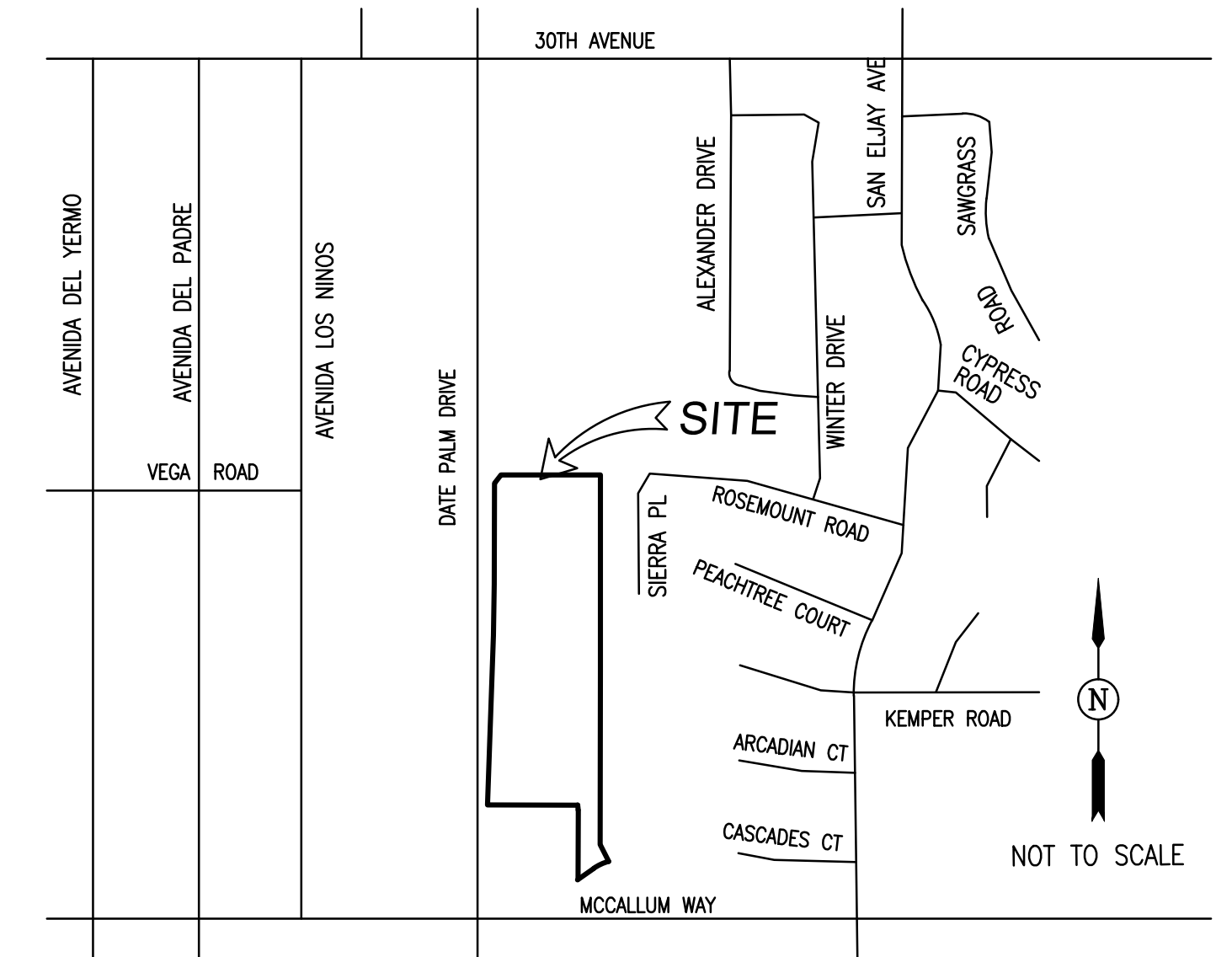
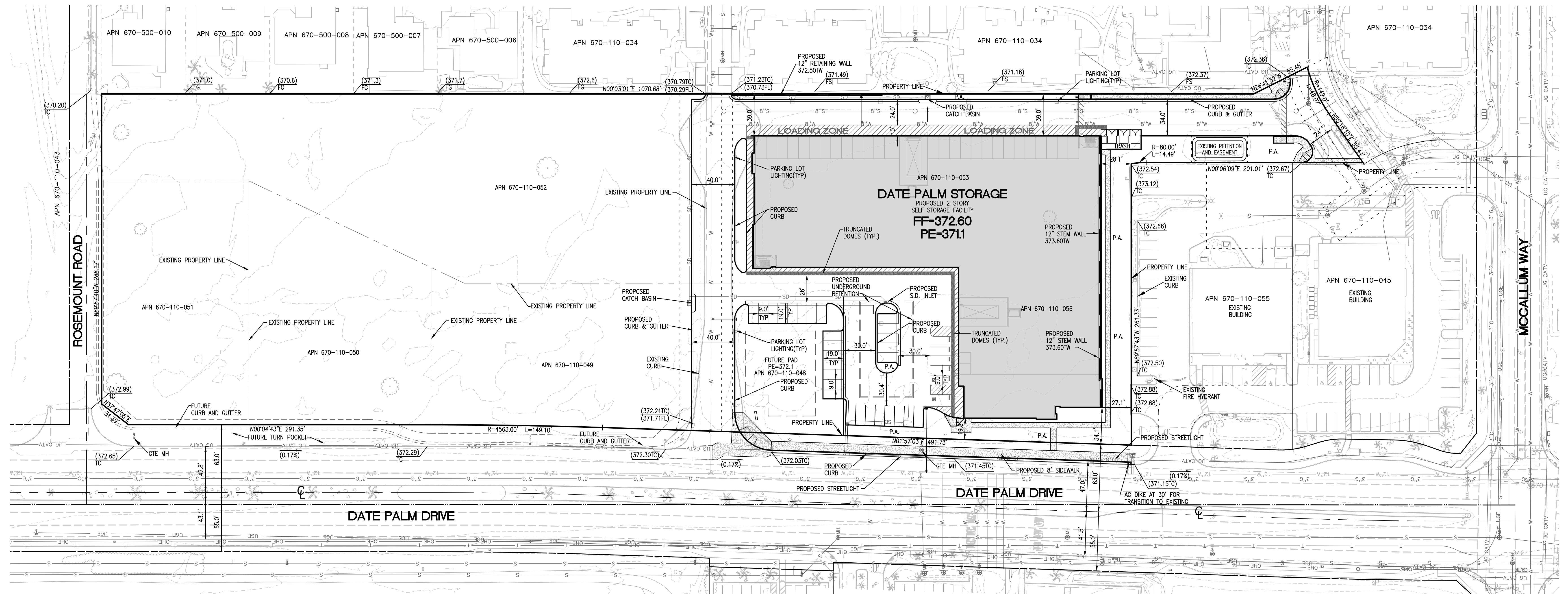


PRELIMINARY SITE PLAN  
IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
PARCEL MAP NO. 35032



VICINITY MAP



UTILITIES

POWER  
SOUTHERN CALIFORNIA EDISON  
PHONE (760) 339-9232

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
PHONE (909) 335-7507

CABLE  
SPECTRUM CABLEVISION  
PHONE (760) 346-3714

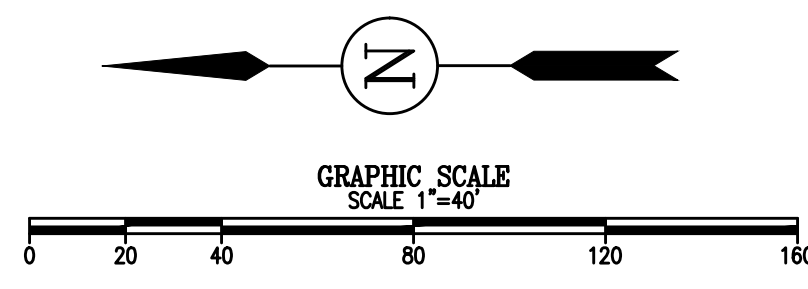
TELEPHONE  
FRONTIER COMMUNICATIONS  
PHONE (760) 864-1726

SEWER  
COACHELLA VALLEY WATER DISTRICT  
PHONE (760) 398-2651

WATER  
COACHELLA VALLEY WATER DISTRICT  
PHONE (760) 398-2651

LEGEND

--- EASEMENT LINE  
--- RIGHT OF WAY LINE  
--- EXISTING CENTERLINE  
--- EXISTING GAS LINE  
--- EXISTING WATER LINE  
--- EXISTING SEWER LINE  
--- EXISTING UNDERGROUND TELEPHONE LINE  
--- EXISTING OVERHEAD ELECTRIC LINE  
--- PROPOSED WATER LINE  
--- PROPOSED SEWER LINE  
--- PROPOSED STORM DRAIN LINE



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CATHEDRAL CITY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
PARCEL 8 OF LOT LINE ADJUSTMENT NO. 2014-477 RECORDED OCTOBER 7, 2014 AS DOCUMENT NO. 2014-0392265, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL 3 OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 234 PAGES 13 THROUGH 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.  
TOGETHER WITH THE NORTH 21.65 FEET OF PARCEL 2 OF PARCEL MAP NO. 35032 FILED IN BOOK 234, PAGES 13 THROUGH 15, INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY AND STATE.

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APPLICANT

TERRACE GROUP HOLDINGS, LLC  
c/o JASON BORG CEO  
EMAIL: jason@threemilehollow.com  
1800 NORTH VINE ST  
LOS ANGELES, CA 90028  
CELL: (516) 448-1115

ENGINEER/PLANNER

THE ALTUM GROUP  
JAMES BAZUA, PE  
EMAIL: JAMES.BAZUA@THEALTUMGROUP.COM  
MR. RICH MALACOFF  
EMAIL: RICH.MALACOFF@THEALTUMGROUP.COM  
44-600 VILLAGE COURT, SUITE 100  
PALM DESERT, CA 92260  
TEL: (760) 346-4750  
FAX: (760) 340-0089

PROPERTY OWNERS

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c/o JASON BORG CEO  
EMAIL: jason@threemilehollow.com  
1800 NORTH VINE ST  
LOS ANGELES, CA 90028  
CELL: (516) 448-1115

ASSESSOR'S PARCEL NO's

670-110-048, 670-110-049, 670-110-050, 670-110-051,  
670-110-052, 670-110-053, AND 670-110-056

SITE ADDRESS

VACANT LAND

SITE AREA TABULATION

PARCEL AREA (GROSS)	312,383 S.F.	7.17 AC.
ROW DEDICATION	0 S.F.	0.00 AC.
PARCEL AREA (NET)	312,383 S.F.	7.17 AC.
LANDSCAPE AREA	15,151 S.F.	0.35 AC.

SITE COVERAGES

BUILDING AREA	19%
PAVED PARKING/ACCESS	32%
LANDSCAPE AREA	44%
RETENTION AREA	5%
TOTAL AREA	100%

Jul 11, 2024

PREPARED BY:  
**The Altum Group**  
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

44-600 Village Court, Suite 100  
Palm Desert, CA 92260  
t.760.346.4750 f.760.340.0089  
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CITY OF CATHEDRAL CITY, CALIFORNIA

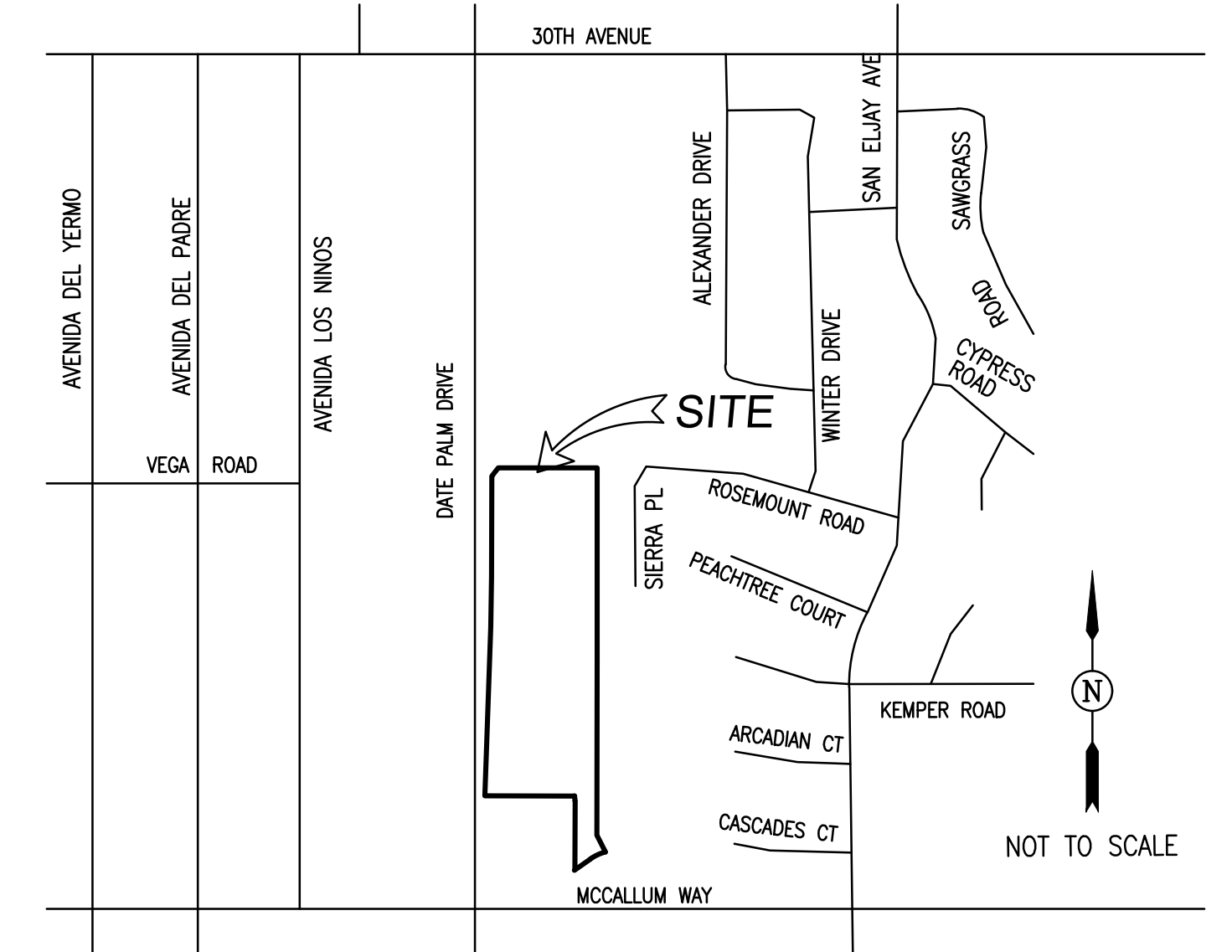
PRELIMINARY SITE PLAN

FOR: DATE PALM DRIVE AND ROSEMOUNT ROAD

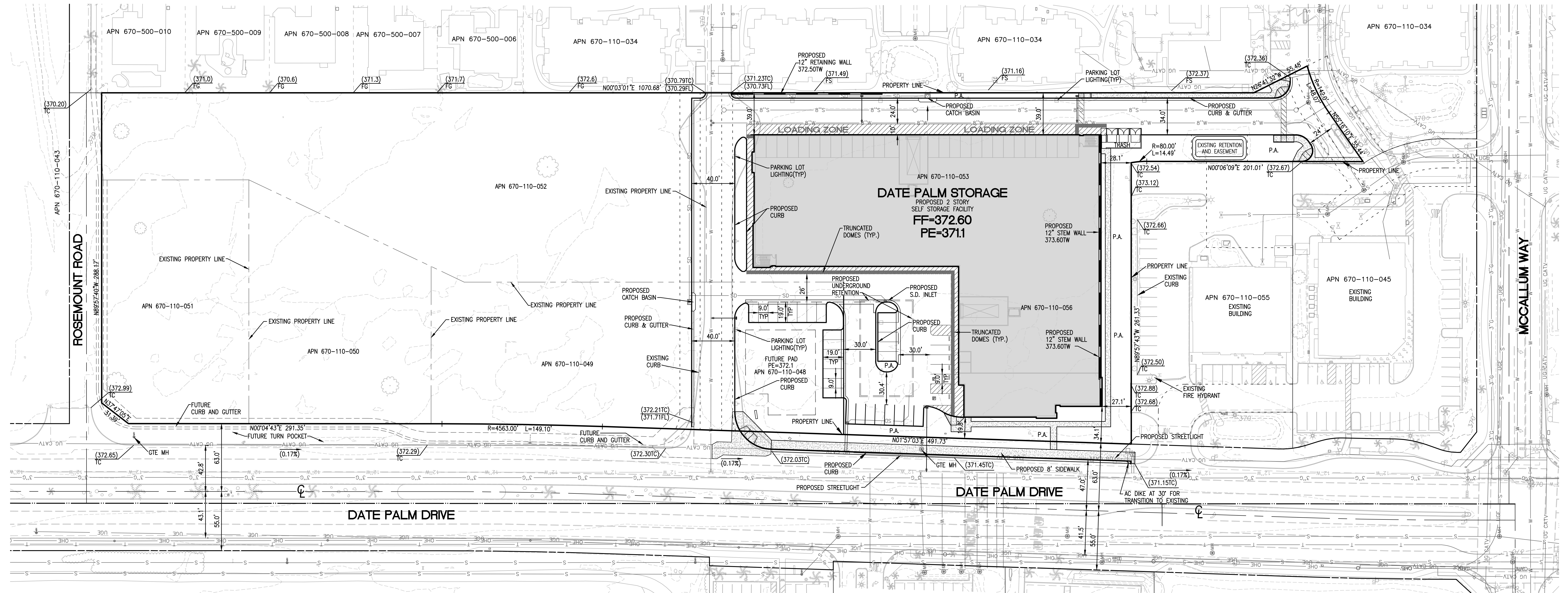
SHEET NO.

C1

PRELIMINARY SITE PLAN  
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PARCEL MAP NO. 35032



VICINITY MAP



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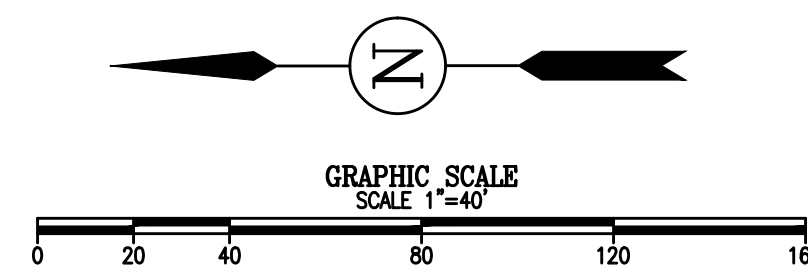
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C1