

March 11, 2014

To: Interested Developers

Re: Request for Interest (RFI)
Development Opportunity within the City of Temecula
Temecula, California

Greetings:

The Successor Agency to the Temecula Redevelopment Agency (Agency) is soliciting Statements of Interests (SOI) from qualified developers for a development opportunity within the City's Historic Old Town District. The development site is adjacent to the Temecula Civic Center in Old Town. The Agency owns the site and is seeking a qualified developer for the development of a mixed-use project that may include office, retail/commercial, restaurant and residential uses.

Enclosed with this letter is a Request for Interest (RFI) that includes all of the following pertinent information:

- Description of the development site
- Scope of development potential
- SOI submission requirements
- Review process and schedule
- Site Plan

All statements of interest are to be submitted no later than 5:00 pm on June 4, 2014 to the:

Successor Agency to the Temecula Redevelopment Agency
41000 Main Street
Temecula, CA 92590
Attention: City Clerk

An electronic version of this RFI can be accessed via the City's website at:

<http://bit.ly/TownSquareRFI>

Should you have questions regarding the development opportunity or this RFI, please direct them to Luke Watson, at (951)694-6415, or via e-mail at luke.watson@cityoftemecula.org.

We look forward to discussing this development opportunity with you.

Sincerely,

Armando G. Villa, AICP
Director of Community Development

**SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT
AGENCY**

**REQUEST FOR INTEREST
DEVELOPMENT OPPORTUNITY
TEMECULA, CALIFORNIA**

TOWN SQUARE MARKETPLACE



March 11, 2014

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I. INTRODUCTION

The Successor Agency to the Temecula Redevelopment Agency (SARDA), commonly referred to as (Agency), is pleased to announce the release of a Request for Interest (RFI) for an exciting acquisition and development opportunity offered within the City of Temecula's historic Old Town District.

The purpose of this RFI is to describe the mixed-use development site offered for sale or lease by the Agency in the historic Old Town District. The RFI also intends to solicit interest from developers that are qualified and capable of purchasing the site and developing a high-quality mixed-use product that will complement the existing and proposed residential, commercial, retail, and civic center uses currently in Old Town. Once statements of interest are received the Agency will then proceed to interview developers with the objective of selecting a development partner to enter into a Disposition and Development Agreement (DDA) for the ultimate purchase and development of the property.

Prospective developers are invited to submit a Statement of Interest (SOI) to the Agency detailing the developer background as well as information on pertinent qualifications, comparable project experience, project vision, conceptual architectural design, and financing plan. The Agency intends to compile a shortlist of developers, conduct a series of interviews, and ultimately select a preferred developer. The selected developer will enter into an Exclusive Negotiation Agreement (ENA) with the City of Temecula while negotiating the terms of a DDA.



II. OVERVIEW OF DEVELOPMENT OPPORTUNITY AND CITY OF TEMECULA

A. Development Opportunity

The City and former Redevelopment Agency have made significant investments in the Civic Center complex and in the Old Town District as a whole. The Town Square Marketplace development is an opportunity to develop one of the most high profile and important pieces of property within the City. The completion of this project will finish the larger Civic Center project that has been years in the making. Therefore, the selection of the right development partner for this project is of paramount importance to the Agency.

The Agency is presenting this opportunity as a fair market value fee sale transaction or ground lease through a Development Agreement for the disposition or lease of the property and construction of a mixed-use project. While it is anticipated that the project will include some combination of office, retail, restaurant and residential components, including the possibility of affordable housing, the Agency would like to encourage creative thinking and ideas to match the distinctive characteristics of the project site.

The development site is currently owned by the Agency but will be transferred to the City of Temecula as part of the Long Range Property Management Plan. The City of Temecula will be party to any all agreements for disposition and development.

B. Town Square Marketplace Mixed-Use Development Site

The development site is within the Old Town Specific Plan (OTSP) boundary and is covered by the program environmental impact report (EIR) that was completed as part of a comprehensive specific plan update for the Old Town area. The Programmed EIR exempts development from the EIR process as long as the proposed development falls within the scope of the adopted EIR. Parking incentives under the OTSP include no parking requirement for commercial development and only one parking space per residential unit. Review the entire OTSP at the following webpage (the file is large and may take 1-2 minutes to load):

[Old Town Specific Plan](#)

The subject site consists of four (4) parcels flanking the Town Square Park to the north and south. The four parcels together total approximately one (1) acre. The site is located within the Old Town District and is considered part of the overall Civic Center development along Mercedes Street and Main Street. The Civic Center development is a three (3) phase project with the first phase broken into several sub-phases.



Civic Center Phased Development Schedule		
Phase	Description	Approximate/Scheduled Completion Timeframe
Phase I	1A – Site Demo/Grading Prep 1B – Underground Utility District 1C – Street Improvements 1D – Parking Structure 1E – Town Square Park	Completed 2008-2009
Phase II	Civic Center	Completed 2010
Phase III	Town Square Marketplace Mixed-Use Development	TBD

Phase I consisted of the under-grounding of all utilities along Mercedes and Main Street along with improvements to the street including new rolled curb and gutter, street lights, landscaping, and the Town Square Park.

Additionally, Phase I included the construction of a 488 space free public parking structure located south of the Civic Center on Mercedes Street.

The structure includes a commercial façade component that houses a police substation and the Convention and Visitor's Bureau. The parking structure is a free public garage and is available to serve the entire

Civic Center site including the Town Square Marketplace development and Old Town in general.



Phase II included the 93,000 square foot Civic Center located at the eastern end of Main Street.

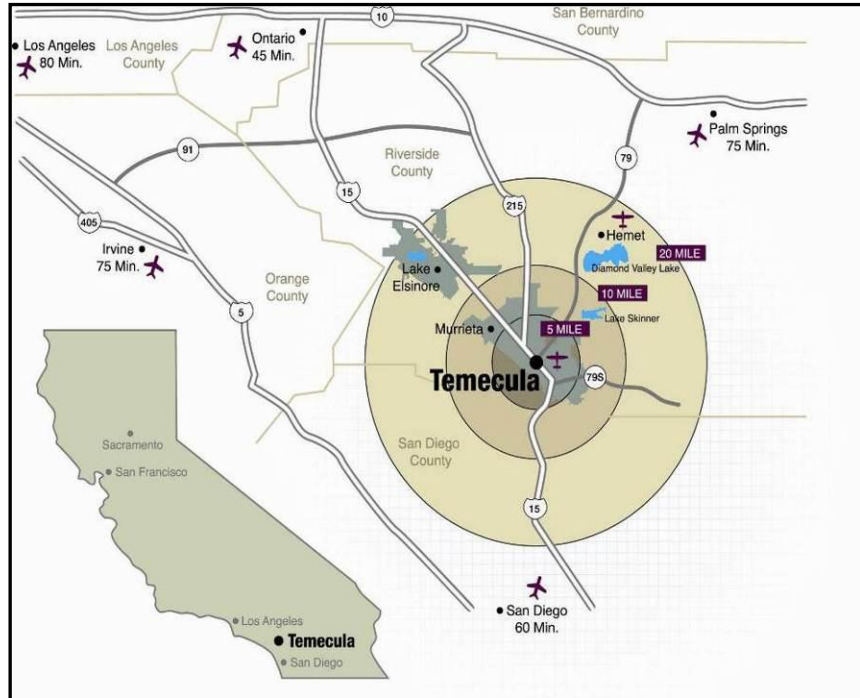
Phase III will consist of the Town Square Marketplace mixed-use development.



C. City of Temecula

Temecula, branded as Southern California Wine Country, has award winning schools, higher educational opportunities, a vast array of parks and trails, diverse shopping/dining options and beautiful residential communities. Over the past two decades, the City of Temecula has evolved into an innovative and dynamic regional economic center for Southwest Riverside County, all while retaining its small town feel and character and developing a world class quality of life.

Centrally located between Los Angeles, Orange County and San Diego, Temecula is part of the California Innovation hub (IHub) and the San Diego Foreign Trade Zone. Rated one of the top twenty least expensive cities to do business in California by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California.



At 25 years old, Temecula is moving from building a City to sustaining a City, with strong emphasis on infill development and new urbanism ideals. Strong investment in quality of life has helped Temecula retain and attract both residents and quality jobs to ensure its economic prosperity. Temecula strives to be a well-rounded community, while setting the stage for an excellent quality of life for both residents and businesses. For detailed information regarding the City please visit our website:

www.cityoftemecula.org/temecula/businesses.

D. Historic Old Town District

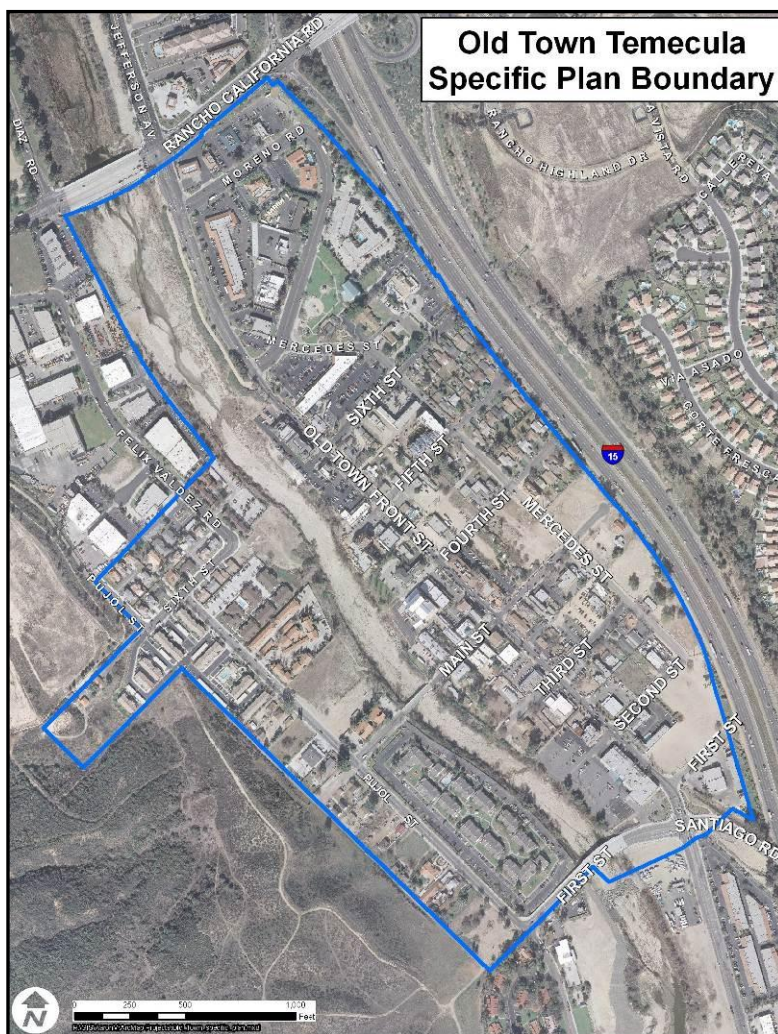
Located on the southwestern side of the City, just west of Interstate 15, between Rancho California Road and First Street, Old Town is conveniently positioned near wine country and the Pechanga Resort with excellent access to the I-15 Freeway. Old Town began in the 1880's as a stage coach and railroad stop supplying goods which eventually led to the development of the Temecula Valley. Today Old



Town serves as the cultural and symbolic heart of Temecula. A place where local residents live, shop, dine and participate in civic and public events.

Old Town has always been a vibrant tourist destination attracting visitors with specialty shops, boutiques, art galleries, restaurants, special events and live music. With its proximity to Wine Country, golf resorts and the Pechanga Resort and Casino, Old Town has seen steady growth in tourism.

Over the past decade, Old Town has become a highly sought after location for those seeking a more urban living environment. Amenities like a state-of-the-art live theater, children's museum (Pennypickles Workshop), parks, thriving farmer's market, numerous options for dining and entertainment, special events, a free Wi-Fi network throughout, and all within walking distance, make Old Town a very attractive area to call home.



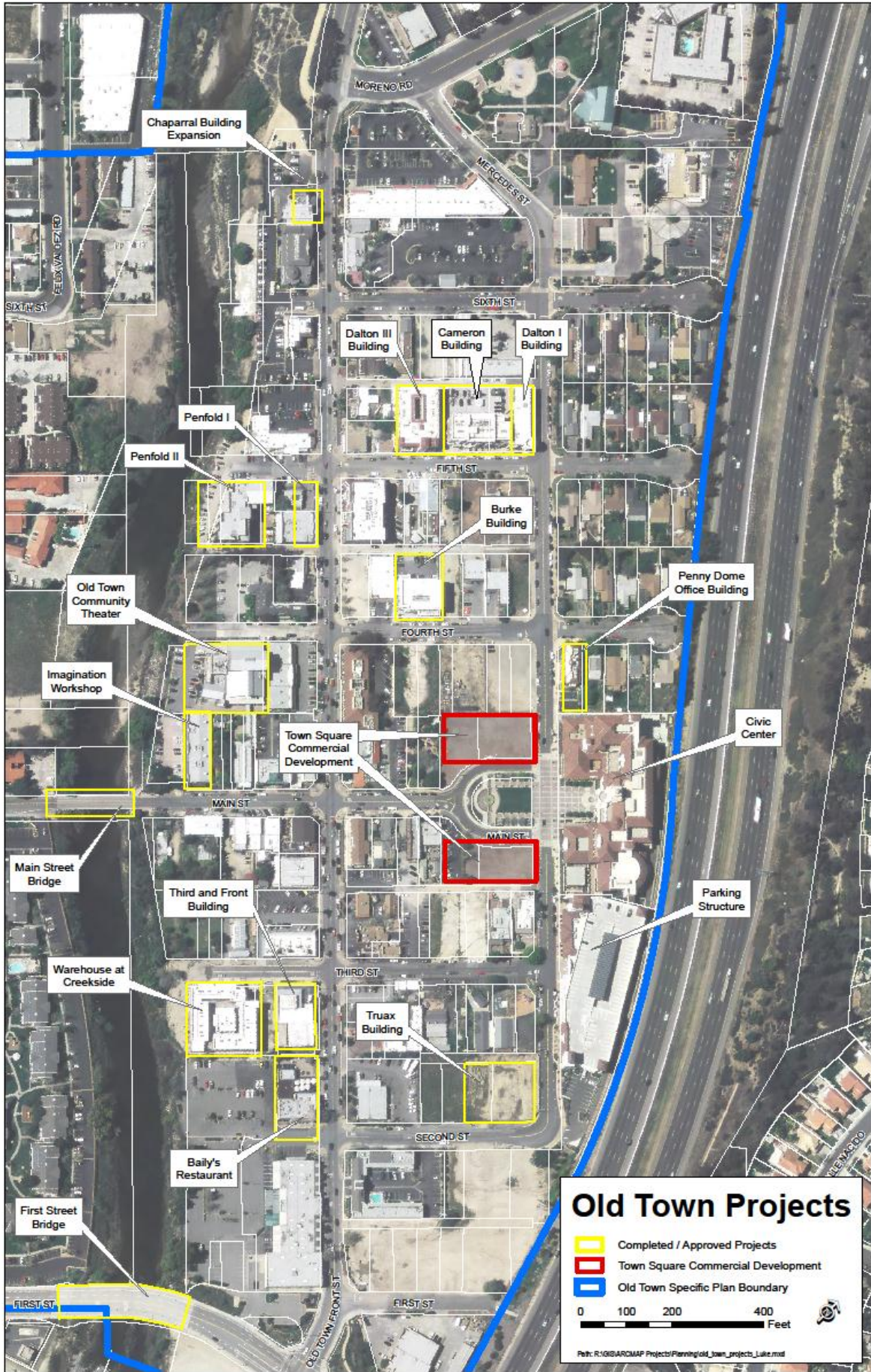
E. Old Town Projects

Temecula's historic Old Town District (map on following page) has seen significant growth over the last decade. Since 1998, the City and the former Redevelopment Agency have invested nearly \$153 million dollars in infrastructure, public facilities, affordable housing, cultural resources and signature events. During that same time, Old Town has seen over \$141 million in private real estate development.

The former Redevelopment Agency completed various public facilities and infrastructure projects, as well as partnering and assisting in mixed-use projects resulting in 536 residential units. Additionally, the Vineyards at Old Town development added 274 units of luxury apartments and town homes to Old town and currently command the highest rents in the City. The Altaire development, currently in the pre-application phase, will add between 1,600 – 1,900 new for sale and for rent apartments, townhomes and single family residences in the foothills directly west, and within walking distance of, Old Town. The former Redevelopment Agency funded projects, coupled with strong economic activity, have stimulated private investment in the Old Town area. Interest in further development in Old Town remains strong

The Old Town Projects Map (next page) identifies recent development efforts within the Old Town District.

Old Town Project Locations



1. **City/Former Redevelopment Agency Projects within the Old Town District**

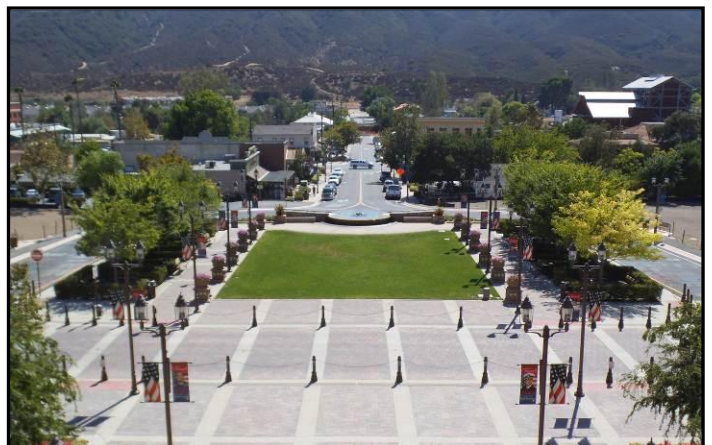
Civic Center – The Civic Center included the construction of a 93,000 square foot building. Completed in 2010, the Civic Center is home to the City’s municipal government and also houses a conference center meeting space that is booked year-round. The Civic Center is directly adjacent to the Town Square Marketplace development site.



Old Town Garage (Parking Structure) – The Old Town Garage is a 488 space free public parking garage located half of a block from the Town Square Marketplace development site. Currently, structure utilization on non-special event days is approximately 33% of capacity.



Town Square Park – The Town Square Park bisects Main Street with the Town Square Marketplace development sites directly to the north and south and the Civic Center to the east. The Town Square Park hosts numerous City and community events and serves as the civic heart of the City of Temecula.



Old Town Streetscape - The Old Town Streetscape Project was completed in 1998. The Streetscape project included new rolled curbs and gutters, sidewalks and boardwalks, street lights, landscaping, benches and trash barrels, a music system, historic medallions, and the gateway arches.



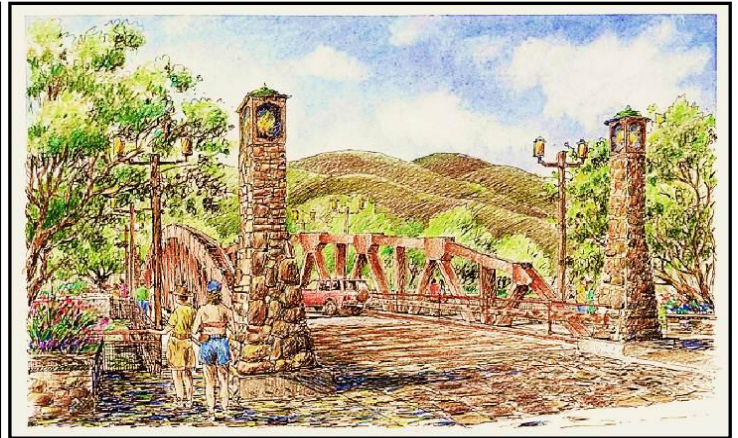
Pennypickle's Workshop - This award winning facility was completed in 2004 and serves as an educational and recreational resource for children throughout the region. The facility hosts over 50,000 patrons per year.



Old Town Temecula Community Theater – Completed in October 2005, the Theater is a 358 seat state-of-the-art facility that provides a high quality theatrical experience for the community. The Old Town Temecula Community Theater hosts professional performance companies from all over the nation and world. The Theatre grounds also host many special events.



Main Street Bridge (under construction) – The Main Street Bridge spans the Murrieta Creek connecting the Pujol Neighborhood to Old Town. The bridge is currently under construction and scheduled to be completed by early 2014.



Senior Center – The Mary Phillips Senior Center is an adaptive re-use of an old school district bus depot. The Center serves senior citizens seven days a week.



Temecula Museum – The Temecula Museum is located in Sam Hicks Park on the north end of the Old Town District.



Parking Lots – The 6th Street and Southside parking lots were purchased by the City of Temecula. The two lots together added more than 300 free public parking spaces in Old Town. The 6th Street parking lot is home to a very popular farmer's market on Saturdays.



2. Private Development Completed and/or Under Construction

Cameron Building – The Cameron building, located on the northside of 5th Street between Old Town Front Street and Mercedes Street, is a former Redevelopment Agency assisted mixed-use development that provides 46 units of affordable housing over retail/restaurant. The Cameron Building is an approximately 25,000 square foot, four-story building. Completed in April 2007, the structure currently houses retail tenants and an Italian restaurant.



Palomar Heritage Building – The Palomar Heritage Building, located on the northside of 5th Street between Old Town Front Street and Mercedes Street, is an approximately 22,000 square foot, three-story building including 22 affordable units over retail/ restaurant. The Palomar Heritage building opened in the fall of 2007 and currently houses a Cuban restaurant.



Town Center One – The Town Center One building, located on the southeast corner of Old Town Front Street and 5th Street, is a three-story mixed-use commercial/office building. The building was completed in the summer of 2009 and houses a mix of office, retail and entertainment oriented tenants, including a yoga studio, a wine bar, and up-scale restaurant.



Penny Dome - The Penny Dome building, located on the east side of Mercedes Street just north of the Civic Center, is a 6,000 square foot, two-story brick structure that is home to a professional law office. The Penny Dome was completed in 2004 and is located immediately north of the Temecula Civic Center.



Baily's Restaurant – Completed in 2004, Baily's, located on the northwestern corner of Old Town Front Street and 2nd Street, is a 12,000 square foot, two-story restaurant development consisting of casual dining on the ground floor with fine dining on the second floor.



Chaparral Expansion - Completed in 2004, the expansion, located on the west side of Old Town Front Street north of 6th Street, is an addition to the existing Chaparral Building. The expansion includes additional office and retail space and currently houses a Starbucks and office and retail tenants.



Burke Building– The Burke building, located on the northside of 4th Street between Old Town Front Street and Mercedes Street, is a three-story 16,000 square foot retail and commercial development. The Burke building was completed in the fall of 2007 and currently boasts a wine bar and legal related office tenants.



Penfold I & II – Located on the southwest corner of Old Town Front Street and 5th Street, and Penfold I is a 12,000 square foot two-story development that provides office and retail space. Penfold II, located directly west of Penfold I, is a 19,000 square foot three-story development designed to provide office and retail space as well as a third story restaurant. Currently both buildings are fully leased with a steak house residing on the upper level of Penfold II.



Warehouse at Creekside – The Warehouse at Creekside, located at the western end of 3rd Street, is a three-story, approximately 30,000 square foot mixed-use building with 32 affordable residential units and a ground floor restaurant space. The building was completed in the spring of 2010.



Front Street Plaza (under construction) - The Front Street Plaza development, located on the southwest corner of Old Town Front Street and 3rd Street, is a four-story, approximately 43,000 square foot mixed-use development including 23 affordable residential units and two (2) market rate units. The development also includes a large restaurant space on the ground floor and the fourth floor. Construction is under way and scheduled for completion in in early 2014



Truax Building (under construction) – The Truax Building, located on the northwest corner of Mercedes Street and 2nd Street, is a four-story, approximately 67,000 square foot office and retail commercial development. Construction is underway and scheduled for spring of 2014.



Portola Terrace – Portola Terrace, located on the westside of Pujol Street between Main Street and 1st Street, is a 45 unit affordable housing development. Construction was completed in April 2013.



Vineyards at Old Town – The Vineyards at Old Town, located at the southwest corner of Pujol Street and 1st Street is a 274 luxury apartment and Townhome development located at the southern end of the Old Town area. Constructed in 2008 and complete with large pool, private wine cellar storage, well equipped gym and expansive clubhouse, the Vineyards at Old Town currently commands the highest rents in the City.



Altaire (Future Project) - The Altaire development, currently in the pre-application phase, will add between 1,600 – 1,900 new for sale and for rent apartments, townhomes and single family residences in the foothills directly west, and within walking distance of, Old Town.

III. RFI SUBMISSION REQUIREMENTS

A. Development Entity

- Identify the development entity that would enter into exclusive negotiations with the Agency, including any joint venture and limited partners to the extent known at this time. Include design and engineering firms, project managers, contractors and sub-contractors.
- Explain the role of each of the development partners.
- Name of the principal in charge.
- Identify legal counsel.
- Identify any ongoing litigation facing the development entity, its principals and development partners.

B. Financial Capacity

- Describe the financial strength and capability of the development entity.
- Please submit any publicly available financial documentation, such as annual reports that describe the company's or development entity's financial strength and capability.

C. Examples of Comparable Projects Completed or Underway

- Provide at least three (3) examples of comparable projects completed or underway by principals of the developer team, and the role of that team member in the comparable project.
- Describe the structure of comparable public/private partnerships.
- Describe how these comparable projects were financed.
- Provide references for each comparable project example.

D. Proposed Development

This section should demonstrate a cohesive vision for the project.

- Describe in a narrative one-page format the development concept and approach that is envisioned.
- Describe the type(s) of uses, potential of tenants, and target market for each use.
- Provide site plan, elevations and renderings of development concept.
- Present critical a path schedule for project completion including methodology of due diligence including: acquisition of financing, formulation of development concepts, community outreach, entitlements, pre-leasing, design, City planning reviews, and construction schedule.
- Describe the role of the development site as it relates to the adjacent public uses (e.g., Civic Center, Town Square Park, public parking, etc.) in your development concept for the site.
- Provide financing plan and pro forma.

IV. REVIEW PROCESS AND SCHEDULE

A. Process

The Agency is requesting Statements of Interest from developers with experience in developing high quality in-fill residential, commercial, and/or mixed-use buildings. After review of the statements of interest, the Agency will schedule interviews with one or more development teams. Prior to the interview, the Agency will notify development teams of the specific information that should be provided during the interview (e.g., members of the development team, concept plan, documentation on financial capability, etc.).

B. Schedule

The solicitation, receipt, and evaluation of statements of interest, and the selection process, is anticipated to observe the following time schedule:

Mailing of RFI.....	March 11, 2014
Submittal Deadline.....	June 4, 2014
Review by Agency (complete by)	June 13, 2014
Interviews (week of).....	June 23, 2014
Recommendation to Agency Board.....	July 8, 2014

C. Criteria

The Agency intends to select one or more development teams based on the following criteria: documented comparable experience, development team interviews, evaluation of the development team’s past project performance, financial capability, proposed development concept, financing plan, and other pertinent factors as presented in the Statements of Interest and subsequent interviews.

The following is a guide to the criteria that will be used in evaluating development teams:

Development Team

- Prior, recent, and relevant experience in developing and marketing this type of project(s).
- Qualifications of the development team and the key individuals proposed for involvement in the development.
- Experience with developing projects in a public/private partnership.

Financial Capability

- Demonstrated ability to provide project funding (debt and equity), including current relationships with major lenders and various financial institutions and past funding experiences.

Project Architecture, Planning, and Design

- Demonstration of architectural and urban design experience on projects similar in quality, scale, and use to the proposed project.
- Design experience with projects in a variety of urban settings.
- Demonstrated experience in planning and designing projects sensitive to community concerns.
- Experience with development sites that incorporated innovative design and/or overcame engineering constraints.

Proposed Development Concept

- Demonstration of innovative and feasible approaches to development of the site(s).
- Compatibility of proposed development concept, design features, and mix of uses with the existing Civic Center/Old Town environment.

D. RFI Submittals and Further Questions

Interested developers should submit one (1) original hard copy, five (5) additional hard copies and one (1) electronic copy of all materials. The submittal(s) should be limited to 20 pages plus attachments. Concise and focused responses are encouraged.

Statements of interest should be submitted no later than 5:00 pm on June 4, 2014, to the:

Successor Agency to the Temecula Redevelopment Agency

41000 Main Street

Temecula, CA 92590

Attention: Armando G Villa, AICP

Director of Community Development

General questions regarding the project and this RFI should also be directed to:

Luke Watson

Senior Planner

Luke.Watson@CityofTemecula.org

(P) 951-693-3956

(F) 951-693-3903

E. Deposit

The selected developer will be required to deliver a negotiated deposit upon execution of the Exclusive Negotiating Agreement (ENA), to ensure that the developer proceeds diligently and in good faith to perform all developer obligations under the negotiating agreement. Upon closing of the land sale or lease transaction the deposit will be credited towards the total purchase price or lease obligation of the property

If the Agency Board of Directors fails to approve a Disposition and Development Agreement (DDA) that is consistent with the ENA, then the deposit, for the respective site, becomes refundable.

V. OTHER TERMS AND CONDITIONS

A. Responsibility of the Agency

The information in this RFI is intended to provide general information regarding the development site. This information is not intended or warranted to be a complete statement of potential land use issues and/or procedures to which the developer may be subject, nor is this information intended to be a complete statement of all of the information the developer may ultimately be required to submit.

All facts and opinions stated herein and in any additional information provided by the Agency, its staff or its consultants, including but not limited to surveys, statistical and economic data, and projections, are based on available information and no representation or warranty is made with respect thereto.

This RFI does not commit the Agency to pay any costs incurred in the preparation of a response. The Agency reserves the right to accept or reject any submission in part or in its entirety. The Agency further reserves the right to request and obtain, from one or more of the developers who submit statements of interest, supplementary information as may be necessary for the Agency staff and/or its consultants to analyze the submission.

The Agency reserves the right to choose any number of qualified finalists. In addition, the Agency reserves the right to issue written notice to all participants of any changes in the submission schedule or other schedules, should the Agency determine, at its sole and absolute discretion, that such changes are necessary. The proposing entity, by submitting a response to this RFI, waives all rights to protest or seek any legal remedies whatsoever regarding any aspect of this RFI. Finalists may be required to sign a hold harmless certification, at the Agency's option.

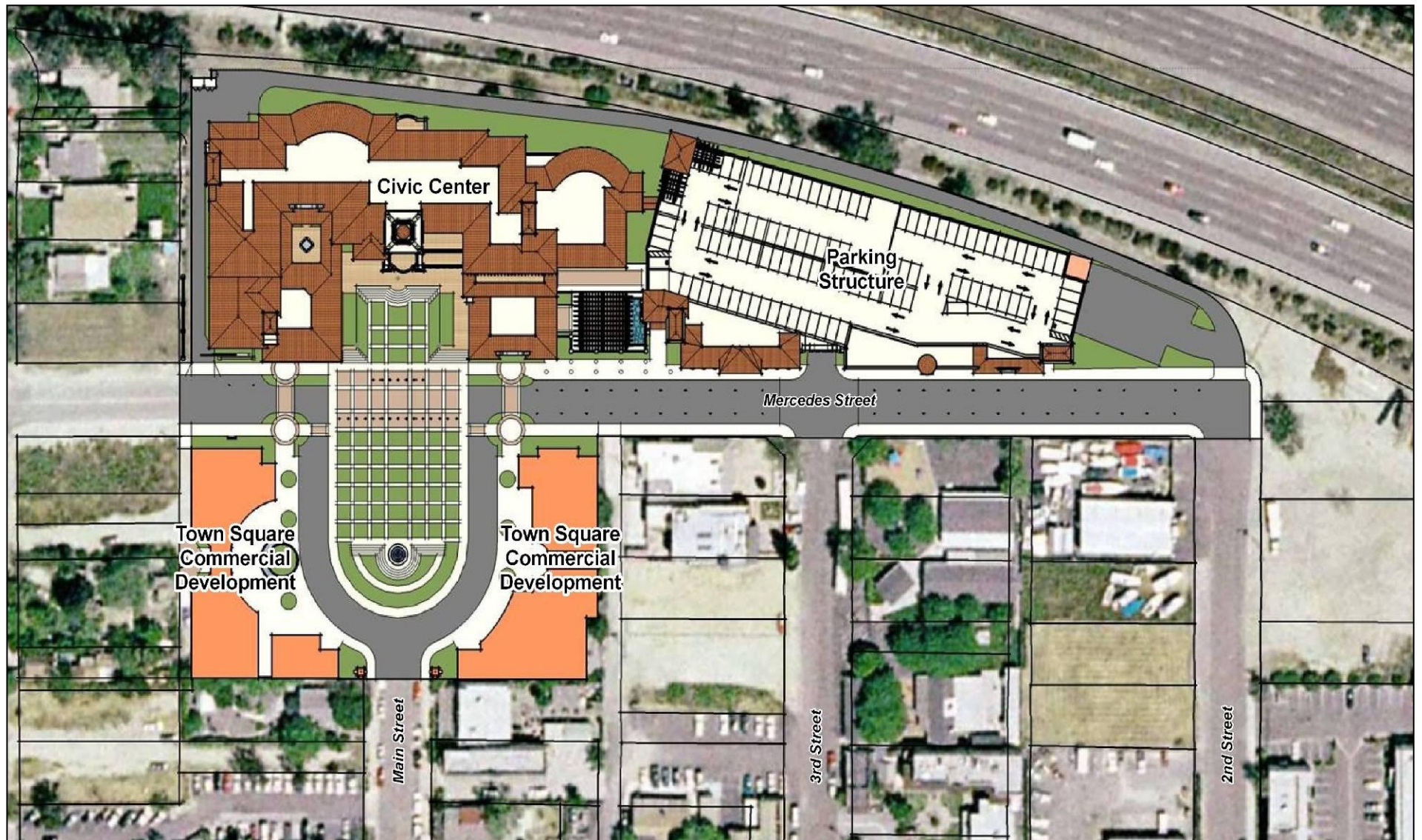
B. Responsibility of the Developer

The successful developer and the Agency will enter into a period of negotiations during which time a definitive Disposition and Development Agreement (DDA), and or other agreements as are necessary, will be negotiated. It will be the responsibility of the developers to advise and consult with the Agency and its consultant team on product definition during the entitlement phase and concurrently plan and design the project.

It will be the responsibility of the selected developer to undertake all site planning, engineering, tentative and final mapping, and all other required entitlements for the proposed development.

ATTACHMENTS

Attachment A
Town Square Marketplace Mixed-Use Development Site Plan





NUMBER OF PARCELS = 7
NUMBER OF LETTERED LOTS = 2
GROSS AREA = 8.836 AC.
NET AREA = 5.288 AC.

RESOLUTION NO. 08-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING AN OFFICIAL MAP AND SUBDIVIDING PORTIONS OF BLOCKS 4, 5, 6, 7, 19 AND 20 AS SHOWN ON THE MAP OF THE TOWN OF TEMECULA IN BOOK 14, PAGE 728 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. **Findings.** The City Council does hereby find determine and declare that:

A. Division 3 of Title 7 of the California Government Code authorizes the City Council to direct the City Engineer to cause to have an Official Map prepared of portions of the City.

B. The City Engineer has been directed by the City Council to have an Official Map prepared pursuant to said Division 3 of Title 7 of the California Government Code.

C. Under the direction of the City Engineer, a field survey was done and an Official Map prepared by William L. Green, a licensed surveyor, number LS 4547.

D. The City of Temecula owns portions of land in fee in Blocks 4, 5, 6, 7, 19 and 20 as shown on the map of the Town of Temecula in Book 15, Page 728 Records of San Diego County, California.

E. Said Official Map establishes parcels of land owned by the City of Temecula in fee;

F. Said Official Map establishes new rights-of-way for the reconfiguration of Main Street into a new "U" shaped alignment as set forth in the attached Official Map;

G. Said Official Map abandons a portion of the Main Street midway between Old Town Front Street and Mercedes Street towards the east, ending at Interstate 16 (the California Department of Transportation's ("Caltrans") right-of-way);

H. Said Official Map abandons a portion of Third Street, east of Mercedes Street; and

I. Said Official Map abandons the rights to the easement, identified as Easement "A" on the attached Official Map, which was reserved for any public utilities within the abandoned portions of Main Street as vacated by a document recorded April 23, 1976 as Instrument No. 46494 of Official Records;

J. Said Official Map abandons the rights of easement, identified as Easement Note "B" on the attached Official Map, which was reserved for any public utilities within the abandoned portions of an alley in Block 20 as vacated by a document recorded February 22, 1980 as Instrument No. 36286 of Official Records;

K. Said Official Map abandons the rights of easement, identified as Easement Note "E" on the attached Official Map, which was reserved for any public utilities within the abandoned portions of an alley as vacated by a document recorded April 23, 1979 as Instrument No. 80663 of Official Records;

L. Said Official Map abandons the rights of easement, identified as Easement Note "F" on the attached Official Map, which was reserved for any public utilities within the abandoned portions of Second Street as vacated by a document recorded July 16, 1984 as Instrument No. 153493 of Official Records;

M. Said Official Map abandons the rights of easement, identified as Easement Note "G" on the attached Official Map, which was reserved for any public utilities within the abandoned portions of an Mercedes Street as vacated by a document recorded May 20, 1980 as Instrument No. 94602 of Official Records; and

N. Said Official Map consolidates multiple smaller blocks to create seven (7) larger parcels.

Section 2. **Approval of Official Map.** The City Council hereby approves, adopts and certifies the map consisting of three (3) sheets attached hereto as the Official Map in accordance with the provisions of Division 3 of Title 7 of the California Government Code for the uses and purposes therein named.

Section 3. **Dedication to Public.** The City of Temecula hereby dedicates to the public for use Lot A (Mercedes Street) and Lot B (Main Street) as shown on this map that is approved and adopted as an Official Map.

Section 4. **Certification.** The City Clerk of the City of Temecula is hereby directed to certify to the adoption of this Resolution attested by the official seal of the City of Temecula.

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

OFFICIAL MAP

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 4, 5, 6, 7, 19 AND 20 AS SHOWN ON THE MAP OF THE TOWN OF TEMECULA IN BOOK 15, PAGE 728 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

RBF
CONSULTING
MAY, 2007

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 20th day of February, 2008.

Michael S. Nagger, Mayor
Michael S. Nagger, Mayor
Margaret Edwards, Mayor Pro Tem
Margaret Edwards, Mayor Pro Tem
W. Conners, Council Member
W. Conners, Council Member
Ron Roberts, Council Member
Ron Roberts, Council Member
Chuck Washington, Council Member
Chuck Washington, Council Member

ATTEST:

Susan W. Jones, MMC
Susan W. Jones, MMC
City Clerk
(REAL)

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF TEMECULA

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 08-27 was duly and regularly adopted, and signed by a majority of the members of the City Council of the City of Temecula and the Mayor as presiding officer of said body at a meeting thereof held on the 20th day of February, 2008, by the following vote:

AYES: 4	COUNCIL MEMBERS:	Conners, Edwards, Washington, Nagger
NOES: 0	COUNCIL MEMBERS:	None
ABSENT: 1	COUNCIL MEMBERS:	Roberts
ABSTAIN: 0	COUNCIL MEMBERS:	None

Susan W. Jones, MMC
Susan W. Jones, MMC
City Clerk

RECORDER'S STATEMENT

FILED THIS 20th DAY OF MAY, 2008.
AT 8:00 A.M. IN BOOK 14 OF OFFICIAL
MAPS, AT PAGE 30-27, AT THE REQUEST OF
THE CITY CLERK, CITY OF TEMECULA
NO. 008-02101086
FEE \$15-
LARRY W. WARD, COUNTY ASSESSOR-
CLERK-RECORDER
BY: *[Signature]* DEPUTY
SUBDIVISION GUARANTEE BY:
FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS OFFICIAL MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE CITY ENGINEER IN MAY 2007, THAT IT COMPLIES WITH SECTION 06499.52 AND DIVISION 3 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE, OFFICIAL MAPS PROVISION OF THE SUBDIVISION MAP ACT, AND THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH.

DATED: *April 17, 2008*
William L. Green
WILLIAM L. GREEN, L.S. 4547
EXPIRES: 9-30-08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED AS DIRECTED BY THE CITY COUNCIL OF THE CITY OF TEMECULA AND HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT IT COMPLIES WITH DIVISION 3, OFFICIAL MAPS, OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: April 17, 2008.
[Signature]
DANIEL A. YORK, PE 43212 EXP. 03/31/08
LS 7862 EXP. 03/31/08
CITY ENGINEER
CITY OF TEMECULA



BEING A SUBDIVISION OF PORTIONS OF BLOCKS 4, 5, 6, 7, 19 AND 20 AS SHOWN ON THE MAP OF THE TOWN OF TEWECULA IN BOOK 15, PAGE 728 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.



○ INDICATES SET 1" IP W/TAG "LS 4547"

- INDICATES FOUND MONUMENTS AS REFERENCED AND NOTED HEREON.
- 1 GEAR SPIKE AND WASHER "LS 7161", FLUSH, PER R1.
- 2 GEAR SPIKE AND WASHER "LS 7161", FLUSH, PER R1.
- 3 GEAR SPIKE AND WASHER "LS 7161", FLUSH, PER R1.
- 4 GEAR SPIKE AND WASHER "LS 7161", FLUSH, PER R1.
- 5 GEAR SPIKE AND WASHER "LS 7161", FLUSH, PER R1.
- 6 1"IP W/MAIL AND TACK, ILLEGIBLE, DOWN 0.1", ACCEPTED AS CENTERLINE INTERSECTION PER R1, RESET TAG "LS 4547".
- 7 1"IP W/MAIL AND TACK, ILLEGIBLE, DOWN 0.35", ACCEPTED AS CENTERLINE INTERSECTION PER R1, RESET TAG "LS 4547".
- 8 1"IP W/PLASTIC PLUG AND TACK, ILLEGIBLE, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION PER R1, RESET TAG "LS 4547".
- 9 1"IP W/MAIL AND TAG "RCE 21914", UP 0.1", NO REFERENCE, MONUMENT IS N63°39'24"E 0.2' FROM RIGHT OF WAY INTERSECTION. NOT ACCEPTED
- 10 1"IP, OPEN, DOWN 0.7", NO REFERENCE, MONUMENT IS S32°45'21"W 0.10' FROM RIGHT OF WAY INTERSECTION.
- 11 1"IP, OPEN, DOWN 0.25", ACCEPTED AS CENTERLINE INTERSECTION PER R1, SET TAG "LS 4547".
- 12 1"IP, OPEN, UP 0.2"; ACCEPTED AS INTERSECTION OF WESTERLY I-15 RIGHT OF WAY LINE AND CENTERLINE OF MERCEDES STREET, SET TAG "LS 4547".
- 13 1"IP, OPEN, DOWN 0.3'; ACCEPTED AS INTERSECTION OF WESTERLY I-15 RIGHT OF WAY LINE AND RIGHT OF WAY LINE OF MERCEDES STREET, SET TAG "LS 4547".
- 14 1"IP, OPEN, UP 0.1"; ACCEPTED AS INTERSECTION OF WESTERLY I-15 RIGHT OF WAY LINE AND CENTERLINE OF SECOND STREET, SET TAG "LS 4547".
- 15 1"IP W/MAIL AND TAG "RCE 21914", FLUSH, ACCEPTED FOR LINE ONLY AS POINT ON WESTERLY I-15 RIGHT OF WAY LINE.
- 16 1"IP W/PLASTIC PLUG "CALIF DOT", FLUSH, ACCEPTED AS B.C. POINT ON WESTERLY I-15 RIGHT OF WAY LINE.
- 17 1"IP W/PLASTIC PLUG "RCE 22428", ACCEPTED AS CENTERLINE INTERSECTION PER R1.

1. THIS OFFICIAL MAP CONTAINS 6.636 ACRES.
2. THIS OFFICIAL MAP CONTAINS 7 PARCELS.
() INDICATES RECORD DATA PER REFERENCES LISTED HEREON.

R1 = CORNER RECORD # 01-40.
R2 = RSB 63/31-32.
R3 = TOWN OF TEMECULA TRACT, M.B. 15/726 SD CO.
R4 = CALTRANS RIGHT OF WAY MAP # 013504
R5 = RSB 124/99

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2004.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BELL AND EMRY DURING NITIO-10-19.93E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.9999108100.

- (A) EASEMENT RESERVED FOR ANY PUBLIC UTILITIES WITHIN ABANDONED PORTIONS OF MAIN STREET VACATED BY DOCUMENT RECORDED APRIL 23, 1975 AS INSTRUMENT NO. 48491 OF OFFICIAL RECORDS.
- (B) EASEMENT RESERVED FOR ANY PUBLIC UTILITIES WITHIN ABANDONED PORTIONS OF AN ALLEY IN BLOCK 20 VACATED BY DOCUMENT RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS.
- (C) EASEMENT FOR SOUTHERN CALIFORNIA GAS COMPANY FOR UTILITY PURPOSES RECORDED NOVEMBER 4, 1984 AS INSTRUMENT NO. 133223 OF OFFICIAL RECORDS.
- (D) EASEMENT FOR EASTERN MUNICIPAL WATER DEPARTMENT FOR UTILITY PURPOSES RECORDED AUGUST 14, 1974 AS INSTRUMENT NO. 104309 OF OFFICIAL RECORDS.
- (E) EASEMENT RESERVED FOR ANY PUBLIC UTILITIES WITHIN ABANDONED PORTIONS OF ALLEYS VACATED BY DOCUMENT RECORDED APRIL 23, 1979 AS INSTRUMENT NO. 80863 OF OFFICIAL RECORDS.
- (F) EASEMENT RESERVED FOR ANY PUBLIC UTILITIES WITHIN ABANDONED PORTIONS OF SECOND STREET VACATED BY DOCUMENT RECORDED JULY 16, 1984 AS INSTRUMENT NO. 153463 OF OFFICIAL RECORDS.
- (G) EASEMENT RESERVED FOR ANY PUBLIC UTILITIES WITHIN ABANDONED PORTIONS OF MERCEDES STREET VACATED BY DOCUMENT RECORDED MAY 20, 1980 AS INSTRUMENT NO. 94502 OF OFFICIAL RECORDS.

VICINITY AND HORIZONTAL
SURVEY CONTROL MAP

PURSUANT TO SECTION 66434(g) AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS OFFICIAL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING STREETS AND ALLEYS AS SHOWN ON THE MAP OF TOWN OF TEMECULA IN BOOK 15, PAGE 726 RECORDS OF SAN DIEGO COUNTY:

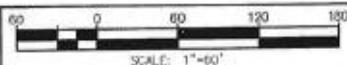
THOSE PORTIONS OF MAIN STREET LYING WITHIN PARCELS 1, 3, 5 AND 7.
THAT PORTION OF THIRD STREET LYING WITHIN PARCEL 2.

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR UTILITY PURPOSES RECORDED NOVEMBER 4, 1964 AS INSTRUMENT NO. 133223 OF OFFICIAL RECORDS.

EASTERN MUNICIPAL WATER DEPARTMENT, HOLDER OF AN EASEMENT FOR UTILITY PURPOSES RECORDED AUGUST 14, 1974 AS INSTRUMENT NO. 104309 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR
POLES, ANCHORS, AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 21, 1917 IN
BOOK 470, PAGE 14 OF DEEDS. (NOT PLOTTABLE)



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

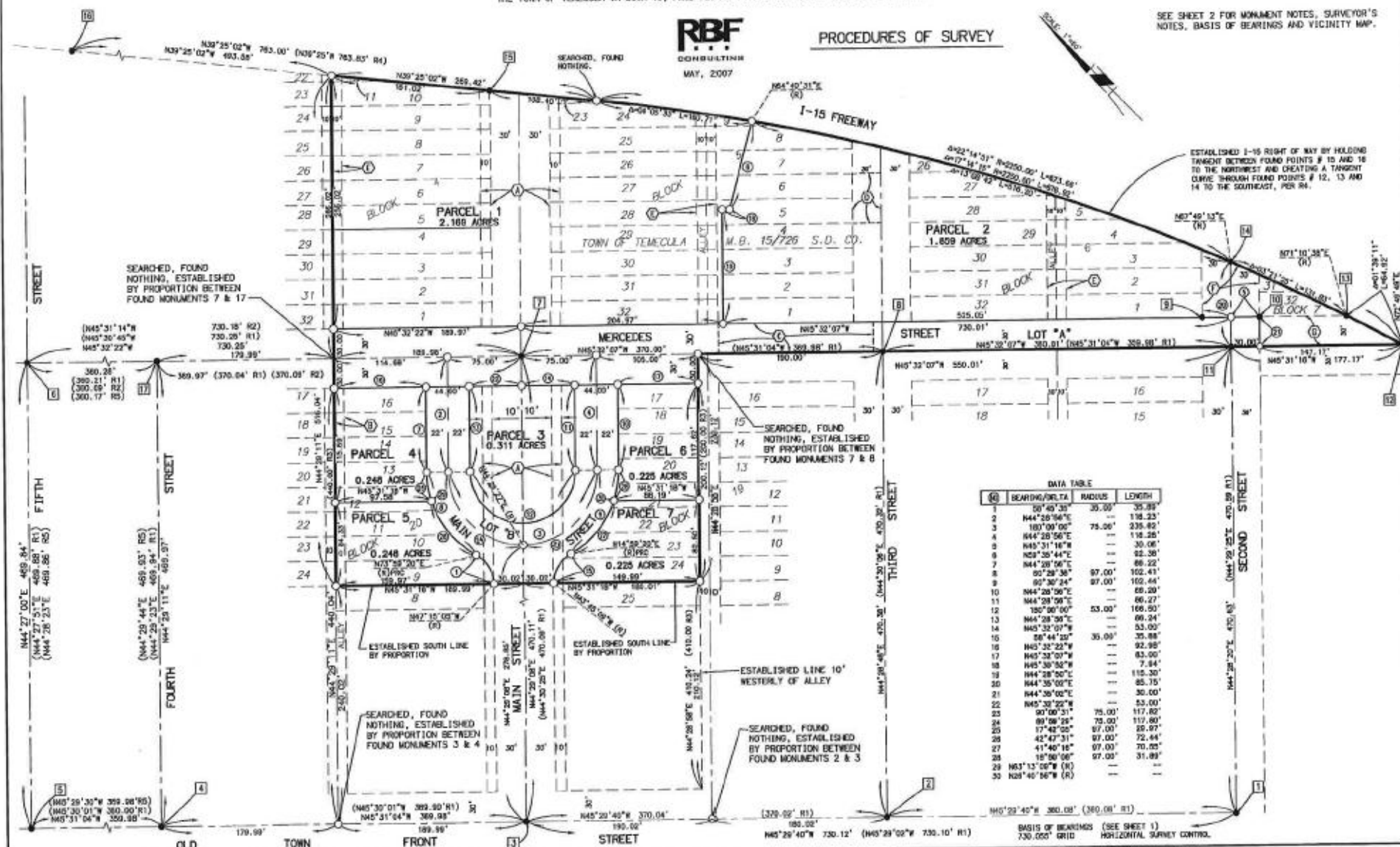
OFFICIAL MAP

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 4, 5, 6, 7, 19 AND 20 AS SHOWN ON THE MAP OF THE TOWN OF TENCULA IN BOOK 15, PAGE 726 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

RBF
CONSULTING
MAY, 2007

PROCEDURES OF SURVEY

SEE SHEET 2 FOR MONUMENT NOTES, SURVEYOR'S
NOTES, BASIS OF BEARINGS AND VICINITY MAP.



(6)	BEARING/DIR. TA	RADIUS	LENGTH
1	047° 43' 35"	35.00	31.8
2	N44° 28' 54"E	---	118.2
3	180° 00' 00"	75.00	238.9
4	N44° 28' 56"E	---	118.2
5	N45° 31' 16"W	---	39.0
6	N25° 38' 44"E	---	31.8
7	N44° 28' 56"E	---	86.2
8	00° 28' 38"	97.00	102.4
9	00° 30' 34"	97.00	102.4
10	N44° 28' 56"E	---	86.2
11	N44° 28' 56"E	---	86.2
12	150° 00' 00"	53.00	168.5
13	N44° 28' 56"E	---	86.2
14	N45° 32' 07"W	---	53.0
15	N45° 32' 07"W	35.00	31.8
16	N45° 32' 22"W	---	92.2
17	N45° 32' 07"W	---	83.0
18	N45° 30' 32"W	---	7.8
19	N44° 28' 56"E	---	118.2
20	N44° 30' 02"E	---	86.2
21	N44° 30' 02"E	---	86.2
22	N45° 32' 22"W	---	53.0
23	90° 00' 31"	75.00	117.7
24	08° 58' 25"	75.00	117.7
25	17° 42' 42"E	97.00	102.4
26	42° 42' 31"E	97.00	72.0
27	41° 40' 16"	97.00	70.0
28	18° 50' 56"	97.00	31.8
29	N45° 12' 06" (S)	---	---
30	N44° 28' 56" (S)	---	---

BASIS OF BEARINGS (SEE SHEET 1) —
730.055' GRID HORIZONTAL SURVEY CONTROL