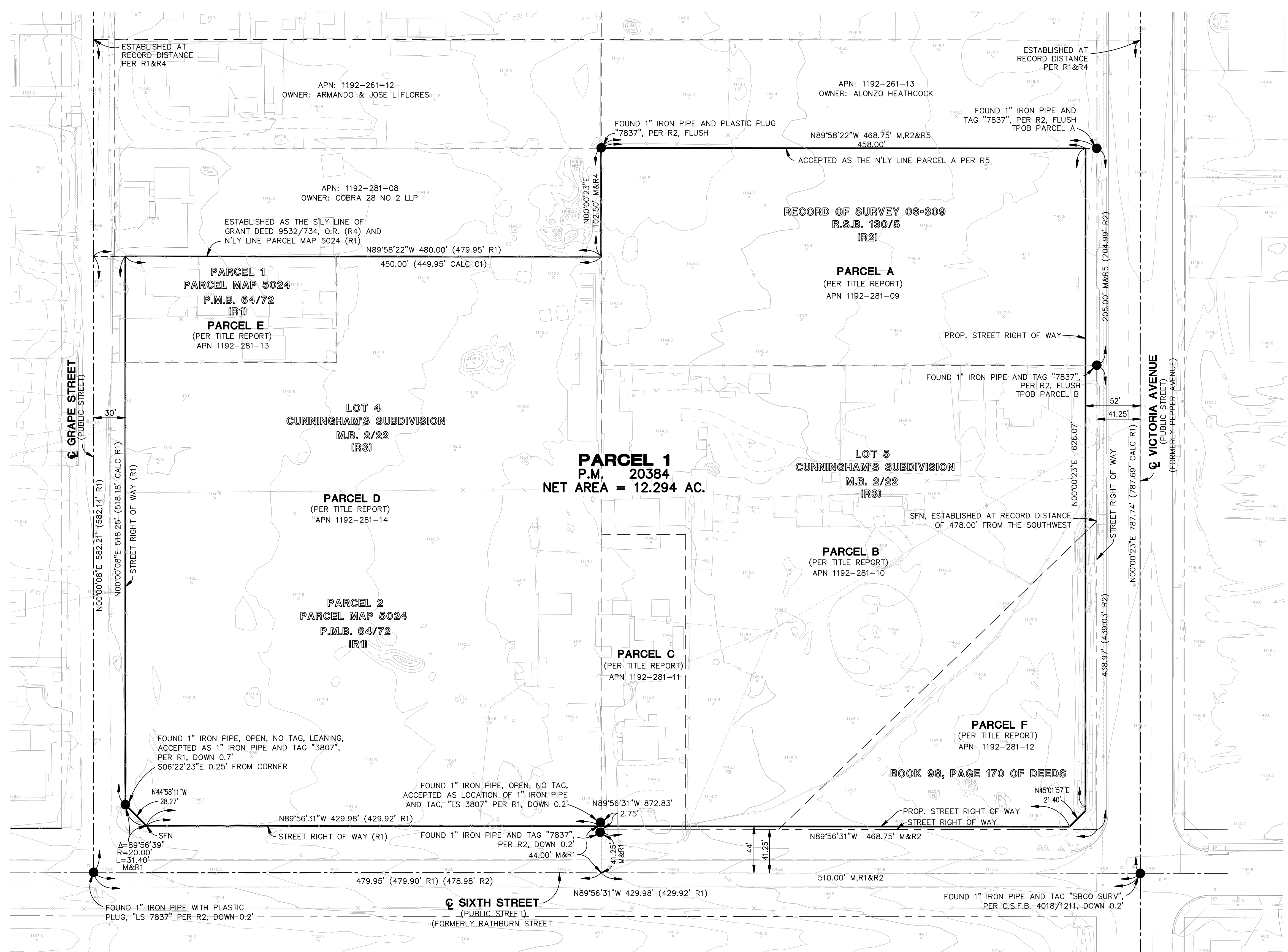
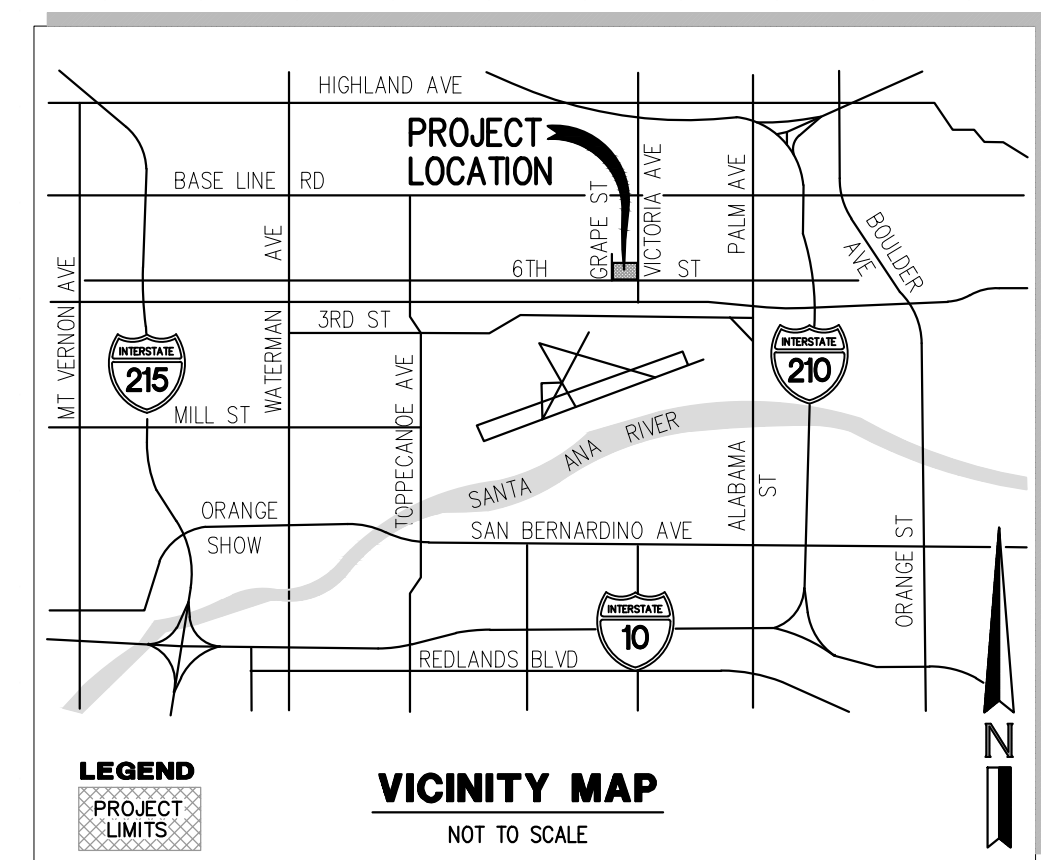


# TENTATIVE PARCEL MAP NO. 20384

## IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

JUNE 2021



### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**  
PORTIONS OF LOTS 4 AND 5 OF CUNNINGHAM'S SUBDIVISION, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF PEPPER AVENUE EXTENDED NORTHERLY 10 FEET FROM THE INTERSECTION OF SAID WEST LINE OF SAID AVENUE WITH SOUTH LINE OF CYPRESS STREET, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG WEST LINE OF PEPPER AVENUE 615 FEET FOR TRUE POINT OF BEGINNING; THENCE WEST 468.75 FEET; THENCE SOUTH 205 FEET TO POINT 480 FEET NORTH OF THE SOUTH LINE OF LOT 4 OF SAID SUBDIVISION; THENCE 468.75 FEET TO THE WEST LINE OF PEPPER AVENUE; THENCE NORTH 205 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN VICTORIA STREET.  
APN: 1192-281-09-0-000

**PARCEL B:**  
THAT PORTION OF LOT 5, ACCORDING TO MAP OF CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, SAID SUBDIVISION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 6 AND 5, 810 FEET FROM THE TRUE POINT OF BEGINNING; THENCE WEST 468.75 FEET; THENCE SOUTH 480 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 125.45 FEET TO THE MOST WESTERLY CORNER OF LAND CONVEYED TO SAN BERNARDINO ARROWHEAD AND WATERMAN RAILROAD COMPANY, BY DEED RECORDED IN BOOK 98, PAGE 170 OF DEEDS; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY SO CONVEYED TO SAN BERNARDINO ARROWHEAD AND WATERMAN RAILROAD COMPANY, 478 FEET TO A POINT IN THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION OF LOT 5 WHICH WAS CONVEYED TO DONALD R. PENSEN AND WIFE, BY DEED RECORDED AUGUST 11, 1942 IN BOOK 1549, PAGE 313 OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 4, 468.75 FEET WEST OF THE EAST LINE OF SAID LOT 5 AS SHOWN ON SAID PLAT; THENCE NORTH 320 FEET; THENCE EAST 80 FEET; THENCE SOUTH 320 FEET TO THE SOUTH LINE OF LOT 5; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN RATHBURN STREET.  
APN: 1192-281-10-0-000

**PARCEL C:**  
THAT PORTION OF LOTS 4 AND 5, CUNNINGHAM SUBDIVISION OF A PORTION OF BLOCKS 62 AND 63, RANCHO SAN BERNARDINO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 4, 468.75 FEET WEST OF THE EAST LINE OF SAID LOT 5, AS SHOWN ON SAID PLAT; THENCE NORTH 320 FEET; THENCE EAST 80 FEET; THENCE SOUTH 320 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINES OF SAID LOTS 5 AND 4 TO THE POINT OF BEGINNING.

APN: 1192-281-11-0-000

**PARCEL D:**  
PARCEL 2 OF PARCEL MAP 5024, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGE 72 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 1192-281-14-0-000

**PARCEL E:**  
PARCEL 1 OF PARCEL MAP 5024, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGE 72 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 1192-281-13-0-000

**PARCEL F:**  
ALL THAT PORTION OF LOT 1, BLOCK 62, OF THE RANCHO SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, AS SAID PORTION WAS DESCRIBED IN THAT CERTAIN DOCUMENT TO THE SAN BERNARDINO, ARROWHEAD AND WATERMAN RAILROAD COMPANY, BY DEED RECORDED IN BOOK 98, PAGE 170 OF DEEDS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDARY LINE OF PEPPER AVENUE, THIRTY-FIVE HUNDRED AND THIRTY-SIX AND NINE-TENTHS (3536 9/10) FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK SIXTY-TWO (62), THENCE RUNNING SOUTH THREE HUNDRED AND THIRTY-THREE FEET TO A STREET EIGHTY (80) FEET WIDE, THENCE RUNNING WEST THREE HUNDRED AND FORTY-THREE (343) FEET; THENCE RUNNING NORTHEASTERLY FOUR HUNDRED AND SEVENTY-EIGHT (478) FEET MORE OR LESS TO A PLACE OF BEGINNING.

APN: 1192-281-12-0-000

### SURVEY NOTES

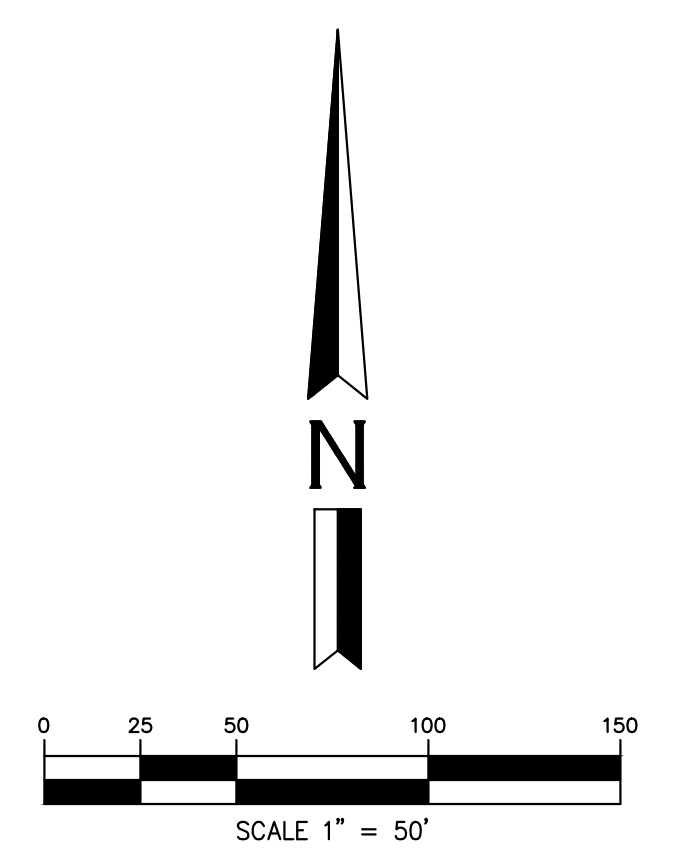
1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CYPRESS STREET BEING NORTH 89°58'22" WEST ON PARCEL MAP 5024, P.M.B. 64/72.
2. ASSESSOR'S PARCEL NO. = 1192-281-09, 1192-281-10, 1192-281-11, 1192-281-12, 1192-281-13 AND 1192-281-14 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY).
3. DATE OF FIELD SURVEY: NOVEMBER, 2020 AND MARCH 16, 2021
4. LANDSCAPED AREAS MAY CONTAIN IRRIGATION SPRINKLER SYSTEMS.
5. BENCHMARK: S 1418  
ELEVATION = 1101.16'  
2.65 MI EAST ALONG 3RD STREET FROM THE SAN BERNARDINO COUNTY COURTHOUSE IN SAN BERNARDINO, 0.10 MI WEST OF STERLING AVENUE, IN TOP AND 1.0 FT WEST OF THE EAST END OF THE NORTH HEADWALL OF A DOUBLE-BOX CULVERT UNDER THE STREET, 32.0 FT NORTH OF THE WESTBOUND LANES CENTERLINE

### MONUMENT NOTES

- FOUND MONUMENT AS NOTED
- (R1) PARCEL MAP 5024, P.M.B. 64/72
- (R2) RECORD OF SURVEY 06-309, R.S.B. 130/5
- (R3) CUNNINGHAM'S SUBDIVISION, M.B. 2/22
- (R4) GRANT DEED, 9532/734, O.R.
- (R5) LEGAL DESCRIPTION - COMMONWEALTH LAND TITLE INSURANCE COMPANY AMENDED PRELIMINARY TITLE REPORT (V6) NO. 09197899-919-EG1-EGL-1, DATED FEBRUARY 25, 2021.

### UTILITY PROVIDERS

WATER SERVICE	EAST VALLEY WATER DISTRICT
SERVICE	CITY OF HIGHLAND
ELECTRICITY	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS



**ENGINEER**  
HUITT-ZOLLARS  
3990 CONCOURS, SUITE 330  
ONTARIO, CALIFORNIA 91764  
PHONE: (909) 941-7799  
CONTACT: RYAN PENG

**OWNER**  
PATRIOT DEVELOPMENT PARTNERS  
12126 W.SUNSET BLVD.  
LOS ANGELES, CA 90049  
PHONE: 858-352-4134  
CONTACT: KEVIN RICE

**TENTATIVE PARCEL MAP 20384**  
FOR  
**6TH AND VICTORIA INDUSTRIAL**  
NORTHWEST CORNER OF VICTORIA AVE. AND 6TH ST.  
CITY OF HIGHLAND

**HUITT-ZOLLARS**  
HUITT-ZOLLARS, INC.  
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY	R.P.	SHEET	1
DRAWN BY	R.P.	OF	1
CHECKED BY	D.W.	SHEETS	
FIELD BOOK		JOB NO.	312998.01