

LEGAL DESCRIPTION:

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

THE WEST 1/2 OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY; PROPERTY HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE RIALTO IRRIGATION DISTRICT.

EXCEPTING THEREFROM THE EAST 200 FEET.

ALSO EXCEPT THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 4, 1965, IN BOOK 6342, PAGE 946, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES COMPUTED TO THE CENTERS OF ALL ADJOINING STREETS.

TOGETHER WITH

THAT PORTION OF FARM LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 360 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT; THENCE EAST 360 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WEST 65 FEET.

ALSO EXCEPT THAT PORTION DEEDED TO THE STATE BY DEED RECORDED MAY 3, 1965, IN BOOK 6382, PAGE 694, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES COMPUTED TO CENTERS OF ALL ADJOINING STREETS.

TOGETHER WITH

THE EAST 200 FEET OF THE WEST 1/2 OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED FEBRUARY 10, 1965 AND RECORDED JULY 1, 1965, IN BOOK 6422, PAGE 891, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES ARE MEASURED TO THE CENTER OF ADJOINING STREETS.

TOGETHER WITH

THE EAST 1/2 OF LOT 343, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 360 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 9, 1965, IN BOOK 6367, PAGE 572, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 343; THENCE ALONG THE SOUTH LINE OF SAID LOT 343, NORTH 89° 31' 58" EAST 269.81 FEET TO THE WEST LINE OF THE EAST 360 FEET OF SAID EAST 1/2 OF LOT 343; THENCE ALONG SAID WEST LINE NORTH 0° 31' 53" WEST 34.51 FEET; THENCE SOUTH 88° 02' 30" WEST 269.89 FEET TO THE WEST LINE OF SAID EAST 1/2; DISTANT ALONG SAID WEST LINE NORTH 0° 31' 49" WEST 27.49 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE SOUTH 0° 31' 49" EAST 27.49 FEET TO THE POINT OF BEGINNING.

NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

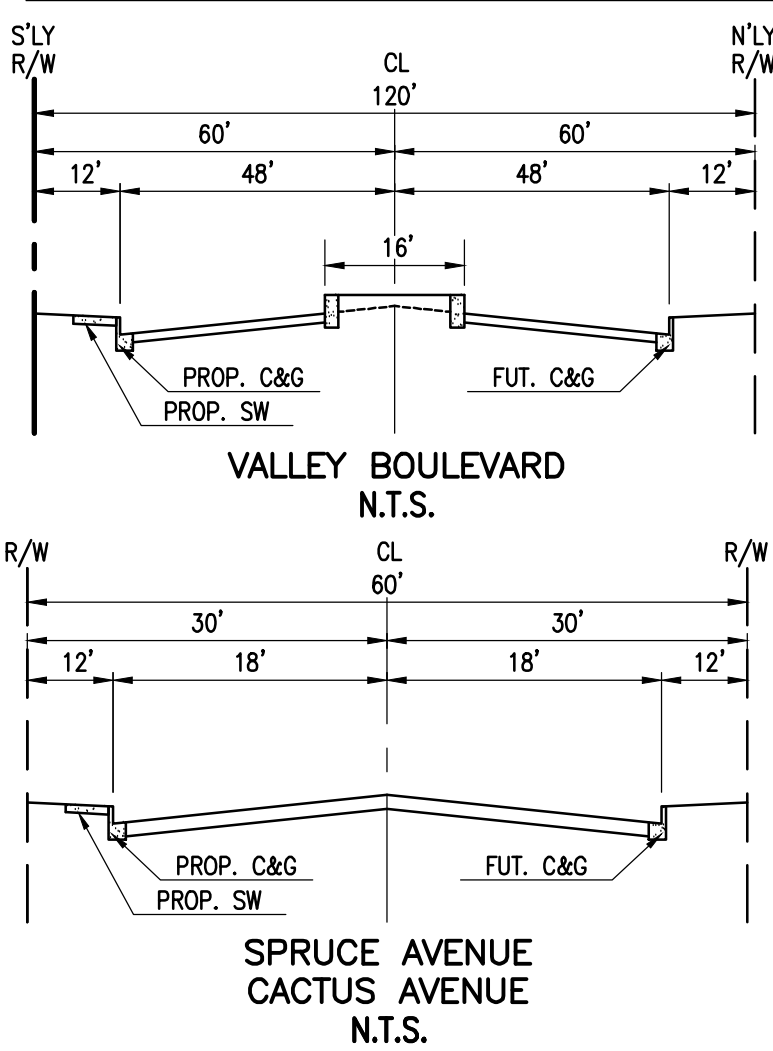
TOGETHER WITH

THE WEST 65 FEET OF THE EAST 360 FEET OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 23, 1965 IN BOOK 6355, PAGE 7, OF OFFICIAL RECORDS.

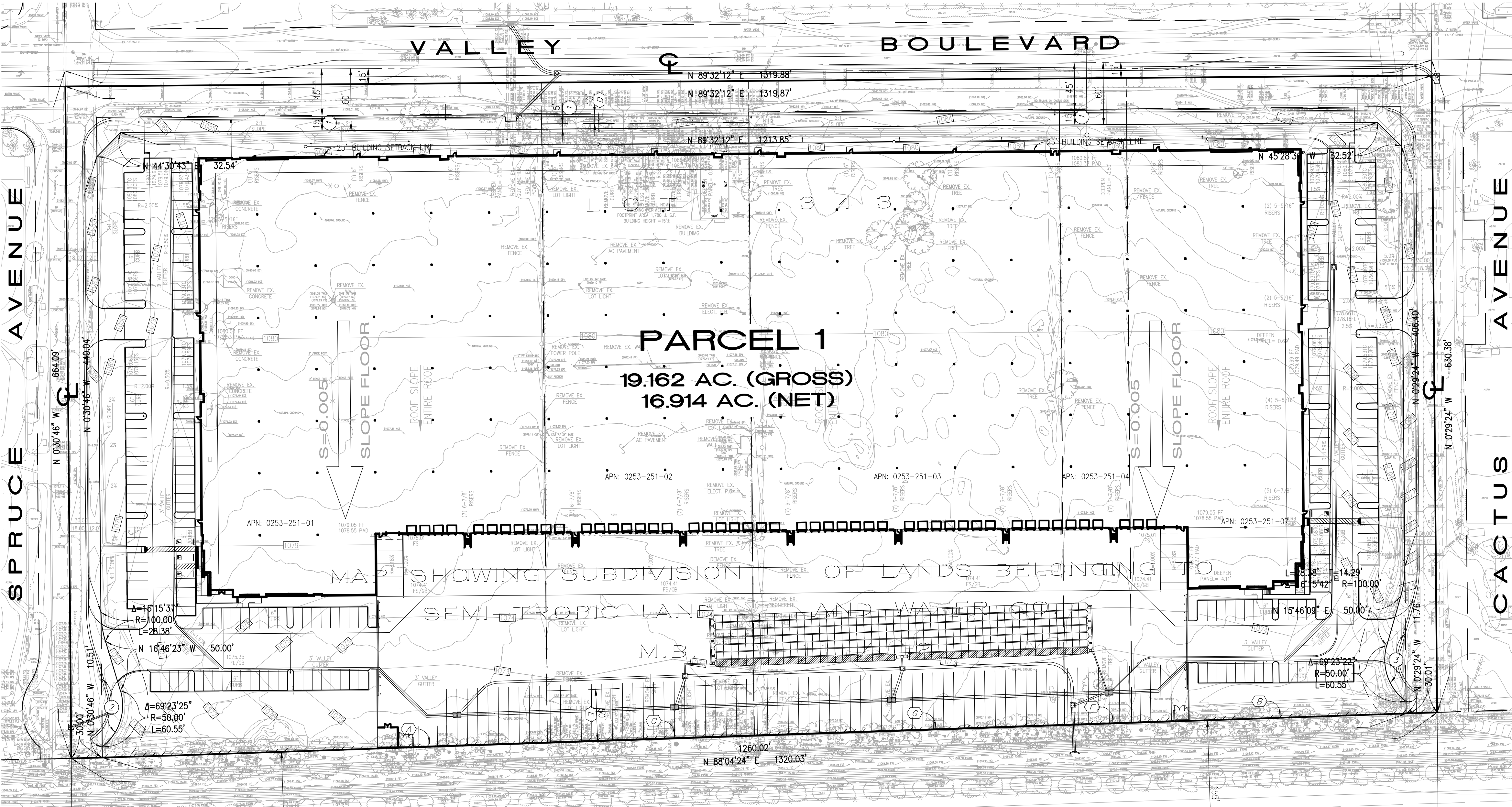
NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

CROSS SECTIONS:



TENTATIVE PARCEL MAP NO.

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 4005, AS PER MAP FILED IN BOOK 36, PAGE 94 OF PARCEL MAPS, TOGETHER
WITH A PORTION LOT 366 OF THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY,
AS PER MAP FILED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 5 WEST, S.B.M.



EXISTING EASEMENTS:

- A RIGHT OF WAY TO ENTER UPON SAID PROPERTY TO DITCH AND LAY PIPES FOR THE DISTRIBUTION OF WATER, AS RESERVED IN THE DEED FROM THE SEMI-TROPIC LAND AND WATER COMPANY, A CORPORATION, TO CHARLES A. VAUGHN, RECORDED AUGUST 24, 1893 IN BOOK 184 OF PAGE 240 OF DEEDS. (SAID EASEMENT IS BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)
- A RESERVATION OF WATER PIPES AND OTHER CONDUITS USED IN THE DISTRIBUTION OF WATER IN DOCUMENT RECORDED IN BOOK 158, PAGE 359, OF DEEDS. SAID EASEMENT WAS CONVEYED TO THE SEMI-TROPIC LAND AND WATER COMPANY, A CORPORATION BY SUCH DOCUMENT. (SAID EASEMENT TO DITCH AND LAY PIPES IS BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY "10" HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 04, 1965 AS BOOK 6342, PAGE 946 OF OFFICIAL RECORDS. (RELINQUISHMENT OF SAID ACCESS RIGHTS PLOTTED HEREON AS (A))
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY "10" HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MAY 03, 1965 AS BOOK 6382, PAGE 694 OF OFFICIAL RECORDS. (RELINQUISHMENT OF SAID ACCESS RIGHTS PLOTTED HEREON AS (B))
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STATE HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 6422, PAGE 891 OF OFFICIAL RECORDS. (RELINQUISHMENT OF SAID ACCESS RIGHTS PLOTTED HEREON AS (C))
- AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 18, 1980 AS INSTRUMENT NO. 80-139218 OF OFFICIAL RECORDS. (SAID EASEMENT PLOTTED HEREON AS (D))
- AN EASEMENT FOR DRAINAGE AND FLOWAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 20, 1980 AS INSTRUMENT NO. 80-141771 OF OFFICIAL RECORDS. (SAID EASEMENT PLOTTED HEREON AS (E))
- AN EASEMENT FOR DITCHES AND PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SEMI TROPIC LAND & WATER COMPANY, RECORDED DECEMBER 24, 1890 IN BOOK 122 OF DEEDS, PAGE 331. (SAID EASEMENT IS BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)
- A RIGHT OF WAY FOR WATER PIPES AND CONDUITS AND INCIDENTAL PURPOSES AS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 13, 1892 IN BOOK 158 OF DEEDS, PAGE 359. (SAID EASEMENT TO DITCH AND LAY PIPES IS BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)
- AN EASEMENT FOR PIPE LINES AND DITCHES AND INCIDENTAL PURPOSES IN FAVOR OF THE FONTANA DEVELOPMENT CO., RECORDED MAY 31, 1906 IN BOOK 377 OF DEEDS, PAGE 238. (THERE ARE NO EASEMENTS NOTED WITHIN DOCUMENT PROVIDED FOR REVIEW)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PUBLIC STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 23, 1965 AS BOOK 6355 PAGE 7 OF OFFICIAL RECORDS. (RELINQUISHMENT OF SAID ACCESS RIGHTS PLOTTED HEREON AS (F))
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 09, 1965 AS BOOK 6367 PAGE 572 OF OFFICIAL RECORDS. (RELINQUISHMENT OF SAID ACCESS RIGHTS PLOTTED HEREON AS (G))

PROPOSED EASEMENTS:

- AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF RIALTO. (VALLEY BOULEVARD).
- AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF RIALTO. (SPRUCE AVENUE).
- AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF RIALTO. (CACTUS AVENUE).

BUILDING TABULATION:

SITE AREA	
In s.f.	736,753 s.f.
In acres	16.9 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	399,837 s.f.
TOTAL	404,837 s.f.
COVERAGE	
Office: 1/250 s.f.	20 stalls
Whse: 1st 10k @ 1/1,000 s.f.	10 stalls
above 10k @ 1/2,000 s.f.	195 stalls
TOTAL	225 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	221 stalls
Handicap (9' x 20')	5 stalls
TOTAL	226 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	70 stalls
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 35' (variance required)	
LANDSCAPE REQUIREMENT	
Percentage -	10%
In s.f.	73,675 s.f.
LANDSCAPE PROVIDED	
Percentage -	12.4%
In s.f.	91,026
SETBACKS	
Valley Blvd. - 25' (Major Arterial)	
Spruce Ave. - 25' (Collector St.)	
Cactus Ave. - 25' (Collector St.)	
Side / Rear - 0	
ZONING ORDINANCE FOR CITY	
Zoning Designation - Gateway Specific Plan	
Industrial Park (I-P)	

UTILITY PROVIDERS:

TELEPHONE
AT&T
3073 ADAMS STREET, 2nd FLOOR
RIVERSIDE, CA 92504
PHONE: (951) 359-2511
CONTACT: RANDALL SEABERT
EMAIL: RS3424@ATT.COM

CABLE
CHARTER COMMUNICATIONS
CONTACT: MANUEL DEHESA
17777 CENTER COURT DRIVE, 8TH FLOOR
CERRITOS, CA 90703

WATER
WEST VALLEY WATER DISTRICT
855 W. BASE LINE ROAD,
RIALTO, CA 92377-0922
PHONE: (909) 875-1804
CONTACT: LINDA JADESKI

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE,
REDLANDS, CA 92374
PHONE: 909-335-7825
CONTACT: TRISH KIDLER

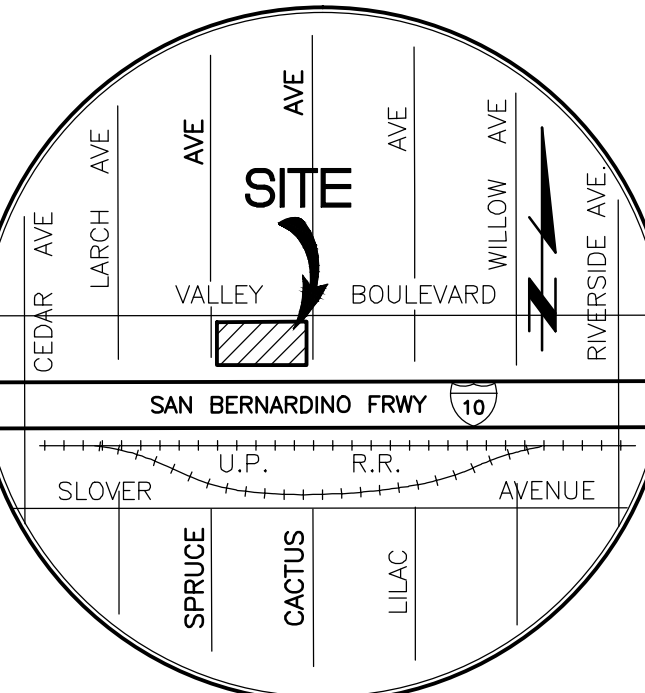
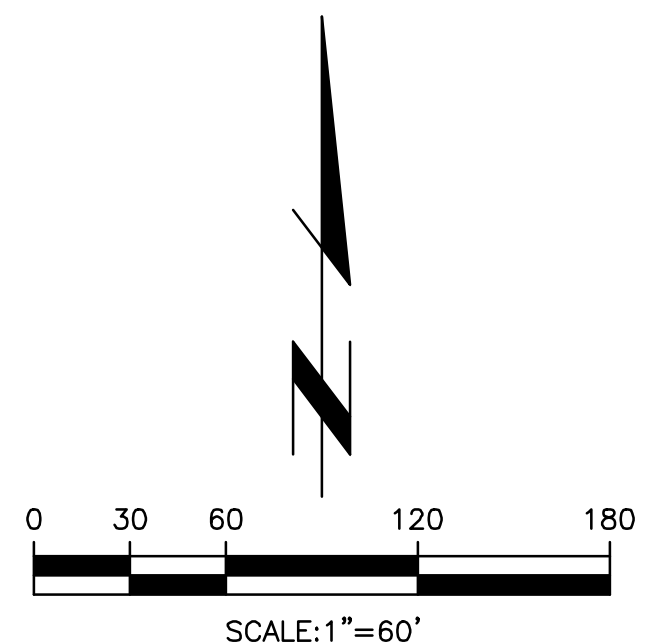
ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
7651 REDWOOD AVENUE,
FONTANA, CA 92335
PHONE: (909) 357-6121
CONTACT: SCOTT FIEDLER

APNs:

0253-251-01
0253-251-02
0253-251-03
0253-251-04
0253-251-07

NOTES:

DATE OF PREPARATION: 9-15-2017
GROSS ACREAGE: 19.162
NET ACREAGE: 16.914
NUMBER OF PROPOSED PARCELS: 1



VICINITY MAP

N.T.S.

ZONING:

ZONING INFORMATION
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIALTO DEPARTMENT OF PLANNING)
GENERAL PLAN DESIGNATION: BUSINESS PARK
ZONE DESIGNATION: (I-P) INDUSTRIAL PARK
SPECIFIC PLAN: GATEWAY SPECIFIC PLAN

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVENUE, SUITE 100
IRVINE, CA 92612
PHONE: (949) 863-1770

APPLICANT:

PDC OC/IE LPV, LLC
20411 SW BIRCH STREET, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 296-2960 ext: 2989
FAX: (888) 793-7363

ENGINEER:

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

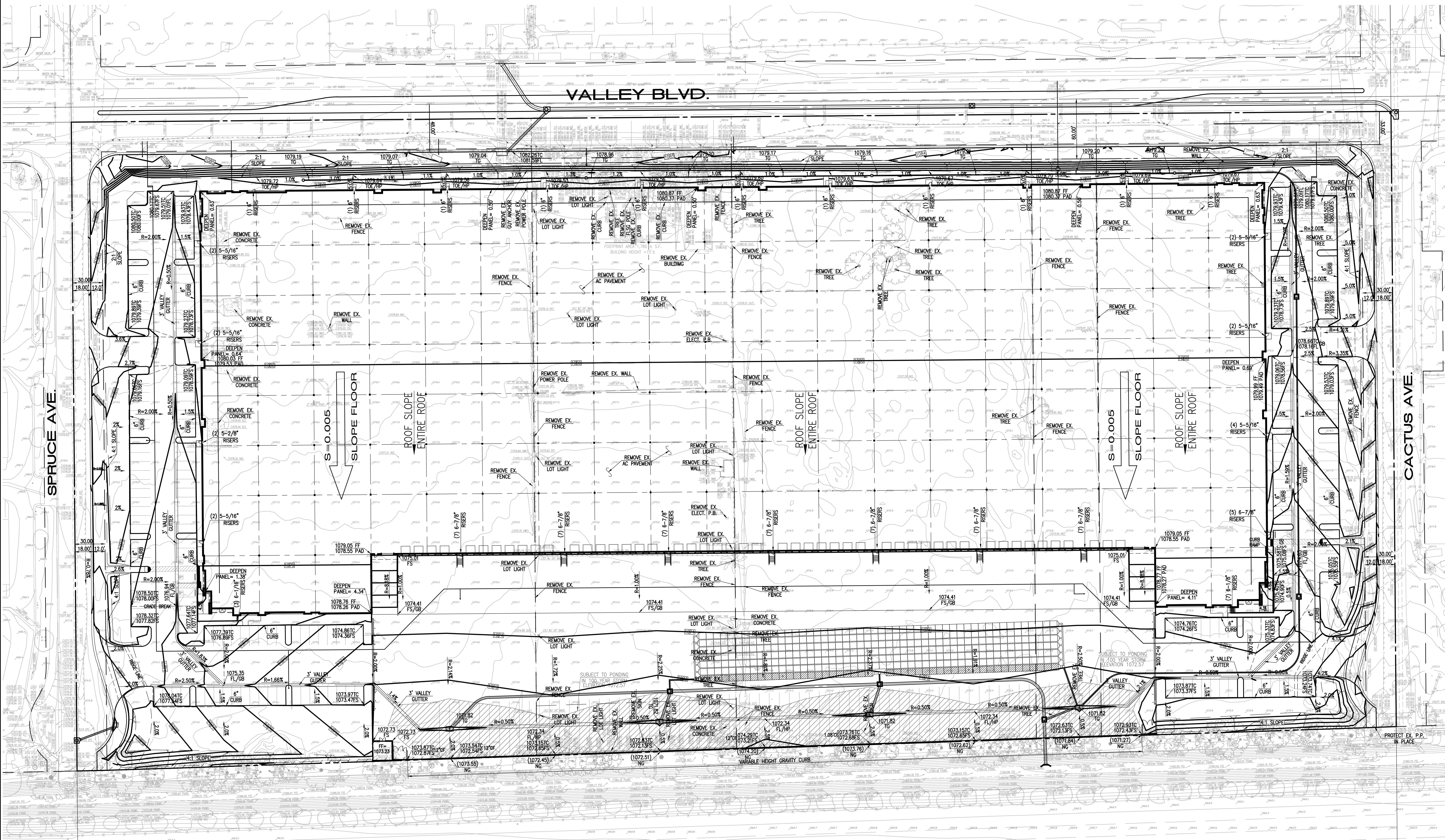
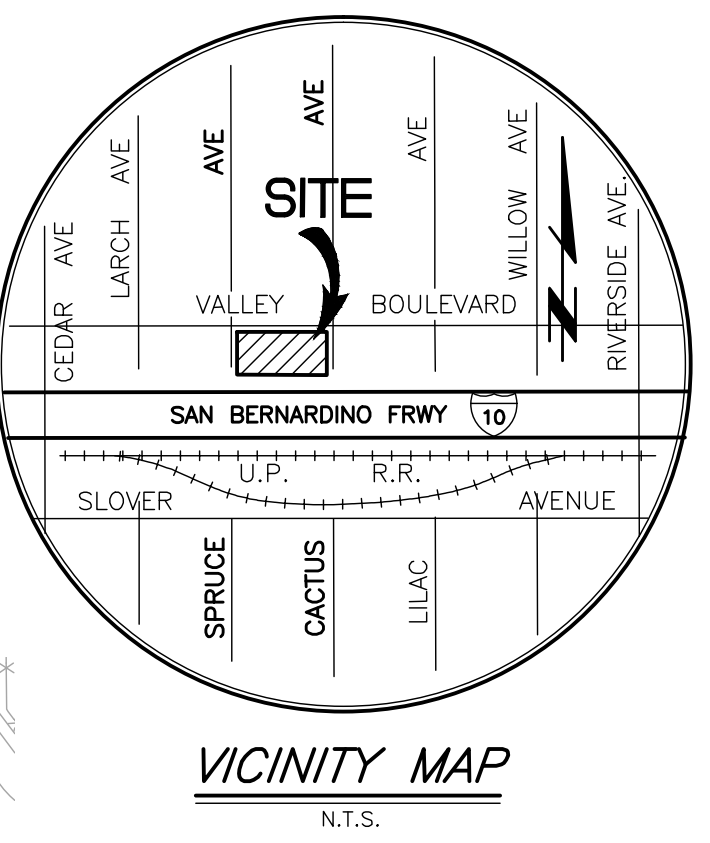
SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2017

10/16/17
DATE





EARTHWORK ANALYSIS:			
MATERIAL AVAILABLE:		MATERIAL REQUIRED:	
TOTAL EXCAVATION (INCLUDING SITE AND UTILITY SPILLS)	31,888 C.Y.	FILL SUBSIDENCE (0.125)	19,322 C.Y.
OVER EXCAVATION	58,667 C.Y.	SITE & OVER EXCAVATION SHRINKAGE (10%)	3,411 C.Y.
APPROXIMATE IMPORT	0 C.Y.	TOTAL FILL	31,888 C.Y.

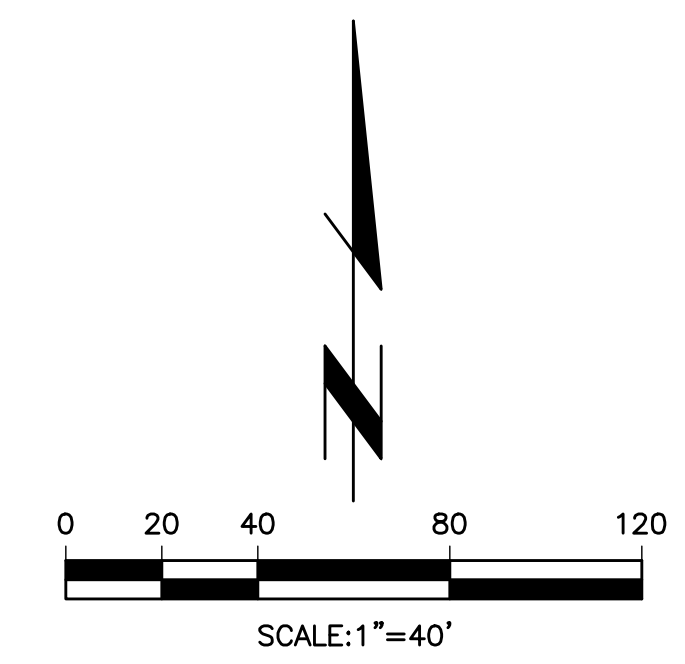
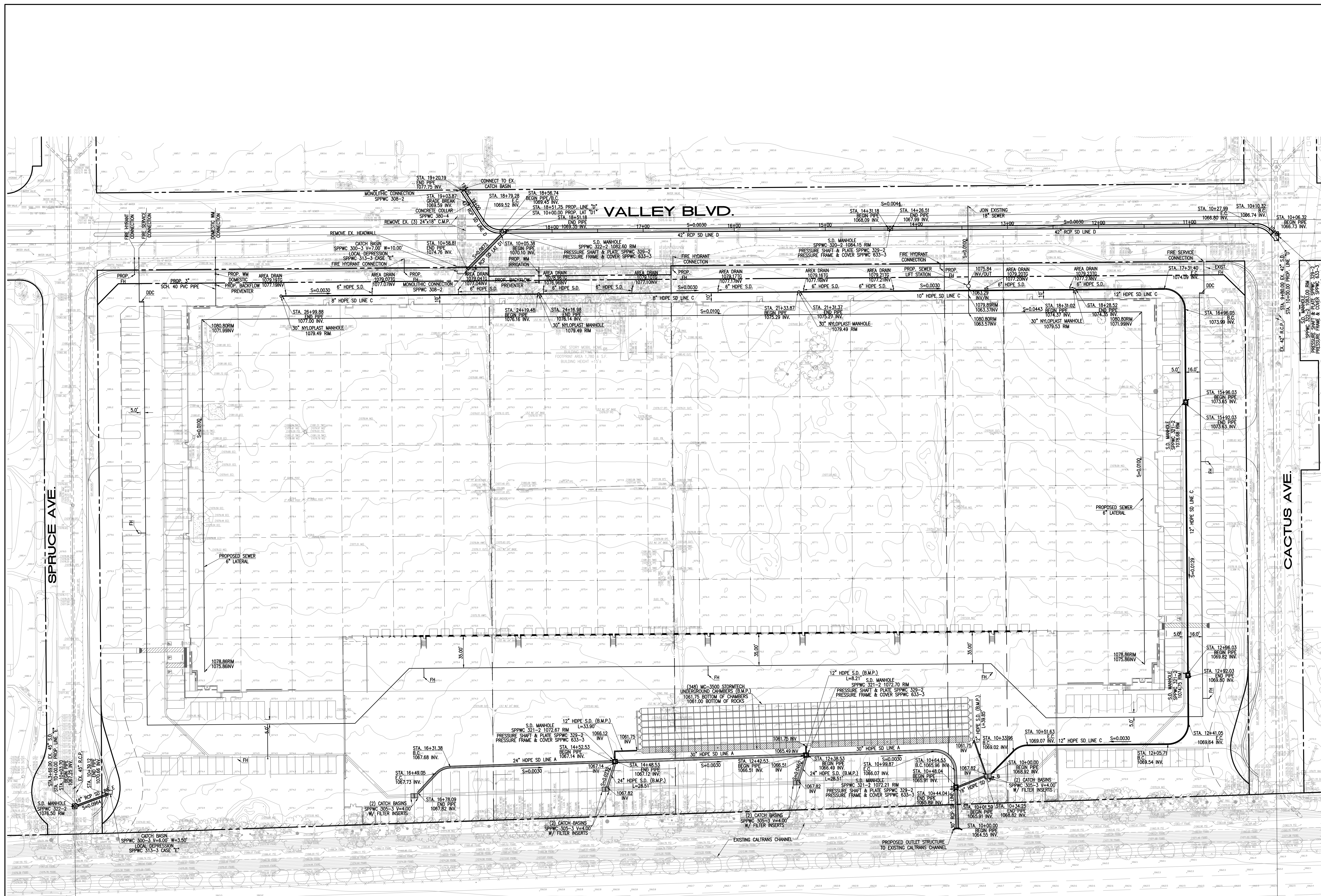
NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

PREPARED FOR:
PDC OC/IE LPM, LLC
20411 SW BIRCH STREET, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 296-2960
FAX: (949) 793-7363



CITY OF RIALTO PUBLIC WORKS DEPARTMENT			
CONCEPTUAL GRADING PLAN			
VALLEY AND SPRUCE VALLEY BLVD. BETWEEN SPRUCE AVE. AND CACTUS AVE.			
Designed by	_____	Approved by	_____
Checked by	_____	Date	_____
Designed by	_____	Public Works Director	R.C.E. XXXXX
Checked by	_____	Sheet	1 of 3

3460/1 OF 3 SHEET



Last Update: 10/12/17
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CITY OF RIALTO PUBLIC WORKS DEPARTMENT	
CONCEPTUAL UTILITY PLAN	
VALLEY AND SPRUCE	
VALLEY BLVD.	
BETWEEN SPRUCE AVE. AND CACTUS AVE.	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Date _____	
Designed by _____	
Date _____	
Checked by _____	
Date _____	
Sheet 2 of 3 Sheets	3460/2 OF 3 SHEETS

PREPARED FOR:

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