IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 32814

ACREAGE

PARCEL 1:	19.35	AC
OUTLOT 1:	0.70	AC
OUTLOT 2:	0.69	AC
OUTLOT 3:	0.47	AC
OUTLOT 4:	0.71	AC
OUTLOT 5:	0.99	AC
OUTLOT 6:	1.02	AC
OUTLOT 7:	1.00	AC
OUTLOT 8:	0.79	AC
OUTLOT 9:	1.30	AC
GAS PARCEL:	0.71	AC

PARKING DATA

PROPOSED PARKING:

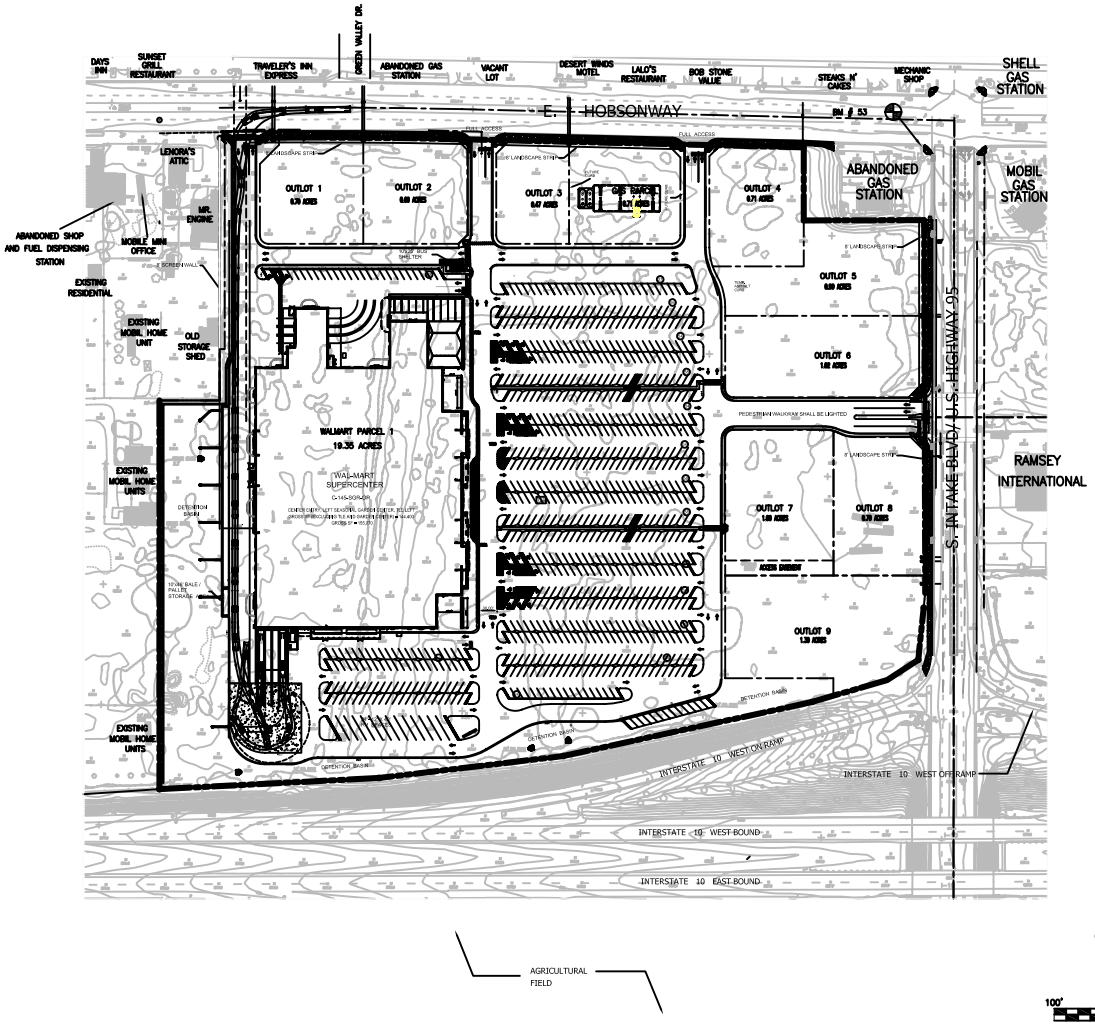
WAL-MART BUILDING	155,070 S.F.
STANDARD SPACES	718 SPACES
RV / BUS SPACES	14 SPACES
ACCESSIBLE SPACES	22 SPACES
CART CORRALS	15 SPACES
TOTAL PARKING	769 SPACES
PROPOSED PARKING RATIO	5.0/1,000 S.F.

PARKING NOTES:

1. ALL CALCULATIONS ARE BASED ON TOTAL GROSS BUILDING AREA SQUARE FOOTAGE.
2. PARCEL 1 PREFERRED PARKING (5.0/1,000S.F.)
3. PARKING LAYOUT MEETS WAL-MART STANDARDS, WHICH ARE WITHIN LOCAL REQUIREMENTS.
4. PARKING SHOWN INCLUDES 60' AND PARALLEL PARKING ALIGNMENTS.
5. TYPICAL DIMENSIONS:
   WIDTH: 9.5'
   DEPTH: 18.0'
   ONE-WAY AISLES: 20.0'
   TWO-WAY AISLES: 30.0'

ASSESSOR PARCEL NUMBERS

854-090-009
854-090-010
854-090-011
854-090-014
854-090-015
854-090-018
854-090-019
854-100-005
854-100-008
854-100-009



PROPERTY OWNER

MICHELLE AUSSERBAUER, SUCCESSOR TRUSTEE OF THE LEVIS M. BURFORD 1987 TRUST DATED 1/24/1987.

CLIENT

NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CALIFORNIA 92111

ENGINEER

THE HOLT GROUP
201 E. HOBSONWAY
BLYTHE, CA 92225

ROBERT K. HOLT, P. E.

UTILITIES

ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
TELEPHONE:	VERIZON
SEWER:	CITY OF BLYTHE
WATER:	CITY OF BLYTHE
STORM DRAIN:	CITY OF BLYTHE
TELEVISION:	CABLEVISION OF BLYTHE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 23 EAST, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

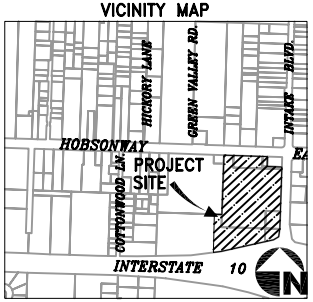
GENERAL PLAN DESIGNATION

COMMERCIAL

ZONING AND LAND USE

GC (GENERAL COMMERCIAL)

VICINITY MAP



VICINITY MAP

100' 0' 100' 200' 300'
SCALE: 1"=100'

M:\953.001E\tentative tract map 10-10-06.dwg 10/13/2006 10:20

The Holt Group
ENGINEERING · PLANNING · SURVEYING

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NO.	

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DESIGN BY: LAM
DRAWN BY: GLM
CHECKED BY: RKH

BENCH MARK: CITY OF BLYTHE BENCHMARK # 53
ELEVATION: 267.90
LOCATION: CHISELED " □ " ON TOP OF CURB 20 FEET WEST OF THE BEGINNING OF CURB RETURN AT THE SW CORNER, OF INTAKE BLVD. AND HOBSONWAY.

ROBERT K. HOLT No. 27943 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF:

ROBERT K. HOLT, P.E. — 27943 R.C.E. NO.
10/12/08 DATE — 03/31/08 REG. EXP.

WAL-MART
SHEET CONTENT: TENTATIVE TRACT MAP NO. 32814
LOCATION: BLYTHE, CA. CLIENT: NASLAND ENGINEERING

SHEET 1 OF 1 SHEETS
JOB NO. 864.001E