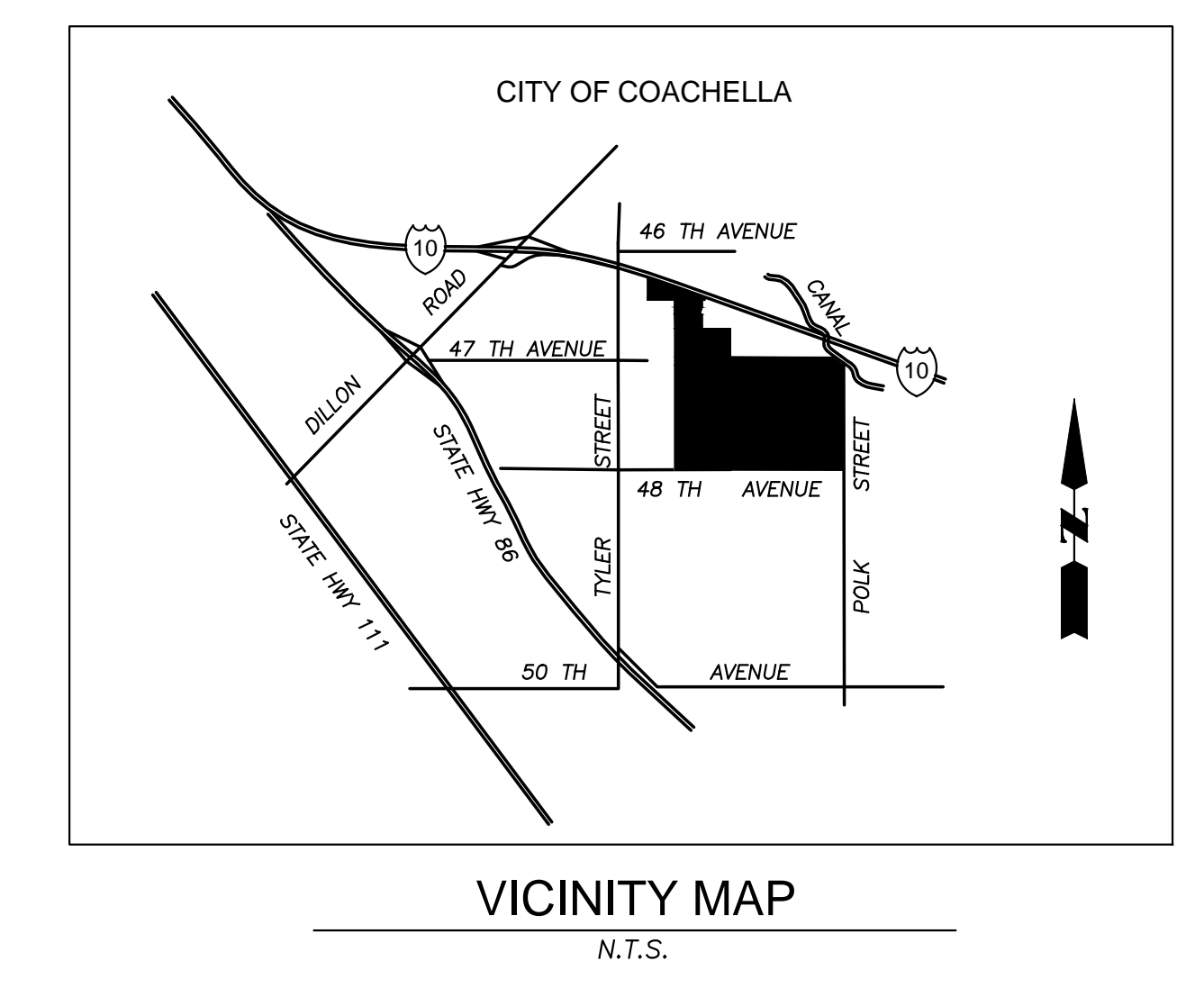


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP NO. 36872 EXHIBIT
 BEING A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.
 UNITED ENGINEERING GROUP CA., INC SEPTEMBER 2016



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.
- PARCEL 2: THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1914.
- PARCEL 3: THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1914.
- PARCEL 4: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
- PARCEL 5: THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THAT PORTION INCLUDED WITHIN THE ALL AMERICAN CANAL AS SHOWN ON ASSESSOR'S PARCEL MAP NO. 603 PAGE 15.

PARCEL 6: THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 7: THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA, FOR HIGHWAY PURPOSES, BY DEED RECORDED MAY 2, 1934 IN BOOK 171 PAGE 431 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 8: THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 9: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 10: THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN BY METES AND BOUNDS.

BEGINNING ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID NORTHWEST QUARTER OF SAID SECTION 28 AT A POINT 680.95 FEET EAST FROM THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE EAST ON THE SAID SOUTH LINE OF SAID NORTH HALF OF SAID NORTHWEST QUARTER TO A POINT 605.10 FEET WESTERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 15° 38' EAST 68.44 FEET TO THE SOUTHERLY LINE OF THE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 17, 1934 IN BOOK 163, PAGE 377 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 71° 22' WEST ON THE SOUTHERLY LINE OF SAID STATE HIGHWAY TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND 680.95 FEET EASTERLY THEREOF; THENCE SOUTHERLY ON SAID LINE TO THE POINT OF BEGINNING.

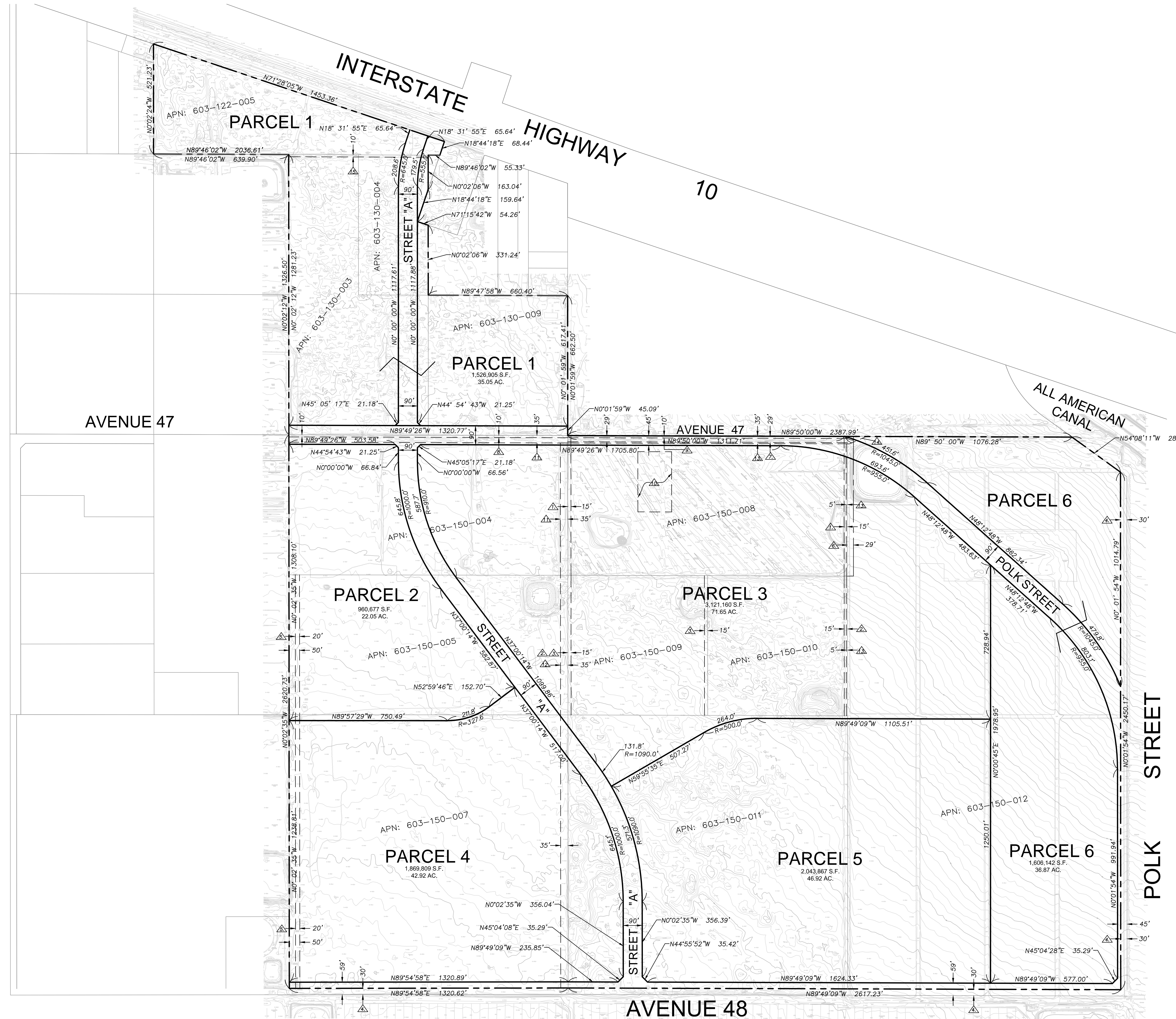
PARCEL 11: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM ONE-HALF INTEREST IN AND TO ALL MINERAL RIGHTS, AS RESERVED BY DEED RECORDED JUNE 18, 1954 AS INSTRUMENT NO. 30579 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 11A: AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

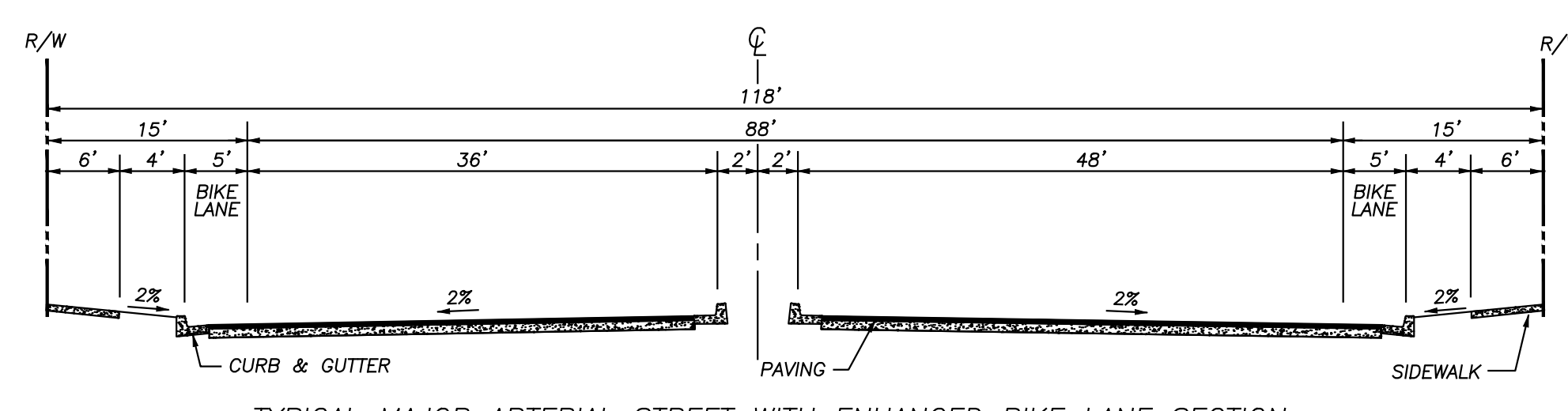
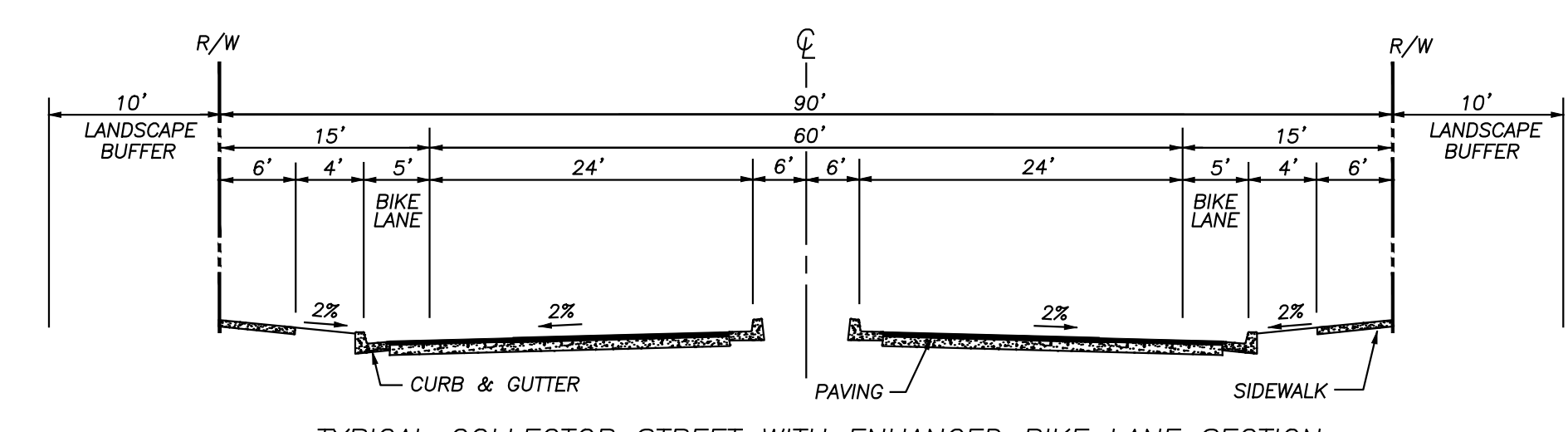
EXCEPTING THEREFROM THE WESTERLY 21 FEET; ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE EAST, ALONG THE SOUTH LINE THEREOF, 420 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE THEREOF, 200 FEET; THENCE WEST, PARALLEL WITH THE SAID SOUTH LINE, 420 FEET; THENCE SOUTH, 200 FEET, TO THE POINT OF BEGINNING.

PARCEL 11B: AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY; AND THE WESTERLY 21 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.



LEGEND:

- BSL BUILDING SETBACK LINE
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- PI POINT OF INTERSECTING GRADE
- LP LOW POINT
- HP HIGH POINT
- GB GRADE BREAK
- (XX.XX) EXISTING ELEVATION
- 40 LOT NUMBER
- 483.7 FE PAD ELEVATION
- 2:1 SLOPE
- TRACT BOUNDARY



PROPERTY OWNER:

CVP PALM SPRINGS, LLC
 145 E. WARM SPRINGS ROAD
 LAS VEGAS, NV 89119
 PHONE: (949) 218-8870
 FAX: (949) 361-2721

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS: 603-150-004, 603-150-005, 603-150-007, 603-150-008, 603-150-009, 603-150-010, 603-150-011, 603-150-012, 603-130-001, 603-130-004, 603-130-009, 603-122-005, RIVERSIDE COUNTY
- PARCEL AREAS:
 PARCEL 1: 35.05 ACRES
 PARCEL 2: 22.05 ACRES
 PARCEL 3: 71.65 ACRES
 PARCEL 4: 42.92 ACRES
 PARCEL 5: 46.92 ACRES
 PARCEL 6: 36.87 ACRES
- LAND USE INFORMATION:
 EXISTING ZONING:
 M-5 - MANUFACTURING SERVICE
 R-5 - RESIDENTIAL SINGLE FAMILY
 C-G - COMMERCIAL GENERAL (ENTERTAINMENT COMMERCIAL)
 PROPOSED ZONING:
 SPECIFIC PLAN
 ADJACENT EXISTING LAND USE:
 NORTH - I-10 FREEWAY
 WEST - C-G - COMMERCIAL GENERAL
 SOUTH - C-G - COMMERCIAL GENERAL
 EAST - A-F - AGRICULTURAL RESERVE
 WEST - SHADOW VIEW SPECIFIC PLAN
 EAST - A-T - AGRICULTURAL TRANSITION

EASEMENTS NOTES:

- EASEMENT IN FAVOR OF KATHERYN F. CONLIN FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED NOVEMBER 12, 1954, BOOK 1654, PAGE 83, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF KATHERYN F. CONLIN FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED: DECEMBER 6, 1954, INSTRUMENT NO. 1663, BOOK 33, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF HENRY C. GERKE FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED: DECEMBER 30, 1958, BOOK 2388, PAGE 380, OF OFFICIAL RECORDS.
- THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES, IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901, AND RECORDED APRIL 17, 1909, INSTRUMENT NO. 32692, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- EASEMENT IN FAVOR OF MANUEL A. & ELVIRA DOMINGUEZ FOR PIPELINE PURPOSES AS RESERVED IN DOCUMENT RECORDED: JANUARY 30, 1968, INSTRUMENT NO. 8998, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 25, 1978, INSTRUMENT NO. 80028, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR EITHER OR BOTH POLE LINES OR UNDERGROUND FACILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 8, 1985, INSTRUMENT NO. 72181, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF ART MC KAY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND HAROLD E. ENSLEY AND MARY A. ENSLEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, AND OLE FOCH-ANDERSEN AND KAREN FOCH-ANDERSEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY AND SCORPION RANCH, A LIMITED PARTNERSHIP AND JUAN ESQUIVEL, JR. AND LUPE M. ESQUIVEL, HUSBAND AND WIFE AS JOINT TENANTS FOR INGRESS AND EGRESS PURPOSES AS RESERVED IN DOCUMENT RECORDED: JUNE 14, 1985, INSTRUMENT NO. 129240, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF BENJAMIN THOMAS LAFUN, JR. AND PATRICIA B. LAFUN, TRUSTEES, OR THEIR SUCCESSORS OF THE LAFUN FAMILY TRUST DATED JULY 2, 1981 AND SCORPION RANCH, A LIMITED PARTNERSHIP AND JUAN ESQUIVEL, JR. AND LUPE M. ESQUIVEL, HUSBAND AND WIFE AS JOINT TENANTS FOR INGRESS AND EGRESS PURPOSES AS RESERVED IN DOCUMENT RECORDED: JUNE 14, 1985, INSTRUMENT NO. 129242, OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: SEPTEMBER 23, 1991, INSTRUMENT NO. 328178, OF OFFICIAL RECORDS AFFECTS: THE WEST 160 FEET OF THE EAST 330 FEET OF THE SOUTH 285 FEET OF THE NORTH 360 FEET OF PARCEL 6.
- CENTERLINE OF A 10' WIDE BUREAU OF RECLAMATION EASEMENT FOR DISTRIBUTION SYSTEM, PARCEL C-2-57, PER UNRECORDED EXHIBIT DATED 3-1-48, ON FILE IN THE COACHELLA VALLEY WATER DISTRICT OFFICES.
- CENTERLINE OF A 10' WIDE BUREAU OF RECLAMATION EASEMENT FOR DISTRIBUTION SYSTEM, PARCEL C-2-58, PER UNRECORDED EXHIBIT DATED 3-1-48, ON FILE IN THE COACHELLA VALLEY WATER DISTRICT OFFICES.
- CENTERLINE OF A 10' WIDE BUREAU OF RECLAMATION EASEMENT FOR DISTRIBUTION SYSTEM, PARCEL C-2-64, PER UNRECORDED EXHIBIT DATED 3-1-48, ON FILE IN THE COACHELLA VALLEY WATER DISTRICT OFFICES.
- CENTERLINE OF A 10' WIDE BUREAU OF RECLAMATION EASEMENT FOR DISTRIBUTION SYSTEM, PARCEL C-2-63, PER UNRECORDED EXHIBIT DATED 8-20-48, ON FILE IN THE COACHELLA VALLEY WATER DISTRICT OFFICES.
- CENTERLINE OF A 10' WIDE BUREAU OF RECLAMATION EASEMENT FOR DISTRIBUTION SYSTEM, PARCEL C-2-76, PER UNRECORDED EXHIBIT DATED 3-1-48, ON FILE IN THE COACHELLA VALLEY WATER DISTRICT OFFICES.

UTILITY PURVEYORS:

ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 391-5900
 GAS: THE GAS COMPANY (800) 427-2200
 TELEPHONE: VERIZON COMPANY (888) 438-3467
 WATER: CITY OF COACHELLA MUNICIPAL WATER DISTRICT (760) 398-2702
 CABLE: THE WARNER CABLE (688) 431-0378
 SEWER: CITY OF COACHELLA MUNICIPAL SANITARY DISTRICT (760) 501-8100
 USA: UNDERGROUND SERVICES ALERT 811

APPLICANT:

STRATEGIC LAND PARTNERS, LP
 12671 HIGH BLUFF DRIVE, SUITE 150
 SAN DIEGO, CA 92130
 PHONE: (858) 523-0761
 FAX: (858) 523-0826

ENGINEER:

UNITED ENGINEERING GROUP - CA, INC.
 10602 TRADEMARK PKWY, SUITE 509
 RANCHO CUCAMONGA, CA 91730
 PHONE: (909) 466-9240
 FAX: (909) 466-9240

SUBMITTALS:

NO.	DESCRIPTION	DATE

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: CHRISTOPHER F. LENZ DATE: _____
 DRAWN BY: RMG R.C.E. NO. 63001
 CHECKED BY: DCP CIVIL ENGINEER
 STATE OF CALIFORNIA

DEAN C. PHILLIPS
 LICENSED LAND SURVEYOR
 NO. 6974
 EXP. 9/30/17
 CIVIL ENGINEER
 STATE OF CALIFORNIA

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 united engineering group
 10602 Trademark Pkwy
 Suite 509
 Rancho Cucamonga,
 CA 91730
 Phone: 909.466.9240
 www.unitedeng.com

TENTATIVE PARCEL MAP NO. 36872
VISTA DEL AGUA
 ASSESSOR'S PARCEL NUMBERS:
 603-150-004, 603-150-005, 603-150-007, 603-150-008, 603-150-009, 603-150-010, 603-150-011, 603-150-012, 603-130-004, 603-130-009, 603-122-005, RIVERSIDE COUNTY

DATE: SEPTEMBER 20, 2016
 SHEET 1 OF 1
 PROJECT NUMBER: CA-30025

