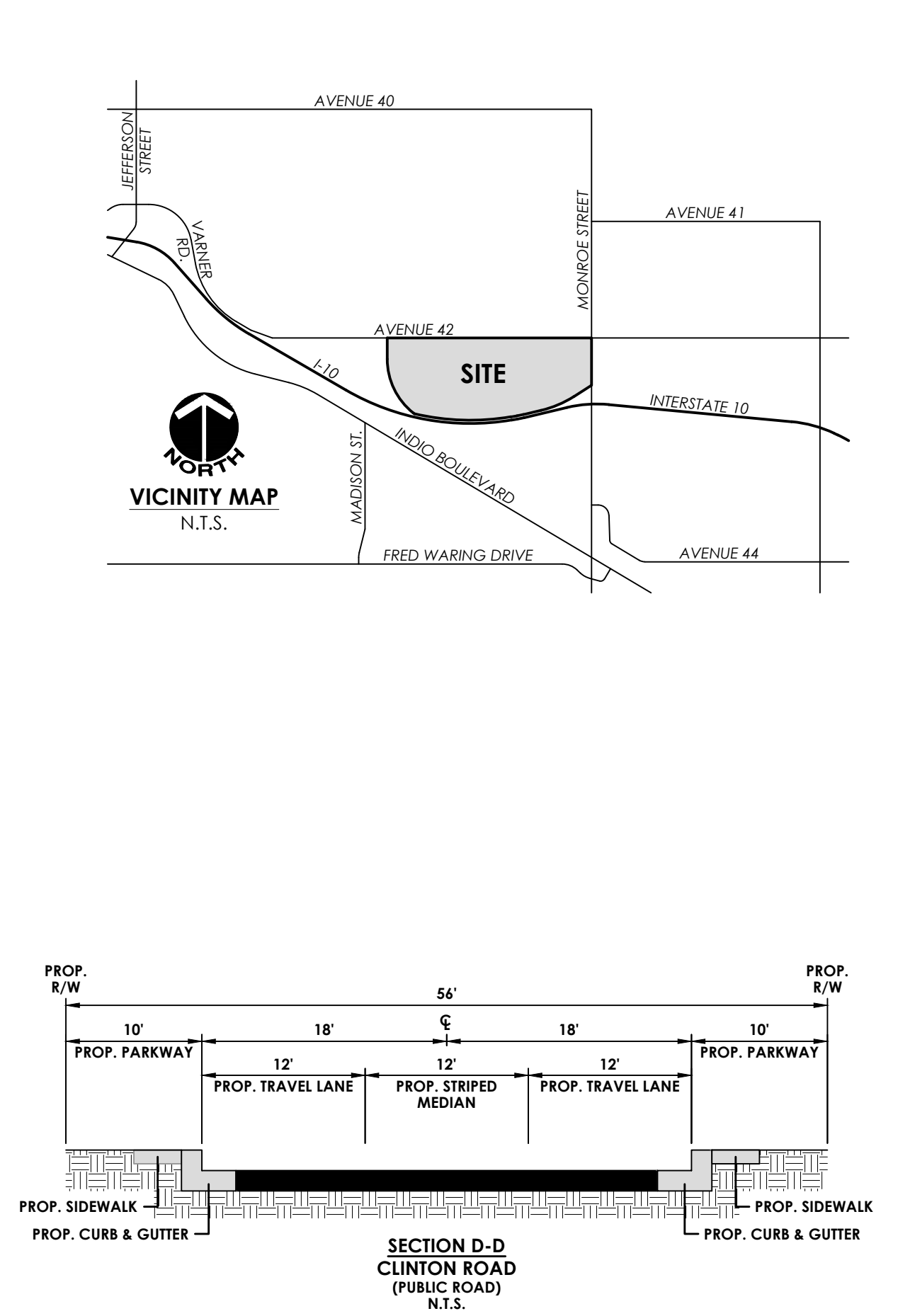
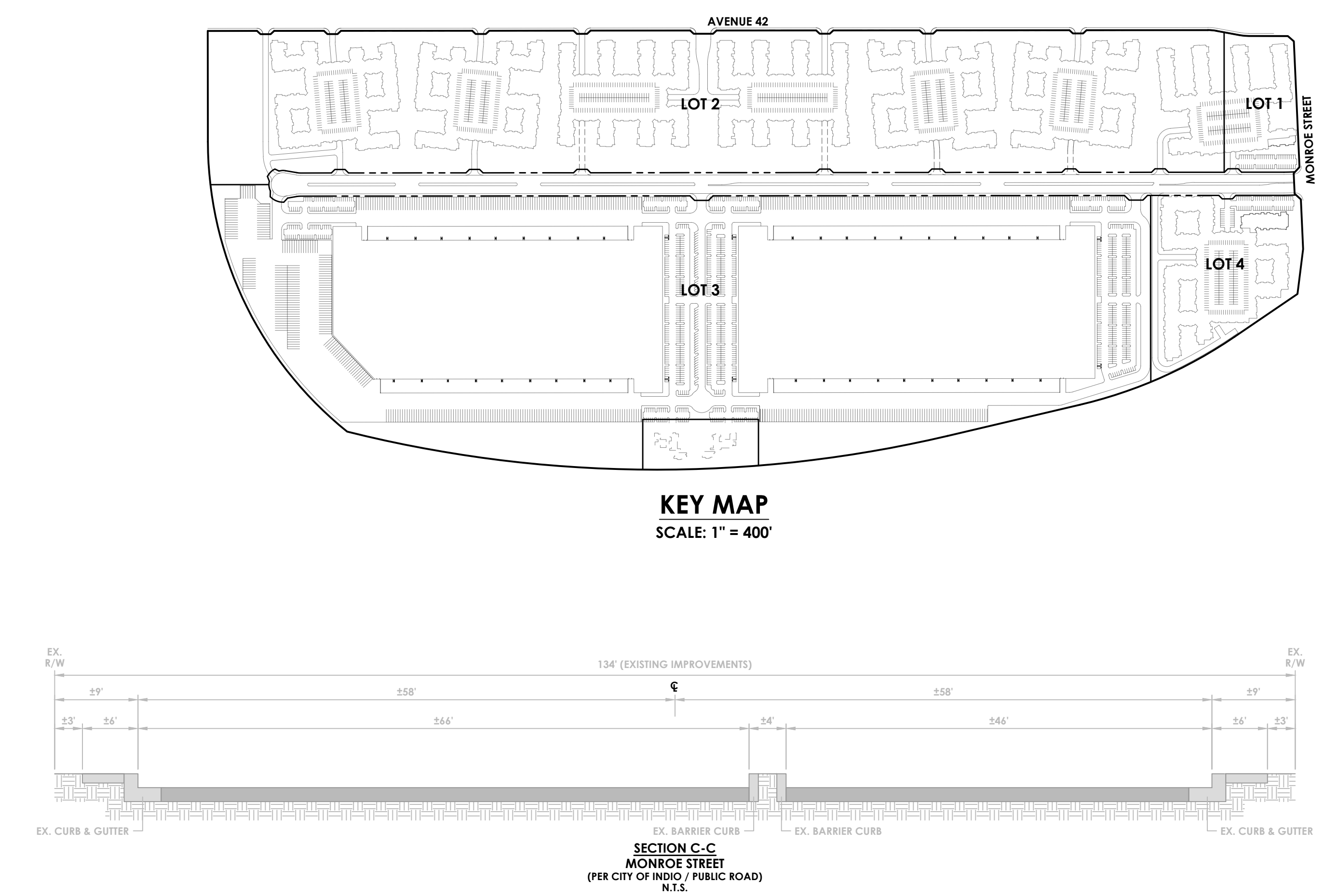
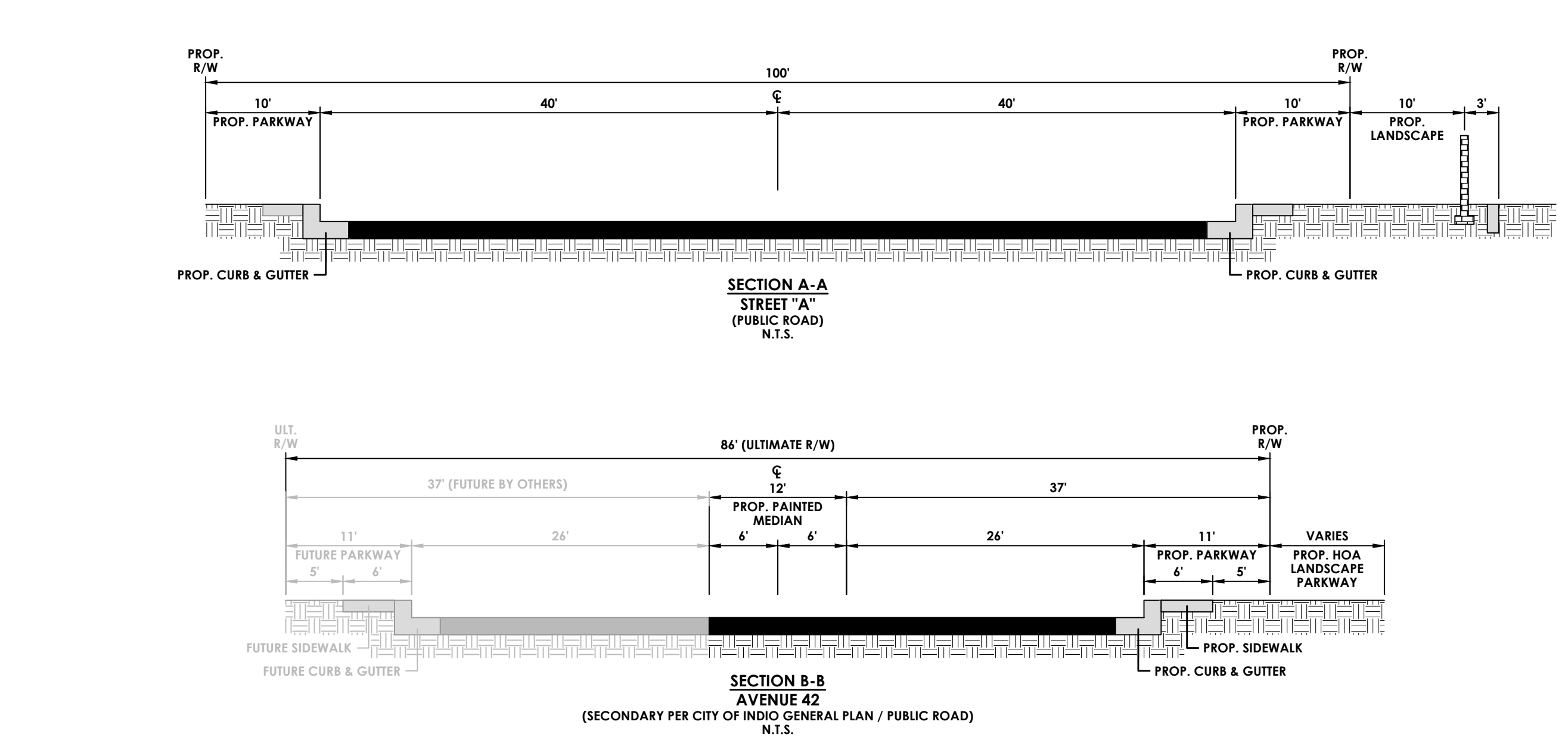


**ABBREVIATIONS**

ID	EAST	NO.	NUMBER
IN	NORTH	N12	NOT TO SCALE
W	WEST	OH	OVERHEAD
AS	ASPHALT CONCRETE	OP	OPEN SPACE
AC	ACREAGE	OPF	OFFICE/FINISH FLOOR
APN	ASSASSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BO	BOUNDARY	PR	PROPOSED
CA	CHUTE	PR-E	PUBLIC TRUST EASEMENT
CG	CURB AND GUTTER	R	RANGE
CM	CONCRETE	R1	LOW DENSITY RESIDENTIAL
CS	CURB AND GUTTER	R2	FOUR OF WAY
EM	EASEMENT	SF	SQUARE FEET
EN	ENCLOSURE	ST	STANDARD
EX	EXISTING	TYP	TYPICAL
MA	MANHOLE	UG	UNDERGROUND
MA	MANHOLE		
MIN	MINIMUM		

**LEGEND**

679.3	EXISTING SPOT ELEVATIONS	---	EXISTING OVERHEAD TELEPHONE
---	EXISTING CONTOUR	---	EXISTING RIGHT OF WAY
---	EXISTING SAGMITT DELTA	---	EXISTING SEWER
---	EXISTING IRRIGATION DRAIN LINE	---	EXISTING SEWER FORCE MAIN
---	EXISTING CABLE	---	EXISTING WATER
---	EXISTING IRRIGATION DRAIN LINE	---	EXISTING WATER
---	EXISTING EASEMENT	---	TENTATIVE TRACT MAP BOUNDARY
---	EXISTING ELECTRIC	---	PROPOSED AND EXISTING CENTER LINE
---	EXISTING GAS	---	PROPOSED CURB
---	EXISTING IRRIGATION	---	PROPOSED EASEMENT
---	EXISTING LOT LINE	---	PROPOSED LOT LINE
---	EXISTING EDGE OF PAVEMENT	---	PROPOSED RIGHT OF WAY
---	EXISTING TELEPHONE	---	



**DATA TABLE CONTINUED**

<b>EXISTING EASEMENT NOTES:</b>	
△ AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 08/13/1934 AS BOOK 189, PAGE 65, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY, UTILITIES AND INCIDENTAL PURPOSES, RECORDED 05/14/1941 AS BOOK 505, PAGE 140, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 04/23/1948 AS BOOK 970, PAGE 54, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 07/14/1948 AS BOOK 994, PAGE 157, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 07/31/1948 AS BOOK 999, PAGE 409, O.R. (PLOTTED HEREON)	
△ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND ALONG THE SOUTHERLY BOUNDARY HAVE BEEN REINQUIRED IN THE DOCUMENT RECORDED 02/13/1970 AS INST. NO. 1970-13926, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE CITY OF INDO FOR PUBLIC STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 01/08/1994 AS INST. NO. 1994-04954, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE CITY OF INDO FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 06/29/2008 AS INST. NO. 2008-04794, O.R. (PLOTTED HEREON)	
△ AN EASEMENT IN FAVOR OF THE CITY OF INDO FOR PUBLIC ROADWAY, UTILITY AND INCIDENTAL PURPOSES, RECORDED 10/19/2008 AS INST. NO. 2008-05543, O.R. (PLOTTED HEREON)	
<b>PUBLIC UTILITY PURVEYORS:</b>	
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT [760] 333-3640
GAS:	SOUTHERN CALIFORNIA GAS COMPANY [800] 427-2200
TELEPHONE:	VERICON COMPANY [800] 463-5000
WATER:	INDIO WATER AUTHORITY [760] 391-4038
CABLE:	TIME WARNER CABLE [760] 340-1312
SEWER:	VALLEY SANITARY DISTRICT [760] 238-5400
USA:	UNDERGROUND SERVICE ALERT [800] 227-2600
<b>FEMA FLOOD ZONE DESIGNATION:</b>	
ZONE "X":	AREAS OF MINIMAL FLOOD HAZARD
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NUMBER: 0605C-2251H, EFFECTIVE DATE: MARCH 16, 2018	
<b>LIQUEFACTION:</b>	LOW LIQUEFACTION ZONE
<b>NOTES:</b>	
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.	
2. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.	
3. STREET RIGHTS OF WAY AT INTERSECTIONS, MAY BE WIDENED TO ACCOMMODATE ADEQUATE TURNING MOVEMENTS.	

IN THE CITY OF INDO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TENTATIVE PARCEL MAP NO. 38799**

EXHIBIT DATE: AUGUST 29, 2023

REVISIONS		
NO.	DATE	DESCRIPTION
DATA TABLE		

**APPLICANT / LAND OWNER:** B.H. MANAGEMENT, INC.

**ADDRESS:** 11111 SANTA MONICA BOULEVARD, SUITE 600, LOS ANGELES, CALIFORNIA 90049

**CONTACT:** DAVID LIM

**EXHIBIT PREPARER:** MSA CONSULTING, INC.

**ADDRESS:** 34200 BOB HOPE DRIVE, RANCHO MIRAGE, CALIFORNIA 92270

**CONTACT:** PAUL DEPALATIS, AICP | TELEPHONE: (760) 330-9811

**SOURCE OF TOPOGRAPHY:** INLAND AERIAL SURVEYS, INC.

**ADDRESS:** 7117 ARLINGTON AVENUE, SUITE "A", RIVERSIDE, CALIFORNIA 92503

**DATE OF TOPOGRAPHY:** JULY 27, 2022 | TELEPHONE: (951) 687-4252

**ASSESSOR'S PARCEL NUMBERS:** 610-020-001, -010, -012, -013, -021, -034 X, -036

LEGAL DESCRIPTION:	ACREAGE
A PORTION OF THE NORTH 1/2 OF SECTION 15 TOWNSHIP 5 SOUTH, RANGE 7 EAST, AVENUE 42 & MONRODE STREET	181.74 AC.
PROPOSED PUBLIC RIGHT OF WAY VACATION (AVENUE 42)	1.18 AC.
<b>TOTAL EXISTING GROSS ACREAGE</b>	<b>182.94 AC.</b>
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (AVENUE 42 & MONRODE STREET)	1.81 AC.
PROPOSED I.L.D. SUBSTATION DEDICATION	2.44 AC.
PROPOSED STREET (STREET "A")	10.44 AC.
<b>PROPOSED NET ACREAGE</b>	<b>168.25 AC.</b>
PROPOSED PARCEL 1 (RESIDENTIAL)	61.88 AC.
PROPOSED PARCEL 2 (COMMERCIAL)	4.24 AC.
PROPOSED PARCEL 3 (COMMERCIAL)	9.35 AC.
PROPOSED PARCEL 4 (INDUSTRIAL)	92.78 AC.

**EXISTING ZONING:** MIXED USE NEIGHBORHOOD (MUN) / REGIONAL COMMERCIAL (RC) / SPECIFIC PLAN (MSU-SP)

**PROPOSED ZONING:** SPECIFIC PLAN

**EXISTING GENERAL PLAN LAND USE:** MIXED USE NEIGHBORHOOD / REGIONAL COMMERCIAL

**PROPOSED GENERAL PLAN LAND USE:** SPECIFIC PLAN

