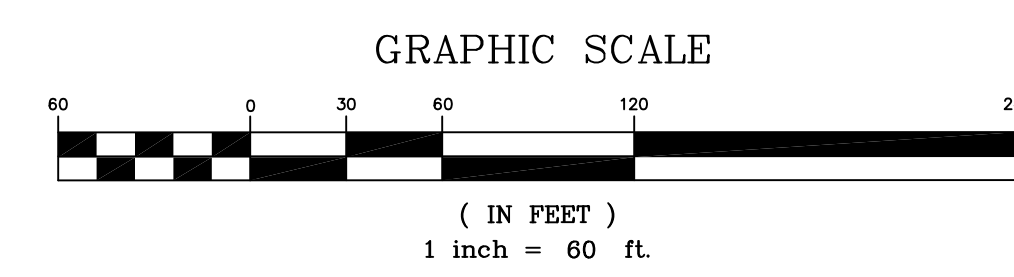
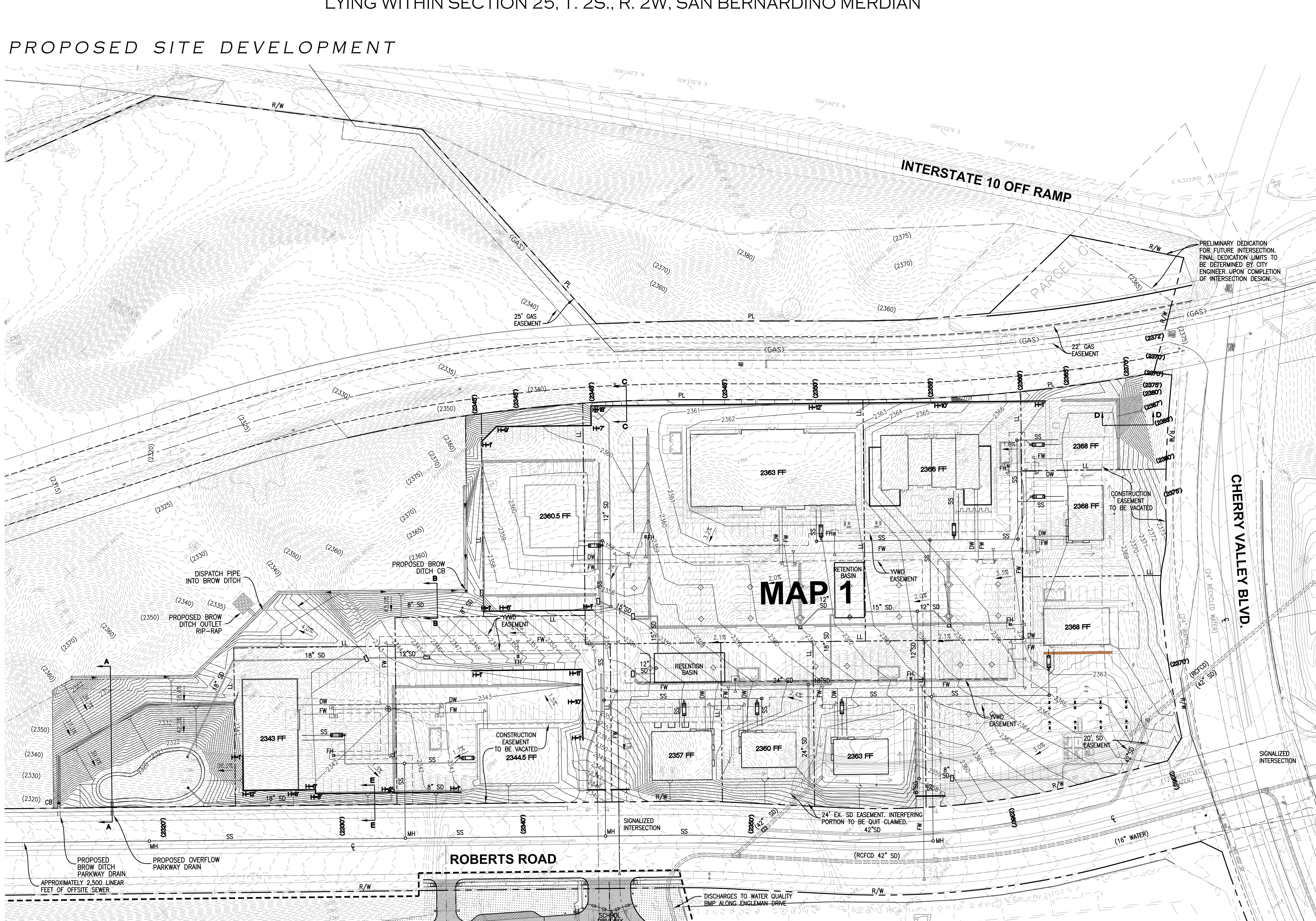
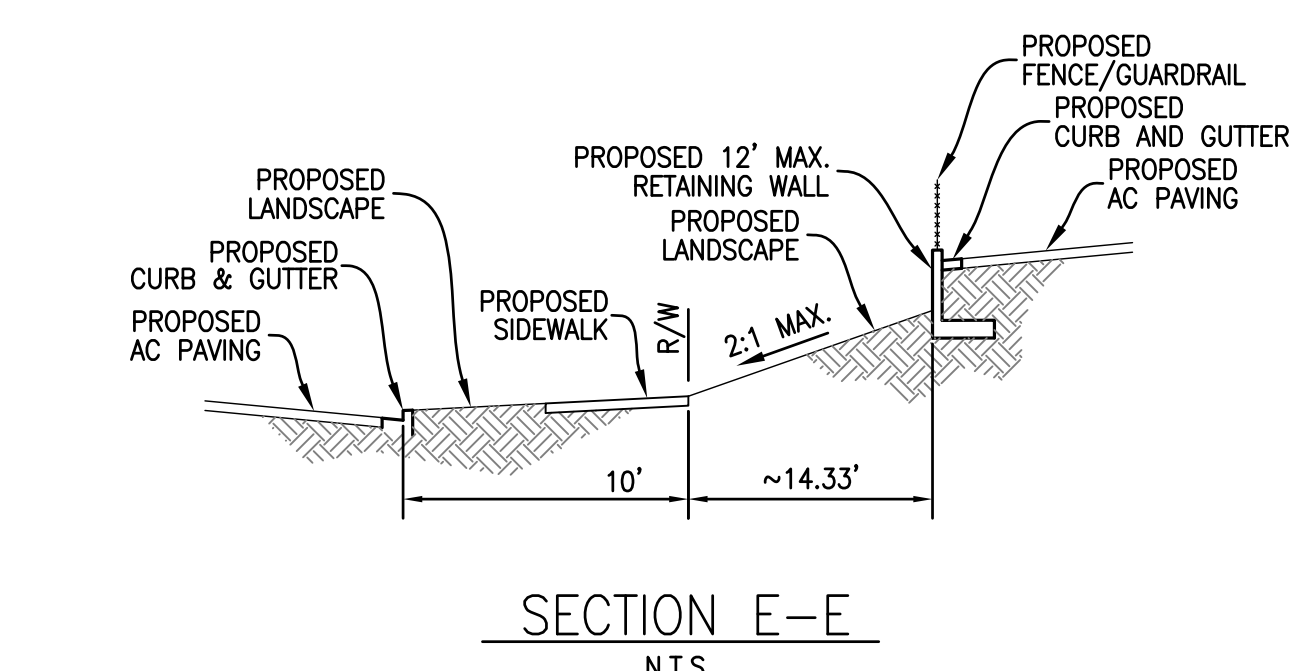
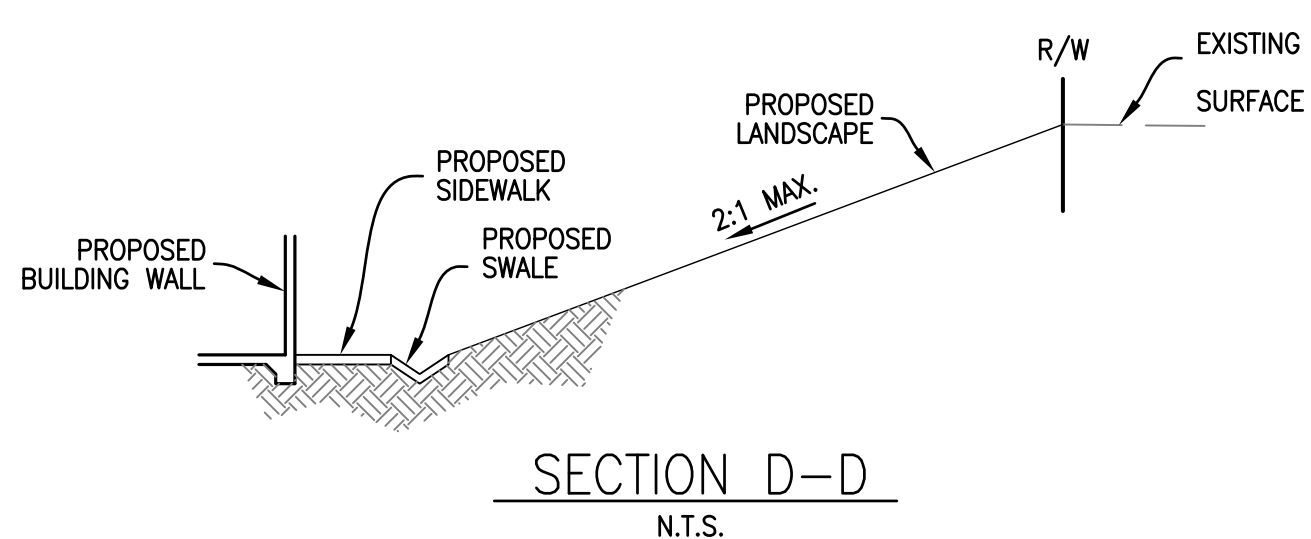
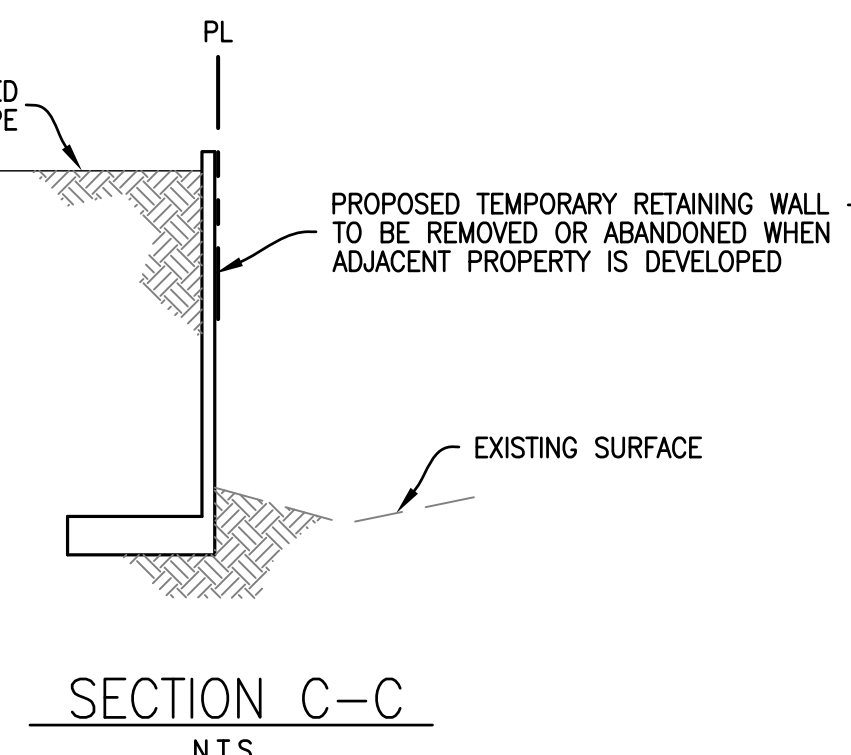
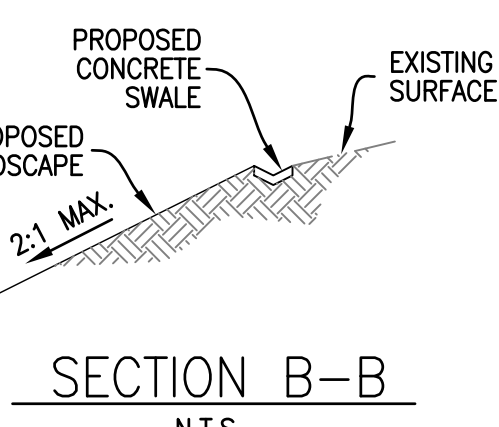
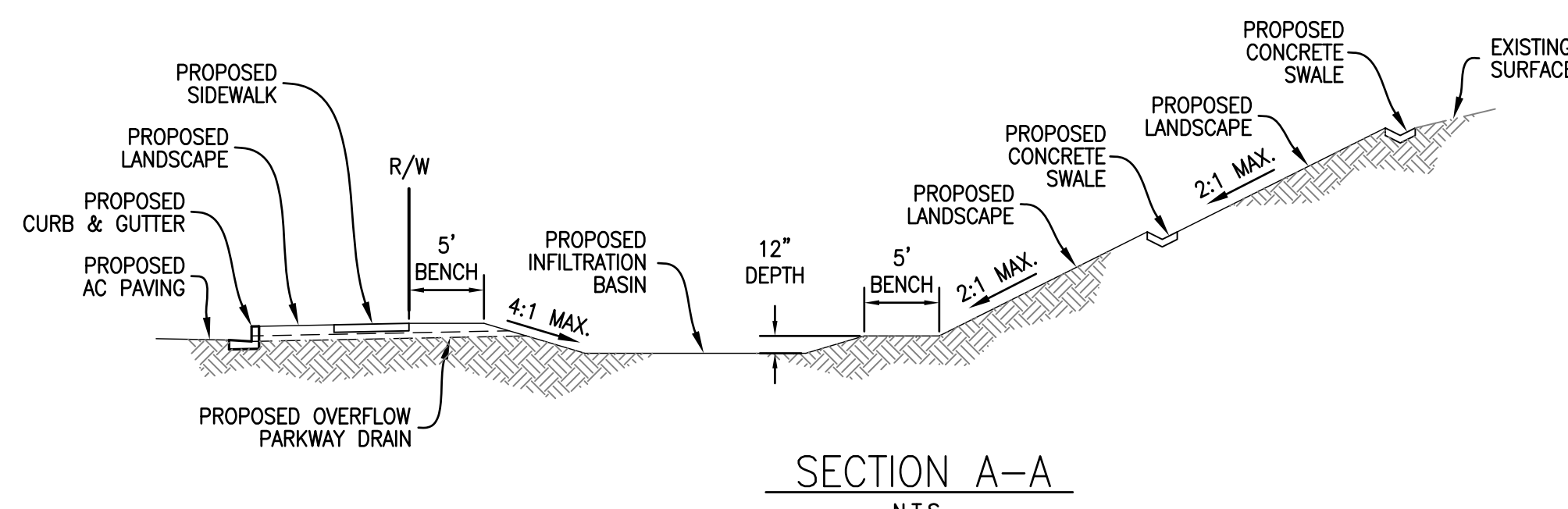


VESTING TENTATIVE TRACT MAP NO. 37739

IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, CALIFORNIA
LYING WITHIN SECTION 25, T. 2S., R. 2W, SAN BERNARDINO MERIDIAN

PROPOSED SITE DEVELOPMENT

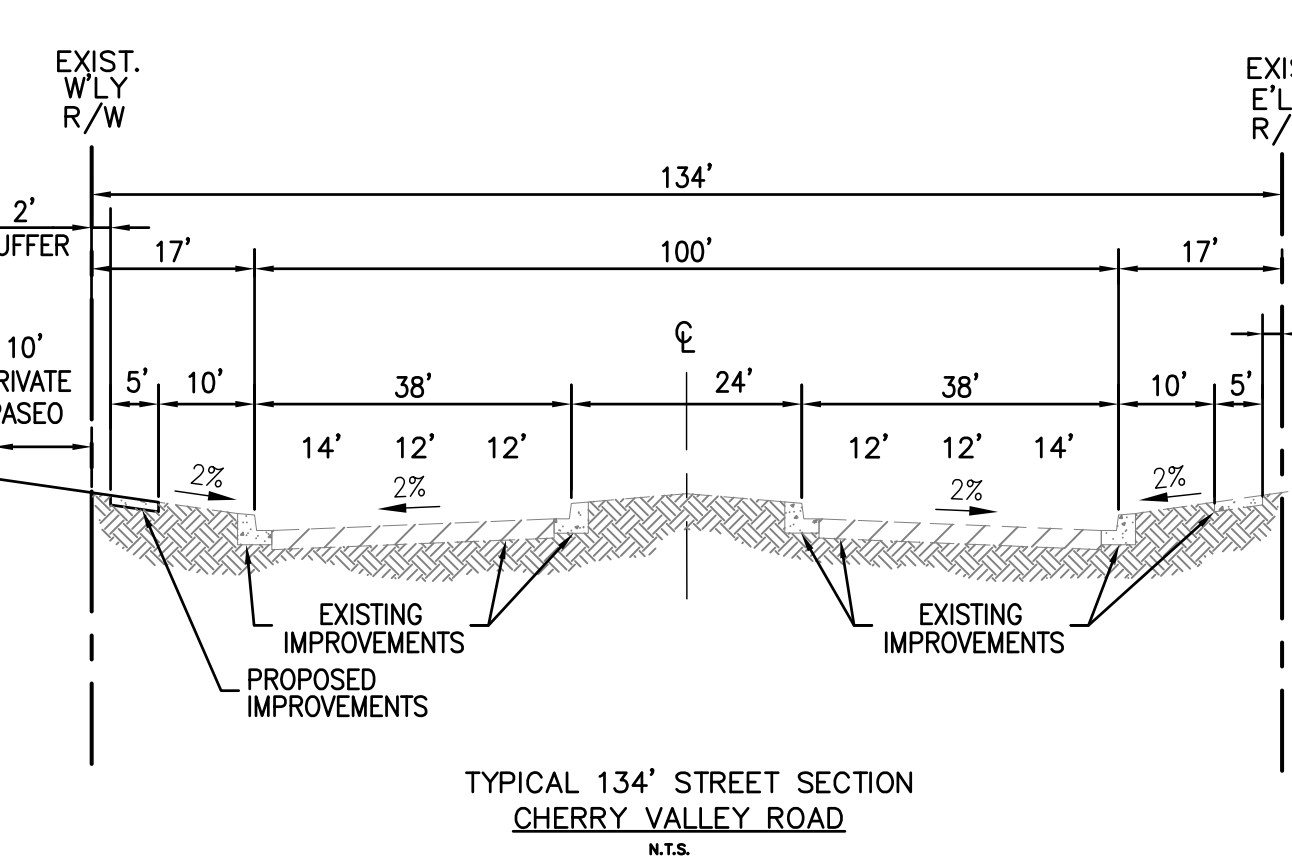
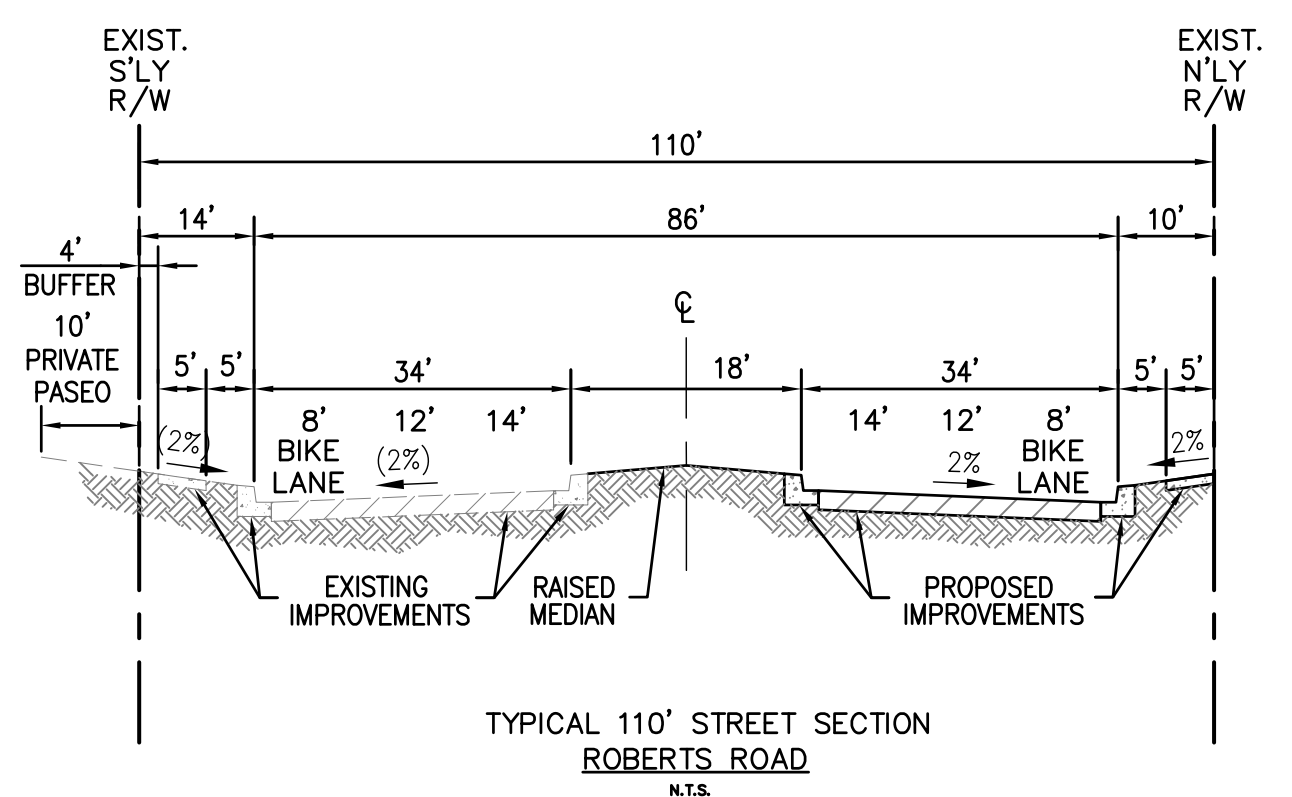


SUMMERWIND COMMONS - MAP 1

BLDG. #	LAND USE	PAD ACRES	PAD S.F.	BLDG. S.F.
A1	MULTI-TENANT / FITNESS	2.52	109,717	20,000
A2	QUICK SERVE RESTAURANT	1.42	62,024	8,500
A3	MULTI-TENANT RETAIL	0.48	20,817	3,500
A4	FAST FOOD / DRIVE-THRU	0.56	24,575	2,500
A5	GAS STATION / CIRCLE K	1.69	73,826	3,800
A6	FAST FOOD / DRIVE-THRU	0.69	30,082	2,500
A7	FAST FOOD / DRIVE-THRU	0.55	24,130	2,500
A8	DENTAL / EYE CARE	0.65	28,279	5,000
A9	MULTI-TENANT RETAIL	0.78	34,106	5,000
A10	URGENT CARE / MEDICAL OFFICE	1.46	63,798	12,000
A11	DAY CARE / VETERINARIAN	0.95	41,310	9,900
TOTAL		11.77	512,662	75,200

PARKING SUMMARY			
REQUIRED		PROVIDED	
A1	FITNESS: 1 SP / 150 SF RETAIL: 1 SP / 250 SF	106	FITNESS / RETAIL STALLS 128
A2	RESTAURANT: 1 SP / 100'	85	RESTAURANT PARKING 100
A3	RETAIL: 1 SP / 250 SF	14	RETAIL STALLS 14
A4	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS 25
A5	GAS STATION STORE: 1 STALL / 250 SF	15	GAS STN. STALLS 26
A6	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS 25
A7	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS 25
A8	DENTAL: 1 SP / 200 SF	25	DENTAL/EYE CARE STALLS 25
A9	RETAIL: 1 SP / 250 SF	20	RETAIL STALLS 20
A10	CLINIC: 1 SP / 500 SF + 6 SPACES MED. OFFICE: 1 SP / 1200 SF	60	CLINIC / MED OFFICE STALLS 60
A11	DAYCARE: 1 SP/STAFF + 1 SP/CHILDREN VET: 1 SP / 500 SF + 6 SPACES	48	DAYCARE / VET STALLS 48
TOTAL		496	496

SPECIAL PARKING SUMMARY			
SPECIAL PARKING REQUIRED		SPECIAL PARKING PROVIDED	
HANDICAPPED: 10 WITH 1 VAN ACCESSIBLE	10	12	
BICYCLE PARKING: 15 + 5 PER 100 SP. OVER 100 REQ'D	30	30	
MOTORCYCLE: 70 SF		70 SF PROVIDED (7' X 10')	
CARPOOL: VANPOOL, ZERO EMISSION + 8% OF TOTAL PRKG.	41	41	
CHARGING STATIONS		9	



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEAUMONT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL A:
PARCEL 1 OF LOT LINE ADJUSTMENT NO. 13-01, RECORDED JUNE 6, 2013 AS INSTRUMENT NO. 2013-0270260 OF OFFICIAL RECORDS, IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP 6528 ON FILE IN PARCEL MAP BOOK 23, PAGES 57 AND 58 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
TOGETHER WITH THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP 31922 AS PER MAP FILED IN PARCEL MAP BOOK 208, PAGES 31 THROUGH 38, INCLUSIVE, AND OF AMENDED PARCEL MAP 31922 IN PARCEL MAP BOOK 221, PAGES 36 THROUGH 44, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED IN PARCEL "C" OF LOT LINE ADJUSTMENT NO. 05-001, AS PER DOCUMENT RECORDED APRIL 26, 2005 AS INSTRUMENT NO. 2005-0324927 OF OFFICIAL RECORDS OF SAID COUNTY LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTHEASTLY CORNER OF THE WESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP 6528, BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 850 FEET, AND FROM WHICH THE RADIUS POINT BEARS NORTH 49° 16' 03" EAST, THENCE SOUTH 49° 16' 03" WEST ON A RADIAL LINE TO SAID CURVE A DISTANCE OF 156.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL C OF LOT LINE ADJUSTMENT NO. 05-001 AND THE END OF THIS LINE DESCRIPTION.
EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PARCEL MAP NO. 34053 FILED IN PARCEL MAP BOOK 221, PAGES 648 THROUGH 52 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
ALSO EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PARCEL MAP NO. 38889 FILED IN PARCEL MAP BOOK 228, PAGES 74 THROUGH 83 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
AS PER LOT LINE ADJUSTMENT NO. 13-01 RECORDED JUNE 6, 2013, AS INSTRUMENT NO. 2013-0270260, OFFICIAL RECORDS;
APN'S: 413-280-040, 413-290-034, 413-290-040, 413-290-044 AND 413-290-048
PARCEL B:
PARCELS 3 AND 4 OF PARCEL MAP NO. 6528 IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 57 AND 58, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
APN'S: 413-280-041 AND 413-280-042
PARCEL C:
THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 2 WEST, IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "PLAT OF LANCES OF JAMES SINGLETON" ON FILE IN BOOK 1, PAGE 60, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LANCES INCLUDES THE WESTERLY LINE OF LOT 86 OF KODOTA CITY PLO GRAPES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 47 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND SOUTHERLY LINE OF WOODLAND ROAD AS SHOWN ON SAID MAP, AND NORTHEASTLY OF THE NORTHEASTLY LINE OF THE STATE HIGHWAY 60 FEET IN WIDTH GRANTED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED MARCH 4, 1919, IN BOOK 500, PAGE 186, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1918, IN BOOK 515, PAGE 225, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DOCUMENT RECORDED NOVEMBER 29, 1963, AS INSTRUMENT NO. 128556 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN: 413-270-021

BASIS OF BEARINGS:
PER LOT LINE ADJUSTMENT NO. 05-001, AS PER DOCUMENT RECORDED APRIL 26, 2005 AS INSTRUMENT NO. 2005-0324927

FLOOD ZONE STATEMENT:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0602450785A, DATED 15 APRIL, 1980
ZONE C: DEFINED AS "AREAS OF MINIMAL FLOODING"

EARTHWORK:
FINAL EARTHWORK NUMBERS WILL BE PROVIDED ON THE PRECISE GRADING PLANS. A PORTION OF EXPORT FOR PHASE 1 TO REMAIN ON SITE FOR FUTURE DEVELOPMENT.

SURVEYOR:
WEST COAST SURVEYS, INC.
ANTHONY C. CUOMO, PLS
2832 TIOGATA
ROSSMOOR, CA 90270
(562) 795-1790
MAY 29, 2007

DEVELOPER:
PLAN B REAL ESTATE
78365 HIGHWAY 111,
SUITE 377
LA QUINTA, CA 92553
(760) 217-5700

ARCHITECT:
DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030

CIVIL ENGINEER:
NA & ASSOCIATES, INC.
22872 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92653
(949) 753-0600

SOILS ENGINEER:
ALTA CALIFORNIA GEOTECHNICAL INC.
170 NORTH MAPLE ST., SUITE 108
CORONA, CA 92880
(951) 509-7090

UTILITIES:
WATER & SEWER
YUCAIPA VALLEY WATER DISTRICT
909-797-5119
GAS
SOUTHERN CALIFORNIA GAS COMPANY
800-427-2000
ELECTRIC
S.D. CALIF. EDISON
800-655-4555
TELEPHONE
VERIZON
800-433-4000
SEWER
PRIVATE SEWER SYSTEM AVAILABLE
(TRACT TO THE SOUTH)
CABLE T.V.
TIME WARNER CABLE
888-892-2253

LEGEND:

- AIR CONDITION CONCRETE PAD = ACP
- AIR VAC = AV
- CABEL SIGN = CS
- CABEL TV RISER = CTVR
- EDGE OF PAVEMENT = EP
- EDSON MANHOLE = EMH
- DAYLIGHT = DL
- FIRE HYDRANT = FH
- FLOW LINE = FL
- GAS VALVE = GV
- GAS SIGN UNDERGROUND = GSUG
- QUYWIRE = GW
- LOT LINE = LL
- MONUMENT = M
- POWER POLE = PP
- SEWER MANHOLE = SM
- STELL PIPE INVERT = SPINV
- STREET LIGHT = SL
- TOP OF CURB = TC
- TOP OF PIPE = TP
- TRAFFIC RISER = TR
- TRAFFIC SIGNAL = TS
- TRAFFIC SIGNAL PULL BOX = TSPB
- TV CABLE PULL BOX = TVPB
- UNDERGROUND CABEL POST = UCP
- UNDERGROUND CABEL SIGN = UCS
- UNDERGROUND PIPE GAS = UPG
- UNKNOWN RISER = UR
- USA GAS = USAG
- USA ORANGE = USAO
- USA YELLOW = USAY
- WATER VALVE = WV
- WARNING SIGNAL = WS

STORM DRAIN (SD)
SANITARY SEWER (SS)
DOMESTIC WATER (DW)
FIRE WATER (FW)
PROPERTY LINE (RIGHT-OF-WAY)

VICINITY MAP
SECTION 25, T2S, R2W
SAN BERNARDINO MERIDIAN

