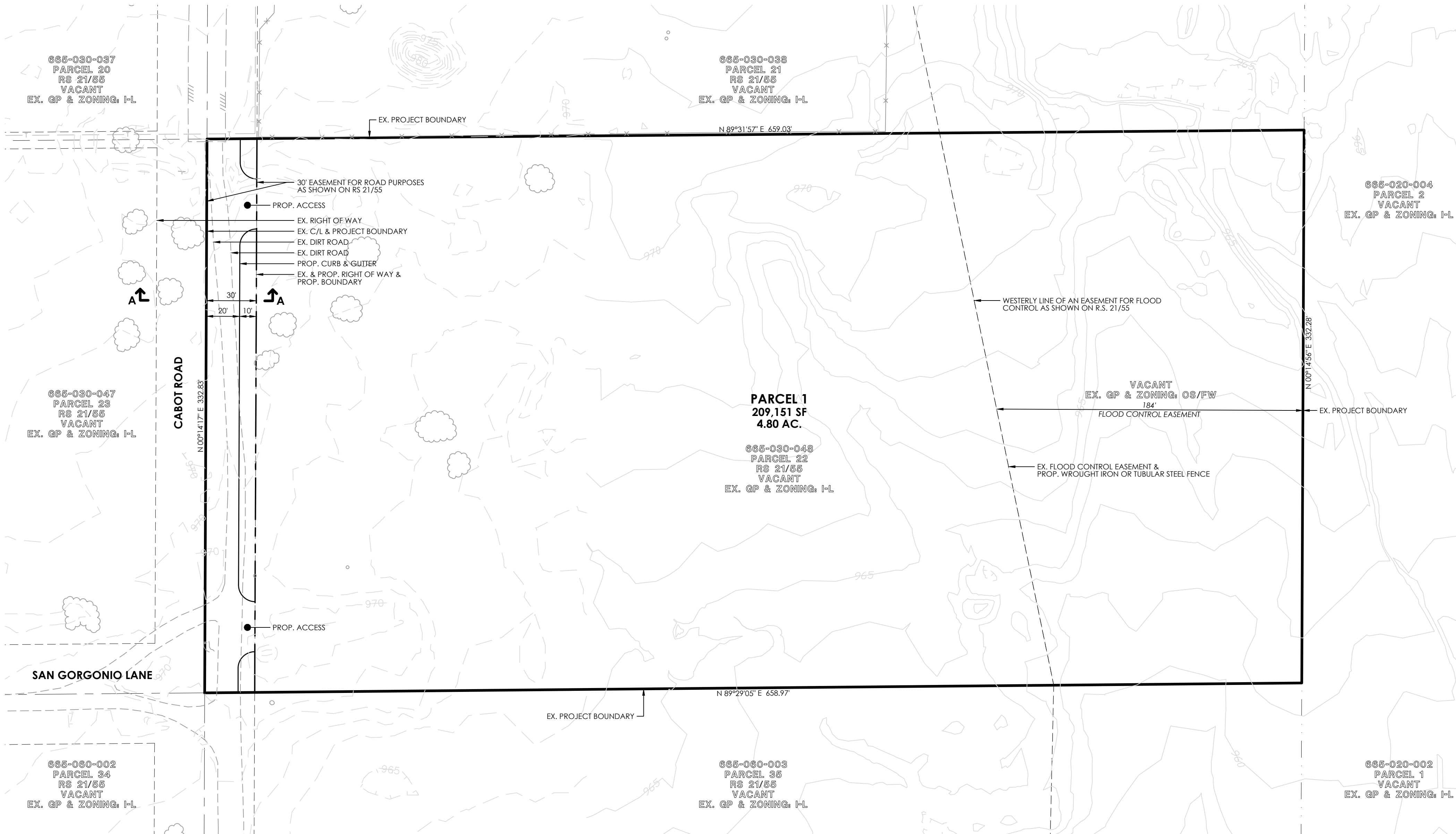


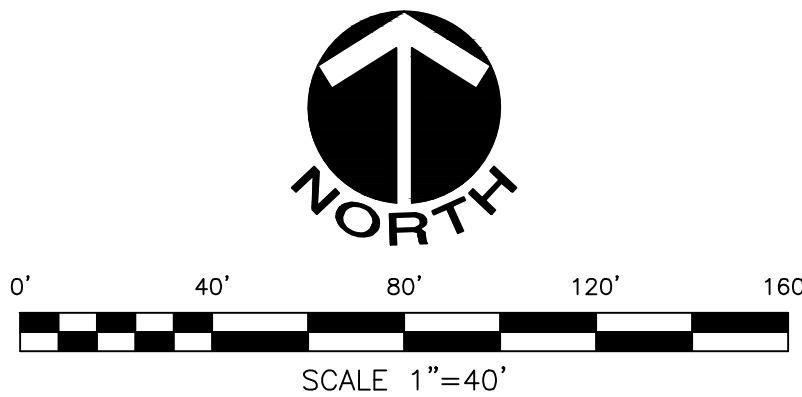
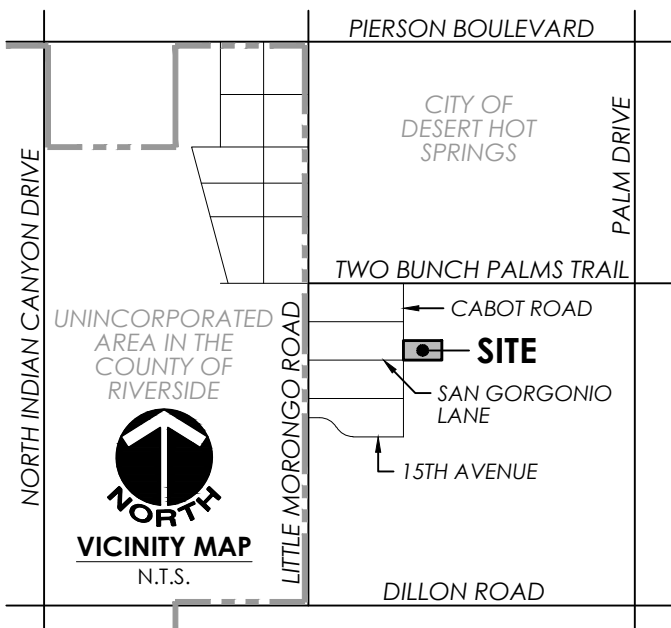
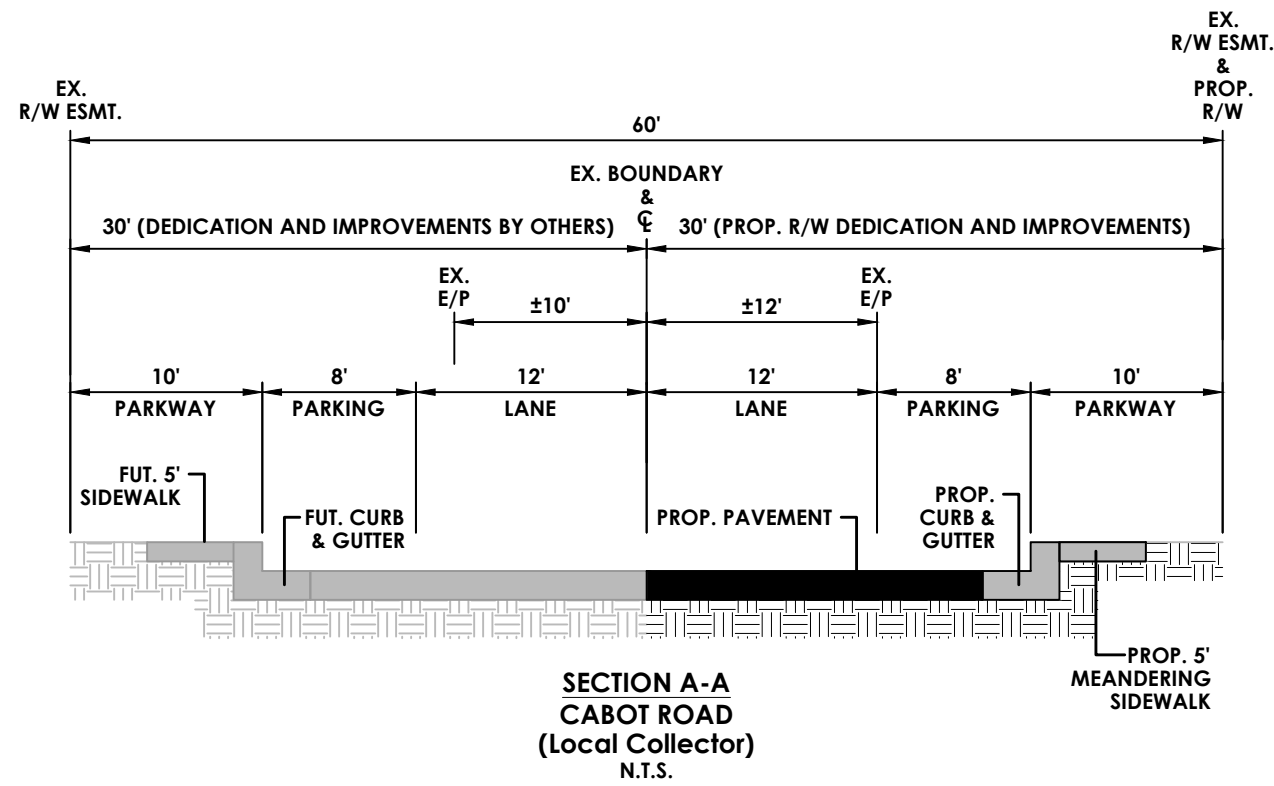


ABBREVIATIONS

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

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	L	EXISTING LOT LINE
---	T	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
---	P	PROJECT BOUNDARY
---	P	PROPOSED AND EXISTING CENTER LINE
---	P	PROPOSED RIGHT OF WAY
---	P	PROPOSED CURB
---	P	PROPOSED BUILDING ENVELOPE
---	P	PROPOSED PARKING SPACES



IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37321

FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: MAY 3, 2017

DATA TABLE

APPLICANT:	DHS DEVELOPMENT CABOT ROAD, LLC.		
ADDRESS:	18880 DOUGLAS, SUITE 322 IRVINE, CALIFORNIA 92612		
CONTACT:	GREGORY SALYERS	TELEPHONE:	(310) 804-1190

LAND OWNER(S):	FRED WALDEN MYERS ANN ERHWEN MYERS
C/O:	DHS DEVELOPMENT CABOT ROAD, LLC.

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	2-6-15 / 4-1-15 / 4-28-15 / 2-3-16	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	665-030-048
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LEGAL DESCRIPTION:	PARCEL 22, R.S. 21/55 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.
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LAND USE DATA:	AREA
EXISTING GROSS ACREAGE	5.03 AC.
CABOT ROAD RIGHT OF WAY EASEMENT DEDICATION	0.23 AC.
PARCEL NO. 1 & PROPOSED NET ACREAGE	4.80 AC.

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: OS/FW - OPEN SPACE FLOOD WAY)
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

FEMA FLOOD ZONE DESIGNATION:	
ZONE AO - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT	
FIRM NUMBER: 0606SC0885G; EFFECTIVE DATE: AUGUST 28, 2008	

