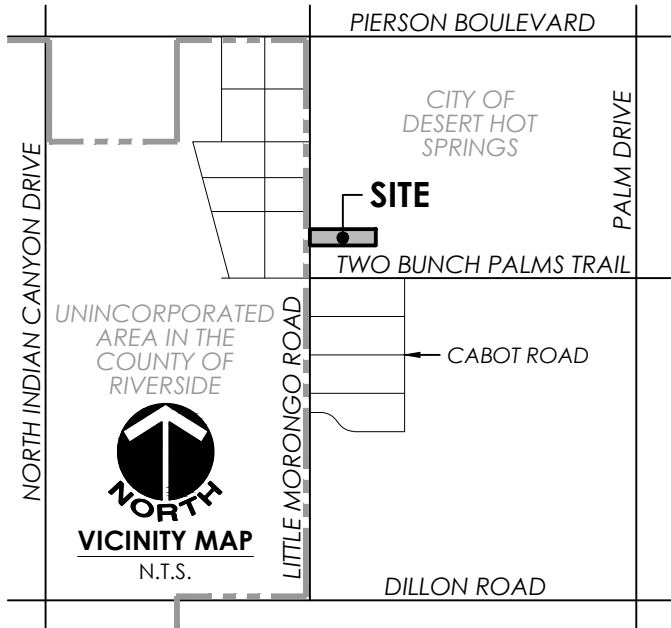
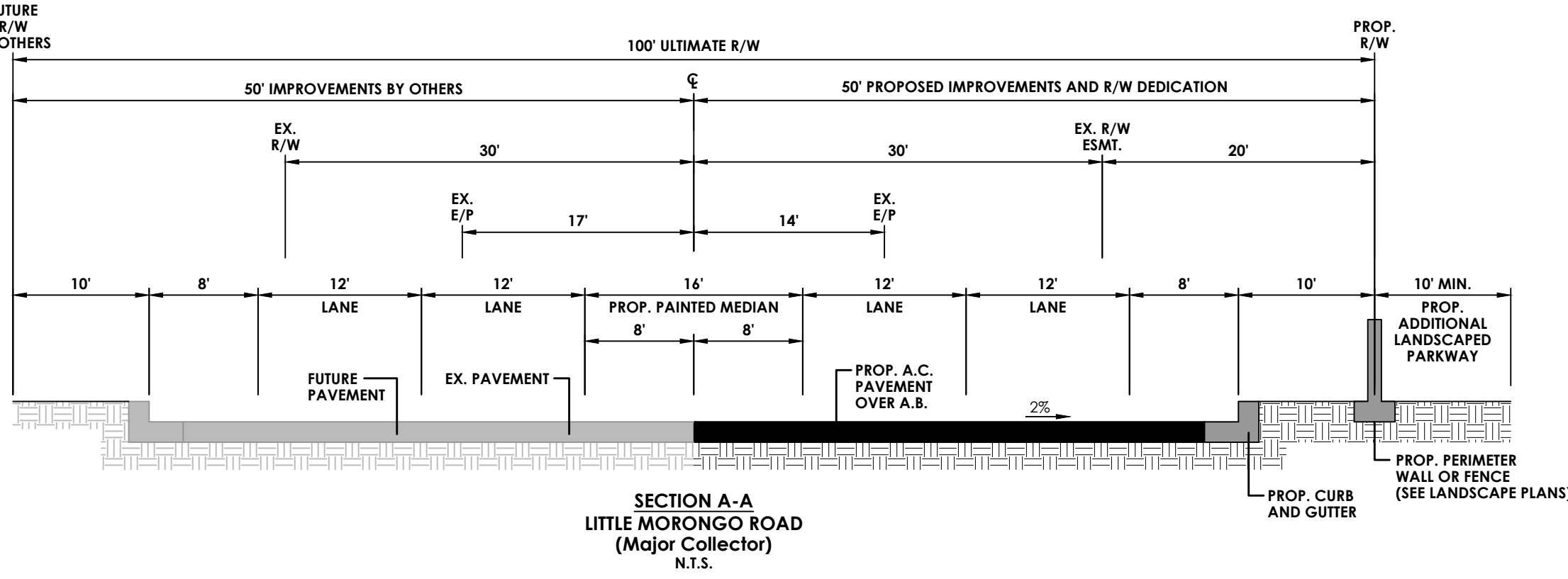
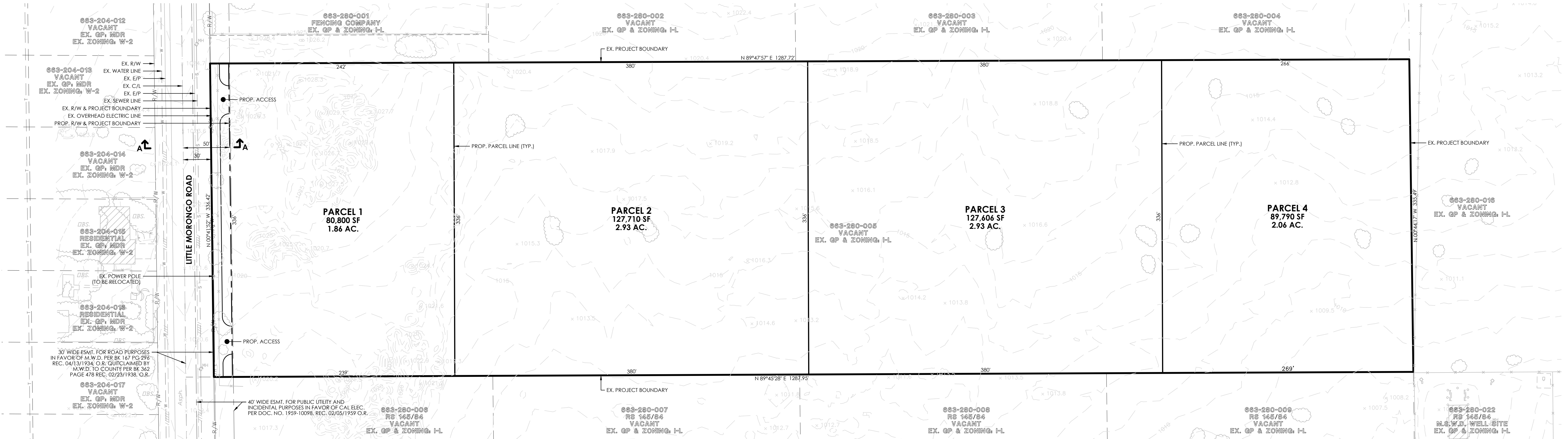


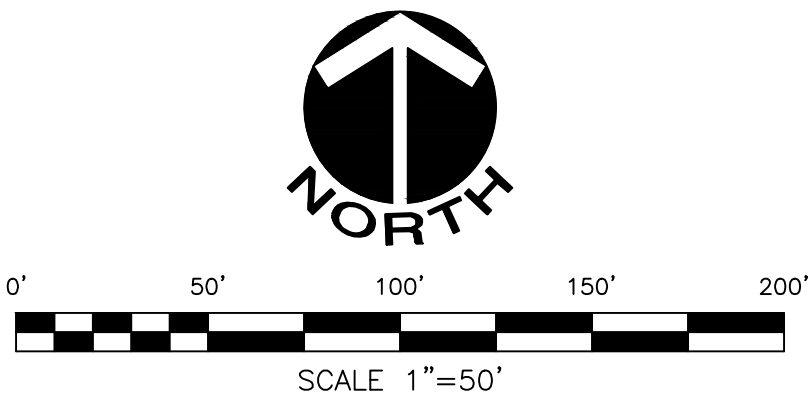


DATA TABLE		
LAND USE DATA:		AREA
EXISTING GROSS ACREAGE		9.93 AC.
LITTLE MORONGO ROAD RIGHT OF WAY DEDICATION		0.15 AC.
PROPOSED NET ACREAGE		9.78 AC.
PARCEL NO. 1		1.86 AC.
PARCEL NO. 2		2.93 AC.
PARCEL NO. 3		2.93 AC.
PARCEL NO. 4		2.06 AC.
EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)	
PROPOSED ZONING:	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:	COMMERCIAL / VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
WEST:	RESIDENTIAL / VACANT LAND (ZONED: CONTROLLED DEVELOPMENT AREAS)	
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: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008		

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
TENTATIVE PARCEL MAP NO. 37323			
FOR CONDOMINIUM PURPOSES			
EXHIBIT DATE: MAY 2, 2017			
DATA TABLE			
APPLICANT:	HOT DESERT SPRINGS, LLC		
ADDRESS:	3951 MEDFORD STREET LOS ANGELES, CALIFORNIA 90063		
CONTACT:	ROBERT HARO	TELEPHONE:	(323) 963-4040
LAND OWNER:	AVALON RETAIL PARTNERS, LLC		
ADDRESS:	4108 THE STRAND MANHATTAN BEACH, CALIFORNIA 90267		
CONTACT:	ROBERT HARO	TELEPHONE:	(323) 963-4040
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:	663-280-005		
LEGAL DESCRIPTION:	THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		



ABBREVIATIONS		LEGEND	
(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.	ACREAGE	PED.	PEDESTRIAN
AC	ASSESSORS PARCEL NUMBER	PG.	PAGE
APN	BOUNDARY	P/L	PROPERTY LINE
BNDRY	CENTERLINE	PROP.	PROPOSED
C/L	CURB AND GUTTER	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	EDGE OF PAVEMENT	R	RADIUS
E/P	EASEMENT	R-L	LOW DENSITY (RESIDENTIAL)
ESMT.	EXISTING	S/F	SQUARE FEET
EX	GROUND FLOOR AREA	STD.	STANDARD
GFA	MAXIMUM	TYP.	TYPICAL
MAX.	MAP BOOK	UG	UNDERGROUND
M.B.	MINIMUM		
MIN.			
		— C —	EXISTING CABLE
		— DRN —	EXISTING IRRIGATION DRAIN LINE
		— E —	EXISTING EASEMENT
		— E —	EXISTING ELECTRIC
		— G —	EXISTING GAS
		— IRR —	EXISTING IRRIGATION
		— LOT —	EXISTING LOT LINE
		— PAV —	EXISTING EDGE OF PAVEMENT
		— TEL —	EXISTING TELEPHONE
		— T —	EXISTING OVERHEAD TELEPHONE
		— T —	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
		— — — — —	PROPOSED CURB
		— — — — —	PROPOSED PARCEL LINE



CELEBRATING
FORTY YEARS

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893