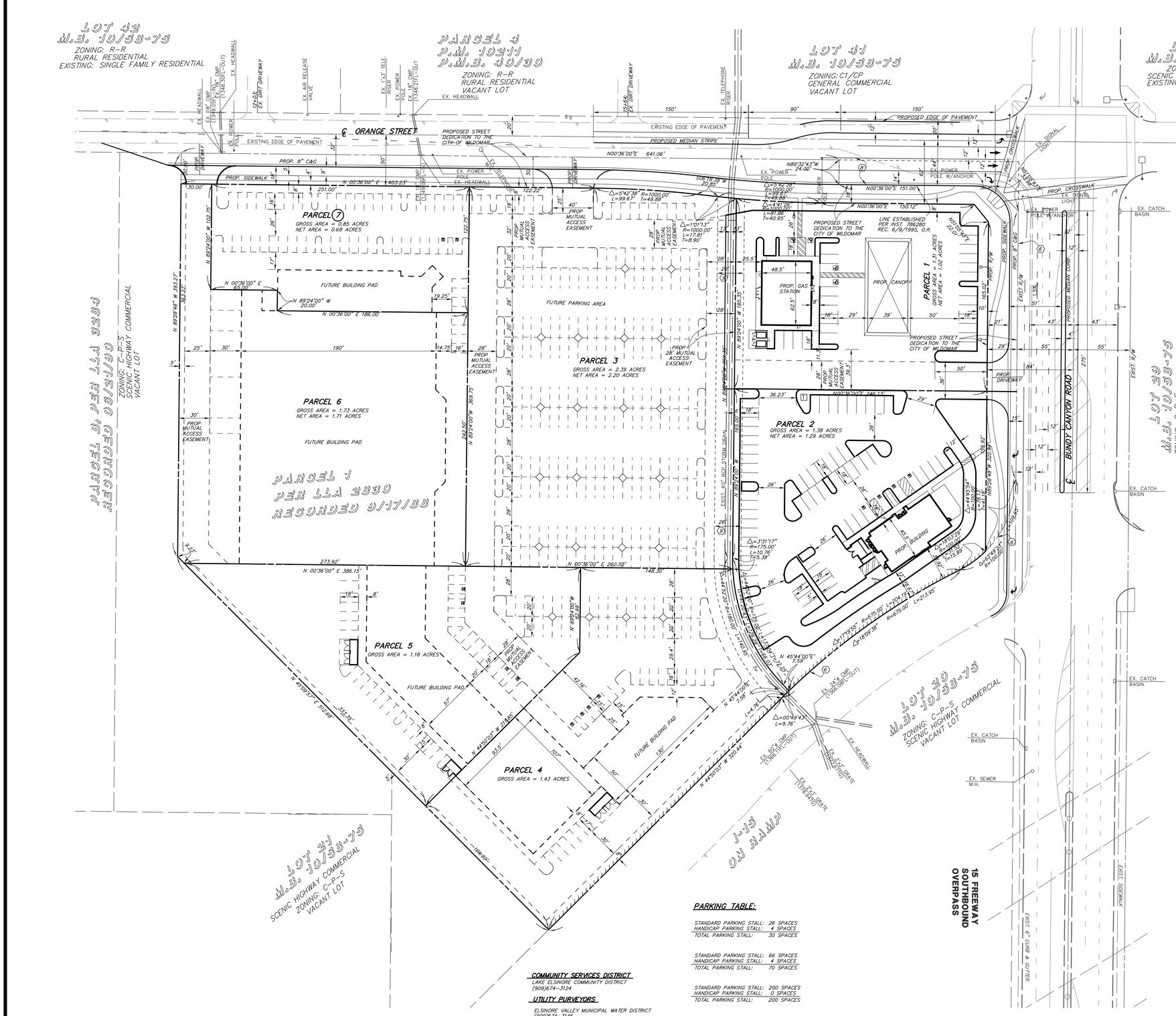


LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOTS 20, 30 AND 31 OF SEDCO TRACT NO. 1, IN SEC. 26, T6S, R4W, AS SHOWN BY MAP OF FILE IN BOOK 10 PAGES 58 THROUGH 75 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30;
THENCE SOUTH 00°37'20" WEST ALONG THE WEST LINE OF SAID LOT 30 A DISTANCE 35.00 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 21,1978 AS INSTRUMENTS NO. 199386 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTH LINE BEING 55.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF BUNDY CANYON ROAD, BEING THE POINT OF BEGINNING. THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES;
(1) THENCE SOUTH 89°26'10" EAST AND PARALLEL WITH THE CENTERLINE OF BUNDY CANYON ROAD, A DISTANCE OF 307.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;
(2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 49'23" AN ARC DISTANCE OF 109.65 FEET TO A POINT AT A REVERSE CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 675.00 FEET;
(3) THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°09'38" HAVING AN ARC DISTANCE OF 213.45 FEET;
(4) THENCE SOUTH 44°47'25" EAST A DISTANCE OF 320.44 FEET;
THENCE SOUTH 45°12'35" WEST A DISTANCE OF 300.44 FEET;
THENCE NORTH 89°26'10" WEST A DISTANCE OF 392.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31, SAID POINT BEING 210.00 FEET SOUTH 00°37'20" WEST OF THE NORTHWEST CORNER OF SAID LOT 31, SAID WEST LINE BEING ALSO THE EAST LINE OF ORANGE STREET, 40.00 FEET WIDE;
THENCE NORTH 00°37'20" EAST ALONG THE WEST LINE OF SAID LOT 31 AND LOT 30, A DISTANCE OF 816.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, USING, REPAIRING AND MAINTAINING A STORM DRAIN UPON THE TERMS AND CONDITIONS AS SET FORTH IN THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 142375 OF OFFICIAL RECORDS, OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOT 41 IN SEDCO TRACT NO. 1, AS SHOWN BY PARCEL MAP 10211 ON FILE IN BOOK 49, PAGE 30 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THERE FROM THE SOUTH 320 FEET THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 89° 57' 26" WEST, ALONG THE SOUTHERLY LINE OF SAID PORTION OF LOT 41, 639.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 00° 35' 44" EAST, ALONG THE WESTERLY LINE OF SAID PORTION OF LOT 41, 62.01 FEET; THENCE SOUTH 44° 57' 26" EAST, 42.57 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 67° 27' 25" EAST, 20.66 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.00 FEET MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE; THENCE SOUTH 89° 57' 26" EAST, ALONG SAID PARALLEL LINE, 590.24 FEET TO THE EASTERLY LINE OF SAID PORTION OF LOT 41; THENCE SOUTH 00° 36' 52" WEST ALONG SAID EASTERLY LINE 24.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THE EASTERLY 12 FEET OF SAID PORTION OF LOT 41, EXCEPTING THEREFROM THE SOUTHERLY 24.00 FEET.

EASEMENT NOTES

(1) THE RIGHT TO SINK WELLS, TO ESTABLISH AND MAINTAIN PUMPING PLANTS UPON THE HEREIN DESCRIBED PROPERTY AND TO DEVELOP WATER FOR IRRIGATION AND DOMESTIC USE; ALSO RIGHTS OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR THE CONSTRUCTION OF ELECTRIC TRANSMISSION LINES; WITH PERPETUAL RIGHT OF ENTRY FOR THE AFORESAID PURPOSES, AS CONVEYED TO SOUTH ELSINORE WATER COMPANY; A CORPORATION, BY DEED RECORDED JULY 16, 1918, IN BOOK 489, PAGE 165 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(2) THE EFFECT OF DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, DATED JUNE 18, 1934 AND RECORDED JUNE 20, 1934 IN BOOK 176, PAGE 293 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OR UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERTY HEREIN DESCRIBED, AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS. NOT PLOTABLE.

(3) AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. RECORDED ON DECEMBER 14, 1948 IN BOOK 1035, PAGE 595 OF OFFICIAL RECORDS. AFFECTING PARCEL 2.

(4) AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSED AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 13, 1960 AS INSTRUMENT NO. 105220. AFFECTING PARCEL 2.

(5) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 31, 1967 AS INSTRUMENT NO. 95930. AFFECTING PARCEL 2.

(6) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 21, 1978 AS INSTRUMENT NO. 199386 OF OFFICIAL RECORDS

(7) A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED ON APRIL 30, 1991 AS INSTRUMENT NO. 142375 OF OFFICIAL RECORDS. AFFECTING PARCEL 2.

(8) AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC FOR BUNDY CANYON ROAD AND ORANGE STREET PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 9, 1995 AS INSTRUMENT NO. 186280.

(9) AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED ON MAY 15, 2007 AS INSTRUMENT NO. 2007-0322156 OF OFFICIAL RECORDS.

ENGINEERS STATEMENT

I HEREBY STATE ALL EASEMENT AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 810075962-X59 DATED OCTOBER 5, 2010, HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED.

DENNIS C. FARNSWORTH
RCE 31653 EXP. 12/31/12

DATE

REGISTERED PROFESSIONAL ENGINEER
DENNIS C. FARNSWORTH
No. 31653
Exp. 12/31/2012
CIVIL
STATE OF CALIFORNIA

NOTES:

1. SITE HAS NO SPECIFIC PLAN.
2. TYPE OF CONSTRUCTION IS DEFERRED.
3. PROJECT IS WITHIN LAKE ELSINORE COMMUNITY SERVICES DIST.
4. SEWER SHALL CONNECT TO EXIST. SEWER MAIN IN BUNDY CANYON ROAD.
5. SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS
6. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
7. THERE ARE NO OPEN CHANNELS, THERE IS NATURAL RAVINE.
8. THERE ARE NO EXISTING STRUCTURES AND PAVED AREAS.
9. THERE ARE NO FLAMMABLE/COMBUSTIBLE FLUIDS STORED ONSITE.
10. LANDSCAPE PLANS TO BE DEFERRED.
11. SITE HAS NO COMMON AREA, OPEN SPACES AND RECREATIONAL AREA.
12. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP.
13. SITE IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. SEPTIC SEWAGE DISPOSAL IS NOT INTENDED.
15. THE PARCEL HAS NO EXISTING WELL ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.

PREPARED DATE: FEBRUARY 2, 2012
REVISION DATE:

NOTES:

GROSS ACREAGE:	10.26 ACRES
NET ACREAGE:	9.50 ACRES
EXISTING ZONING:	C-P-S SCENIC HIGHWAY COMMERCIAL
PROPOSED ZONING:	C-P-S SCENIC HIGHWAY COMMERCIAL
SPECIFIC PLAN:	NONE
COMMUNITY PLAN:	SOUTHWEST AREA
IMPROVEMENT SCHEDULE:	"E"
FLOOD ZONE:	"C", PANEL NO. 2070C, COMMUNITY NO. 060245, NOVEMBER 20,1996
ASSESSOR'S PARCEL #:	367-100-024 & 367-100-026
TOWNSHIP AND RANGE:	T6S, R4W, SEC. 26

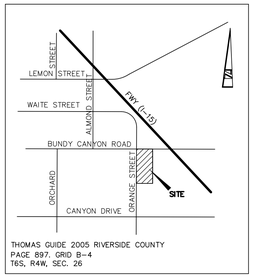
SCALE: 1"=40'

40 0 40 80 120

Scale 1" = 40'

LEGEND

LA	LANDSCAPE AREA
BW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
	TOP OF SLOPE
2 1	RATE OF SLOPE
	TOE OF SLOPE
	EXISTING CONTOUR
—S—	EXISTING SEWER
—W—	EXISTING WATER
	EXISTING FIRE HYDRANT
	PROPOSED CURB OUTLET
	FINISH CONTOURS
	RELINQUISHED RIGHTS OF ACCESS PER INST. #199386, RECORDED SEPT. 21, 1978



THOMAS GUIDE 2005 RIVERSIDE COUNTY
PAGE 897, GRID B-4
T6S, R4W, SEC. 26

VICINITY MAP

NTS

PARKING TABLE:

STANDARD PARKING STALL:	26 SPACES
HANDICAP PARKING STALL:	4 SPACES
TOTAL PARKING STALL:	30 SPACES
STANDARD PARKING STALL:	66 SPACES
HANDICAP PARKING STALL:	4 SPACES
TOTAL PARKING STALL:	70 SPACES
STANDARD PARKING STALL:	200 SPACES
HANDICAP PARKING STALL:	0 SPACES
TOTAL PARKING STALL:	200 SPACES
STANDARD PARKING STALL:	44 SPACES
HANDICAP PARKING STALL:	4 SPACES
TOTAL PARKING STALL:	48 SPACES
STANDARD PARKING STALL:	44 SPACES
HANDICAP PARKING STALL:	4 SPACES
TOTAL PARKING STALL:	48 SPACES
STANDARD PARKING STALL:	4 SPACES
HANDICAP PARKING STALL:	0 SPACES
TOTAL PARKING STALL:	4 SPACES
STANDARD PARKING STALL:	51 SPACES
HANDICAP PARKING STALL:	2 SPACES
TOTAL PARKING STALL:	48 SPACES

COMMUNITY SERVICES DISTRICT

LAKE ELSINORE COMMUNITY DISTRICT
(909)674-3124

UTILITY PURVEYORS

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
(909)674-3146

ELSINORE VALLEY MUNICIPAL WATER DISTRICT SEWER
(909)674-3146

SOUTHERN CALIFORNIA EDISON COMPANY
1(800)655-4555

SOUTHERN CALIFORNIA GAS COMPANY
1(800)472-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

VERIZON
1(800)483-4000

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
(909)674-7731

TOPOGRAPHY SOURCE

FROM FIELD SURVEY PERFORMED
JULY 2001 BY:
LAND DEVELOPMENT DESIGN CORP.

APPLICANT:

J.L. MANAGEMENT CO.
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

OWNER:

ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466
FAX (909) 930-1468
PLANNING
CIVIL
SURVEYING

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:

DENNIS C. FARNSWORTH
R.C.E. 31653 LIC. EXP. 12/31/2012 DATE

APPROVED BY:

DATE

SITE PLAN (PARCEL MAP 30522)

OWNER:
ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

SITE:
SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD

DATE: 02/02/12	JOB NO. 3504
DRAWN BY: VAP	SCALE 1"=40'
DESIGNED BY: --	SHEET 1 OF 1 SHEETS
CHECKED BY: KJR	