

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 36227**

EXHIBIT DATE: SEPTEMBER 28, 2016

REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/17	UPDATED PARCEL MAP & INDEX MAP TO REFLECT THE PROPOSED WINDMILL LANE HAMMERHEAD LAYOUT
2	03/30/17	ADDED A BLANKET EASEMENT NOTE TO THE DATA TABLE PER CITY COMMENTS

DATA TABLE

<b>APPLICANT / LAND OWNER:</b>	GALAXY MANAGEMENT INC.		
<b>ADDRESS:</b>	5067 WALNUT GROVE AVENUE SAN GABRIEL, CALIFORNIA 91776		
<b>CONTACT:</b>	RICHARD TORNG	<b>TELEPHONE:</b>	(626) 818-4858
<b>EXHIBIT PREPARER:</b>	MSA CONSULTING, INC.		
<b>ADDRESS:</b>	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
<b>CONTACT:</b>	PAUL DEPALATIS, AICP	<b>TELEPHONE:</b>	(760) 320-9811
<b>SOURCE OF TOPOGRAPHY:</b>	INLAND AERIAL SURVEYS, INC.		
<b>ADDRESS:</b>	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
<b>DATE OF TOPOGRAPHY:</b>	MAY 18, 2016	<b>TELEPHONE:</b>	(951) 687-4252
<b>ASSESSOR'S PARCEL NUMBER:</b>	484-290-036 & -037		

<b>LEGAL DESCRIPTION:</b>	
LOT 3 AND A PORTION OF LOT 4 OF BLOCK 131 MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER M.B. 11/10, SECTION 15 TOWNSHIP 3 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
<b>LAND USE DESCRIPTION:</b>	<b>ACREAGE</b>
EXISTING GROSS ACREAGE:	17.98 AC.
PUBLIC STREET DEDICATION (NASON STREET):	0.05 AC.
PUBLIC STREET DEDICATION SUB-TOTAL:	17.93 AC.
PUBLIC STREET VACATION (BRODIAEA AVENUE):	0.19 AC.
PROPOSED NET ACREAGE:	18.12 AC.
PROPOSED PARCEL 1 (MEDICAL OFFICES):	1.24 AC.
PROPOSED PARCEL 2 (WELLNESS CENTER / URGENT CARE):	1.27 AC.
PROPOSED PARCEL 3 (ASSISTED LIVING I & II):	1.61 AC.
PROPOSED PARCEL 4 (SKILLED NURSING I):	1.55 AC.
PROPOSED PARCEL 5 (SKILLED NURSING II):	2.02 AC.
PROPOSED PARCEL 6 (ASSISTED LIVING III):	1.97 AC.
PROPOSED PARCEL 7 (PARKING LOT / RECIPROCAL ACCESS):	8.46 AC.

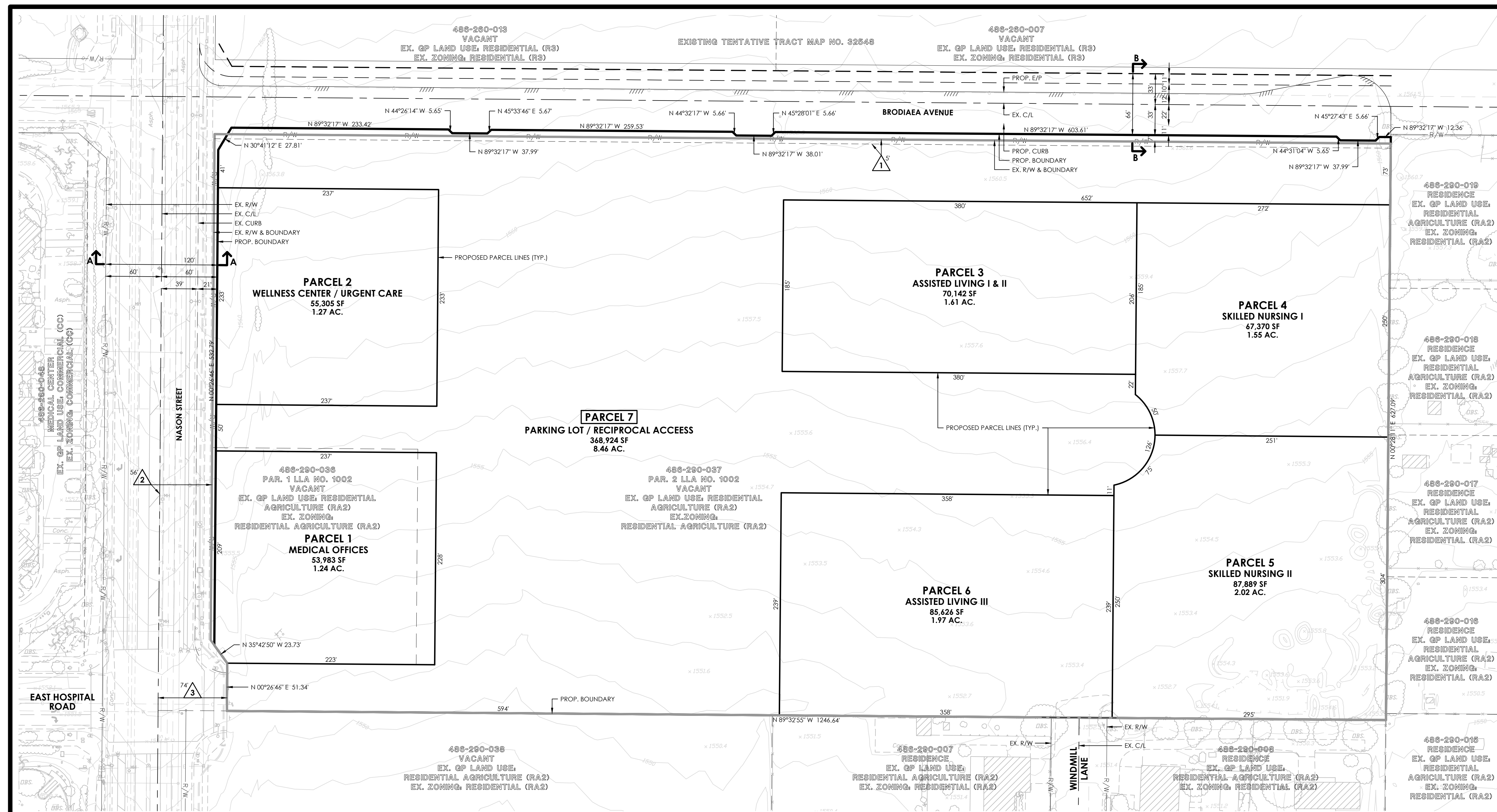
<b>EXISTING ZONING:</b>	RESIDENTIAL AGRICULTURE - 2 UNITS PER ACRE (RA2)
<b>PROPOSED ZONING:</b>	OFFICE (O) WITH MEDICAL USE OVERLAY (MUO)
<b>EXISTING GENERAL PLAN LAND USE:</b>	RESIDENTIAL AGRICULTURE - MAX. 2 DU/AC (RA2)
<b>PROPOSED GENERAL PLAN LAND USE:</b>	RESIDENTIAL/OFFICE (R/O)

<b>EXISTING EASEMENT NOTES:</b>		
1	5' EASEMENT FOR WATER LINES PER BOOK 2164, PAGE 73, RECORDED OCTOBER 16, 1957, OF OFFICIAL RECORDS.	
2	56' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.	
3	74' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.	
WE HEREBY DEDICATE TO THE CITY OF MORENO VALLEY A PERPETUAL NON-EXCLUSIVE BLANKET EASEMENT OVER PARCEL 1 AND 2 OF LLA NO. 1002 FOR THE ELECTRICAL UTILITY PURPOSES. THE EASEMENT WILL INCLUDE RIGHTS OF INGRESS-EGRESS FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, FACILITY REPAIR AND METER READING.		

<b>PUBLIC UTILITY PURVEYORS:</b>		
ELECTRIC:	MORENO VALLEY ELECTRIC UTILITY	(877) 811-6700
GAS:	THE GAS COMPANY	(800) 427-2200
TELEPHONE:	VERIZON COMPANY	(800) 483-5000
WATER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-6146
CABLE:	TIME WARNER CABLE	(866) 489-2249
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-6146
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

<b>FEMA FLOOD ZONE DESIGNATION:</b>		
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.		
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C-0765G & 06065C-0770G EFFECTIVE DATE: AUGUST 28, 2008.		

<b>LIQUEFACTION:</b>	LOW MODERATE & MODERATE 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.

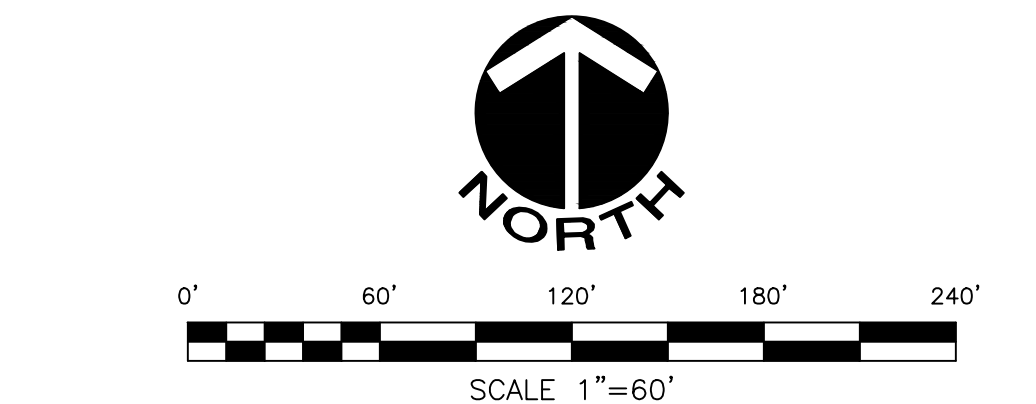
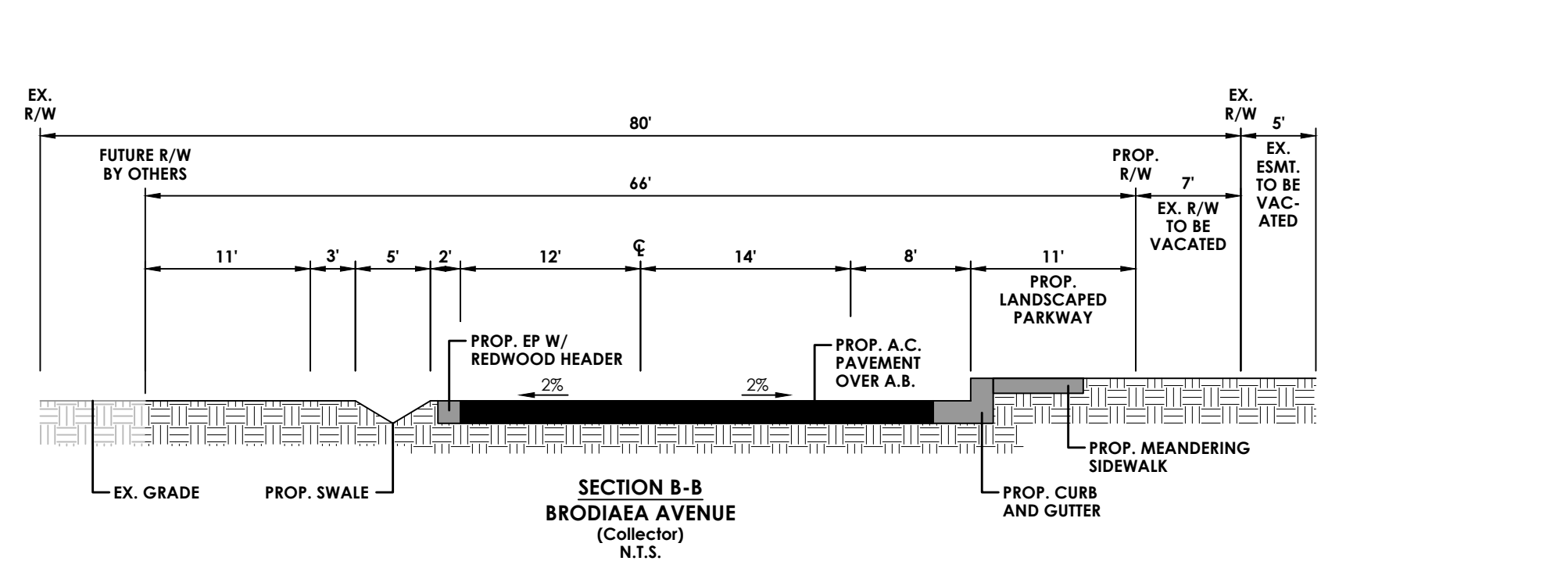
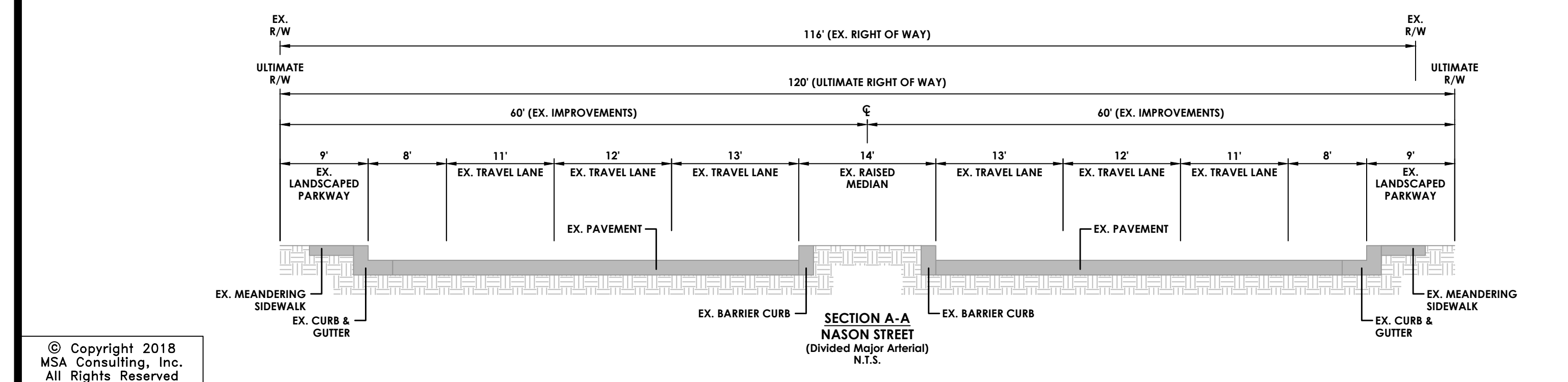
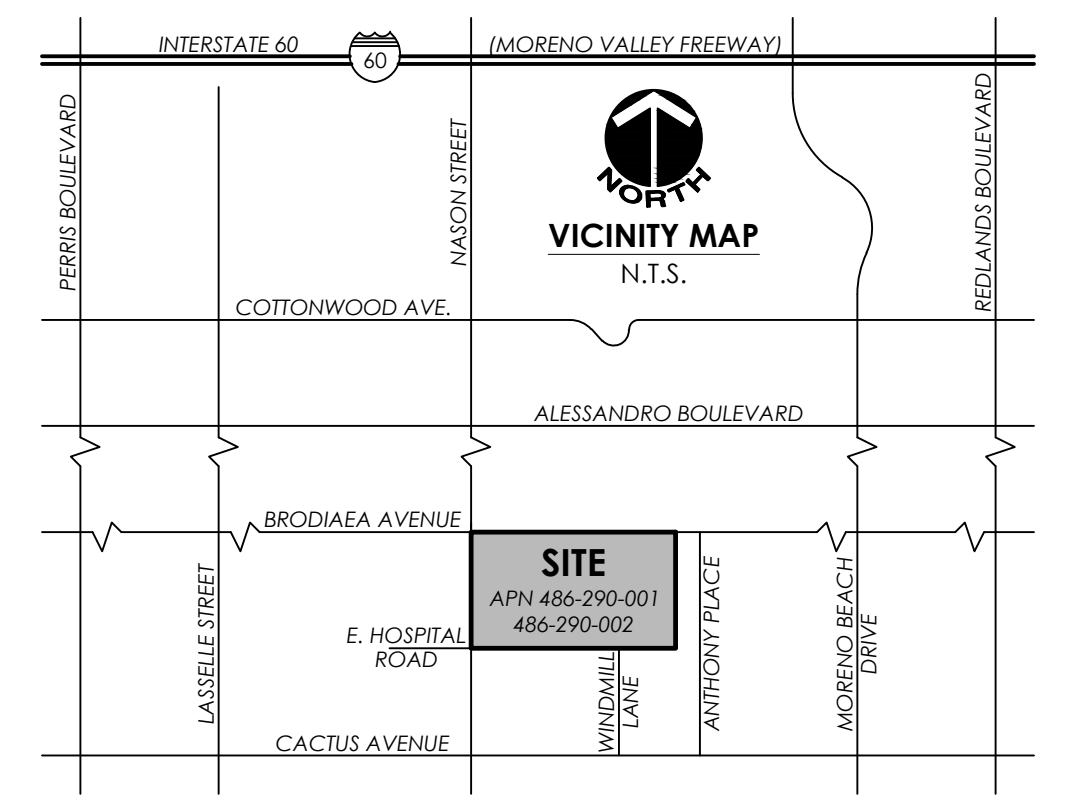
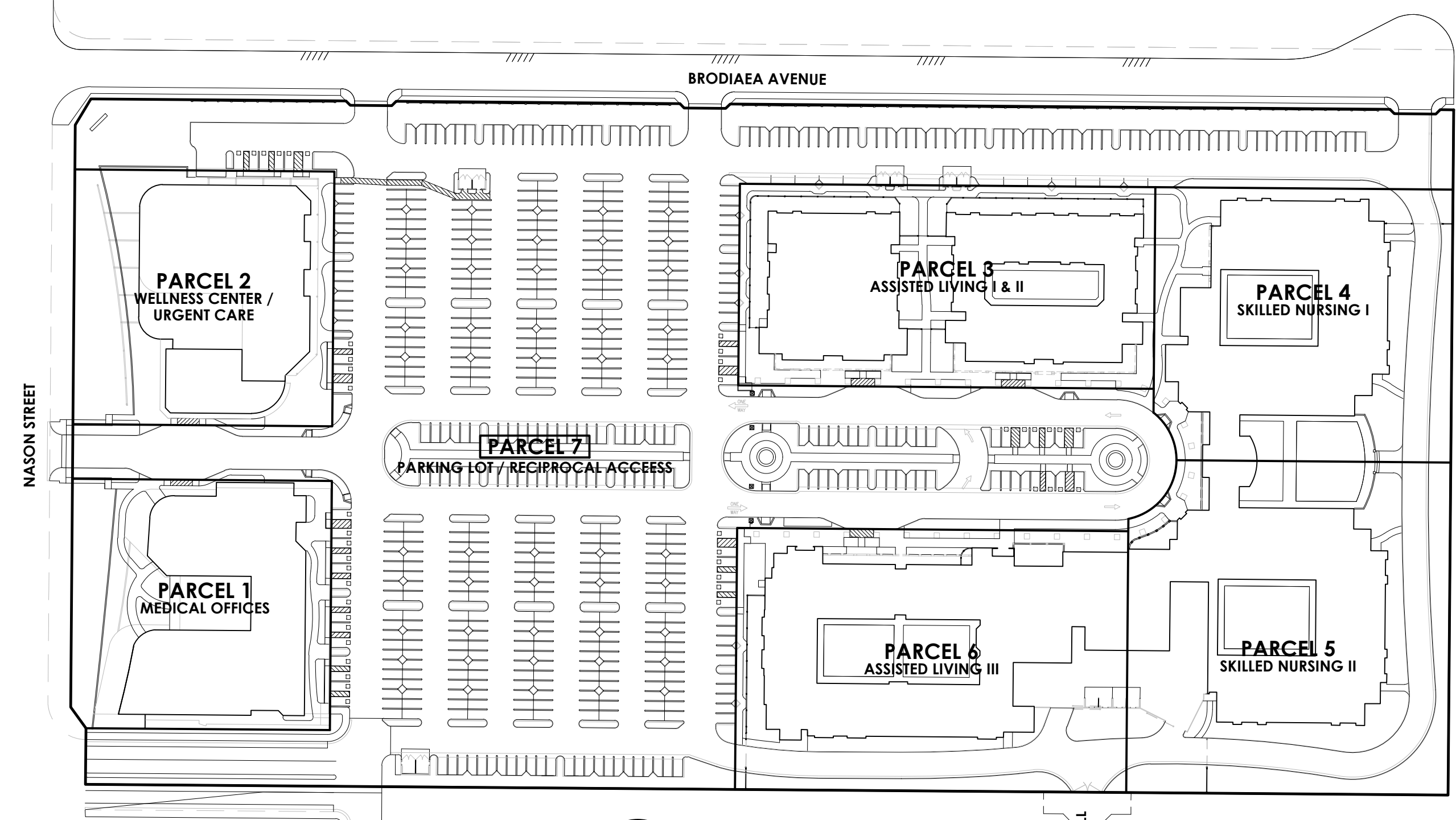


**ABBREVIATIONS**

(E)	EAST	(N)	NORTH
(S)	SOUTH	(W)	WEST
(C)	CENTERLINE	(R)	RADIUS
(A.C.)	ACREAGE	(P.L.)	PROPERTY LINE
(APN)	ASSESSORS PARCEL NUMBER	(P.U.E.)	PUBLIC UTILITY EASEMENT
(BNDRY)	BOUNDARY	(R/L)	RIGHT OF WAY
(C&G)	CURB AND GUTTER	(SF)	SQUARE FEET
(E/P)	EDGE OF PAVEMENT	(STD.)	STANDARD
(EMT.)	EASEMENT	(TYP.)	TYPICAL
(EX.)	EXISTING	(UG)	UNDERGROUND
(MAX.)	MAXIMUM		
(M.B.)	MAP BOOK		
(MIN.)	MINIMUM		

**LEGEND**

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



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