

TITLE REPORT

THIS TENTATIVE MAP AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
18500 VON KARMAN AVE., SUITE 600
IRVINE, CA 92612
(949) 885-2407
ORDER/FILE NUMBER: NCS-967257-5A1
DATED: JUNE 17, 2019
TITLE OFFICER/ASSISTANT: EDWARD LUQUE/DANOVCE VEGA

LEGAL DESCRIPTION

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

TRACT A:

PARCELS 7, 8, 9, 10 AND 12 OF PARCEL MAP NO. 5595, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT B:

PARCEL 13 OF PARCEL MAP NO. 5595, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 0131-011-29-0-000 (AFFECTS PARCEL 7 OF TRACT A)
APN: 0131-011-30-0-000 (AFFECTS PARCEL 8 OF TRACT A)
APN: 0131-011-31-0-000 (AFFECTS PARCEL 9 OF TRACT A)
APN: 0131-011-32-0-000 (AFFECTS PARCEL 10 OF TRACT A)
APN: 0131-011-34-0-000 (AFFECTS TRACT B)

EASEMENT NOTES

THE FOLLOWING MATTERS AFFECT TRACT A:

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 25, 1988 IN BOOK 85 OF DEEDS, PAGE 57, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT ILLIGIBLE. UNABLE TO DETERMINE IF ANY EASEMENTS EXIST.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1995 IN BOOK 204 OF DEEDS, PAGE 103.
IN FAVOR OF: SEMI TROPIC LAND AND WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 1988-263161 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC BELL
AFFECTS: AS DESCRIBED THEREIN
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE RIALTO INDUSTRIAL REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 23, 1989 AS INSTRUMENT NO. 1989-308985 OF OFFICIAL RECORDS.
LOTS 7 THROUGH 12, INCLUSIVE ARE WITHIN THE BOUNDARIES OF THE RIALTO INDUSTRIAL REDEVELOPMENT PROJECT AREA.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$84,000.00 RECORDED FEBRUARY 17, 1995 AS INSTRUMENT NO. 1995-0050195 OF OFFICIAL RECORDS.
DATED: FEBRUARY 06, 1995
TRUSTOR: WILLIAM DESATOFF AND TRISHA A. DESATOFF, HUSBAND AND WIFE AS JOINT TENANTS
TRUSTEE: PREMIUM RECONVEYANCE SERVICES, INC., A CALIFORNIA CORPORATION
BENEFICIARY: MARSHA OXFORD, A WIDOW AS TO AN UNDIVIDED 1/2 INTEREST AND LOIS BUETTNER, A WIDOW AS TO AN UNDIVIDED 1/2 INTEREST
(AFFECTS PARCELS 9 AND 10 OF TRACT A)
ACCORDING TO THE PUBLIC RECORDS, UNDIVIDED 1/2 INTEREST OF THE BENEFICIAL INTEREST OF MARSHA OXFORD UNDER THE DEED OF TRUST WAS ASSIGNED TO LOIS B. BUETTNER AS TRUSTEE OF THE LOIS B. BUETTNER REVOCABLE TRUST DATED DECEMBER 13, 1994 BY ASSIGNMENT RECORDED MAY 17, 1995 AS INSTRUMENT NO. 1995-0172982 OF OFFICIAL RECORDS.
THE FOLLOWING MATTERS AFFECT TRACT B:

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 25, 1988 IN BOOK 85 OF DEEDS, PAGE 57, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT ILLIGIBLE. UNABLE TO DETERMINE IF ANY EASEMENTS EXIST.
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 14, 1995 IN BOOK 204 OF DEEDS, PAGE 103.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MERRILL AVENUE, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 5595 ON FILE IN BOOK 119, PAGE 34 AND 35, OF PARCEL MAPS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 1988-263161 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC BELL
AFFECTS: AS DESCRIBED THEREIN
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE RIALTO INDUSTRIAL REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 23, 1989 AS INSTRUMENT NO. 1989-308985 OF OFFICIAL RECORDS.
LOTS 7 THROUGH 12, INCLUSIVE ARE WITHIN THE BOUNDARIES OF THE RIALTO INDUSTRIAL REDEVELOPMENT PROJECT AREA.

TITLE REPORT

THIS TENTATIVE MAP AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
3858 WEST CARSON STREET, SUITE 100
TORRANCE, CA 90503
(310) 750-2141
ORDER/FILE NUMBER: LTO-6074665
DATED: OCTOBER 7, 2019
ESCROW OFFICER: CHRIS OTTEN

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 11 OF PARCEL MAP NO. 5595, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119, PAGE(S) 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 85 OF DEEDS, PAGE 57, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE 12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. 3604(C) OR CALIFORNIA GOVERNMENT CODE 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT ILLIGIBLE. UNABLE TO DETERMINE IF ANY EASEMENTS EXIST.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 204 OF DEEDS, PAGE 103.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION INCLUDING BUT NOT LIMITED TO: TREE PLANTING AND UTILITIES AND INCIDENTAL PURPOSES AFFECTING SAID LAND.
- AN EASEMENT FOR UTILITY, TREE PLANTING, AERIAL AND UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 88-263161 OF OFFICIAL RECORDS.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

BENCHMARK

CITY OF RIALTO BENCHMARK NO. 002-88
ELEVATION = 1182.174
CITY OF RIALTO BRASS DISC SET IN PCC SIDEWALK 1 FOOT EAST OF FIRE HYD, 1 FOOT WEST OF PCC CURB 21 FOOT WEST OF CENTERLINE. LLAC AVENUE 54 FEET SOUTH OF CENTERLINE MERRILL AVENUE.

BASIS OF BEARINGS

THE BEARING NORTH 00°04'15" WEST FOR THE CENTERLINE OF YUCCA AVENUE AS SHOWN ON PARCEL MAP NO. 5595, FILED IN BOOK 119, PAGES 34-35 OF PARCEL MAPS, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS BASIS OF BEARINGS FOR THIS TENTATIVE MAP.

RECORD DATA

(R) - PARCEL MAP NO. 5595, P.M.B. 119, PAGES 34 AND 35 OF PARCEL MAPS.

SITE AREA

PARCEL 1 = 150,295 SQUARE FEET OR 3.450 ACRES

SITE PLANNING DATA

DISCLAIMER: INFORMATION OBTAINED FROM CITY OF RIALTO WEBSITE.

ZONING: LIGHT INDUSTRIAL (M1)

MAXIMUM BUILDING HEIGHT: UP TO SIX STORES OR SEVENTY-FIVE FEET, WITH THE EXCEPTION THAT NO PORTION OF ANY BUILDING, OR ANY OTHER STRUCTURE NORMALLY PERMITTED TO EXCEED THE HEIGHT LIMITS IN SECTION 18.36.010, SHALL ENDOACH WITHIN THE NAVIGABLE AIRSPACE FOR THE RIALTO MUNICIPAL AIRPORT AS ESTABLISHED BY FEDERAL AVIATION REGULATION PAR 77 (OBJECTS AFFECTING NAVIGABLE AIRSPACE)

SETBACKS

BUILDING: FRONT YARD: 25 FEET;
SIDE YARD: NONE, EXCEPT THAT ON LOT SIDING TO AN R ZONE THERE SHALL BE A 3' SIDE YARD OF NOT LESS THAN FIVE FEET.
REAR YARD: NONE, EXCEPT THAT ON LOTS WHICH REAR TO AN R ZONE A REAR YARD OF FIFTEEN FEET IS REQUIRED.

PARKING COUNT (PROPOSED)

PARCEL 1 - 38 STRIPPED PARKING STALLS
2 STRIPPED HANDICAP PARKING STALLS
20 STRIPPED TRUCK PARKING STALLS

PROPOSED USE OF NEW PARCELS

PARCEL 1 - LIGHT INDUSTRIAL

FLOOD ZONE

COMMUNITY NUMBER: 060280 8659H, (NOT PRINTED) EFFECTIVE DATE: AUGUST 28, 2008
FLOOD ZONE X

PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE IS AVAILABLE, BUT NOT REQUIRED.

INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 1/27/2020

PROPOSED EASEMENT

7' WIDE EASEMENT TO THE CITY OF RIALTO FOR PUBLIC UTILITY PURPOSES.

LEGEND

- AB = AGGREGATE BASE
- AC = ASPHALT CONCRETE
- BLK = CONCRETE BLOCK
- BS = BACK OF SIDEWALK
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEARWAY
- DCV = DETECTOR CHECK VALVE
- DS = ROOF DOWNSPOUT
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FD = FOUND
- FIC = FIRE DEPT. CONNECTION
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GR = TOP OF GRADE
- GV = GAS VALVE
- HP = HIGH POINT
- HT = HEIGHT
- ICV = IRRIGATION CONTROL VALVE
- IP = IRON PIPE
- LS = LIGHT STANDARD
- LT = LEAD & TAG
- MH = MANHOLE
- NG = NATURAL GROUND
- N&T = NAIL & TAG
- OWH = OVERHEAD WIRE
- PS = PULL BOX
- PCC = CONCRETE
- PIV = POST INDICATOR VALVE
- PL = PROPERTY LINE
- PT = PRELIMINARY TITLE REPORT
- RD = ROOF DRAIN
- RWH = REDWOOD HEADER
- SCB = SIGNAL CONTROL BOX
- SMH = SEWER MANHOLE
- SPK = SPIKE
- SW = SIDEWALK
- TC = TOP OF CURB
- TE = TRASH ENCLOSURE
- TP = TELEPHONE POLE
- TRAN = TRANSITION
- TRANS = TRANSFORMER
- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALL
- UG = UNDERGROUND
- UP = UTILITY POLE
- VAR = VARIABLE
- W = WISHER
- WOF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- N. = NORTH
- S. = SOUTH
- E. = EAST
- W. = WEST
- NLY = NORTHERLY
- SLY = SOUTHERLY
- Ely = EASTERLY
- Wly = WESTERLY
- N/O = NORTH OF
- S/O = SOUTH OF
- E/O = EAST OF
- W/O = WEST OF
- ℓ = PROPERTY LINE
- ℄ = CENTERLINE
- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- L = LENGTH
- (210.00' R) = RECORD DATA
- 210.00' M. = MEASURED DATA
- 210.00' PRO. = PROBATED DATA
- 210.00' C. = CALCULATED DATA
- (RAD) = RADIAL BEARING
- PRO. = PROPORTIONATE MEASUREMENT
- (427.00' R) = RECORD DATA
- 427.00' M. = MEASURED DATA
- 427.00' PRO. = PROBATED DATA
- 427.00' C. = CALCULATED DATA
- (427.00' TC) = EXISTING ELEVATION
- 427.00' TC = DESIGN ELEVATION
- (427.0) = EXIST. CONTOUR
- 427.0 = DESIGN CONTOUR
- = TREE
- = NON-VEHICULAR ACCESS

SYMBOLS

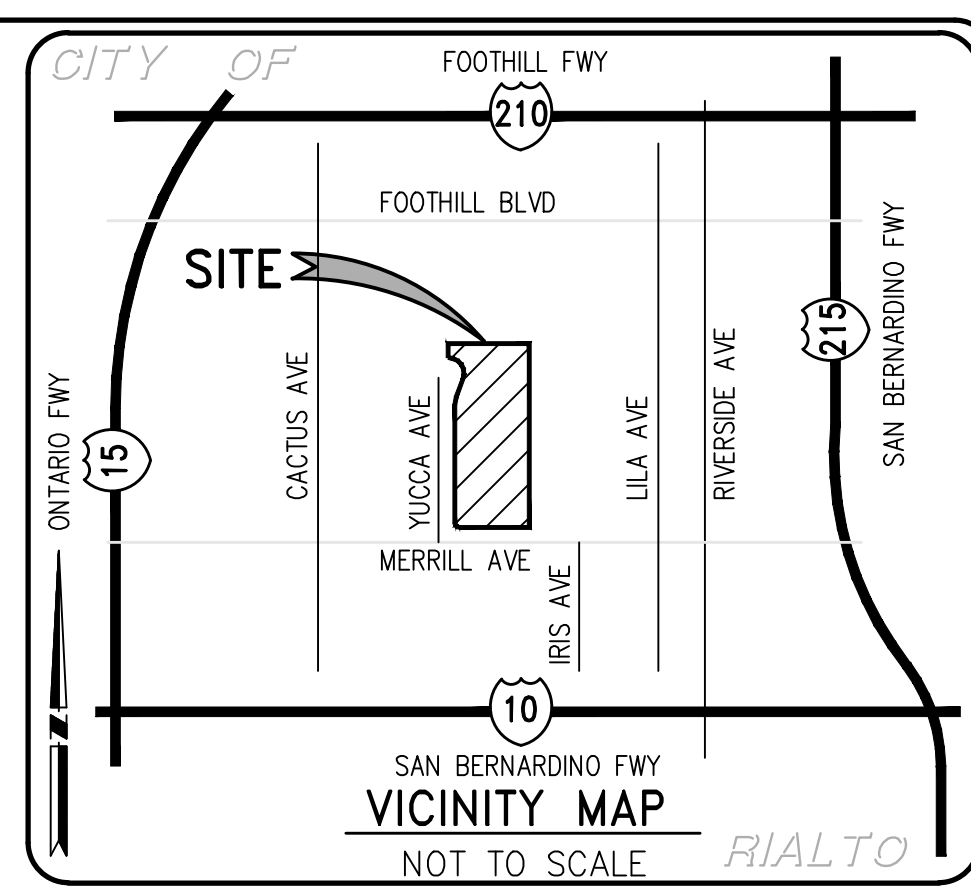
- = FIRE HYDRANT
- = STREET LIGHT
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL ARM & POLE
- = LIGHT STANDARD
- = UTILITY POLE
- = GUY WIRE & ANCHOR
- = WATER METER
- = GAS METER
- = WATER VALVE
- = GAS VALVE
- = PULL BOX
- = GRATE INLET
- = SIGN
- = VENT
- = SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = TELEPHONE MANHOLE
- = MANHOLE
- = SEWER CLEANOUT
- = MONITORING WELL
- = HANDICAP PARKING STALL
- = LANDSCAPED AREA
- = PROTECT IN PLACE
- = REMOVE AND DISPOSE OFFSITE
- = RELOCATE
- = PLOTTABLE EASEMENT ITEM No. PER TITLE REPORT
- = (427.0) EXIST. CONTOUR
- = 427.0 DESIGN CONTOUR
- = TREE
- = NON-VEHICULAR ACCESS

LINE DATA TABLE

LINE	BEARING	DISTANCE	(22.36' R)
LT	N26°30'48" E	22.33'	

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	(23.56' R)	(10.18' R)	(82.47' R)
C1	89°58'54"	15.00'	23.56'			
C2	20°46'12"	28.07'	10.18'			
C3	90°00'00"	52.50'	82.47'			

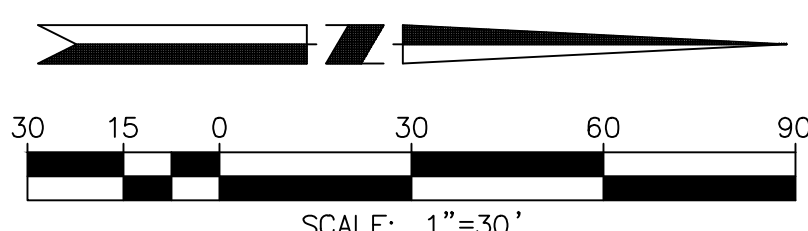
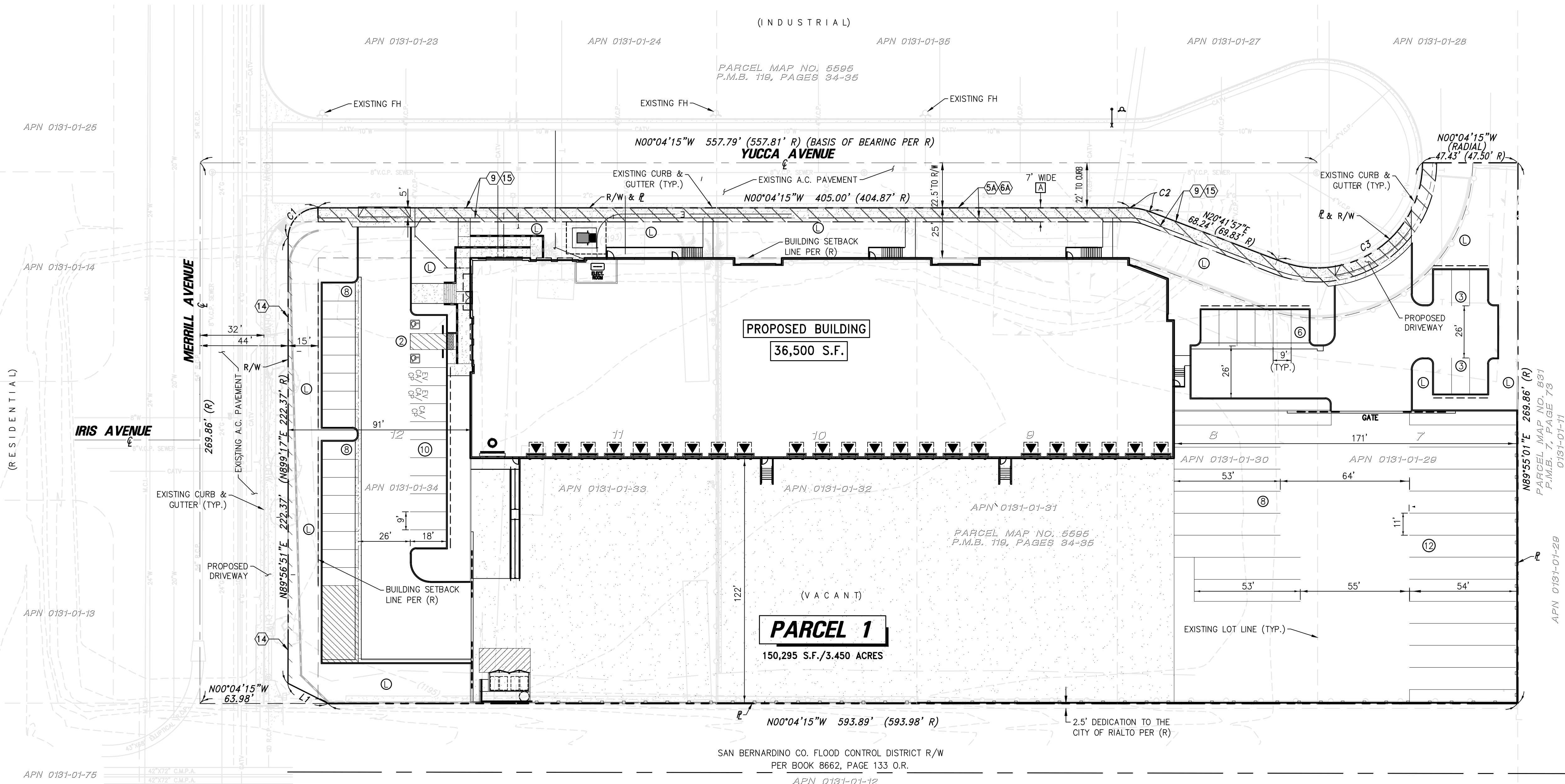
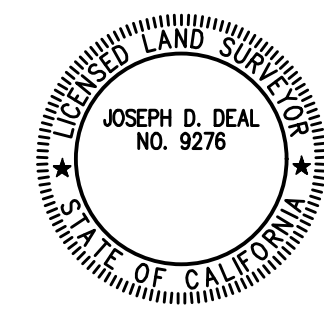


NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 955-0265
trawac.com

THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION ON MARCH 26, 2020.

JOSEPH D. DEAL, P.L.S. 9276



SURVEY PREPARED FOR
DEDEAUX PROPERTIES
1299 OCEAN AVE., 9TH FLOOR
SANTA MONICA, CA 90401

TENTATIVE PARCEL MAP NO. 20204
DEDEAUX INDUSTRIAL CENTER
444 S. YUCCA AVENUE, CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

DATE: 3/26/20
DRAWN BY: KDL
CHECKED BY: JDD
JOB NO.: DED19073
SHEET NO.: 1
OF 1 SHEETS