

# TENTATIVE PARCEL MAP FOR POWER CENTER

- NOTES:**
- TOTAL NO. OF NEW PARCELS: 15
  - EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHY BY LAND DEVELOPMENT DESIGN COMPANY ON 2-14-2014.
  - THE PROPERTY LIES WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) FROM FEMA COMMUNITY PANEL NO. 9065020070 EFFECTIVE DATE SEPTEMBER 26, 2009.
  - THE BENCHMARK IS THE RIVNY CL OFFSET MON SET 2 1/2" BRASS CAP IN POURED IN PLACE CONC CIL STAMPED AS SHOWN "R.A. 100' N RIVNY STA 54+53.00 + ELEV 997.27 1994 LS 5397"
  - ZONING AND GENERAL PLAN DESIGNATION: EXISTING=INDUSTRIAL.
  - DEVELOPER IS TO CONSTRUCT OFFSITE WATER LINE, SEWER LINE AND SOUTHERLY HALF OF SECOND STREET IMPROVEMENTS.
  - DEVELOPER TO CONSTRUCT ONSITE WATER LINE FOR DEDICATION TO THE CITY.
  - ONSITE EASEMENT TO CITY FOR WATER LINE TO BE DEDICATED ON FINAL PARCEL MAP.
  - PROPOSED ONSITE SEWER SYSTEM WILL BE CONNECTED TO THE EXISTING PUBLIC 18" SEWER MAIN IN THE SEWER TREATMENT PLANT ACCESS ROAD NORTH OF SECOND ST.
  - DEVELOPER CONSTRUCT ONSITE PRIVATE SEWER LINES TO CONNECT TO CITY SEWERS.
  - DEVELOPER TO CONSTRUCT ONSITE PRIVATE STORM DRAIN SYSTEM TO DISCHARGE TO NEW RIVER. STORM DRAIN SYSTEM IN THIS PROJECT MAP IS DESIGNED TO COLLECT DRAINAGE FROM AREAS WESTERLY TO ALL AMERICAN CANAL.
  - DEVELOPER TO CONSTRUCT AND DEDICATE TO CITY TRAFFIC SIGNAL FACILITIES AT TWO LOCATIONS.
  - EXTENSIVE LANDSCAPING WILL BE PROVIDED THROUGHOUT THE SITE AND WILL INCLUDE BEST AREAS FOR PEDESTRIANS, STREET PARKWAY AND PARKING LOTS WILL HAVE SHADE TREE PLANTING.
  - ONSITE TROLLEY SERVICE IS TO BE PROVIDED.
  - PARKING LOTS WILL HAVE ROADWAYS FOR CIRCULATION OF VEHICLES. SERVICE VEHICLES WILL USE REAR SOUTHERLY 30 FOOT WIDE DRIVEWAY FOR LOADING AREA.
  - PEDESTRIAN SIGNALIZATION AND SIGNAGE WILL BE USED.
  - TRAFFIC SIGNALS WILL BE SYNCHRONIZED ON STREETS IMPACTED BY THE DEVELOPMENT.
  - ENERGY EFFICIENCY MEASURES WILL BE USED.
  - BURROWING OIL SURVEY WILL BE MADE.
  - AS NEEDED PERMITS WILL BE OBTAINED FOR WATER QUALITY AND STREAM BED ISSUES.
  - SHOULD CULTURAL MATERIALS OR SKELETAL REMAINS BE FOUND, APPROPRIATE MEASURES WILL BE TAKEN.
  - AT LEAST SEVENTY-FIVE PERCENT OF RECYCLABLE MATERIALS AND CONSTRUCTION WASTE WILL BE RECYCLED.
  - CONSTRUCTION BEST MANAGEMENT PRACTICES MEASURES (BMP'S) WILL BE USED.
  - PRIOR TO DEMOLITION PERMIT ISSUANCE ASBESTOS AND LEAD BASED PAINT SURVEYS WILL BE CONDUCTED.
  - PROJECT WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH LOCAL AND STATE NPDES REGULATIONS.
  - LANDSCAPING/IRRIGATION PLANS WILL BE IN CONFORMANCE WITH STATE AND LOCAL REGULATIONS INCLUDING REDUCTION OF WILDLIFE ATTRACTANTS.
  - PROJECT WILL BE SUBMITTED IMPERIAL COUNTY AIRPORT LAND USE COMMISSION FOR REVIEW AND NOTIFIED TO FAA.
  - COVERED/SELF CLOSING TRASH ENCLOSURES WILL BE USED IN PROJECT.
  - APPLICABLE DIRECT IMPACT MITIGATION MEASURES WILL BE USED.
  - DEVELOPER WILL PAY APPLICABLE MITIGATION FEES AND/OR CONSTRUCTION MITIGATION OFFSITE IMPROVEMENTS.
  - DEVELOPER WILL MAKE ARRANGEMENTS FOR INSTALLATION OF DRY UTILITIES.
  - DEVELOPER WILL PREPARE CONDITIONS, COVENANTS, AND RESTRICTIONS TO ADDRESS MUTUAL ACCESS, DRAINAGE, AND UTILITY USES.
  - PARCELS 1, 4, 5 AND 8 WILL BE PLACED INTO A PARKING DISTRICT.
  - LOT A TO BE DEDICATED TO THE CITY OF CALEXICO FOR ROAD PURPOSES.

**CURVE DATA**

NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	04°05'24"	800.00'	28.57'	57.11'
2	01°58'55"	800.00'	13.84'	27.67'
3	01°59'28"	800.00'	13.90'	27.80'
4	12°43'41"	800.00'	88.23'	177.72'
5	00°00'00"	30.00'	30.00'	47.12'
6	27°01'17"	120.00'	28.83'	57.47'
7	27°28'21"	120.00'	29.30'	57.47'
8	19°25'28"	100.00'	16.82'	33.32'
9	09°25'58"	100.00'	8.40'	16.75'
10	19°25'28"	100.00'	16.82'	33.32'

**LEGAL DESCRIPTION:**

THAT PORTION OF SECTIONS 15 AND 22, TOWNSHIP 17 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

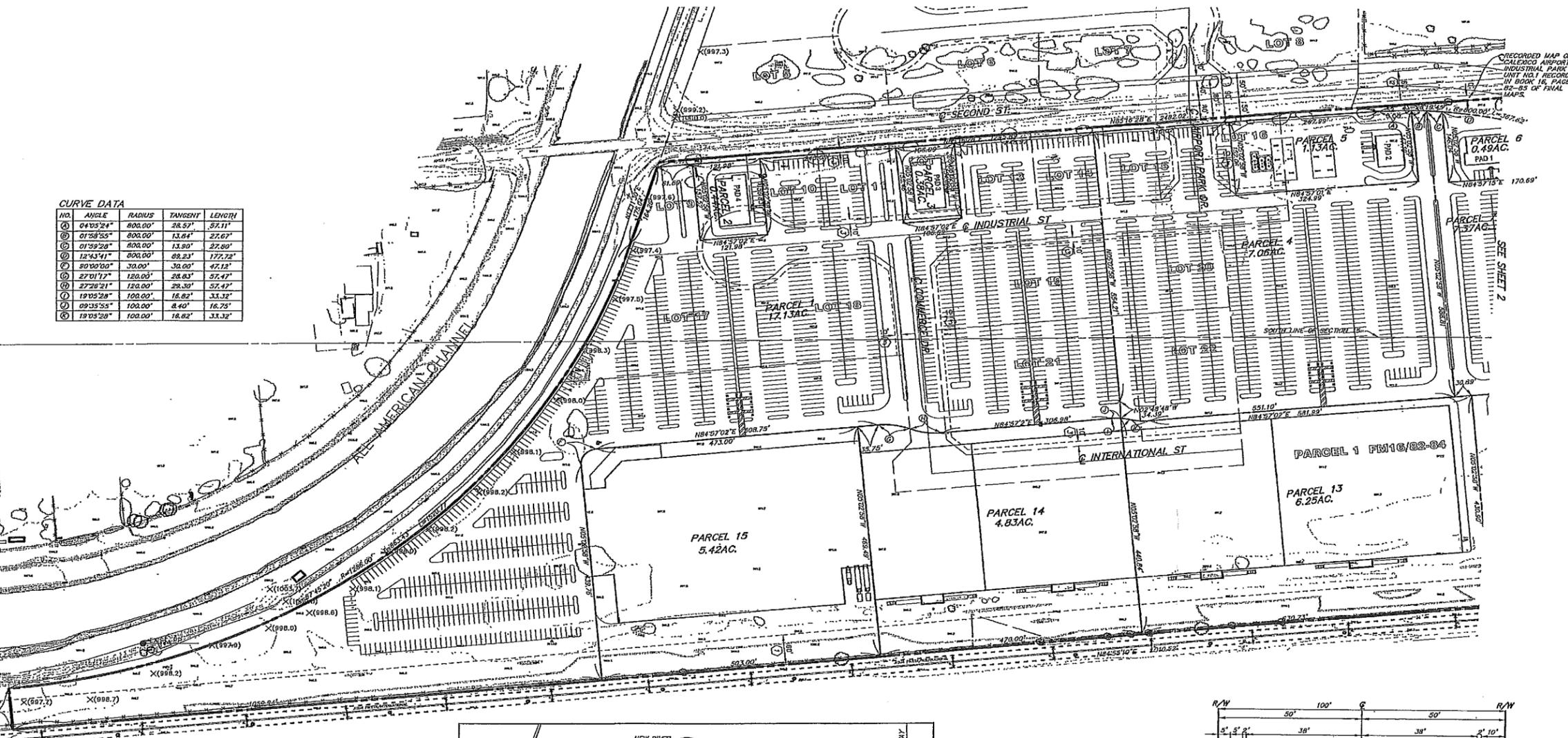
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°06'51" WEST 338.90 FEET ALONG THE EAST LINE OF SECTION 22 TO THE INTERNATIONAL BOUNDARY LINE BETWEEN THE UNITED STATES AND MEXICO; THENCE SOUTH 85°02'05" WEST ALONG SAID INTERNATIONAL BOUNDARY LINE 1,200.00 FEET; THENCE NORTH 03°31'07" WEST, 1,088.83 FEET TO THE CENTER OF COUNTY ROAD; THENCE ALONG THE CENTER LINE OF THE COUNTY ROAD; THENCE ALONG THE CENTER LINE OF THE COUNTY ROAD ON THE FOLLOWING COURSES:

NORTH 85°42'53" EAST, 675.41 FEET; THENCE NORTH 89°19'10" EAST 1982.52 FEET; THENCE NORTH 84°17'59" EAST, 213.66 FEET; THENCE ALONG A CURVE CONVEX TO THE SOUTH, HAVING A RADIUS OF 750 FEET THROUGH A CENTER ANGLE OF 21°23'00" FOR A DISTANCE OF 200.01 FEET TO THE INTERSECTION OF THE COUNTY ROAD WITH THE EAST LINE OF SECTION 15; THENCE DEPARTING THE COUNTY ROAD, SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SECTION 15, A DISTANCE OF 680.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 1 AND LOTS 9 TO 23, INCLUSIVE, OF CALEXICO AIRPORT INDUSTRIAL PARK UNIT NO. 1, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 16, PAGE 82 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

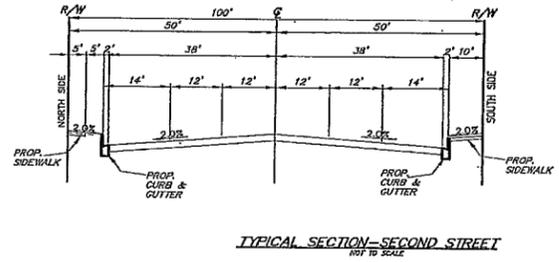
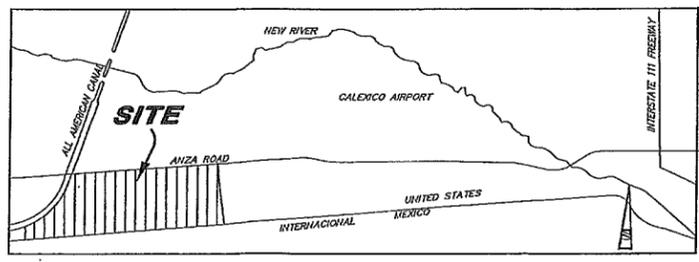
EXCEPTING THEREFROM OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON SAID SURFACE FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY JOSEPH P. COLE AND JUANITA L. COLE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/8 INTEREST, JOSEPH P. COLE, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/8 INTEREST, RICHARD P. VAREL, AS HIS SEPARATE PROPERTY, AN UNDIVIDED 1/8 INTEREST, MARY VAREL, AS HER SEPARATE PROPERTY, AN UNDIVIDED 1/8 INTEREST IN DEED RECORDED SEPTEMBER 14, 1990 AS FILE NO. 9001489 IN BOOK 1656, PAGE 1263 OF OFFICIAL RECORDS.

- ASSESSOR'S PARCEL NUMBER:**
- 058-824-032-000
  - 058-824-033-000
  - 058-824-001-000
  - 058-824-002-000
  - 058-824-003-000
  - 058-824-004-000
  - 058-824-005-000
  - 058-824-006-000
  - 058-824-007-000
  - 058-824-008-000
  - 058-824-009-000
  - 058-825-001-000
  - 058-825-002-000
  - 058-825-001-000
  - 058-826-001-000
- EASEMENTS:**
- AN EASEMENT FOR THE CONSTRUCTION OF SAID FENCE AND INCIDENTAL STRUCTURES AND FOR USE AS A PATROL, ACCESS AND MAINTENANCE ROAD AND RIGHT-OF-WAY FOR A CANAL AND NECESSARY APPURTENANCES RECORDED MAY 24, 1949 IN BOOK 747 PAGE 435, O.R.
  - AN EASEMENT FOR PUBLIC HIGHWAY PER DEED RECORDED SEPTEMBER 4, 1990 IN BOOK 1656, PAGE 88, O.R.
  - AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP OF CALEXICO AIRPORT INDUSTRIAL PARK UNIT NO.1 RECORDED IN BOOK 16, PAGE 82-85 OF FINAL MAPS.



- UTILITY PROVIDERS:**
- WATER:** CITY OF CALEXICO, 608 NEBER AVENUE, CALEXICO, CALIFORNIA 92231 (760) 768-2189
  - STORM DRAIN:** CITY OF CALEXICO, 608 NEBER AVENUE, CALEXICO, CALIFORNIA 92231 (760) 768-2189
  - SEWER:** CITY OF CALEXICO, 608 NEBER AVENUE, CALEXICO, CALIFORNIA 92231 (760) 768-2189
  - ELECTRIC:** IMPERIAL IRRIGATION DISTRICT, 1659 W. MAIN ST., EL CENTRO, CALIFORNIA 92231 (760) 337-9290
  - GAS:** THE GAS COMPANY, 602 E. ROSS RD., EL CENTRO, CALIFORNIA 92243 (909) 335-7755
  - CABLE:** TIME WARNER CABLE, 608 NEBER AVENUE, CALEXICO, CALIFORNIA 92231 (760) 768-2180
  - TELEPHONE:** AT&T, 1029 S. 2ND STREET, EL CENTRO, CALIFORNIA 92243 (760) 337-3358

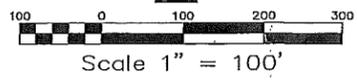
**OWNER/DEVELOPER**  
 BORDERTOWN INVESTMENTS  
 9034 W. SUNSET BLVD  
 WEST HOLLYWOOD, CA 90069  
 (310) 247-0900



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



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF: BRANDON U. FARNSWORTH R.C.E. 31653 LIC. EXP. 12/31/16 DATE 6/17/15
		APPROVED BY:
		DATE

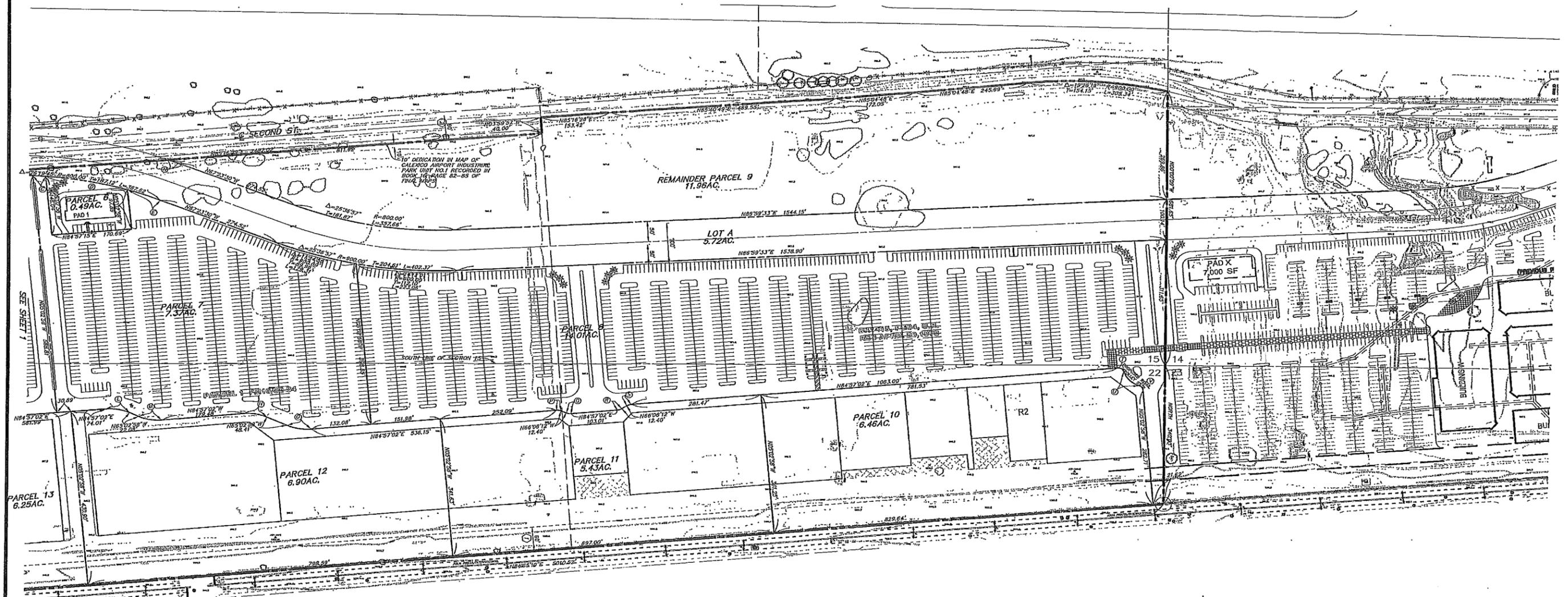


## TENTATIVE PARCEL MAP

**SITE:** ANZA ROAD, CALEXICO, CA 92231  
**PREPARED FOR:** BORDERTOWN INVESTMENTS, 9034 W. SUNSET BLVD, WEST HOLLYWOOD, CA 90069, (310) 247-0900

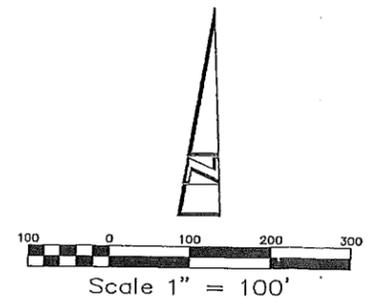
**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
 2313 E. Philadelphia St., Ste. F, Ontario, CA 91761  
 (909) 830-1468 • FAX (909) 930-1468  
 PLANNING • CIVIL • SURVEYING  
 DATE: 6/17/15 JOB NO.: 4988  
 DRAWN BY: SCALE  
 DESIGNED BY: 1"=100'  
 CHECKED BY: SHEET 1 OF 2 SHEETS  
 DCF

# TENTATIVE PARCEL MAP FOR POWER CENTER



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⑤	30°00'00"	100.00'	26.79'	52.36'
⑥	30°00'00"	100.00'	26.79'	52.36'
⑦	20°58'47"	20.00'	5.16'	10.10'
⑧	28°58'47"	20.00'	5.16'	10.10'
⑨	28°58'47"	20.00'	5.16'	10.10'
⑩	28°58'47"	20.00'	5.16'	10.10'
⑪	79°54'40"	12.00'	10.05'	16.74'
⑫	53°58'22"	50.79'	26.77'	49.22'
⑬	66°03'43"	12.00'	7.80'	13.84'



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 Dennis C. Farnsworth  
 R.C.E. 31653 LIC. EXP. 12/31/16 DATE  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**TENTATIVE PARCEL MAP**  
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 ANZA ROAD  
 CALEXCO, CA 92231

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
 2313 E. Philadelphia St., Ste. F  
 Ontario, CA 91761  
 (909) 930-1469 • FAX (909) 930-1468

DATE:	JOB NO.
6/17/15	4988
DRAWN BY:	SCALE:
ARR	1"=100'
DESIGNED BY:	SHEET
	2
CHECKED BY:	OF
OCF	2 SHEETS

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