

GENERAL NOTES:

1. THERE ARE NO NATIVE PLANTS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PARKING LOT. WE CAN UTILIZE THE FRONT LANDSCAPING AREA TO SATISFY OUR LANDSCAPE REQUIREMENTS.
2. A BIOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NATIVE PLANT PLAN IS NOT NECESSARY.
3. APPROX. EARTHWORK QUANTITIES: 51 CY CUT & 715 CY FILL; EXPORT 0 CY & IMPORT 664 CY (PER PRELIMINARY GRADING PLAN).
4. EXISTING UTILITIES: EXISTING UTILITIES SHOWN ARE TO FIELD VERIFIED AT TIME OF CONSTRUCTION, REMAIN AND BE PROTECTED IN PLACE.
5. FEMA MAPPING: THERE ARE NO FEMA MAPPING ZONE LIMITS ON THE PROJECT SITE. THE SITE IS CLASSIFIED AS ZONE X PER FEMA MAP 06071C8120H, EFFECTIVE 8/28/2008.

EASEMENT NOTES:

10. AN EASEMENT AND RIGHT OF WAY TO THE UNITED STATES OF AMERICA FOR ELECTRIC POWER TRANSMISSION LINES AND A SERVICE ROAD FOR MILITARY PURPOSES OVER AND ACROSS SAID LAND, AS SET OUT IN NOTICE OF LIS PENDENS, RECORDED OCTOBER 03, 1952, IN BOOK 3032, PAGE 128, OFFICIAL RECORDS, AND ALSO SET OUT IN AMENDED NOTICE OF LIS PENDENS, RECORDED NOVEMBER 25, 1955, IN BOOK 3798, PAGE 1, OFFICIAL RECORDS, GIVING NOTICE OF AN ACTION IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, CASE NO. 14526NW, CIVIL AND FURTHER QUITCLAIMED TO ELECTRIC POWER COMPANY BY DOCUMENT RECORDED IN BOOK 5702, PAGE 300, OFFICIAL RECORDS.
11. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, RECORDED 12/08/57 IN BOOK 4387, PAGE 7 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (CANNOT BE LOCATED FROM RECORD)
13. AN EASEMENT FOR EITHER OR BOTH CONDUITS OR POLE LINES OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06/03/63 IN BOOK 5921, PAGE 148 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
14. AN EASEMENT FOR GAS PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06/20/63 IN BOOK 5932, PAGE 945 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
15. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 07/19/63 IN BOOK 5951, PAGE 979 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
16. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 07/25/63 IN BOOK 5955, PAGE 474 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
17. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 12/12/63 IN BOOK 6047, PAGE 68 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
18. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/14/85 AS INSTRUMENT NO. 85-196802 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)
20. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF TOWN OF YUCCA VALLEY, PER PARCEL MAP NO. 14329 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
21. AN EASEMENT FOR RECIPROCAL ACCESS, PARKING, UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN OR DEDICATED ON PARCEL MAP NO. 14329 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS FOR THE USE AND BENEFIT ALL THE PARCELS ON SAID PARCEL MAP)
22. ABUTTER'S RIGHT OF INGRESS AND EGRESS TO OR FROM TWENTYNINE PALMS HIGHWAY, EXCEPT THE ACCESS OPENINGS, HAVE BEEN DEDICATED ON PARCEL MAP NO. 14329 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO.
24. AN EASEMENT FOR AVIGATION AND NOISE PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF YUCCA VALLEY AIRPORT DISTRICT, RECORDED 03/23/92 AS INSTRUMENT NO. 92-173408 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)
26. AN EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, REC'D 10/28/92 AS INST. NO. 92-447605, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT CANNOT BE LOCATED FROM RECORD)
27. AN EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, REC'D 03/03/93 AS INST. NO. 93-099511, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO.
28. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108987, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
29. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108989, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
30. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108990, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
31. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108991, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO.
32. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108992, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)

LEGAL DESCRIPTION:

BEING PARCEL 7 OF PARCEL MAP NO. 14239, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 166, PAGES 70 THROUGH 73 OF PARCELS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 7:

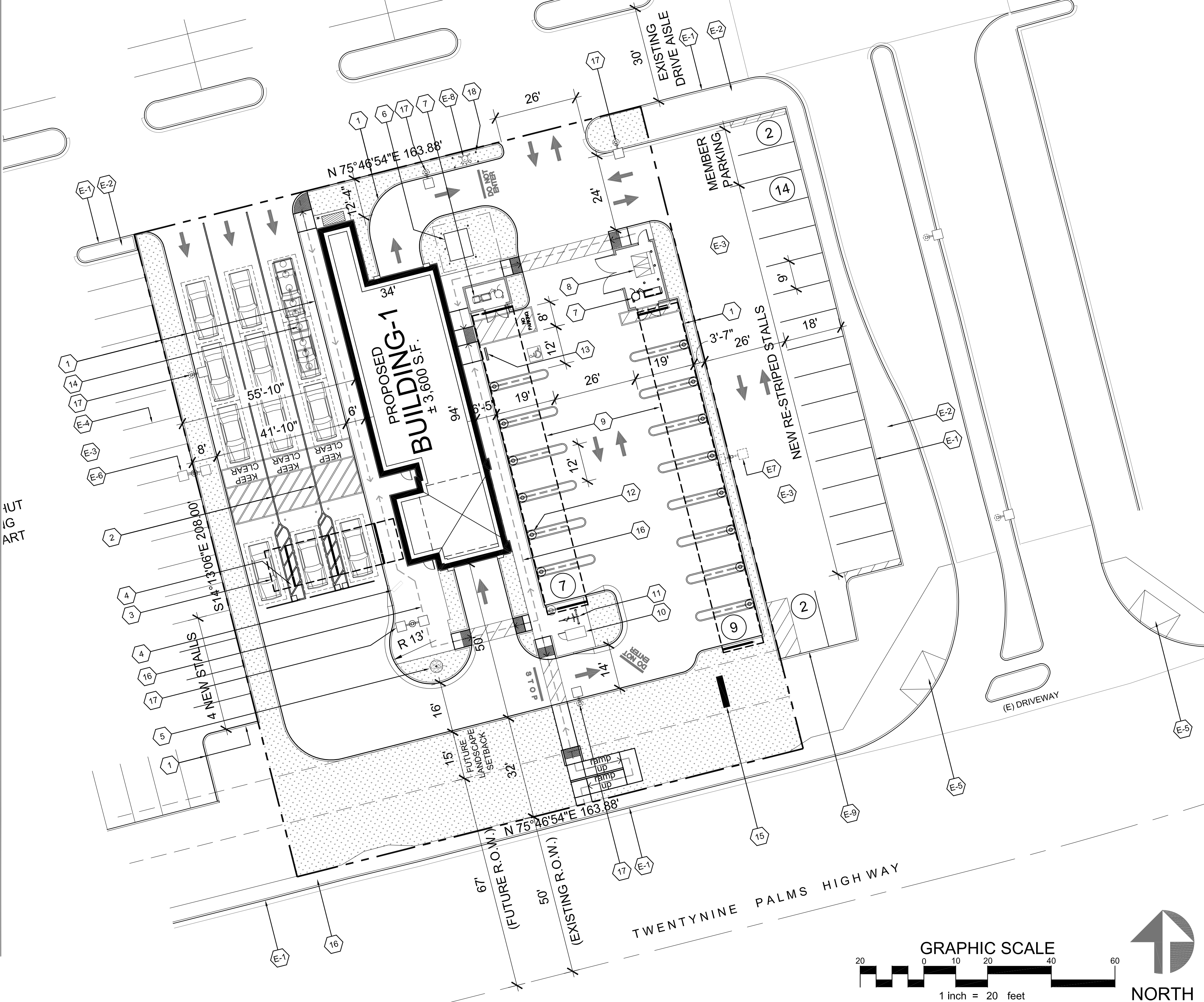
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 7, NORTH 14°13'06" WEST, A DISTANCE OF 208.00 FEET, TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTHERLY LINE SAID PARCEL 7, NORTH 75°46'54" EAST, A DISTANCE OF 164.00 FEET, ON THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE EASTERLY LINE SAID PARCEL 7, SOUTH 14°13'06" EAST, A DISTANCE OF 208.00 FEET, ON THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTHERLY LINE SAID PARCEL 7, WEST 75°46'54" WEST, A DISTANCE OF 164.00 FEET, ON THE TRUE POINT OF BEGINNING.

CONTAINING 0.78 ACRE MORE OR LESS.



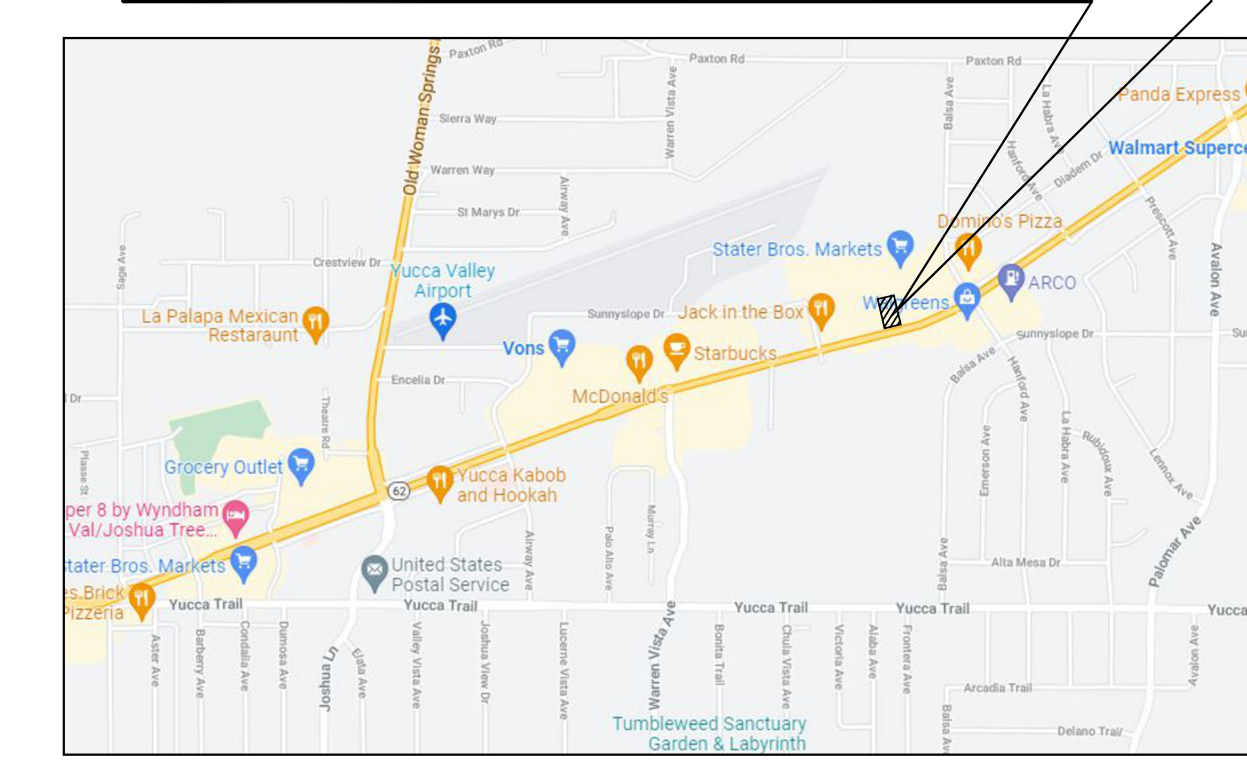
KEYNOTES

- (E-1) (E) CONC. CURB, GUTTER & SIDEWALK TO REMAIN.
- (E-2) (E) LANDSCAPING TO REMAIN
- (E-3) (E) AC PAVING TO REMAIN.
- (E-4) (E) PARKING LOT STRIPING TO REMAIN.
- (E-5) (E) CONC. RAMP TO REMAIN
- (E-6) (E) LIGHT POLE TO REMAIN
- (E-7) (E) LIGHT POLE TO BE REMOVE
- (E-8) (E) FIRE HYDRANT TO REMAIN
- (E-9) (E) CONC. CURB TO BE REMOVE
- 1 NEW 6" CONC. CURB
- 2 PAINTED MARKINGS
- 3 PAY CANOPY
- 4 DISPLAY PRICE SIGN
- 5 30 FT. FLAG POLE
- 6 TRANSFORMER
- 7 VACUUM EQUIPMENT ENCLOSURE
- 8 TRASH ENCLOSURE
- 9 13' WIDE VACUUM CANOPY
- 10 BIKE LOCKER
- 11 BIKE RACK
- 12 TRASH RECEPTACLE, TYP.
- 13 WHEEL STOP, TYP.
- 14 UNDERGROUND CLARIFIER
- 15 NEW MONUMENT SIGN
- 16 PEDESTRIAN PATH OF TRAVEL
- 17 NEW LIGHT STANDARD
- 18 NEW BOLLARDS

SITE DATA

ADDRESS	58024 TWENTYNINE PALMS HIGHWAY YUCCA VALLEY, CALIFORNIA 92284
APN :	0601-402-16
LEGAL DESCRIPTION:	PARCEL 7, P.M. NO 14239
ZONING:	C-N-NEIGHBORHOOD COMMERCIAL
EXST. LAND USE:	PARKING LOT
GENERAL PLAN:	COMERCIAL
SITE AREA:	0.78 ACRES (34,087 S.F.)
BUILDING AREA	
AREA:	3,600 S.F.
LOT COVERAGE	10.5%
PARKING PROVIDED	
	1 ACCESSIBLE STALLS
	15 DRYING STALLS
	16 TOTAL
LANDSCAPE AREA	
LANDSCAPE AREA	7,814 S.F.
LANDSCAPE %	22.9% (15% REQ.)

N.W.C. OF TWENTYNINE PALMS HIGHWAY & BALS A AVENUE, YUCCA VALLEY, CA



VICINITY MAP
NOT TO SCALE