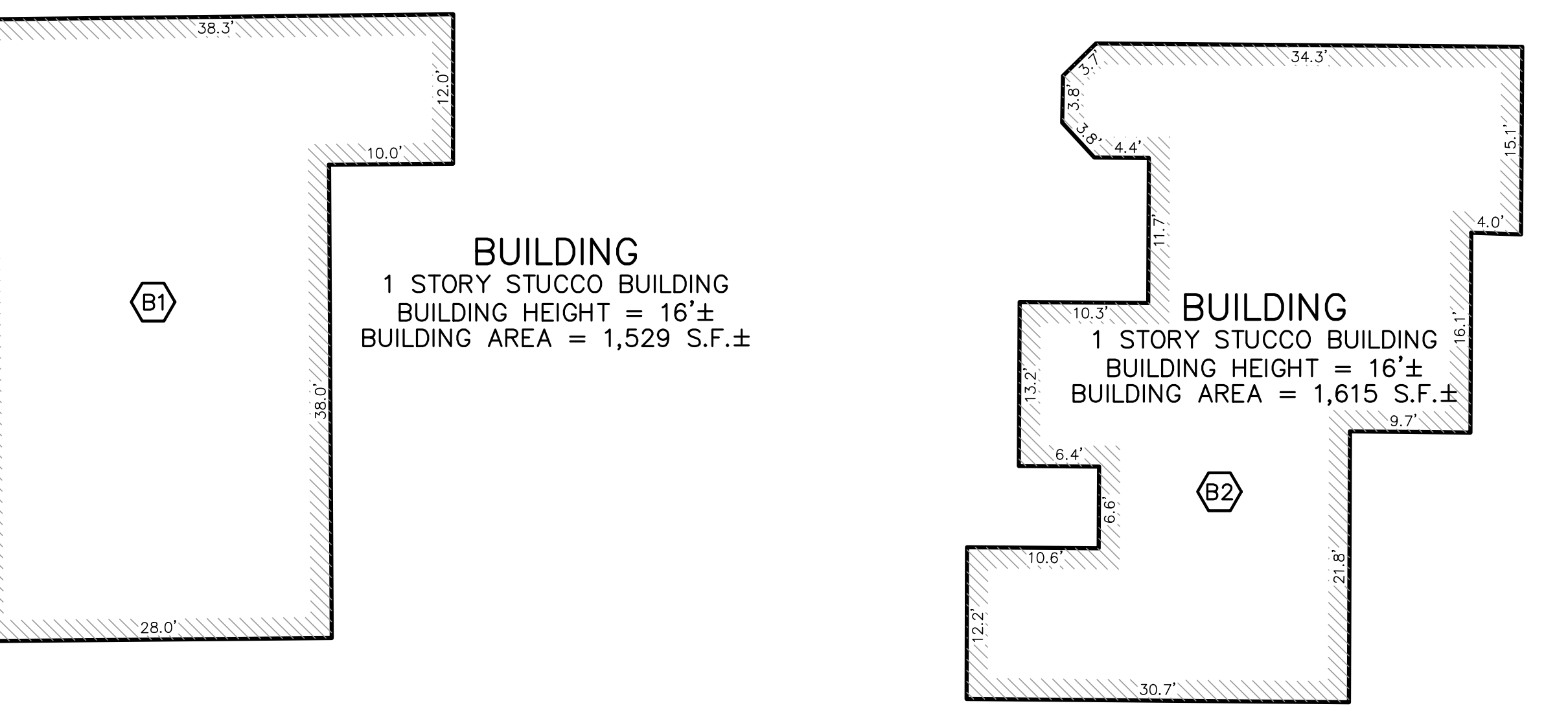
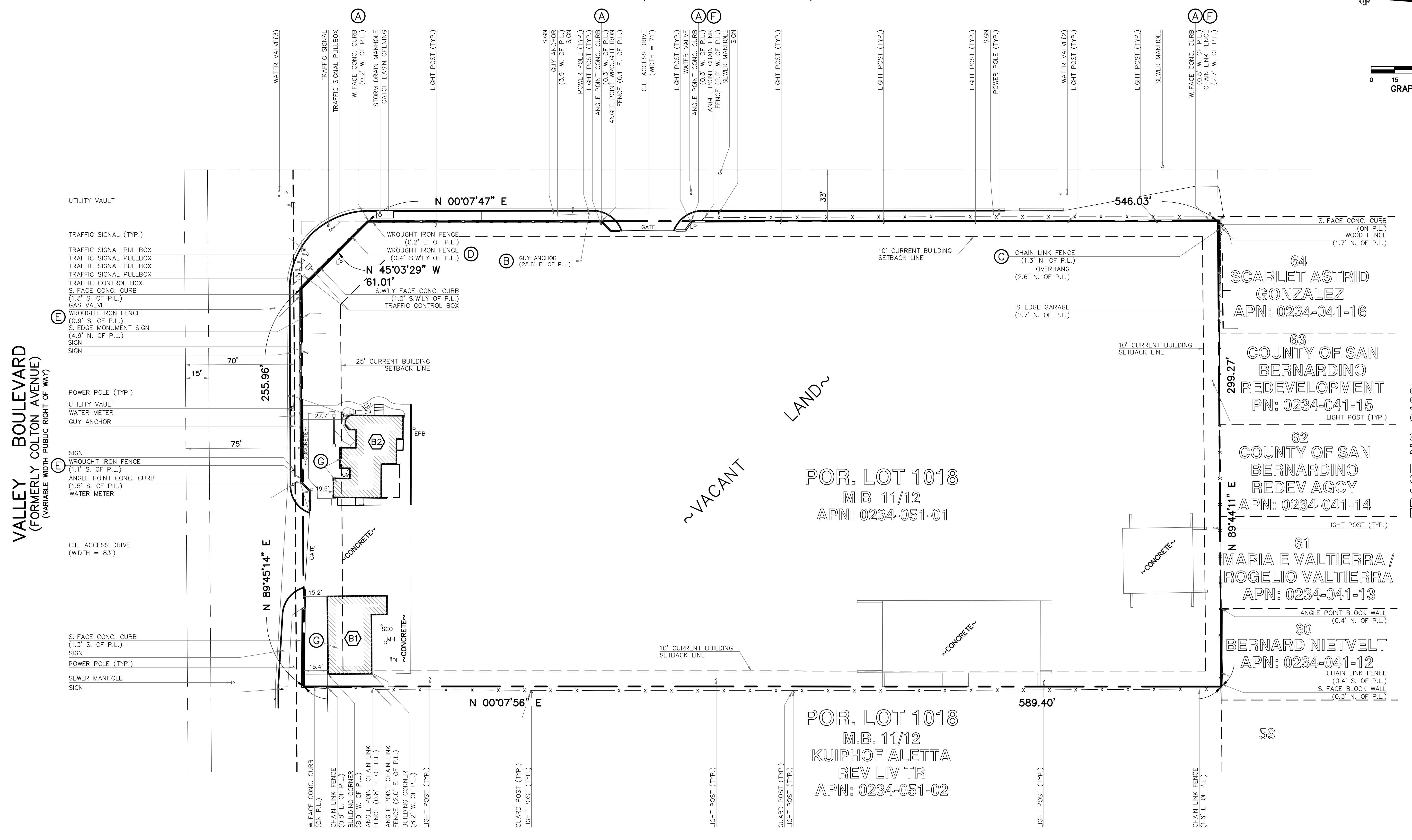
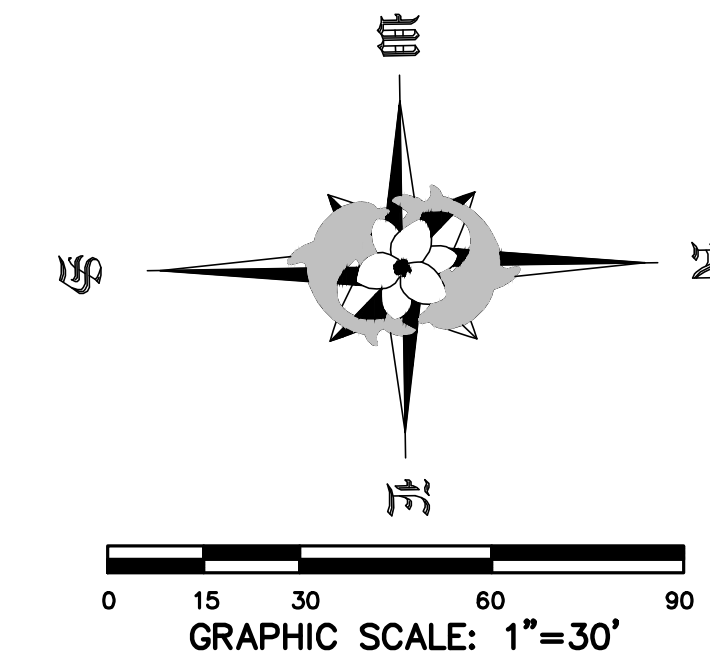


ALTA/NSPS LAND TITLE SURVEY

13910 VALLEY BOULEVARD
FONTANA, CA 92335

CALABASH AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



SITE RESTRICTIONS:
NOTE: ALL PREVIOUS SITE RESTRICTIONS AND REFERENCE BELOW ARE PER (JRN FILE NO. 18453).

- SETBACKS:**
- FRONT = 25 FEET
 - SIDE = 10 FEET
 - REAR = 10 FEET
 - HEIGHT = 75 FEET
 - ZONE = IC (COMMUNITY INDUSTRIAL)

FLOOR AREA RATIO = 0.45:1
PARKING REQUIREMENT = 13 TOTAL PARKING SPACES REQUIRED

ALL SITE RESTRICTIONS WERE OBTAINED PER THE ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY SITE NO. 130812-1 DATED 7/24/2019. ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER = (405)840-4344

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A ZONING REPORT PROVIDED BY THE CLIENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION 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.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) WEST FACE CONCRETE CURB LIES FROM 0.2' TO 0.8' WEST OF THE PROPERTY LINE.
- (B) GUY ANCHOR LIES 25.6' EAST OF THE PROPERTY LINE.
- (C) CHAIN LINK FENCE LIES 1.3' NORTH OF THE PROPERTY LINE.
- (D) WROUGHT IRON FENCE LIES 0.4' SOUTHWESTERLY OF THE PROPERTY LINE.
- (E) WROUGHT IRON FENCE LIES 0.9' TO 1.1' SOUTH OF THE PROPERTY LINE.
- (F) CHAIN LINK FENCE LIES FROM 2.2' TO 2.7' WEST OF THE PROPERTY LINE.
- (G) BUILDINGS LIE SOUTH WITHIN THE LIMITS OF THE 25' CURRENT BUILDING SETBACK LINE.

LEGEND:

- (TYP) TYPICAL
- AC ASPHALTIC CONCRETE
- C.L. CENTER LINE
- CONC CONCRETE
- DI DRAIN INLET
- EPB EAST ELECTRIC PULLBOX
- EV ELECTRIC VAULT
- GM GAS METER
- GP GUARD POST
- LP LIGHT POLE
- M.B. MAP BOOK
- MH MANHOLE
- N. NORTH
- N.E.LY NORTHEASTERLY
- N.W.LY NORTHWESTERLY
- OH OVERHANG
- P.V. POST INDICATOR VALVE
- P.L. PROPERTY LINE
- PP POWER POLE
- S. SOUTH
- SC SEWER CLEAN OUT
- S.E.LY SOUTHEASTERLY
- S.F. SQUARE FEET
- SM SEWER MANHOLE
- SN SIGN
- S.W.LY SOUTHWESTERLY
- TE TRASH ENCLOSURE
- UV UTILITY VAULT
- W. WEST
- WM WATER METER
- WV WATER VALVE

SHEET 2	SCALE: 1" = 30'	REVISIONS	JRN CIVIL ENGINEERS	ALTA/NSPS LAND TITLE SURVEY
		5/13/20		
OF 2	DATE: 4-6-20	PHONE (949) 248-4685	PROJECT COORDINATOR:	RAMAR LAND CORPORATION
FILE NO. 19149	DRAWN BY: CJF	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672		
	CHKD. BY: JRN	FAX (949) 248-4687		