

Printed By: Smith, Kevin (San Diego) Sheet Set: KHA - Layout: June 17, 2025 09:10:43am K:\R\RD\LD\195504001 - LOCUST GATEWAY LOGISTICS\CAOTPM\TPM - Cover.dwg
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LEGAL DESCRIPTION:

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

PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 175, AS EVIDENCED BY DOCUMENT RECORDED JANUARY23, 2007 AS INSTRUMENT NO. 07-44424 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 13 AND 14 OF PARCEL MAP 7173, AS SHOWN BY MAP ON FILE IN BOOK 77 PAGE(S) 64, OF PARCEL MAPS, AND PARCEL 2 OF PARCEL MAP 7064, AS SHOWN BY MAP ON FILE IN BOOK 68 PAGE(S) 22, OF PARCEL MAPS, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RECORDS OF SAID COUNTY.

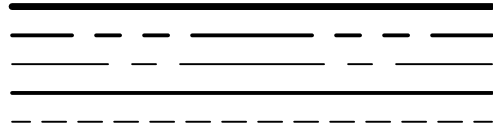
ASSESSOR'S PARCEL NUMBER:

0239-192-23

SITE INFORMATION	
PARCEL SUMMARY	ACRES
Existing Parcel	38.89
LOT A - R/W DEDICATION	0.109
Proposed PARCEL 1	38.78
PROPOSED BUILDING SUMMARY	SF
BUILDING	664,859

LEGEND:

PROPERTY BOUNDARY
RIGHT-OF-WAY
CENTERLINE
PROPOSED LOT LINE
EASEMENT



ZONING DATA:

EXISTING ZONE: RIALTO AIRPORT SPECIFIC PLAN
EXISTING LAND USE: N/A
PROPOSED ZONE: RIALTO AIRPORT SPECIFIC PLAN
PROPOSED LAND USE: INDUSTRIAL

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A TENTATIVE PARCEL MAP FOR THE PURPOSE OF A RIGHT-OF-WAY DEDICATION ALONG LOCUST AVENUE.

PROPOSED EASEMENT DEDICATIONS:

SEE PROPOSED CONDITION ON SHEET 3.
1. PROPOSED EASEMENT FOR PUBLIC ACCESS, SIDEWALK, AND PUBLIC UTILITY PURPOSES TO THE CITY OF RIALTO

UTILITY PURVEYORS:

SEWER: CITY OF RIALTO WATER SERVICES (909) 820 2546
WATER: WEST VALLEY WATER DISTRICT (909) 875 1804
GAS: SOUTHERN CALIFORNIA GAS CO. (800) 423 1391
ELECTRIC: SO. CAL. EDISON ELECTRICAL (800) 611 1911
PHONE: AT&T (510) 645 2929
STORM: SB COUNTY DEPT. OF PUBLIC WORKS (909) 387 7910

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "EWPP" AND "RTHS".

ABBREVIATIONS:

AC ACRES
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
C&G CURB AND GUTTER
EX EXISTING
PL PROPERTY LINE
PROP/PR PROPOSED
R/W RIGHT-OF-WAY
S/W SIDEWALK
SF SQUARE FEET

TENTATIVE PARCEL MAP NO. 20809
IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

June 17, 2025

APN: 0239-192-23

OWNER

AMIR LATIFIAN
IVS LOCUST GATEWAY LOGISTICS CENTER LLC
2101 ROSECRANS AVENUE, SUITE 6250
EL SEGUNDO, CA 90245

APPLICANT

AMIR LATIFIAN
BROOKFIELD PROPERTIES (USA) LLC
2101 ROSECRANS AVENUE, SUITE 6250
EL SEGUNDO, CA 90245

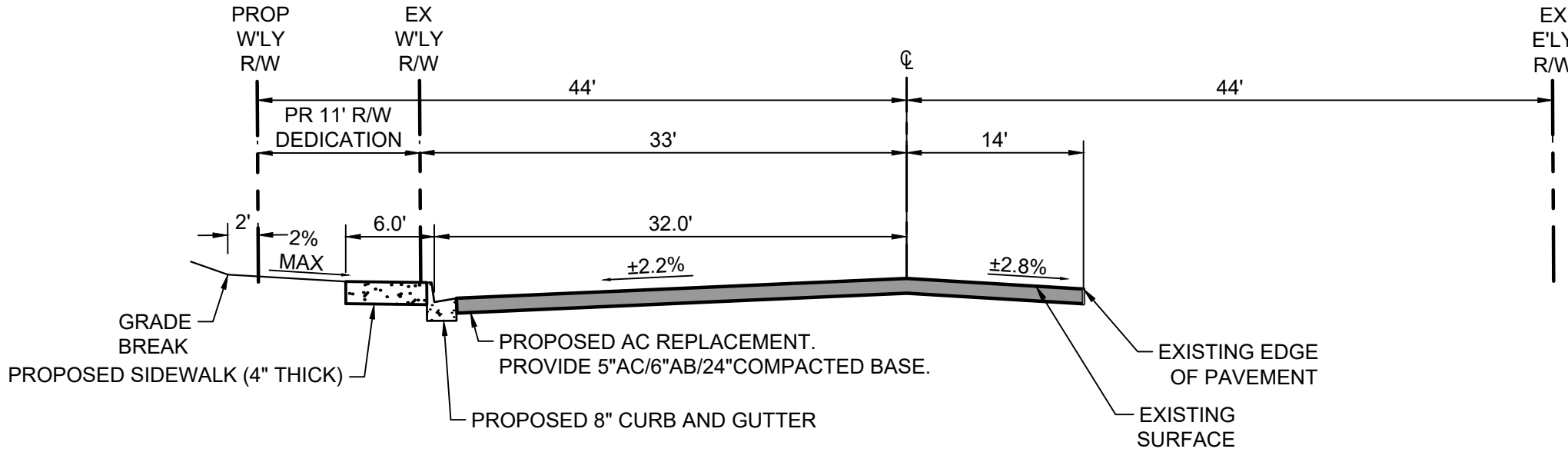
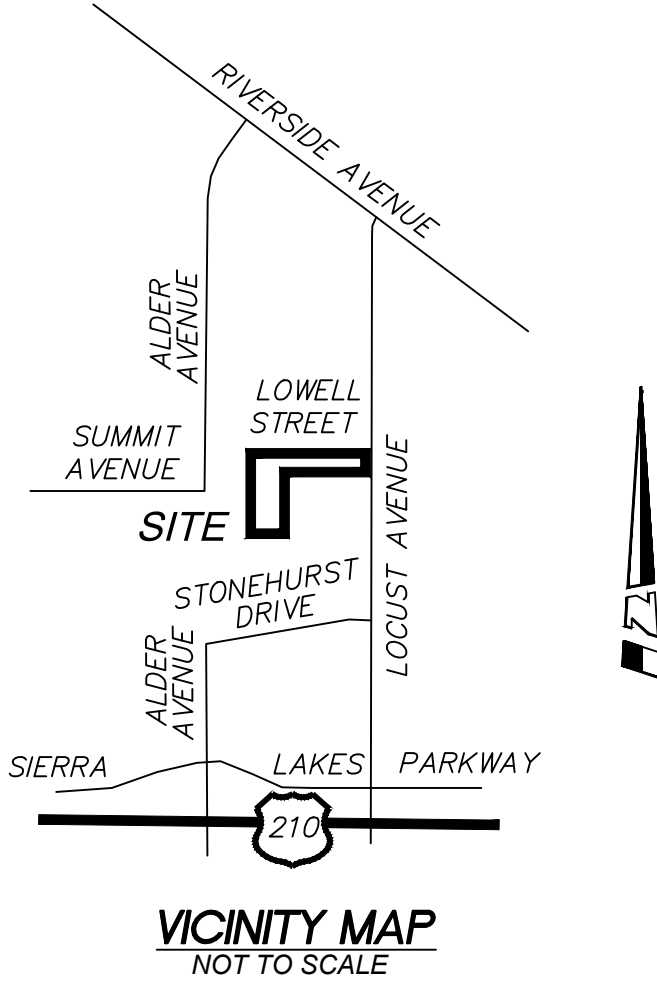
SURVEYOR

JEFFREY J. LENHERR, P.L.S. 9305
KIMLEY-HORN & ASSOCIATES, INC.
1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868

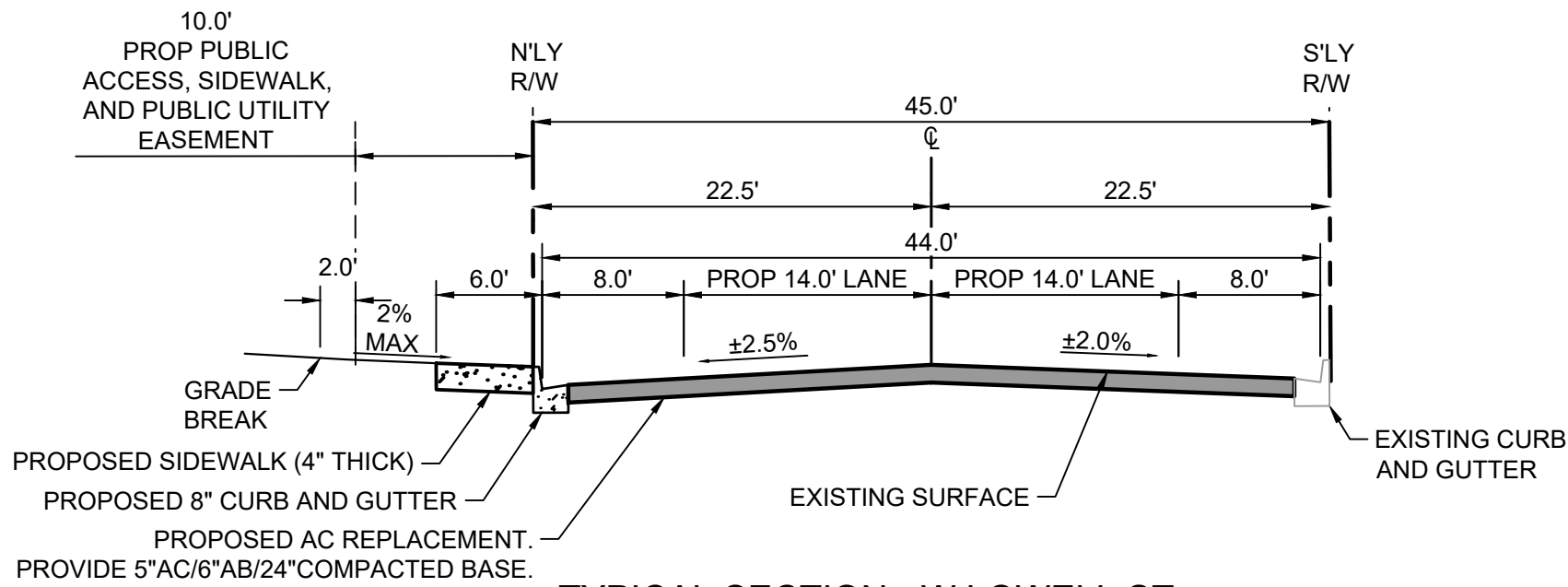
ENGINEER OF RECORD:

KIMLEY-HORN AND ASSOCIATES
3880 LEMON STREET SUITE 420
RIVERSIDE, CA 92501
TELEPHONE: (619) 744-0144
EMAIL: DAVIE.COWAN@KIMLEY-HORN.COM

Eugene D. Cowan III 6/17/2025
EUGENE DAVIS COWAN III, PE 86803 DATE



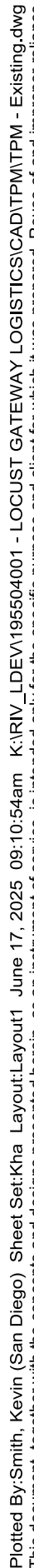
TYPICAL SECTION - N LOCUST AVE
(STREET CLASSIFICATION = SECONDARY ARTERIAL)
NTS



TYPICAL SECTION - W LOWELL ST
(STREET CLASSIFICATION = INDUSTRIAL)
NTS

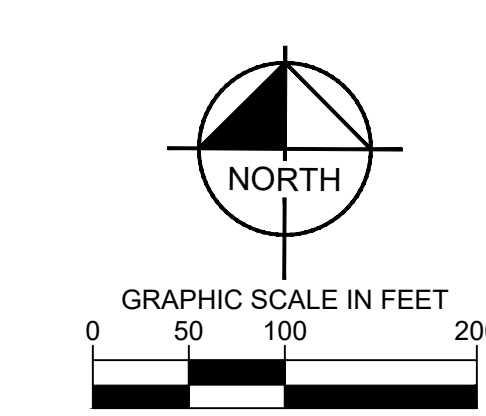
TENTATIVE PARCEL MAP 20809

CITY OF RIALTO, CA	LOCUST GATEWAY LOGISTIC CENTER	KHA PROJECT 195504001
COVER		DATE 6/17/2025
Kimley»Horn		DRAWN BY KPS
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 800, SAN DIEGO, CA 92101 PHONE: 619-234-9411		CHECKED BY EDC
1 of 3		SHEET NO.



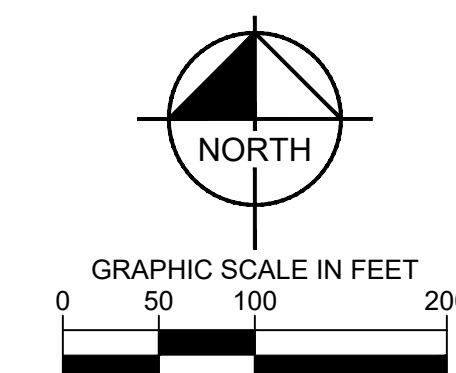
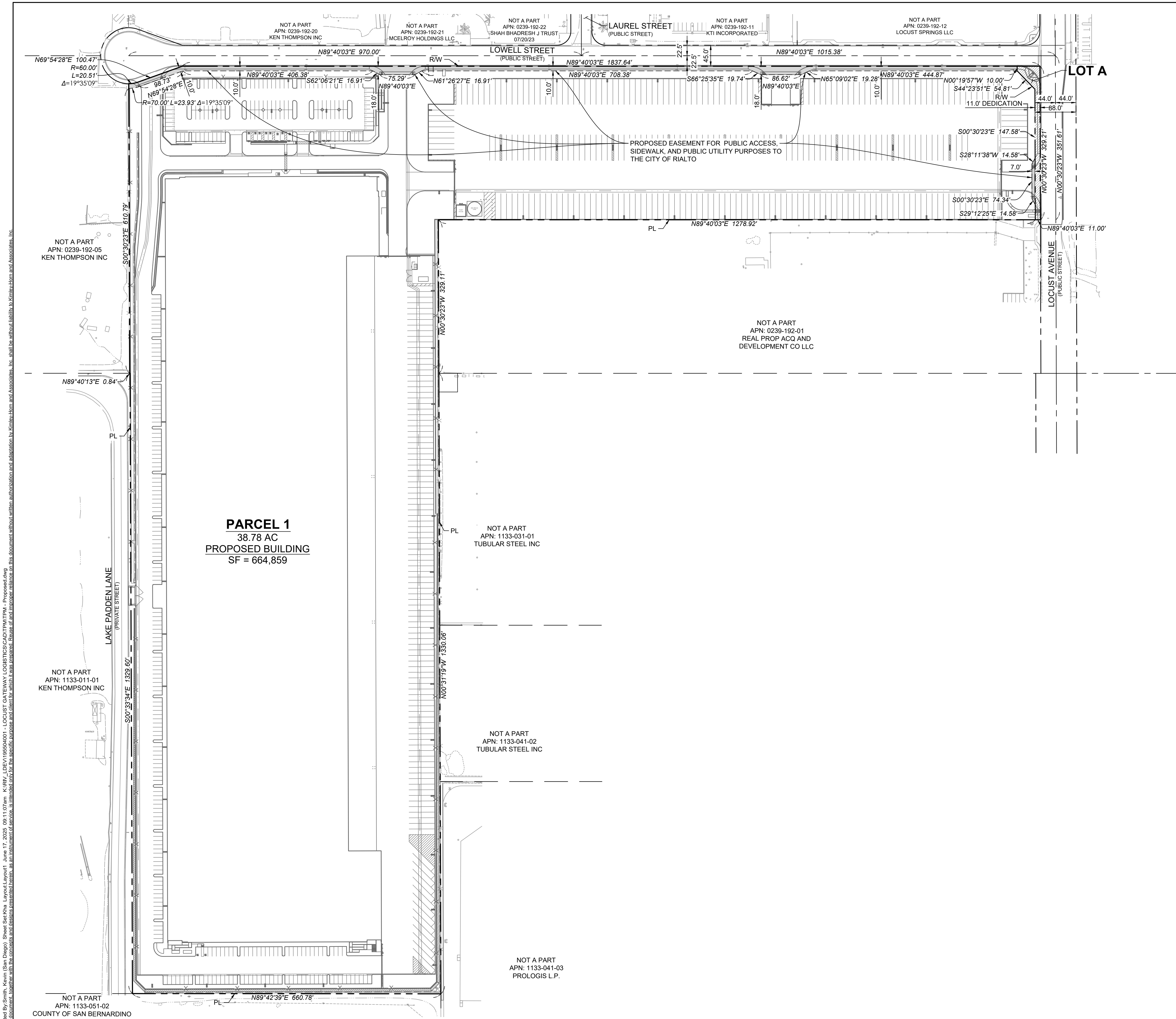
- ① AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES AS SHOWN ON PARCEL MAP NO. 7064 RECORDED SEPTEMBER 21, 1981 IN BOOK 68, PAGES 22 OF PARCEL MAPS. TO BE VACATED.
- ② AN EASEMENT FOR PUBLIC UTILITIES AND STREET TREES PURPOSES DEDICATED AND ACCEPTED ON PARCEL MAP NO. 7173 RECORDED OCTOBER 28, 1982 IN BOOK 77, PAGES 64-68 OF PARCEL MAPS. TO BE VACATED.
- ③ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 29, 1987 AS INSTRUMENT NO. 87-387032, OFFICIAL RECORDS. TO BE VACATED. NO UTILITIES PRESENT.
- ④ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED SEPTEMBER 29, 1989 AS INSTRUMENT NO. 89-364421, OFFICIAL RECORDS. TO BE VACATED.
- ⑤ AN EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES IN FAVOR OF HAYWARD FAMILY PARTNERS, LTD. RECORDED MARCH 30, 1994 AS INSTRUMENT NO. 94151235, OFFICIAL RECORDS. TO BE VACATED.
- ⑥ AN EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES IN FAVOR OF IMPERIAL PROPERTIES RECORDED MARCH 30, 1994 AS INSTRUMENT NO. 94151236, OFFICIAL RECORDS. TO BE VACATED.
- ⑦ AN EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES IN FAVOR OF PEGGY L. BROWER, SOLE SURVIVING TRUSTEE RECORDED MARCH 30, 1994 AS INSTRUMENT NO. 94151237, OFFICIAL RECORDS. TO BE VACATED.

(R1) CERTIFICATE OF COMPLIANCE #175, INSTRUMENT NO. 2007-0044424, O.R.
(R2) PARCEL MAP NO. 7173, P.M.B. 77/64-68
(R3) PARCEL MAP NO. 7064, P.M.B. 68/22
(R4) PARCEL MAP NO. 6918, P.M.B. 66/36
(R5) PARCEL MAP NO. 12208, P.M.B. 139/16-17
(R6) PARCEL MAP NO. 6898, P.M.B. 86/51-52
(M) MEASURED BY PLS. FIELD SURVEY COMPLETED ON MAY 18, 2023.



TENTATIVE PARCEL MAP 20809			
CITY OF RIALTO, CA		LOCUST GATEWAY LOGISTIC CENTER	
EXISTING CONDITION		KHA PROJECT 195504001	
		DATE 6/17/2025	
		DRAWN BY	
		KPI	
Kimley»Horn		CHECKED BY	
		ED	
		SHEET NO.	
		2 of 3	

SITE INFORMATION	
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LOT A - R/W DEDICATION	0.109
Proposed PARCEL 1	38.78
PROPOSED BUILDING SUMMARY	SF
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TENTATIVE PARCEL MAP 20809		
CITY OF RIALTO, CA	LOCUST GATEWAY LOGISTIC CENTER	KHA PROJECT 1552404001 DATE 6/17/2025 DRAWN BY KPS
PROPOSED CONDITION		CHECKED BY EDC SHEET NO. 3 of 3
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