

VESTING TENTATIVE PARCEL MAP NO. 20561

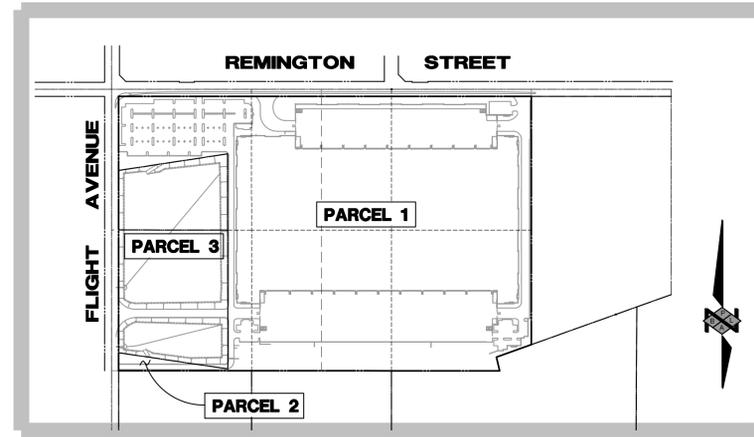
PROPERTY LEGAL DESCRIPTION

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

PARCEL 1:
LOTS 4 AND 13 AND LOT 3, EXCEPT THE EASTERLY ONE-HALF (1/2) THEREOF, AND LOT 14, EXCEPT THE EASTERLY ONE-HALF (1/2) THEREOF, OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT THEREOF RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.
APN: 1055-051-01, 1055-051-02 AND 1055-061-01

PARCEL 2:
LOTS 2 AND 15, AND THE EASTERLY ONE-HALF OF LOT 3, AND THE EASTERLY ONE-HALF OF LOT 14, OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

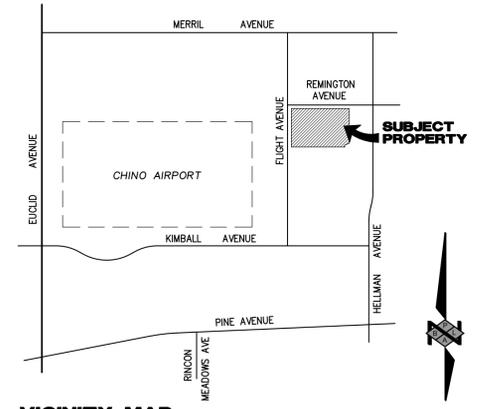
TOGETHER WITH ALL THAT PORTION OF VACATED BAKER AVENUE LYING WITHIN SAID PARCEL 2 AS SAME WAS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 27, 1961 IN BOOK 5337, PAGE 359 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.
APN: 1055-071-01, 1055-071-02 AND 1055-061-02



LOCATION MAP
NOT TO SCALE

EASEMENTS

- (A)** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON CO., A CORPORATION
PURPOSE: POLES AND WIRES
RECORDING DATE: APRIL 23, 1912
RECORDING NO: IN BOOK 501, PAGE 149 OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
NO WIDTH GIVEN, CENTERLINE OF EASEMENT SHOWN.
- (B)** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: CHINO LAND AND WATER COMPANY
PURPOSE: POLE LINES, PIPELINES, RAILROADS OR TRAMWAYS
RECORDING DATE: JUNE 30, 1926
RECORDING NO: IN BOOK 118, PAGE 143 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
- (C)** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: COUNTY OF SAN BERNARDINO
PURPOSE: EXISTING RIGHTS OF WAY OF ANY AND ALL PUBLIC UTILITIES AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND ANY OTHER FIXTURES FOR THE OPERATION OF LINES FOR THE DISTRIBUTION OF WATER FUEL OR POWER.
RECORDING DATE: JANUARY 27, 1961
RECORDING NO: IN BOOK 5337, PAGE 359 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF VACATED BAKER AVENUE
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
TO BE VACATED.



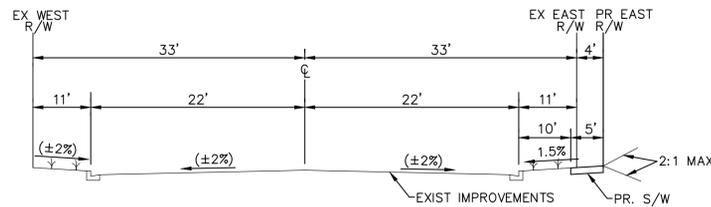
VICINITY MAP
NOT TO SCALE

UTILITIES

| | |
|------------|--|
| ELECTRIC | SOUTHERN CALIFORNIA EDISON |
| GAS | SO CAL GAS |
| TELEPHONE | FRONTIER |
| SEWER | CITY OF CHINO |
| WATER | CITY OF CHINO |
| TELEVISION | SPECTRUM |
| POLICE | CITY OF CHINO |
| FIRE | CHINO VALLEY INDEPENDENT FIRE DISTRICT |
| SCHOOLS | CHINO VALLEY UNIFIED SCHOOL DISTRICT |

BOUNDARY AND PARCEL INFORMATION

| | | | |
|----------------------------|-------------------------|-------------------------|-----|
| THREE (3) NUMBERED PARCELS | | NO LETTERED PARCELS | |
| | GROSS | | NET |
| BOUNDARY | 57.28 AC / 2,494,960 SF | 56.95 AC / 2,480,760 SF | |
| PARCEL 1 | 46.00 AC / 2,003,935 SF | | |
| PARCEL 2 | 3.74 AC / 162,732 SF | | |
| PARCEL 3 | 7.21 AC / 314,093 SF | | |



FLIGHT AVENUE

LOOKING NORTH - NTS

BASIS OF BEARINGS

THE BEARING OF NORTH 00°34'15" WEST, BEING THE CENTERLINE OF FLIGHT AVE., AS SHOWN ON PARCEL MAP NO. 19689, FILED IN BOOK 248, PAGES 98 THROUGH 102, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

CITY OF CHINO BENCHMARK NUMBER 152/71 DESCRIBED AS: A 6" DIAMETER CONCRETE POST WITH A 2-1/2" BRASS DISC STAMPED "152/71", FLUSH, AND A 4"x4"x6" WOOD WITNESS POST 2' NORTH OF MONUMENT, LOCATED 19' WEST OF THE EUCLID AVENUE SOUTHBOUND PAVEMENT, AT THE PRODUCED APPROXIMATE CENTERLINE OF THE NORTHERLY RUNWAY OF CHINO AIRPORT, ±0.5 MILES NORTH OF KIMBALL AVE. ELEVATION: 613.9302 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988)

EXISTING WELLS

EXISTING WELLS ARE INDETERMINATE AT THIS TIME.

FLOOD ZONE CLASSIFICATION

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06071C9375H, BEARING AN EFFECTIVE DATE OF AUGUST 28 2008.

ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

ASSESSOR'S PARCEL Nos.

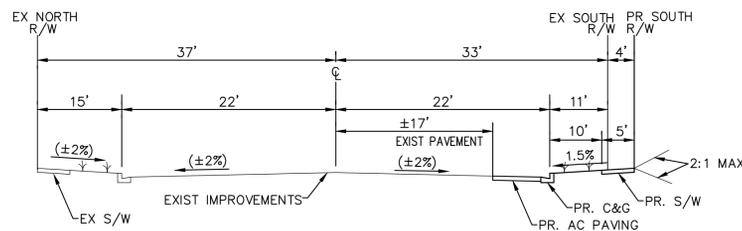
1055-051-01 & 02; 1055-061-01 & 02; 1055-071-01 & 02.

ZONING

PRESERVE SPECIFIC PLAN: LI

GENERAL PLAN

LI - LIGHT INDUSTRIAL

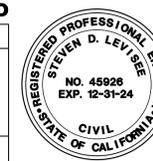


REMINGTON AVENUE

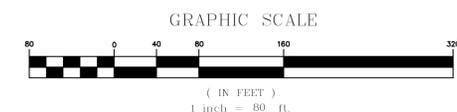
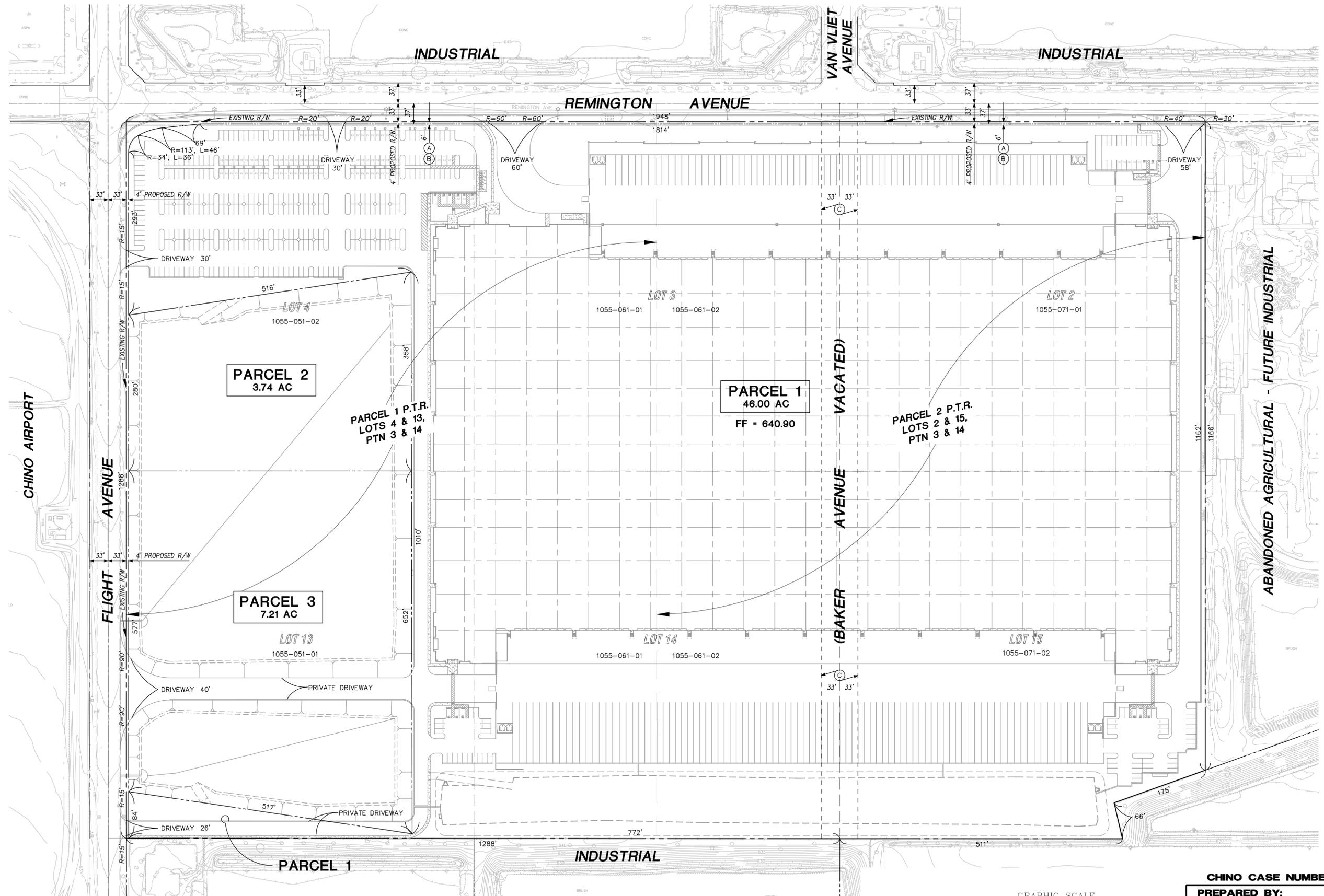
LOOKING EAST - NTS

CHINO CASE NUMBER XX00-0000

| | | |
|---|---|---|
| OWNER: THE COUNTY OF SAN BERNARDINO, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO REQUIREMENT NO. 3 | DEVELOPER: MAJESTIC REALTY CO. 13191 CROSSROADS PARKWAY NORTH SIXTH FLOOR CITY OF INDUSTRY, CA 91746-3497 ATTN: JOHN R. BURROUGHS | PREPARED BY: PBLA ENGINEERING, INC. 1809 E. DYER ROAD, #301 SANTA ANA, CA 92705 STEVE LEVISEE R.C.E. 45926 |
| PREPARATION DATE: Mar 01 2023 | | |



VESTING TENTATIVE PARCEL MAP NO. 20561



CHINO CASE NUMBER XX00-0000

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| | PREPARED BY: PBLA ENGINEERING, INC. 1809 E. DYER ROAD, #301 SANTA ANA, CA. 92705 | JOB NO. 100-134 |
| | PREPARATION DATE: Mar 01 2023 | SHEET 2 of 2 |