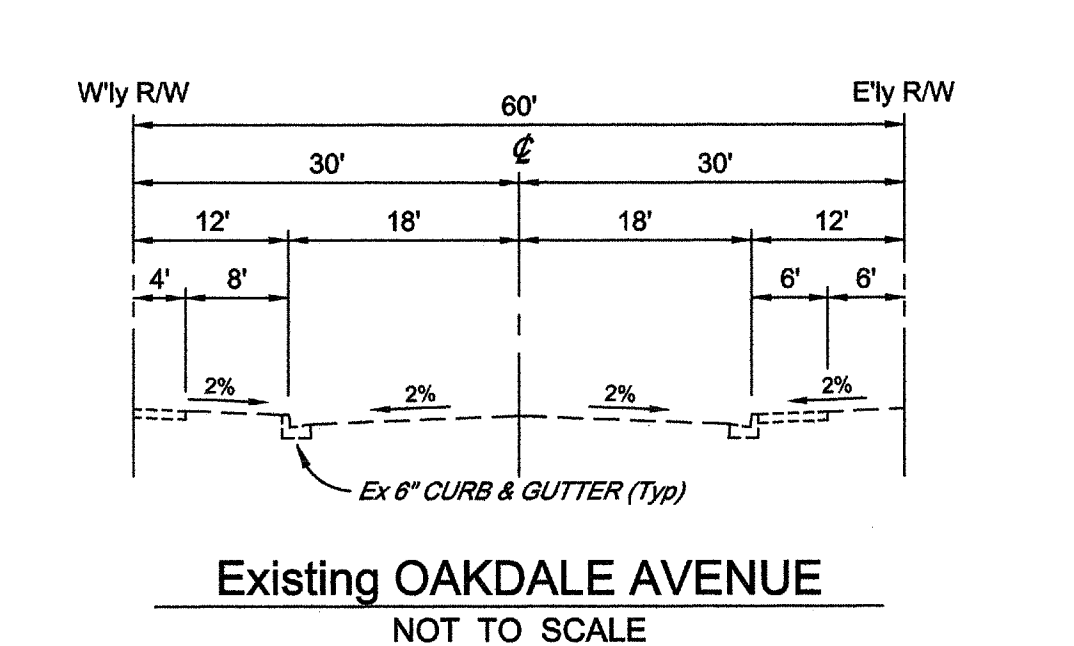
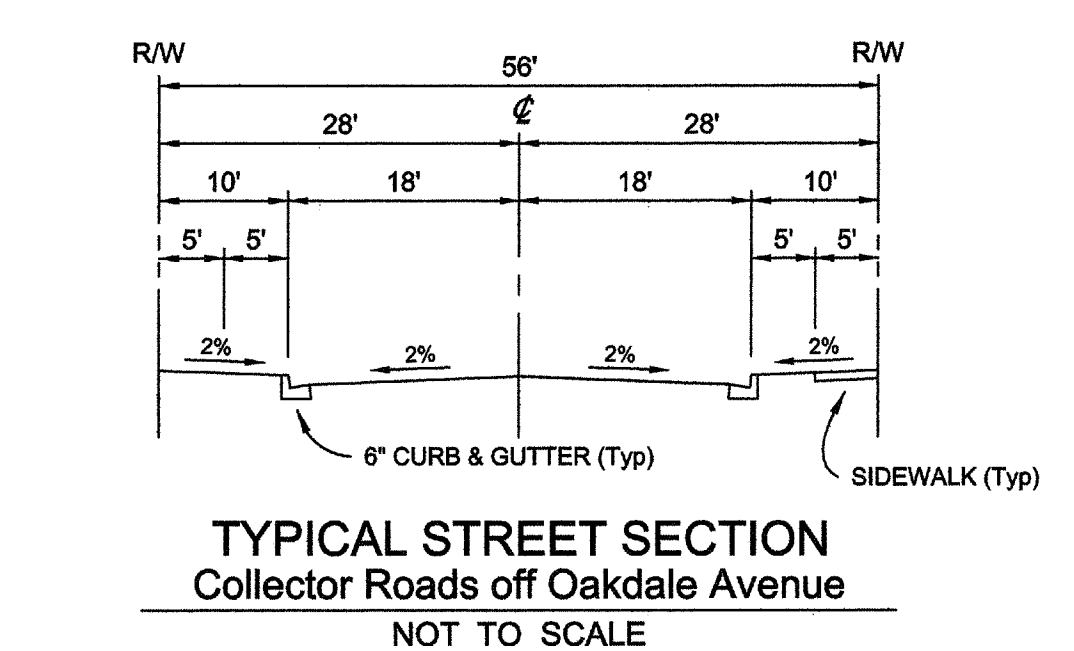
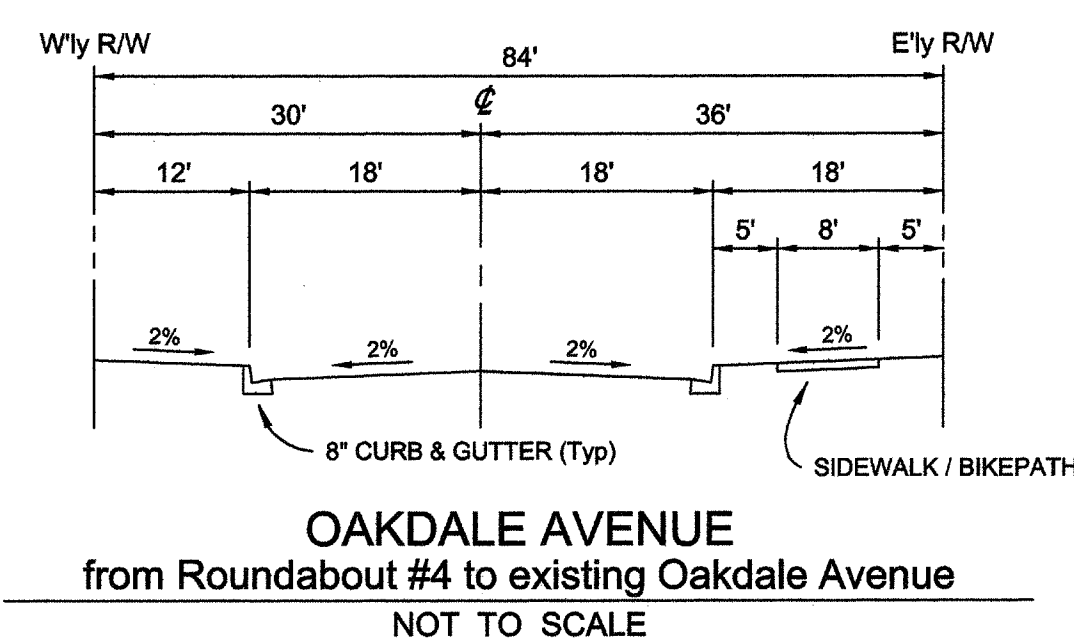
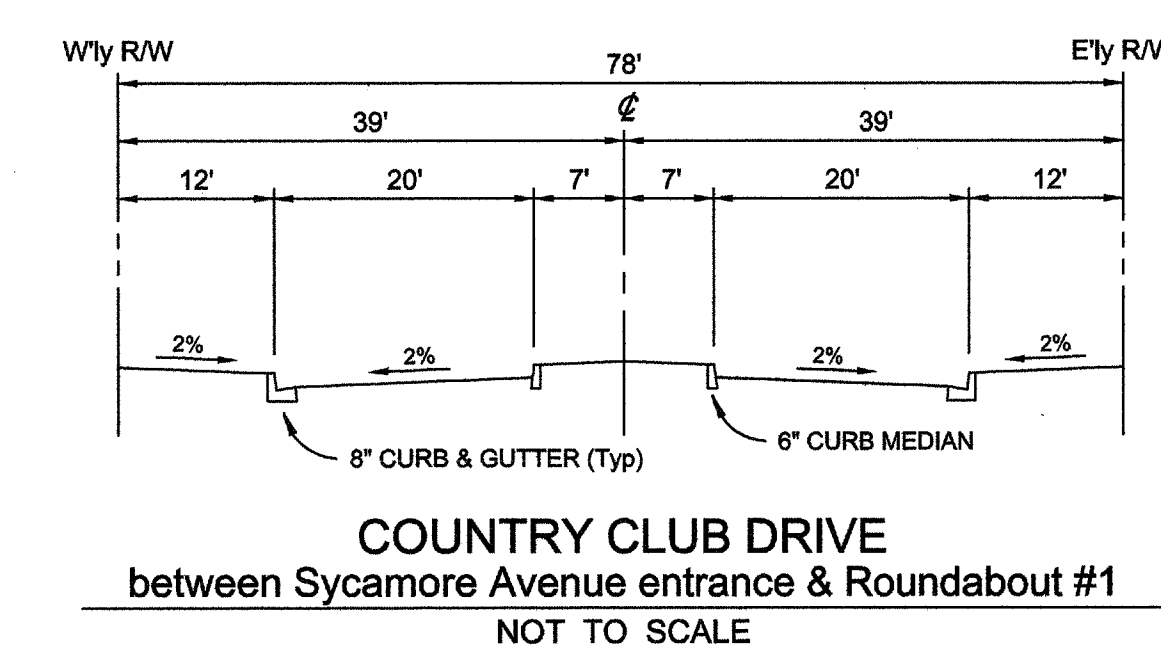
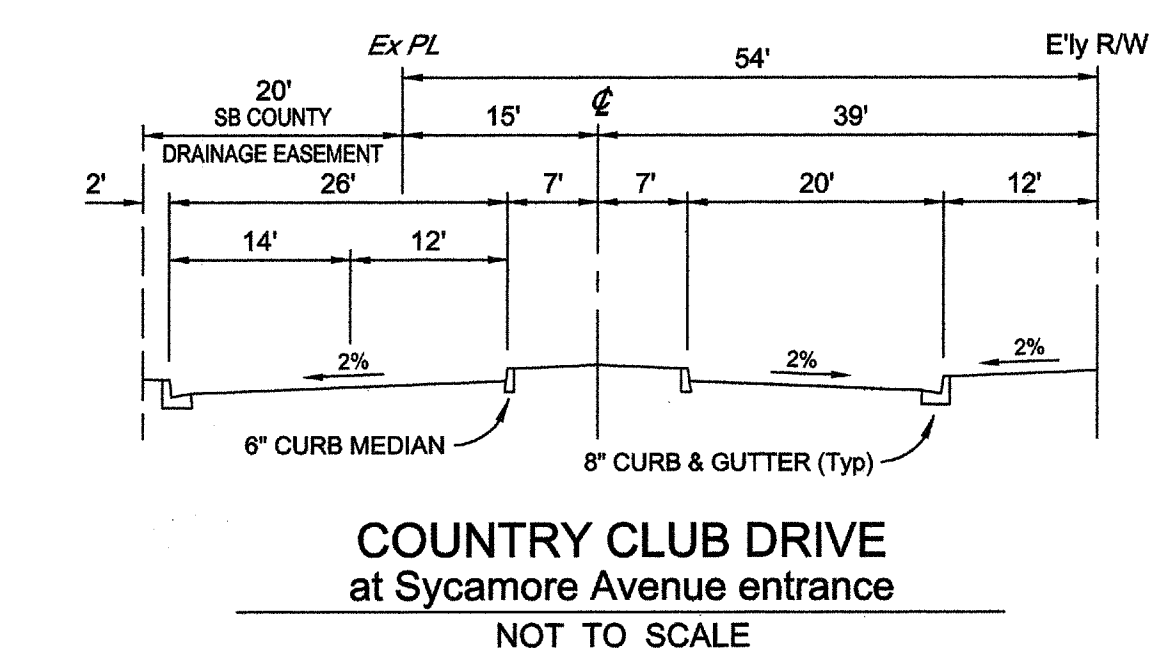
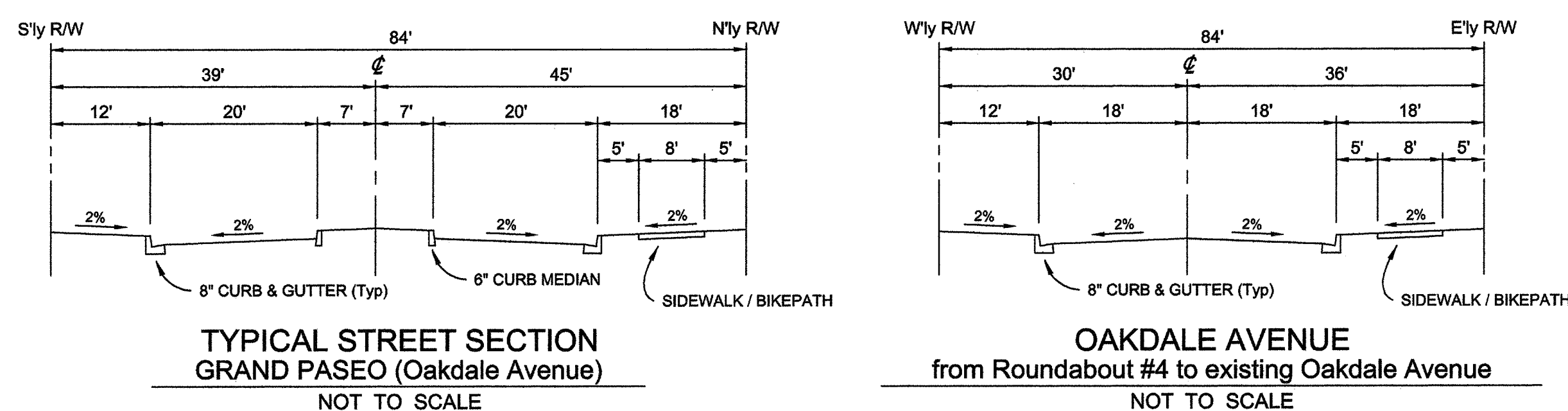
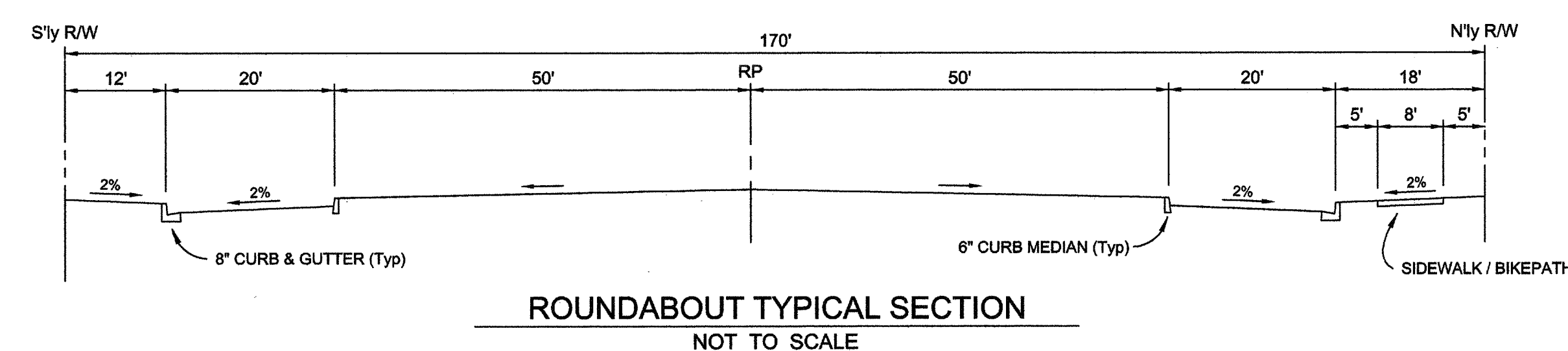
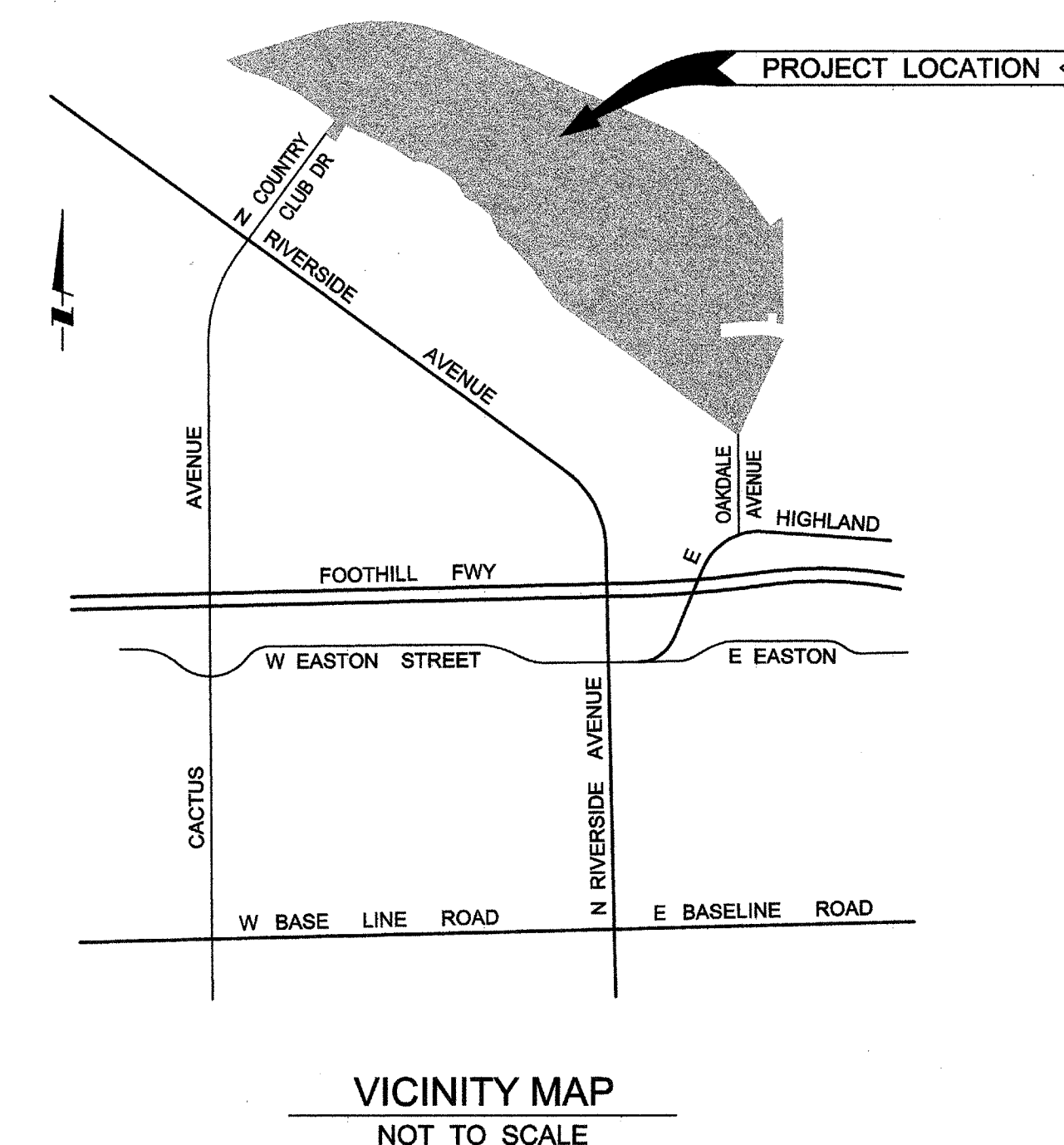
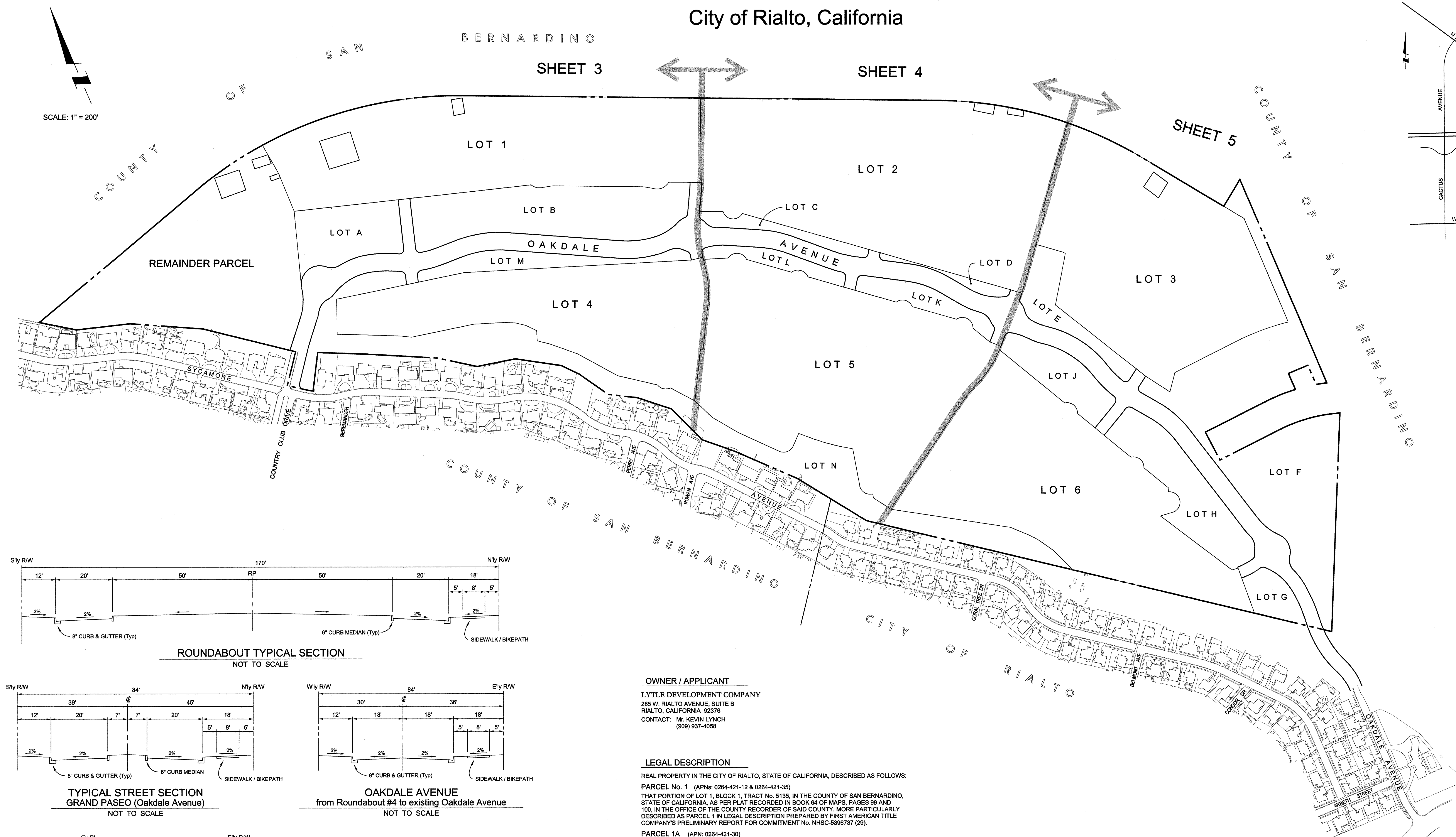


TENTATIVE TRACT MAP 20092

City of Rialto, California



OWNER / APPLICANT

LYTLE DEVELOPMENT COMPANY
285 W. RIALTO AVENUE, SUITE B
RIALTO, CALIFORNIA 92376
CONTACT: Mr. KEVIN LYNCH
(909) 937-4058

LEGAL DESCRIPTION

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

PARCEL No. 1 (APNs: 0264-421-12 & 0264-421-35)
THAT PORTION OF LOT 1, BLOCK 1, TRACT No. 5135, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS PARCEL 1 IN LEGAL DESCRIPTION PREPARED BY FIRST AMERICAN TITLE COMPANY'S PRELIMINARY REPORT FOR COMMITMENT No. NHSC-5396737 (29).

PARCEL 1A (APN: 0264-421-30)
DESCRIBED AS PARCEL 1A IN LEGAL DESCRIPTION PREPARED BY FIRST AMERICAN TITLE COMPANY'S PRELIMINARY REPORT FOR COMMITMENT No. NHSC-5396737 (29).

PARCEL No. 2 (APN: 0264-421-31)
THAT PORTION OF LOT 1, BLOCK 1, TRACT No. 5135, BEING A REVERSION TO ACREAGE MAP, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS PARCEL 2 IN LEGAL DESCRIPTION PREPARED BY FIRST AMERICAN TITLE COMPANY'S PRELIMINARY REPORT FOR COMMITMENT No. NHSC-5396737 (29).

PARCEL No. 3 (APNs: 0264-482-12 & 0264-482-13)
LOT 1, TRACT No. 5638, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 75 OF MAPS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL No. 4 (APN: PORTION 284-421-18)
THAT PORTION OF LOT 1, BLOCK 1, TRACT No. 5135, IN THE CITY OF RIALTO, COUNTY OF SAN BERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS PARCEL 4 IN LEGAL DESCRIPTION PREPARED BY FIRST AMERICAN TITLE COMPANY'S PRELIMINARY REPORT FOR COMMITMENT No. NHSC-5396737 (29).

PARCEL No. 5 (APN: 284-421-17)
THAT PORTION OF LOT 1, BLOCK 1, TRACT No. 5135, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS PARCEL 5 IN LEGAL DESCRIPTION PREPARED BY FIRST AMERICAN TITLE COMPANY'S PRELIMINARY REPORT FOR COMMITMENT No. NHSC-5396737 (29).

LAND USE

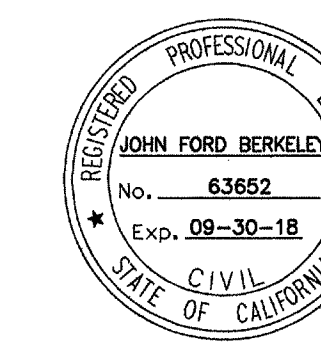
EXISTING ZONING: LYTLE CREEK RANCH SPECIFIC PLAN
PROPOSED ZONING: LYTLE CREEK RANCH SPECIFIC PLAN (AMENDED)
ADJACENT LAND USE:
NORTH: VACANT/FLOOD CONTROL (COUNTY OF SAN BERNARDINO)
EAST: COMMERCIAL/INDUSTRIAL (COUNTY OF SAN BERNARDINO)
SOUTH: SINGLE FAMILY RESIDENTIAL (CITY OF RIALTO)
WEST: SINGLE FAMILY RESIDENTIAL (COUNTY OF SAN BERNARDINO)

GENERAL NOTES

1. APN(s): 0264-421-12, -17, -18, -30, -31, -35, 0264-482-12, & 0264-482-13
2. TOTAL GROSS AREA = 188.4 Ac
3. TOTAL OF NUMBERED LOTS = 6
4. TOTAL OF LETTERED LOTS = 13
5. "A" STREET, "B" STREET, "C" STREET, "D" STREET, "E" STREET, "F" STREET, "G" STREET, COUNTRY CLUB DRIVE AND OAKDALE AVENUE FOR PUBLIC ROAD DEDICATION
6. LOTS 1 & 6 RESERVED FOR MIN 47' x 80' RESIDENTIAL LOTS
LOTS 2 & 4 RESERVED FOR MIN 50' x 100' RESIDENTIAL LOTS
LOTS 3 & 5 RESERVED FOR MIN 60' x 100' RESIDENTIAL LOTS
7. LOTS A, B, C, D, E, H, J, K, L, M, & N INTENDED FOR PUBLIC OPEN SPACE
LOT F INTENDED FOR WATER QUALITY/FLOOD CONTROL PURPOSES
LOT G INTENDED FOR SEWER/PUBLIC UTILITY PURPOSES
8. CONTOUR INTERVAL = 1 FOOT
9. ALL SLOPES SHALL BE 2:1 OR FLATTER
10. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE
11. BOUNDARY SURVEY PROVIDED BY DAWSON SURVEYING
12. TOPOGRAPHY PROVIDED BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS
13. NO REGULATED TREES EXIST ON-SITE
14. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND WERE OBTAINED FROM APPROVED PLANS & UTILITY COMPANY MAPS
15. ADDITIONAL ACQUISITION AND DEDICATION SHALL BE REQUIRED TO CONNECT TO EXISTING OAKDALE AVENUE INFRASTRUCTURE

UTILITY PURVEYORS

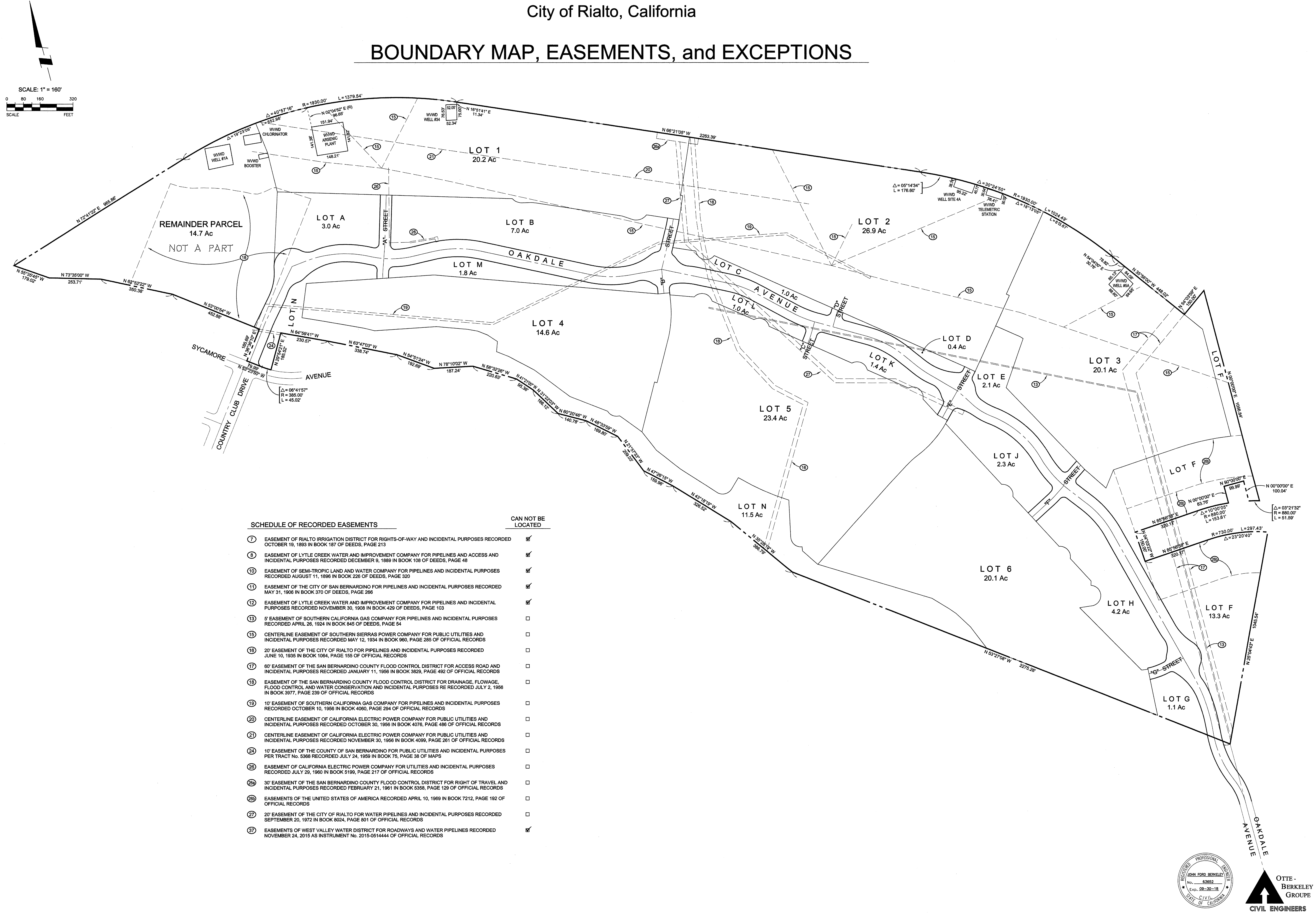
WATER	WEST VALLEY WATER DISTRICT 855 W. BASELINE RIALTO, CALIFORNIA 92377 (909) 875-1804
SEWER	CITY OF RIALTO 335 W. RIALTO AVENUE RIALTO, CALIFORNIA 92376 (909) 421-7229
ELECTRIC	SOUTHERN CALIFORNIA EDISON 300 N. PEPPER AVENUE RIALTO, CALIFORNIA 92376 (909) 820-5617
GAS	THE GAS COMPANY 251 EAST FIRST STREET, SC8080 BEAUMONT, CALIFORNIA 92223 (909) 845-0709
TELEPHONE	AT&T 100 S. ANAHEIM BOULEVARD, SUITE 320 ANAHEIM, CALIFORNIA 92805 (714) 284-3498
CABLE	ADELPHI CABLE 1971 W. REDLANDS BOULEVARD, "B" REDLANDS, CALIFORNIA 92373 (888) 683-1000
SCHOOLS	RIALTO UNIFIED SCHOOL DISTRICT 625 W. RIALTO AVENUE RIALTO, CALIFORNIA 92376 (909) 421-7555



TENTATIVE TRACT MAP 20092

City of Rialto, California

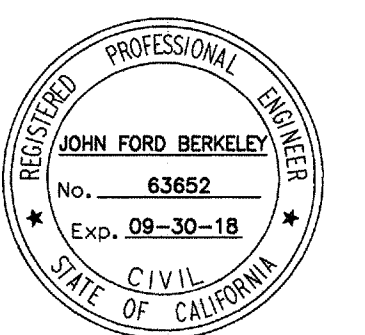
BOUNDARY MAP, EASEMENTS, and EXCEPTIONS



SCHEDULE OF RECORDED EASEMENTS

CAN NOT BE LOCATED

- | | | |
|----|---|---|
| 7 | EASEMENT OF RIALTO IRRIGATION DISTRICT FOR RIGHTS-OF-WAY AND INCIDENTAL PURPOSES RECORDED OCTOBER 19, 1893 IN BOOK 187 OF DEEDS, PAGE 213 | ✓ |
| 8 | EASEMENT OF LYTLE CREEK WATER AND IMPROVEMENT COMPANY FOR PIPELINES AND ACCESS AND INCIDENTAL PURPOSES RECORDED DECEMBER 9, 1889 IN BOOK 108 OF DEEDS, PAGE 48 | ✓ |
| 10 | EASEMENT OF SEMI-TROPIC LAND AND WATER COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED AUGUST 11, 1896 IN BOOK 226 OF DEEDS, PAGE 320 | ✓ |
| 11 | EASEMENT OF THE CITY OF SAN BERNARDINO FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAY 31, 1906 IN BOOK 370 OF DEEDS, PAGE 266 | ✓ |
| 12 | EASEMENT OF LYTLE CREEK WATER AND IMPROVEMENT COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 30, 1908 IN BOOK 429 OF DEEDS, PAGE 103 | ✓ |
| 13 | 5' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1924 IN BOOK 845 OF DEEDS, PAGE 54 | □ |
| 15 | CENTERLINE EASEMENT OF SOUTHERN SIERRAS POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 12, 1934 IN BOOK 960, PAGE 285 OF OFFICIAL RECORDS | □ |
| 16 | 20' EASEMENT OF THE CITY OF RIALTO FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 10, 1935 IN BOOK 1084, PAGE 155 OF OFFICIAL RECORDS | □ |
| 17 | 80' EASEMENT OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR ACCESS ROAD AND INCIDENTAL PURPOSES RECORDED JANUARY 11, 1958 IN BOOK 3829, PAGE 492 OF OFFICIAL RECORDS | □ |
| 18 | EASEMENT OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR DRAINAGE, FLOWAGE, FLOOD CONTROL AND WATER CONSERVATION AND INCIDENTAL PURPOSES RECORDED JULY 2, 1958 IN BOOK 3977, PAGE 239 OF OFFICIAL RECORDS | □ |
| 19 | 10' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED OCTOBER 10, 1956 IN BOOK 4060, PAGE 294 OF OFFICIAL RECORDS | □ |
| 20 | CENTERLINE EASEMENT OF CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 30, 1956 IN BOOK 4076, PAGE 486 OF OFFICIAL RECORDS | □ |
| 21 | CENTERLINE EASEMENT OF CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 30, 1956 IN BOOK 4098, PAGE 281 OF OFFICIAL RECORDS | □ |
| 24 | 10' EASEMENT OF THE COUNTY OF SAN BERNARDINO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER TRACT No. 5388 RECORDED JULY 24, 1959 IN BOOK 75, PAGE 38 OF MAPS | □ |
| 26 | EASEMENT OF CALIFORNIA ELECTRIC POWER COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 29, 1960 IN BOOK 5199, PAGE 217 OF OFFICIAL RECORDS | □ |
| 28 | 30' EASEMENT OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR RIGHT OF TRAVEL AND INCIDENTAL PURPOSES RECORDED FEBRUARY 21, 1961 IN BOOK 5358, PAGE 129 OF OFFICIAL RECORDS | □ |
| 29 | EASEMENTS OF THE UNITED STATES OF AMERICA RECORDED APRIL 10, 1969 IN BOOK 7212, PAGE 192 OF OFFICIAL RECORDS | □ |
| 27 | 20' EASEMENT OF THE CITY OF RIALTO FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 20, 1972 IN BOOK 8024, PAGE 801 OF OFFICIAL RECORDS | □ |
| 37 | EASEMENTS OF WEST VALLEY WATER DISTRICT FOR ROADWAYS AND WATER PIPELINES RECORDED NOVEMBER 24, 2015 AS INSTRUMENT No. 2015-0514444 OF OFFICIAL RECORDS | ✓ |



OTTE -
BERKELEY
GROUPE
CIVIL ENGINEERS

TENTATIVE TRACT MAP 20092
City of Rialto, California

SCALE: 1" = 80'



SEE SHEET 4

CURVE / LINE TABLE

Δ / Bearing	Radius	Length
A 04° 01' 40"	500.00'	35.15'
B 16° 19' 04"	473.00'	104.71'
C 07° 06' 07"	300.00'	37.19'
D N 19° 14' 58" E		111.14'
E 02° 39' 48"	300.00'	13.95'
F 04° 41' 51"	300.00'	24.60'
G N 23° 38' 55" E		10.11'

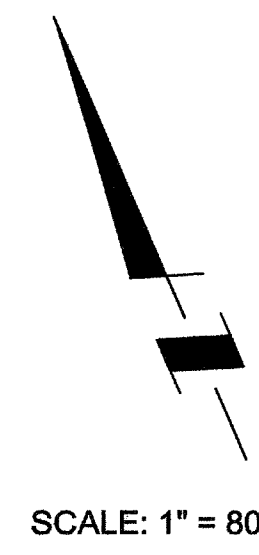
WATERLINE TO CONNECT TO
EXISTING WEST VALLEY WATER
DISTRICT FACILITIES



OTTE -
BERKELEY
GROUPE
CIVIL ENGINEERS

TENTATIVE TRACT MAP 20092

City of Rialto, California



SCALE: 1" = 80'

COUNTY OF SAN BERNARDINO

WWD WELL SITE 4A

WWD TELEMETRIC STATION

LOT 1

LOT 2
26.9 Ac

LOT B

LOT C

LOT 3

LOT M

LOT L
1.0 Ac

LOT D
0.4 Ac

LOT K
1.4 Ac

LOT E

LOT 4

LOT 5
23.4 Ac

LOT J

LOT N
10.6 Ac

LOT H

LOT 6

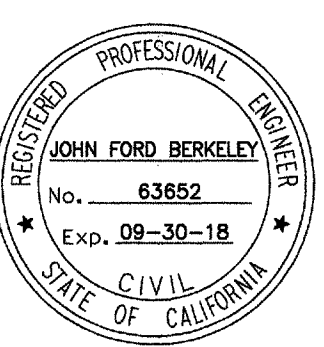
SEE SHEET 3

SEE SHEET 5

CURVE / LINE TABLE			
Curve / Line	Bearing	Radius	Length
B	16° 19' 04"	473.00'	134.71'
F	04° 41' 51"	300.00'	24.80'
G	N 23° 38' 55" E		10.11'
H	12° 30' 41"	627.00'	115.08'
J	08° 25' 52"	627.00'	77.55'
K	20° 45' 35"	300.00'	108.70'
L	N 30° 47' 23" E		59.61'
M	06° 49' 02"	300.00'	35.69'
N	N 37° 36' 25" E		15.36'
P	N 30° 39' 02" E		62.00'
Q	04° 08' 50"	300.00'	21.54'

① DEPICTS PROPOSED 40" SEWER & DRAINAGE EASEMENT TO THE CITY OF RIALTO

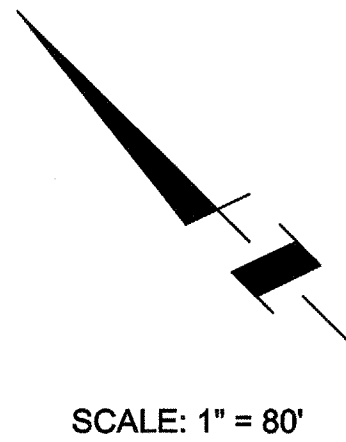
COUNTY OF SAN BERNARDINO



OTTE - BERKELEY GROUPE
CIVIL ENGINEERS

TENTATIVE TRACT MAP 20092

City of Rialto, California

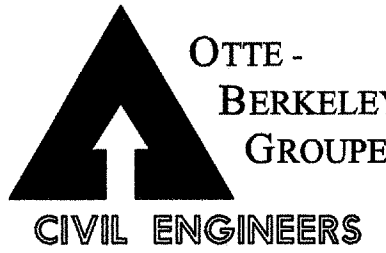
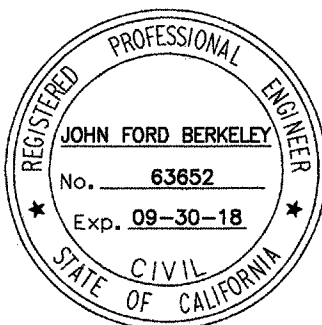
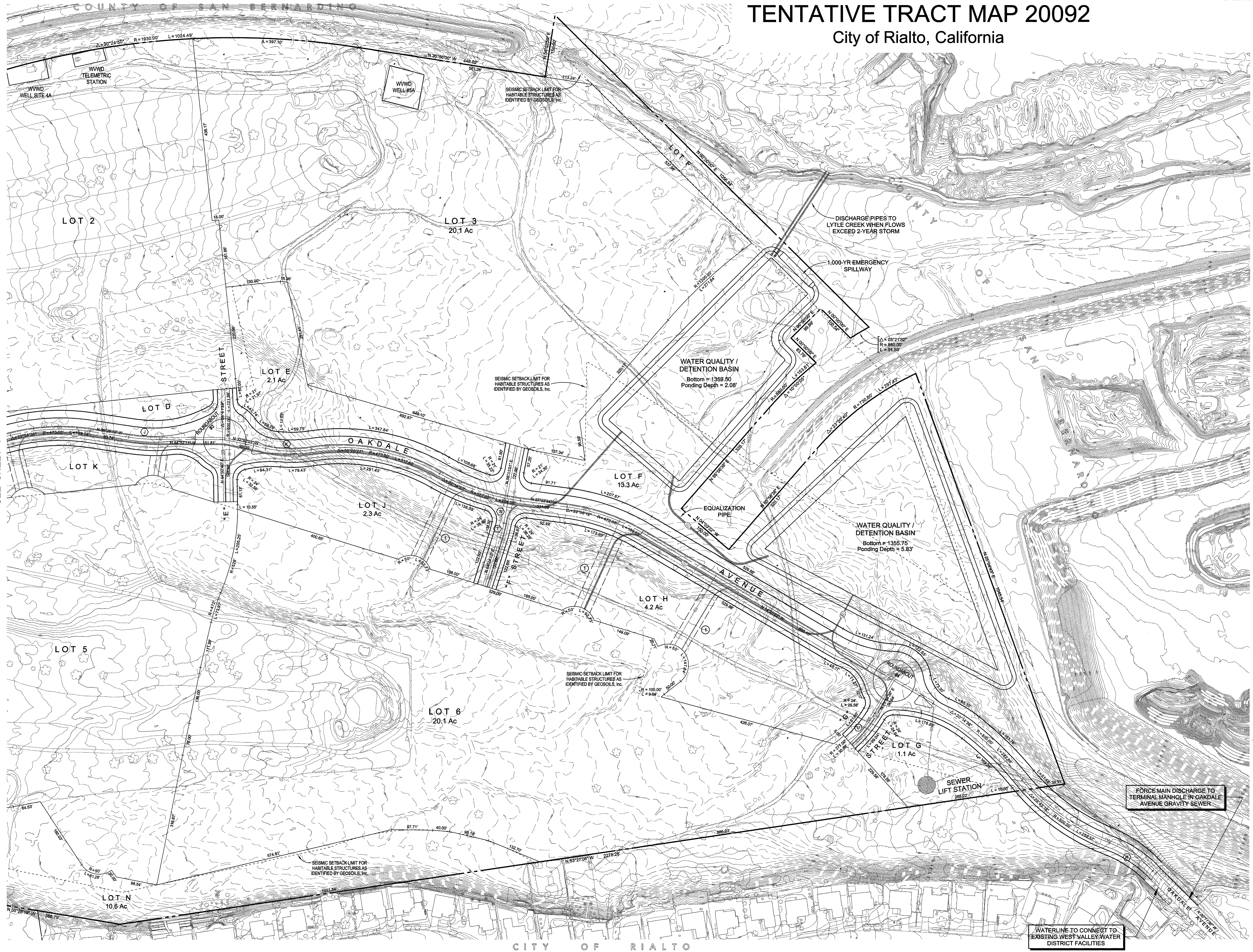


CURVE / LINE TABLE

Symbol	Δ / Bearing	Radius	Length
J	08° 25' 52"	527.00'	77.55'
K	20° 45' 35"	300.00'	106.70'
R	23° 42' 27"	300.00'	124.13'
S	N 55° 46' 03" E		59.61'
T	08° 38' 09"	300.00'	34.75'
U	17° 35' 12"	300.00'	92.08'

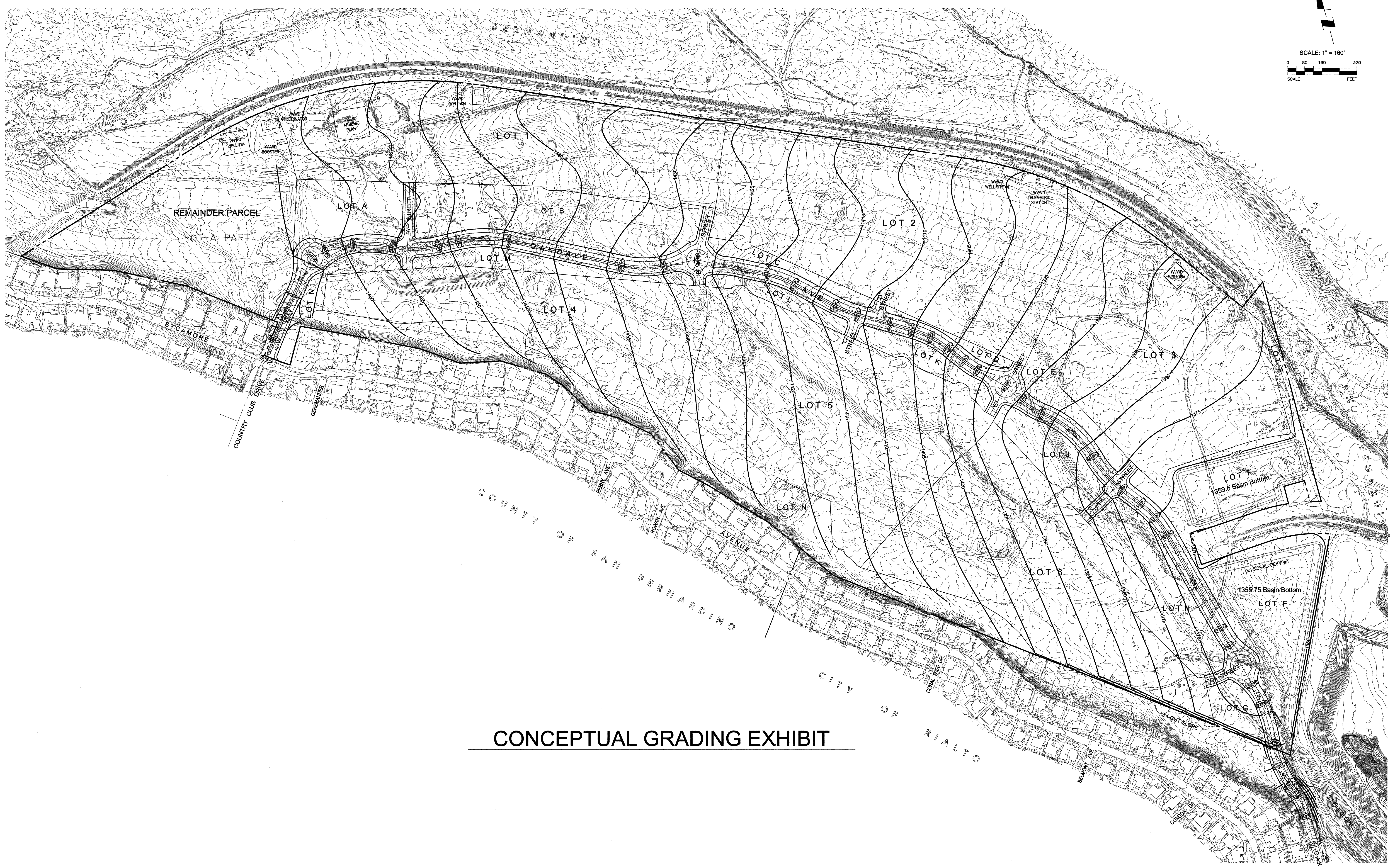
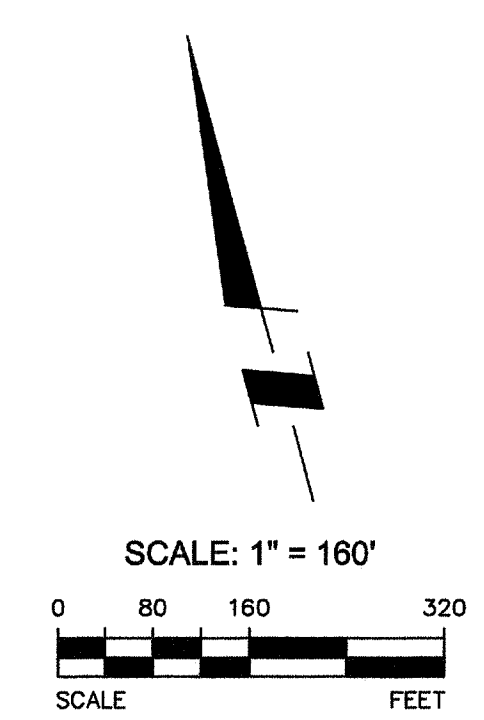
① DEPICTS PROPOSED 40" SEWER & DRAINAGE EASEMENT TO THE CITY OF RIALTO

SEE SHEET 4



TENTATIVE TRACT MAP 20092

City of Rialto, California



CONCEPTUAL GRADING EXHIBIT

