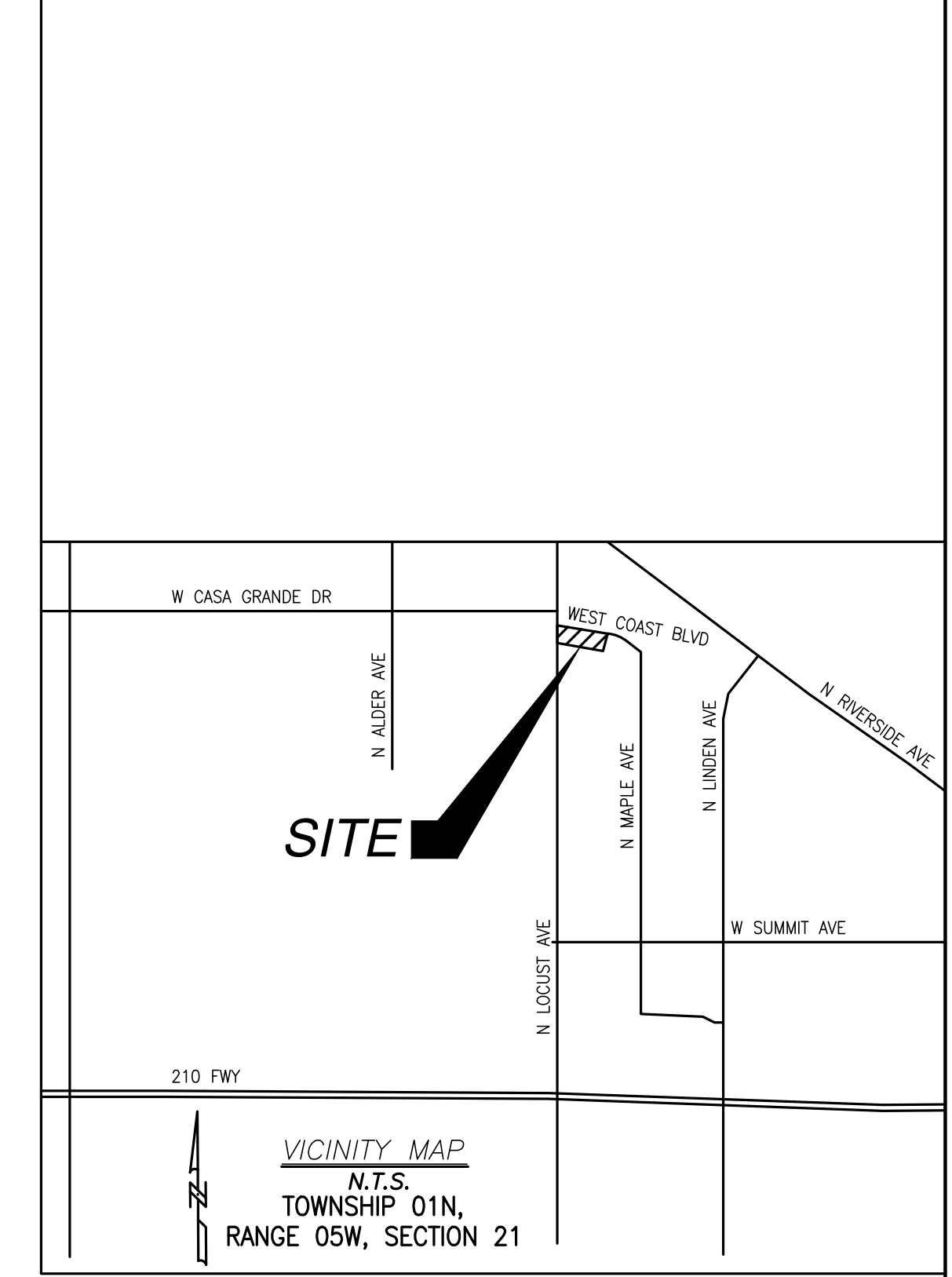


LEGAL DESCRIPTIONS:

APN 239-301-33
 THAT PORTION OF GOVERNMENT LOT 3, IN FRACTIONAL SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED OCTOBER 18, 1975, IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WEST LINE OF SAID GOVERNMENT LOT 3, NORTH OF 59' WEST, 2465.22 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21; THENCE SOUTH OF 59' EAST, 305.42 FEET; THENCE SOUTH 81° 28' EAST, 817.43 FEET; THENCE NORTH 18° 25' 30" EAST, 305 FEET, MORE OR LESS, TO A POINT IN A LINE THAT BEARS SOUTH 81° 28' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 81° 28' WEST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT IN THE WEST LINE OF SAID GOVERNMENT LOT 3, NORTH OF 59' WEST, 2465.22 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21; THENCE SOUTH 81° 28' EAST, 888.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81° 28' WEST, 65.03 FEET; THENCE SOUTH OF 32° WEST, 301.22 FEET; THENCE SOUTH 81° 28' EAST, 65.03 FEET; THENCE NORTH 18° 25' 30" EAST, 302.93 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 500 FEET AND WHOSE INITIAL TANGENT BEARS SOUTH 81° 28' EAST FROM THE POINT OF BEGINNING;
 THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 57° 27' 49.9 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, ALSO EXCEPTING THAT PORTION THEREFROM DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF GOVERNMENT LOT 3, NORTH OF 59' WEST, 2465.22 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH OF 59' EAST, 305.42 FEET; THENCE SOUTH 81° 28' EAST, 284.0 FEET; THENCE NORTH 81° 28' WEST TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WEST LINE OF SAID GOVERNMENT LOT 3, NORTH OF 59' WEST, 2465.22 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21; THENCE SOUTH OF 59' EAST, 305.42 FEET; THENCE SOUTH 81° 28' EAST, 284.0 FEET; THENCE NORTH 81° 28' WEST TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WEST LINE OF SAID GOVERNMENT LOT 3, NORTH OF 59' WEST, 2465.22 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21; THENCE SOUTH OF 59' EAST, 305.42 FEET; THENCE SOUTH 81° 28' EAST, 284.0 FEET; THENCE NORTH 81° 28' WEST TO THE POINT OF BEGINNING, EXCEPT THE NORTH 105 FEET THEREAS MEASURED ALONG THE NORTH LINE.

OFFICIAL USE ONLY



ASSESSORS PARCEL NUMBERS:

239-301-39, 239-301-40, 239-301-51, 239-301-55, 239-301-56, 239-301-64

REFERENCE MAPS

(R1) TRACT MAP NO. 13940 216/35-36
 (R2) PARCEL MAP NO. 7173 77/64-68
 (R3) RECORD OF SURVEY 104/85

APPLICANT

WILLIAM BROOKS
 1350 E. CHASE DR., CORONA, CA 92881
 (951) 372-8400

OWNER

THE ORDEN COMPANY
 13116 IMPERIAL HIGHWAY, SANTA FE SPRINGS, CA 90670
 (562) 221-3581

MAP PREPARER

WILLIAM BROOKS
 1350 E. CHASE DR., CORONA, CA 92881
 (951) 372-8400

UTILITIES:

WATER: GOLDEN STATE WATER CO	562-907-9200
SEWER: EASTERN MUNICIPAL WATER DISTRICT	951-928-3777
ELECTRIC: SOUTHERN CALIFORNIA EDISON	800-655-4555
GAS: SOUTHERN CALIFORNIA GAS COMPANY	909-307-7070
TELEPHONE/CABLE: LEVEL 3 COMMUNICATIONS	877-253-8353
AT&T	800-288-2020
FRONTIER COMMUNICATIONS	800-921-8101
TIME WARNER CABLE	855-757-7328

ENCUMBRANCES

- 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: POLES AND CONDUITS
 RECORDING DATE: MARCH 06, 1951
 RECORDING NO: IN BOOK 2729, PAGE 208 OFFICIAL RECORDS
 AFFECTS: PARCELS 1 & 2
- 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: FONTANA RANCHOS LAND COMPANY
 PURPOSE: 5-FOOT WIDE WATER LINE EASEMENT FOR PRIVATE USE
 RECORDING DATE: AUGUST 07, 1953
 RECORDING NO: IN BOOK 3220, PAGE 40 OFFICIAL RECORDS
 AFFECTS: PARCEL 1

PROJECT TYPE

SPECULATIVE INDUSTRIAL BUILDING

LEGEND

- EXISTING AC
- EXISTING PCC (CONCRETE PARKING)
- EXIST. PUBLIC ROAD EASEMENT IN BOOK 3220 / PAGE 40, REC. 8-7-1953
- NLY SIDE OF WEST COAST EASEMENT FOR ROADS & PUBLIC UTILITIES RECORDED 10/22/95/BK 2840, PG. 475 (ET. AL)
- 5-FT. WIDE SCE EASEMENT FOR POWER POLES & CONDUITS
- 5-FT. WIDE WATER LINE EASEMENT FOR PRIVATE USE

CURVE DATA

	Δ	LENGTH	RADIUS
C1	N9°32'0"W	34.74'	20'

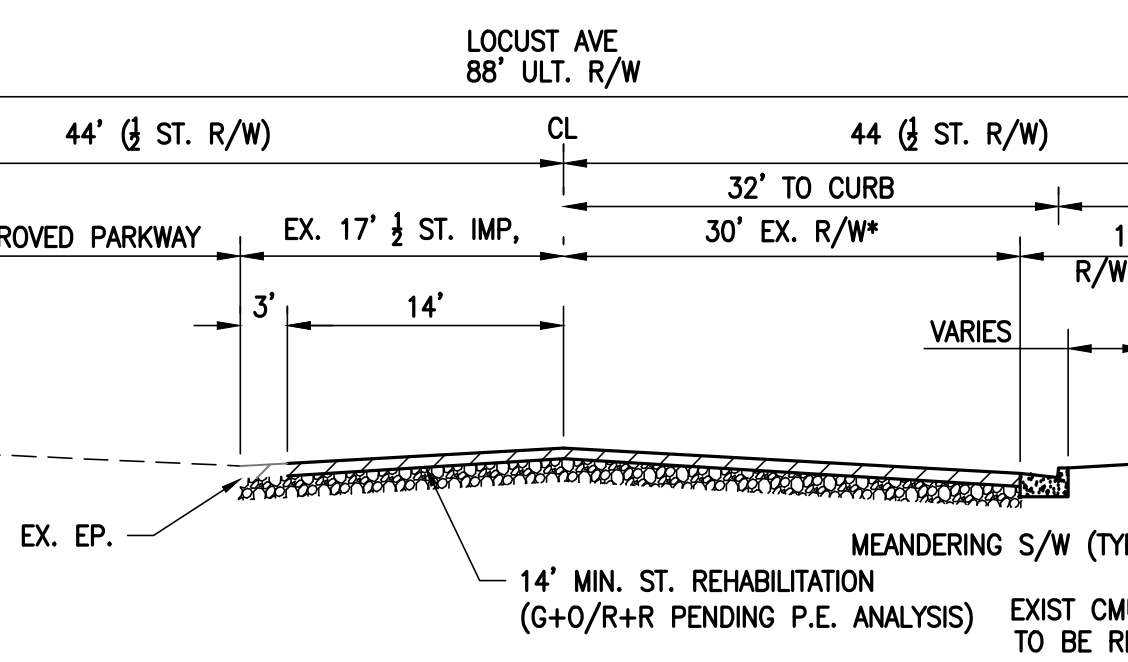
SHEET INDEX

TENTATIVE PARCEL MAP NO. 20853	1
CONCEPTUAL GRADING PLAN	2
TYPICAL SECTIONS	3
COMPOSITE UTILITY PLAN	4
ENCUMBRANCE MAP AND LOT CONSOLIDATION	5

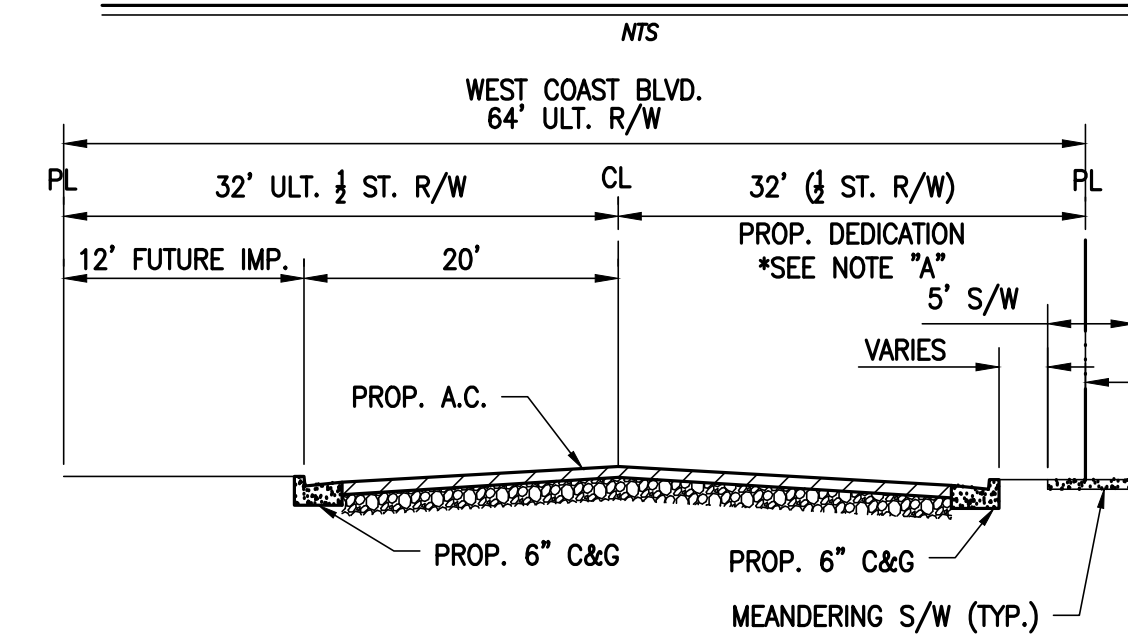
LOT DATA

LOT	GROSS ACREAGE	DEDICATED LOTS		NET ACREAGE
		LOT A	LOT B	
1	6.86 ACRES	0.16 ACRES	-	6.69 ACRES
2	0.56 ACRES	0.04 ACRES	-	0.52 ACRES
3	0.31 ACRES	0.02 ACRES	-	0.29 ACRES
4	0.53 ACRES	0.07 ACRES	0.13 ACRES	0.33 ACRES
5	1.12 ACRES	-	0.01 ACRES	1.11 ACRES
6	2.63 ACRES	-	0.39 ACRES	2.24 ACRES
TOTAL GROSS ACREAGE = 12.01		TOTAL DEDICATION ACREAGE = 0.82		TOTAL NET ACREAGE = 11.19

LOT "C" ACREAGE = 0.74 ACRES



SECTION A-A PROPOSED LOCUST AVE STREET SECTION



SECTION B-B PROPOSED WEST COAST BLVD STREET SECTION

***SURVEYOR NOTES:**

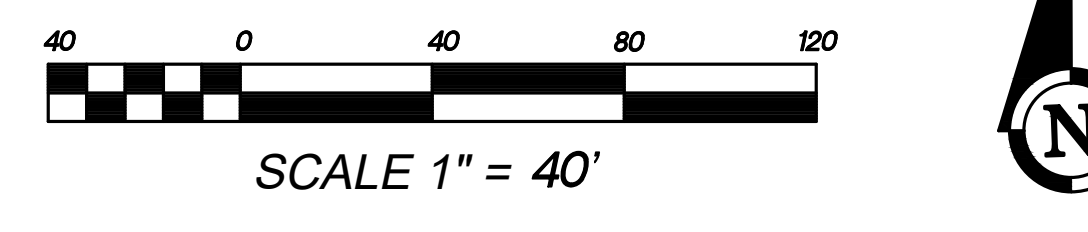
- NOTE A: WEST COAST BLVD. RIGHT-OF-WAY DEDICATIONS PER SEPARATE PRIVATE OWNERSHIP LEGAL AND PLAT MAP R/W DEED CONVEYED TO CITY OF RIALTO.
- NOTE B: *NO REGULATED NATIVE TREES OR PLANTS PER SAN BERNARDINO COUNTY CODE TITLE 8, DIVISION 9, EXIST ON SITE.

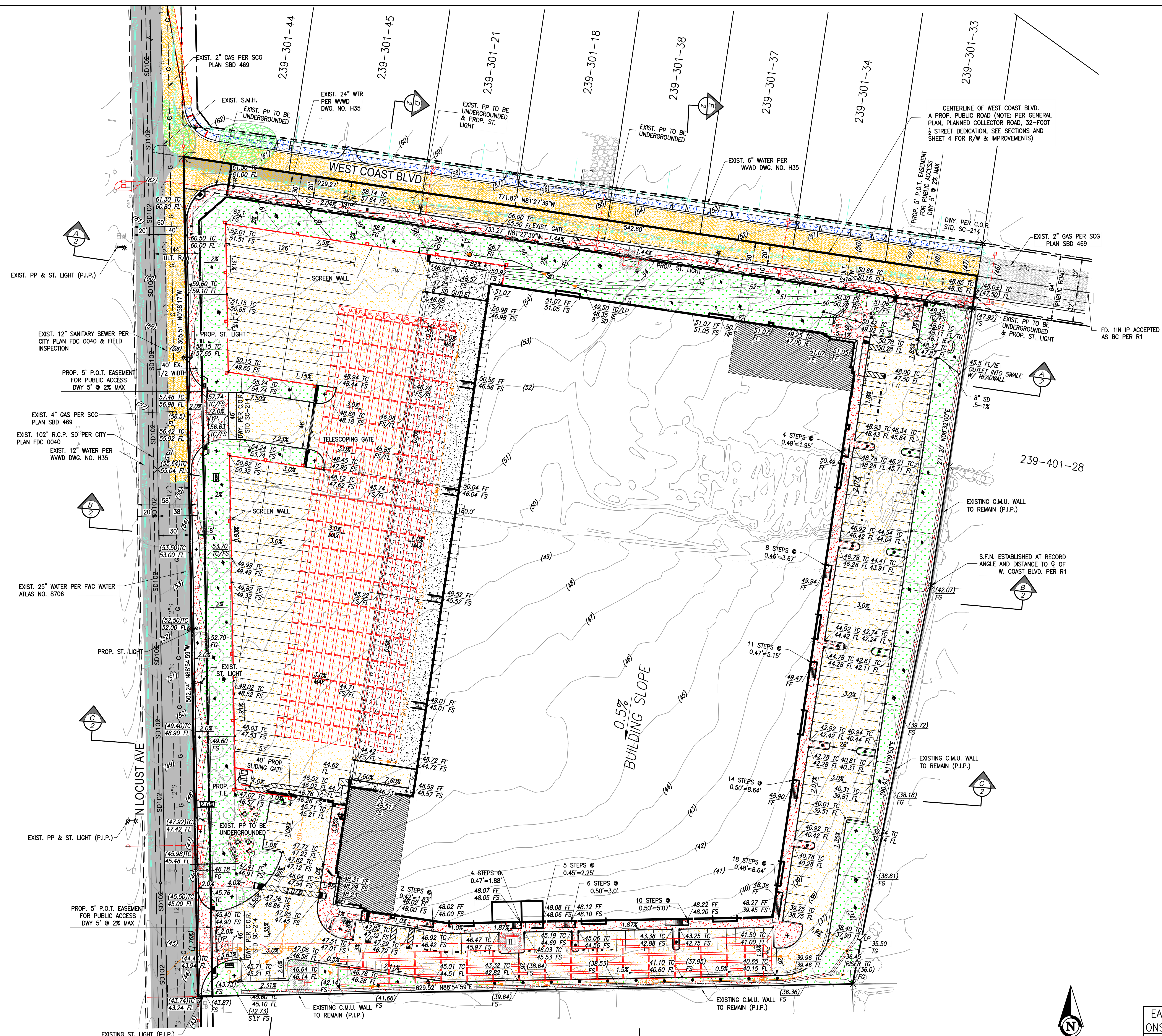
PREPARED BY:

 Armstrong & Brooks Consulting Engineers, Inc.
 Civil Engineering / Water Resources / Surveying
 1350 E. Chase Drive, Corona, CA 92881
 Mail: P.O. Box 78088, Corona, CA 92887
 Ph. (951) 372-8400, Fax (951) 372-8430



CITY OF RIALTO - DATE OF PLOT: 04-01-2024
 SHEET 1 OF 5
 INDUSTRIAL BUILDING - THE ORDEN COMPANY
 APN'S 0239-301-39, 40, 51, 55, 56 AND 64 (11.2 ACRES NET)
 TENTATIVE PARCEL NUMBER #20853

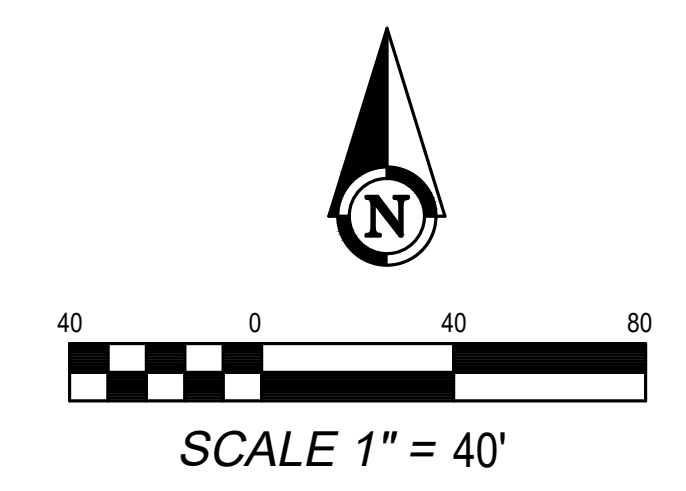




- LEGEND**
- EXISTING AC
 - EXISTING PCC (CONCRETE PARKING)
 - EXISTING LANDSCAPE
 - EXISTING GRAVEL
 - EXISTING GROUND
 - PROP. AC
 - PROP. PCC SIDEWALK
 - PROP. LANDSCAPE
 - PROP. STORM CHAMBER U.G. STORAGE CHAMBER
 - PROP. CMP PIPE STORAGE U.G.
 - PROP. CONCRETE 14-FT. HIGH SCREEN WALL (TRUCK YARD)
 - EXIST. C.M.U. WALL
 - EXIST. TREE

CURVE DATA

C1	Δ	LENGTH	RADIUS
	N9°32'0"W	34.74'	20'



EARTHWORK QUANTITIES ONSITE (13% SHRINKAGE) CUT = 31,250 CU. YD.-27,200 (NET) FILL = 27,000 CU. YD. EXPORT = 200 CU. YD.	EARTHWORK QUANTITIES OFFSITE (13% SHRINKAGE) CUT = 1,600 CU. YD.-(1,400) NET FILL = 30 CU. YD. EXPORT = 1,370 CU. YD.
---	--

PREPARED BY:

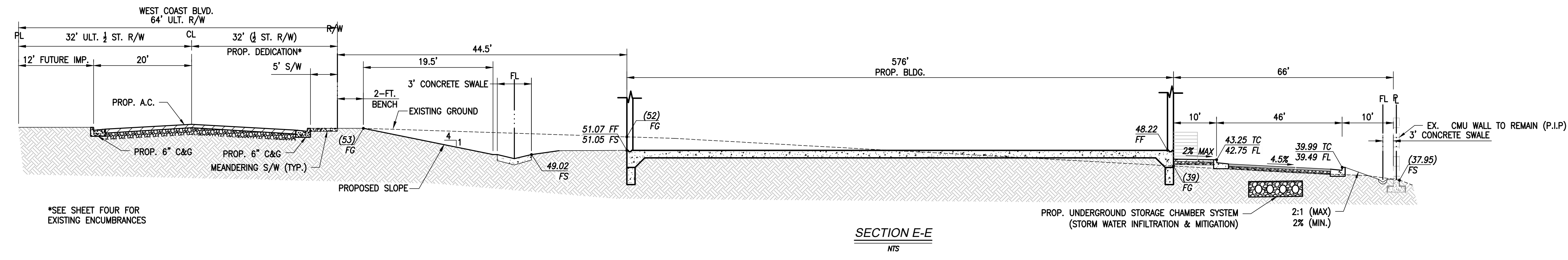
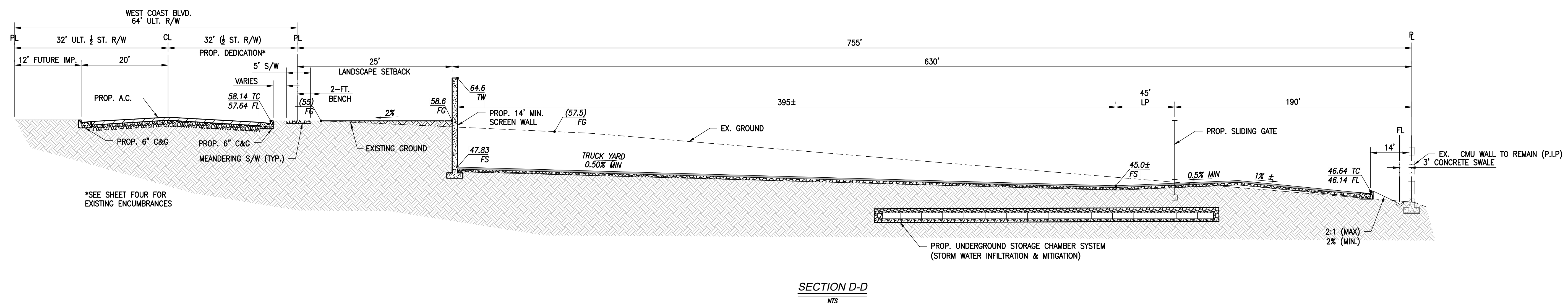
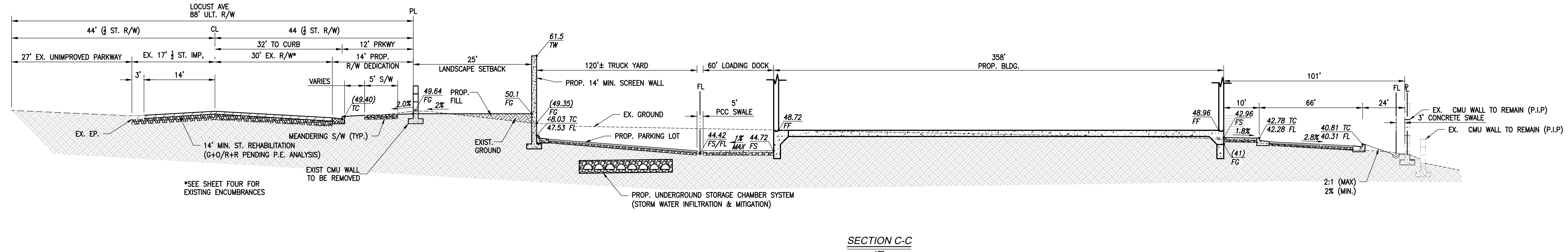
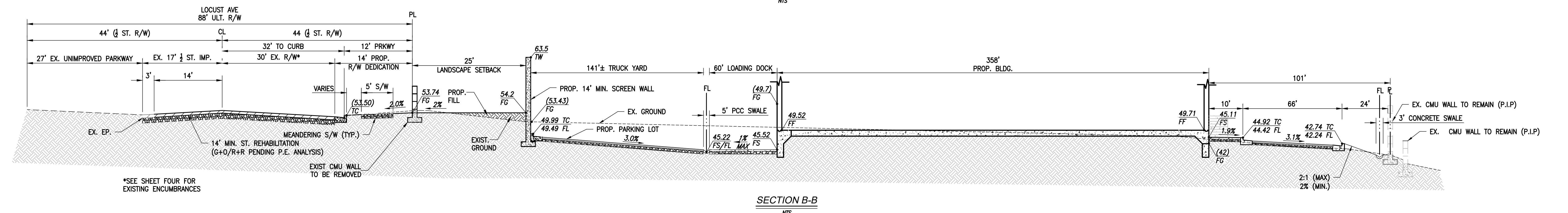
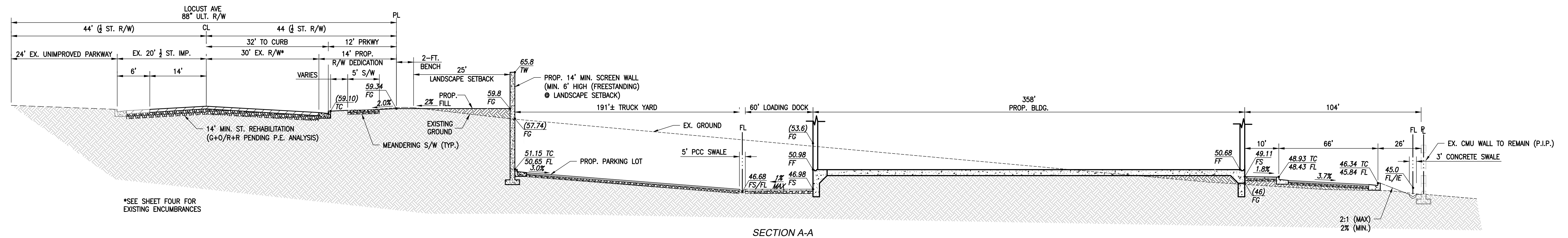
Armstrong & Brooks Consulting Engineers, Inc.
Civil Engineering - Water Resources - Surveying
1350 E. Chase Drive, Corona, CA 92881
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CITY OF RIALTO - DATE OF PLOT: 04-01-2024
CONCEPTUAL GRADING PLAN
 INDUSTRIAL BUILDING - THE ORDEN COMPANY
 APN'S 0239-301-39, 40, 51, 55, 56 AND 64 (11.2 ACRES NET)
 TENTATIVE PARCEL NUMBER #20853

SHEET
2
OF
5

T:\008\1232127 RIALTO THRIFTY WEST COAST INDUSTRIAL\ADG\02127 CGP GRADING.DWG 6/14/24



*SEE SHEET FOUR FOR EXISTING ENCUMBRANCES

*SEE SHEET FOUR FOR EXISTING ENCUMBRANCES

*SEE SHEET FOUR FOR EXISTING ENCUMBRANCES

*SEE SHEET FOUR FOR EXISTING ENCUMBRANCES

*SEE SHEET FOUR FOR EXISTING ENCUMBRANCES

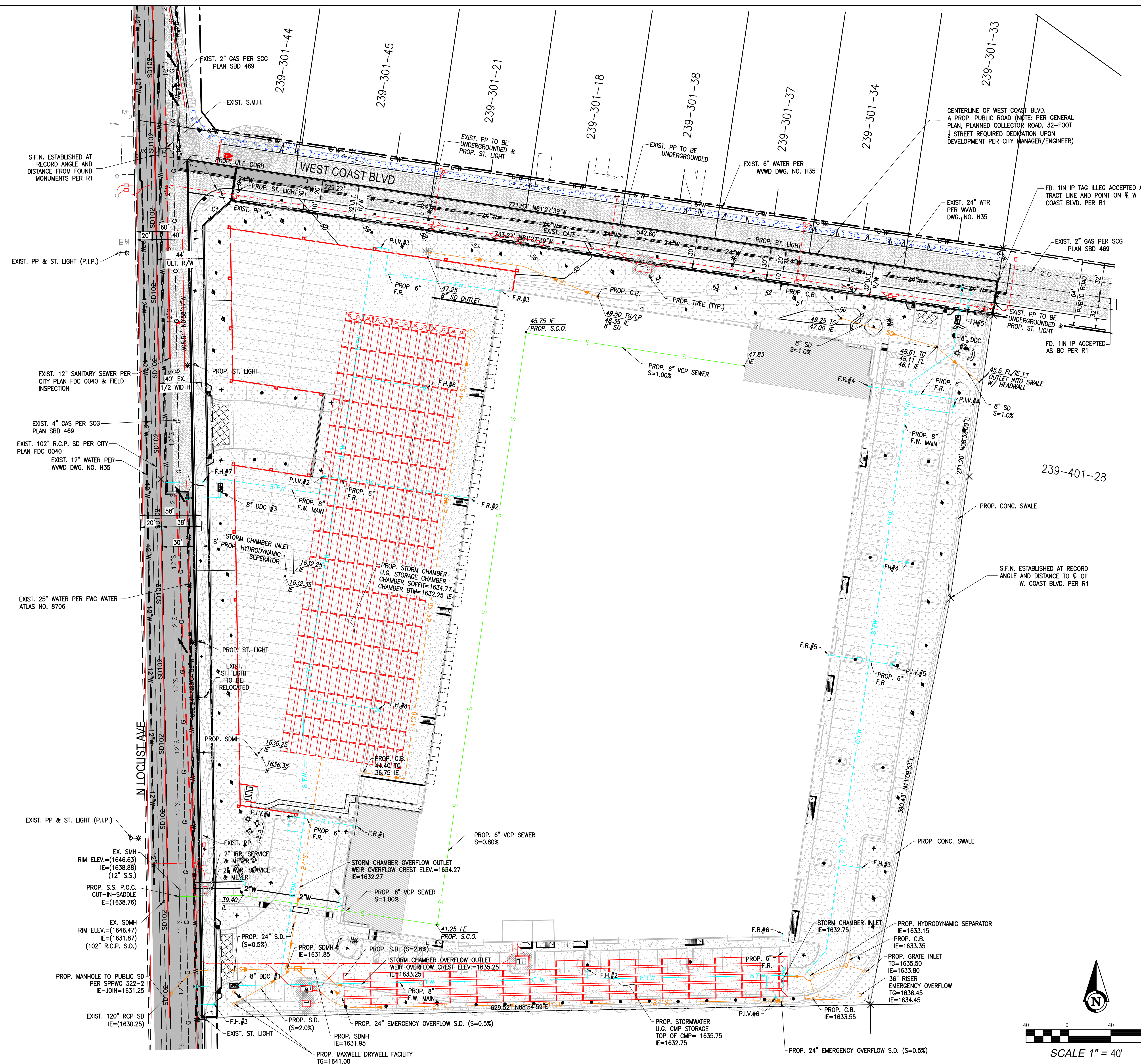
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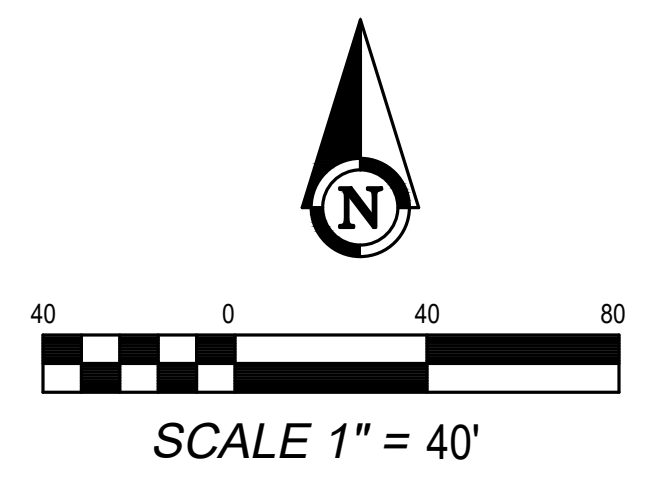


CITY OF RIALTO - DATE OF PLOT: 04-01-2024
SECTIONS
INDUSTRIAL BUILDING - THE ORDEN COMPANY
APN'S 0239-301-39, 40, 51, 55, 56 AND 64 (112 ACRES NET)
TENTATIVE PARCEL NUMBER #20853

SHEET
3
OF
5



- LEGEND**
- EXISTING AC
 - EXISTING PCC (CONCRETE PARKING)
 - EXISTING LANDSCAPE
 - EXISTING GRAVEL
 - EXISTING GROUND
 - PROP. AC
 - PROP. PCC SIDEWALK
 - PROP. LANDSCAPE
 - PROP. FILL
 - PROP. AC
 - PROP. STORM CHAMBER U.G. STORM CHAMBER
 - PROP. CMP PIPE STORAGE U.G.
 - PROP. STORM DRAIN
 - PROP. SEWER
 - PROP. FIRE WATER SUPPLY
 - PROP. ELECTRIC PER DRY UTILITY PLANS (RG)
 - PROP. CONCRETE 14-FT. HIGH SCREEN WALL (TRUCK YARD)
 - EXIST. C.M.U. WALL
 - PROPOSED TREE (PER L.A. PLANS)



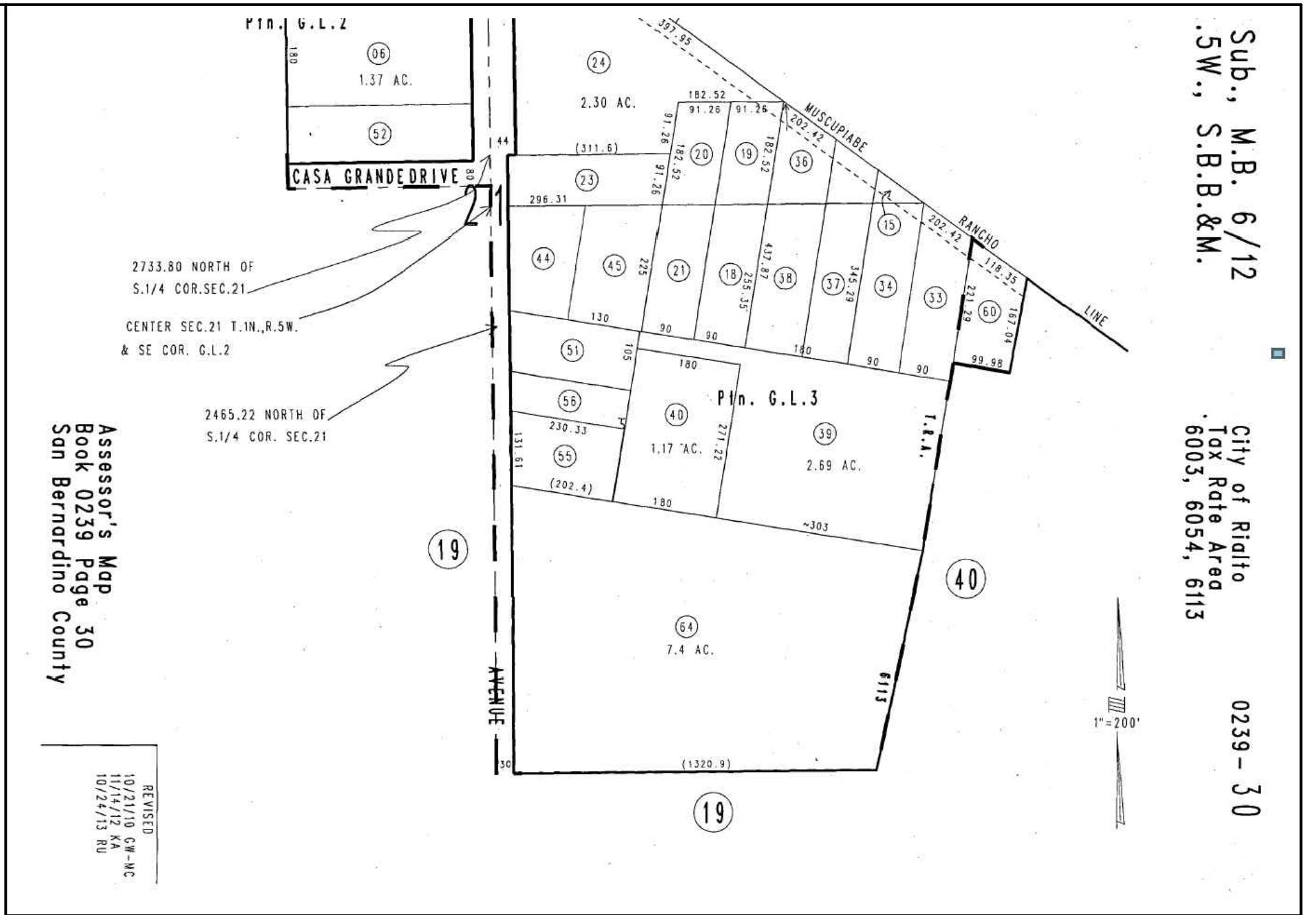
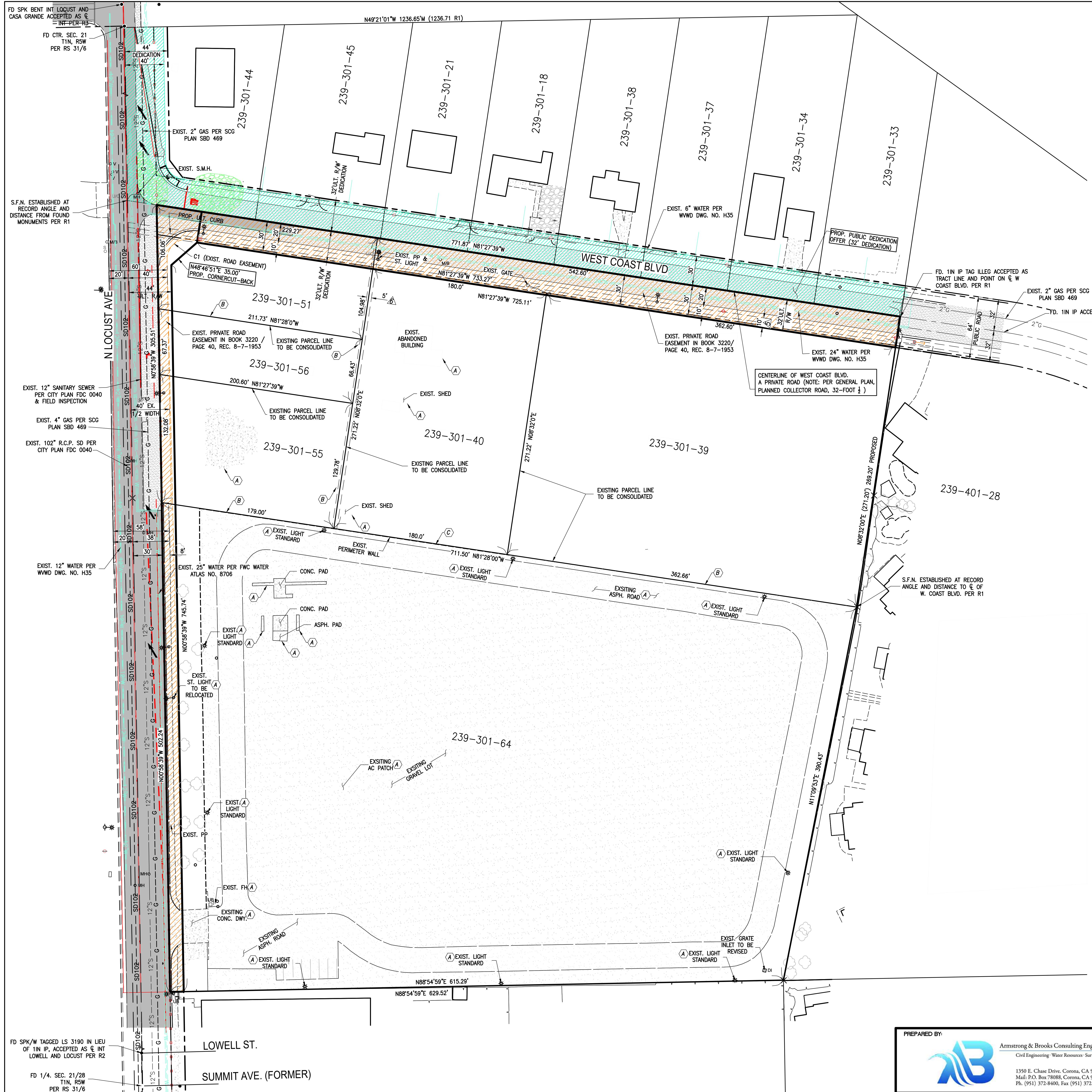
PREPARED BY:
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 Ph. (951) 372-8400, Fax (951) 372-8430



CITY OF RIALTO - DATE OF PLOT: 04-01-2024
COMPOSITE UTILITY PLAN
 INDUSTRIAL BUILDING - THE ORDEN COMPANY
 APN'S 0239-301-39, 40, 51, 55, 56 AND 64 (11.2 ACRES NET)
 TENTATIVE PARCEL NUMBER #20853

SHEET
4
 OF
5

1:\JOB\1231217 RIALTO THRIFTY WEST COAST INDUSTRIAL\CD\GP1217-CGP-COMPOSITE UTILITY.DWG
 4/1/24



EXIST. S.B. COUNTY APN MAP 0239-30 (PARTIAL)

ENCUMBRANCES

- 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: POLES AND CONDUITS
 RECORDING DATE: MARCH 06, 1951
 RECORDING NO: IN BOOK 2729, PAGE 208 OFFICIAL RECORDS
 AFFECTS: PARCELS 1 & 2
- 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: FONTANA RANCHOS LAND COMPANY
 PURPOSE: 5-FOOT WIDE WATER LINE EASEMENT FOR PRIVATE USE
 RECORDING DATE: AUGUST 07, 1953
 RECORDING NO: IN BOOK 3220, PAGE 40 OFFICIAL RECORDS
 AFFECTS: PARCEL 1

DEMOLITION NOTES

A	DEMOLISH & REMOVE AS NOTED PER PERMIT NO. #RLD23-3046
B	REMOVE EXISTING FENCE
C	DEMOLISH & REMOVE EXISTING RETAINING WALL
D	PROTECT IN PLACE

LEGEND

- EXISTING AC
- EXISTING PCC (CONCRETE PARKING)
- EXISTING LANDSCAPE
- EXISTING GRAVEL
- EXISTING GROUND
- PROP. AC
- PROP. PCC SIDEWALK
- PROP. LANDSCAPE
- PROP. FILL
- EXIST. PUBLIC ROAD EASEMENT IN BOOK 3220 / PAGE 40, REC. 8-7-1953
- NLY SIDE OF WEST COAST EASEMENT FOR ROADS & PUBLIC UTILITIES RECORDED 10/22/95/BK 2840, PG. 475 (ET. AL.)
- 5-FT. WIDE SCE EASEMENT FOR POWER POLES & CONDUITS
- 5-FT. WIDE WATER LINE EASEMENT FOR PRIVATE USE

CURVE DATA

Δ	LENGTH	RADIUS
C1	N9°32'0"W	34.74' 20'



SCALE 1" = 40'



FD SPK/W TAGGED LS 3190 IN LIEU OF 1IN IP, ACCEPTED AS E INT LOWELL AND LOCUST PER R2

FD 1/4. SEC. 21/28 T1N, R5W PER RS 31/6

LOWELL ST.

SUMMIT AVE. (FORMER)

PREPARED BY:

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 1350 E. Chase Drive, Corona, CA 92881
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CITY OF RIALTO - DATE OF PLOT: 04-01-2024

ENCUMBRANCE & PARCEL CONSOLIDATION MAP

INDUSTRIAL BUILDING - THE ORDEN COMPANY

APN'S 0239-301-39, 40, 51, 55, 56 AND 64 (11.2 ACRES NET)

TENTATIVE PARCEL NUMBER #20853

SHEET 5 OF 5