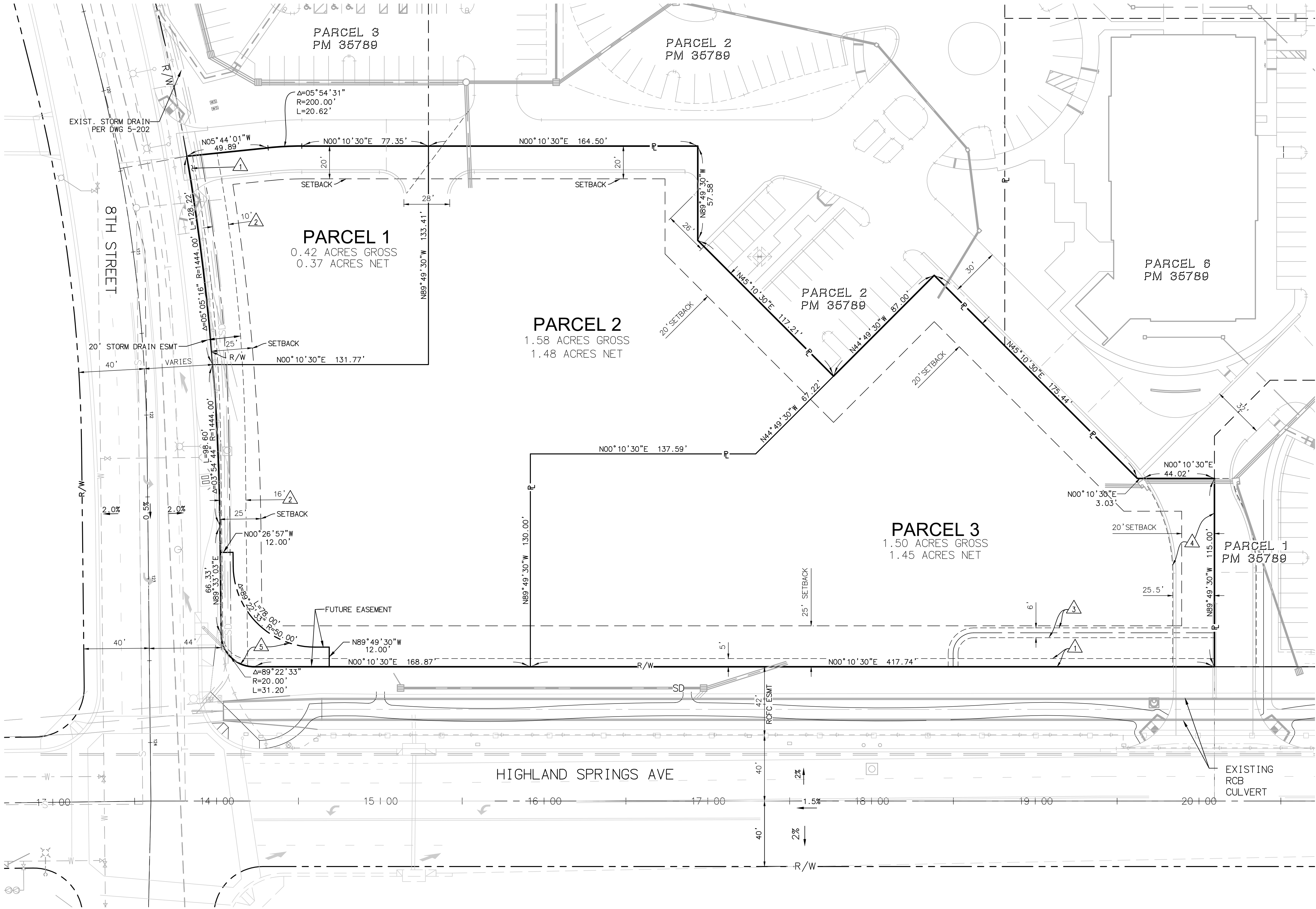




LEGEND

EX CURB & GUTTER	
EX CURB	
PROPERTY LINE	
EXIST. STORM DRAIN	

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP 35789, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 242, PAGES 56 THROUGH 61, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APRIL 26, 2017.

ASSESSOR'S PARCEL:

419-750-004

OWNER:

BEAUMONT SUNDANCE, LLC
BENJAMIN SHLOMI
550 S. HILL STREET SUITE 875
LOS ANGELES, CA 900013

APPLICANT:

SUNDANCE CORPORATE CENTER
CONTACT: JAN HARRIMAN
1059 TIERRA DEL REY SUITE L
CHULA VISTA, CA 91910

UTILITY PURVEYORS:

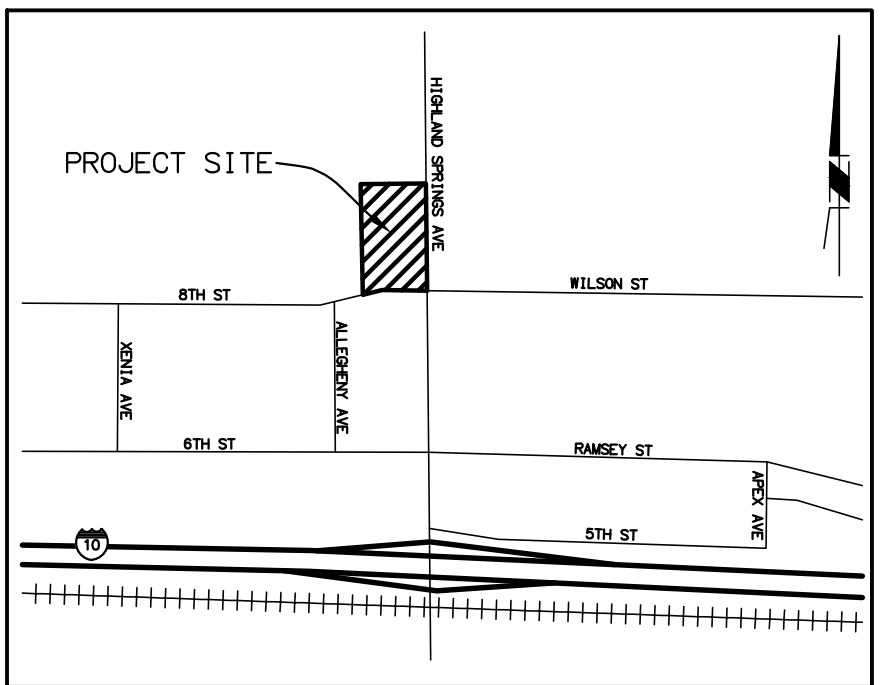
WATER/SEWER:	BEAUMONT/CHERRY VALLEY WATER DISTRICT	1-951-845-9581
ELECTRICITY:	SO. CAL. EDISON	1-800-655-4555
GAS:	THE GAS COMPANY	1-800-427-2200
TELEPHONE:	VERIZON	1-800-483-4000
CABLE:	TIME WARNER	1-760-964-2783
SCHOOL DIST.:	BEAUMONT UNIFIED	1-951-845-1631

ZONING DATA:

GENERAL PLAN DESIGNATION:	SP (SUNDANCE)
EXISTING SITE ZONE:	SP (SUNDANCE)
EXISTING USE:	VACANT LOT
PROPOSED USE:	OFFICE/COMMERCIAL
SITE AREA:	3.52 ACRES
FEMA FLOOD ZONE DESIGNATION:	C
FEMA PANEL NUMBER:	060245 0815A

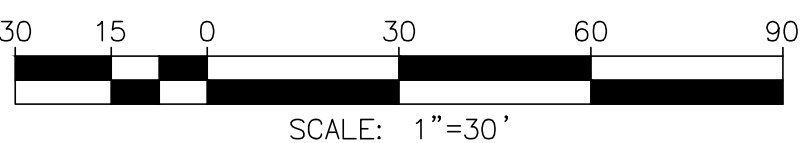
NOTES:

SITE PREVIOUSLY GRADED PER PLOT PLAN 07-PP-12



VICINITY MAP

N.T.S.



EASEMENT NOTES:

- INDICATES AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES IN FAVOR VERIZON CALIFORNIA, INC. RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NO. 2006-0675929
- INDICATES AN EASEMENT FOR STORM DRAIN PURPOSED, IN FAVOR OF THE CITY OF BEUMONT, RECORDED OCTOBER 24, 2006 AS DOCUMENT NO. 2006-0780970
- INDICATES AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED APRIL 10, 2019 AS DOCUMENT NO. 2019-00120301 OF OFFICIAL RECORDS.
- INDICATES A PRIVATE STREET RESERVATION EASEMENT, RECORDED _____, 20____AS DOCUMENT NO. 20____OF OFFICIAL RECORDS.
- FUTURE EASEMENT

