

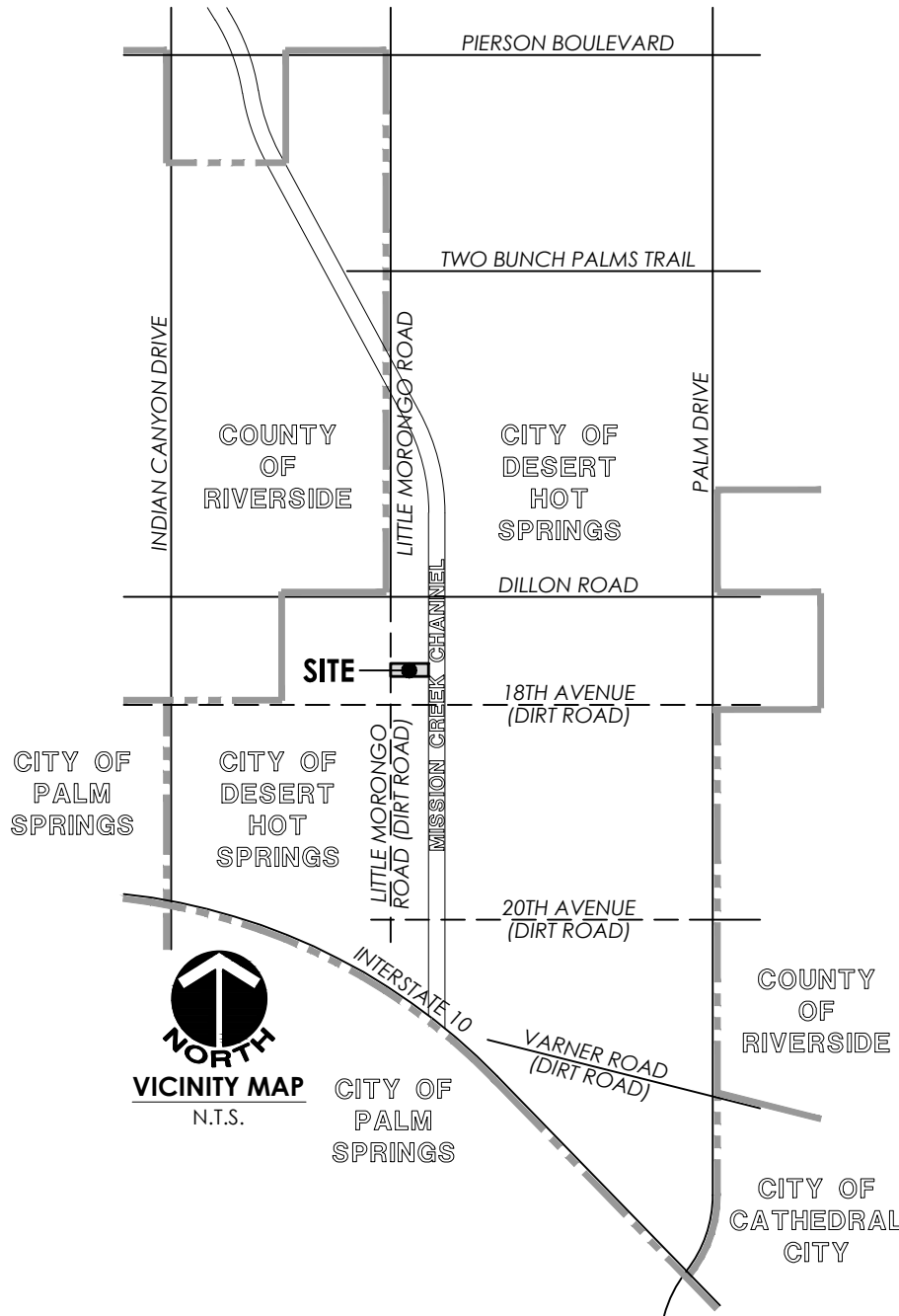
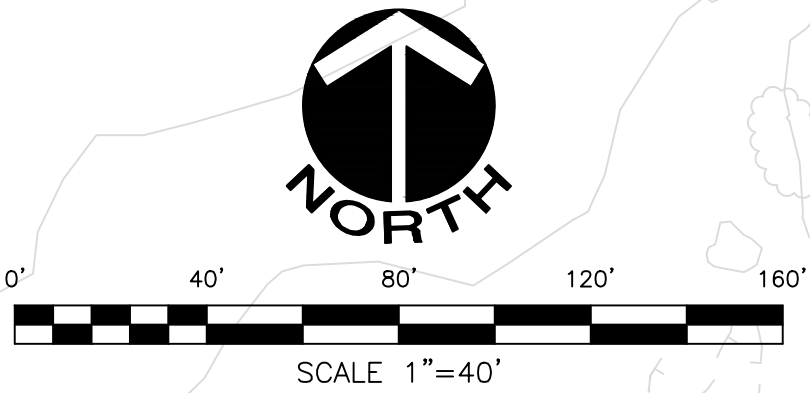
ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PED.	PEDESTRIAN
AC	ACREAGE	PG.	PAGE
APN	ASSESSOR'S PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R/L	LOW DENSITY (RESIDENTIAL)
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EX.	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON
GFA	GROUND FLOOR AREA	SF	SQUARE FEET
MAX.	MAXIMUM	STD.	STANDARD
M.B.	MAP BOOK	TYP.	TYPICAL
MIN.	MINIMUM	UG	UNDERGROUND

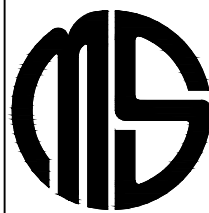
LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	LOT	EXISTING LOT LINE
---	EDGE	EXISTING EDGE OF PAVEMENT
---	T	EXISTING TELEPHONE
O/H T		EXISTING OVERHEAD TELEPHONE
R/W		EXISTING RIGHT OF WAY
S		EXISTING SEWER
FM		EXISTING SEWER FORCE MAIN
W		EXISTING WATER
---		PROJECT BOUNDARY
---		PROPOSED AND EXISTING CENTER LINE
---		PROPOSED RIGHT OF WAY

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IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
TENTATIVE TRACT MAP NO. 37123		
FOR CONDOMINIUM PURPOSES		
EXHIBIT DATE: MARCH 30, 2016		
DATA TABLE		
APPLICANT / LAND OWNER:	GFARMALABS LIMITED	
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901	
CONTACT:	DR. CRISTINA GONZALEZ	TELEPHONE: (714) 495-2643
APPLICANT / LAND OWNER:	GFARMALABS LIMITED	
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901	
CONTACT:	DR. CRISTINA GONZALEZ	TELEPHONE: (714) 495-2643
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE: (760) 320-9811
ASSESSOR'S PARCEL NUMBER:	665-190-017	
LEGAL DESCRIPTION:	A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN	
LAND USE DATA:	S.F.	ACREAGE
GROSS ACREAGE	298,961 SF	6.86 AC
LITTLE MORONGO ROAD PUBLIC STREET DEDICATION	17,779 SF	0.41 AC
NET ACREAGE	281,182 SF	6.45 AC (100%)
EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)	
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT	
EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)	
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT	
SURROUNDING LAND USES:		
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
PUBLIC UTILITY PURVEYORS:	ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.	800-684-8123
	GAS: THE GAS COMPANY / SEMPRA ENERGY	909-335-7625
	TELEPHONE: VERIZON COMPANY	800-483-5000
	WATER: MISSION SPRINGS WATER DISTRICT	760-329-6448
	CABLE: TIME WARNER CABLE	760-340-1312
	SEWER: COACHELLA VALLEY WATER DISTRICT	760-329-6448
	USA: UNDERGROUND SERVICE ALERT	800-227-2600
EXISTING EASEMENT NOTES:		
1	60' WIDE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER DOCUMENT RECORDED IN BOOK 2275 PAGE 585, REC. 5/23/1953, O.R.	
FEMA FLOOD ZONE DESIGNATION:		
ZONE X - 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 FLOOD. FIRM NUMBER: 06065C0895G; EFFECTIVE DATE: AUGUST 28, 2008		



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
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TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893