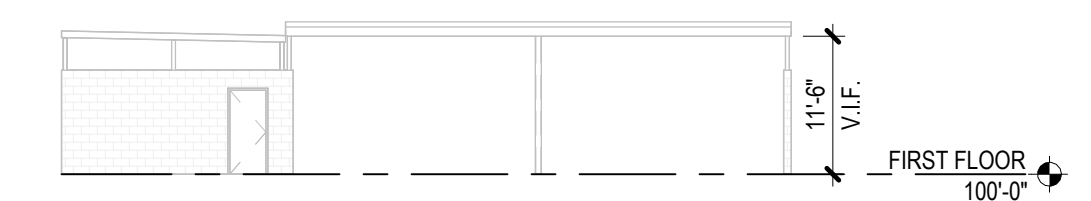
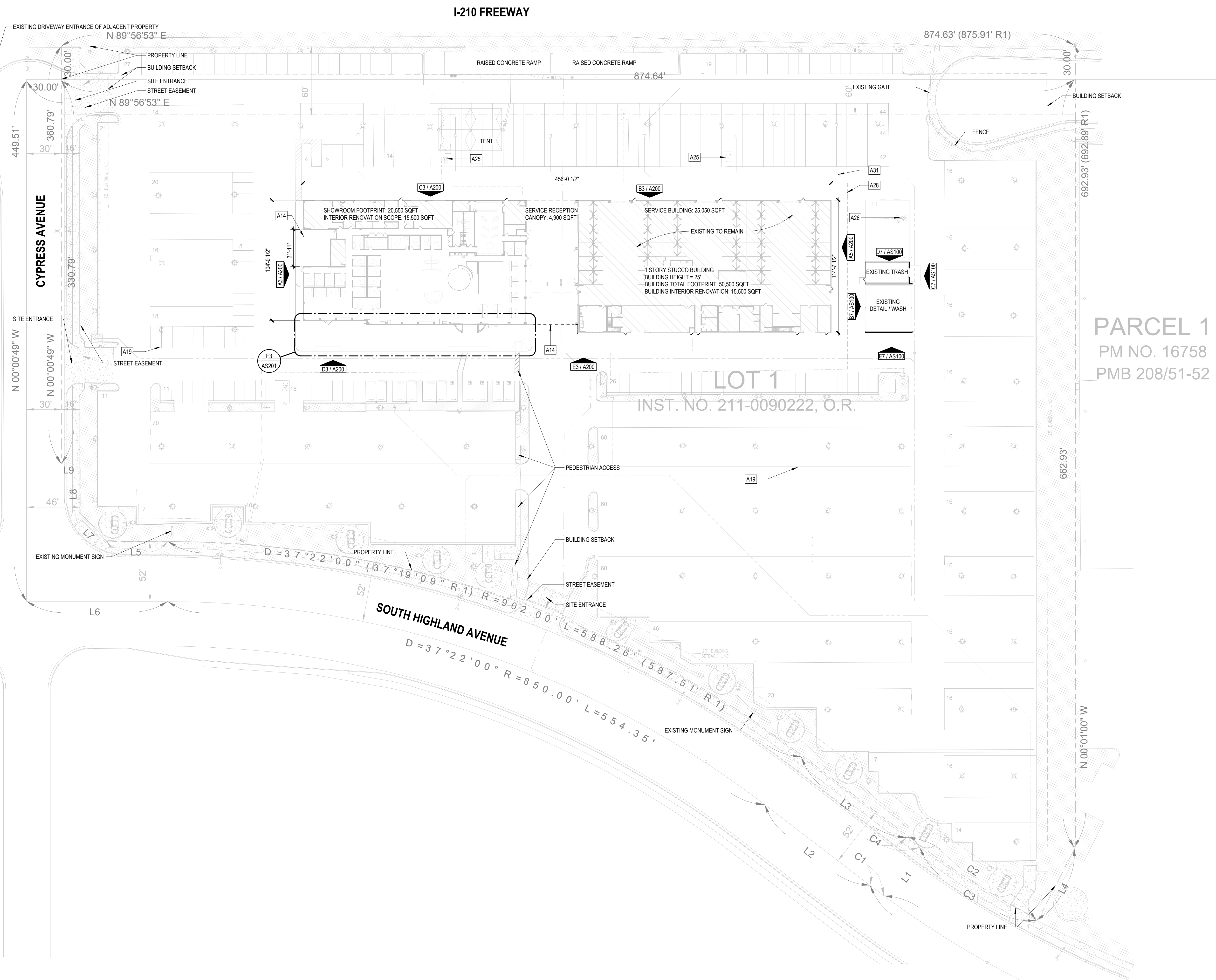
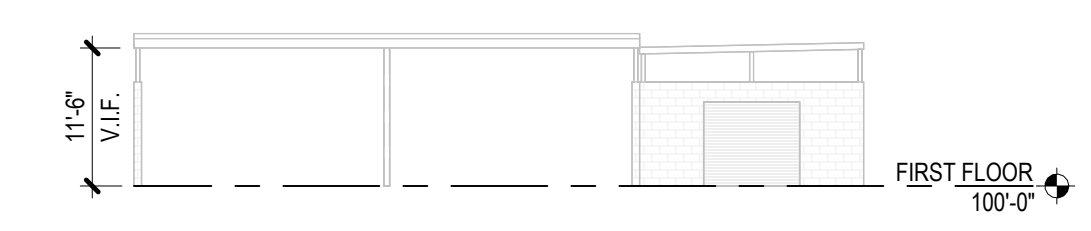


KEYNOTES		
NUMBER	EXISTING	NOTE
A14	EXISTING CANOPY	
A19	EXISTING STRIPING, TYP.	
A25	EXISTING FIRE HYDRANT	
A26	EXISTING FIRE DEPARTMENT CONNECTION	
A28	EXISTING FIRE WATER	
A31	EXISTING STORM	

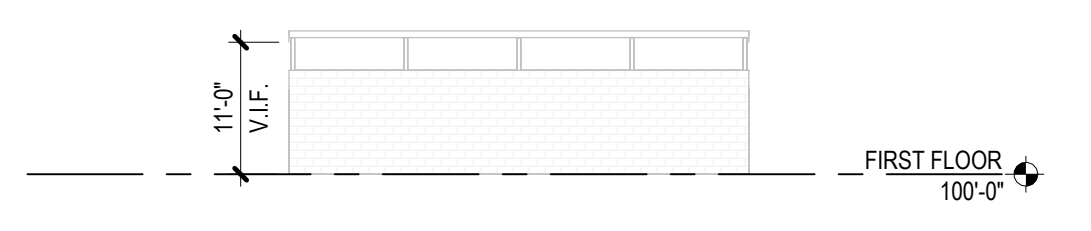
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 1
 PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 7, 1998 AS DOCUMENT NO. 1998004993 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 TOGETHER WITH PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 1997030442 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 TOGETHER WITH THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 TOGETHER WITH HIGHLAND AVENUE, VACATED PER RESOLUTION NO. 2008-116, RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NO. 2008-041308 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
 TOGETHER WITH THAT PORTION OF THE EAST 3 ACRES OF THE WEST 13.74 ACRES OF LOT 17 OF ORANGE HEIGHTS ACRES, AS SHOWN ON A MAP FILED IN BOOK 19, PAGE 23 OF MAPS, ALL OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEASTERLY CORNER OF SAID REMAINDER PARCEL, THENCE ALONG THE NORTHERLY LINE OF SAID REMAINDER PARCEL, SOUTH 89°45'51" WEST, 133.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SOUTH HIGHLAND AVENUE SHOWN AS HAVING A HALF WIDTH OF 52.00 FEET PER SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 786.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 36°11'02" WEST; THENCE ALONG SAID NORTHEASTERLY LINE, THE FOLLOWING TWO (2) COURSES:
 1. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'54" AN ARC LENGTH OF 14.13 FEET;
 2. NORTH 52°48'04" WEST, 68.99 FEET TO THE EASTERLY LINE OF SAID CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT NO. 1998004993 OFFICIAL RECORDS;
 THENCE, ALONG SAID EASTERLY LINE, NORTH 00°16'30" EAST, 582.44 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE, THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°41'18" EAST, 199.08 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 16758 AS PER MAP FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG SAID NORTHERLY PROLONGATION AND WESTERLY LINE, SOUTH 00°16'59" EAST, 532.89 FEET TO THE POINT OF BEGINNING.
 THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED MARCH 04, 2011 AS INSTRUMENT NO. 2011-006622 OFFICIAL RECORDS, IN THE COUNTY OF SAN BERNARDINO.
 APN: 0240-061-35-0-000
PROPERTY OWNER:
 Lithia Motors Inc.
 150 N. Barrett Street
 Medford, OR 97501
 Contact: Zac Wilford
 Ph: 753.817.2200
PLAN SUBMITTER:
 Irvine & Associates, Inc.
 662 S. Figueroa Street, Suite 1780
 Los Angeles, CA 90017
 Contact: Carlos Lovato
 Ph: 213.709.5561



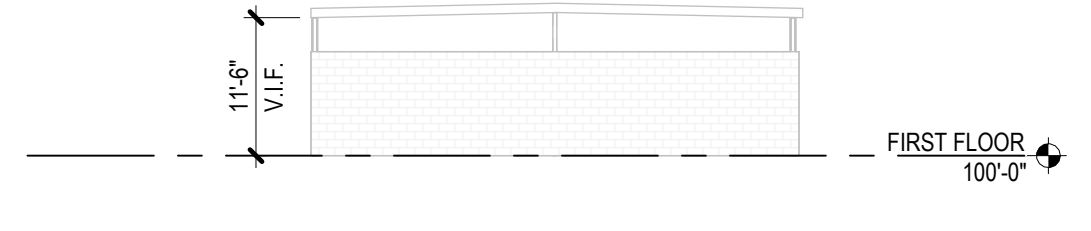
B7 EXISTING WEST DUMPSTER ELEVATION
 1/16" = 1'-0"



C7 EXISTING EAST DUMPSTER ELEVATION
 1/16" = 1'-0"



D7 EXISTING NORTH DUMPSTER ELEVATION
 1/16" = 1'-0"



E7 EXISTING SOUTH DUMPSTER ELEVATION
 1/16" = 1'-0"

1 EXISTING ARCHITECTURAL SITE PLAN
 1" = 40'-0"

1 EXISTING ENLARGED SITE PLAN
 1/8" = 1'-0"

10/18/2024 12:53 PM Autodesk Civil 3D 2024 - Lithia Fontana CA Rock Honda AS10003 - Rock Honda - ARCH.rvt
 24160003
 EXISTING ARCHITECTURAL SITE PLAN
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING III, INC.
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING III, INC.
 15114 Main Street, Suite 100
 Charlotte, NC 28202 (704) 731-1880
 www.progressiveaia.com

16270 S. Highland Ave., Fontana, CA 92336
 COA ARCHITECT COA ENGINEER

EXTERIOR FINISH SPECIFICATIONS

- HARDSCAPE FINISHES**
- FI CO-1** MATERIAL - CONCRETE MANUFACTURER - SIKKA PATTERN - SCOFFED FORMULA ONE LIQUID DYE CONCENTRATE AGGREGATE EXPOSURE LEVEL A GLOSS LEVEL 3 COLOR - L48 DEEP CHARCOAL
 - FI CO-4** MATERIAL - 12" x 24" CALARX LARGE SCALE PAVER MANUFACTURER - STEPHSTONE PATTERN - RUNNING BOND PATTERN FINISH - HEAVY SANDBLAST COLOR - PORCELAIN #113

PARKING TYPE LEGEND

CUSTOMER		55 SPACES
USED VEHICLE INVENTORY		270 SPACES
NEW VEHICLE INVENTORY		325 SPACES
VEHICLE INVENTORY		128 SPACES
SERVICE		67 SPACES
EMPLOYEE		70 SPACES
TOTAL		915 TOTAL

SITE EXTERIOR MATERIALS LEGEND

- NOTES:
1. THE EXISTING CONSTRUCTION (WALL, ROOF, DOOR) OF THE TRASH ENCLOSURE IS UNKNOWN. THE SCOPE OF WORK DOES NOT AFFECT THE TRASH ENCLOSURE

EXISTING TO REMAIN

KEYNOTES

NUMBER	NEW OVERHEAD CANOPY	NOTE
A13	NEW OVERHEAD CANOPY	
A14	EXISTING CANOPY	
A16	NEW STRIPING, TYP.	
A18	EXISTING CONSTRUCTION TO REMAIN	
A19	EXISTING STRIPING, TYP.	
A20	EXISTING EXTERIOR LIGHTING, TYP.	
A25	EXISTING FIRE HYDRANT	
A26	EXISTING FIRE DEPARTMENT CONNECTION	
A28	EXISTING FIRE WATER	
A30	EXISTING SEWER	
A31	EXISTING STORM	
A71	EV CHARGER LOCATION - LEVEL 2 DUAL PORT	
A76	EV CHARGER LOCATION - LEVEL 3 DUAL PORT	

LEGAL DESCRIPTION

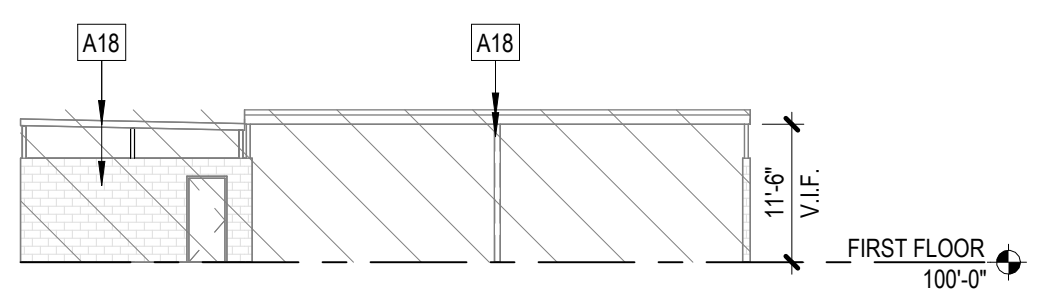
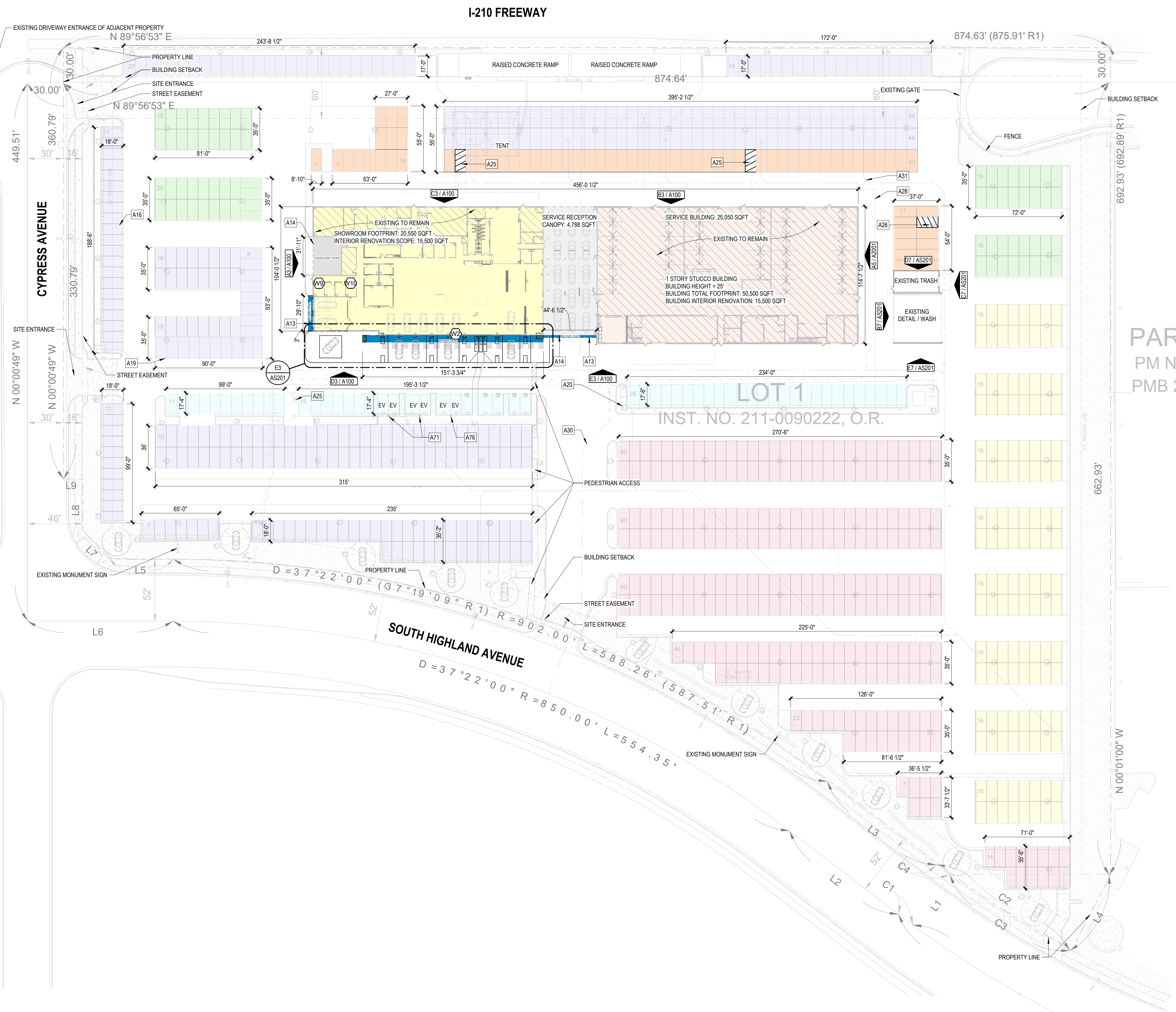
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 1
PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 7, 1998 AS DOCUMENT NO. 1998004993 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
TOGETHER WITH PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 1997030442 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
TOGETHER WITH THE REMAINDER PARCELS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
TOGETHER WITH HIGHLAND AVENUE, VACATED PER RESOLUTION NO. 2008-116, RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NO. 2008-041308 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE EAST 3 ACRES OF THE WEST 13.74 ACRES OF LOT 17 OF ORANGE HEIGHTS ACRES, AS SHOWN ON A MAP FILED IN BOOK 19, PAGE 23 OF MAPS, ALL OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTLY CORNER OF SAID REMAINDER PARCEL, THENCE ALONG THE NORTHERLY LINE OF SAID REMAINDER PARCEL, SOUTH 89°56'53" WEST, 133.43 FEET TO A POINT ON THE NORTHEASTLY LINE OF SAID HIGHLAND AVENUE SHOWN AS HAVING A HALF WIDTH OF 52.00 FEET PER SAID PARCEL MAP SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTLY, HAVING A RADIUS OF 788.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 36°11'02" WEST; THENCE ALONG SAID NORTHEASTLY LINE, THE FOLLOWING TWO (2) COURSES:
1. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'54" AN ARC LENGTH OF 14.13 FEET;
2. NORTH 52°48'04" WEST, 68.99 FEET TO THE EASTERLY LINE OF SAID CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT NO. 1998004993 OFFICIAL RECORDS;
THENCE, ALONG SAID EASTERLY LINE, NORTH 00°16'30" EAST, 582.44 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°41'18" EAST, 199.08 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 16758 AS PER MAP FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG SAID NORTHERLY PROLONGATION AND WESTERLY LINE, SOUTH 00°18'59" EAST, 532.89 FEET TO THE POINT OF BEGINNING.
THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED MARCH 04, 2015 AS INSTRUMENT NO. 2015-096622 OFFICIAL RECORDS, IN THE COUNTY OF SAN BERNARDINO.

PROPERTY OWNER:

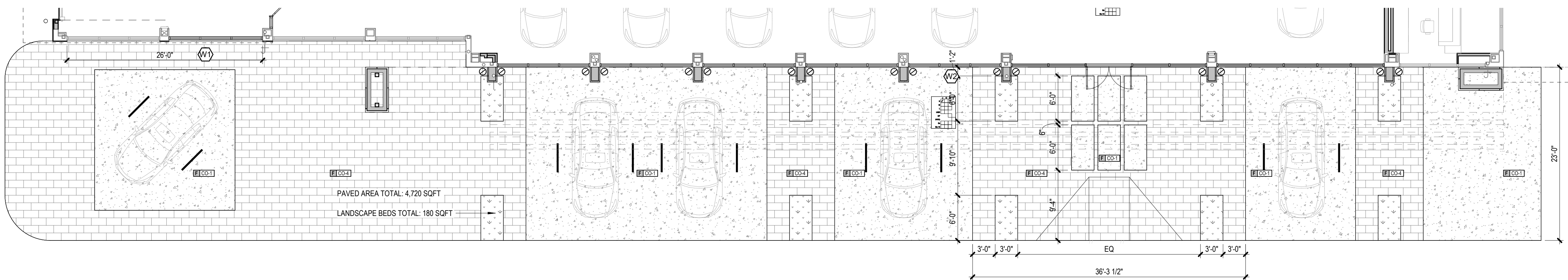
Lithia Motors Inc.
150 N. Barrett Street
Medford, OR 97501
Contact: Zac Wilford
Ph: 755.811.2200

PLAN SUBMITTER:

Irvine & Associates, Inc.
660 S. Figueroa Street, Suite 1780
Los Angeles, CA 90017
Contact: Carlos Lovato
Ph: 213.709.5561



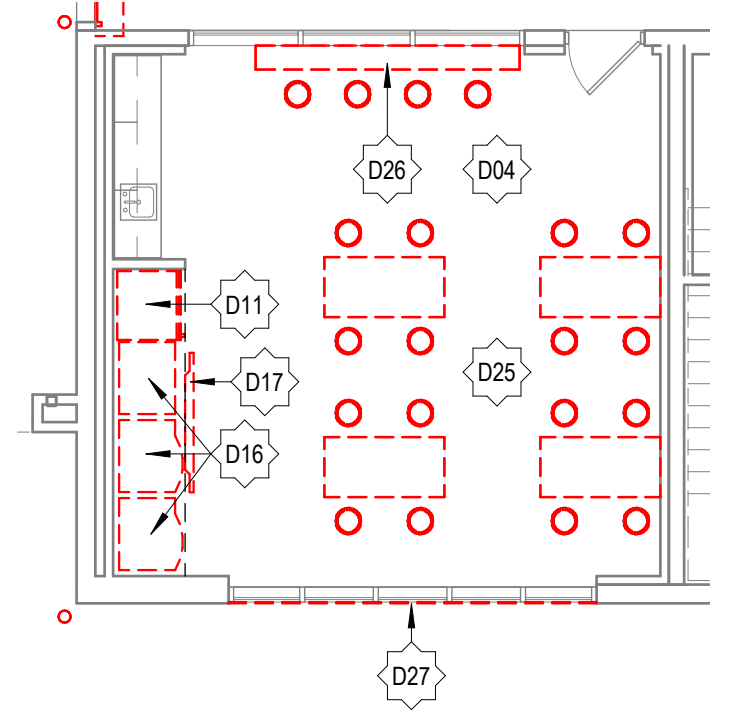
ARCHITECTURAL SITE PLAN
1" = 40'-0"



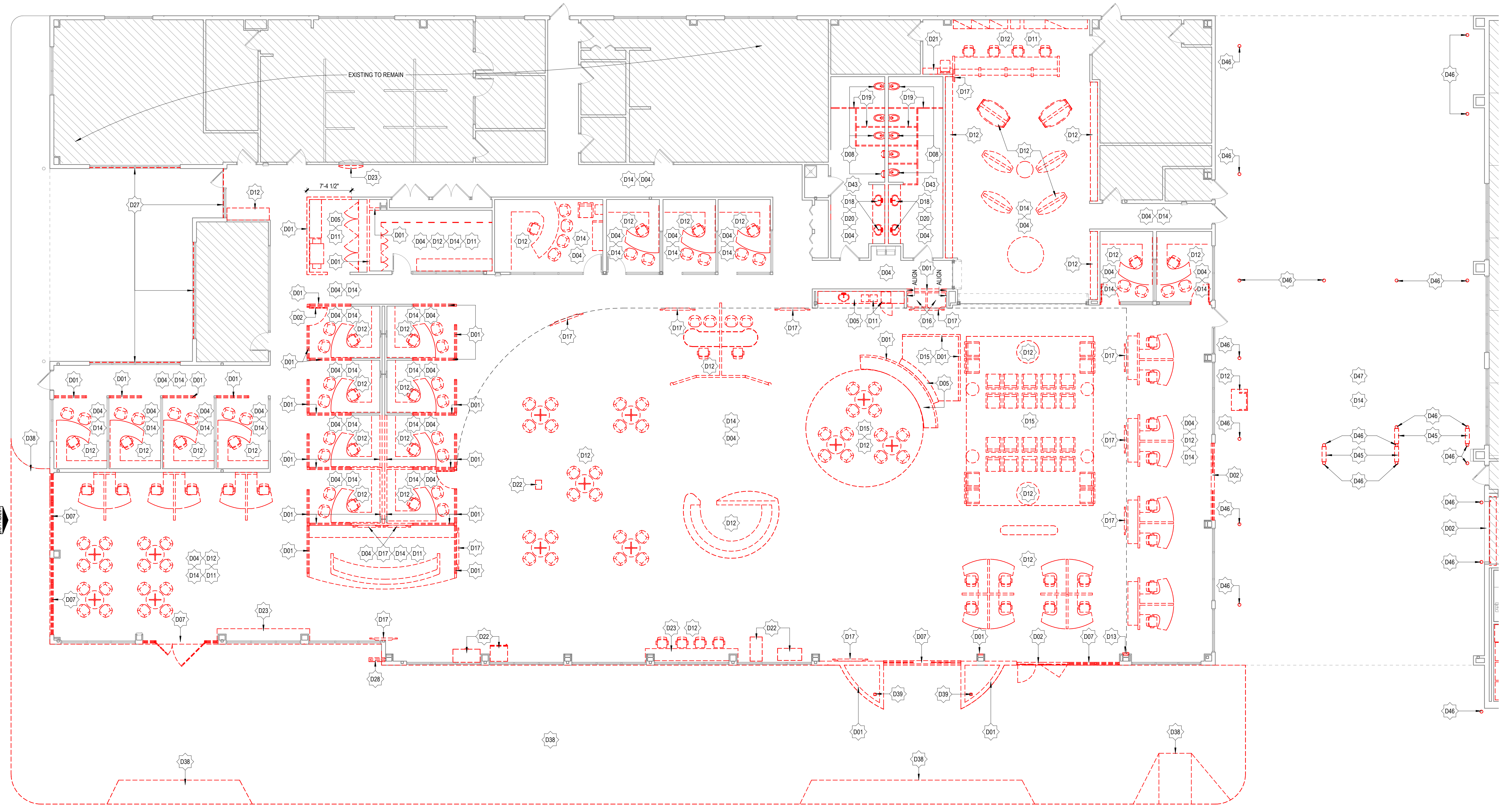
ENLARGED SITE PLAN
1/8" = 1'-0"

PARCEL 1
PM NO. 16758
PMB 208/51-52

10/18/2024 4:21:09 PM
AutoCAD 2024/10/18/2024 - Lithia Fontana CA Rock Honda/PM 16758 - Rock Honda - AR201.rvt
ARCHITECTURAL SITE PLAN
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING III, INC.
FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING III, INC.
COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.



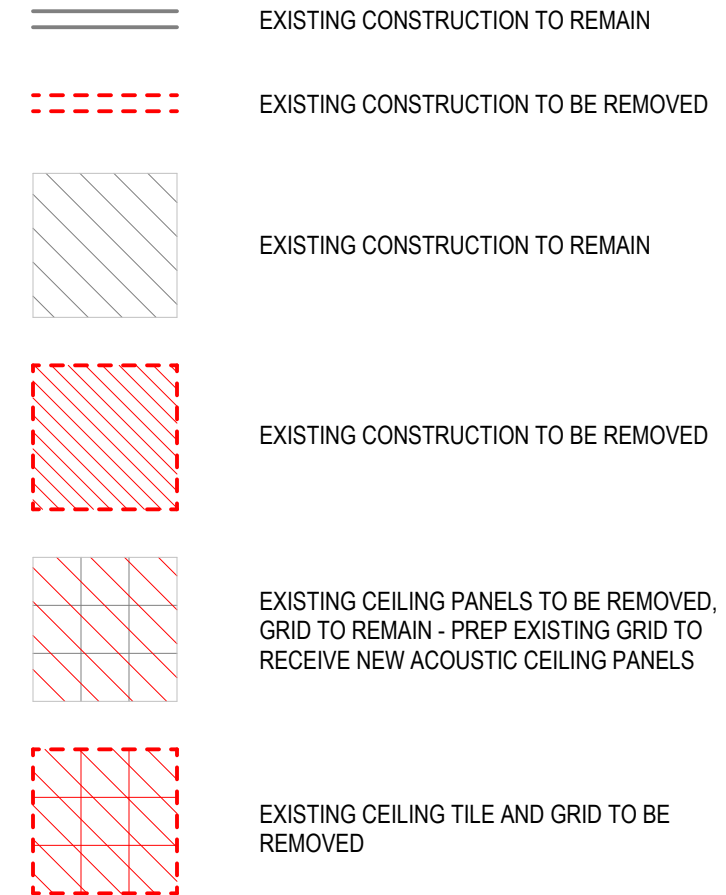
DEMOLITION PLAN - TECH BREAKROOM
1/8" = 1'-0"



DEMOLITION PLAN - PART A
1/8" = 1'-0"

DEMOLITION NOTES AND LEGEND

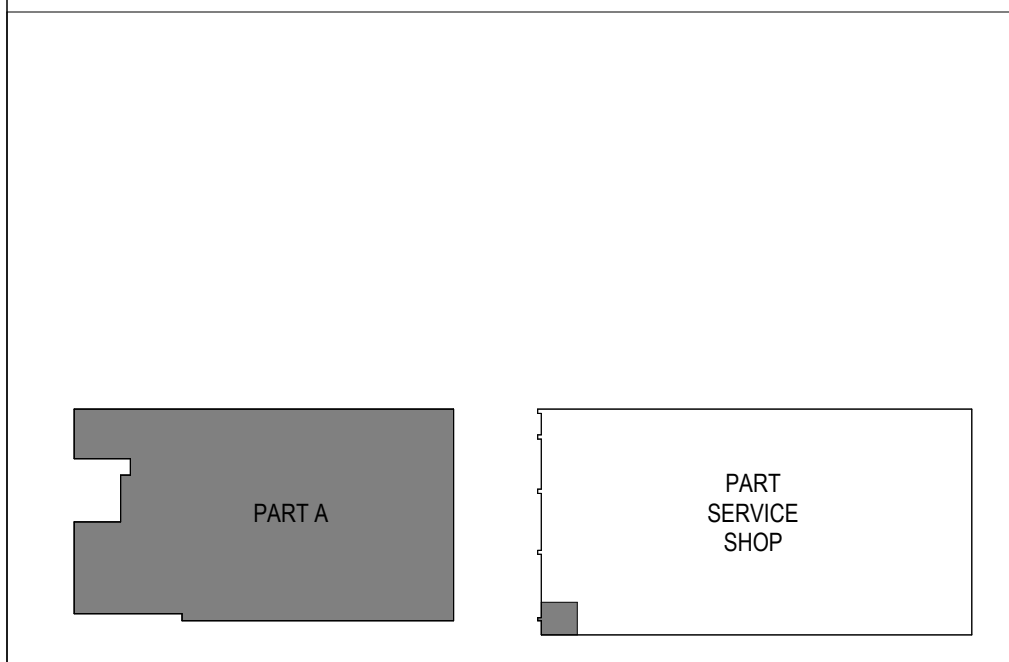
1. EXISTING BUILDING CONDITION BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
2. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
3. COORDINATE DEMOLITION WITH ALL CONTRACTORS WORKING IN AREAS BEING RENOVATED.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CONSTRUCTION TO REMAIN.
5. ANY ASBESTOS CONTAINING MATERIALS THAT ARE ENCOUNTERED ARE TO BE REMOVED BY THE OWNER.
6. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ITEMS TO BE REMOVED NOT SHOWN HERE.
7. COORDINATE THE RETURN AND STORAGE OF ALL ITEMS DESIGNATED AS SALVAGE WITH OWNER.
8. PROVIDE TEMPORARY SHORING AND/OR STAGING OF THE DEMOLITION WORK. COORDINATE DEMOLITION OF ALL WALLS OR PORTIONS OF WALLS FOR NEW OPENINGS WITH STRUCTURAL DOCUMENTS AND EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR SHORING ALL STRUCTURE SUPPORTED BY BEARING WALLS PRIOR TO REMOVAL.
9. COORDINATE CONSTRUCTION BARRIER LOCATIONS, NOISY DEMOLITION / CONSTRUCTION, AND WORK NOTED "INTERMITTENT" WITH OWNER.
10. PATCH AND REPAIR SURFACES WHERE ELEMENTS ARE REMOVED.



DEMOLITION PLAN KEYNOTES

NUMBER	NOTE
D01	REMOVE WALL OR PORTION OF WALL AS SHOWN
D02	REMOVE DOOR, FRAME AND HARDWARE
D04	REMOVE FLOOR FINISH
D05	REMOVE COUNTERTOP AND CABINETRY
D07	REMOVE STOREFRONT/CURTAIN WALL
D08	REMOVE PLUMBING FIXTURE(S) AS SHOWN - CAP AND SEAL UNUSED LINES PER LOCAL CODE
D11	REMOVE EQUIPMENT - SALVAGE FOR REINSTALLATION
D12	REMOVE FURNITURE AND FIXTURES
D13	REMOVE FIRE EXTINGUISHER - SALVAGE FOR REINSTALLATION
D14	REMOVE SIGNAGE AND GRAPHICS
D15	REMOVE INSET CARPET
D16	REMOVE VENDING MACHINE - SALVAGE FOR REINSTALLATION
D17	REMOVE TELEVISION - SALVAGE FOR REINSTALLATION
D18	REMOVE VANITY, MIRROR AND PLUMBING FIXTURES
D19	REMOVE TOILET / URINAL PRIVACY SCREEN PARTITIONS
D20	REMOVE ALL WALL TILE - PREPARE WALL TO RECEIVE NEW WALL TILE
D21	REMOVE OVERHEAD CABINETRY
D22	REMOVE EQUIPMENT
D23	REMOVE COUNTERTOP
D25	REMOVE FLOOR MOUNTED FURNITURE - SALVAGE FOR REINSTALLATION
D26	REMOVE WALL MOUNTED COUNTER - SALVAGE FOR REINSTALLATION
D27	REMOVE VINYL GRAPHIC APPLIED TO STOREFRONT
D28	REMOVE DECORATIVE PARAPET / WALL
D38	REMOVE EXTENTS OF CONCRETE HARDSCAPE. REMOVE CURB CUTS. REMOVE CURB AT EXTENTS SHOWN.
D39	REMOVE STRUCTURAL COLUMN
D43	REMOVE ALL RESTROOM ACCESSORIES
D45	REMOVE TIRE READER EQUIPMENT - SALVAGE FOR REINSTALLATION
D46	REMOVE BOLLARD PVC COVER. INSTALL NEW PVC BOLLARD COVERS TO MATCH P-1.
D47	CLEAN EXISTING CONCRETE SLAB - PREP TO RECEIVE NEW FINISH

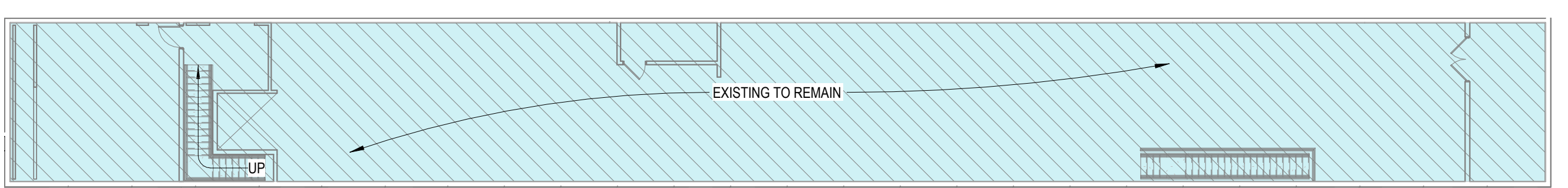
KEY PLAN



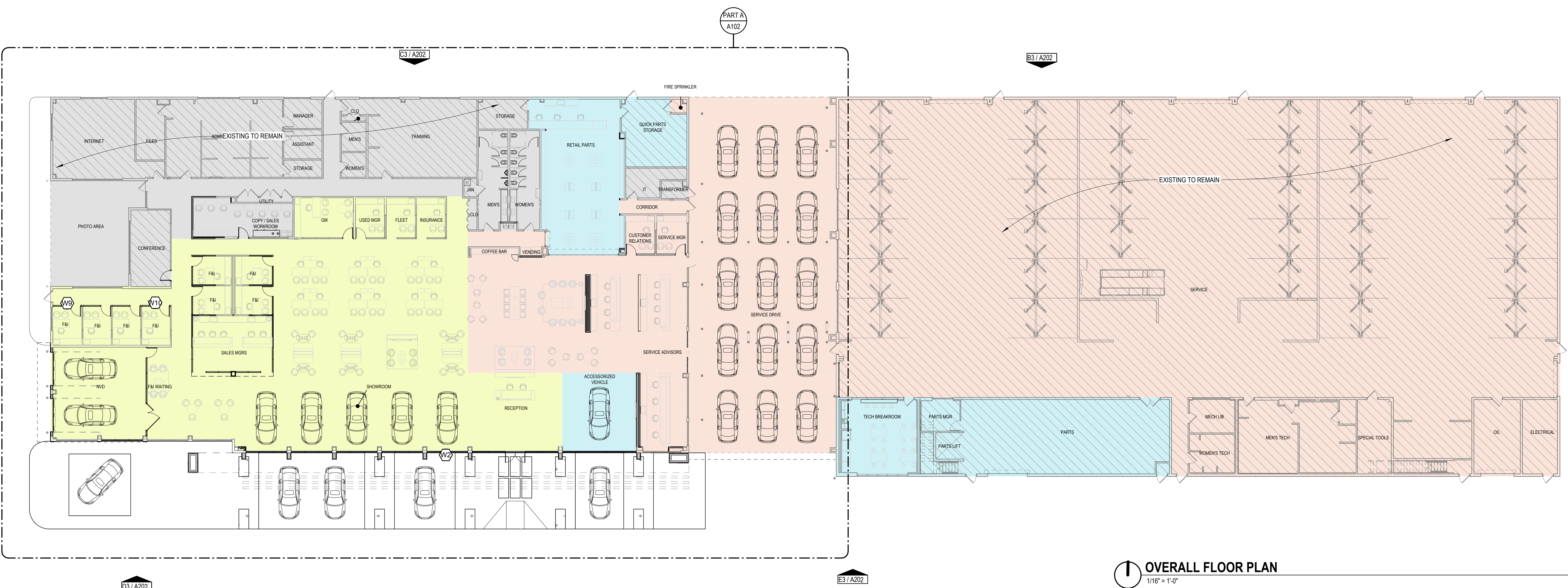
10/16/2024 4:22:58 PM
AutoCAD Document 16270 - Lithia Fontana CA Rock Honda/AD101003 - Rock Honda - ARCH.rvt
DEMOLITION PLAN
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

10/16/2024 4:25:58 PM Autodesk Docs/10/16/2024 - Lithia Motors CA Rock Honda/10/16/2024 - Rock Honda - ARCH.rvt
 OVERALL FLOOR PLAN
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

A
B
C
D
E



1 SECOND FLOOR PLAN
1/16" = 1'-0"



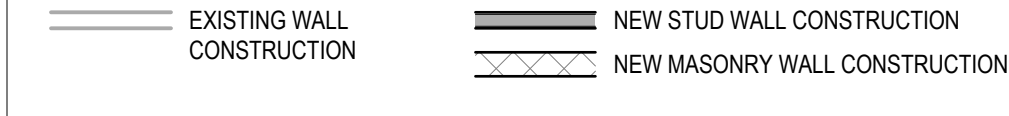
1 OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
- EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
- BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
- REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
- ABBREVIATIONS, TYPICAL MOUNTING DIMENSIONS, AND ANNOTATION SYMBOLS ARE SHOWN ON GENERAL INFORMATION DRAWINGS.
- WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
- PATCH ALL DISTURBED SURFACES WITH MATERIALS TO MATCH ADJACENT SURFACE CONSTRUCTION.
- PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.
- OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO INTERIORS FOR FINISHES INCLUDING WALL PROTECTION ITEMS.
- REFER TO SPECIFICATION SECTION 10 1400 FOR REQUIRED LOCATIONS OF CODE REQUIRED SIGNAGE.



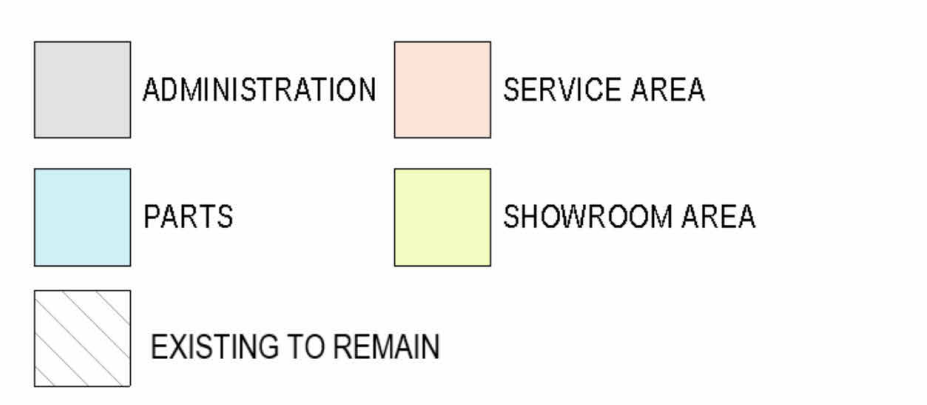
INTERIOR PARTITION GENERAL NOTES



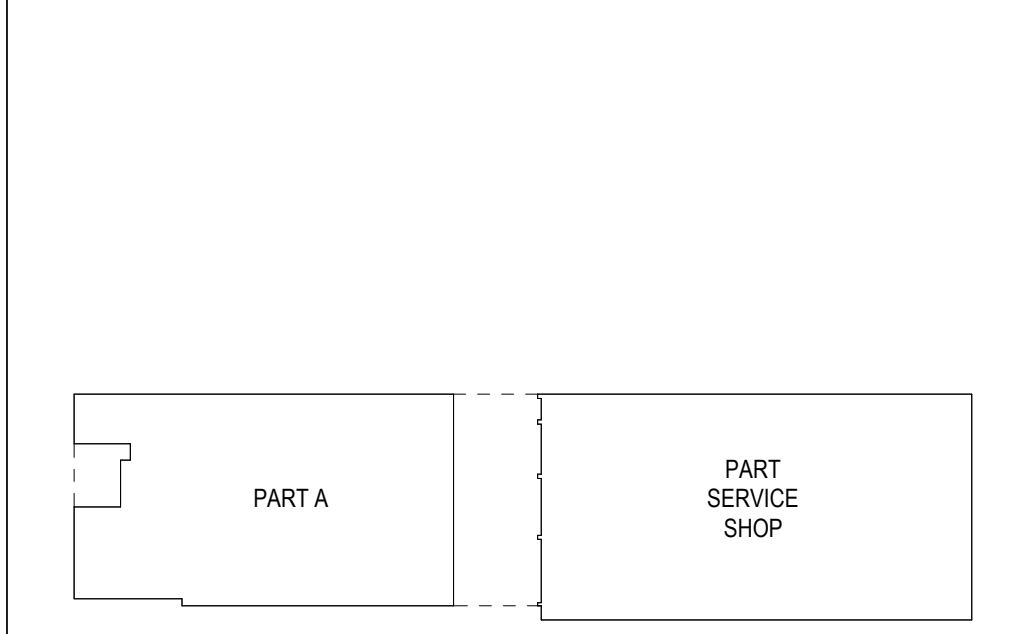
ROCK HONDA - FACILITY PROGRAM - Bldg Renovation 5/1/24

	HONDA REQUIREMENTS	OPS REQUIREMENTS	TOTAL PROVIDED	DIFFERENCE
BUILDING	SF / Units	Units	SF / Units	SF / Units
Showroom Area	7,561		9,579	2,018
Display Vehicle	6	5	1	1
Accessioned Vehicle	1	0	0	1
Other Vehicle	0	0	0	0
Sales Mgr. (Hwy)	0	0	0	0
General Mgr.	0	0	0	0
Service Mgr.	0	0	0	0
Lead Mgr.	1	1	1	0
Asst.	1	1	1	0
Insurance	1	1	1	0
IT	1	1	1	0
Receptionist	2	2	2	0
Administration Area	4,303		5,510	1,207
RECP	0	0	0	0
Conference / Break room	1	1	1	0
Reception / Parts Counter	4	3	3	1
Total Parts	6,077		9,168	3,091
Parts Storage Area	0	1	6,725	0
Parts Inventory	0	0	0	0
Service Area	22,719		31,354	8,635
Staffs	30	34	4	4
Staffs	21	26	5	5
Service Reception	0	0	0	0
Service Advisors	0	0	0	0
Customer Relations	1	1	1	0
Customer Relations	1	1	1	0
Waiting Area seats	20	28	8	8
Vehicle Delivery Area	0		2	2
Total Building Area	40,669		55,611	14,942

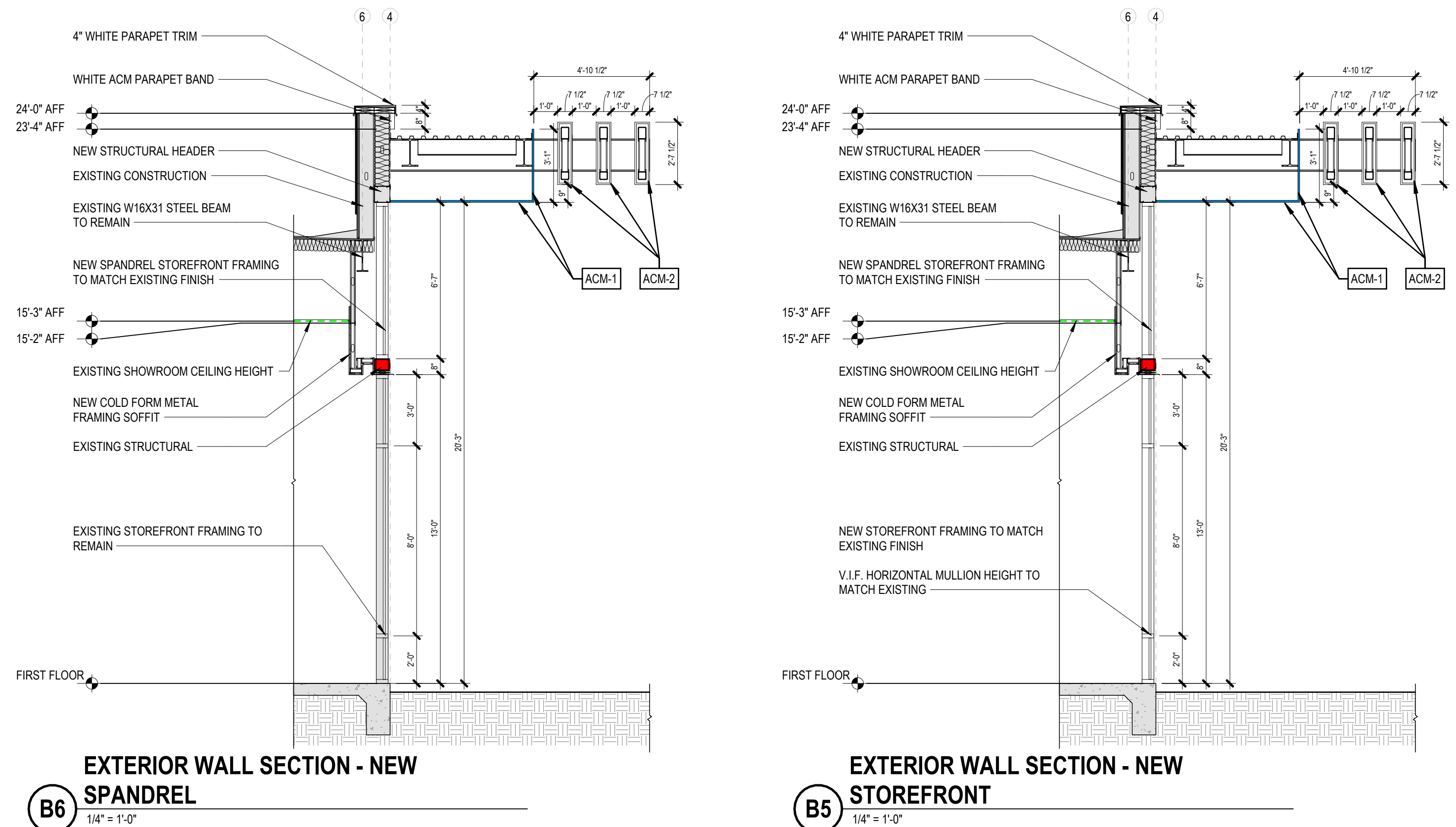
OVERALL COLOR LEGEND



KEY PLAN



PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 15714 Lakeside Circle
 Charlotte, NC 28227 | (704) 731-8800 | www.progressiveaia.com
 PROJECT NUMBER: 10192024 - ENTITLEMENT PACKAGE
 PROJECT MANAGER: S. MARKS
 PROFESSIONAL: S. WURL
 DRAWN BY: S. GARCEAU
 CHECKED BY: J. DIETRICHSON
 NOT FOR CONSTRUCTION
 LITHIA MOTORS INC. ROCK HONDA: ENTITLEMENT PACKAGE
 COA ARCHITECT COA ENGINEER
 15570 S. Highgate Ave., Fontana, CA 92336
 OVERALL FLOOR PLAN A100



B6
EXTERIOR WALL SECTION - NEW SPANDEL
1/4" = 1'-0"

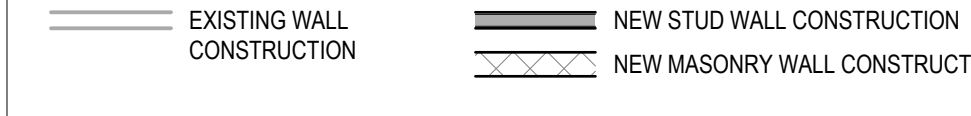
B5
EXTERIOR WALL SECTION - NEW STOREFRONT
1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- FINISH FLOOR ELEVATION = 100'-0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
- EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
- BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
- REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
- ABBREVIATIONS, TYPICAL MOUNTING DIMENSIONS, AND ANNOTATION SYMBOLS ARE SHOWN ON GENERAL INFORMATION DRAWINGS.
- WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
- PATCH ALL DISTURBED SURFACES WITH MATERIALS TO MATCH ADJACENT SURFACE CONSTRUCTION.
- PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.
- OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO INTERIORS FOR FINISHES INCLUDING WALL PROTECTION ITEMS.
- REFER TO SPECIFICATION SECTION 10 1400 FOR REQUIRED LOCATIONS OF CODE REQUIRED SIGNAGE.

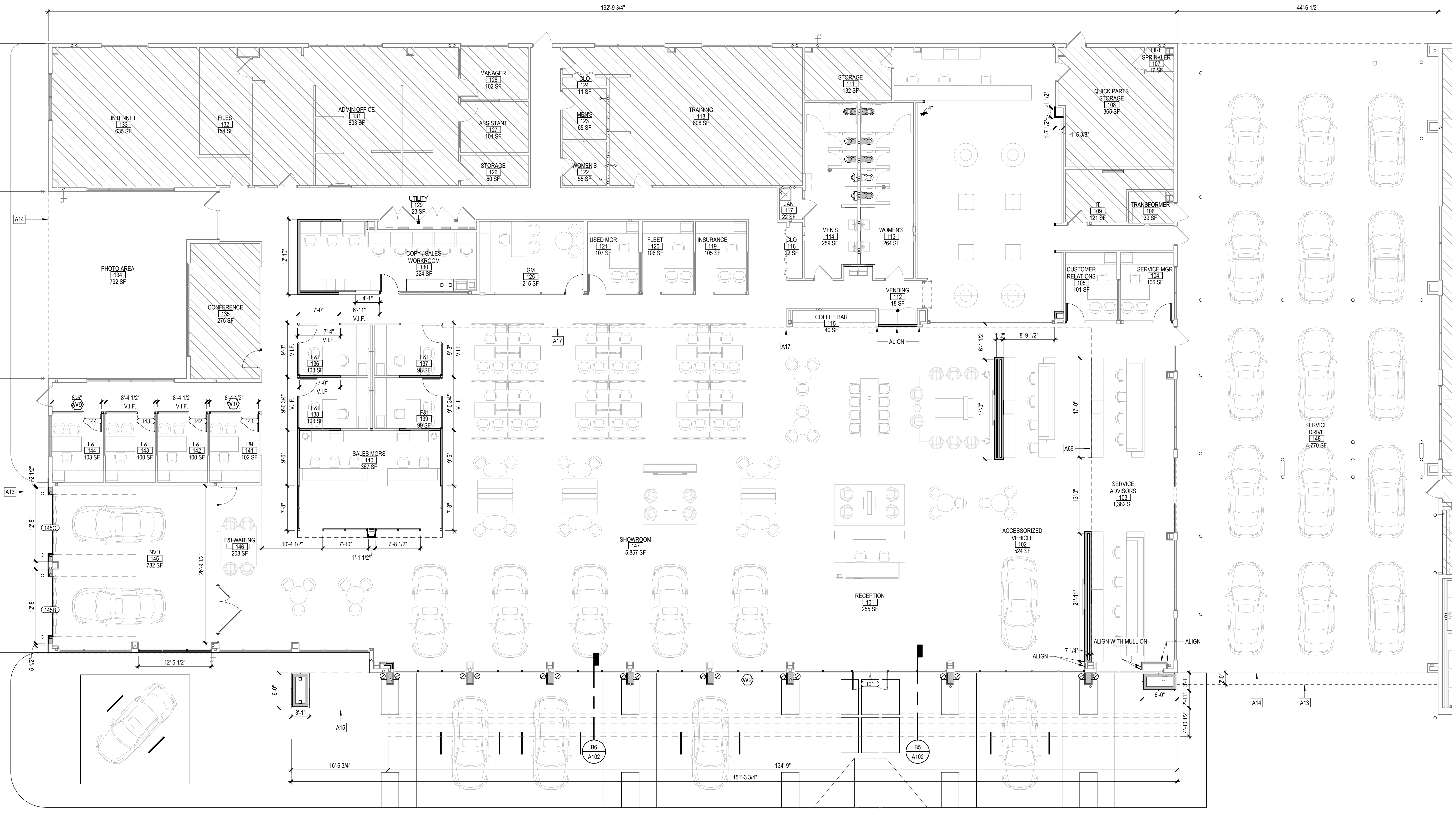


INTERIOR PARTITION GENERAL NOTES



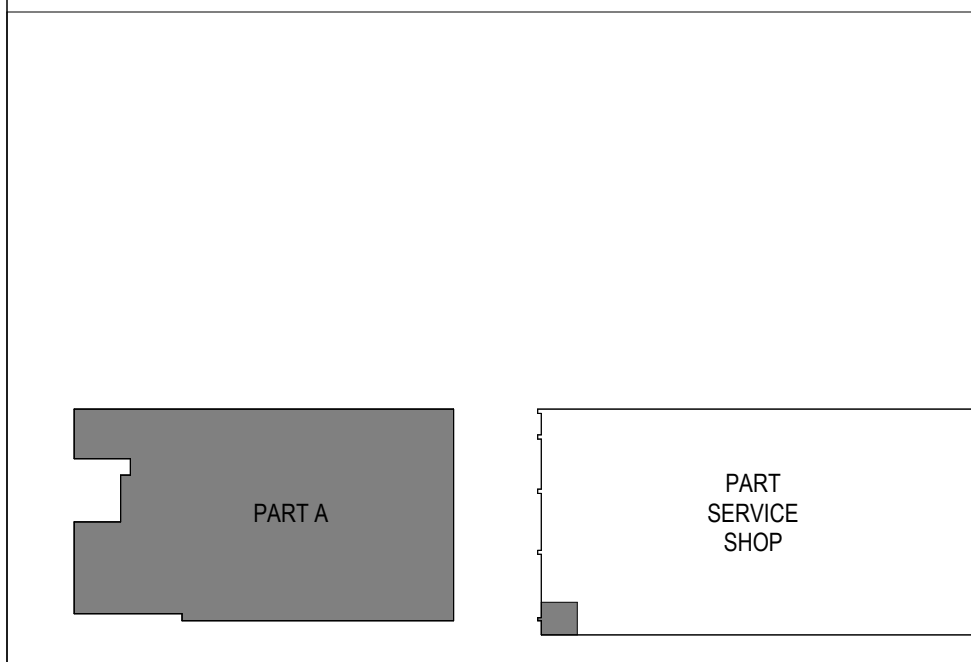
KEYNOTES

NUMBER	NOTE
A13	NEW OVERHEAD CANOPY
A14	EXISTING CANOPY
A15	NEW OVERHEAD BLUE STAGE CANOPY WITH (3) LOUVERS
A17	THE POWER OF DREAMS WALL ABOVE
A66	3'-6" HIGH SSA WALL

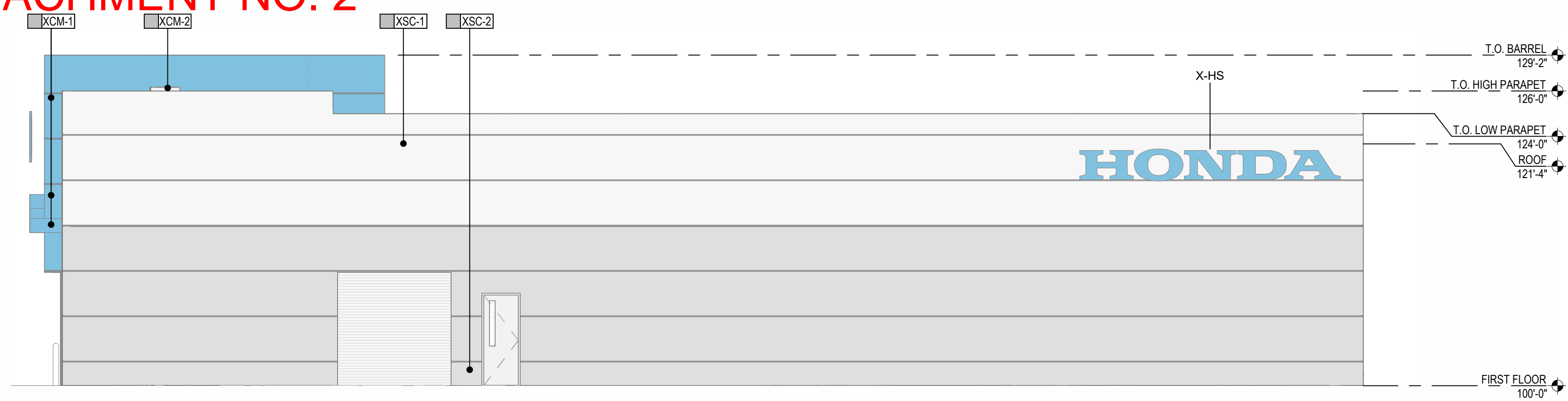


FLOOR PLAN - PART A
1/8" = 1'-0"

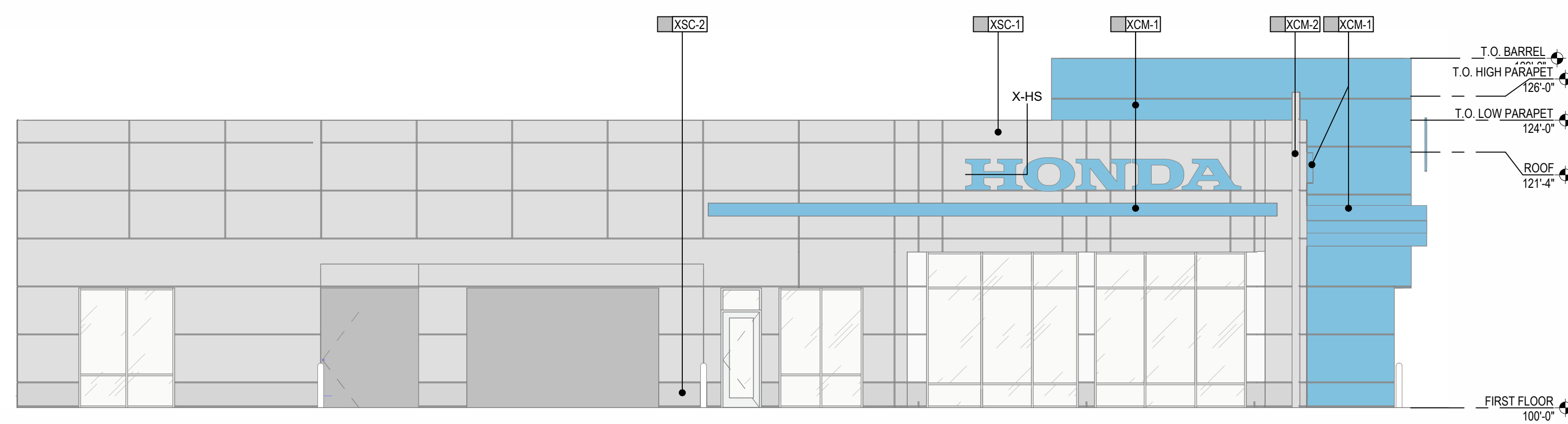
KEY PLAN



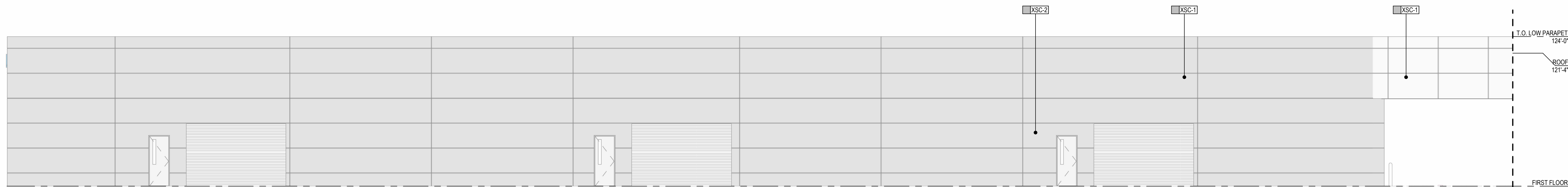
10/16/2024 4:23:59 PM Autodesk AutoCAD 2024 - Lithia Motors CA Rock Honda/10/16/2024 - Rock Honda - AR2/1/24
FLOOR PLAN
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
AND IS THE PROPERTY OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.



A5 EXISTING EAST ELEVATION
1/8" = 1'-0"



A3 EXISTING WEST ELEVATION
1/8" = 1'-0"



B3 EXISTING NORTH ELEVATION - PART A
1/8" = 1'-0"

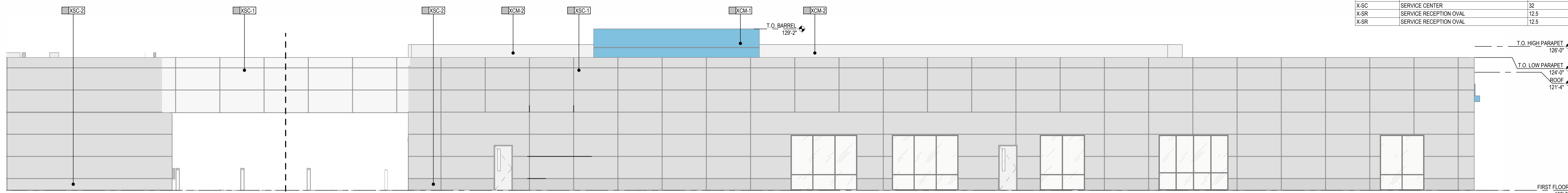
EXISTING EXTERIOR MATERIALS LEGEND

- XCM-1 EXISTING ALUMINUM COMPOSITE METAL: BLUE
- XCM-2 EXISTING ALUMINUM COMPOSITE METAL: GRAY
- XSC-1 EXISTING STUCCO: LIGHT GRAY
- XSC-2 EXISTING STUCCO: DARK GRAY
- X-SF EXISTING STOREFRONT FRAMING

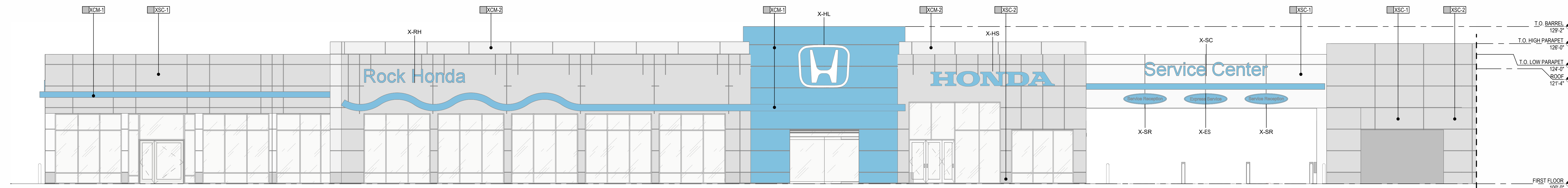
TOTAL SQUARE FOOTAGE OF EXISTING SIGNAGE: APPROX. 242 SQFT

EXISTING SIGNAGE

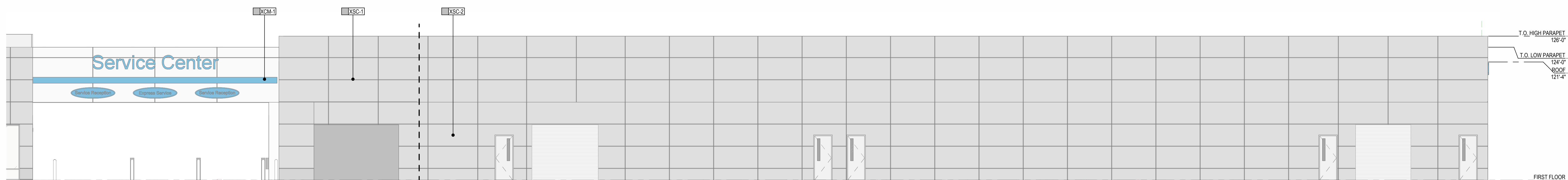
Mark	Description	Area (sq ft)
X-ES	EXPRESS SERVICE OVAL	12.5
X-HL	HONDA LOGO	30.5
X-HS	HONDA LETTER SIGNAGE	36
X-HS	HONDA LETTER SIGNAGE	36
X-HS	HONDA LETTER SIGNAGE	36
X-RH	DEALER SIGNAGE	34
X-SC	SERVICE CENTER	32
X-SR	SERVICE RECEPTION OVAL	12.5
X-SR	SERVICE RECEPTION OVAL	12.5



C3 EXISTING NORTH ELEVATION - PART B
1/8" = 1'-0"



D3 EXISTING SOUTH ELEVATION - PART A
1/8" = 1'-0"



E3 EXISTING SOUTH ELEVATION - PART B
1/8" = 1'-0"

10/16/2024 12:46 PM Autodesk Docs 10/16/2024 - Lithia Forum CA Rock Honda/10/16/2024 - Rock Honda - ARCT/mt
 EXISTING EXTERIOR ELEVATIONS
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 15114 Main Street, Suite 200, Lithia, CA 92356
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

LITHIA MOTORS INC.
 ROCK HONDA: ENTITLEMENT PACKAGE
 15270 S. Highland Ave., Fontana, CA 92336

COA ARCHITECT COA ENGINEER

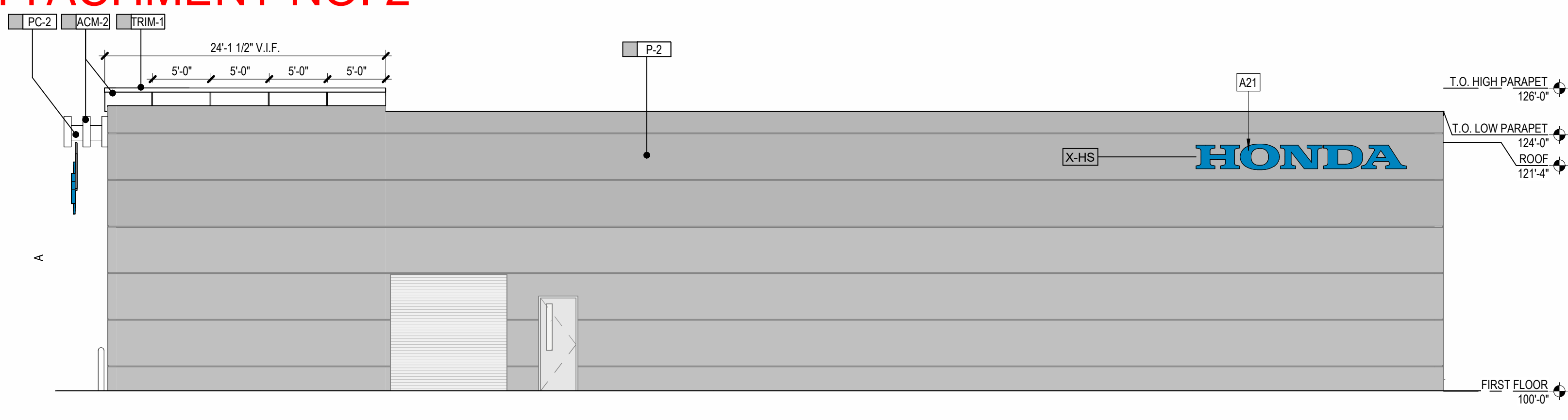
NOT FOR CONSTRUCTION

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to verify the authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

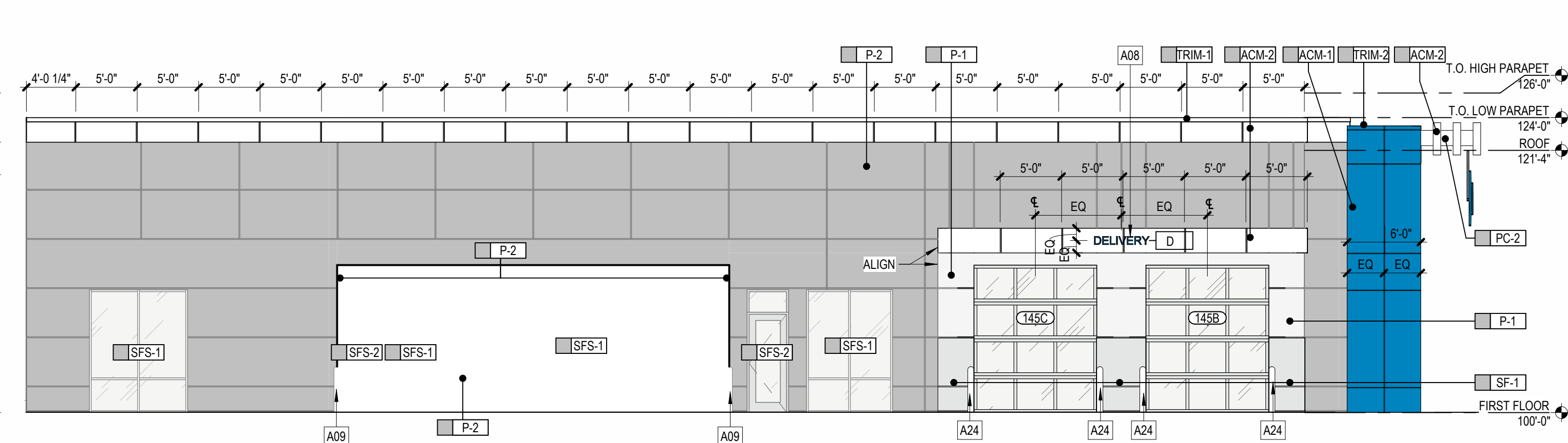
ISSUANCE 10/16/2024 ENTITLEMENT PACKAGE

PROJECT NUMBER 24-0003
 PROJECT MANAGER S. MARKS
 PROFESSIONAL S. WURL
 DRAWN BY S. GARCEAU
 CHECKED BY J. DIETRICHSON

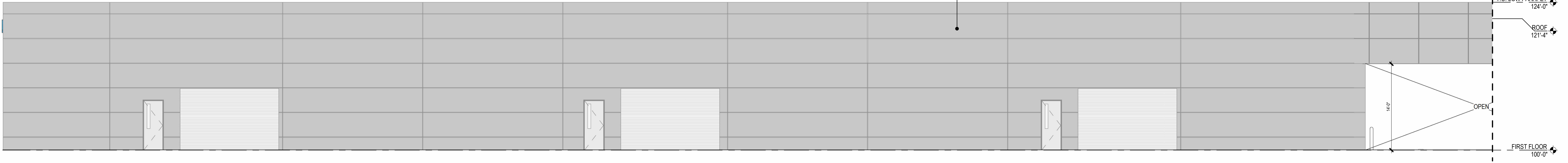
EXISTING EXTERIOR ELEVATIONS
A200



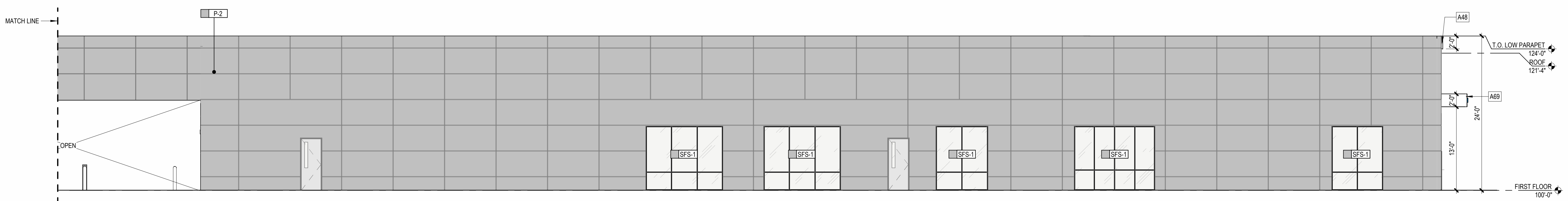
A5 EAST ELEVATION
1/8" = 1'-0"



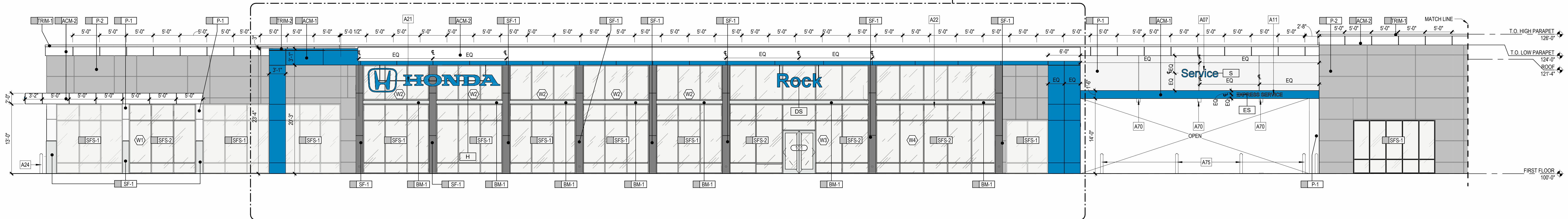
A3 WEST ELEVATION
1/8" = 1'-0"



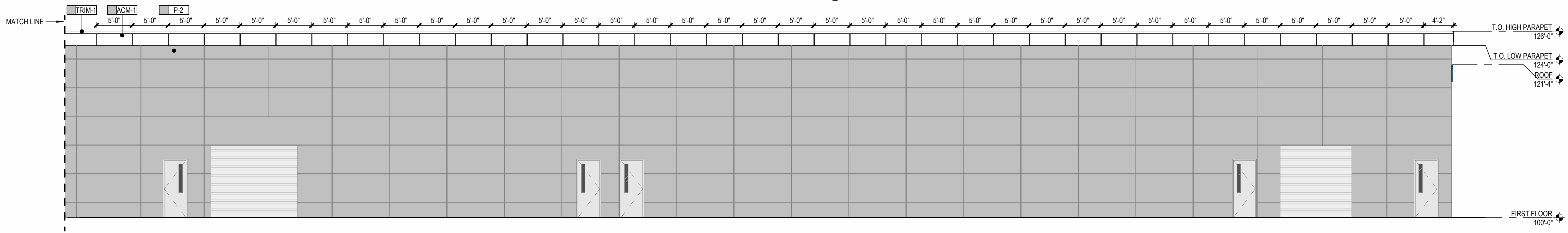
B3 NORTH ELEVATION - PART A
1/8" = 1'-0"



C3 NORTH ELEVATION - PART B
1/8" = 1'-0"



D3 SOUTH ELEVATION - PART A
1/8" = 1'-0"



E3 SOUTH ELEVATION - PART B
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- NOTES:
 1. ALL EXISTING EXTERIOR STOREFRONT FRAMES TO BE PAINTED BENJAMIN MOORE, COROTEC DTM MASTIC URETHANE, COLOR: BLACK
 2. ALL EXISTING EXTERIOR MAN DOOR FRAMES TO BE PAINTED BENJAMIN MOORE, COROTEC DTM MASTIC URETHANE, COLOR: BLACK
 3. ALL EXISTING EXTERIOR OVERHEAD DOOR FRAMES TO BE PAINTED BENJAMIN MOORE, COROTEC DTM MASTIC URETHANE, COLOR: BLACK
- ACM-1** ALUMINUM COMPOSITE METAL: ALPOLIC, ALPOLIC FR, COLOR: HNB BLUE
 - ACM-2** ALUMINUM COMPOSITE METAL: ALPOLIC, ALPOLIC FR, COLOR: HWH WHITE
 - TRIM-1** ALUMINUM COMPOSITE METAL: ALPOLIC, ALPOLIC BREAK METAL, COLOR: HWH WHITE
 - TRIM-2** ALUMINUM COMPOSITE METAL: ALPOLIC, ALPOLIC BREAK METAL, COLOR: HNB BLUE
 - P-1** PAINT WHERE DESIGNATED: BENJAMIN MOORE, ALURA EXTERIOR ACRYLIC LATEX PAINT, COLOR: OC-61 WHITE DIAMOND
 - P-2** PAINT WHERE DESIGNATED: BENJAMIN MOORE, ALURA EXTERIOR ACRYLIC LATEX PAINT, COLOR: HC-169 COVENTRY GRAY
 - PC-2** PAINT WHERE DESIGNATED: TIGER DRYLAC, EXTERIOR GRADE POWDERCOAT, SERIES 29 MATTE RAL POWDER COATINGS, COLOR: RAL 9016
 - SF-1** SPECIAL FINISH: EQUITONE EXTERIOR FIBER CEMENT NATURA LARGE FORMAT PANELS, COLOR: N 281
 - SFS-1** EXISTING STOREFRONT FRAMING:
 - SFS-2** NEW STOREFRONT FRAMING: COLOR AND FINISH TO MATCH EXISTING
 - BM-1** BREAK METAL: COLOR AND FINISH TO MATCH EXISTING STOREFRONT FRAME
- TOTAL SQUARE FOOTAGE OF PROPOSED SIGNAGE: APPROX. 120 SQFT

KEYNOTES

NUMBER	NOTE
A07	NEW EG-4A 'SERVICE' ILLUMINATED SIGNAGE
A08	NEW EG-5 'DELIVERY' ILLUMINATED SIGNAGE
A09	EXISTING BOLLARD - PAINT P-1
A11	NEW EG-4B 'EXPRESS SERVICE' ILLUMINATED SIGNAGE
A21	EG-2 SIGNAGE - HONDA LOGO - ILLUMINATED
A22	EG-3 SIGNAGE - DEALER NAME - ILLUMINATED
A24	NEW BOLLARD: SEE D1, A5101 FOR MORE DETAIL
A48	NEW ACM PARAPET: SEE ELEVATIONS FOR COLOR AND FINISH
A49	DELIVERY CANOPY (BEYOND)
A70	EXISTING TRAFFIC LIGHTING TO REMAIN
A75	EXISTING BOLLARD WITH NEW PVC BOLLARD COVERS TO MATCH P-1

PROPOSED SIGNAGE

Mark	Description	Area (sq ft)
D	NEW EG-5 'DELIVERY' ILLUMINATED SIGNAGE	3
DS	DEALER SIGN - POWER REQUIRED	20
ES	NEW EG-4B 'EXPRESS SERVICE' ILLUMINATED SIGNAGE	5
H	HONDA LETTER SIGNAGE	41
H	EG-2 SIGNAGE - HONDA LOGO - ILLUMINATED	41
S	NEW EG-4A 'SERVICE' ILLUMINATED SIGNAGE	10

10/17/2024 1:43:27 PM Autodesk Docs\18160003 - Lithia Forum CA Rock Honda\18160003 - Rock Honda - ARCH.rvt
 EXTERIOR ELEVATIONS
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

progressive ae
 PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 19714 Lakeside Lane, Suite 200, San Diego, CA 92130
 330 South Tryon St., Suite 301, Charlotte, NC 28202 | 704.731.1880 | www.progressiveaia.com
LITHIA MOTORS INC.
ROCK HONDA: ENTITLEMENT PACKAGE
 COA ARCHITECT COA ENGINEER
NOT FOR CONSTRUCTION
 PROJECT NUMBER: 18160003
 PROJECT MANAGER: S. MARKS
 PROFESSIONAL: S. WURL
 DRAWN BY: S. GARCEAU
 CHECKED BY: J. DIETRICHSON
 EXTERIOR ELEVATIONS
A202
 10/18/2024 ENTITLEMENT PACKAGE



PROGRESSIVE COMPANIES

PROPOSED EXTERIOR VIEW FROM ROW

10/17/2024 4:52:59 PM Autodesk Docs\\s\\16160003 - Lithia Motors CA Rock Honda\\s\\16160003 - Rock Honda - ARCH\\rvt
EXTERIOR PERSPECTIVE
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

progressive ae

LITHIA MOTORS INC.
ROCK HONDA: ENTITLEMENT PACKAGE

NOT FOR CONSTRUCTION

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

ISSUANCE
10/18/2024 ENTITLEMENT PACKAGE

PROJECT NUMBER
S4160003
PROJECT MANAGER
S. MARKS
PROFESSIONAL
S. WURL
DRAWN BY
F. YUNDA
CHECKED BY
F. YUNDA

EXTERIOR PERSPECTIVE
R901

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
1911 Lakeside Drive, Suite 200
330 South Tryon St., Suite 300 | Charlotte, NC 28202 | (704) 731-8880 | www.progressiveae.com

16270 S. Highline Ave., Folsom, CA 95736



PROPOSED EXTERIOR VIEW: SOUTHWEST CORNER

10/16/2024 4:28:57 PM Autodesk Docs\18180003 - Lithia-Fornara CA Rock Honda\18180003 - Rock Honda - ARCH.rvt
 EXTERIOR PERSPECTIVE
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 AND IS THE PROPERTY OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC. ALL
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN,
 ARE RESERVED.

NOT FOR
 CONSTRUCTION

progressive | ae

LITHIA MOTORS INC.
 ROCK HONDA: ENTITLEMENT PACKAGE

COA ARCHITECT COA ENGINEER

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 1511 Lakeside Center Court
 330 South Tryon St., Suite 901 | Charlotte, NC 28202 | (704) 731-8800 | www.progressiveae.com

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

ISSUANCE
 10/16/2024 ENTITLEMENT PACKAGE

PROJECT NUMBER
 18180003
 PROJECT MANAGER
 S. MARKS
 PROFESSIONAL
 S. WURL
 DRAWN BY
 F. YUNDA
 CHECKED BY
 F. YUNDA

EXTERIOR
 PERSPECTIVE
 R902



PROPOSED EXTERIOR VIEW: MAIN ENTRY (DAY)



PROPOSED EXTERIOR VIEW: SOUTHEAST CORNER (DAY)



PROPOSED EXTERIOR VIEW: MAIN ENTRY (DUSK)



PROPOSED EXTERIOR VIEW: SOUTHEAST CORNER (DUSK)

10/18/2024 8:41:02 AM
 Autodesk Docs/18410003 - Lithia Motors CA Rock Honda/18410003 - Rock Honda - ARCH.rvt
 EXTERIOR PERSPECTIVE
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 1511 Lakeside Drive, Suite 300, Charlotte, NC 28202 (704) 373-8800 www.progressiveaia.com
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THEREOF.

COA ARCHITECT COA ENGINEER
NOT FOR CONSTRUCTION

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

ISSUANCE
 10/18/2024 ENTITLEMENT PACKAGE

PROJECT NUMBER
 18410003
 PROJECT MANAGER
 S. MARKS
 PROFESSIONAL
 S. WURL
 DRAWN BY
 F. YUNDA
 CHECKED BY
 F. YUNDA



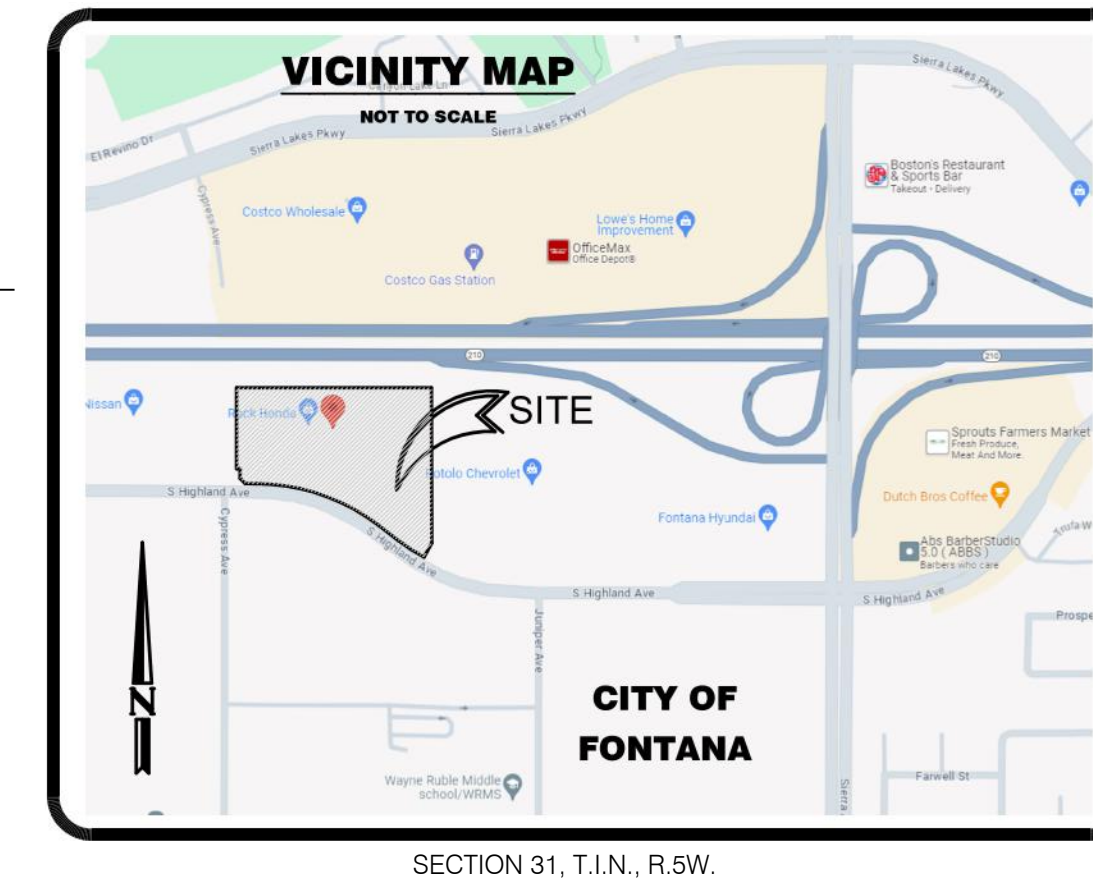
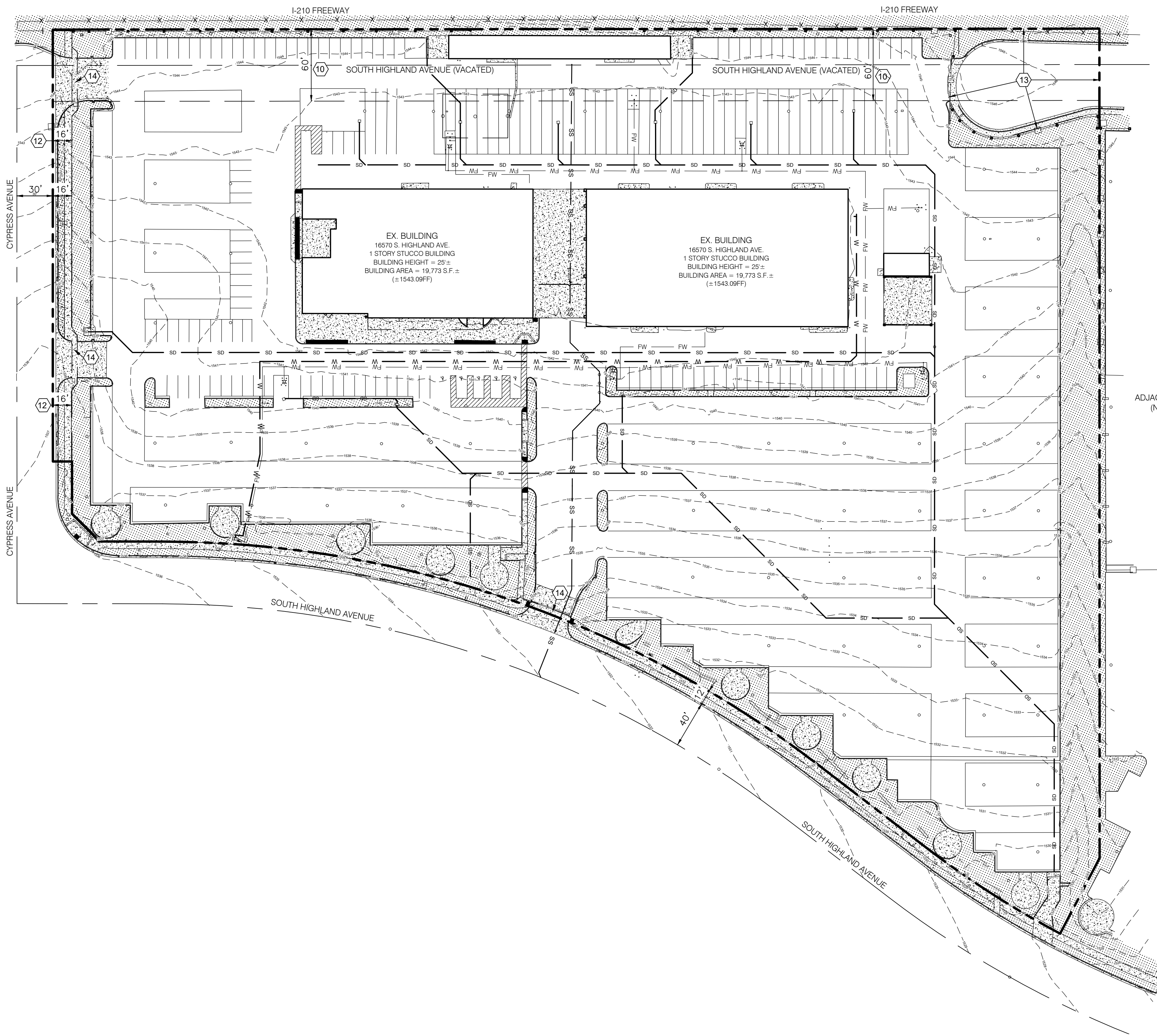
PROPOSED EXTERIOR VIEW: BLUE STAGE CANOPY

10/16/2024 4:28:27 PM Autodesk Docs\16180003 - Lithia Motors CA Rock Honda\16180003 - Rock Honda - ARCH.rvt
 EXTERIOR PERSPECTIVE
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, INC.
 AND SHOULD NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF ALL
 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

ISSUANCE
 10/16/2024 ENTITLEMENT PACKAGE

PROJECT NUMBER
 16180003
 PROJECT MANAGER
 S. MARKS
 PROFESSIONAL
 S. WURL
 DRAWN BY
 F. YUNDA
 CHECKED BY
 F. YUNDA



LEGEND:

- EXISTING CONCRETE
- EXISTING LANDSCAPE
- XXX--- EXISTING CONTOUR
- EXISTING WALL
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- SS --- EX. SEWER
- SD --- EX. STORM DRAIN
- W --- EX. WATER
- FW --- EX. FIRE WATER

ABBREVIATIONS:

- (XX) EXISTING ELEVATION
- BOW OF CURB
- ELEV CURB FACE
- ELEC ELECTRICAL
- EX EXISTING
- FF FINISH FLOOR
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- INV INVERT
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- MWD MUNICIPAL WATER DISTRICT
- OC ON CENTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- W WIDTH
- WM WATER METER

OWNER/APPLICANT

LITHIA REAL ESTATE INC.
150 N BARTLETT ST
MEDFORD, OR 97501
CONTACT: ZACHARY WALROD
TEL: 785.817.2200

ARCHITECT

PROGRESSIVE AE
330 SOUTH TYRON ST #500
CHARLOTTE, NC 28202
CONTACT: STEPHEN MARKS
TEL: 616.361.0579

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DR, SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949-351-5325

SURVEY

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DR, SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949-351-5325

SITE ADDRESS

16570 S HIGHLAND AVENUE
FONTANA, CA 92336
APN: 0250-061-35-0000

SURVEYOR CERTIFICATE:

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

PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 7, 1996 AS DOCUMENT NO. 1998004993, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA TOGETHER WITH PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 19970304402, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA TOGETHER WITH THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA TOGETHER WITH HIGHLAND AVENUE, VACATED PER RESOLUTION NO. 2008-116, RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NO. 2008-0413336, OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 0240-061-35-0000

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06099C 0551 F BEARING AN EFFECTIVE DATE OF 8/24/2021.

ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARDS.

THE ABOVE INFORMATION WAS RETRIEVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE CENTER ON 1/11/2024.

HTTPS://MSC.FEMA.GOV/PORTAL/HOME

LEGAL DESCRIPTION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: FEBRUARY 19, 2024

DATE OF PLAT OR MAP: FEBRUARY 22, 2024

Aaron M. Havens
AARON M. HAVENS
2/22/2024
DATED



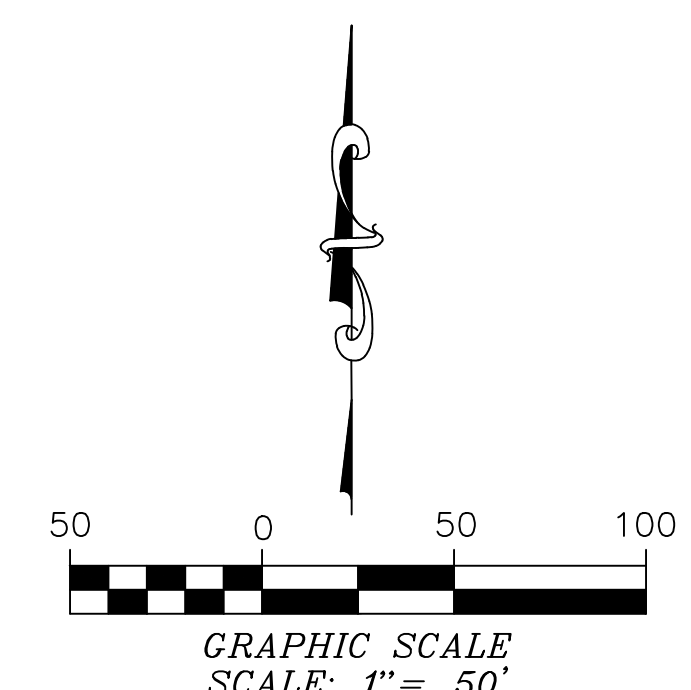
SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE "B":

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

BY: FIDELITY NATIONAL TITLE COMPANY
555 S. FLOWER STREET, SUITE 4420
LOS ANGELES, CA 90071
PHONE: (213) 452-7100

ORDER NO.: 013-30103219-2AA
TITLE OFFICER: AMY ANDRIES
DATED: MAY 17, 2023 AT 7:30 AM

- 2 EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. APPEARS TO AFFECT THE SUBJECT PROPERTY NOT PLOTTED HEREON. NO DOCUMENT OF RECORD PROVIDED.
- 3 EASEMENT(S) FOR PIPE LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 332, PAGE 278 DEEDS. APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.
- 4 EASEMENT(S) FOR PIPE LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 419, PAGE 318 DEEDS AND IN BOOK 502, PAGE 128 DEEDS AND IN BOOK 546, PAGE 25 DEEDS. APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.
- 5 EASEMENT(S) FOR PUBLIC USE THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION OR AS DELINEATED ON THE MAP. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 6 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 28, 1992, RECORDING NO. 92-259593 OF OFFICIAL RECORDS. AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 7 EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF CITY OF FONTANA RECORDED AUGUST 22, 1997, RECORDING NO. 97-304400 OFFICIAL RECORDS. NO LONGER AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. TEMPORARY CONSTRUCTION EASEMENT REFERENCED IN RECORD DOCUMENT HAS TERMINATED.
- 8 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEYS RECORDED JULY 6, 2007, IN BOOK 131, PAGES 72 THROUGH 83, INCLUSIVE OF RECORDS OF SURVEYS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 9 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JANUARY 15, 2008, RECORDING NO. 2008-0018280 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION NO. 2008-116 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA DECLARING THE PUBLIC RIGHT OF WAY KNOWN AS A SEGMENT OF HIGHLAND AVENUE AS UNNECESSARY FOR PRESENT OR PROSPECTIVE PUBLIC USE AND VACATING THE SAME PURSUANT TO STREETS AND HIGHWAY CODE 88320 ET. SEQ. RECORDED SEPTEMBER 11, 2008, RECORDING NO. 2008-0413336 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 12 EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-037056 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 13 EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-037059 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 14 EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-037060 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.



REVISIONS		APPVD	PLANS PREPARED BY:
NUMBER	DATE		

DRAWN BY: AM
CHECKED BY: AM & AMA
DATE: 03/15/2024

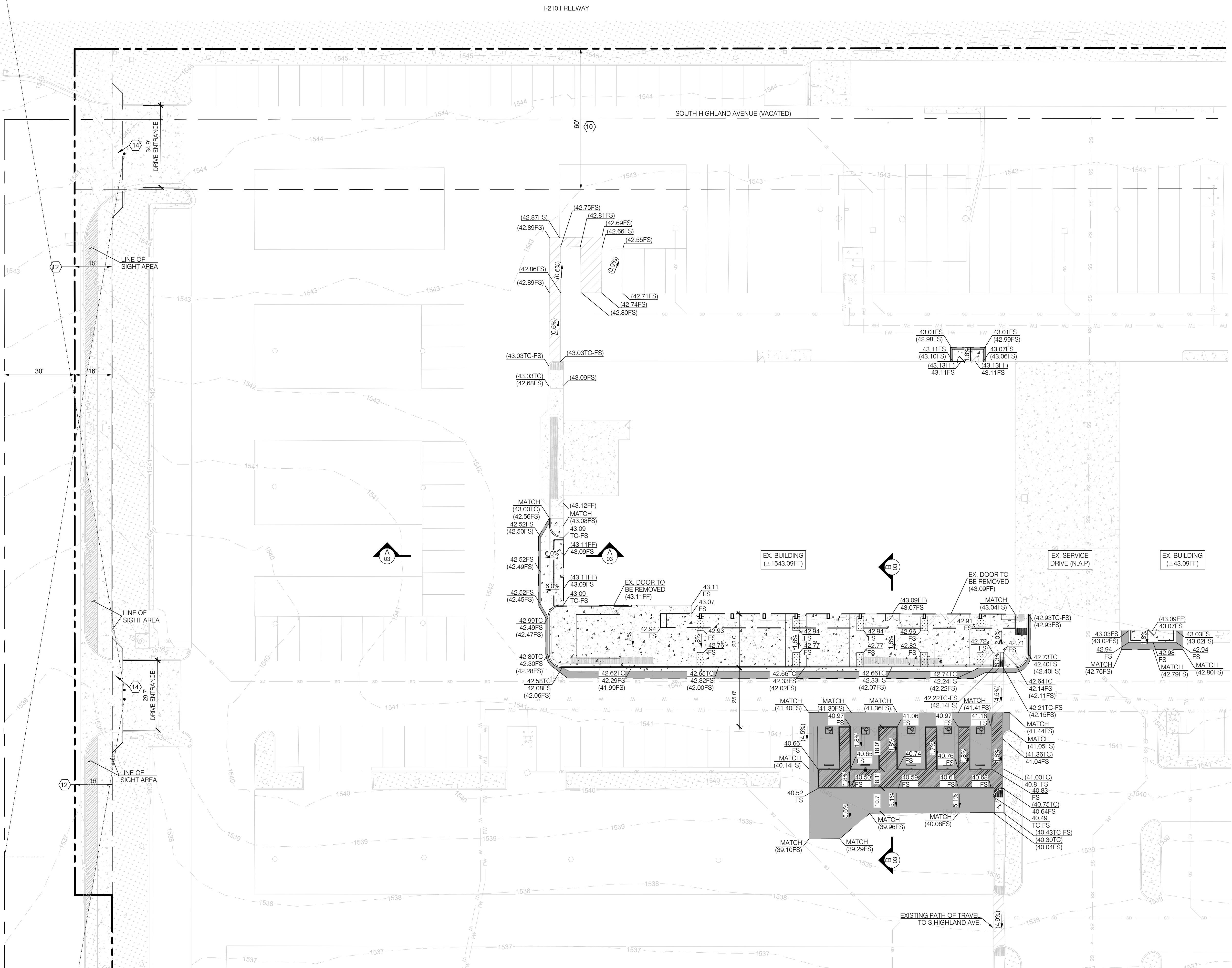
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12'

DATE



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

TOPOGRAPHIC SURVEY	SHEET
LITHIA HONDA 16570 S HIGHLAND AVENUE FONTANA, CA 92336 APN: 0240-061-35-0000	CG-01
	01 of 03



- LEGEND:**
- [Symbol] EXISTING CONCRETE
 - [Symbol] EXISTING LANDSCAPE
 - [Symbol] PROPOSED CONCRETE
 - [Symbol] PROPOSED LANDSCAPE
 - XXX- EXISTING CONTOUR
 - [Symbol] EXISTING WALL
 - [Symbol] PROPERTY LINE
 - [Symbol] CENTERLINE
 - [Symbol] EASEMENT
 - SS EX SEWER
 - SD EX STORM DRAIN
 - W EX DOMESTIC WATER
 - FW EX FIRE WATER
- ABBREVIATIONS:**
- (XX.XX) EXISTING ELEVATION
 - BOW BACK OF WALK
 - CF CURB FACE
 - ELEV ELEVATION
 - ELEC ELECTRICAL
 - EX EXISTING
 - FF FINISH FLOOR
 - FL FLOW LINE
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - GB GRADE BREAK
 - INV INVERT
 - MAX MAXIMUM
 - MH MANHOLE
 - MIN MINIMUM
 - MWD MUNICIPAL WATER DISTRICT
 - OC ON CENTER
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TPY TYPICAL
 - W WIDTH
 - WM WATER METER

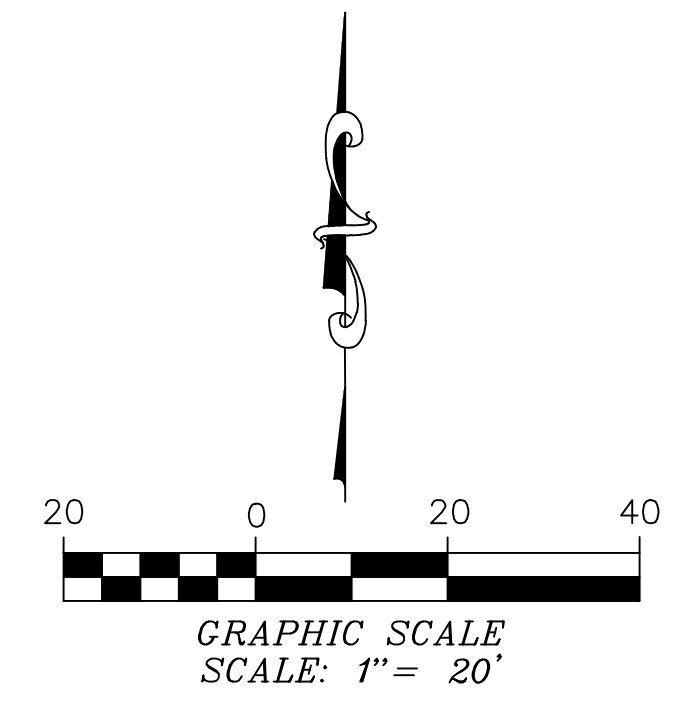
OWNER/APPLICANT
 LITHIA REAL ESTATE INC.
 150 N BARTLETT ST
 MEDFORD, OR 97501
 CONTACT: ZACHARY WALROD
 TEL: 785.817.2200

ARCHITECT
 PROGRESSIVE AE
 330 SOUTH TYRON ST #500
 CHARLOTTE, NC 28202
 CONTACT: STEPHEN MARKS
 TEL: 616.361.0579

CIVIL ENGINEER
 COMMERCIAL DEVELOPMENT RESOURCES
 695 TOWN CENTER DR. SUITE #110
 COSTA MESA, CA 92626
 CONTACT: AARON ALBERTSON, P.E.
 TEL: 949-351-5325

SURVEY
 COMMERCIAL DEVELOPMENT RESOURCES
 695 TOWN CENTER DR. SUITE #110
 COSTA MESA, CA 92626
 CONTACT: AARON ALBERTSON, P.E.
 TEL: 949-351-5325

SITE ADDRESS
 16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0250-061-35-0000



REVISIONS		APPVD
NUMBER	DATE	

DRAWN BY: AM
 CHECKED BY: AM & AMA
 DATE: 03/15/2024

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE
 NORTH AMERICAN VERTICAL DATUM NAVD83
 REFERENCED BY A NATIONAL GEODETIC SURVEY
 BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12'

PLANS PREPARED BY:

 AARON M. ALBERTSON
 R.C.E. 65513, EXP. 9/30/25
 DATE: 03/15/2024

REGISTERED PROFESSIONAL ENGINEER
 AARON M. ALBERTSON
 No. 65513
 Exp. 9/30/25
 CIVIL
 STATE OF CALIFORNIA

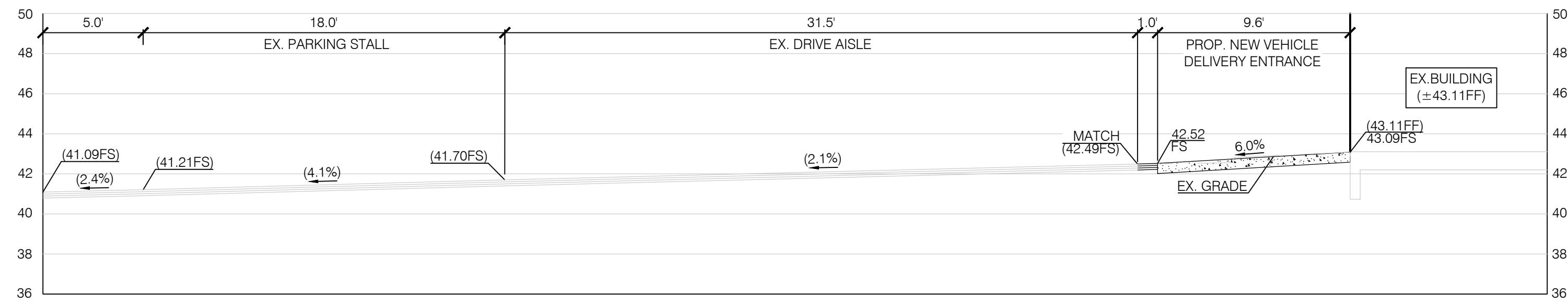
CDR Commercial Development Resources
 Today's Ideas. Tomorrow's Reality.
 695 Town Center Drive #110 Costa Mesa CA 92626
 T 949-640-8967 www.cdrwest.com

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

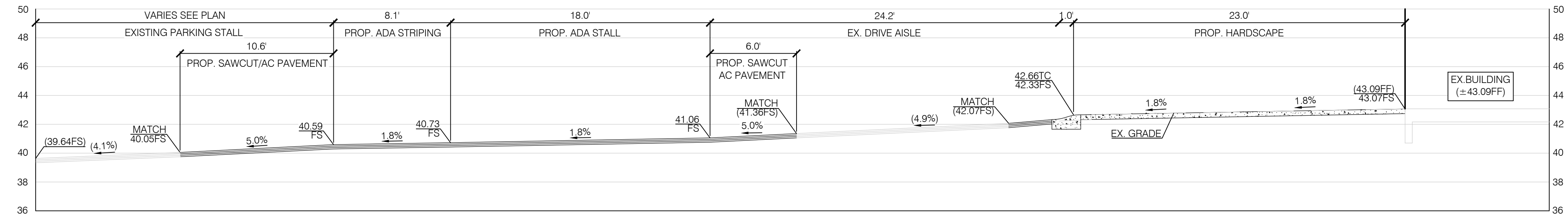
CONCEPTUAL GRADING PLAN

LITHIA HONDA
 16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0240-061-35-0000

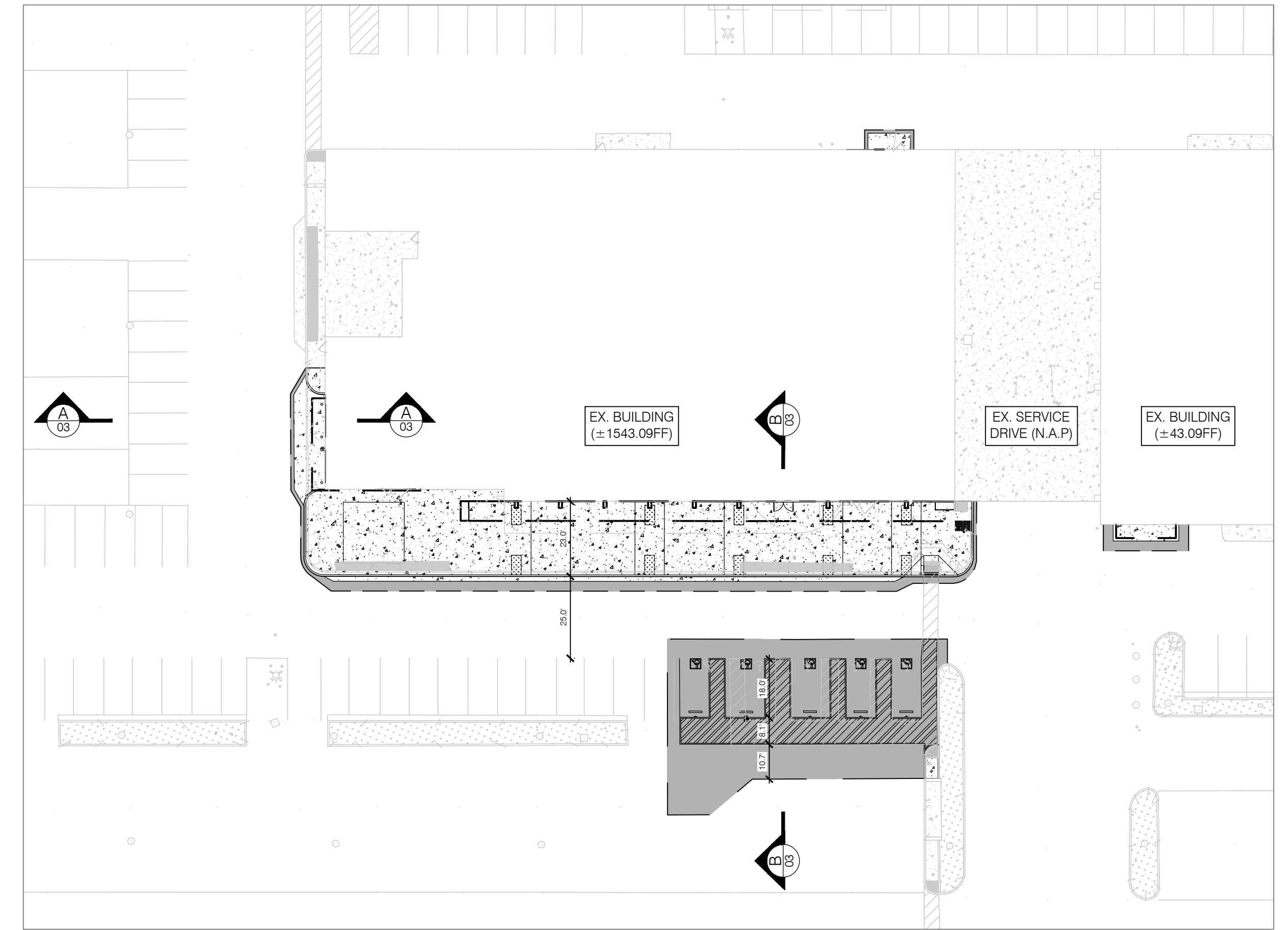
SHEET
 CG-02
 02 OF 03



SECTION "A-A"
SCALE: 1"=5'




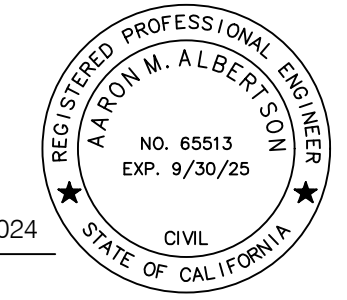
SECTION "B-B"
SCALE: 1"=5'



KEY MAP:
SCALE: 1"=30'

REVISIONS		
NUMBER	DATE	APPVD

DRAWN BY: AM
 CHECKED BY: AM & AMA
 DATE: 03/15/2024
 BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE
 NORTH AMERICAN VERTICAL DATUM NAVD88
 REFERENCED BY A NATIONAL GEODETIC SURVEY
 BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12'

PLANS PREPARED BY:

 AARON M. ALBERTSON
 R.C.E. 65513, EXP. 9/30/25
 DATE: 03/15/2024


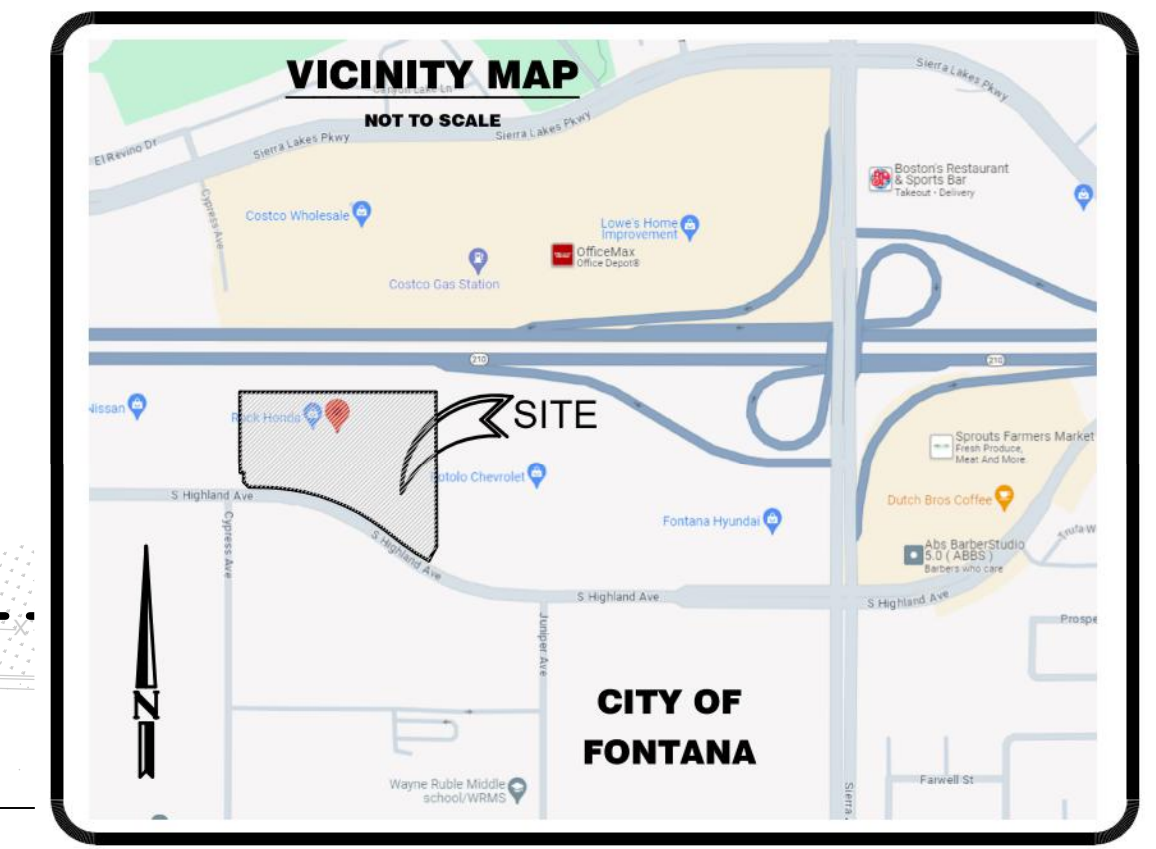
CDR Commercial Development Resources
 Today's Ideas. Tomorrow's Reality.
 695 Town Center Drive #110 Costa Mesa CA 92626
 T 949-640-8967 www.CDRwest.com

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

CROSS SECTIONS
 LITHIA HONDA
 16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0240-061-35-0000

SHEET
 CG-03
 03 OF 03

16570 S HIGHLAND AVENUE FONTANA, CA 92336 APN: 0240-061-35-0000



SECTION 31, T.1N., R.5W.

LEGEND

- EXISTING POST INDICATOR VALVE
- EXISTING DCDA
- EXISTING FDC
- EXISTING FIRE HYDRANT
- HOSE PULL COVERAGE (150' MAX)
- FIRE TRUCK

OWNER/APPLICANT

LITHIA REAL ESTATE INC.
150 N BARTLETT ST
MEDFORD, OR 97501
CONTACT: ZACHARY WALROD
TEL: 785.817.2200

ARCHITECT

PROGRESSIVE AE
330 SOUTH TYRON ST #500
CHARLOTTE, NC 28202
CONTACT: STEPHEN MARKS
TEL: 616.361.0579

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DR. SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949-351-5325

SURVEY

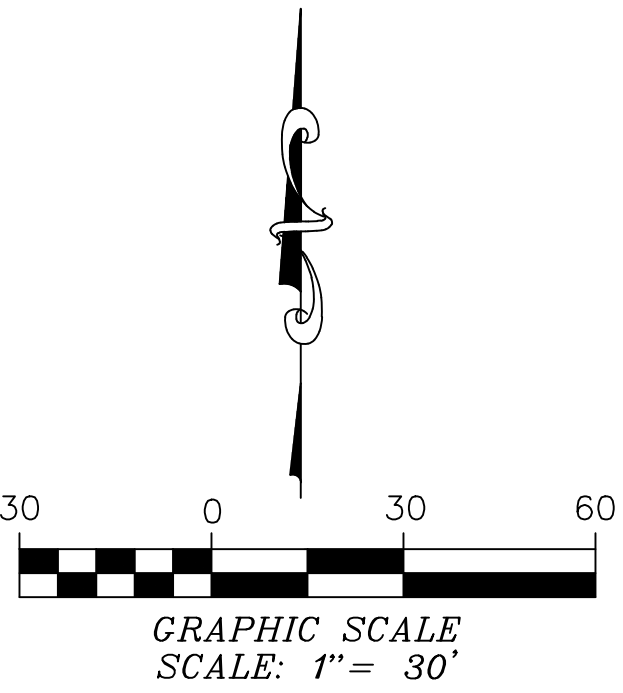
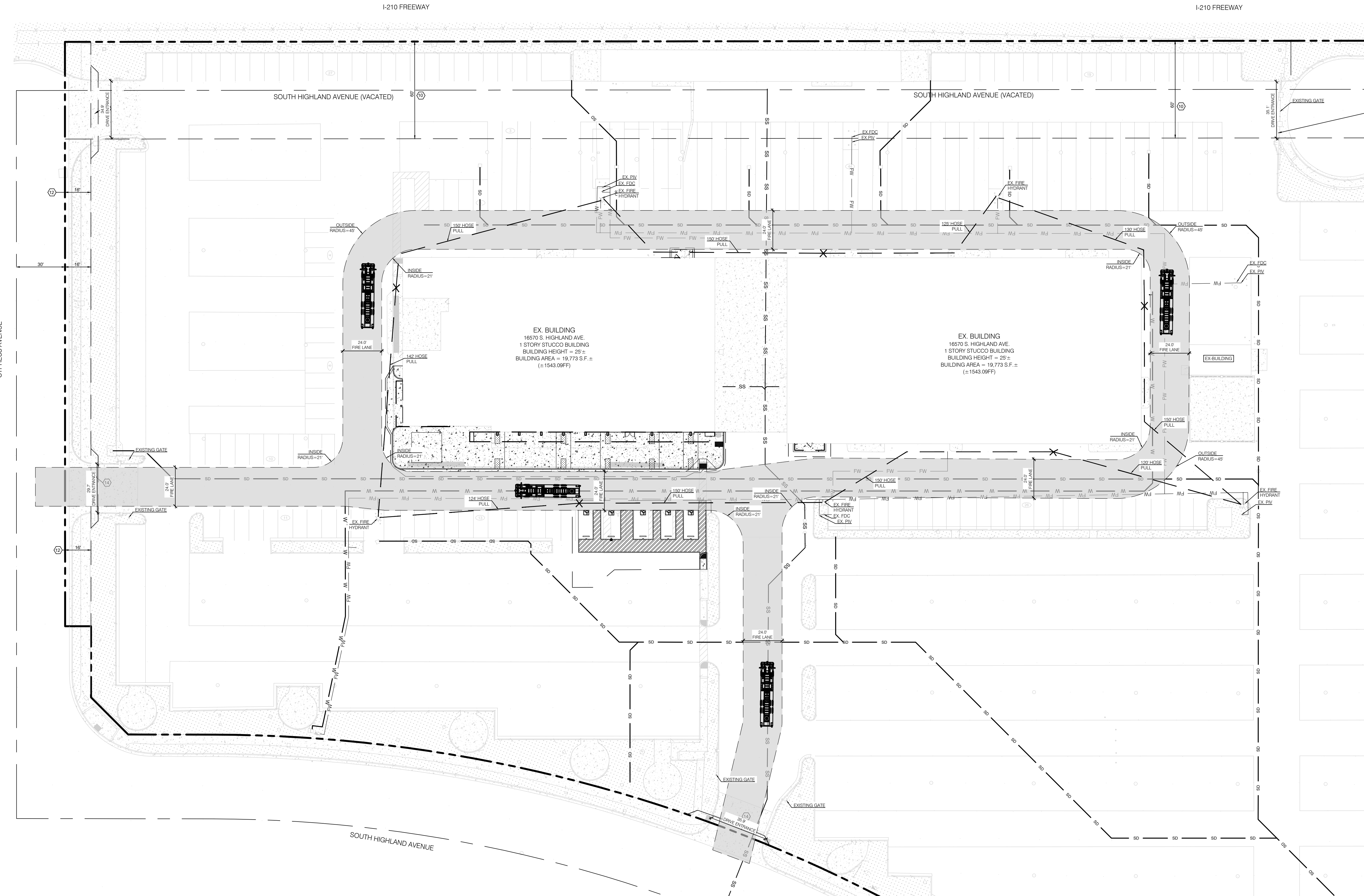
COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DR. SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949-351-5325

SITE ADDRESS

16570 S HIGHLAND AVENUE
FONTANA, CA 92336
APN: 0250-061-35-0000

SITE DATA BUILDING/ZONING

CLIENT:	LITHIA REAL ESTATE INC.
ZONING:	C-2 IN AUTO CENTER OVERLAY DISTRICT (PLANNING AREA 1)
SITE AREA:	468,324 SF (10.751 ACRES)
ROCK HONDA BUILDING BUILDING FLOOR AREA:	53,765 SF
BUILDING HEIGHT:	25'-0"
OCCUPANCY TYPE:	B (BUSINESS) & S-1 (MODERATE HAZARD STORAGE)
CONSTRUCTION TYPE:	TYPE V B (FULLY SPRINKLED)



REVISIONS	
NUMBER	DATE

DRAWN BY: RL
CHECKED BY: AM & AMA
DATE: 03/15/2024

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM NAVD88
REFERENCED BY A NATIONAL GEODETIC SURVEY
BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12

PLANS PREPARED BY:

Aaron Albertson

AARON M. ALBERTSON DATE 03/15/2024
R.C.E. 65513, EXP. 9/30/25

695 Town Center Drive #110 Costa Mesa CA 92626
T 949-640-8887 www.CDRwest.com

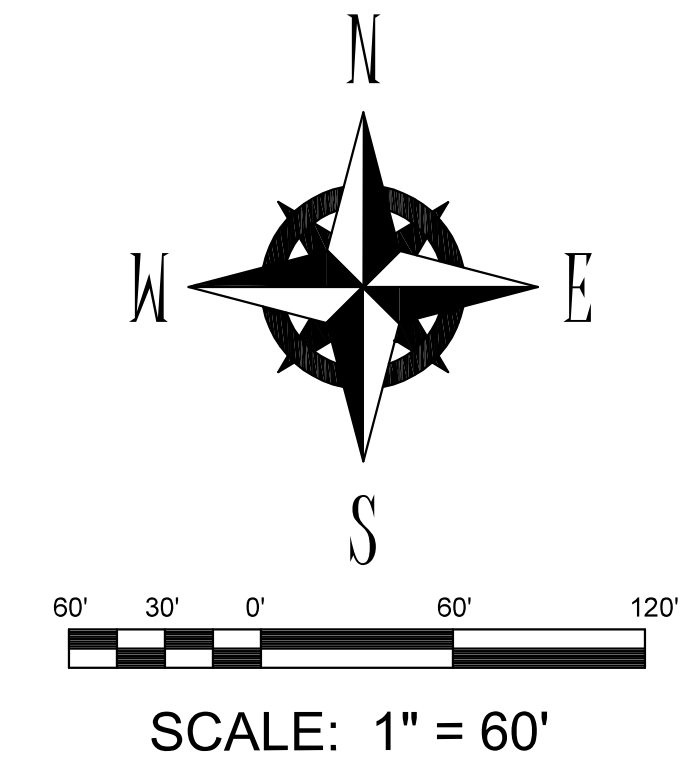
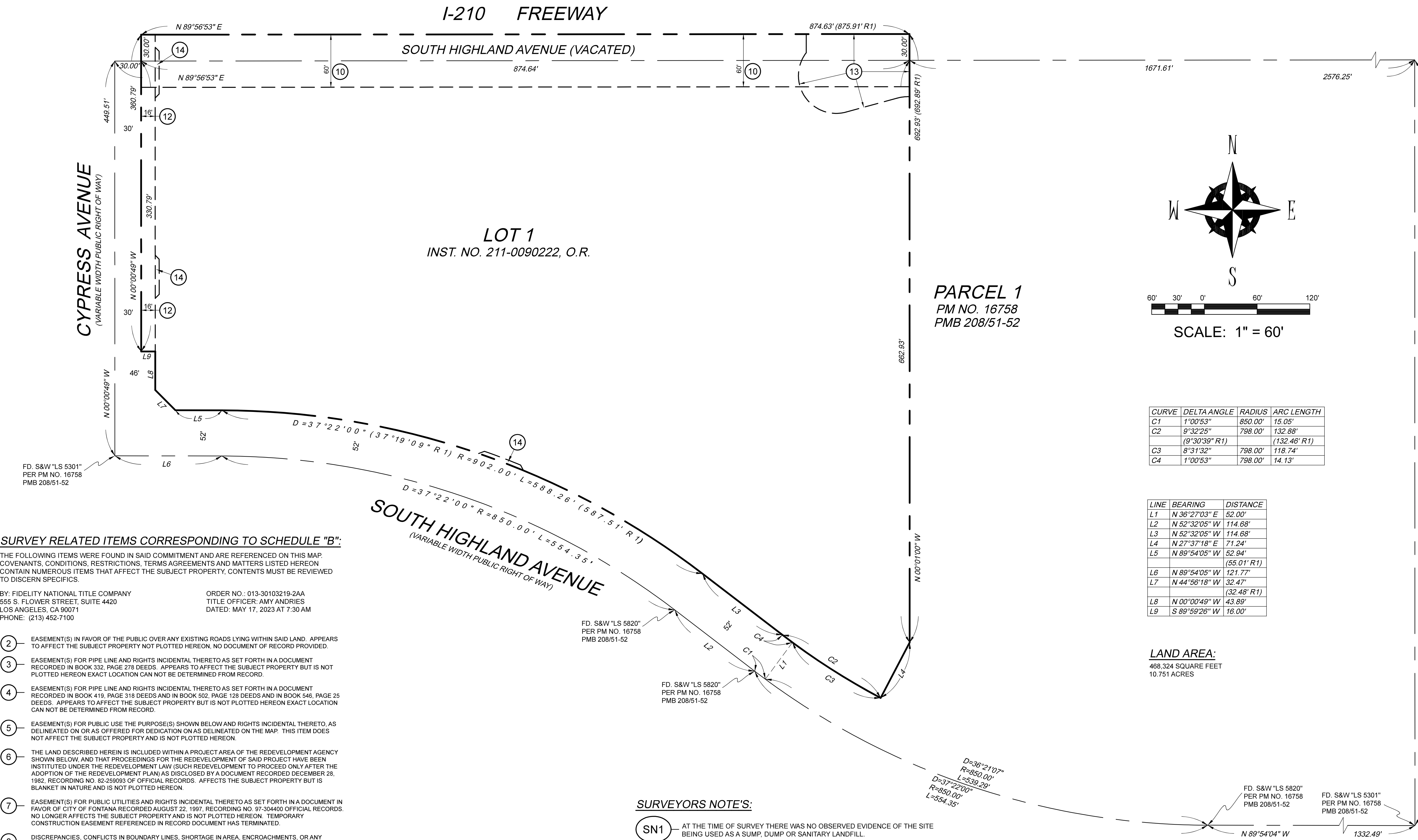
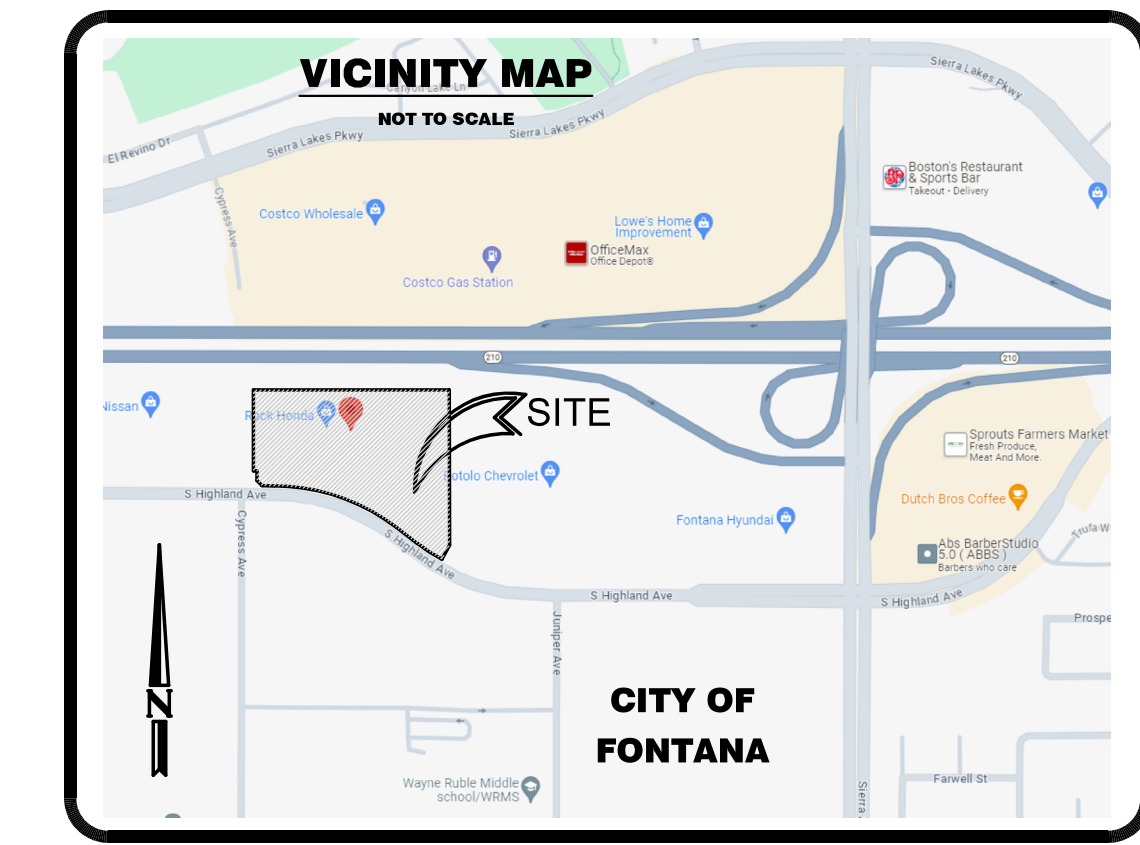
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

FIRE MASTER PLAN

LITHIA HONDA
16570 S HIGHLAND AVENUE
FONTANA, CA 92336
APN: 0240-061-35-0000

SHEET

FM-01
01 OF 01



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	1°00'53"	850.00'	15.05'
C2	9°32'25"	798.00'	132.88'
	(9°30'39" R1)		(132.46' R1)
C3	8°31'32"	798.00'	118.74'
C4	1°00'53"	798.00'	14.13'

LINE	BEARING	DISTANCE
L1	N 38°27'03" E	52.00'
L2	N 52°32'05" W	114.68'
L3	N 52°32'05" W	114.68'
L4	N 27°37'18" E	71.24'
L5	N 89°54'05" W	52.94'
	(55.01' R1)	
L6	N 89°54'05" W	121.77'
L7	N 44°58'18" W	32.47'
	(32.48' R1)	
L8	N 00°00'49" W	43.89'
L9	S 89°58'26" W	16.00'

LAND AREA:
468,324 SQUARE FEET
10.751 ACRES

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE "B":

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

BY: FIDELITY NATIONAL TITLE COMPANY
555 S. FLOWER STREET, SUITE 4420
LOS ANGELES, CA 90071
PHONE: (213) 452-7100

ORDER NO.: 013-30103219-2AA
TITLE OFFICER: AMY ANDRIES
DATED: MAY 17, 2023 AT 7:30 AM

- ② EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND, APPEARS TO AFFECT THE SUBJECT PROPERTY NOT PLOTTED HEREON, NO DOCUMENT OF RECORD PROVIDED.
- ③ EASEMENT(S) FOR PIPE LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 332, PAGE 278 DEEDS, APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.
- ④ EASEMENT(S) FOR PIPE LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 419, PAGE 318 DEEDS AND IN BOOK 502, PAGE 128 DEEDS AND IN BOOK 546, PAGE 25 DEEDS, APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.
- ⑤ EASEMENT(S) FOR PUBLIC USE THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON AS DELINEATED ON THE MAP, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- ⑥ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 28, 1992, RECORDING NO. 92-299093 OF OFFICIAL RECORDS, AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑦ EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF CITY OF FONTANA RECORDED AUGUST 22, 1997, RECORDING NO. 97-304400 OFFICIAL RECORDS, NO LONGER AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT REFERENCED IN RECORD DOCUMENT HAS TERMINATED.
- ⑧ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEYS RECORDED JULY 6, 2007, IN BOOK 131, PAGES 72 THROUGH 85, INCLUSIVE OF RECORDS OF SURVEYS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑨ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JANUARY 15, 2008, RECORDING NO. 2008-0410280 OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑩ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION NO. 2008-116 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA DECLARING THE PUBLIC RIGHT OF WAY KNOWN AS A SEGMENT OF HIGHLAND AVENUE AS UNNECESSARY FOR PRESENT OR PROSPECTIVE PUBLIC USE AND VACATING THE SAME PURSUANT TO STREETS AND HIGHWAY CODE §8320 ET. SEQ. RECORDED SEPTEMBER 11, 2008, RECORDING NO. 2008-0413336 OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑫ EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-0370058 OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑬ EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-0370059 OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑭ EASEMENT(S) FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CITY OF FONTANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 09, 2010, RECORDING NO. 2010-0370060 OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

SURVEYORS NOTE'S:

- SN1 AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SUMP, DUMP OR SANITARY LANDFILL.
- SN2 AT THE TIME OF SURVEY THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, OR BURIAL SITES ON SUBJECT PROPERTY.
- SN3 AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING ADDITIONS OR CONSTRUCTION.
- SN4 AT THE TIME OF SURVEY NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED, THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHTS-OF-WAY.
- SN5 THE BOUNDARY OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, IS CONTIGUOUS, CONTAINING NO GAPS, GORES OR OVERLAPS.
- SN6 THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY, THE SUBJECT PROPERTY WAS OBSERVED TO BE OPERATIONAL AT THE TIME OF SURVEY AND APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATION, THE SURVEYOR WAS NOT PROVIDED WITH MAPS SHOWING THE LOCATIONS OF UNDERGROUND UTILITIES.
- SN7 THERE WERE NO OFFSITE BENEFICIAL EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

NUMBER	DATE	APPROVED

DRAWN BY: CA
CHECKED BY: AMH
DATE: 2/21/2024

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD83 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

Today's Ideas. Tomorrow's Reality.
695 Town Center Drive #110 Costa Mesa CA 92626
T 949-610-8997 www.CDRwest.com

ALTA/NAPS LAND TITLE SURVEY SHEET

16570 S HIGHLAND AVENUE
FONTANA, CA 92336
APN: 0240-061-35-0000

01 OF 05

LEGAL DESCRIPTION

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

LOT 1

PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 7, 1998 AS DOCUMENT NO. 19980004993 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TOGETHER WITH PARCEL "A" AS SHOWN IN A CERTIFICATE OF COMPLIANCE RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 19970304402 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TOGETHER WITH THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TOGETHER WITH HIGHLAND AVENUE, VACATED PER RESOLUTION NO. 2008-116, RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NO. 2008-0413336 OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE EAST 3 ACRES OF THE WEST 13.74 ACRES OF LOT 17 OF ORANGE HEIGHTS ACRES, AS SHOWN ON A MAP FILED IN BOOK 19, PAGE 23 OF MAPS, ALL OF OFFICIAL RECORDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID REMAINDER PARCEL; THENCE, ALONG THE NORTHERLY LINE OF SAID REMAINDER PARCEL, SOUTH 89°45'55" WEST, 133.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SOUTH HIGHLAND AVENUE SHOWN AS HAVING A HALF WIDTH OF 52.00 FEET PER SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 798.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 36°11'02" WEST; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00' 54" AN ARC LENGTH OF 14.13 FEET;
2. NORTH 52°48'04" WEST, 88.59 FEET TO THE EASTERLY LINE OF SAID CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT NO. 19980004993 OFFICIAL RECORDS.

THENCE, ALONG SAID EASTERLY LINE, NORTH 00°16'33" EAST, 582.44 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°41'19" EAST, 199.08 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 16758 AS FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG SAID NORTHERLY PROLONGATION AND WESTERLY LINE, SOUTH 00°16'59" EAST, 632.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED MARCH 04, 2011 AS INSTRUMENT NO. 2011-0090222 OFFICIAL RECORDS, IN THE COUNTY OF SAN BERNARDINO.

APN: 0240-061-35-0-000

TITLE REPORT NOTE:

THE TITLE DESCRIPTION IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 013-30103219-2AA, WITH AN EFFECTIVE DATE OF MAY 17, 2023 AT 7:30 AM.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06099C 0551 F BEARING AN EFFECTIVE DATE OF 8/24/2021.

ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARDS.

THE ABOVE INFORMATION WAS RETRIEVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE CENTER ON 1/11/2024.

HTTPS://MSC.FEMA.GOV/PORTAL/HOME

SURVEYOR'S CERTIFICATE

TO: LITHIA REAL ESTATE, INC., AN OREGON CORPORATION; FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NAPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: FEBRUARY 19, 2024

DATE OF PLAT OR MAP: FEBRUARY 22, 2024

AARON M. HAVENS 3/12/2024 DATED



I-210 FREEWAY

SOUTH HIGHLAND AVENUE (VACATED)

CYPRESS AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

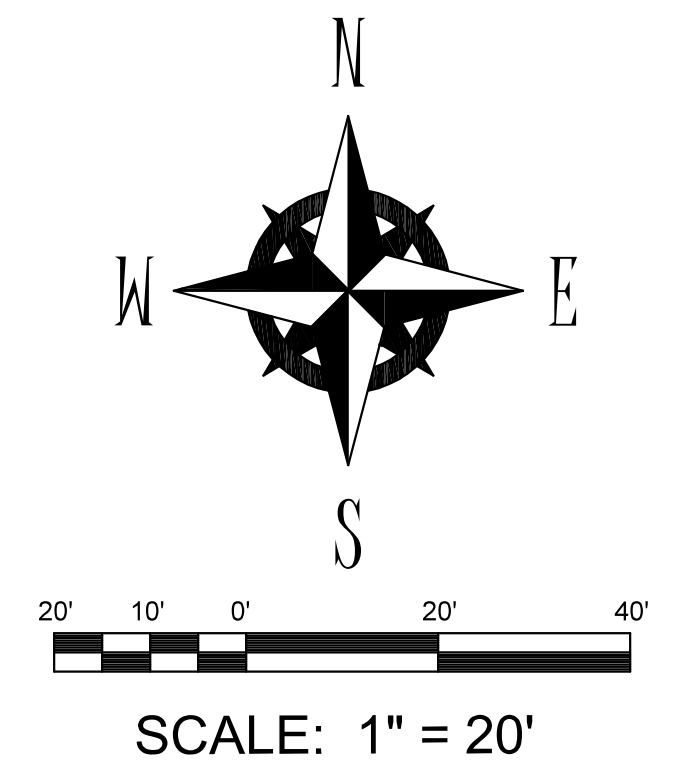
MATCH LINE SEE SHEET 3 OF 5

BUILDING
16570 S. HIGHLAND AVE.
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 25'±
BUILDING AREA = 19,773 S.F.±

MATCH LINE SEE SHEET 4 OF 5

LEGEND:

- IR - IRRIGATION RISER
- LP - LIGHT POLE
- CN - COLUMN
- GP - GUARD POST
- SCO - SEWER CLEANOUT
- CO - CLEAN OUT
- EPB - ELECTRIC PULLBOX
- DI - DRAIN INLET
- FDC - FIRE DEPARTMENT CONNECTION
- PIV - POST INDICATOR VALVE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- US - UTILITY SCANNER
- CB - CATCH BASIN
- SDMH - STORM DRAIN MANHOLE
- MS - MONUMENT SIGN
- IMH - INTERCEPTOR MANHOLE
- ET - ELECTRIC MANHOLE
- WR - WATER RISER
- SDCO - STORM DRAIN CLEAN OUT
- SL - STREET LIGHT
- FP - POWER POLE
- SMH - SEWER MANHOLE
- DCV - DETECTOR CHECK VALVE
- TSPB - TRAFFIC SIGNAL PULLBOX
- BFD - BACK FLOW DEVICE
- TS - TRAFFIC SIGNAL
- FP - FLAG POLE
- SD - SLOT DRAIN
- EVLT - ELECTRIC VAULT
- UVLT - UTILITY VAULT
- CR - COMMUNICATION RISER
- WP - WATER PIPE
- GMP - GATE MOTOR PAD
- DPI - DRAIN PIPE INLET



REVISIONS	
NUMBER	DATE

DRAWN BY: CA
CHECKED BY: AMH
DATE: 2/21/2024

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

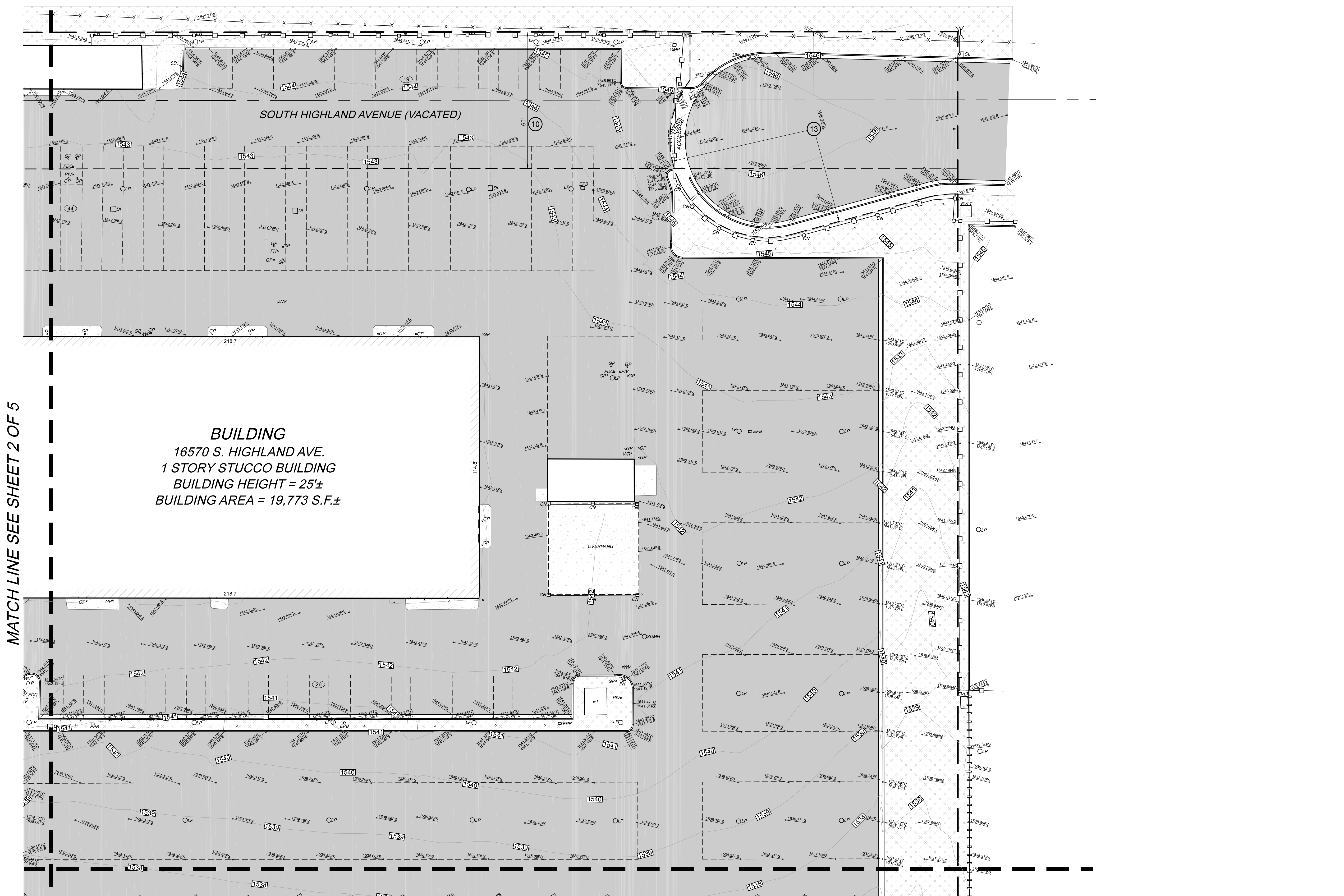
Richtig Inc.
Surveying & Design

CDR Commercial Development Resources

Today's Ideas. Tomorrow's Reality.
695 Town Center Drive #110 Costa Mesa CA 92626
T 949-610-8997 www.CDRwest.com

I-210 FREEWAY

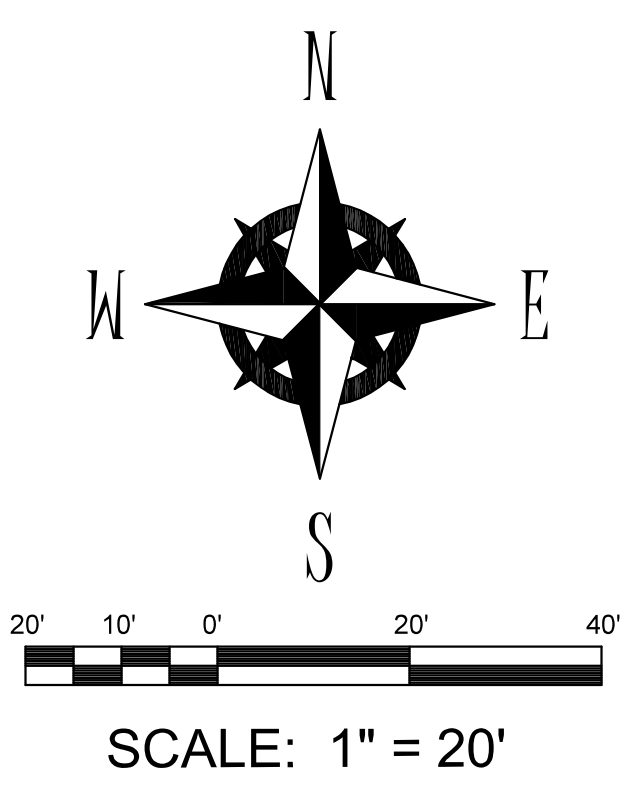
- LEGEND:**
- IR - IRRIGATION RISER
 - LP - LIGHT POLE
 - CN - COLUMN
 - GP - GUARD POST
 - SCO - SEWER CLEANOUT
 - CO - CLEAN OUT
 - EPB - ELECTRIC PULLBOX
 - DI - DRAIN INLET
 - FDC - FIRE DEPARTMENT CONNECTION
 - PIV - POST INDICATOR VALVE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - US - UTILITY SCANNER
 - CB - CATCH BASIN
 - SDMH - STORM DRAIN MANHOLE
 - MS - MONUMENT SIGN
 - IMH - INTERCEPTOR MANHOLE
 - ET - ELECTRIC MANHOLE
 - WR - WATER RISER
 - SDCO - STORM DRAIN CLEAN OUT
 - SL - STREET LIGHT
 - PP - POWER POLE
 - SMH - SEWER MANHOLE
 - DCV - DETECTOR CHECK VALVE
 - TSFB - TRAFFIC SIGNAL PULLBOX
 - BFD - BACK FLOW DEVICE
 - TS - TRAFFIC SIGNAL
 - FP - FLAG POLE
 - SD - SLOT DRAIN
 - EVLV - ELECTRIC VAULT
 - UVLT - UTILITY VAULT
 - CR - COMMUNICATION RISER
 - WP - WATER PIPE
 - GMP - GATE MOTOR PAD
 - DPI - DRAIN PIPE INLET



BUILDING
 16570 S. HIGHLAND AVE.
 1 STORY STUCCO BUILDING
 BUILDING HEIGHT = 25'±
 BUILDING AREA = 19,773 S.F.±

MATCH LINE SEE SHEET 2 OF 5

MATCH LINE SEE SHEET 5 OF 5



REVISIONS		APPROVED
NUMBER	DATE	

DRAWN BY: CA
 CHECKED BY: AMH
 DATE: 2/21/2024

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNIP' WITH AN ELEVATION OF 1528.12

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

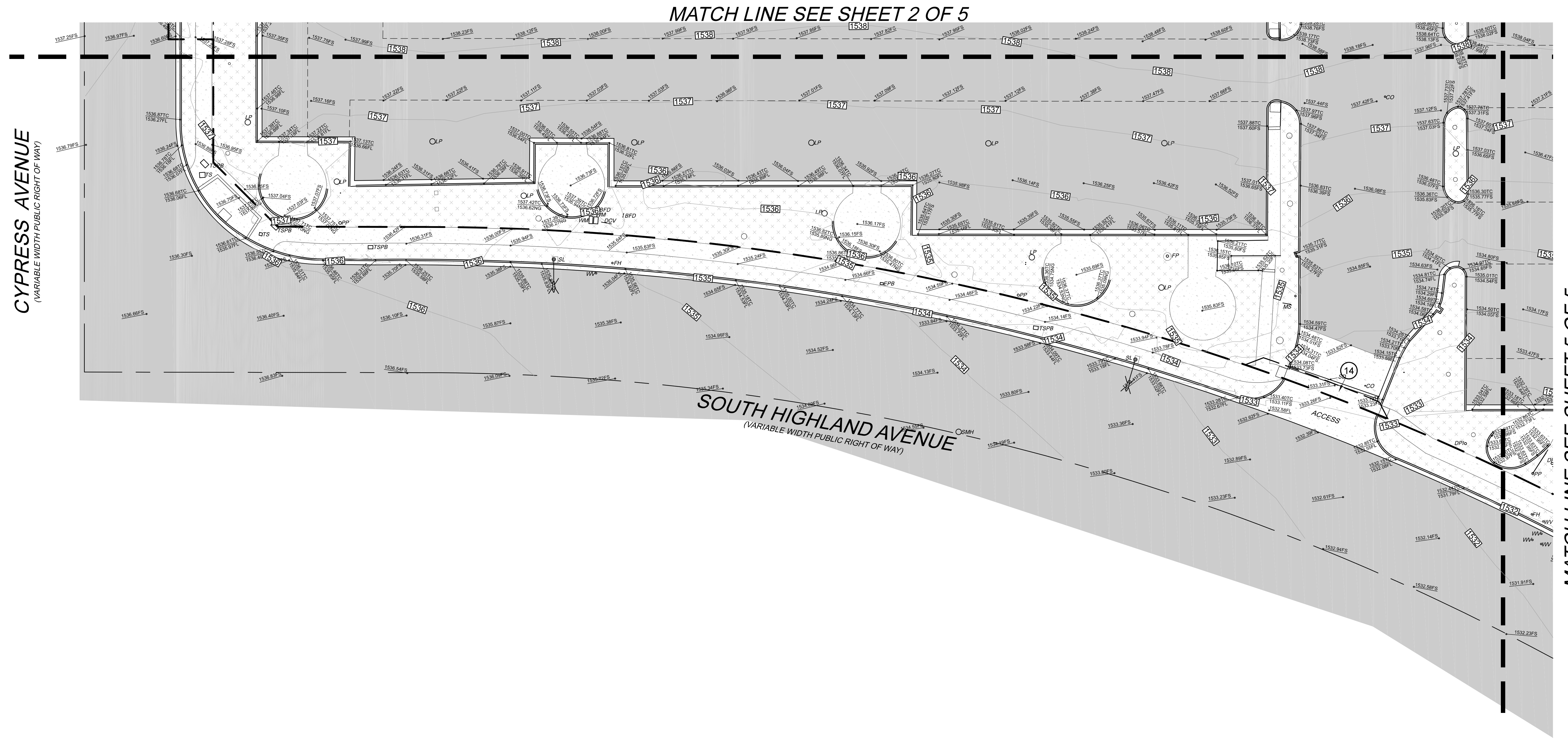
Richtig Inc.
 Surveying & Design

Today's Ideas. Tomorrow's Reality.
 695 Town Center Drive #110 Costa Mesa CA 92626
 T 949-610-8997 www.CDRwest.com

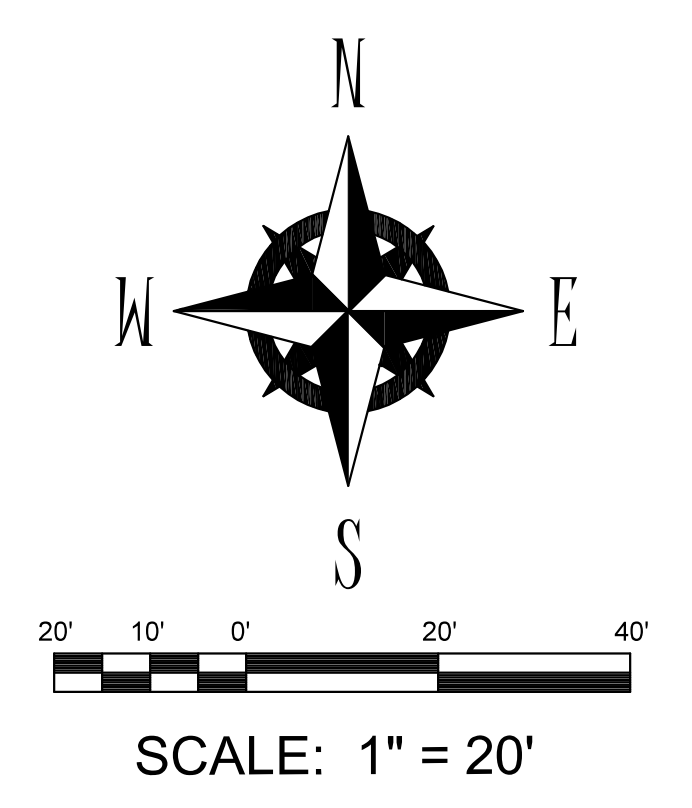
ALTA/NAPS LAND TITLE SURVEY SHEET

16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0240-061-35-0000

03 OF 05



- LEGEND:**
- IR - IRRIGATION RISER
 - LP - LIGHT POLE
 - CN - COLUMN
 - GP - GUARD POST
 - SCO - SEWER CLEANOUT
 - CO - CLEAN OUT
 - EPB - ELECTRIC PULLBOX
 - DI - DRAIN INLET
 - FDC - FIRE DEPARTMENT CONNECTION
 - PIV - POST INDICATOR VALVE
 - FH - FIRE HYDRANT
 - WW - WATER VALVE
 - US - UTILITY SCANNER
 - CB - CATCH BASIN
 - SDMH - STORM DRAIN MANHOLE
 - MS - MONUMENT SIGN
 - IMH - INTERCEPTOR MANHOLE
 - ET - ELECTRIC MANHOLE
 - WR - WATER RISER
 - SDCO - STORM DRAIN CLEAN OUT
 - SL - STREET LIGHT
 - PP - POWER POLE
 - SMH - SEWER MANHOLE
 - DCV - DETECTOR CHECK VALVE
 - TSPB - TRAFFIC SIGNAL PULLBOX
 - BFD - BACK FLOW DEVICE
 - TS - TRAFFIC SIGNAL
 - FP - FLAG POLE
 - SD - SLOT DRAIN
 - EVLT - ELECTRIC VAULT
 - UVLT - UTILITY VAULT
 - CR - COMMUNICATION RISER
 - WP - WATER PIPE
 - GMP - GATE MOTOR PAD
 - DPI - DRAIN PIPE INLET



REVISIONS		
NUMBER	DATE	APP'VD.

DRAWN BY: CA
 CHECKED BY: AMH
 DATE: 2/21/2024

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

Richtig Inc.
 Surveying & Design

CDR Commercial Development Resources

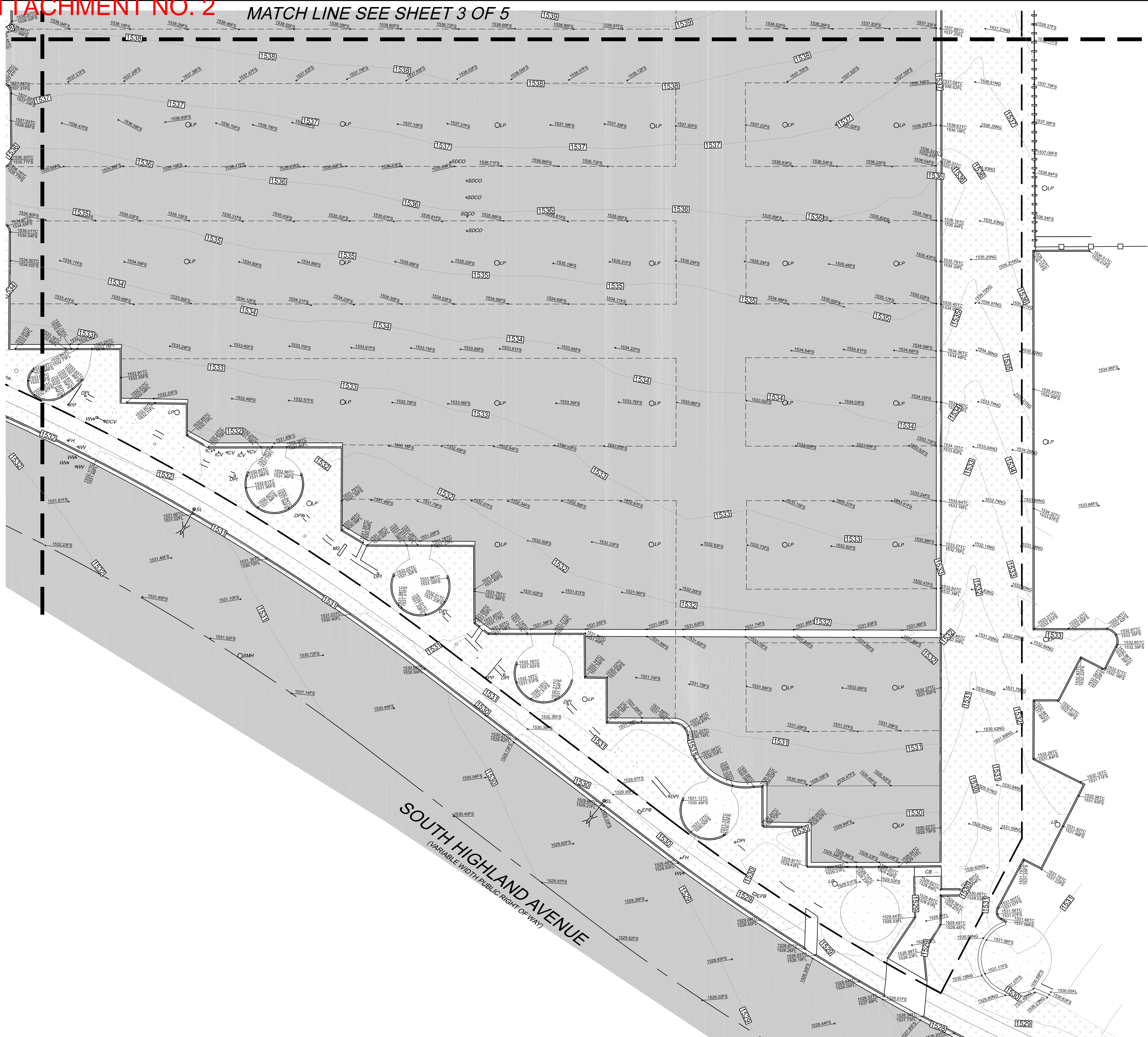
Today's Ideas. Tomorrow's Reality.
 695 Town Center Drive #110 Costa Mesa CA 92626
 T 949-610-8997 www.CDRwest.com

ALTA/NAPS LAND TITLE SURVEY SHEET

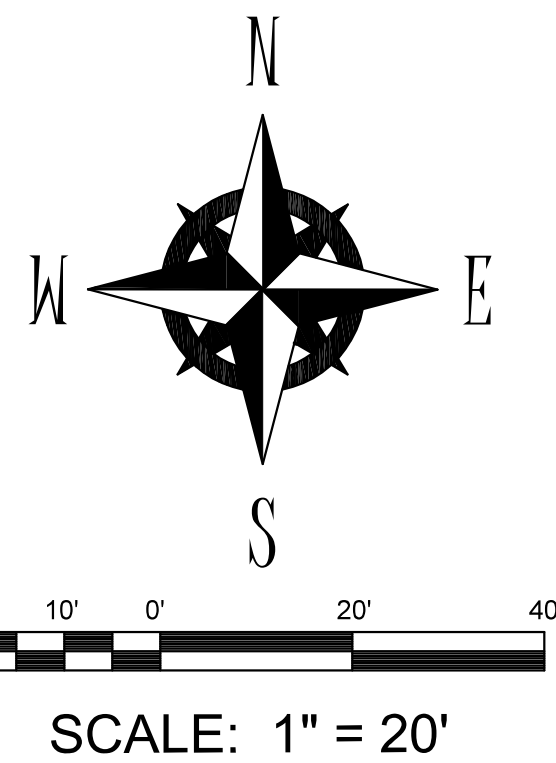
16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0240-061-35-0000

04 OF 05

MATCH LINE SEE SHEET 4 OF 5



- LEGEND:**
- IR - IRRIGATION RISER
 - LP - LIGHT POLE
 - CN - COLUMN
 - GP - GUARD POST
 - SCO - SEWER CLEANOUT
 - CO - CLEAN OUT
 - EPB - ELECTRIC PULLBOX
 - DI - DRAIN INLET
 - FDC - FIRE DEPARTMENT CONNECTION
 - PIV - POST INDICATOR VALVE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - US - UTILITY SCANNER
 - CB - CATCH BASIN
 - SDMH - STORM DRAIN MANHOLE
 - MS - MONUMENT SIGN
 - IMH - INTERCEPTOR MANHOLE
 - ET - ELECTRIC MANHOLE
 - WR - WATER RISER
 - SDCO - STORM DRAIN CLEAN OUT
 - SL - STREET LIGHT
 - PP - POWER POLE
 - SMH - SEWER MANHOLE
 - DCV - DETECTOR CHECK VALVE
 - TSPB - TRAFFIC SIGNAL PULLBOX
 - BFD - BACK FLOW DEVICE
 - TS - TRAFFIC SIGNAL
 - FP - FLAG POLE
 - SD - SLOT DRAIN
 - EVLT - ELECTRIC VAULT
 - UVLT - UTILITY VAULT
 - CR - COMMUNICATION RISER
 - WP - WATER PIPE
 - GMP - GATE MOTOR PAD
 - DPI - DRAIN PIPE INLET



REVISIONS	
NUMBER	DATE

DRAWN BY: CA
 CHECKED BY: AMH
 DATE: 2/21/2024

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK 'CNPP' WITH AN ELEVATION OF 1528.12

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" WEST ALONG THE CENTERLINE OF SOUTH HIGHLAND AVENUE AS SHOWN ON PARCEL MAP NO. 16758, FILED IN BOOK 208, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA.

PLANS PREPARED BY:

Today's Ideas. Tomorrow's Reality.
 695 Town Center Drive #110 Costa Mesa CA 92626
 T 949-610-8997 www.CDRwest.com

ALTA/NAPS LAND TITLE SURVEY SHEET

16570 S HIGHLAND AVENUE
 FONTANA, CA 92336
 APN: 0240-061-35-0000

05 OF 05