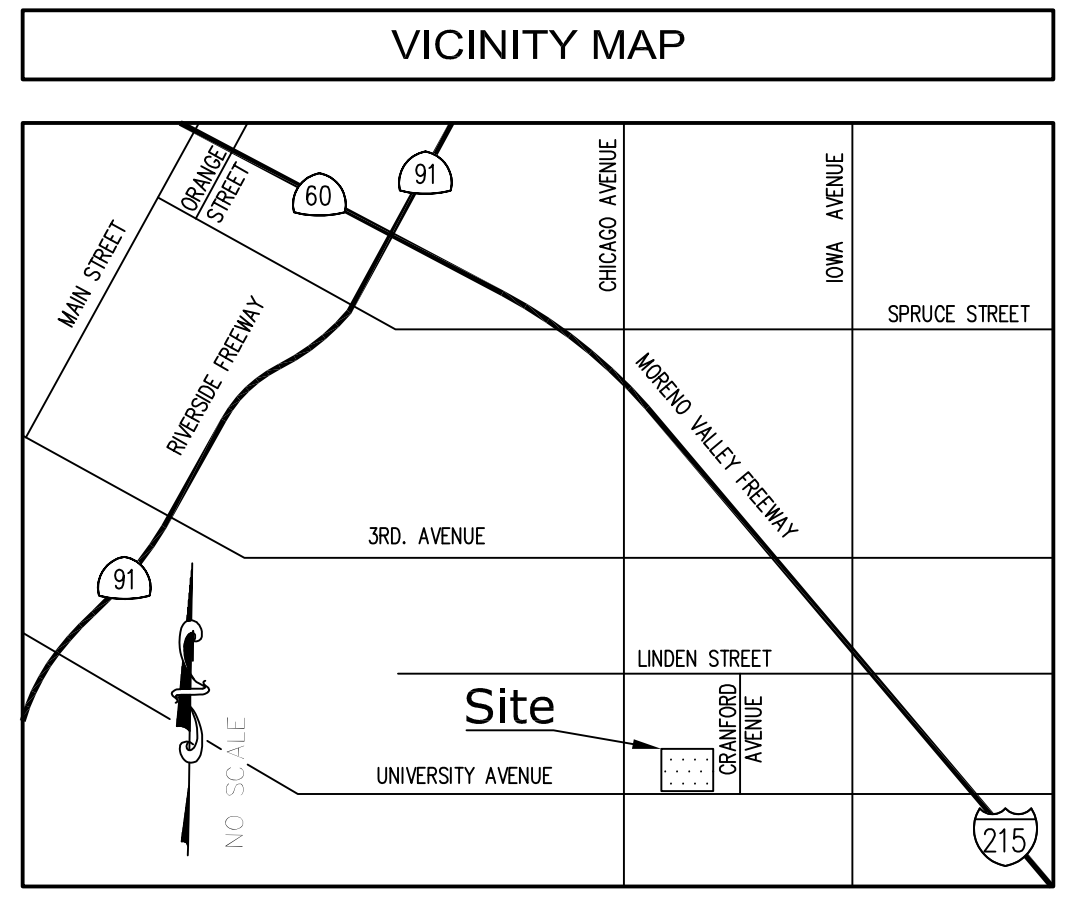
EST. 1989 JOB NO. 22004

PR-2022-001429 (PPE) Exhibit 9 - Project Plans

SHEET 3 OF 4

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

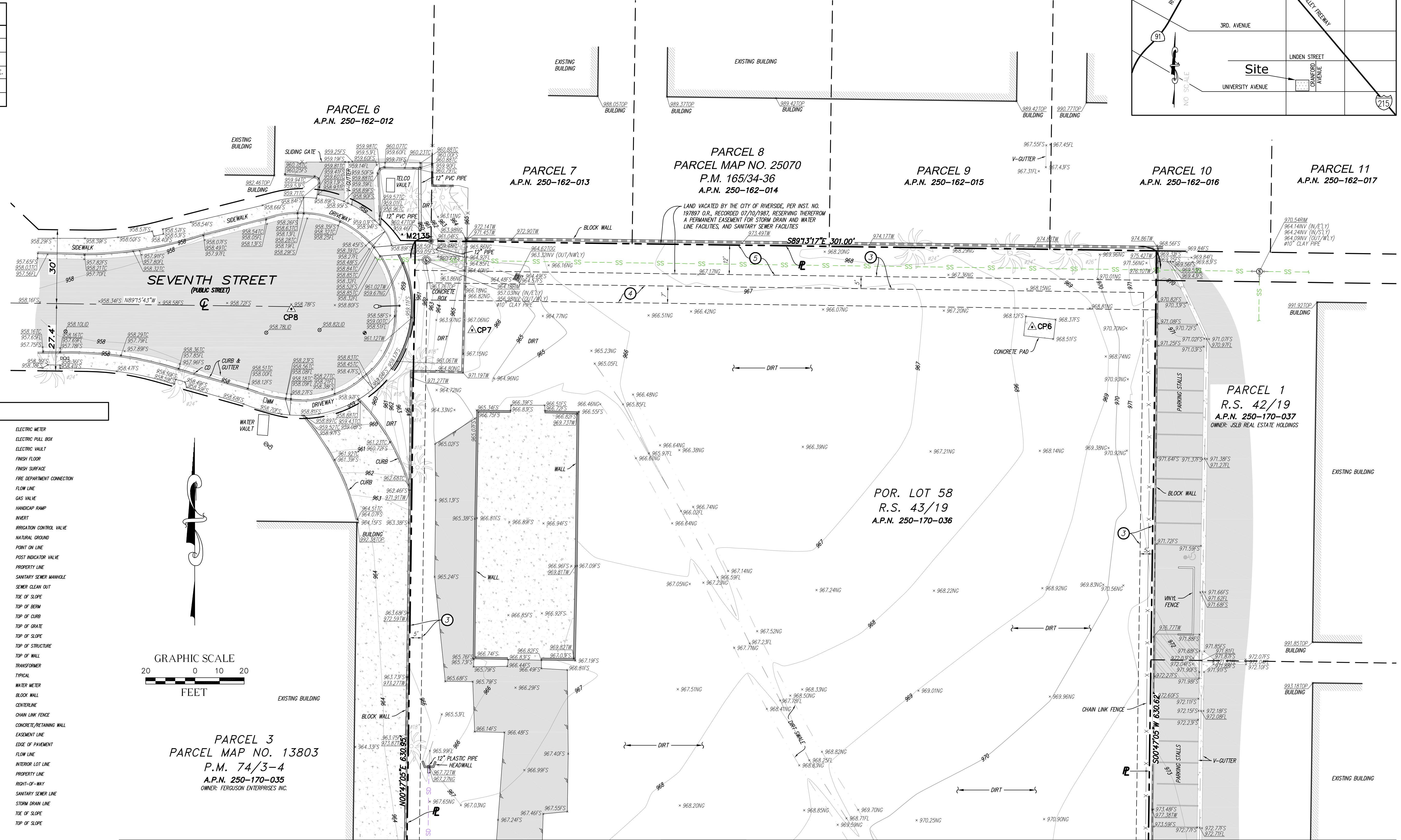
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	CONTROL POINT
	DOOR
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	FOUND MONUMENT AS NOTED
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	GATE
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	GUARD POST
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	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	PALM TREE
	PINE TREE
	POST INDICATOR VALVE
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STORM DRAIN MANHOLE
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	PROPERTY LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	TOE OF SLOPE
	TOP OF BEAM
	TOP OF CURB
	TOP OF GRATE
	TOP OF SLOPE
	TOP OF STRUCTURE
	TOP OF WALL
	TRANSFORMER
	TYPICAL
	WATER METER
	BLOCK WALL
	CENTERLINE
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	TOE OF SLOPE
	TOP OF SLOPE



SEE SHEET 3

REVISIONS				UTILITY STATEMENT		PREPARED FOR		BASIS OF BEARINGS		BENCHMARK		SITE INFORMATION		SURVEYOR OF RECORD	
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