

TENTATIVE PARCEL MAP NO. 20639

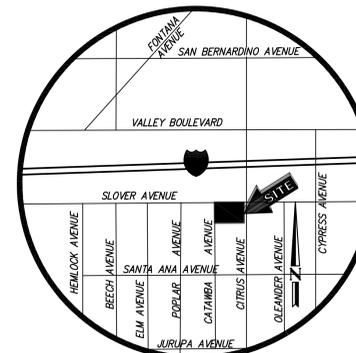
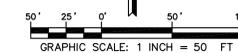
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A MERGER OF LOT 841 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAPS RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NOTES:

PROJECT ADDRESS: 16025 SLOVER AVENUE FONTANA, CA 92337
DATE OF PREPARATION: 10-23-2023

GROSS PARCEL AREA: (18.228 AC)
EXISTING R/W EASEMENTS AREA: (0.917 AC)
EXISTING NET PARCEL AREA: (17.311 AC NET)
PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC
PROPOSED NET PARCEL AREA: 17.060 AC NET

ALL EXISTING BUILDINGS SHOWN HEREON WILL BE REMOVED
ALL UTILITY BOXES AND STRUCTURES TO BE CONSTRUCTED UNDERGROUND



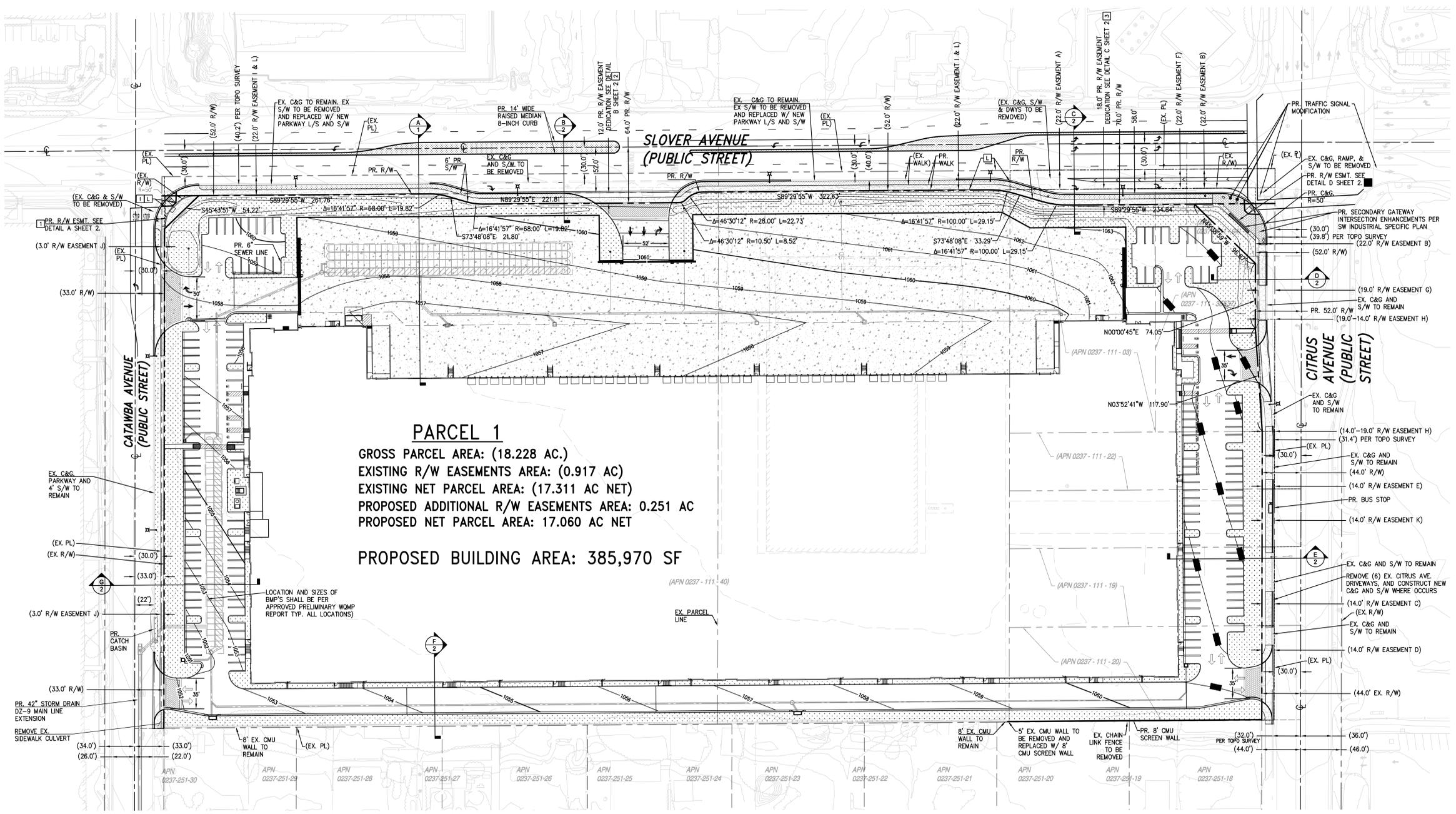
LEGEND:

- ASPH ASPHALT
- C&G CURB & GUTTER
- CONC CONCRETE
- FSMT FUTURE STREET MAPPING TOOL
- EX. (L) EXISTING LANDSCAPE
- PL PROPERTY LINE
- EX. R/W EXISTING RIGHT-OF-WAY
- S/W SIDEWALK
- TELE TELEPHONE
- WM WATER METER

- CENTER LINE
- EXISTING BUILDING FOOTPRINT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- UNDERLYING LOT LINE
- EASEMENT
- FENCE
- OVERHEAD LINES
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY EASMENT

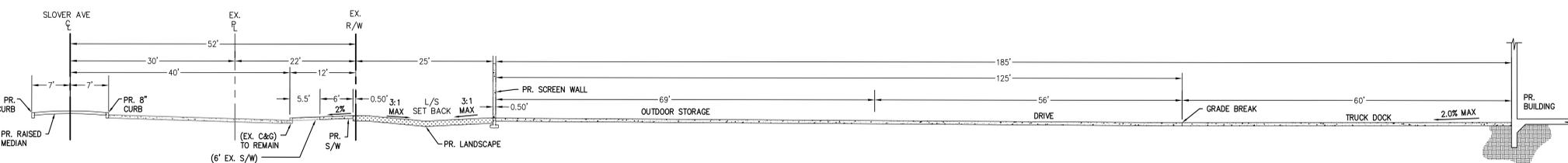
SYMBOL LEGEND

- Fire Hydrant
- Gate
- Guy Anchor
- Proposed Light Pole
- Proposed Light Pole
- Palm Tree
- Power Pole
- Sign
- Manholes
- Sewer
- Storm Drain
- Unknown Utility
- Valves
- Gas
- Water



PARCEL 1
 GROSS PARCEL AREA: (18.228 AC.)
 EXISTING R/W EASEMENTS AREA: (0.917 AC)
 EXISTING NET PARCEL AREA: (17.311 AC NET)
 PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC
 PROPOSED NET PARCEL AREA: 17.060 AC NET
 PROPOSED BUILDING AREA: 385,970 SF

STREET SECTIONS:



ASSESSOR'S PARCEL NUMBERS
 16071 SLOVER AVENUE (0237-111-03)
 VACANT LAND (0237-111-04)
 10378 CITRUS AVENUE (0237-111-19)
 10590 CITRUS AVENUE (0237-111-20)
 10558 CITRUS AVENUE (0237-111-22)
 10526 AND 10542 CITRUS AVENUE (0237-111-36, 0237-111-37)
 16025 SLOVER AVENUE (0237-111-40)
 FONTANA, CA 92337

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SLOVER AVENUE LINE AS SHOWN ON TRACT NO. 9885 AS FILED IN BOOK 152, PAGE 21 OF MAPS, BEING NORTH 89°29'55" WEST.

BENCHMARK
 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
 BM No.: POINT #51 - C.S.F.B. 4015/1582
 ELEV.: 1068.25' (COUNTY OF SAN BERNARDINO BENCHMARK)

DATUM: NONE LISTED
 DESCRIPTION: SPIKE AND WASHER AT THE CENTERLINE INTERSECTION OF SLOVER & CITRUS.

ZONING
 EXISTING GENERAL PLAN LAND USE: INDUSTRIAL (I-6)
 EXISTING DESIGNATION: SOUTHWEST INDUSTRIAL SPECIFIC PLAN (SP)
 SNIP DESIGNATION: SLOVER EAST INDUSTRIAL DISTRICT (SED)

*NO CHANGE OF ZONE IS PROPOSED

UTILITY PROVIDERS:

- WATER:** FONTANA WATER COMPANY, 15866 ARROW ROUTE, FONTANA, CA 92335, PHONE: (909) 201-7349, CONTACT: PAUL GARAVITO
- TELEPHONE:** AT&T, 3073 ADAMS STREET, RIVERSIDE, CA 92504, PHONE: (951) 406-1832, CONTACT: MARC POOLE
- CABLE:** CHARTER COMMUNICATIONS, 7337 CENTRAL AVENUE, RIVERSIDE, CA 92504, PHONE: (951) 592-3785, CONTACT: JESSE DICKASON
- GAS:** SOUTHERN CALIFORNIA GAS COMPANY, 16231 VALLEY BLVD, FONTANA, CA 92335, PHONE: (909) 335-3968, CONTACT: STEVE WHITTEN
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON, 800 WEST CIENAGA AVENUE, SAN DIMAS, CA 91773, PHONE: (909) 592-3785, CONTACT: ANTOINE WILLIAMS
- SEWER:** CITY OF FONTANA, 8353 SIERRA AVENUE, FONTANA, CA 92335, PHONE: (909) 350-7810

OWNER/APPLICANT:
SEEFRIED INDUSTRIAL PROPERTIES, INC.
 2301 ROSECRANS AVENUE, SUITE 3165
 EL SEGUNDO, CA 90245
 PHONE: 310-536-7900

ARCHITECT:
 HPA
 18831 BARDEEN AVENUE, SUITE 100
 IRVINE, CA 92612
 PHONE: 949-863-1770
 FAX: 949-863-0851

ENGINEER:

 DRC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning
 160 S. Old Springs Road, Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860 Phone
 (714) 685-6801 Fax

LEGAL DESCRIPTION:

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

THE WEST ONE-HALF OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF LOT 841, ACCORDING TO SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES ARE COMPUTED TO THE CENTERS OF ALL STREETS AS SHOWN ON SAID MAP.

TOGETHER WITH THAT PORTION OF FARM LOT 841, 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 841;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 100 FEET;

THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT, 100 FEET;

THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT TO THE EAST BOUNDARY THEREOF;

THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 90 FEET OF THE SOUTH 198 FEET OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF FARM LOT 841, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS AND DISTANCES OF THE ABOVE DESCRIBED ARE COMPUTED TO THE CENTER LINE OF ALL ADJOINING STREETS AND ROADS.

TOGETHER WITH THE NORTH 90 FEET OF THE SOUTH 198 FEET OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF FARM LOT 841, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS AND DISTANCES OF THE ABOVE DESCRIBED ARE COMPUTED TO THE CENTER LINE OF ALL ADJOINING STREETS AND ROADS.

TOGETHER WITH THE SOUTH 108 FEET OF THE EAST 5 ACRES OF THE EAST 1/2 OF LOT 841, SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THE NORTH 66 FEET OF THE SOUTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 841, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE NORTH 66 FEET OF THE SOUTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 841, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

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

THE LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A NOTICE OF LOT MERGER, RECORDED APRIL 10, 2001, AS INSTRUMENT NO. 20010131456 OF OFFICIAL RECORDS.

APN: 0237-111-36&37

ZONING: SLOVER EAST INDUSTRIAL DISTRICT

BENCHMARK: THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

DATUM: NONE LISTED

CONTOUR INTERVAL: 1'

EXISTING EASEMENTS TO BE QUITCLAIMED:

AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSE AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 1999 AS INSTRUMENT NO. 99-367124, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-531048, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF FONTANA FARMS COMPANY FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1937 AS BOOK 1228, PAGE 290, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 01, 2016 AS INSTRUMENT NO. 2016-0460574, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 2017 AS INSTRUMENT NO. 2017-194852 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 03, 2017 AS INSTRUMENT NO. 2017-0001792, OF OFFICIAL RECORDS.

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 10, 1925 IN BOOK 877 OF DEEDS, PAGE 316.

AN EASEMENT IN FAVOR OF FONTANA LAND COMPANY, A CORPORATION FOR POLE LINES, PIPE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1926 AS BOOK 136, PAGE 173, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 2002 AS INSTRUMENT NO. 20020062403, OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "GRANT DEED", RECORDED DECEMBER 09, 2010 AS INSTRUMENT NO. 2010-0531338, OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT" RECORDED OCTOBER 12, 2012 AS INSTRUMENT NO. 2012-0424423, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017-0037418, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017-0037419, OF OFFICIAL RECORDS.

AN EASEMENT FOR PIPELINES AND WATER CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 05, 1935 AS BOOK 1051, PAGE 107 OF OFFICIAL RECORDS.

SAID DEED CONVEYS TO THE GRANTEE THEREIN, THE 10-INCH CEMENT PIPELINE LOCATED NEAR THE NORTH BOUNDARY OF THE LOT THEREIN DESCRIBED, SUBJECT TO THE RIGHT OF ALL PRESENT OR FUTURE OWNERS OF PORTIONS OF SAID LOT TO CONDUCT THROUGH SAID PIPELINE SUFFICIENT WATER FOR IRRIGATION.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPELINES, WATER CONDUITS, AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 13, 1944 AS BOOK 1716, PAGE 132 OF OFFICIAL RECORDS.

SAID DEED CONVEYS TO THE GRANTEE THEREIN, THE 10-INCH CEMENT PIPELINE LOCATED NEAR THE NORTH BOUNDARY OF THE LOT THEREIN DESCRIBED, SUBJECT TO THE RIGHT OF ALL PRESENT OR FUTURE OWNERS OF PORTIONS OF SAID LOT TO CONDUCT THROUGH SAID PIPELINE SUFFICIENT WATER FOR IRRIGATION.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1999 AS INSTRUMENT NO. 19990390678 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032025 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032026 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032028 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032026 OF OFFICIAL RECORDS.

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AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032028 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

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AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

SITE TABULATION:

GROSS PARCEL AREA: (18,228 AC)

EXISTING R/W EASEMENTS AREA: (0.917 AC)

PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC

PROPOSED NET PARCEL AREA: 17,060 AC NET

NEC Office - 1st floor 5,000 sf

NEC Office - 2nd floor 5,000 sf

Warehouse 375,970 sf

TOTAL 385,970 sf

Maximum Allowed 48.0%

Actual 0.49

High Cube: n/a stalls

Office: 1/250 s.f. (if exceed 10% GF) n/a stalls

Whse: 1st 20K @ 1/1,000 s.f. 20 stalls

2nd 20K @ 1/2,000 s.f. 10 stalls

above 40K @ 1/5,000 s.f. 69 stalls

TOTAL 99 stalls

Standard (9' x 19') 132 stalls

Standard ADA (9'x19') 4 stalls

Van ADA (12x19) 2 stalls

EV Van (12x19) 1 stalls

Future EV Standard (9'x19') 2 stalls

Clean Air/EV/Van Pool (9'x19') 15 stalls

TOTAL 159 stalls

Trailer: 1/5,000 s.f. 77 stalls

Trailer (12' x 52') 58 stalls

Trailer (12' x 70') 13 stalls

Trailer (12' x 80') 8 stalls

TOTAL 79 stalls

Zoning Designation - Southwest Industrial Park Specific Plan (SWIP)

- Slover East Industrial District (SED)

Height - 60'

Percentage - 15% (excluding building area)

In s.f. 126,907 sf

Percentage 17.0%

Slover Ave. - 25'

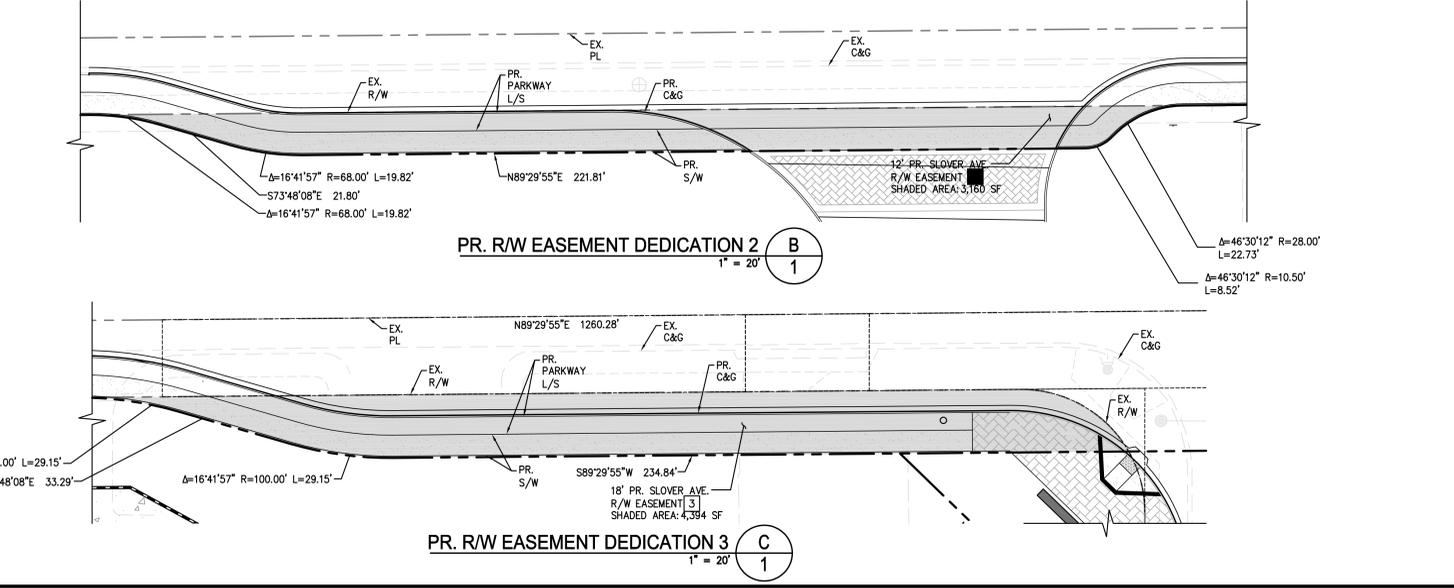
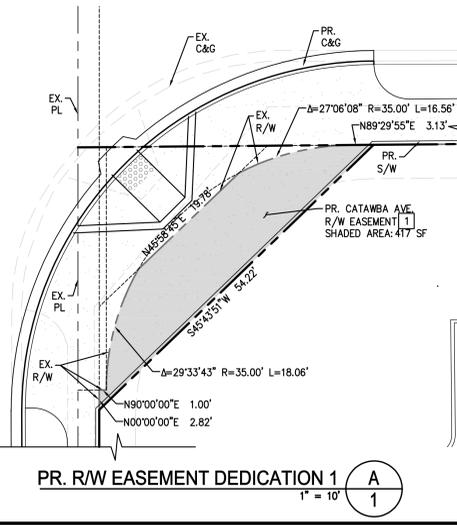
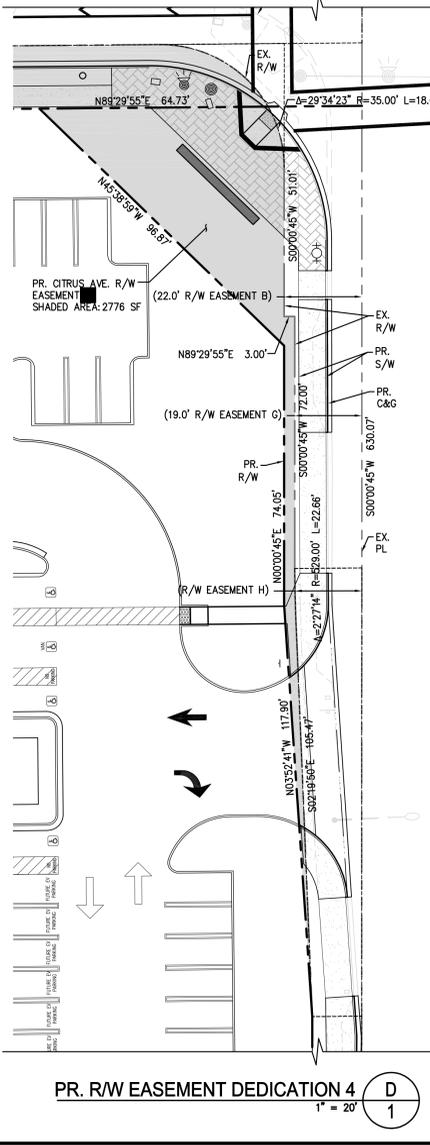
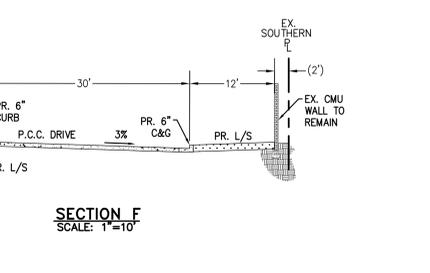
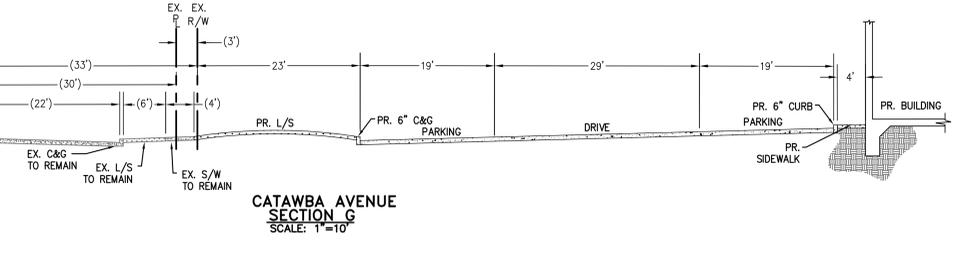
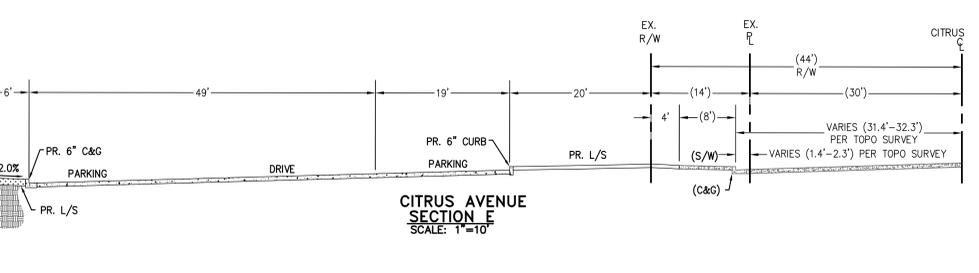
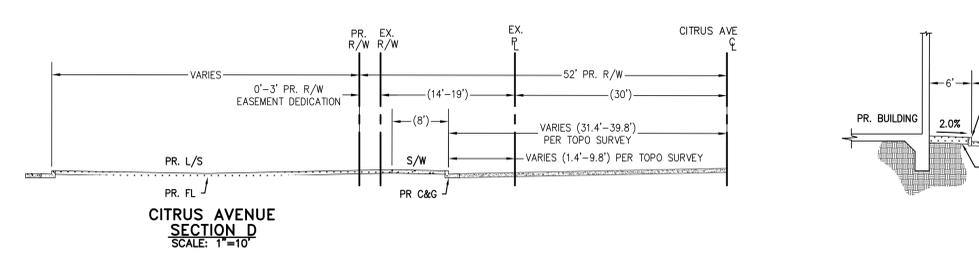
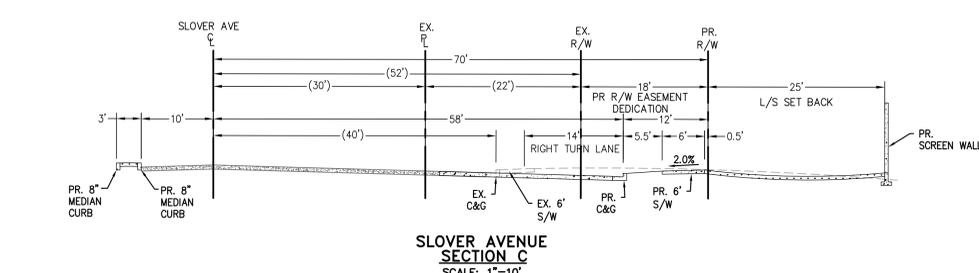
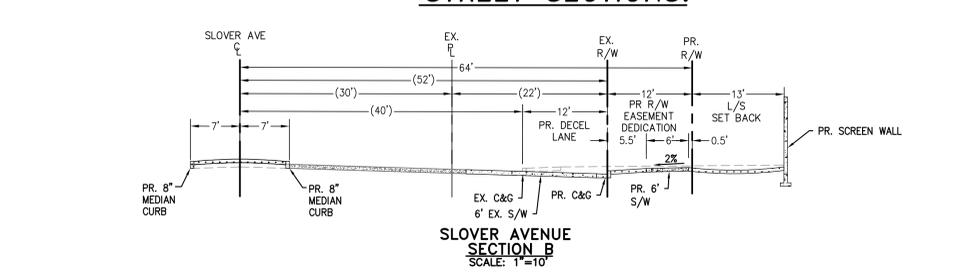
Catawba Ave. - 20'

Citrus Ave. - 20'

Interior side / Rear - 0'

Adjacent to Residential Truck District - 50'

STREET SECTIONS:



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