

TENTATIVE PARCEL MAP NO. 20919

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

A.P. NO.: 0132--102-15-0-00

AREA: 4.32 ACRES GROSS - 3.94 ACRES NET

SEPTEMBER 2024

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:

THAT CERTAIN SOUTHERLY PARCEL AS SHOWN ON EXHIBIT 'A' OF CERTIFICATE OF COMPLIANCE NO. 112 LOT LINE ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED MAY 12, 2009, AS INSTRUMENT NO. 2009-0204843, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF FARM LOT 194, TOWN OF RIALTO AND ADJOINING SUBDIVISION, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 11, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 194, SAID POINT BEING IN THE CENTERLINE OF RIVERSIDE AVENUE; THENCE, NORTHERLY, ALONG SAID CENTERLINE, BEING THE WESTERLY LINE OF SAID LOT 330.00 FEET; THENCE, EASTERLY, PARALLEL TO THE SOUTHERLY LINE OF SAID LOT, 404.00 FEET; THENCE, SOUTHERLY, PARALLEL TO THE WESTERLY LINE OF SAID LOT, 165.00 FEET; THENCE, EASTERLY, PARALLEL TO THE SOUTHERLY LINE OF SAID LOT, 259.82 FEET, TO THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 194; THENCE, SOUTHERLY, ALONG SAID EASTERLY LINE, 165.00 FEET, TO THE SOUTHERLY LINE OF SAID LOT; THENCE, WESTERLY, ALONG SAID SOUTHERLY LINE, 663.86 FEET, TO THE POINT OF BEGINNING.

AND ALSO THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 15160, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 186, PAGES 61 AND 62, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 50.50 FEET OF THE EASTERLY 259.78 FEET OF SAID PARCEL 1, AND THE SOUTHERLY 6.00 FEET OF THE EASTERLY 349.00 FEET OF THE WESTERLY 404.00 FEET OF SAID PARCEL 1.

EXCEPTING THEREFROM, THE EAST 4.0 FEET OF THE WEST 44.0 FEET OF SAID LAND, AS CONVEYED TO THE CITY OF RIALTO FOR STREET AND HIGHWAY PURPOSES, BY DEEDS RECORDED AUGUST 7, 1963, IN BOOK 5964, PAGE 223, OFFICIAL RECORDS, AND IN BOOK 5964, PAGE 225, OFFICIAL RECORDS. (1)

ALSO EXCEPTING THEREFROM, THE EAST 6.0 FEET OF THE WEST 50.0 FEET OF THE WEST HALF OF SAID LAND, AS CONVEYED TO THE CITY OF RIALTO FOR STREET AND HIGHWAY PURPOSES, BY DEED RECORDED OCTOBER 18, 1985, AS INSTRUMENT NO. 85-258781, OFFICIAL RECORDS. (2)

EASEMENT NOTES:

(A) AN EASEMENT FOR PIPE LINES, RESERVED IN FAVOR OF SEMI-TROPIC LAND AND WATER COMPANY, PER DEED RECORDED DECEMBER 24, 1990 IN BOOK 122, PAGE 331, OF DEEDS. (SAID DOCUMENT IS ILLEGIBLE, SAID EASEMENT IS NOT SHOWN HEREON)

(B) AN EASEMENT FOR WATER PIPES OR PIPES FOR THE DISTRIBUTION OF WATER, RESERVED IN FAVOR OF THE RIALTO IRRIGATION DISTRICT, PER DEED RECORDED JUNE 11, 1906 IN BOOK 377, PAGE 297, OF DEEDS.

(C) AN EASEMENT FOR WATER PIPE OR PIPES FOR THE DISTRIBUTION OF WATER, RESERVED BY CALIFORNIA FRUIT GROWERS ASSOCIATION OF LOS ANGELES, PER DEED RECORDED JUNE 23, 1906, IN BOOK 377, PAGE 389, OF DEEDS.

(D) AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES, PIPE LINES AND MANHOLES, IN CONNECTION WITH THE SANITARY SEWER SYSTEM, IN FAVOR OF THE CITY OF RIALTO/AND/OR ITS ASSIGNS, RECORDED MAY 15, 1956, IN BOOK 3938, PAGE 257, OF OFFICIAL RECORDS.

(E) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR DISTRIBUTING ELECTRICAL ENERGY AND TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, RECORDED OCTOBER 30, 1986, AS DOCUMENT NO. 86-320872, OF OFFICIAL RECORDS.

(F) EASEMENTS FOR RECIPROCAL ACCESS, DRAINAGE, PARKING, PUBLIC UTILITIES AND SEWER PURPOSES, AS RESERVED IN FAVOR OF PARCELS 1 THROUGH 3 INCLUSIVE, AS SHOWN ON PARCEL MAP NO. 15160, FILED IN BOOK 186, PAGES 61 & 62 OF PARCEL MAPS, RECORDS OF THE COUNTY RECORDER.

(G) AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF RIALTO, A MUNICIPAL CORPORATION, RECORDED FEBRUARY 08, 200 AS DOCUMENT NO. 20000043105, OF OFFICIAL RECORDS.

(H) A PROPOSED 5.00' EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO BE DEDICATED TO THE CITY OF RIALTO ON THE FINAL PARCEL MAP.

(I) 40.00' FOR STREET AND HIGHWAY PURPOSES TO BE DEDICATED IN FEE TO THE CITY OF RIALTO ON THE FINAL PARCEL MAP. AREA CONTAINS 13,200 SQ. FT. - 0.30 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RIVERSIDE AVENUE BEING NORTH 00°29'40" WEST AS SHOWN ON PARCEL MAP NO. 15160, P.M.B. 186/61-62.

OWNER/SUBDIVIDER:

RIALTO INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
1401 21ST STREET SUITE R
SACRAMENTO, CA 95811
916-309-2454
C. RASKIN

LAND SURVEYOR:

WALDEN & ASSOCIATES
2552 WHITE ROAD, SUITE B
IRVINE, CA 92614
949-660-0110
JEFFREY WALDEN, P.L.S. 7914

ASSESSOR PARCEL NUMBERS:

0132-102-15-0-000

ADDRESS:

1471 S. RIVERSIDE AVENUE, RIALTO, CALIFORNIA

ZONING:

GATEWAY SPECIFIC PLAN

LAND USE DESIGNATION:

GENERAL COMMERCIAL - SPECIFIC PLAN OVERLAY

SITE DATA:

THE PROPERTY IS CURRENTLY USED AS A SKILLED NURSING FACILITY AND WILL REMAIN AS IT'S FUTURE USE. EXISTING ONE STORY WOOD FRAME NURSING FACILITY BUILDING ON PARCEL 1 TO REMAIN. EXISTING ONE STORY WOOD FRAME GARAGE/STORAGE ACCESSORY BUILDING ON PARCEL 2 TO BE DEMOLISHED PRIOR TO RECORDED OF THIS FINAL PARCEL MAP. THERE ARE NO PROPOSED IMPROVEMENTS.

OCCUPANCY OF NURSING FACILITY: 177 BEDS
ESTIMATED NUMBER OF EMPLOYEES: 100

PARCEL AREAS:
PARCEL 1: 115,583 SQ. FT.
PARCEL 2: 55,983 SQ. FT.

BUILDING AREAS:
MAIN BUILDING: 44,620 SQ. FT.
ACCESSORY BUILDING: 1,280 SQ. FT.

LOT COVERAGE:
PARCEL 1: 0.39
PARCEL 2: 0.02

PARKING SPACES:
REQUIRED: 0.5 SPACES PER BED
PROVIDED: 89

UTILITY PROVIDERS:

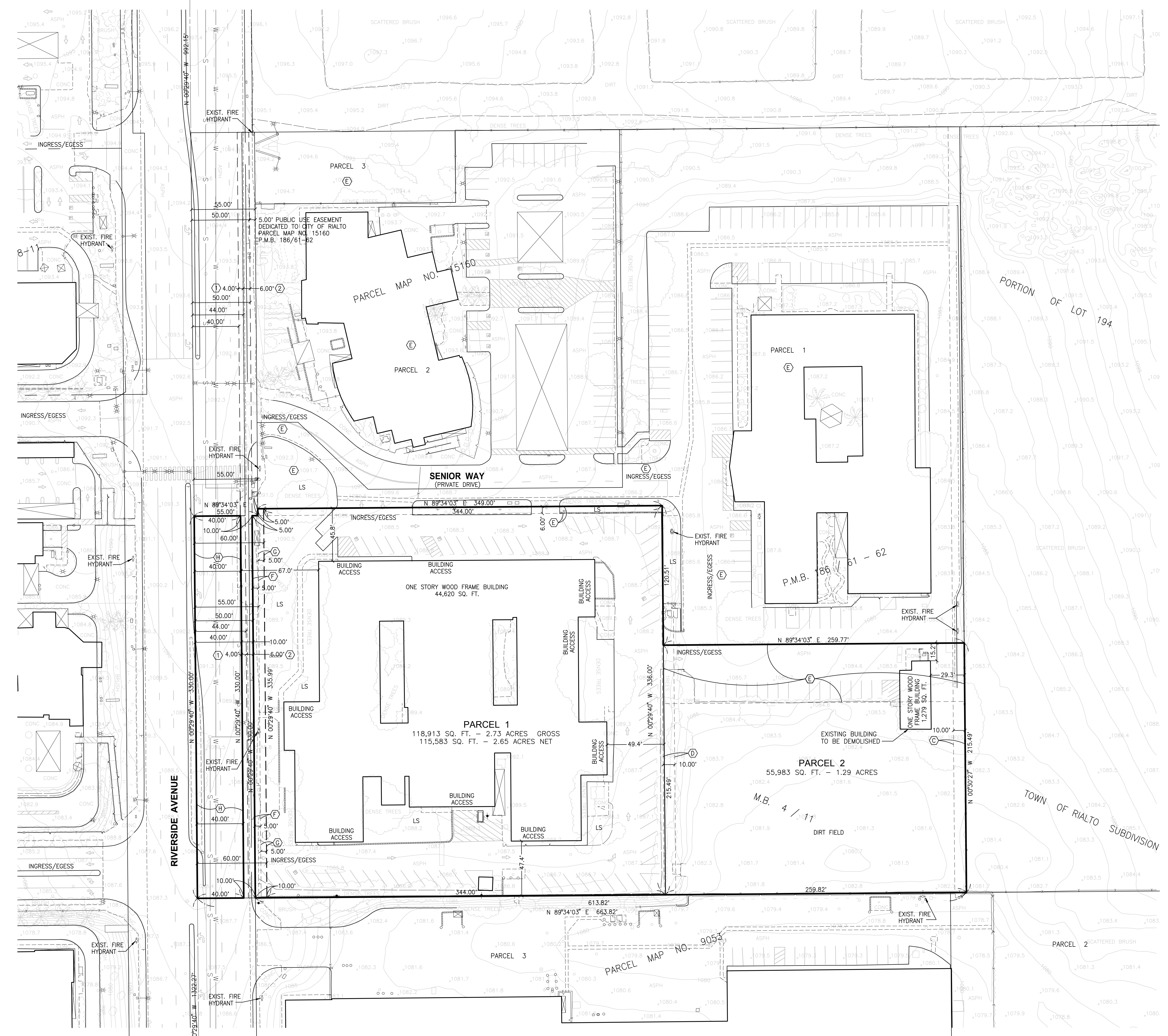
AT&T	800-288-2020	CABLE/PHONE/INTERNET
BURRIT DISPOSAL	909-877-1598	TRASH SERVICE
RIALTO WATER SERVICES	909-820-2546	WATER AND SEWER
SOUTHERN CALIFORNIA EDISON	800-655-4555	ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY	800-427-2000	GAS
SPECTRUM	855-243-8892	CABLE/PHONE/INTERNET

NOTES:

EASEMENTS BETWEEN PARCEL 1 AND PARCEL 2 FOR SHARED ACCESS, INGRESS/EGRESS, DRAINAGE, PARKING, PUBLIC UTILITIES, SEWER AND MAINTENANCE RESPONSIBILITIES TO BE ADDRESSED UNDER AND SUBJECT TO A SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THE PARCEL MAP.

TOPOGRAPHIC DATA:

AERIAL TOPO SURVEY PROVIDED BY DIGITAL MAPPING, INC. DATED AUGUST 26, 2024.

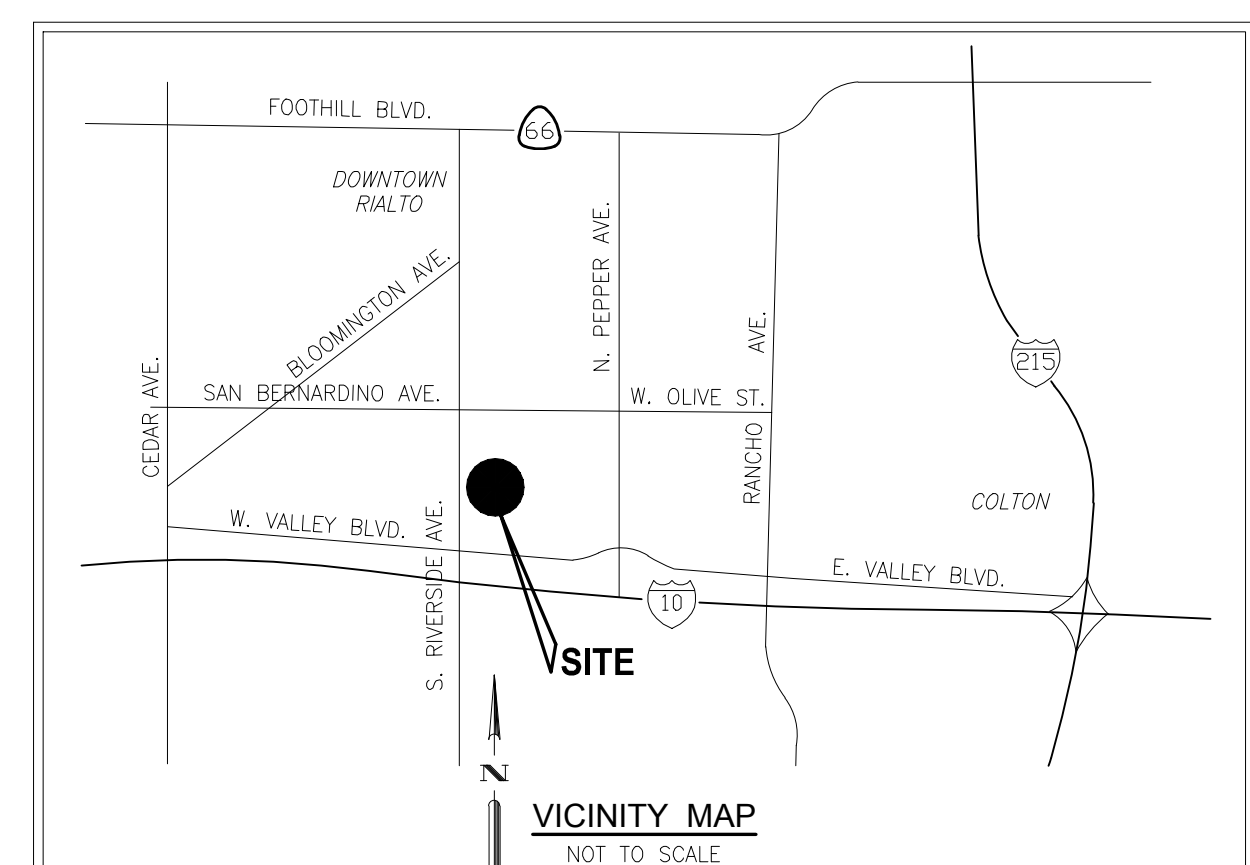


LEGEND:

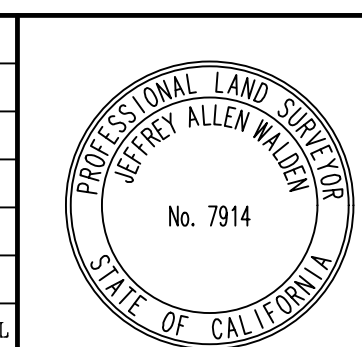
ASPH - ASPHALT CONCRETE	CONC - CONCRETE	LS - LANDSCAPING	E - ELECTRICAL	G - GAS	SD - STORM DRAIN	S - SEWER	TV - TELEVISION CABLE	TELE - TELEPHONE	W - WATER	GP - GUARD POST	W - WATER VALVE	WM - WATER METER	FD - FIRE HYDRANT	BF - BACK FLOW DEVICE	P - PIV	FDC - FIRE DEPT. CONNECTION	ICV - IRRIGATION CONTROL VALVE	M - MANHOLE	SM - SEWER MANHOLE	SDM - STORM DRAIN MANHOLE	C - CATCH BASIN	G - GRATE DRAIN	I - INLET	SL - STREET LIGHT	PL - PARKING LOT LIGHT	PO - POWER POLE	GW - GUY WIRE	PB - PULL BOX	GV - GAS VALVE	GM - GAS METER	TP - TELEPHONE PEDESTAL	TM - TELEPHONE MANHOLE	W - WALL	RF - RETAINING WALL	CLF - CHAIN LINK FENCE	S - SIGN	WIF - WROUGHT IRON FENCE
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--- TENTATIVE TRACT BOUNDARY LINE
- - - PROPOSED EASEMENT LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT/PARCEL LINE

LINE TABLE
L1 N 00°29'40" W 5.00'



NUMBER	DESCRIPTION	DATE	INITIAL



WALDEN & ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0458
JEFFREY A. WALDEN PLS 7914 DATE: 10/22/2024

TENTATIVE PARCEL MAP NO. 20919
1471 S. RIVERSIDE AVE.
RIALTO, CALIFORNIA
APN: 0132-102-15-0-000
RIALTO POST ACUTE CARE

JOB NUMBER
2186-1000-051
DATE: 10/22/24
DRAWN: B.J.W.
CHECKED: M.P.
SHEET
1
OF
1

