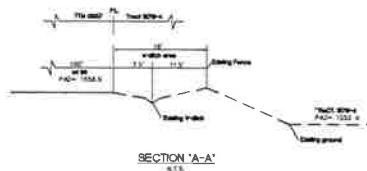
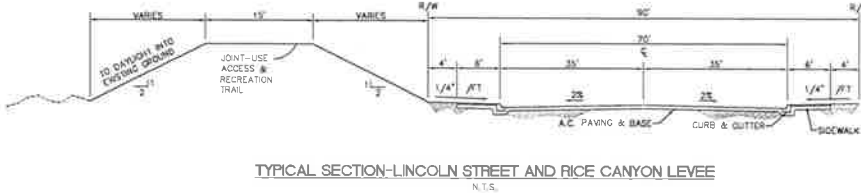
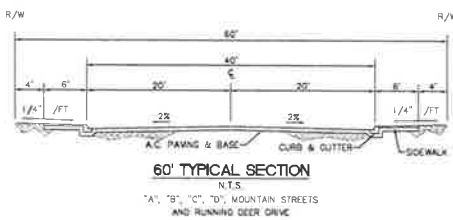
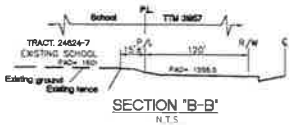


IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 31957

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF
SECTION 28, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SBM.



OWNER
LAKE ELSINORE 80 SFR, LLC
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
CONTACT: JOHN FORD
(951) 684-1800

DEVELOPER
FORTLAND INC.
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
CONTACT: JOHN FORD
(951) 684-1800

LEGAL DESCRIPTION
PARCEL 1:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO
MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
A PORTION OF SAID LAND IS IN THE CITY OF LAKE
ELSNORE PURSUANT TO RESOLUTION RECORDED MARCH
3, 1993 AS INSTRUMENT NO. 107516, OFFICIAL RECORDS.

PARCEL 2:
A PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5
SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN,
ACCORDING TO THE OFFICIAL PAT THEREOF.

ENGINEER
ROBERT M. BEERS
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
PHONE (951) 684-1800

ADJACENT PARCEL NO.
391-260-048 & 391-260-003

ZONING AND LAND USE
EXISTING ZONE: R-1
PROPOSED ZONE: R-1
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

GENERAL PLAN DESIGNATION
EXISTING: LOW MEDIUM DENSITY RESIDENTIAL (L.M.D.)
PROPOSED: LOW MEDIUM DENSITY RESIDENTIAL (L.M.D.)

SERVICES

SEWER AND WATER
ELSNORE VALLEY M.W.D.
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PHONE (951) 674-3146

POWER / ELECTRICITY
SOUTHERN CALIFORNIA EDISON CO.
3700 CENTRAL AVENUE
RIVOLAND, CA 92580
PHONE (951) 657-1101

CABLE TELEVISION
COMCAST
558 BIRCH STREET
LAKE ELSINORE, CA 92530
PHONE (888) 255-5789

QAS
SOUTHERN CALIFORNIA GAS CO
3700 CENTRAL AVENUE
RIVERSIDE, CA 92506
PHONE (951) 787-6113

SCHOOL DISTRICTS
LAKE ELSINORE UNIFIED
SCHOOL DISTRICT
945 CHANEY STREET
LAKE ELSINORE, CA 92530
PHONE (951) 674-1131

TELEPHONE
GENERAL TELEPHONE COMPANY
120 E. THIRD STREET
RIVERSIDE, CA 92501
PHONE (951) 952-6821

TRACT DATA
GROSS AREA= 34.2 ACRES
RESIDENTIAL AREA= 17.8 ACRES
OPEN SPACE/LANDSCAPE AREAS/STREETS= 16.6 ACRES
MINIMUM LOT AREA= 6000 S.F.
AVERAGE LOT AREA= 7,673 S.F.
RESIDENTIAL DENSITY= 2.95 LOTS/GROSS ACRES

NUMBERED LOTS= 101

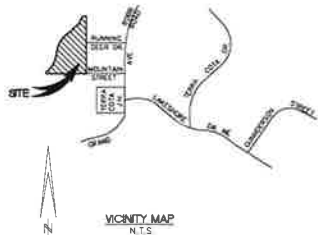
LETTERED LOTS= 3

RAW EARTHWORK QUANTITIES

CUT: 138,283 CY.
FILL: 95,980 CY.
NET: 42,302 CY.
These quantities do not include remedial adjustment factors
for stripping loss, over-excavation, and shrinkage.
Final engineering will adjust the vertical design to balance site.

LEGEND

A/C ----- ASPHALT CONCRETE
C & G ----- CURB AND GUTTER
D/A ----- DRIVEWAY APPROX.
E.P. ----- EROSION POLE
E.G. ----- EXISTING
F.G. ----- FRESH GRADE
F.L. ----- FLOW LINE
F.S. ----- FRESH SURFACE
P.L. ----- PROPERTY LINE
P.M. ----- PAVEMENT
T.C. ----- TOP OF CURB
C.L.F. ----- CHAIN LINK FENCE
100.0 ----- DESIGN ELEVATION
(100.10) ----- EXISTING ELEVATION



EXISTING EASEMENT NOTES

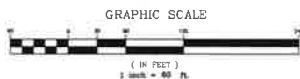
- INDESS/EGRESS EASEMENT IN FAVOR OF THOMAS G. CORNWELL
ET AL RECORDED 1-14-69 PER INSTRUMENT NO. 3818.
- ROAD EASEMENT IN FAVOR OF ELSINORE READY MIX RECORDED
6-21-89 PER INSTRUMENT NO. 205082.

NOTES

OWNER/DEVELOPER HAS CONTIGUOUS OWNERSHIP WHICH IS
NOT A PART OF THIS MAP.
ALL EXISTING EASEMENTS TO BE RELOCATED AND/OR
ABANDONED.

ACOE AND CDFG

ACOE AREA: 40,946 SF (0.94 Acre)
CDFG AREA: 105,944 SF (2.40 Acres)
ACOE IMPACT AREA: 1,747 SF (0.04 Acre)
CDFG IMPACT AREA: 4,356 SF (0.10 Acre)



ROBERT M. BEERS
6753 Brockton Avenue
Riverside, CA 92506
Ph. (951) 684-1800

Date: _____

R.C.C. 20405

REVISIONS

NO.	DESCRIPTION	DATE
1	Update map to provide at grade access at Lincoln Street	5/24/00
2	Update map to provide at grade access at Mountain Street	6/20/00
3	Update map to provide at grade access at Avocado Way	6/20/00
4	Revised map configuration for corner lot size at Lincoln Street	6/20/00

PREPARED FOR:

FORTLAND INC.
6753 Brockton Avenue
RIVERSIDE, CA 92506
PHONE: (909) 684-1800

**TENTATIVE TRACT MAP
NO. 31957
CITY OF LAKE ELSINORE
CALIFORNIA**

DATE: May 24, 2003

SHEET NO.

DRAWN BY: R.M.B.

CHECKED BY: R.M.B.

SHEET _____ OF 1