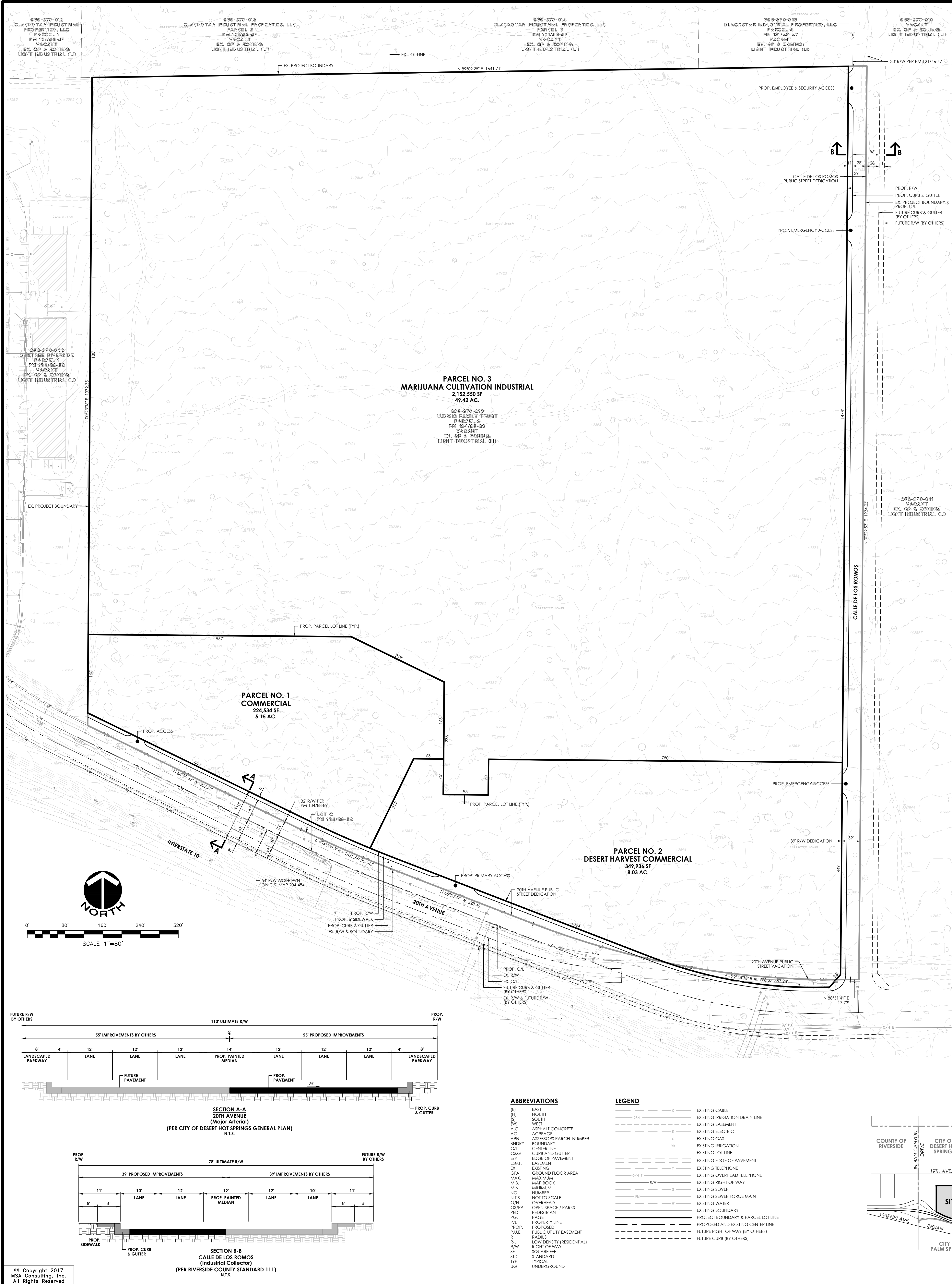
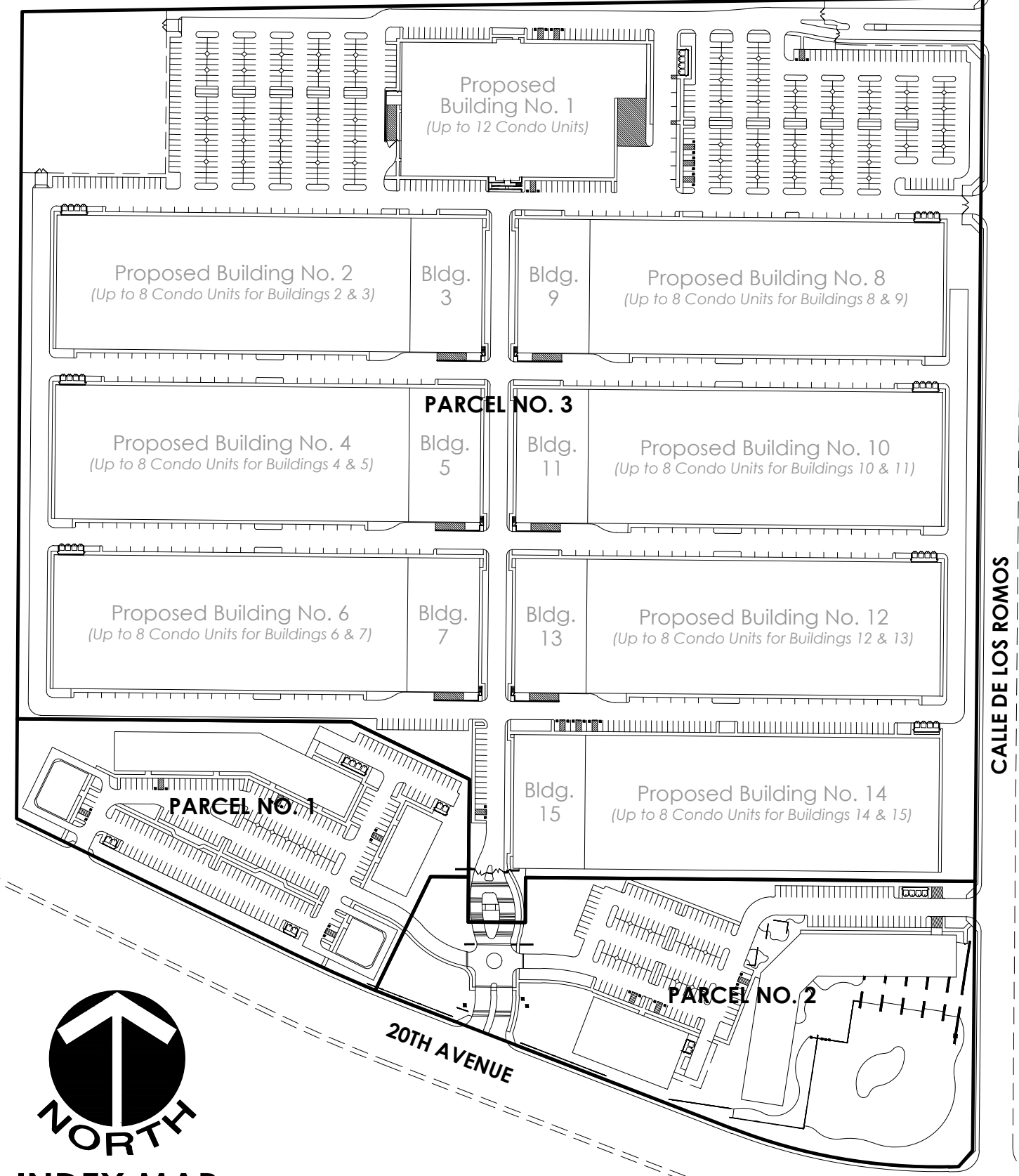




IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
TENTATIVE PARCEL MAP NO. 37332			
FOR CONDOMINIUM PURPOSES			
EXHIBIT DATE: APRIL 17, 2017			
REVISIONS			
NO.	DATE	DESCRIPTION	
DATA TABLE			
APPLICANT / LAND OWNER:		DESERT HARVEST DEVELOPMENT, LLC.	
ADDRESS:		520 NEWPORT CENTER DRIVE, SUITE 1400 NEWPORT BEACH, CALIFORNIA 92660	
CONTACT:		MICHAEL AVENANTI	TELEPHONE: (949) 706-7000
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:		MARCH 28, 2017	TELEPHONE: (951) 687-4252
ASSESSOR'S PARCEL NUMBER:		666-370-019	
LEGAL DESCRIPTION:		PARCEL 2 OF PARCEL MAP NO. 19073 OF PM 134/89 IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.	
LAND USE DATA:			AREA
EXISTING GROSS ACREAGE			64.91 AC.
PUBLIC STREET DEDICATION (20TH AVENUE)			0.68 AC.
PUBLIC STREET DEDICATION (CALLE DE LOS ROMOS)			1.73 AC.
PUBLIC STREET DEDICATION SUB-TOTAL			62.50 AC.
PUBLIC STREET VACATION (20TH AVENUE)			0.10 AC.
PARCEL NO. 1 (COMMERCIAL)			5.15 AC.
PARCEL NO. 2 (DESERT HARVEST COMMERCIAL)			8.03 AC.
PARCEL NO. 3 (MARIJUANA CULTIVATION INDUSTRIAL)			49.42 AC.
PROPOSED NET ACREAGE			62.60 AC.
EXISTING ZONING:		LIGHT INDUSTRIAL (LI)	
PROPOSED ZONING:		LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT	
EXISTING GENERAL PLAN LAND USE:		LIGHT INDUSTRIAL (LI)	
PROPOSED GENERAL PLAN LAND USE:		LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT	
SURROUNDING LAND USES:			
NORTH:		VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
SOUTH:		INTERSTATE 10 / CITY OF DESERT HOT SPRINGS ANNEXATION BOUNDARY	
EAST:		VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
WEST:		COMMERCIAL / 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:			
THE RIGHT TO FISH UPON SAID LAND AND ALSO CERTAIN RESERVATIONS FOR DITCHES AND CANALS AS SET OUT IN PATENT FROM THE STATE OF CALIFORNIA TO JOHN K. KAY, RECORDED MARCH 2, 1921 IN BOOK 8 PAGE 147 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RIGHT AND RESERVATIONS ARE NOT PLOTTABLE.			
FEMA FLOOD ZONE DESIGNATION:			
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD			
FIRM NUMBER: 06065C0895G; EFFECTIVE DATE: AUGUST 28, 2008			





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