NO.	REVISIONS	BY/CHKD	DATE

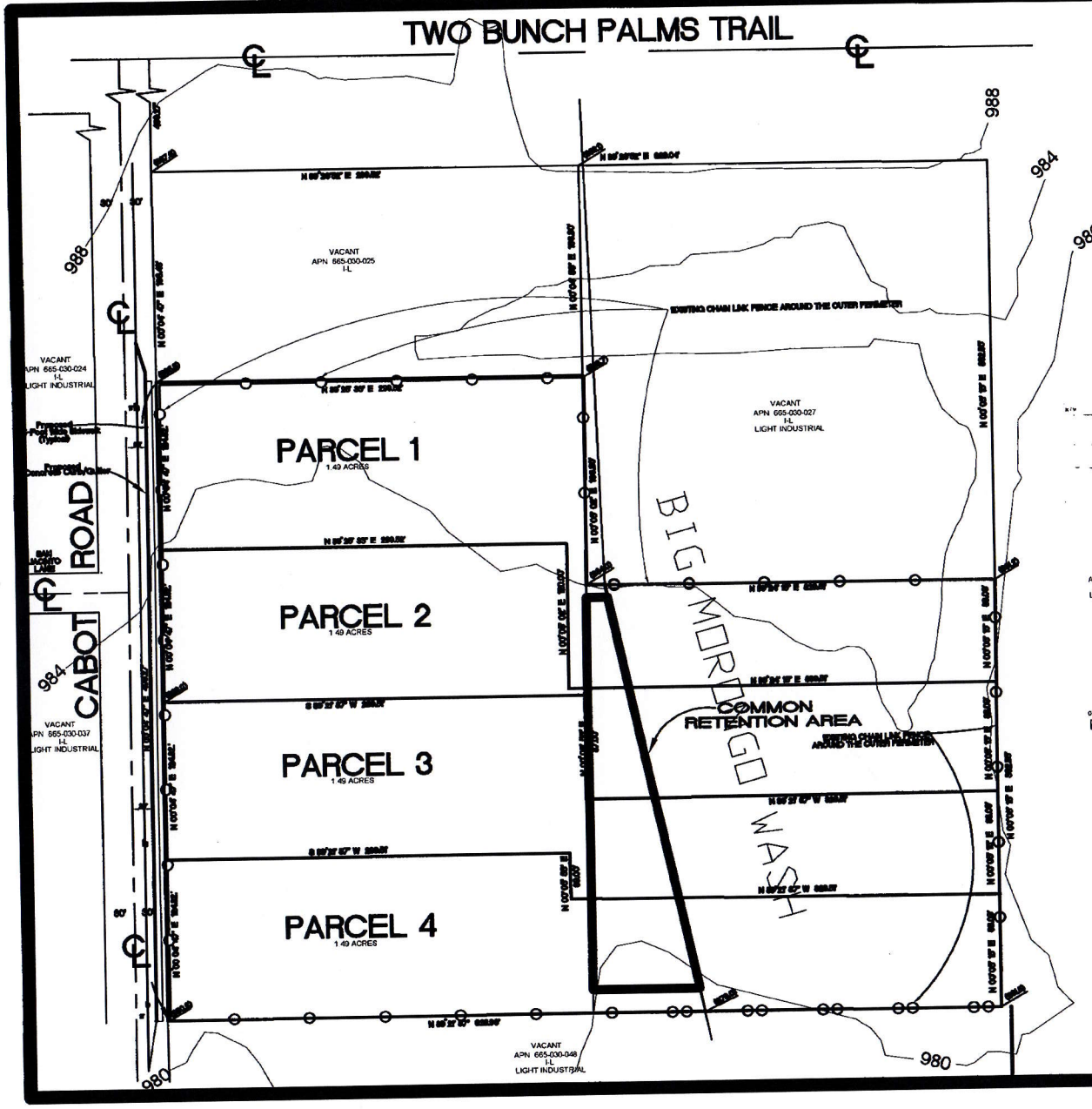
TENTATIVE PARCEL MAP NO. 37065

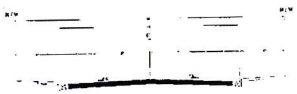
In the City of Desert Hot Springs, County of Riverside, State of California

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SBM

FOR CONDOMINIUM PURPOSES

JULY 2016





NORTH
Scale 1" = 40'
0' 40' 80' 120' 160'

LEGEND

- CHAIN LINK FENCE
- 980 — EXISTING CONTOUR
- STREET CENTERLINE
- EDGE OF PAVEMENT
- (988.5) EXISTING ELEVATION

UTILITIES

SEWER	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
WATER	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
ELECTRICITY	EDISON	(760) 208-4245
GAS	THE GAS COMPANY	(800) 427-2200
TELEPHONE	VERIZON	(760) 770-7003
TELEVISION	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 422-4133

OWNERS

Cabot Building Partners LLC
Rob Allen
P. O. Box 2125
Palm Springs, CA 92264
(760) 219-8118
RobAllen2004@aol.com

Allen Cooper
156 Morongo Road
Palm Springs, CA 92264
(760) 219-7574
lccinc1@msn.com

AB & D Holdings, LLC
Amanda Bui
Davies Street
Riverside, CA
(714) 336-4420
AmandaBui@gmail.com

Harpreet Dhaliwal
4040 North Perris Boulevard
Perris, CA 92571
(714) 336-4420
HPDhaliwal@gmail.com

ENGINEER

Robert J. Maineiro, P.E
P.O. Box 2410
Palm Springs, CA 92263
(760) 413-7127 Cell
(760) 992-0702 Fax
RCE 25658 pebob596@aol.com

ASSESSOR'S PARCEL NUMBERS

665-030-026 665-030-038

LEGAL DESCRIPTION

PARCELS A AND B OF LOT LINE ADJUSTMENT NO. 01-15 RECORDED ON FEBRUARY 22, 2016, AS DOCUMENT #2016-0067475, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXISTING/PROPOSED GENERAL PLAN/ZONING

Existing General Plan:	I-L Industrial
Proposed General Plan:	Same
Existing Zoning:	I-L Industrial
Proposed Zoning	Same

ACREAGE

Gross	6.29 Acres
Net	5.95 Acres

LOTS

Four Equal Parcels

SEWAGE DISPOSAL

All Parcels would be connected to the Mission Springs Water District Sanitary Sewage Collection System. Sewer main would be constructed in Cabot Road

FLOOD HAZARD DESIGNATION

The property is shown in the AO Zone(Depth 1 foot, Velocity 4fps) on the FEMA Map for Desert Hot Springs Community Panel Number 060251 0005 C dated September 30, 1988.

SLOPE ANALYSIS

The site has a slope of less than 10%.
The actual slope is less than 2.2% from Northwest to Southeast.

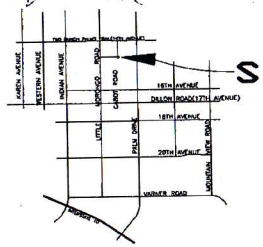
GRADING

See Preliminary Grading Plan

OWNER'S CERTIFICATE

We certify that we are the record owners of the property shown on this Tentative Parcel Map and that said Map shows all of our contiguous ownership in which we have any deed or trust interest.
We understand that our property is contiguous even if it is separated by roads, streets, utility easements, or railroad rights-of-way.

Allen Cooper — Amanda Bui



VICINITY MAP

N.T.S.