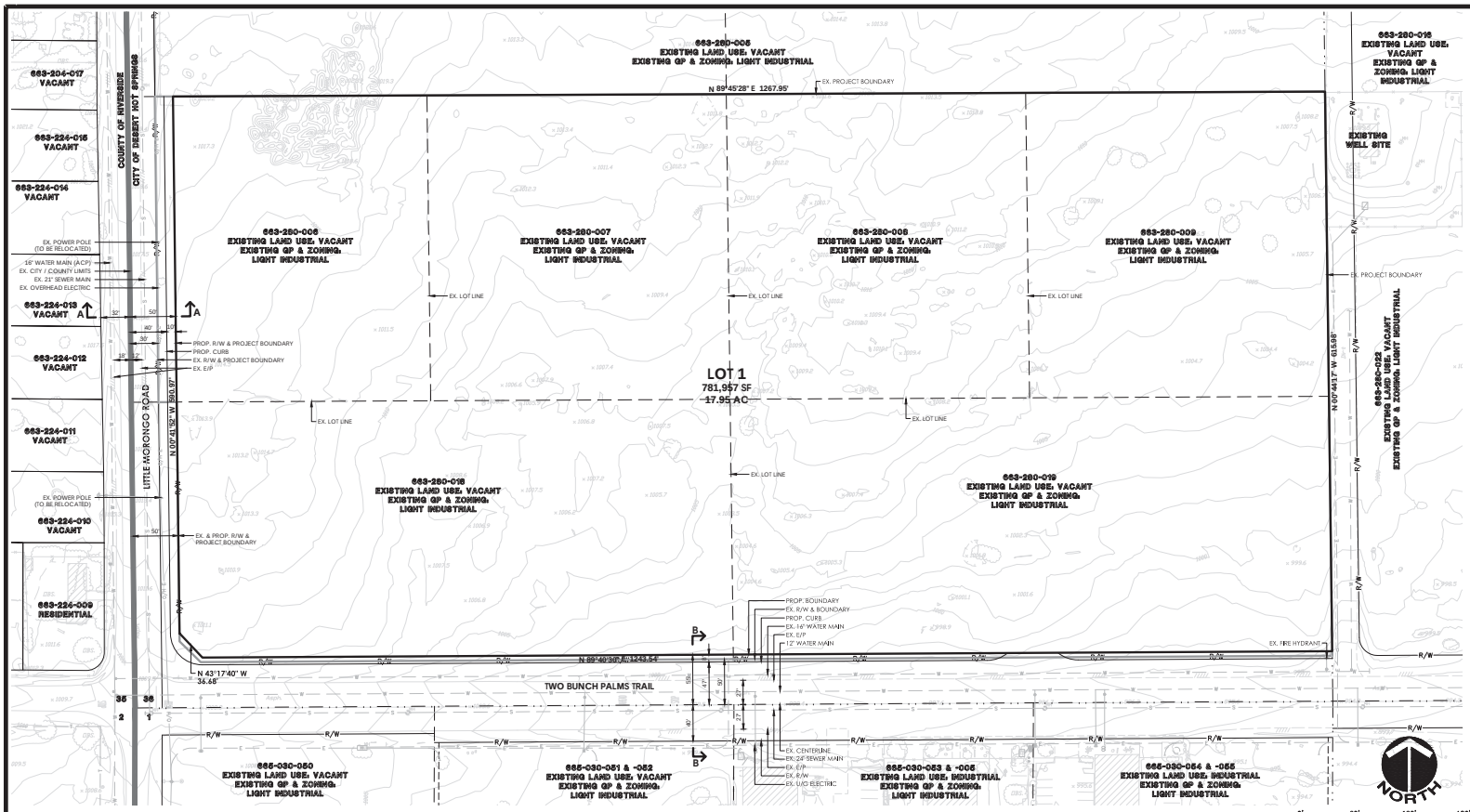

IN THE CITY OF DESERT HOT SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37012 FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: SEPTEMBER 3, 2015

DATA TABLE

LAND OWNER / APPLICANT:	DHS FACILITIES, LLC		
ADDRESS	23679 CALABASAS ROAD #1035 CALABASAS, CALFORNIA 91302		
CONTACT:	BOB SELAN	TELEPHONE:	(818) 710-8330
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALFORNIA 92270		
CONTACT:	PAUL DEPALATIS	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALFORNIA 92503		
DATE OF TOPOGRAPHY:	APRIL 28, 2015	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	663-280-006, -007, -008, -009, -018 & -019		
LEGAL DESCRIPTION:	IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		

LAND USE DESCRIPTION:	ACREAGE:
EXISTING GROSS ACREAGE:	18.25 AC.
PUBLIC STREET DEDICATION (LITTLE MORONGO ROAD & TWO BUNCH PALMS TRAIL)	0.23 AC.
PROPOSED CONDOMINIUM LOT (LOT 1) / NET ACREAGE:	17.95 AC.

EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITION USE PERMIT
EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITION USE PERMIT

SURROUNDING USES:	
NORTH:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
SOUTH:	LIGHT INDUSTRIAL (I-L) / UNDEVELOPED LAND
EAST:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
WEST:	SINGLE FAMILY RESIDENTIAL (UNINCORPORATED)

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: MISSION SPRINGS WATER DISTRICT	760-329-6448
	USA: UNDERGROUND SERVICE ALERT	800-227-2600

FEMA FLOOD ZONE DESIGNATION:

ZONE AO - FLOOD DEPTH OF 1 FOOT (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); PANEL 885 OF 3805; FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSORS 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	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

LEGEND

679.3	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
	EXISTING EASEMENT DELTA
C	EXISTING CABLE
	EXISTING CITY / COUNTY LIMITS
DRN	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
E	EXISTING ELECTRIC
G	EXISTING GAS
IRR	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
T	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FV	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
	PROJECT BOUNDARY
	PROPOSED PHASE BOUNDARY
	PROJECT BUILDING (GREENHOUSE / HEADHOUSE)
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB OR E/P
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED RETENTION BASIN
	PROPOSED RIGHT OF WAY

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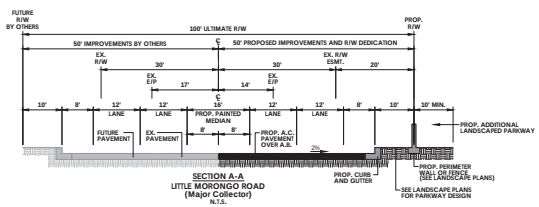
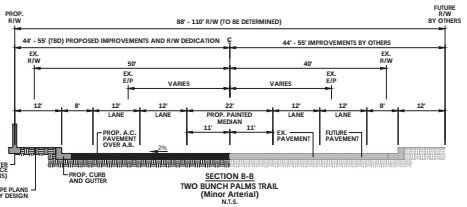
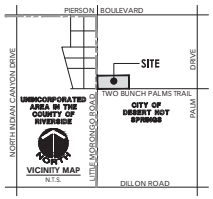


SECTION A-A
LITTLE MORONGO ROAD
(Major Collector)
N.T.S.



SECTION B-B
TWO BUNCH PALMS TRAIL
(Minor Arterial)
N.T.S.



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7693

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Exhibit No. 9 - Tentative Tract Map