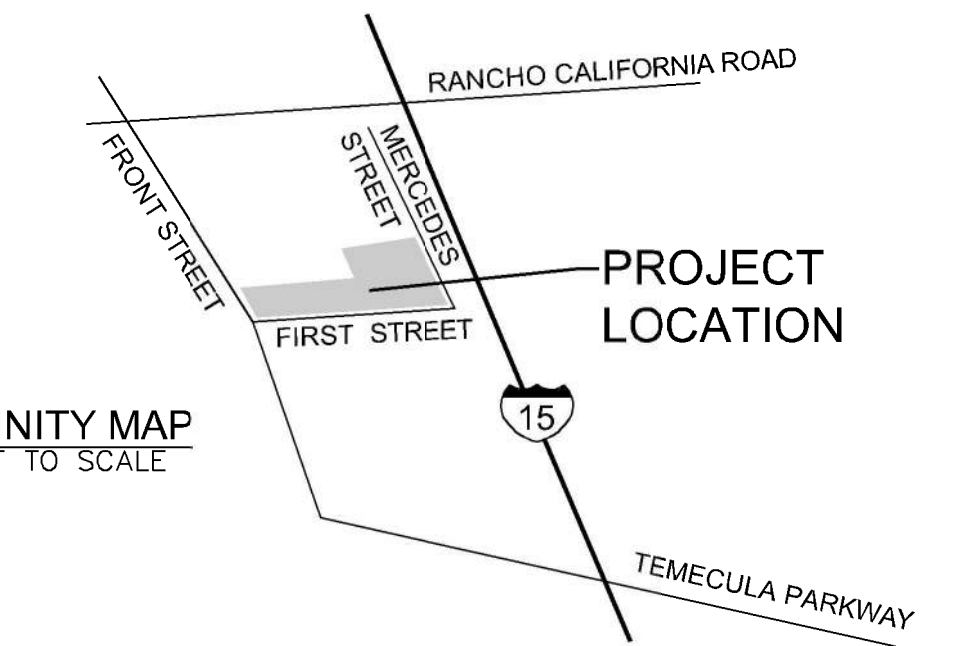


TENTATIVE PARCEL MAP NO. 38349

BEING A SUBDIVISION OF LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, TOWN OF TEMECULA AND BLOCK 17 VACATED ALLEYWAY AND PORTIONS OF FRONT STREET AND MERCEDES STREET (VACATED) PER M.B. 15/726, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA



OWNER

STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
ATTN: MR. STEVE KIM

CIVIL ENGINEER

VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
ATTN: MR. JEFF MEITER

LEGAL DESCRIPTION

LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

PROJECT LOCATION

APNS: 922-072-005, -007, -010, -011, -013, -016, -018, -020, -021 & -023
ADDRESS: NE CORNER OF FRONT STREET AND FIRST STREET, TEMECULA, CA

ZONING

SPECIFIC PLAN (SP5) DOWNTOWN CORE/HOTEL OVERLAY

GENERAL PLAN

SPECIFIC PLAN IMPLEMENTATION

SURVEYOR'S NOTES

[XXX.XX] RECORD INFORMATION PER RS 71/1
[XXX.XX] RECORD INFORMATION PER RS 112/23

SURVEYOR'S NOTES

EXISTING EASEMENTS

- AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF GTE CALIFORNIA, RECORDED 05/30/1990 AS INST. NO. 90-195837, O.R.
- AN EASEMENT FOR SIGN, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ADAMS ADVERTISING, RECORDED 08/14/1989 AS INST. NO. 89-274094, O.R.
- AN EASEMENT FOR POLES AND ANCHORS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED 09/21/1917 AS BOOK 470, PAGE 14, OF DEEDS **NOT PLOTTABLE**
- AN EASEMENT FOR POLES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED 06/29/1922 AS BOOK 571, PAGE 157, OF DEEDS **NOT PLOTTABLE**

PROPOSED EASEMENTS

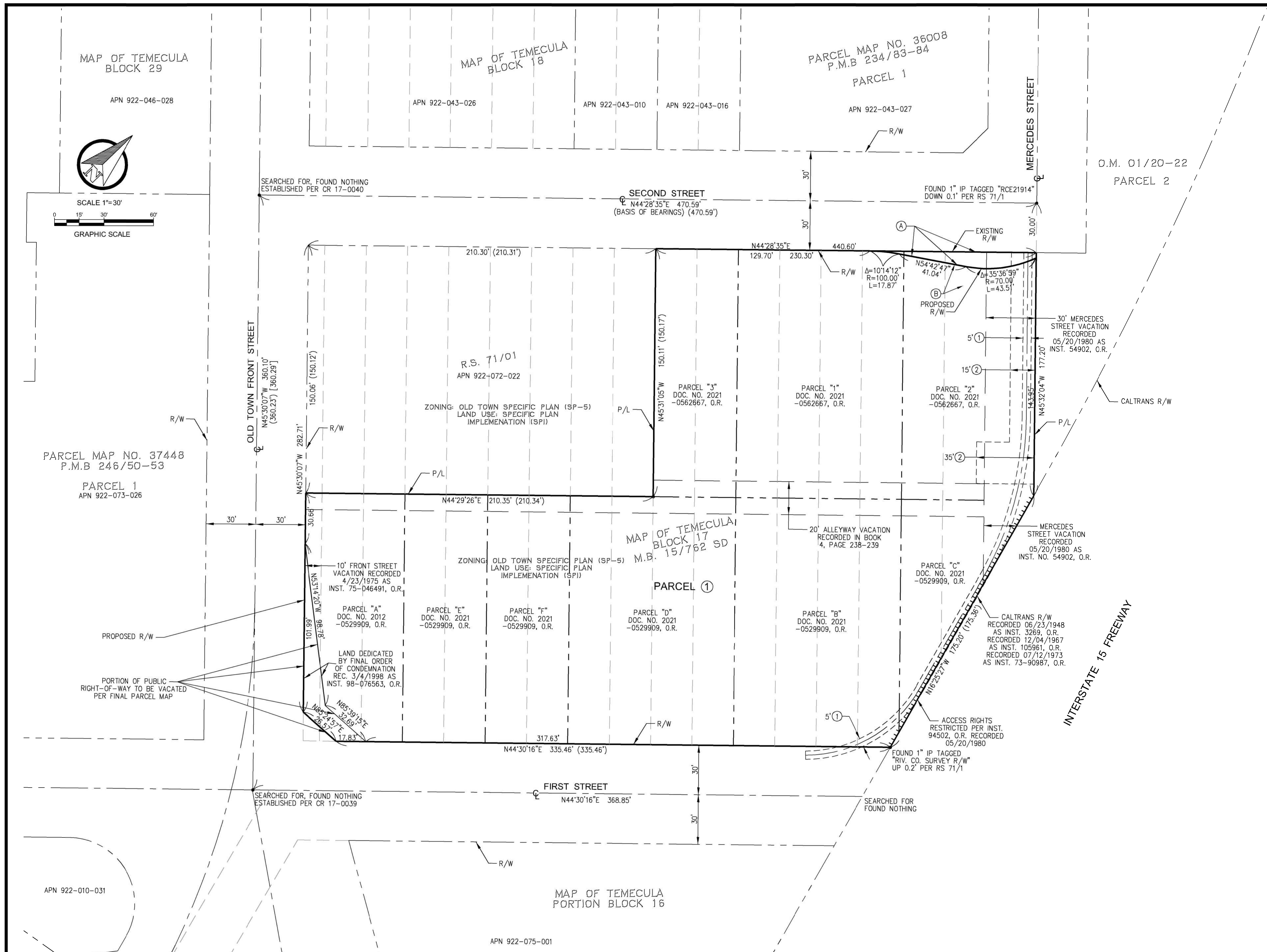
- AN EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC STREET AND UTILITY PURPOSES
- AN EASEMENT DEDICATED TO RANCHO CALIFORNIA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES

BASIS OF BEARINGS

THE CENTERLINE OF SECOND STREET, SHOWN AS NORTH 44°28'35" EAST ON R.S. 71/1, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

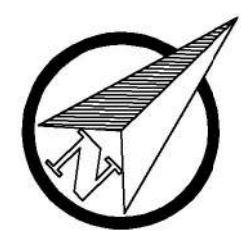
UTILITY PURVEYORS

WATER SERVICE	NATURAL GAS SERVICE	SEWER SERVICE	TELEPHONE SERVICE	ELECTRIC SERVICE	CABLE TELEVISION SERVICE
RANCHO CALIFORNIA WATER 42135 WINCHESTER ROAD TEMECULA, CA 92590 (951) 296-6900	SOUTHERN CALIFORNIA GAS COMPANY 962 N. MOUNTAIN AVENUE ONTARIO, CA 91762 (800) 427-2200	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92570 (951) 928-3777	FRONTIER 280 S. LOCUST STREET POMONA, CA 91766 (909) 397-0042	SOUTHERN CALIFORNIA EDISON COMPANY 24467 PRELIPP ROAD WILDOMAR, CA 92595 (800) 611-1911	TIME WARNER COMMUNICATIONS 212 S. INDIAN HILL BOULEVARD CLAREMONT, CA 91711 (800) 892-4357



MAP OF TEMECULA BLOCK 29

APN 922-046-028



SCALE 1"=30'
GRAPHIC SCALE

MAP OF TEMECULA BLOCK 18

APN 922-043-026

APN 922-043-010

APN 922-043-016

PARCEL MAP NO. 36008
P.M.B. 234/83-84

PARCEL 1

APN 922-043-027

MERCEDES STREET

D.M. 01/20-22
PARCEL 2

SECOND STREET
N44°28'35"E 470.59'
(BASIS OF BEARINGS) (470.59')

FOUND 1" IP TAGGED "RCE21914"
DOWN 0.1' PER RS 71/1

R.S. 71/01
APN 922-072-022

ZONING: OLD TOWN SPECIFIC PLAN (SP-5)
LAND USE: SPECIFIC PLAN IMPLEMENTATION (SPI)

PARCEL MAP NO. 37448
P.M.B. 246/50-53

PARCEL 1
APN 922-073-026

OLD TOWN FRONT STREET
N45°30'07"W 360.10'
(360.23')

MAP OF TEMECULA BLOCK 17
M.B. 15/726 SD
PARCEL 1

ZONING: OLD TOWN SPECIFIC PLAN (SP-5)
LAND USE: SPECIFIC PLAN IMPLEMENTATION (SPI)

PARCEL "A"
DOC. NO. 2012
-0529909, O.R.

PARCEL "E"
DOC. NO. 2021
-0529909, O.R.

PARCEL "F"
DOC. NO. 2021
-0529909, O.R.

PARCEL "D"
DOC. NO. 2021
-0529909, O.R.

PARCEL "B"
DOC. NO. 2021
-0529909, O.R.

PARCEL "C"
DOC. NO. 2021
-0529909, O.R.

CALTRANS R/W
RECORDED 06/23/1948
AS INST. 3269, O.R.
RECORDED 12/04/1967
AS INST. 105961, O.R.
RECORDED 07/12/1973
AS INST. 73-90387, O.R.

INTERSTATE 15 FREEWAY

FIRST STREET
N44°30'16"E 368.85'

SEARCHED FOR, FOUND NOTHING
ESTABLISHED PER CR 17-0039

SEARCHED FOR
FOUND NOTHING

APN 922-010-031

MAP OF TEMECULA PORTION BLOCK 16

APN 922-075-001

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACCD	DATE	BENCH MARK
Contractor						
Inspector						
Date Completed						



Designed By: DH
Drawn By: JH
Checked By: JDM

VALUED ENGINEERING, INC
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786
PHONE: (909) 982-4601

Plans Prepared Under Supervision Of
VALUED
Date: _____
R.C.E. No. 64696

RECOMMENDED BY: _____ DATE: _____
ACCEPTED BY: _____ DATE: _____
PATRICK THOMAS, P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
R.C.E. No. 44223

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

TENTATIVE PARCEL MAP NO. 38349
PARCELS AND EASEMENTS
TEMECULA RESORT AND SPA
FRONT ST. TEMECULA, CA 92592

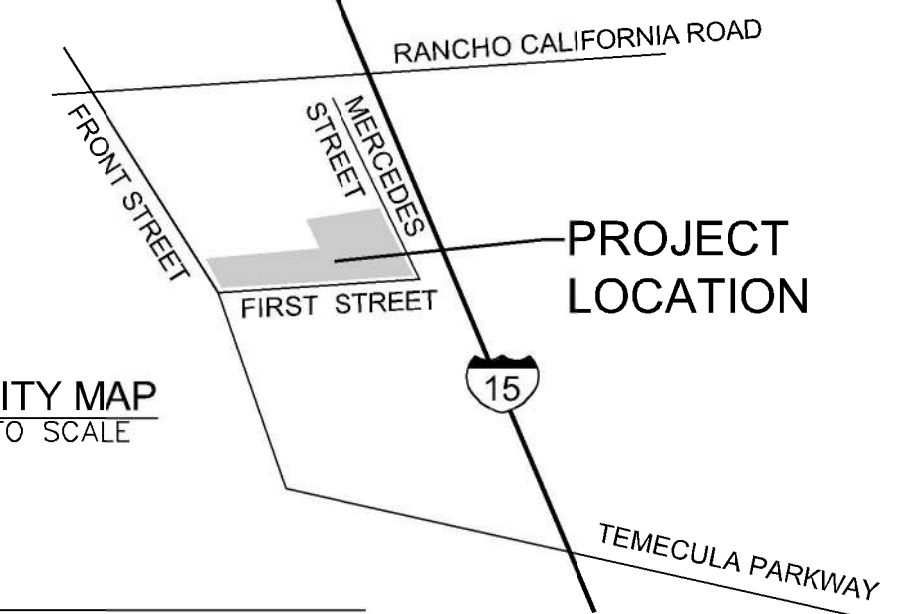
Drawing No. **TPM-1A**
Sheet 1 of 3

PA22-0037 SUBMITTAL #6

P:\0985\1482101\CA01\SHEETS\PLANNING\CP-05_TPM_38349.dwg:JDM
Sheet Thu, Feb 20, 2025, 3:43pm

TENTATIVE PARCEL MAP NO. 38349

BEING A SUBDIVISION OF LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, TOWN OF TEMECULA AND BLOCK 17 VACATED ALLEYWAY AND PORTIONS OF FRONT STREET AND MERCEDES STREET (VACATED) PER M.B. 15/726, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA



OWNER

STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
ATTN: MR. STEVE KIM

LEGAL DESCRIPTION

LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

CIVIL ENGINEER

VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
ATTN: MR. JEFF MEITER

PROJECT LOCATION

APNS: 922-072-005, -007, -010, -011, -013, -016, -018, -020, -021 & -023
ADDRESS: NE CORNER OF FRONT STREET AND FIRST STREET, TEMECULA, CA

ZONING

SPECIFIC PLAN (SP5) DOWNTOWN CORE/HOTEL OVERLAY

GENERAL PLAN

SPECIFIC PLAN IMPLEMENTATION

SITE SUMMARY

GROSS ACRES: 2.136 ACRES
STREET DEDICATION: -0.013 ACRES
STREET VACATION: +0.024 ACRES
NET ACRES: 2.146 ACRES
OF PARCELS: 1

SURVEYOR'S NOTES

(XXX.XX") RECORD INFORMATION PER RS 71/1
(XXX.XX") RECORD INFORMATION PER RS 112/23

SURVEYOR'S NOTES

EXISTING EASEMENTS

- AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF GTE CALIFORNIA, RECORDED 05/30/1990 AS INST. NO. 90-195837, O.R.
- AN EASEMENT FOR SIGN, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ADAMS ADVERTISING, RECORDED 08/14/1989 AS INST. NO. 89-274094, O.R.
- AN EASEMENT FOR POLES AND ANCHORS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED 09/21/1917 AS BOOK 470, PAGE 14, OF DEEDS **NOT PLOTTABLE**
- AN EASEMENT FOR POLES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED 06/29/1922 AS BOOK 571, PAGE 157, OF DEEDS **NOT PLOTTABLE**

PROPOSED EASEMENTS

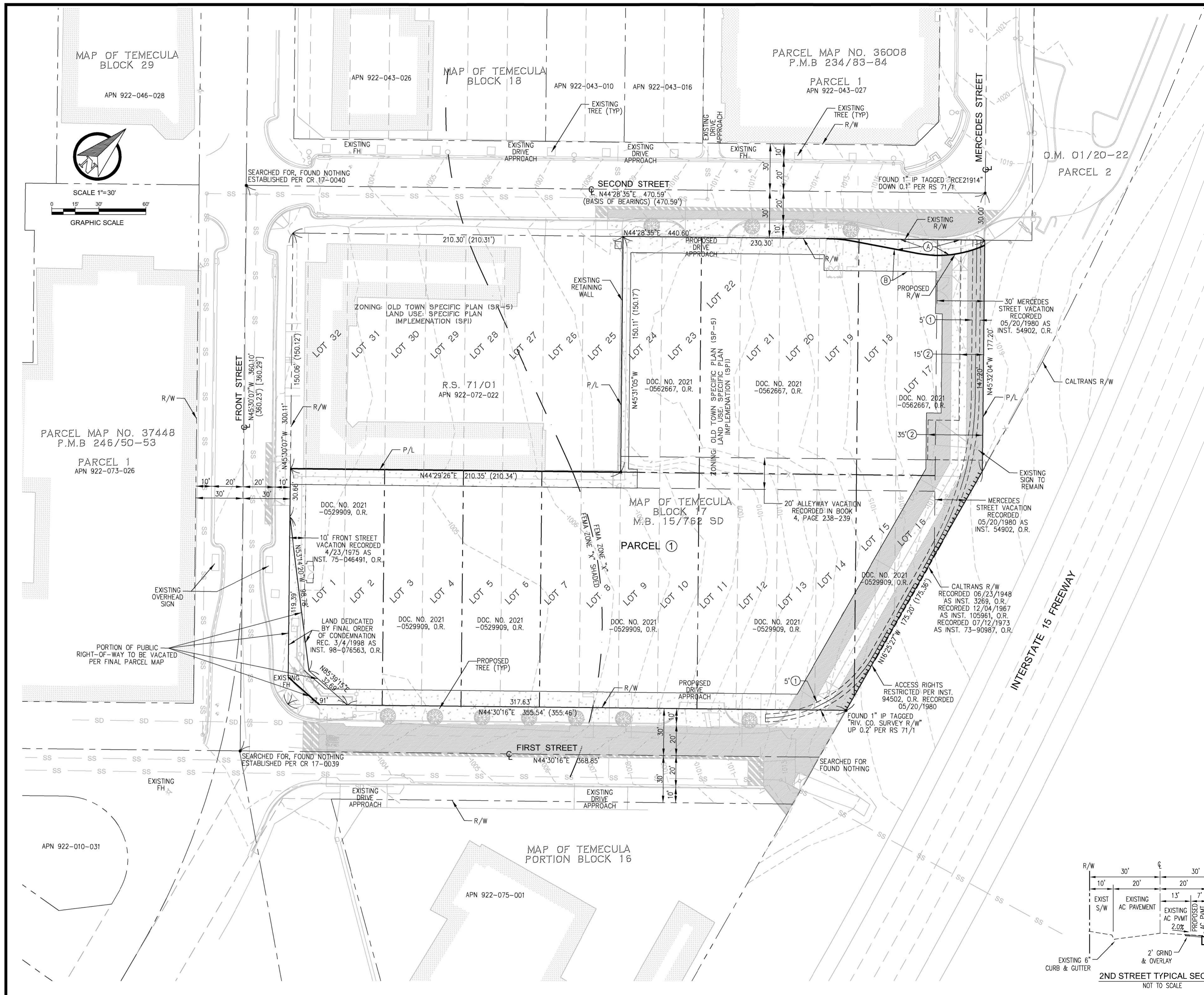
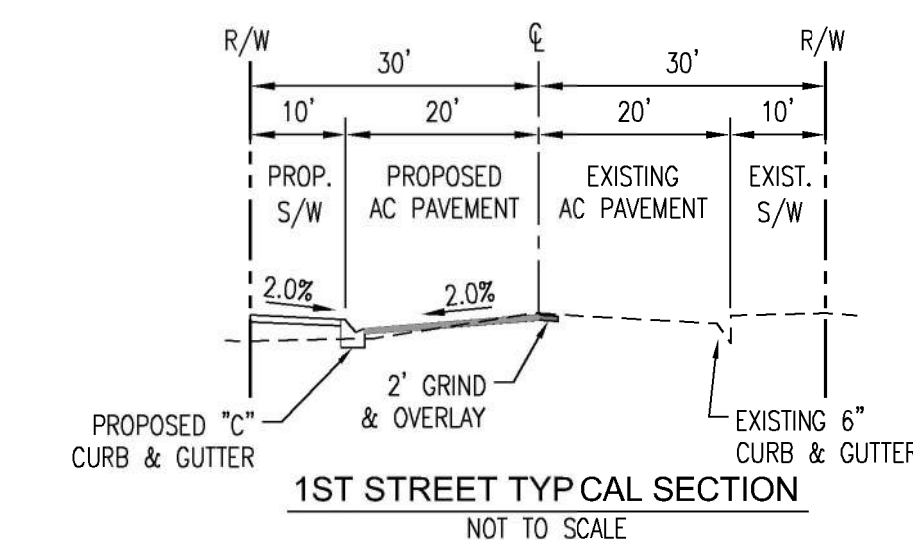
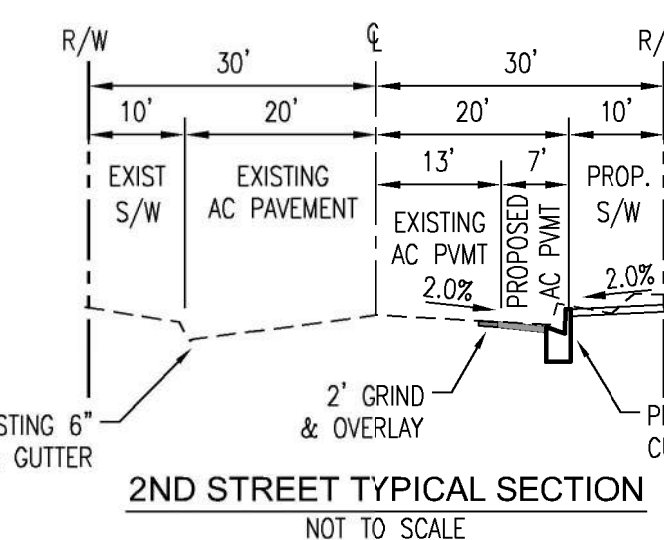
- AN EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC STREET AND UTILITY PURPOSES
- AN EASEMENT DEDICATED TO RANCHO CALIFORNIA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES

BASIS OF BEARINGS

THE CENTERLINE OF SECOND STREET, SHOWN AS NORTH 44°28'35" EAST ON R.S. 71/1, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY PURVEYORS

WATER SERVICE	RANCHO CALIFORNIA WATER	NATURAL GAS SERVICE	SOUTHERN CALIFORNIA GAS COMPANY
	42135 WINCHESTER ROAD TEMECULA, CA 92590 (951) 296-6900		962 N. MOUNTAIN AVENUE ONTARIO, CA 91762 (800) 427-2200
SEWER SERVICE	EASTERN MUNICIPAL WATER DISTRICT	TELEPHONE SERVICE	FRONTIER
	2270 TRUMBLE ROAD PERRIS, CA 92570 (951) 928-3777		280 S. LOCUST STREET POMONA, CA 91766 (909) 397-0042
ELECTRIC SERVICE	SOUTHERN CALIFORNIA EDISON COMPANY	CABLE TELEVISION SERVICE	TIME WARNER COMMUNICATIONS
	24487 PRELIPP ROAD WILDOMAR, CA 92595 (800) 611-1911		212 S. INDIAN HILL BOULEVARD CLAREMONT, CA 91711 (800) 892-4357

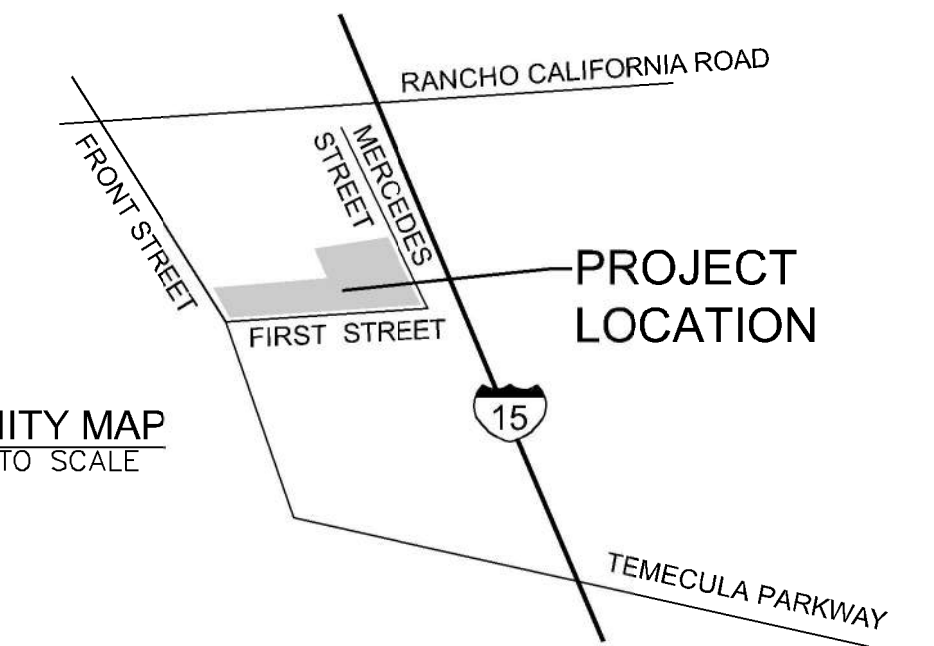


CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACCD	DATE	BENCH MARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS TENTATIVE PARCEL MAP NO. 38349 EXHIBIT B TEMECULA RESORT AND SPA FRONT ST. TEMECULA, CA 92592 PA22-0037 SUBMITTAL #6	Drawing No.
Contractor							Horizontal		DH	JH	JDM	ACCEPTED BY:	DATE:		TPM-1B Sheet 2 of 3
Inspector							Vertical			Plans Prepared Under Supervision Of VALUED ENGINEERING, INC CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 600 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786 PHONE: (909) 982-4601			PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223		
Date Completed															

P:\095\1482101\CAD\SHETS\PLANNING\CP-06_TPM_38349.dwg:dst
 S:\cadd\thm\Feb-2023-31.dgn

TENTATIVE PARCEL MAP NO. 38349

BEING A SUBDIVISION OF LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, TOWN OF TEMECULA AND BLOCK 17 VACATED ALLEYWAY AND PORTIONS OF FRONT STREET AND MERCEDES STREET (VACATED) PER M.B. 15/726, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA



OWNER

STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
ATTN: MR. STEVE KIM

LEGAL DESCRIPTION

LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

CIVIL ENGINEER

VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
ATTN: MR. JEFF MEITER

PROJECT LOCATION

APNS: 922-072-005, -007, -010, -011, -013, -016, -018, -020, -021 & -023
ADDRESS: NE CORNER OF FRONT STREET AND FIRST STREET, TEMECULA, CA

ZONING

SPECIFIC PLAN (SP5) DOWNTOWN CORE/HOTEL OVERLAY

SITE SUMMARY

GROSS ACREAGE: 2.136 ACRES
STREET DEDICATION: -0.013 ACRES
STREET VACATION: +0.024 ACRES
NET ACREAGE: 2.146 ACRES
OF PARCELS: 1

GENERAL PLAN

SPECIFIC PLAN IMPLEMENTATION

SURVEYOR'S NOTES

(XXX.XX') RECORD INFORMATION PER RS 71/1
[XXX.XX'] RECORD INFORMATION PER RS 112/23

SURVEYOR'S NOTES

EXISTING EASEMENTS

- AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CTE CALIFORNIA, RECORDED 05/30/1990 AS INST. NO. 90-195837, O.R.
- AN EASEMENT FOR SIGN, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ADAMS ADVERTISING, RECORDED 08/14/1989 AS INST. NO. 89-274094, O.R.
- AN EASEMENT FOR POLES AND ANCHORS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED 09/21/1917 AS BOOK 470, PAGE 14, OF DEEDS **NOT PLOTTABLE**
- AN EASEMENT FOR POLES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED 06/29/1922 AS BOOK 371, PAGE 157, OF DEEDS **NOT PLOTTABLE**

PROPOSED EASEMENTS

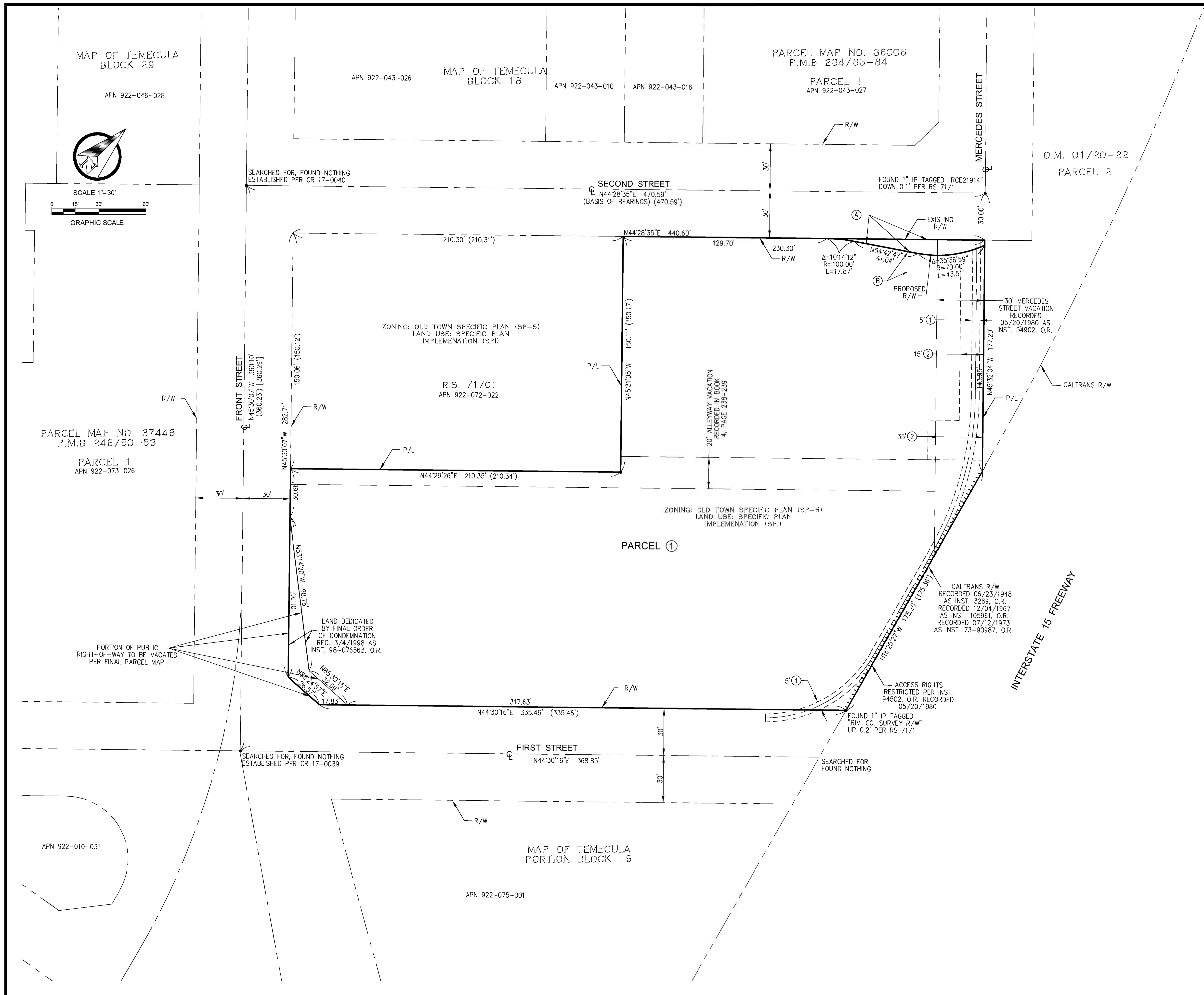
- AN EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC STREET AND UTILITY PURPOSES
- AN EASEMENT DEDICATED TO RANCHO CALIFORNIA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES

BASIS OF BEARINGS

THE CENTERLINE OF SECOND STREET, SHOWN AS NORTH 44°28'35" EAST ON R.S. 71/1, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY PURVEYORS

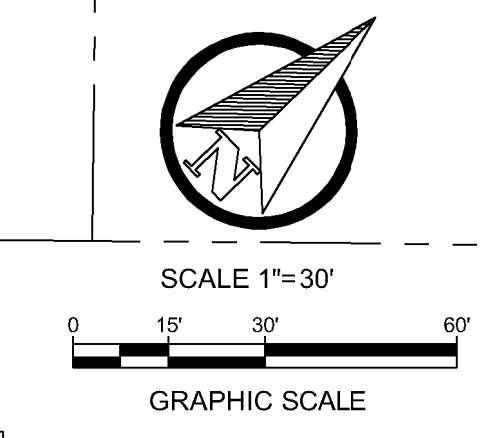
WATER SERVICE	RANCHO CALIFORNIA WATER 42135 WINCHESTER ROAD TEMECULA, CA 92590 (951) 296-6900	NATURAL GAS SERVICE	SOUTHERN CALIFORNIA GAS COMPANY 962 N. MOUNTAIN AVENUE ONTARIO, CA 91762 (800) 427-2200
SEWER SERVICE	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBULL ROAD PERRIS, CA 92570 (951) 928-3777	TELEPHONE SERVICE	FRONTIER 280 S. LOCUST STREET POMONA, CA 91766 (909) 397-0042
ELECTRIC SERVICE	SOUTHERN CALIFORNIA EDISON COMPANY 24487 PRELIPP ROAD WILDOMAR, CA 92595 (800) 611-1911	CABLE TELEVISION SERVICE	TIME WARNER COMMUNICATIONS 212 S. INDIAN HILL BOULEVARD CLAREMONT, CA 91711 (800) 892-4357



MAP OF TEMECULA BLOCK 29
APN 922-046-028

MAP OF TEMECULA BLOCK 18
APN 922-043-025 APN 922-043-010 APN 922-043-016

PARCEL MAP NO. 36008
P.M.B 234/83-84
PARCEL 1
APN 922-043-027



PARCEL MAP NO. 37448
P.M.B 246/50-53
PARCEL 1
APN 922-073-026

PARCEL 1
APN 922-073-026

ZONING: OLD TOWN SPECIFIC PLAN (SP-5)
LAND USE: SPECIFIC PLAN IMPLEMENTATION (SPI)

R.S. 71/01
APN 922-072-022

ZONING: OLD TOWN SPECIFIC PLAN (SP-5)
LAND USE: SPECIFIC PLAN IMPLEMENTATION (SPI)

PARCEL ①

PORTION OF PUBLIC RIGHT-OF-WAY TO BE VACATED PER FINAL PARCEL MAP

LAND DEDICATED BY FINAL ORDER OF CONDEMNATION REC. 3/4/1998 AS INST. 98-076563, O.R.

FOUND 1" IP TAGGED "RIV. CO. SURVEY R/W" UP 0.2' PER RS 71/1

SEARCHED FOR, FOUND NOTHING ESTABLISHED PER CR 17-0039

SEARCHED FOR FOUND NOTHING

APN 922-010-031

MAP OF TEMECULA PORTION BLOCK 16
APN 922-075-001

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACCD	DATE	BENCH MARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS	Drawing No.	
Contractor							Horizontal		DH	JH	JDM				TENTATIVE PARCEL MAP NO. 38349 FINAL PARCEL CONDITION TEMECULA RESORT AND SPA FRONT ST. TEMECULA, CA 92592	SUBMITTAL #6	TPM-1C Sheet 3 of 3
Inspector						Vertical	VALUED ENGINEERING, INC CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 600 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786 PHONE: (909) 982-4601					ACCEPTED BY:	DATE:				
Date Completed													PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223				

P:\0985\1482\01\CAD\SHETS\PLANNING\CP-07_TPM_38349.dwg:JDM
S:\cadd\wil\2023-10\586m