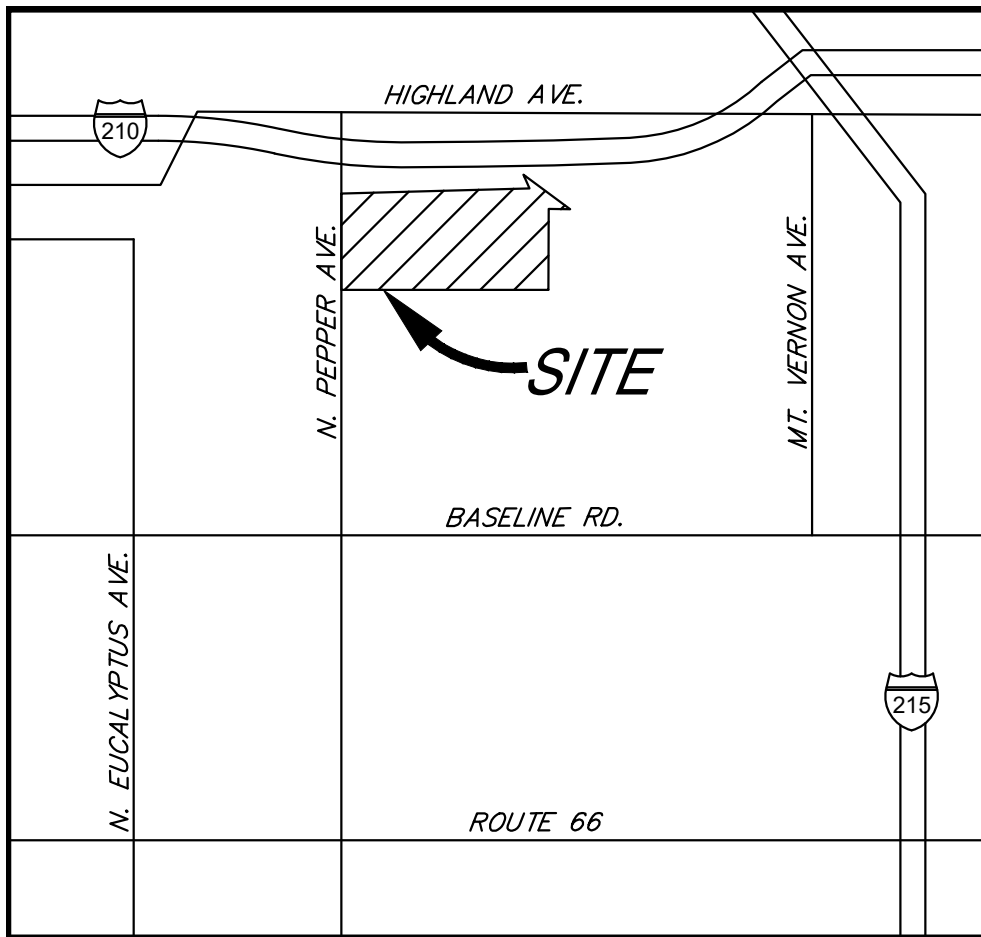


IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, CALIFORNIA.

TENTATIVE PARCEL MAP NO. 20602

PEPPER AVE. DEVELOPMENT

March 24
PORT. SEC 27, T1N, R5W, SBBM



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

NEWCASTLE PARTNERS
470 GREEN RIVER, STE. 118
CORONA, CA 92880
VOICE: (951) 582-9800
ATTN: JACKSON SMITH

ENGINEER

SDH & ASSOCIATES, INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
VOICE: (951) 683-3691

ASSESSORS INFO

0264-191-02
0264-191-04

EARTHWORK

RAW CUT= 17,257 C.Y.
RAW FILL= 17,257 C.Y.

PROJECT INFO

AREA OF SITE: 622,316 S.F. (14.29 AC.)
PROPOSED PARCEL 1: 51,355 S.F.
PROPOSED PARCEL 2: 63,600 S.F.
PROPOSED PARCEL 3: 507,361 S.F.

UTILITY PURVEYORS

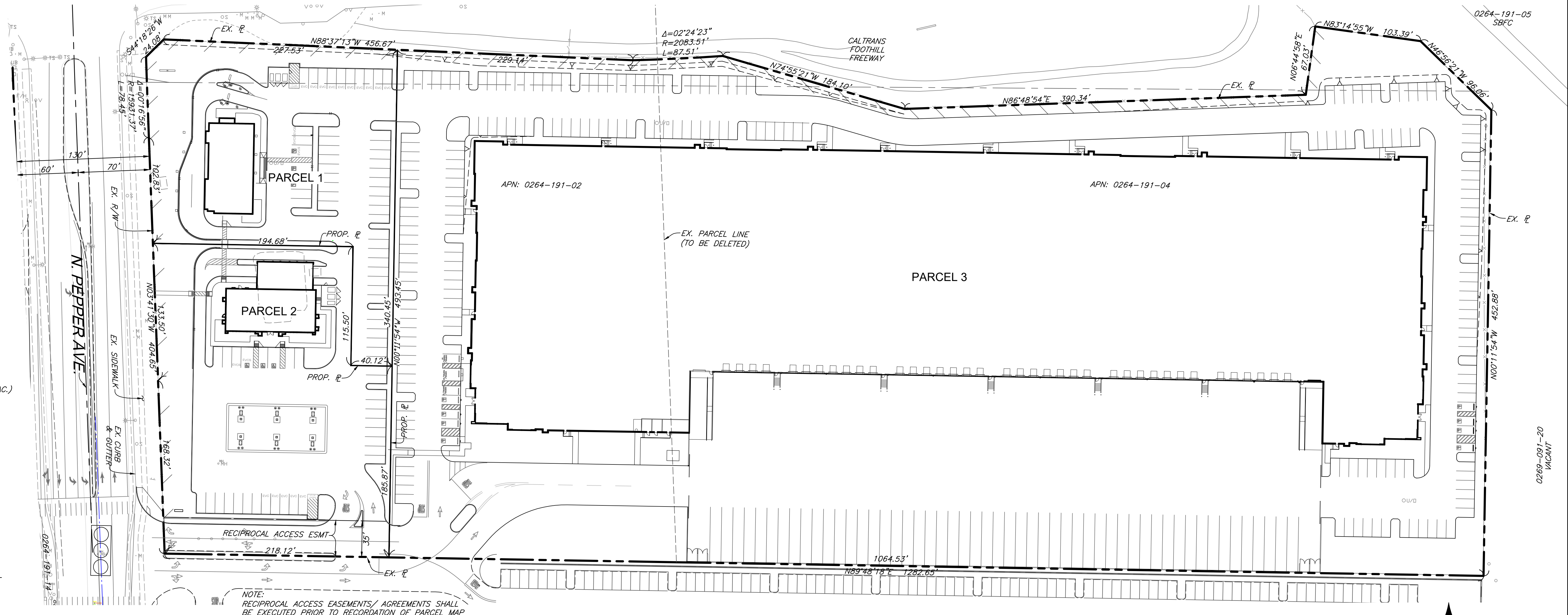
WATER: WEST VALLEY WATER DISTRICT
GAS: SO. CALIF. GAS
ELECTRICAL: EDISON
TELEPHONE: PACIFIC BELL
SEWER: CITY OF RIALTO

LEGEND

- TRACT BOUNDARY
- CENTERLINE
- CURB AND GUTTER
- EXISTING CONTOUR LINE
- LOT LINE
- EXISTING LOT LINE

ZONING AND LAND USE

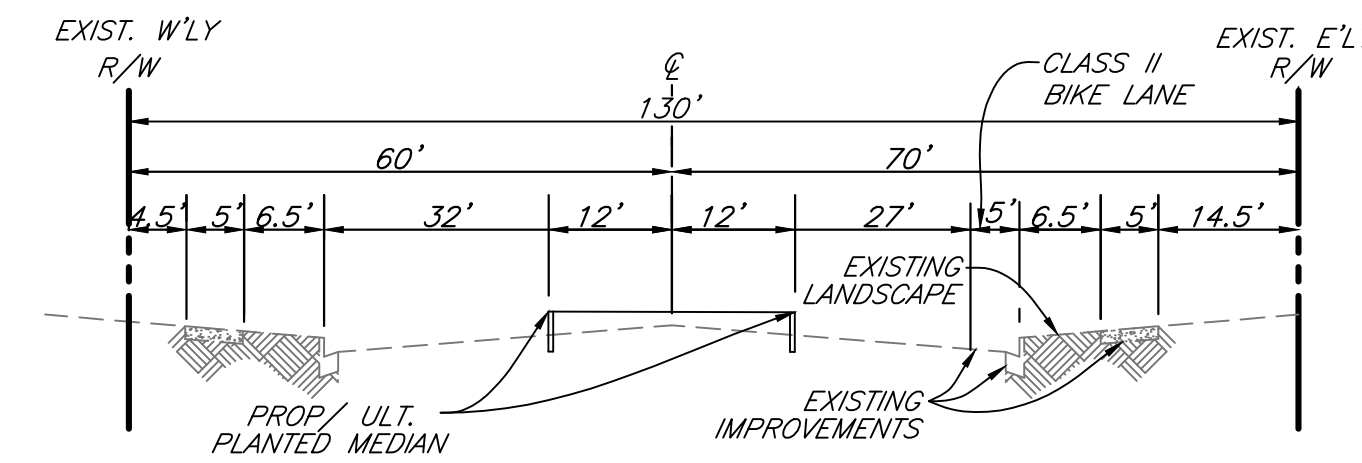
EXISTING ZONING: R-1A (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: M-1 (LIGHT INDUSTRIAL), C-1A (COMMUNITY SHOPPING CENTER)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: INDUSTRIAL, COMMERCIAL



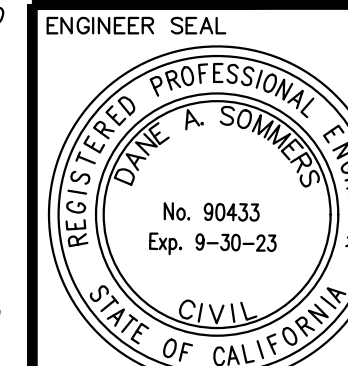
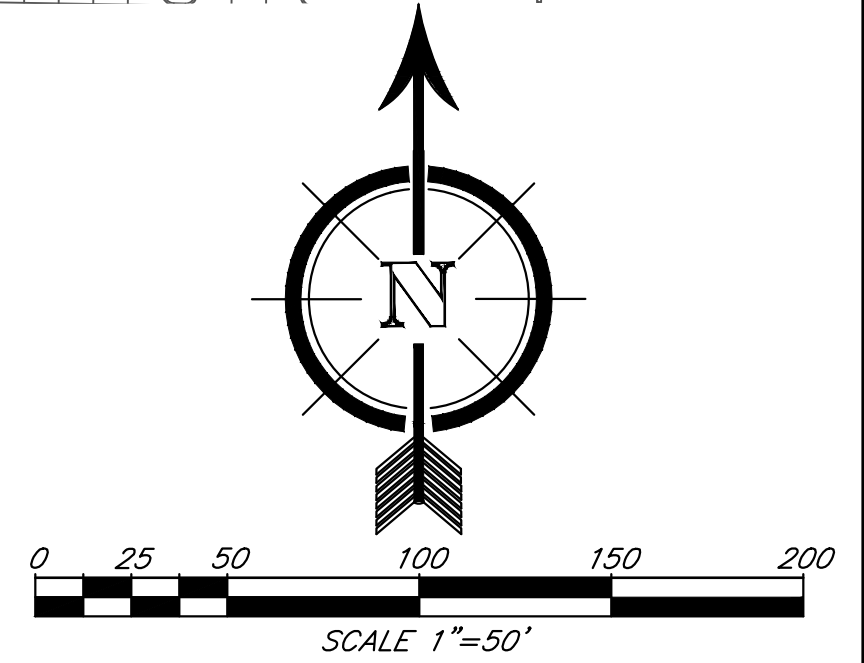
ASSESSORS INFO

PARCEL NO. 1:
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36; THENCE WEST 11.89 CHAINS; THENCE NORTH 3 DEG. 10' WEST 20 CHAINS TO A POST ON THE NORTH LINE OF SAID SECTION; THENCE EAST 1 CHAIN; THENCE SOUTH 32 DEG. EAST 8.82 CHAINS; THENCE SOUTH 2 DEG. WEST 2.06 CHAINS; THENCE SOUTH 54 DEG. EAST 4.59 CHAINS; THENCE SOUTH 83 DEG. EAST 4.40 CHAINS TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 8.48 CHAINS TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 26, 1966 IN BOOK 6634, PAGE 608, OFFICIAL RECORDS, AND BY DEED RECORDED APRIL 25, 2003 AS INSTRUMENT NO. 2003-274887 OFFICIAL RECORDS. ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, BY GRANT DEED RECORDED MARCH 17, 2017 AS INSTRUMENT NO. 2017-0115024 IN OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO.

PARCEL NO. 2:
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 11.89 CHAINS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE WEST 7.83 CHAINS TO A POST; THENCE NORTH 3 DEG. 10' WEST 20 CHAINS TO A POST ON THE NORTH LINE OF SAID SECTION 36; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 7.83 CHAINS TO A POST 1.3 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 3 DEG. 10' EAST 20 CHAINS TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 26, 1966 IN BOOK 6634, PAGE 608, OFFICIAL RECORDS, AND BY DEED RECORDED APRIL 25, 2003 AS INSTRUMENT NO. 2003-274887 OFFICIAL RECORDS.



TYPICAL SECTION
N. PEPPER AVE.
NOT TO SCALE



SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CALIFORNIA 92590
TEL: (951) 683-3691

CITY OF RIALTO

PEPPER AVE. DEVELOPMENT
TENTATIVE PARCEL MAP
NO. 20602

PROJECT NO.

1

SHEET 1 OF 1