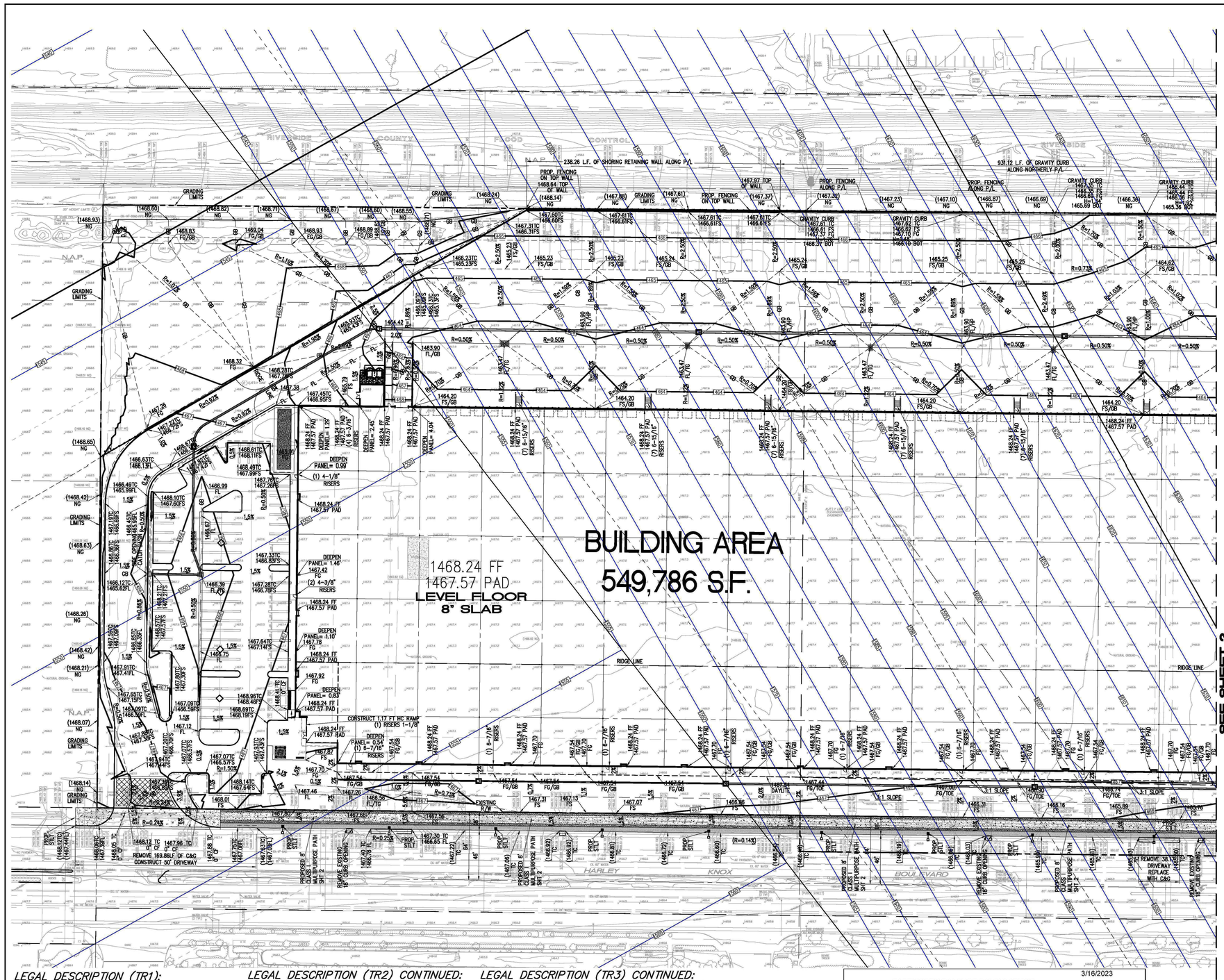
Appendix 2: Construction Plans

Grading and Drainage Plans



SURVEYOR'S NOTES:

1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
(TR1) YONG SOOK KIM, IN FEE
(TR2) STEPHEN R. HERRING, TRUSTEE OF THE STEPHEN R. HERRING TRUST DATED 8-24-2021, IN FEE
(TR3) LILY C. CERRATO, IN FEE
(TR4) PERRIS HARLEY KNOX, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; IN FEE

2. PROJECT ADDRESS: (TR1) 657 HARLEY KNOX BOULEVARD
(TR4) 480 HARLEY KNOX BOULEVARD
PERRIS, CALIFORNIA

3. ASSESSOR'S PARCEL NUMBERS: (TR1) 302-020-043, 302-020-048
(TR2) 302-020-013, 302-020-028, 302-020-038
(TR3) 302-020-040
(TR4) 302-020-032

4. PARCEL AREAS:
LAND DESCRIBED IN (TR1):

LEGAL DESCRIPTION FEE:	373,615 S.F./8.577 ACRES
EXISTING STREET AREA:	0 S.F./0.000 ACRES
EASEMENT(S) AREA:	47,542 S.F./1.091 ACRES
PROPOSED STREET AREA:	0 S.F./0.000 ACRES
NET AREA = FEE – STREET – EASEMENT:	326,073 S.F./7.486 ACRES

LAND DESCRIBED IN PARCEL A (TR2):

LEGAL DESCRIPTION FEE:	149,512 S.F./3.432 ACRES
EXISTING STREET AREA:	6,807 S.F./0.156 ACRES
EASEMENT REMAINDER AREA:	199 S.F./0.005 ACRES
PROPOSED STREET AREA:	3,857 S.F./0.089 ACRES
NET AREA = FEE – STREET – EASEMENT:	138,649 S.F./3.183 ACRES

LAND DESCRIBED IN PARCEL B (TR2):

LEGAL DESCRIPTION FEE:	397,027 S.F./9.114 ACRES
EXISTING STREET AREA:	22,440 S.F./0.515 ACRES
EASEMENT REMAINDER AREA:	101 S.F./0.002 ACRES
PROPOSED STREET AREA:	0 S.F./0.000 ACRES
NET AREA = FEE – STREET – EASEMENT:	374,486 S.F./8.597 ACRES

LAND DESCRIBED IN (TR3):

LEGAL DESCRIPTION FEE:	56,368 S.F./1.294 ACRES
EXISTING STREET AREA:	2,700 S.F./0.062 ACRES
PROPOSED STREET AREA:	696 S.F./0.016 ACRES
NET AREA = FEE – STREET:	52,972 S.F./1.216 ACRES

LAND DESCRIBED IN (TR4):

LEGAL DESCRIPTION FEE:	178,628 S.F./4.101 ACRES
EXISTING STREET AREA:	25,991 S.F./0.597 ACRES
PROPOSED STREET AREA:	0 S.F./0.000 ACRES
NET AREA = FEE – STREET:	152,637 S.F./3.504 ACRES

SUM OF THE LAND DESCRIBED HEREON:

LEGAL DESCRIPTION FEE:	1,155,150 S.F./26.519 ACRES
EXISTING STREET AREA:	57,938 S.F./1.330 ACRES
EASEMENT AREA:	47,842 S.F./1.098 ACRES
PROPOSED STREET AREA:	4,553 S.F./0.105 ACRES
NET AREA = FEE – STREET – EASEMENT:	1,044,817 S.F./23.986 ACRES

5. ZONING INFORMATION:
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF PERRIS PLANNING DEPARTMENT)

GENERAL PLAN DESIGNATION: PVCC SP – PERRIS VALLEY COMMERCE CENTER
ZONE DESIGNATION: GENERAL INDUSTRIAL
SPECIAL ZONE: MARCH AIR RESERVE BASE (MARB) ZONES A, B1, B2

NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF PARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE, AS WELL AS ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS, FOR A GREATER DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.

6. SELECTED ZONING REQUIREMENTS (GENERAL INDUSTRIAL):
(THE FOLLOWING REQUIREMENTS ARE PER PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AND/OR PERRIS MUNICIPAL CODE)
1) BUILDING SETBACK REQUIREMENTS (SECTION 4.1, TABLE 4.0–1):
A. FRONT YARD (ARTERIAL STREETS–HARLEY KNOX BLVD. & INDIAN AVE): 15 FEET MINIMUM
B. SIDE YARD (ADJOINING NON–RESIDENTIAL): NONE
C. STREET SIDE YARD (SEE FRONT YARD REQ.)
D. REAR YARD (ADJOINING NON–RESIDENTIAL): NONE
2) HEIGHT RESTRICTIONS (SECTION 4.1, TABLE 4.0–1):
A. MAXIMUM STRUCTURE HEIGHT: 50 FEET. STRUCTURE HEIGHTS MAY BE INCREASED TO A MAXIMUM OF 100–FEET ABOVE GRADE, PROVIDED THAT THE FRONT AND STREET SIDE YARDS ARE INCREASED AT LEAST (1) ONE–FOOT FOR EVERY (1) ONE–FOOT OF HEIGHT INCREASE BEYOND THE STANDARD SET FORTH IN SECTION 19.44.030 (PERRIS MUNICIPAL CODE) AND PROVIDED THAT SIDE AND REAR YARD SETBACKS ARE INCREASED BY (1) ONE–FOOT FOR EVERY (2) TWO–FOOT INCREASE BEYOND THE STANDARD SET FORTH IN SECTION 19.44.030.
B. MAXIMUM STRUCTURE HEIGHT AT SETBACK: 20 FEET
3) LOT AREA, WIDTH AND DEPTH (SECTION 4.1, TABLE 4.0–1):
A. THE MINIMUM LOT AREA SHALL BE 15,000 S.F.
B. MINIMUM LOT FRONTAGE: 75 FEET
C. MINIMUM LOT WIDTH: 75 FEET
D. MINIMUM LOT DEPTH: 100 FEET
4) MAXIMUM STRUCTURE SIZE/FLOOR AREA RATIO (FAR) (SECTION 4.1, TABLE 4.0–1):
A. 0.75 FAR
B. MINIMUM STRUCTURE SEPARATION: NONE
5) MAXIMUM LOT COVERAGE BY STRUCTURE (SECTION 4.1, TABLE 4.0–1):
A. 50% OF LOT
6) MINIMUM LANDSCAPE COVERAGE (SECTION 4.1, TABLE 4.0–1):
A. 12% COVERAGE
7) HEIGHT RESTRICTIONS PER FEDERAL AVIATION REGULATIONS PART 77(SECTION 12.1.1):
A. THE FEDERAL GOVERNMENT HAS DEVELOPED STANDARDS FOR DETERMINING OBSTRUCTIONS IN NAVIGABLE AIRSPACE. FEDERAL AVIATION REGULATIONS PART 77 DEFINES A VARIETY OF IMAGINARY SURFACES AT CERTAIN ALTITUDES AROUND AIRPORTS. THE PART 77 SURFACES INCLUDE THE PRIMARY SURFACE, APPROACH SURFACE, TRANSITIONAL SURFACE, HORIZONTAL SURFACE AND CONICAL SURFACE. COLLECTIVELY, THE PART 77 SURFACES AROUND AN AIRPORT DEFINE A BOWL-SHAPED AREA WITH RAMPS SLOPING UP FROM EACH RUNWAY END. THE PART 77 STANDARDS ARE NOT ABSOLUTE HEIGHT RESTRICTIONS, BUT INSTEAD IDENTIFY ELEVATIONS AT WHICH STRUCTURES MAY PRESENT A POTENTIAL SAFETY PROBLEM. PENETRATIONS OF THE PART 77 SURFACE GENERALLY ARE REVIEWED ON A CASE BY CASE BASIS.
B. HEIGHT LIMITATIONS WITHIN THE AIRPORT OVERLAY ZONE MAY POSE A DEVELOPMENT CONSTRAINT FOR THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AS REFLECTED ON FIGURE 12.0–2. SECTION 0.2 OF THE APPENDICES TO THE 2005 MARB AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY DESCRIBES HEIGHT AND OBSTRUCTION CRITERIA FOR LAND USES AROUND THE AIRFIELD PURSUANT TO PART 77 CRITERIA.1 THIS SECTION STATES THAT THE ESTABLISHED AIRFIELD ELEVATION FOR MARB IS 1,535 FEET ABOVE MEAN SEA LEVEL. THERE ARE SEVERAL DIFFERENT CONTROL SURFACES AND PLANES THAT OVERLAY THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, ALL OF WHICH HAVE DIFFERENT HEIGHT LIMITATIONS IMPOSED UPON THEM.
8) PARKING SPACE REQUIREMENTS (SECTION 19.69.030 (D.2.) PERRIS MUNICIPAL CODE):
A. INDUSTRIAL USES:
1) MANUFACTURING: ONE SPACE FOR EVERY 500 SQUARE FEET OF MANUFACTURING BUILDING AREA, AND ONE SPACE FOR EVERY COMPANY VEHICLE, AND THE SPACE REQUIRED FOR ADDITIONAL USES ON THE SITE; OR ONE SPACE FOR EVERY EMPLOYEE, WHICHEVER IS LARGEST.

2) WAREHOUSING: ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET AND ONE SPACE PER 2,000 SQUARE FEET FOR THAT PORTION OVER 20,000 SQUARE FEET.

3) HIGH–CUBE WAREHOUSING: ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET, PLUS ONE SPACE PER 2,000 SQUARE FEET FOR THE SECOND 20,000 SQUARE FEET, PLUS ONE SPACE PER 5,000 SQUARE FEET FOR THAT PORTION OVER 40,000 SQUARE FEET. PARKING FOR OFFICE AREA COMPRISING LESS THAN TEN PERCENT OF THE TOTAL GROSS SQUARE FOOTAGE OF THE BUILDING SHALL BE INCLUDED IN THIS CALCULATION. OFFICE AREA OVER TEN PERCENT SHALL BE CALCULATED AT THE PROFESSIONAL OFFICE RATE. TRUCK AND TRAILER PARKING SHALL BE PROVIDED AT THE RATE OF ONE OVERSIZED SPACE FOR EVERY 5,000 SQUARE FEET OF GROSS FLOOR AREA. TRUCK DOCKS SHALL NOT BE INCLUDED IN THIS CALCULATION.

9) LOADING REQUIREMENTS (SECTION 19.69.040 PERRIS MUNICIPAL CODE):
LOADING SPACES SHALL NOT BE LESS THAN 10 FEET IN WIDTH, 20 FEET IN LENGTH, AND 14 FEET IN HEIGHT, EXCEPT FOR THOSE SPACES INTENDED FOR USE BY TRACTOR TRAILERS WHICH SHALL BE A MINIMUM OF 12 FEET IN WIDTH 45 FEET IN LENGTH AND 14 FEET IN HEIGHT.

A. COMMERCIAL BUILDINGS:

BUILDING AREA (S.F.)	REQUIRED MINIMUM NO. OF LOADING SPACES
10,000–25,000	1
25,001–50,000	2
50,001–75,000	3
75,001–105,000	4
105,001 OR MORE	5

B. INDUSTRIAL BUILDINGS:

BUILDING AREA (S.F.)	REQUIRED MINIMUM NO. OF LOADING SPACES
20,000–50,000	1
50,001–100,000	2
100,001–150,000	3
150,001 OR MORE	4

7. THE PROPERTY INDICATED HEREON IS SITUATED WITHIN THE FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06065C1430H EFFECTIVE DATE: AUGUST 18, 2014, COMMUNITY NUMBER: 060258 FOR CITY OF PERRIS, PANEL NUMBER: 1430 SUFFIX: "H", LYING PARTIALLY WITHIN ZONE "X–UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE).

8. SUBJECT SITE DESCRIBED HEREON IS MADE UP OF SEVEN PARCELS, SIX OF WHICH CONSIST OF VACANT LAND, ONE PARCEL (TR4) (APN 302–020–032) IS CURRENTLY DEVELOPED WITH (1) ONE 1–STORY BUILDING, HAVING A TOTAL BUILDING PERIMETER FOOTPRINT AREA OF 41,693 SQ. F.T., WITH THE FOLLOWING PARKING SPACE COUNT:

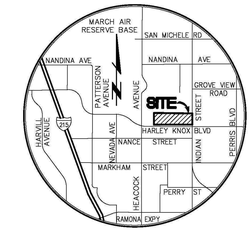
NUMBER OF REGULAR SPACES = 97
NUMBER OF HANDICAP SPACES = 6

TOTAL NUMBER OF PARKING SPACES = 103

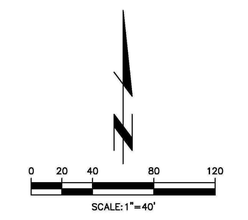
9. GEOLOGICAL HAZARDS:

A. ALQUIST–PRIOLO SPECIAL STUDIES ZONES:
THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ALQUIST PRIOLO SPECIAL STUDIES ZONES BECAUSE NO SPECIAL STUDIES ZONES OFFICIAL MAP FOR PERRIS QUADRANGLE HAS BEEN PUBLISHED AS OF THIS DATE.

B. SEISMIC HAZARD ZONES:
THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION OR FOR EARTHQUAKE–INDUCED LANDSLIDES BECAUSE NO SEISMIC HAZARD ZONES OFFICIAL MAP FOR PERRIS QUADRANGLE HAS BEEN PUBLISHED AS OF THIS DATE.



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION (TR1):

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

LOT 3 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID LAND CONVEYED TO THE MARCH JOINT POWERS AUTHORITY BY GRANT DEED RECORDED OCTOBER 23, 2001 AS INSTRUMENT NO. 01–515011 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 23, 2006 AS INSTRUMENT NO. 2006–0622040 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PERRIS, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 11, 2011 AS INSTRUMENT NO. 2011–0352374 AND RE–RECORDED APRIL 12, 2012 AS INSTRUMENT NO. 2012– 0186687 BOTH OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 302–020–043 (PORTION OF LAND)
302–020–048 (PORTION OF LAND)

LEGAL DESCRIPTION (TR2):

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

PARCEL A:

THE NORTH ONE HALF OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE EAST LINE OF WEBSTER AVENUE AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 65, PAGES 54 THROUGH 62, INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTHERLY 110.00 FEET, MORE OR LESS, ALONG SAID EAST LINE OF WEBSTER AVENUE TO A POINT, BEING SOUTH 200.00 FEET, MORE OR LESS, ALONG SAID EAST LINE FROM THE NORTH LINE OF THE PERRIS CITY LIMITS, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 11 OF THE PERRIS CITY

LEGAL DESCRIPTION (TR2) CONTINUED:

RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 11 OF THE PERRIS CITY ANNEXATION NUMBER 14 AS DESCRIBED IN ORDINANCE NUMBER 270, ADOPTED ON DECEMBER 17, 1963, RECORDS OF SAID CITY OF PERRIS; THENCE EASTERLY AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, ALSO BEING SAID NORTH LINE OF SAID PARCEL 11 A DISTANCE OF 2731.69 FEET, KNOWN HEREIN AS COURSE "A", TO THE CENTERLINE OF INDIAN STREET AS SHOWN ON SAID RECORD OF SURVEY.

PARCEL B:

LOT 2 OF BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 668 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON JUNE 08, 2004 AS INSTRUMENT NO. 2004–0436244 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID LAND CONVEYED TO THE MARCH JOINT POWERS AUTHORITY BY GRANT DEED RECORDED OCTOBER 3, 2001 AS INSTRUMENT NO. 2001–480218 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 302–020–013 (AFFECTS: PARCEL A) APN 302–020–028 (AFFECTS: PORTION OF PARCEL B)
APN 302–020–038 (AFFECTS: PORTION OF PARCEL B)

LEGAL DESCRIPTION (TR3):

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE(S) 668, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, EXCEPTING THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE EAST LINE OF WEBSTER AVENUE AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 65, PAGE 54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY 110.00 FEET, MORE OR LESS, ALONG SAID EAST LINE OF WEBSTER AVENUE TO A POINT, BEING SOUTH 200.00 FEET, MORE OR LESS, ALONG SAID EAST LINE FROM THE NORTH LINE OF THE PERRIS CITY LIMITS, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 11 OF THE PERRIS CITY

LEGAL DESCRIPTION (TR3) CONTINUED:

ANNEXATION NUMBER 14 AS DESCRIBED IN ORDINANCE NUMBER 270, ADOPTED DECEMBER 17, 1963, RECORDS OF SAID CITY OF PERRIS;

THENCE EASTERLY AND PARALLEL WITH SAID NORTH RIGHT(S) OF WAY LINE OF THE PERRIS VALLEY STORM CHANNEL, ALSO BEING SAID NORTH LINE OF SAID PARCEL 11 A DISTANCE OF 2731.69 FEET, KNOWN HEREIN AS COURSE "A", TO THE CENTERLINE OF INDIAN STREET AS SHOWN ON SAID RECORD OF SURVEY;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 04.645812 OF OFFICIAL RECORDS.

APN: 302–020–040

LEGAL DESCRIPTION (TR4):

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

THE SOUTH ½ OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORDS OF SAN DIEGO COUNTY, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER BEING A POINT ON THE WEST LINE OF INDIAN AVENUE, 60.00 FEET WIDE; THENCE NORTH 89° 23' 55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 629.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00° 31' 57" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET OF THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID LOT 1.

THENCE SOUTH 89° 23' 55" EAST ALONG SAID NORTH LINE, A DISTANCE OF 592.59 FEET; THENCE NORTH 00° 36' 05" EAST A DISTANCE OF 29.00 FEET; THENCE NORTH 51° 00' 35" EAST A DISTANCE OF 29.85 FEET; THENCE SOUTH 89° 27' 09" EAST A DISTANCE OF 11.00 FEET TO THE WEST LINE OF THE EAST 3.00 FEET OF SAID LOT 1; THENCE NORTH 00° 32' 51" EAST ALONG THE WEST LINE OF THE EAST 3.00 FEET OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 27' 09" EAST, A DISTANCE OF 3.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00° 32' 51" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 178.03 FEET TO THE POINT OF BEGINNING.

FOR CONVEYANCING PURPOSES ONLY: APN 302–020–032

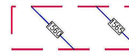
3/16/2023

EARTHWORK BALANCE CALCULATIONS

PROJECT: First Industrial Harley Knox
JOB#: 4066 - Option A

K.	SITE AREA:	1,089,873	SF
L.	SUBSIDENCE FACTOR:	0.13	FT
M.	SHRINKAGE FACTOR:	10.0	%
N.	SITE STRIPPING FACTOR:	0.04	
O.	OVEREXCAVATION:	94,550	CY
A.	CALCULATED CUT:	37,898	CY
B.	FOOTING AND ONSITE UTILITY SPOILS	7,837	CY
Ba.	OFFSITE SPOILS (STREET AND UTILITIES)	-	CY
C.	**TOTAL CUT: (A+B)**	**45,735**	CY
D.	CALCULATED FILL:	24,958	CY
E.	LIGHT PAVING FILL:	-	CY
F.	SUBSIDENCE: (LxK)/27=	5,069	CY
G.	SHRINKAGE: (M/100)C=	4,594	CY
H.	SITE STRIPPING	1,615	
I.	OVEREXCAVATION SHRINKAGE	9,498	CY
J.	**TOTAL FILL: (D+E+F+G+H)=**	**45,735**	CY
Q.	**TOTAL (IMPORT) OR EXPORT:**	**(0)**	CY
	SITE ADJUSTMENT	(0.00)	

FEDERAL AVIATION SURFACES:



CONTOURS OF THE "RUNWAYS SURFACE" OF THE MARCH AIR RESERVE BASE, CONSTITUE A SITE HEIGHT RESTRICTION AS DESCRIBED HEREON IN SURVEYOR'S NOTES 6.7 PARTS A & B.

OPTION A

SHEET INDEX:

PREPARED FOR:
First Industrial Realty Trust, Inc.
898 N. Pacific Coast Highway Blvd., Suite 175
El Segundo, CA 90245
PHONE: (310) 414-5400
CONTACT: Matt Pioli
EMAIL: mpioli@firstindustrial.com

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BLVD.
LA MIRADA, CALIFORNIA 90638
PH:(714)521-4811 FAX:(714)521-4173

Last Update:5/5/23
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CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

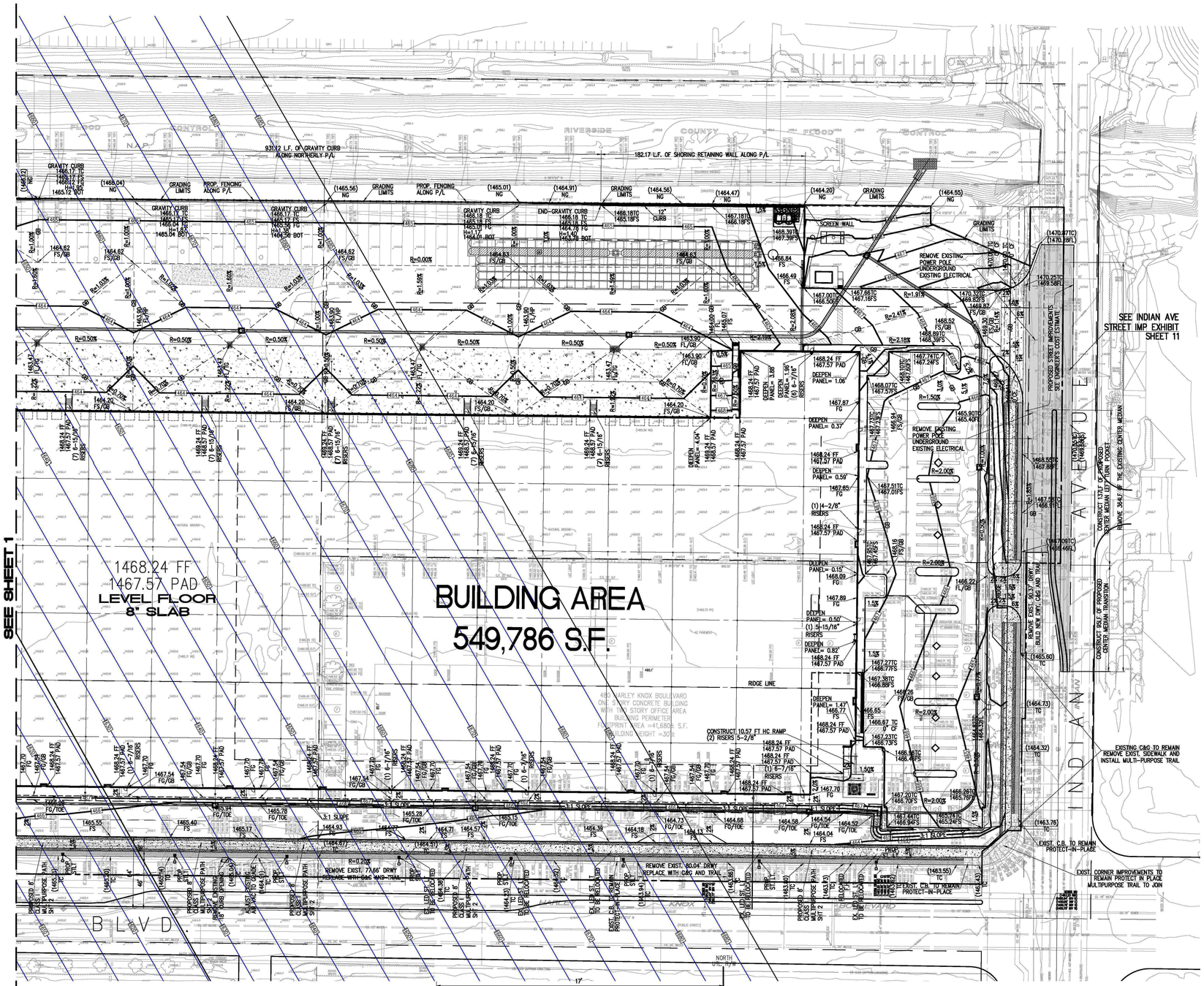
CONCEPTUAL GRADING PLAN

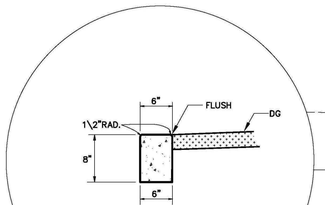
HARLEY KNOX INDUSTRIAL DEVELOPMENT

Designed by	Approved by	Date
Date		
Checked by		
Date	Public Works Director	R.C.E. XXXXX
Designed by		
Date		
Checked by		
Date		

Sheet 1 of 9 Sheets

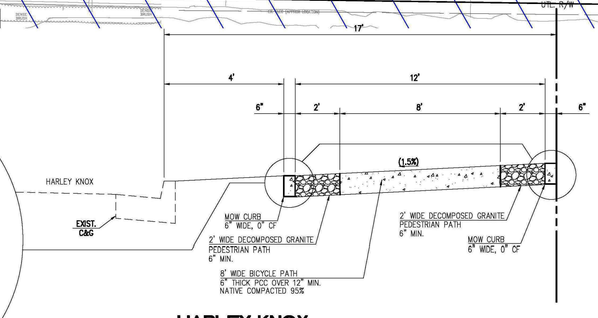
4066/1 OF 9 SHEET





0" CURB (FLUSH) DETAIL

N.T.S.

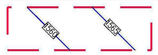


HARLEY KNOX MULTIPURPOSE PATH DETAIL

N.T.S.

SEE SHEET 9 FOR INDIAN AVE

FEDERAL AVIATION SURFACES:



CONTOURS OF THE "RUNWAYS SURFACE" OF THE MARCH AIR RESERVE BASE, CONSTITUE A SITE HEIGHT RESTRICTION AS DESCRIBED ON SHEET 1 IN SURVEYOR'S NOTES 6.7 PARTS A & B.

0 20 40 80 120

SCALE: 1"=40'

OPTION A

PREPARED FOR:

First Industrial Realty Trust, Inc.
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CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN

HARLEY KNOX INDUSTRIAL DEVELPMENT

Thienes Engineering, Inc.
CIVIL ENGINEERING · LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH:(714)521-4811 FAX:(714)521-4173

Last Update:1/25/22
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Checked by			
Date			
Designed by		Public Works Director	R.C.E. XXXXX
Date			
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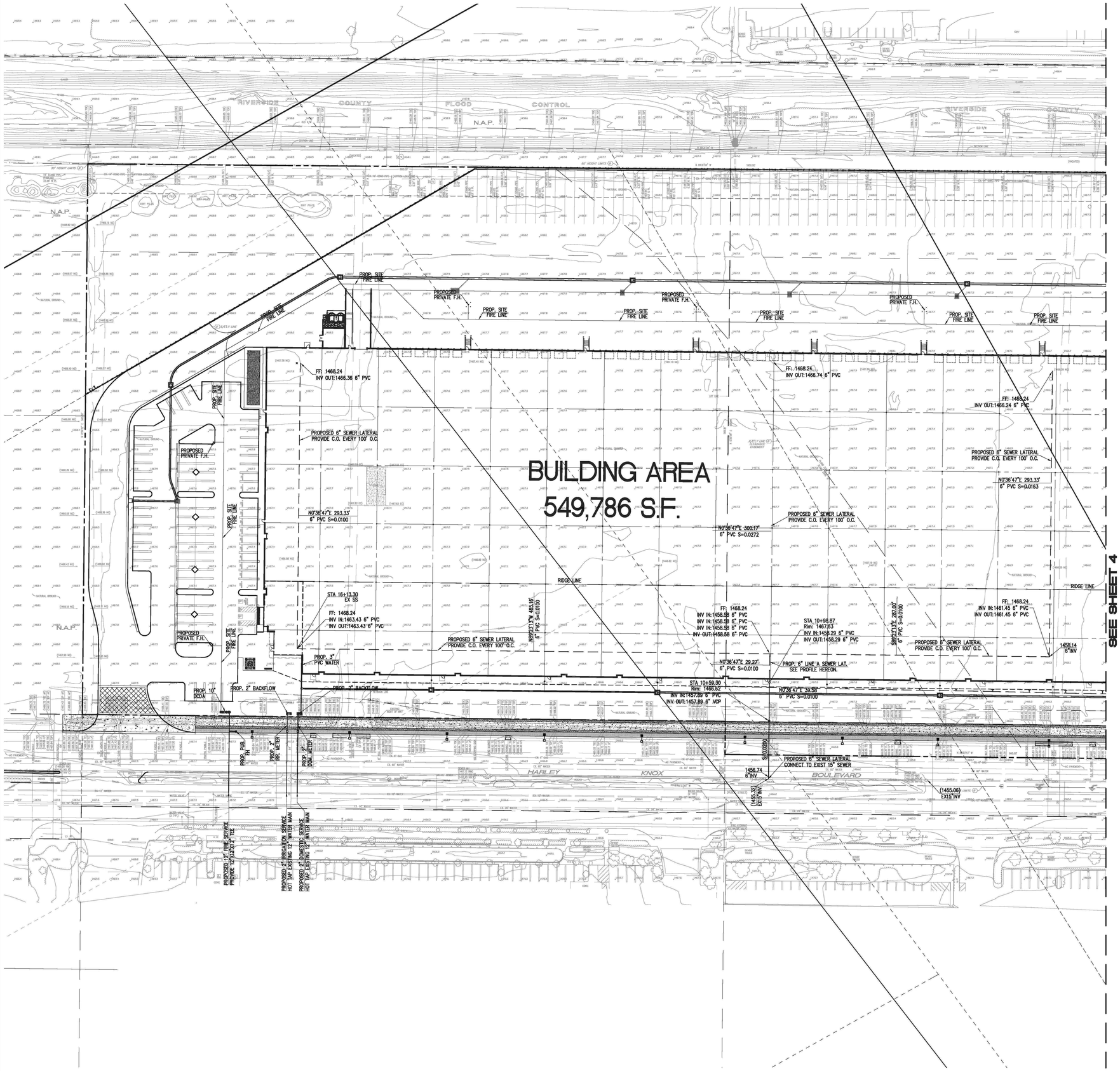
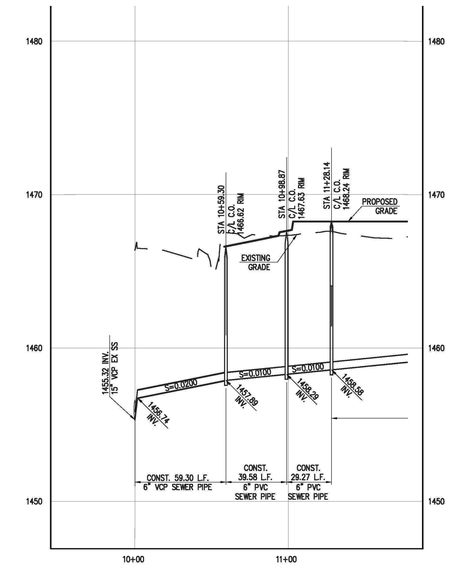
Date		Sheet 2 of 9 Sheets	

4066/2 OF 9 SHEET





PROPOSED LINE "A" - 6" SEWER LATERAL

0 20 40 80 120

SCALE: 1"=40'

OPTION A

PREPARED FOR:

First Industrial Realty Trust, Inc.
898 N. Pacific Coast Highway Blvd., Suite 175
El Segundo, CA 90245
PHONE: (310) 414-5400
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CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

CONCEPTUAL UTILITY PLAN

HARLEY KNOX INDUSTRIAL DEVELPMENT

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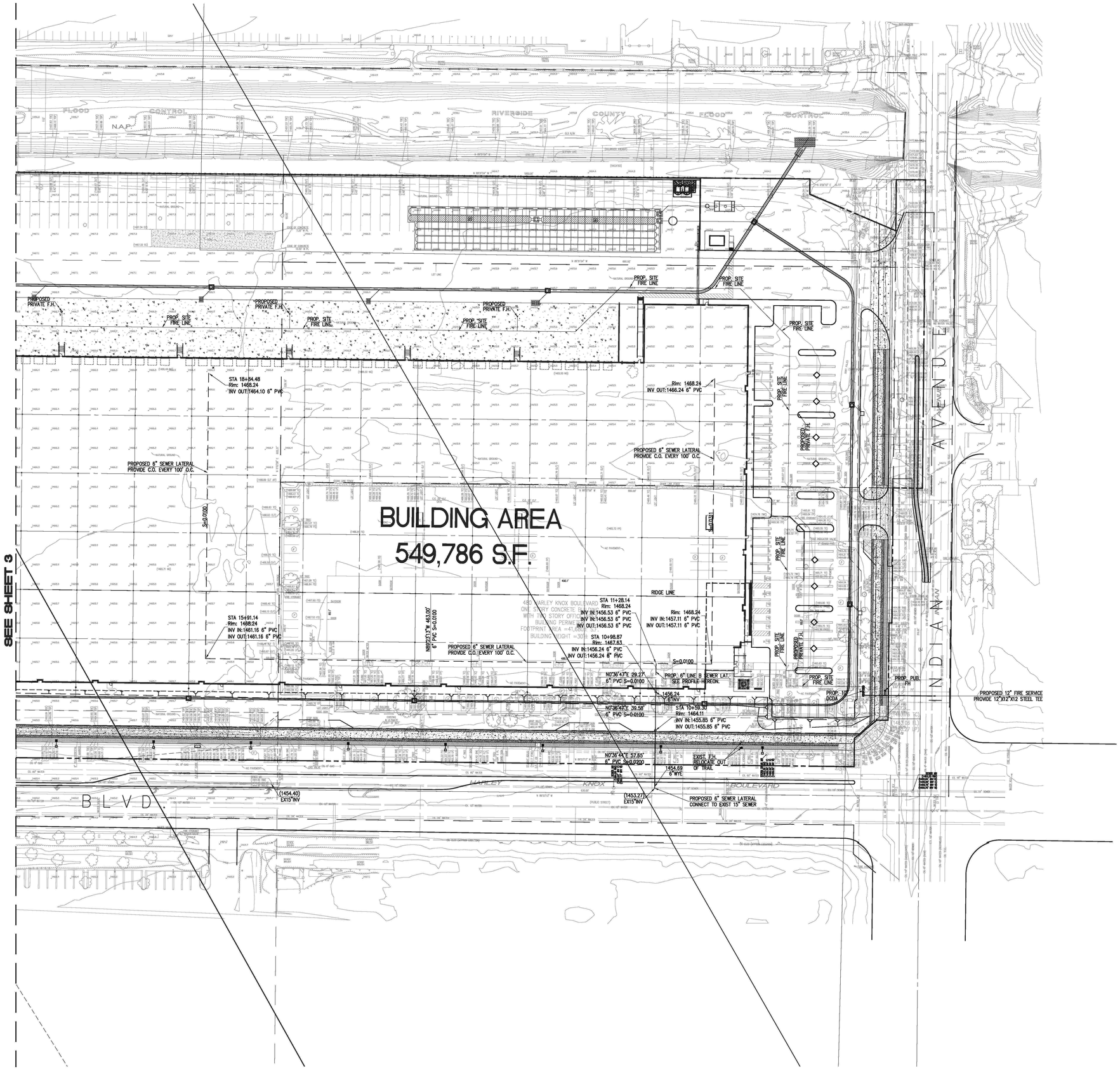
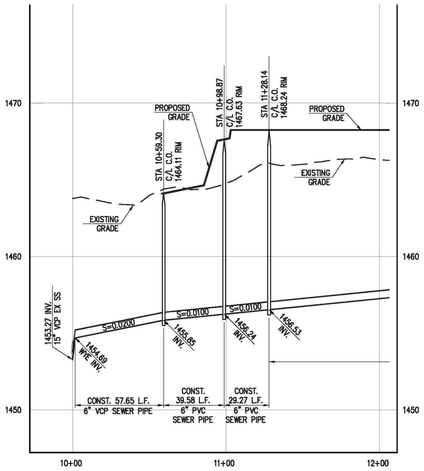
Public Works Director R.C.E. XXXXX

Sheet 3 of 9 Sheets

4066/ 3 OF 9 SHEET





PROPOSED PROFILE LINE "B" – 6" SEWER LATERAL

0 20 40 80 120

SCALE:1"=40'

OPTION A

PREPARED FOR:

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CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

CONCEPTUAL UTILITY PLAN

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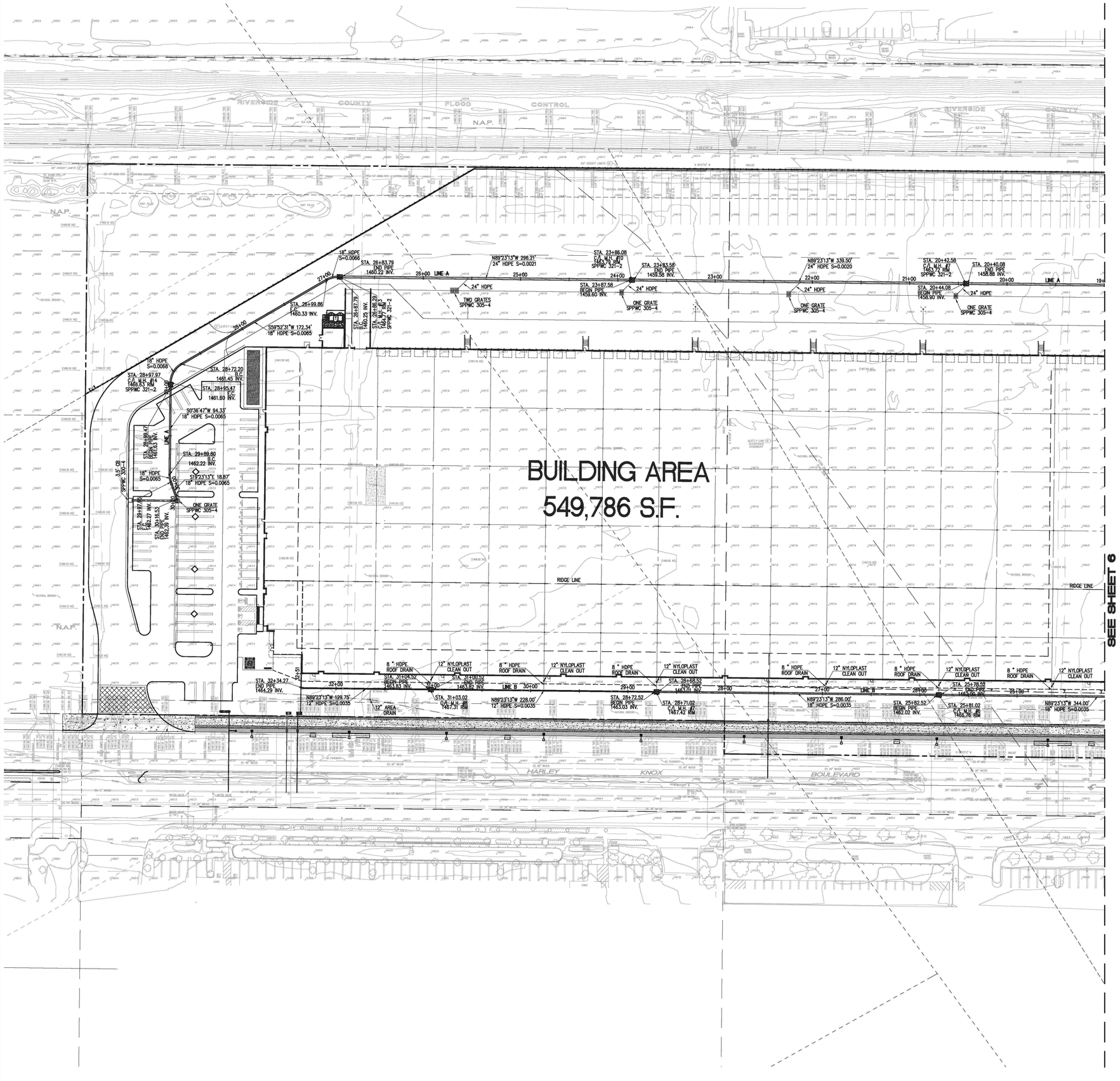
Date		Sheet 4 of 9 Sheets	

4066/4 OF 9 SHEET



0 20 40 80 120

SCALE:1"=40'

OPTION A

CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

CONCEPTUAL STORM DRAIN PLAN

HARLEY KNOX INDUSTRIAL DEVELPMENT

PREPARED FOR:
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Designed by _____ Date _____
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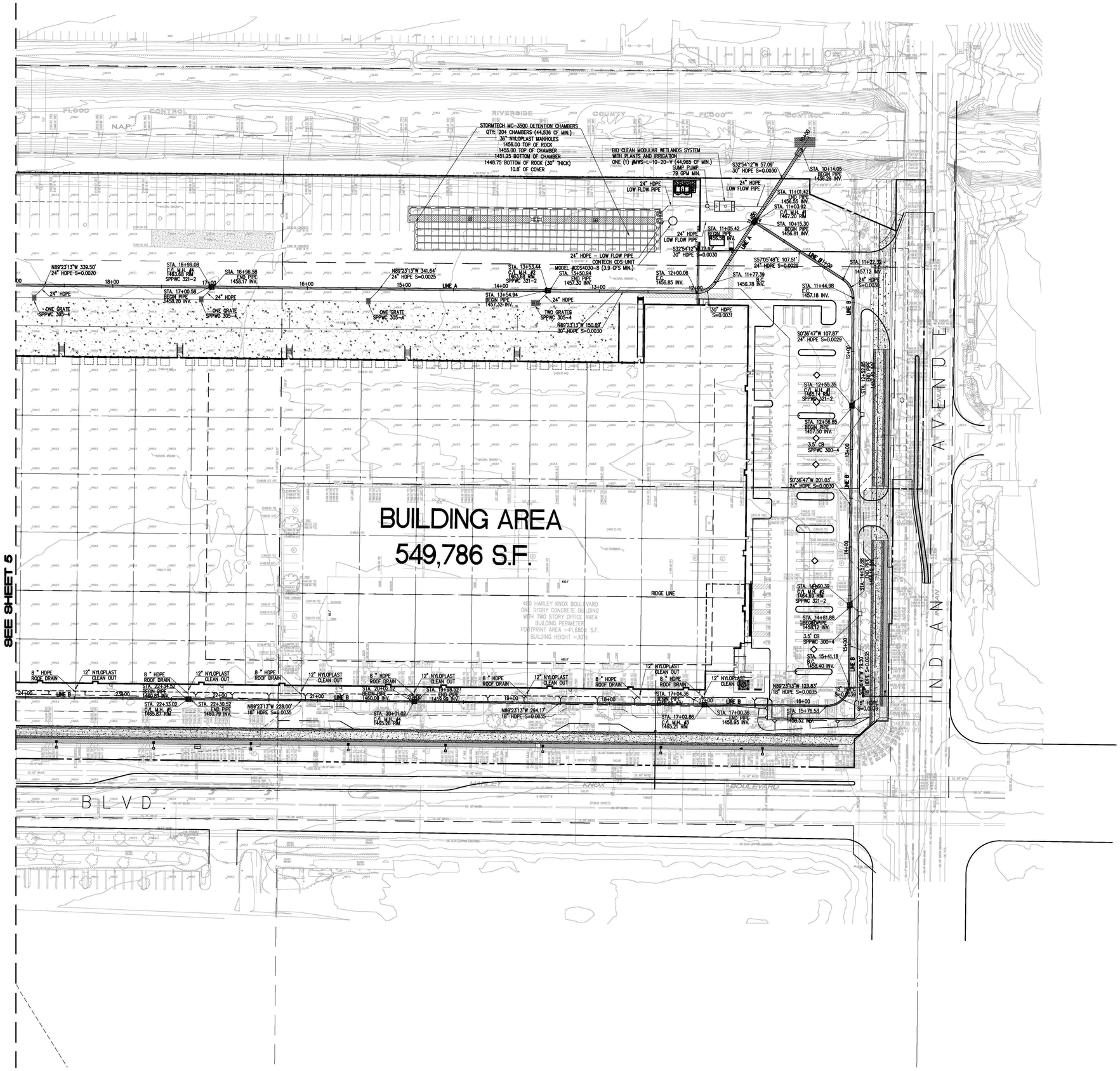
Approved by _____ Date _____
Public Works Director R.C.E. XXXXX

Sheet 5 of 9 Sheets

4066/5 OF 9 SHEET



0 20 40 80 120

SCALE: 1"=40'

OPTION A

PREPARED FOR:

First Industrial Realty Trust, Inc.
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CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

CONCEPTUAL STORM DRAIN PLAN

HARLEY KNOX INDUSTRIAL DEVELPMENT

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Date _____
Checked by _____
Date _____

Approved by _____ Date _____

Public Works Director R.C.E. XXXXX

Sheet 6 of 9 Sheets

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