

EXHIBIT DATE: SEPTEMBER 19, 2016

OXFORD PROPERTIES, LLC
9 MACARTHUR PLACE, UNIT 707
SANTA ANA, CA. 92707

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e-mail: MP.TCMS@SBCGLOBAL.NET

CHRISTIANSEN & COMPANY
3649 NINTH STREET

RIVERSIDE, CALIFORNIA 92501
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NE CORNER OF LITTLE MORONGO ROAD AND DILLON ROAD
DESERT HOT SPRINGS, CALIFORNIA

IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST
SAN BERNARDINO BASE & MERIDIAN

665-110-004

36.81 ACRES (gross) 35.13 ACRES (net) (PAR. 1=7.63 AC., PAR. 2=6.67 AC., PAR. 3=6.66 AC., PAR. 4=6.66 AC., PAR. 5=6.67 AC.)

LOT A - RW DEDICATION: 1.68 ACRES (Little Morongo Rd. & Dillon Rd.)

EXISTING ZONING: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-15

PROPOSED ZONING: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-

NORTH: LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
SOUTH: LIGHT INDUSTRIAL (I-L) - EXISTING DEVELOPED
WEST: LIGHT INDUSTRIAL (I-L) - PARTIALLY DEVELOPED
EAST: LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND

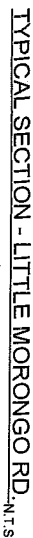
PANEL: 06065C0895G EFF. AUG. 28, 2008

PG 726, GRID F1 AND F2 - 2014 ED.

WATER-SEWER-ELECTRIC-GAS-PHONE-CABLE-ISA	COACHELLA VALLEY WATER DISTRICT	760-398-2851
	MA	
SOUTHERN CALIFORNIA EDISON	800-684-8123	
THE GAS COMPANY	800-335-7622	
VERIZON COMMUNITY	800-483-5000	
TIME WARNER CABLE	800-340-1312	
UNDERGROUND SERVICE ALERT	800-227-2800	

PALM SPRINGS UNIFIED SCHOOL DISTRICT

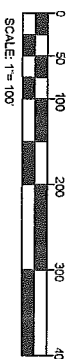
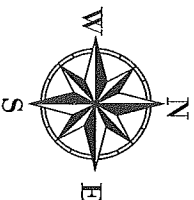
VAN SURVEYING
3649 NINTH STREET
RIVERSIDE, CALIFORNIA 92501
CONTACT: STEVE VAN
e-mail: VANSURVEYING@AOL.COM
DATE SURVEYED: 5/1/2015



TYPICAL SECTION - DILLON RD.

-N.T.S

- | LEGEND | |
|--------|----------------------------------|
| BSL | INDICATES BUILDING SETBACK LINE |
| CONC | INDICATES CONCRETE |
| ELEC | INDICATES ELECTRICAL |
| FI | INDICATES FIRE HYDRANT |
| IRR | INDICATES IRRIGATION |
| MANH | INDICATES MANHOLE |
| NVA | INDICATES NON-VEHICULAR ACCESS |
| PL | INDICATES PROPERTY LINE |
| POB | INDICATES POINT OF BEGINNING |
| PP | INDICATES POWER POLE |
| SPN | INDICATES STRONG DRINK MANHOLE |
| SDMH | INDICATES STARCHED ROUND NOTHING |
| SMH | INDICATES SEWER MANHOLE |
| TSB | INDICATES TRAFFIC SIGNAL BOX |
| W88 | INDICATES WATER METER |
| WV | INDICATES WATER VALVE |
| — | INDICATES WROUGHT IRON FENCE |
| — | INDICATES OVERHEAD POWER LINE |
| — | INDICATES DOG OF PAVEMENT |
| — | INDICATES EASMENTS AS SHOWN |
| — | INDICATES PROPERTY LINE |
| INV | INDICATES PIPE INVERT |
| TC | INDICATES TOP OF CURB |
| FL | INDICATES FLOODLINE |
| TOW | INDICATES TOP OF WALL |
| TF | INDICATES TOP OF FOOTING |
| FG | INDICATES FINISHED GRADE |
| FS | INDICATES FINISHED SURFACE |
| TP | INDICATES TOP OF PAYMENT |
| HP | INDICATES HIGH POINT |
| LP | INDICATES LOW POINT |
| IB | INDICATES TOP OF AC BERM |
| PL | INDICATES PROPERTY LINE |
| 50.0 | INDICATES PROPOSED CONTOUR |
| 50.0 | INDICATES EXISTING CONTOUR |
| 50.0 | INDICATES PROPOSED ELEVATION |
| 50.0 | INDICATES EXISTING ELEVATION |

[illegible]

SCALE: 1" = 50'

DATE: MAY 2016



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www.christiansen.com christiansen@cc-co.com

SHEET NO.	1
IN THE CITY OF DEERBOLT HOT SPRINGS, STATE OF CALIFORNIA	
TENTATIVE PARCEL MAP NO. 37151 FOR CONDOMINIUM PURPOSES FOR OXFORD PROPERTIES, LLC	
IN THE NW 1/4 OF SECTION 12, T. 3 S. R. 4 E. S. 34N	
FOR OXFORD	1209 NW
OF 1 SHEET	FILE NO.