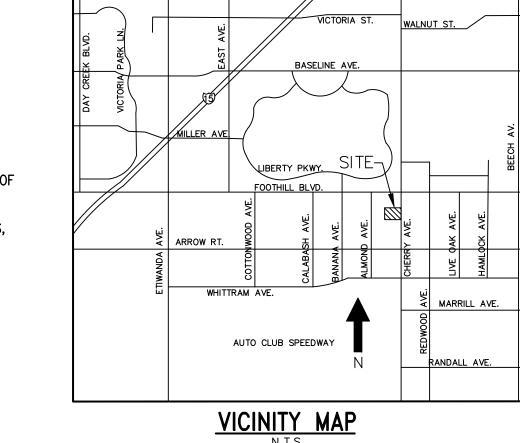


THE CONSTRUCTION OF 82 UNITS COMPRISED OF 2 AND 3 BEDROOM UNITS. THE PROJECT WILL INCLUDE THE CONSTRUCTION DRIVE AISLES, PARKING STALLS, LANDSCAPING, SITE AMENITIES,



EASEMENT NOTES:

A INGRESS/EGRESS, PARKING, AND PUBLIC UTILITY EASEMENT (FOR THE BENEFIT OF THE UTILITY COMPANIES).

LEGAL DESCRIPTION:

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

CONVEYED TO THE COUNTY OF SAN BERNARDINO, STATE 597 OF OFFICIAL RECORDS. APN: 0230-051-39-00

BERNARDINO. STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11 TO 15, RECORDS (THE NORTH 1/2 OF LOT 150, FONTANA ARROW ROUTE STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY. EXCEPTING THE EAST 40 FEET DEEDED TO THE COUNTY

APN: 0230-051-41-00

STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID

ROBERT HIDEY ARCHITECTS 3337 MICHELSON DR. SUITE 170 IRVINE, CA 92612 **SOILS ENGINEER:**

CIVIL ENGINEER:

ALI MONSHIZADEH ONE VENTURE, SUITE 130 IRVINE, CA 92618

OWNER/APPLICANT

CHERRY VILLAGE INLAND LLC

MCO DEVELOPMENT INC. ONE VENTURE, SUITE 130 IRVINE, CA 92618 CONTACT: MOHAMMAD MONSHIZADEH (714) 585-0090

NORTHWEST CORNER OF FOOTHILL & BANANA, CHISEL "X" ON TOP OF CURB 80' NORTH OF THE CENTERLINE OF FOOTHILL BLVD AND 30 WEST OF THE CENTERLINE OF BANANA AVE. AS SHOWN ON THE COUNTY OF SAN BERNARDINO FIELD SURVEY REPORT BOOK 4015 PAGE 1497-1498 ELEVATION = 1212.86

8160 CHERRY AVENUE, FONTANA, CA

ZONING INFORMATION:

ZONING DISTRICT:

BUILDING TYPE:

FRONTAGE:

GROSS AREA: 191,909 SF± (4.41 ACRES±) NET AREA: 190,109 SF± (4.36 ACRES±)

ASSESSOR PARCEL NUMBERS:

ROUTE 66 DISTRICT

ROWHOUSE STOOP TYPE

0230-051-39, 0230-051-40, 0230-051-41 & 0230-51-42

BASIS OF BEARINGS THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHERRY AVENUE PER RS

UTILITY PURVEYORS:

SOUTHERN CALIFORNIA EDISON CO. DISTRIBUTION PLANNING 7951 REDWOOD AVENUE FONTANA, CA 92335 PHONE: (909) 357-6221 CONTACT: JOHN RUSSELL

SOUTHERN CALIFORNIA GAS CO. DISTRIBUTION PLANNING 16231 VALLEY BOULEVARD FONTANA CA, 92335 PHONE: (909) 428-8411 CONTACT: GREG GASPER

WATER:FONTANA WATER COMPANY 8440 NUEVO AVENUE FONTANA CA, 92334 PHONE: (909) 882-2201

SEWER: CITY OF FONTANA 8353 SIERRA AVENUE P.O. BOX 518 FONTANA CA, 92335 PHONE: (909) 350-7610 ADELPHIA COMMUNICATIONS 1260 DUPONT STREET ONTARIO, CA 91761 PHONE: (909) 390-4738 CONTACT: LEWIS MCDONALD

BEING: NORTH 00°04'16" EAST

VERIZON CALIFORNIA. INC.: 13911 PARK AVENUE VICTORVILLE, CA 92392-2407 PHONE: (760) 245-0846 CONTACT: IVAN ROBIDOUX

EXISTING EASEMENTS FROM TITLE REPORT:

ITEM 10 RIGHT OF WAY OVER, THROUGH AND UNDER PROPERTY HEREIN DESCRIBED FOR THE PURPOSES OF IRRIGATING THE 」SOUTH ⅓ OF SAID LOT 150, AS RESERVED IN THE DEED FROM PAUL D. NEWMAN AND ALBINA A. NEWMAN, HUSBAND AND WIFE TO WILBERT A. CASHMAN, A MARRIED MAN, RECORDED AUGUST 15, 1946, IN BOOK 1946 PAGE 310 OF OFFICIAL RECORDS AFFECTS: PARCELS B AND C

ITEM 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A —— DOCUMENT: GRANTED TO: COUNTY OF SAN BERNARDINO PURPOSE: ROADWAY PURPOSES RECORDING DATE: SEPTEMBER 30, 1955 RECORDING NO: AS INSTRUMENT NO. 1955-453, IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL A

ITEM 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TÓ: SOUTHERN CALIFORNÍA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 16, 1956 RECORDING NO: AS INSTRUMENT NO. 1956-387, IN BOOK 4065 PAGE 80 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

ITEM 14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: — GRANTED TO: COUNTY OF SAN BERNARDINO PURPOSE: HIGHWAY AND ROAD PURPOSES RECORDING DATE: DECEMBER 04, 2006 RECORDING NO: AS INSTRUMENT NO. 2006-0835476 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

ITEMS SHOWN PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 989-30061232-BAM DATED FEBRUARY 5, 2021 AT 7:30 AM

DRAWN BY:

SHEET

OWNER/DEVELOPER

PROJECT NAME: CHERRY VILLAGE DATE DRAWN:

3/10/21