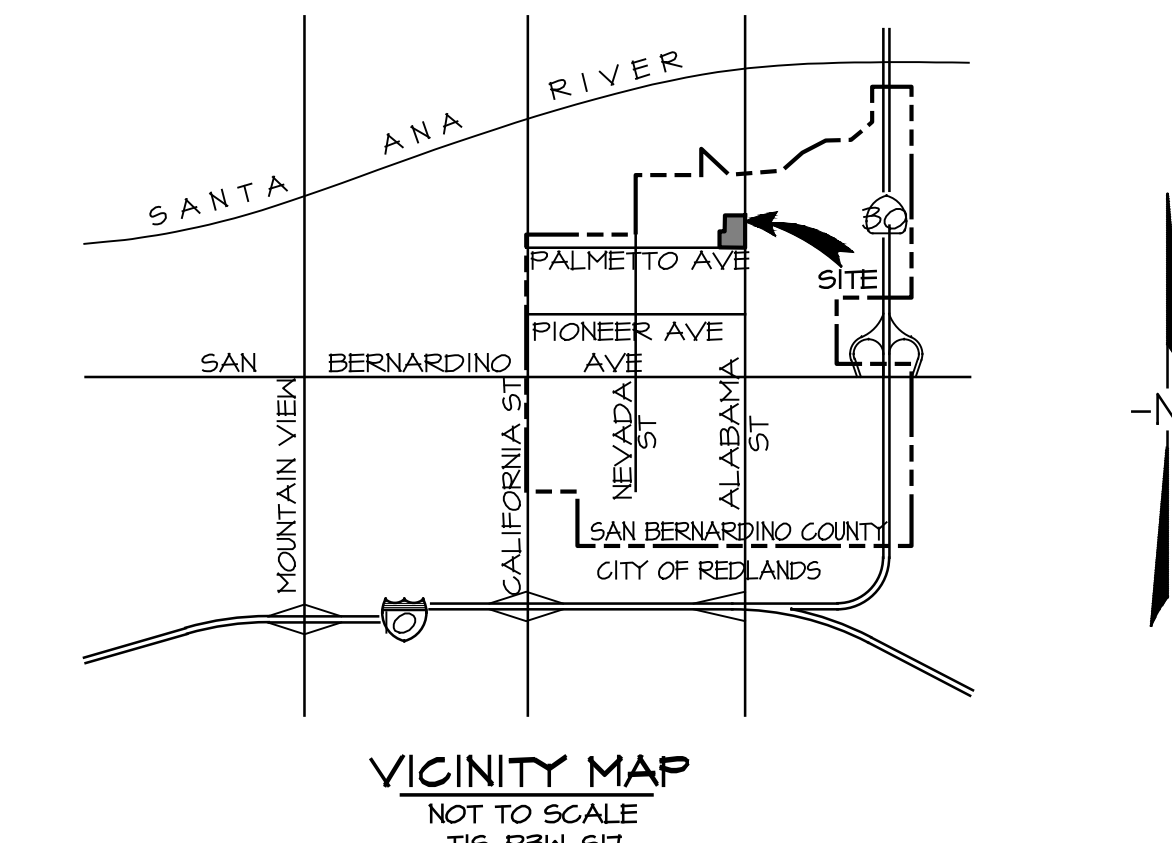


COUNTY OF SAN BERNARDINO DUKE ALABAMA & PALMETTO TENTATIVE PARCEL MAP 19951



LEGAL DESCRIPTION:

TENTATIVE PARCEL MAP NO. 19951, BEING A DIVISION OF THE FOLLOWING:

PARCEL B:
PORTION OF LOTS 1, 2, 7 AND 8, IN BLOCK 2 OF BROWN'S SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 46, RECORDS OF SAID COUNTY.

PARCEL C-1:
ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 1, OF BROWN'S SUBDIVISION OF LOTS 1, 2, 3 AND 4, BLOCK 2, AND LOTS 1, 2, 3, 4, 13, 14, 15, AND 16, BLOCK 1 OF MAP NO. 1 OF THE HENRY L. WILLIAMS TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 46, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL C-1A:
A NON EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORING CERTAIN PERSONAL PROPERTY AND FARMING CERTAIN CITRUS TREES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY.

PARCEL C-2:
ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 1, OF BROWN'S SUBDIVISION OF LOTS 1, 2, 3 AND 4, BLOCK 2, AND LOTS 1, 2, 3, 4, 13, 14, 15, AND 16, BLOCK 1 OF MAP NO. 1 OF THE HENRY L. WILLIAMS TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 46, OFFICIAL RECORDS OF SAID COUNTY.

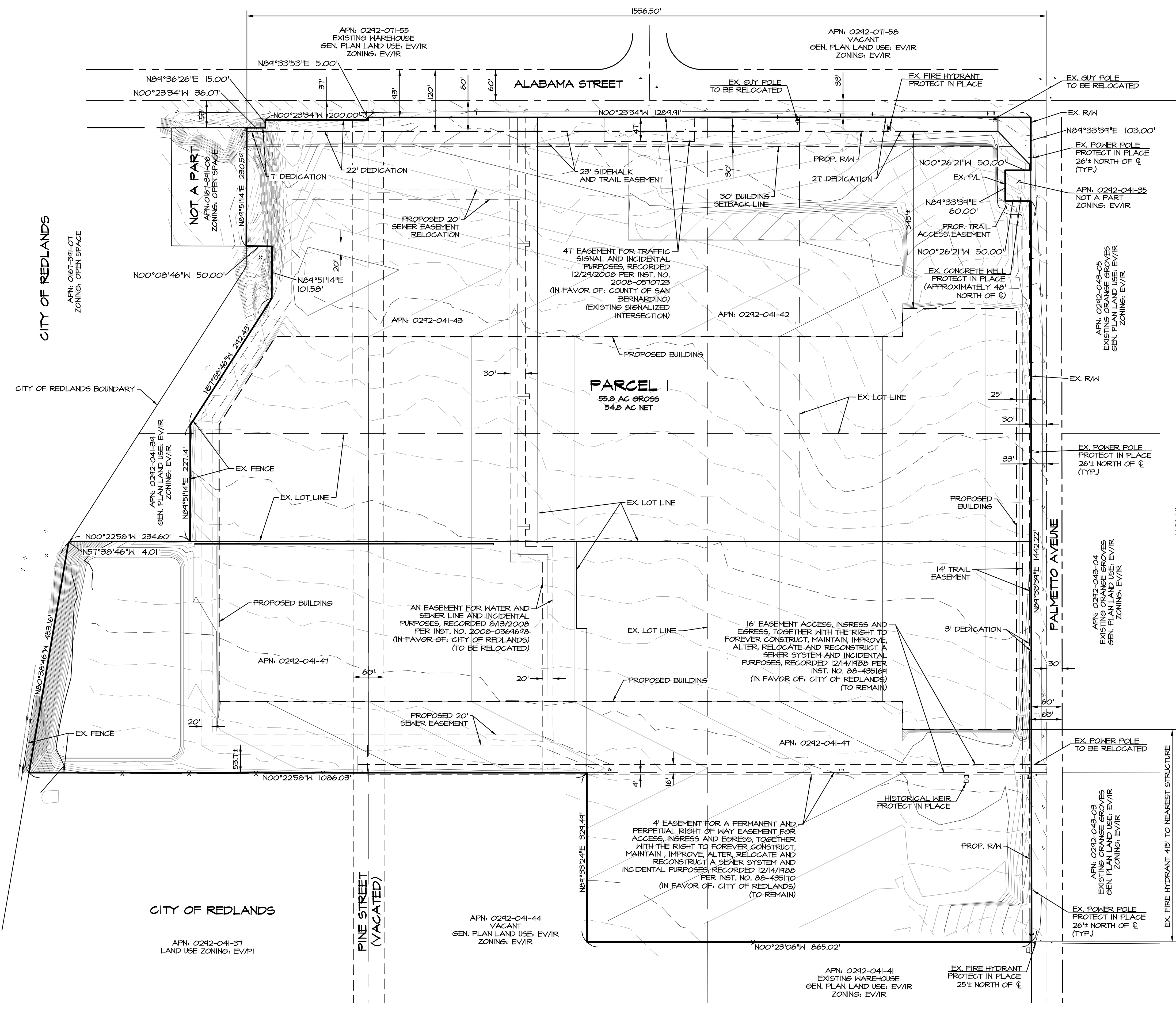
PARCEL C-2:
LOT 1 AND A PORTION OF LOT 2 IN BLOCK 1 AND A PART OF LOTS 1 AND 2, IN BLOCK 2 OF BROWN'S SUBDIVISION OF LOTS 1, 2, 3, AND 4, BLOCK 2 AND LOTS 1, 2, 3, AND 4, BLOCK 2 AND LOTS 1, 2, 3, 4, 13, 14, 15, AND 16, BLOCK 1, MAP NO. 1, HENRY L. WILLIAMS TRACT AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 46, RECORDS OF SAID COUNTY, ALSO A PORTION OF PINE AVENUE (NOW VACATED) AS SHOWN ON SAID MAP.

PARCEL D:
PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. EVL 114-04, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 04, 2004 AS INSTRUMENT NO. 2004-0480604 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 2, 3, 6 AND 7, BLOCK 2 OF MAP SHOWING BROWN'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 AND LOTS 1, 2, 3, 4, 13, 14, 15, AND 16 IN BLOCK 1 OF MAP NO. 1 OF THE HENRY L. WILLIAMS TRACT, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PINE AVENUE (VACATED) SHOWN ON SAID MAP.

PARCEL E:
PARCEL 4 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. EVL 120-04, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 04, 2004 AS INSTRUMENT NO. 2004-0480605 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 2, BLOCK 1, LOT 2, BLOCK 2 OF MAP SHOWING BROWN'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 AND LOTS 1, 2, 3, 4, 13, 14, 15, AND 16 IN BLOCK 1 OF MAP NO. 1 OF THE HENRY L. WILLIAMS TRACT, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PINE AVENUE (VACATED) SHOWN ON SAID MAP.



ACREAGE
GROSS: 55.8± AC
ALABAMA STREET: 0.26 AC RIGHT OF WAY DEDICATION
PALMETTO AVENUE: 0.13 AC RIGHT OF WAY DEDICATION
NET: 54.8± AC

LAND USE/ZONING
EXISTING/PROPOSED ZONING: EV/IR
EXISTING/PROPOSED GENERAL PLAN USE: EV/IR
EXISTING/PROPOSED LAND USE: VACANT/REGIONAL INDUSTRIAL

UTILITY COMPANIES:
WATER: CITY OF REDLANDS PUBLIC WORKS
P.O. BOX 3005
REDLANDS, CA 92373
PHONE: (904) 748-7648
SEWER: CITY OF REDLANDS PUBLIC WORKS
P.O. BOX 3005
REDLANDS, CA 92373
PHONE: (904) 748-7648
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 11482
SANTA ANA, CA 92711
PHONE: (714) 746-4920
TELEPHONE: VERIZON
3494 EAST GORONADO
ANAHEIM, CA 92807
PHONE: (714) 666-5534
GAS: SOUTHERN CALIFORNIA GAS COMPANY
181 LUCONIA AVE
REDLANDS, CA 92373
PHONE: (904) 335-3426
CABLE: FRONTIER COMMUNICATIONS
4 SOUTH 4TH STREET
REDLANDS, CA 92373

SCHOOL DISTRICT
REDLAND UNIFIED SCHOOL DISTRICT
20 WEST LUCONIA AVE
REDLANDS, CA 92373
PH: (904) 307-5300

- NOTES**
- 2005 THOMAS BROTHERS MAP, PAGE 601, GRID H-3.
 - THIS AREA IS SUBJECT TO LOW LIQUEFACTION SUSCEPTIBILITY.
 - THIS AREA IS WITHIN THE SAN BERNARDINO COUNTY EAST VALLEY AREA PLAN.
 - THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
 - THIS PROJECT IS WITHIN THE AIRPORT SAFETY REVIEW AREA 3 (AR3).

LEGEND

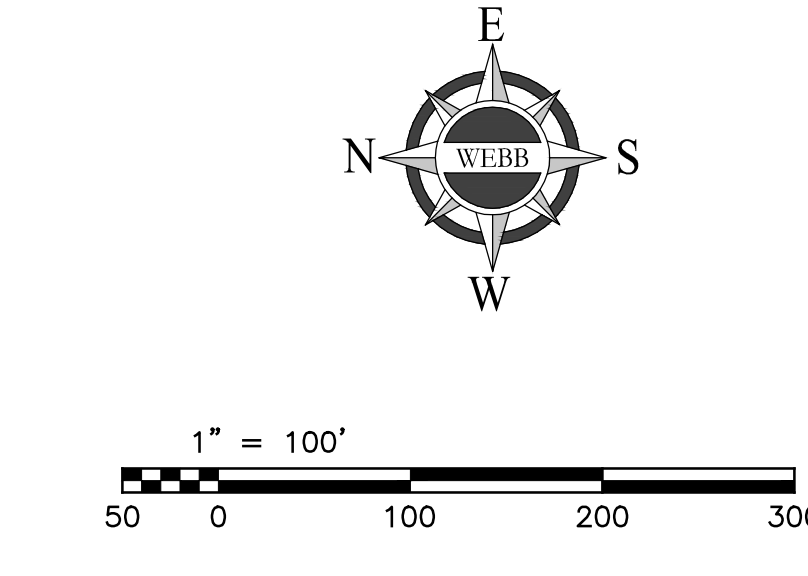
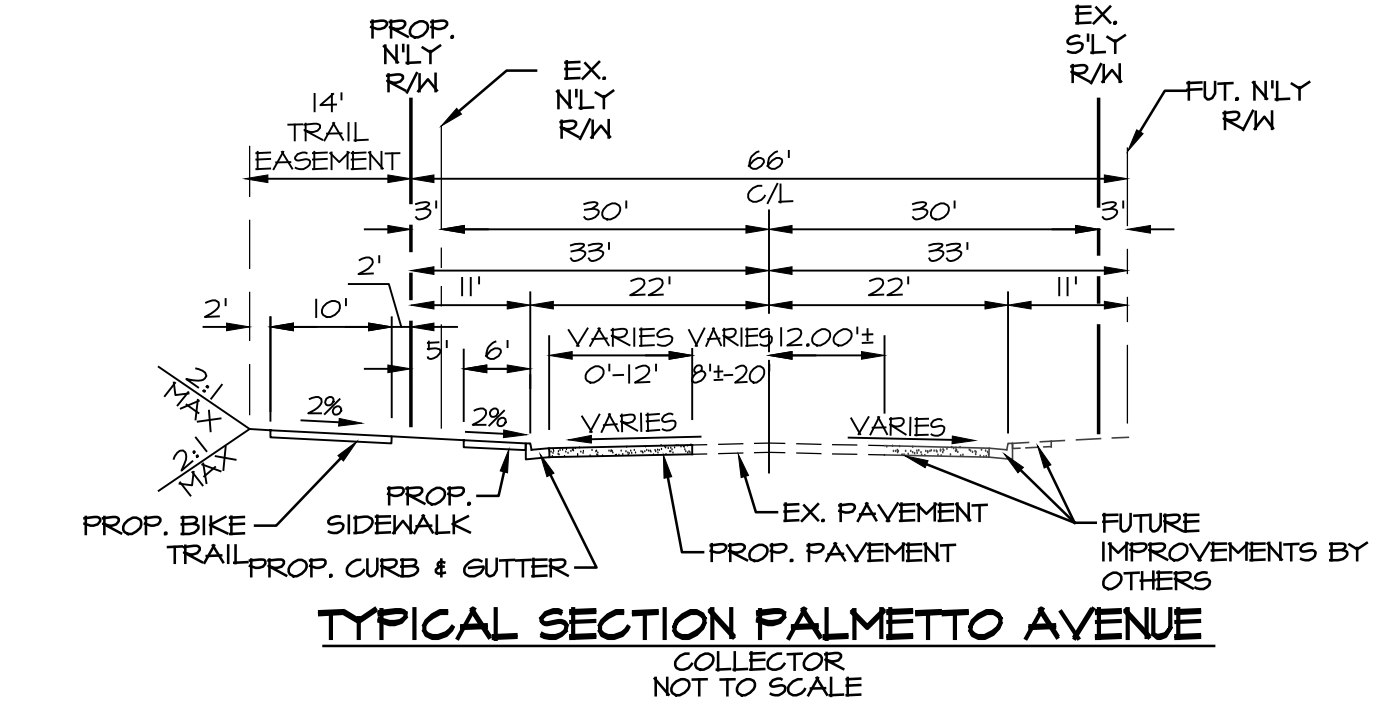
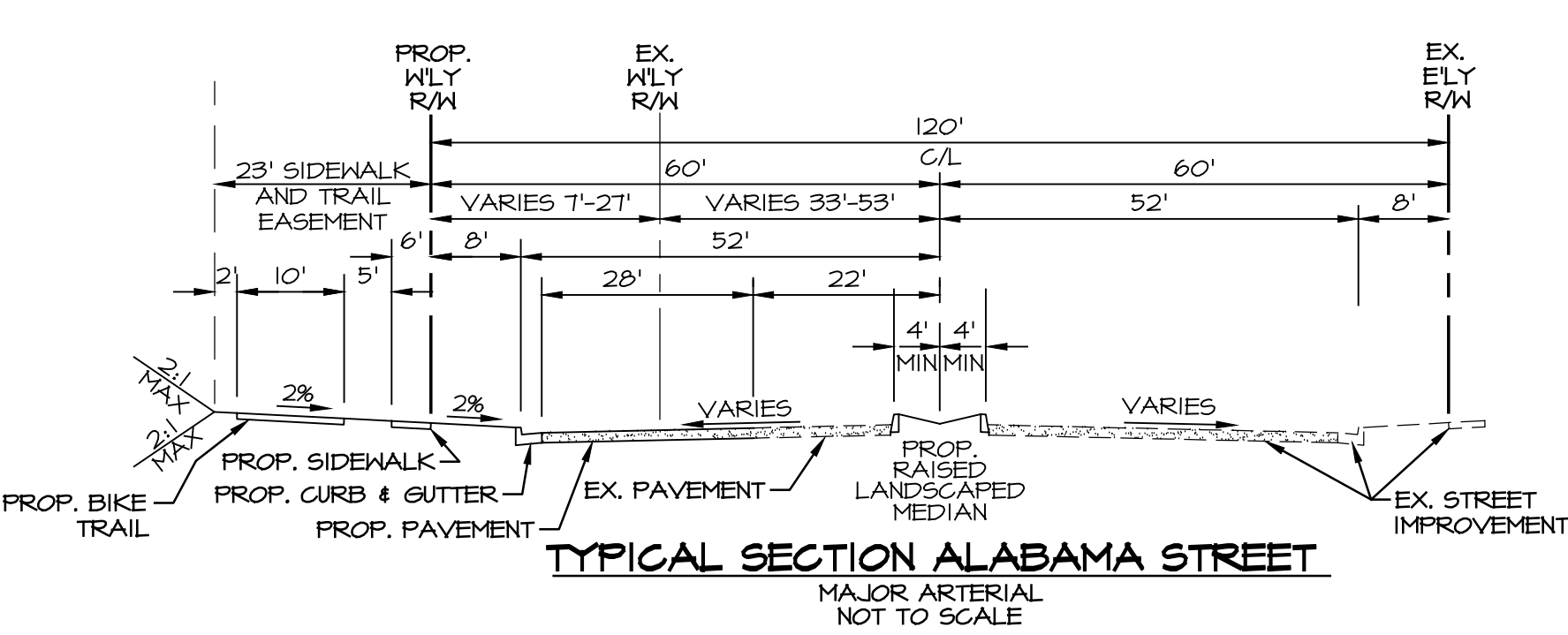
- GUY POLE
- POWER POLE
- FIRE HYDRANT
- PROPOSED BUILDING
- RIGHT OF WAY
- CENTERLINE

ASSESSOR'S PARCEL NO.
0242-041-42
0242-041-43
0242-041-47
0242-041-48

OWNER:
COMPANY: DUKE REALTY LIMITED PARTNERSHIP
CONTACT: ADAM SCHMID
ADDRESS: 200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
PHONE: (949) 747-1038

APPLICANT:
COMPANY: DUKE REALTY
CONTACT: ADAM SCHMID
ADDRESS: 200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
PHONE: (949) 747-1038

ENGINEER:
COMPANY: ALBERT A. WEBB ASSOCIATES
CONTACT: DJ ARELLANO
ADDRESS: 3788 MCCRAY ST
RIVERSIDE, CA 92506
PHONE: (951) 686-1070
FAX: (951) 788-1256



SCALE: 1"=100'	DATE: 4/1/18	DESIGNED: EA	CHECKED: FB	PLN CK REF: FB
ALBERT A. WEBB ASSOCIATES				
ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH: (951) 686-1070 FAX (951) 788-1256				
TENTATIVE PARCEL MAP 19951 COUNTY OF SAN BERNARDINO			R.O. 2018-001 SHEET 1 OF 1 SHEETS DWG. NO.	
DUKE ALABAMA & PALMETTO				



C:\2018\18-001\DRAWINGS\ENTIREMENT\18-001-C-1P.DWG 1/5/2019 2:47:51 PM