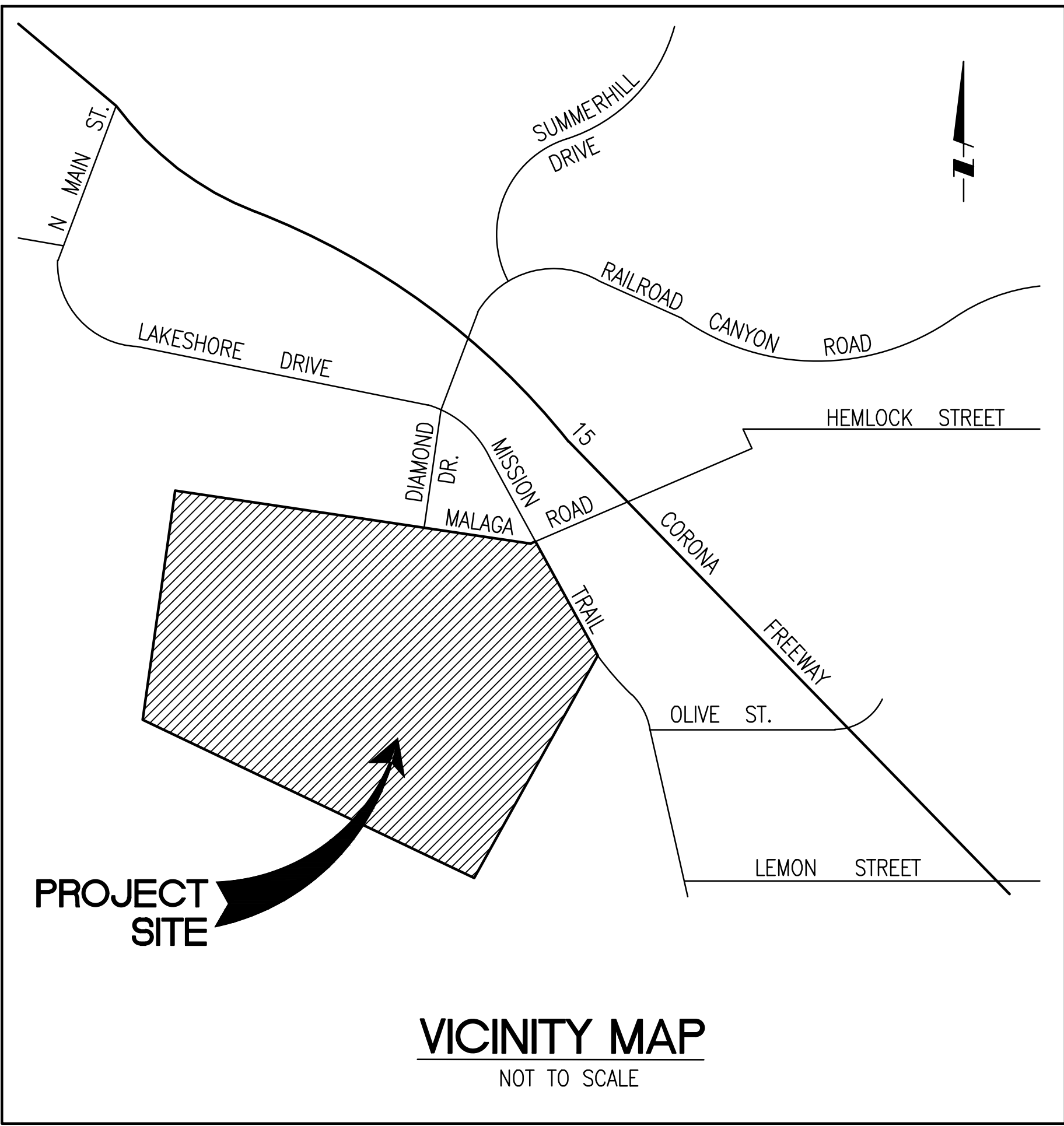


# REVISED TENTATIVE TRACT MAP NO. 31920

## LEGAL DESCRIPTION:

PARCELS 3, 5 AND 6 OF PARCEL MAP 27852, LOTS 16 AND 29 AND PORTIONS OF LOTS 1, 14, 17, 27 AND 28 OF BLOCK "H" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE.  
LOTS 3, 4, 5, 8 AND 9 AND PORTIONS OF LOTS 2, 6 AND 7 OF BLOCK "G" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE, PORTIONS OF FRACTIONAL SECTION 16 TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.



## SHEET LEGEND

SHEET 1 - TITLE/INDEX SHEET  
SHEET 2 - TYPICAL SECTIONS  
SHEET 3 - STATISTICAL SUMMARY  
SHEET 4 - STATISTICAL SUMMARY  
SHEET 5 - STATISTICAL SUMMARY  
SHEET 6 - TENTATIVE TRACT MAP  
SHEET 7 - TENTATIVE TRACT MAP  
SHEET 8 - TENTATIVE TRACT MAP  
SHEET 9 - TENTATIVE TRACT MAP  
SHEET 10 - TENTATIVE TRACT MAP

## SUBDIVIDER:

**McMILLIN SUMMERLY, LLC**  
4343 VON KARMAN AVE.  
NEWPORT BEACH, CA 92660  
T(619) 794-1252

## ASSESSOR'S PARCEL NUMBERS

|             |             |             |
|-------------|-------------|-------------|
| 371-030-001 | 371-040-005 | 371-040-007 |
| 371-030-002 | 371-030-003 | 371-040-008 |
| 371-030-012 | 371-040-002 | 371-040-006 |
| 371-030-013 | 371-030-010 | 371-040-001 |
| 371-030-031 | 371-030-011 | 370-020-007 |
| 371-030-009 | 371-030-025 | 371-040-009 |
| 371-040-003 | 371-040-004 |             |
| 370-040-004 | 370-030-023 |             |

## LIST OF EASEMENTS

**EXISTING STORM CHANNEL EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA**

**EXISTING WATER PIPELINE EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA**



## INDEX MAP

SCALE : 1"=300'

**6** SHEET NUMBER

TRACT BOUNDARY

SHEET BOUNDARY

## GENERAL NOTE:

- EXISTING LAND USE: EAST LAKE SPECIFIC PLAN
- ADJACENT LAND USE : N - COMMERCIAL  
S - VACANT  
E - COMMERCIAL, RESIDENTIAL  
W - VACANT
- GENERAL PLAN USE: EAST LAKE SPECIFIC PLAN (RESIDENTIAL, OPEN SPACE)
- EXISTING ZONING: EAST LAKE SPECIFIC PLAN
- ELECTRICAL SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON COMPANY. ALL NEW ELECTRICAL SERVICE LINES WILL BE PLACED UNDERGROUND.
- GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
- TELEPHONE SERVICE WILL BE PROVIDED BY GTE.
- CABLE T.V. SERVICE WILL BE PROVIDED BY COMCAST.
- DOMESTIC WATER, RECLAIMED WATER AND SEWER SERVICE WILL BE PROVIDED BY THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD).
- THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE EVMWD'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE EVMWD'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- MAINTENANCE OF ALL LETTERED LOTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION, PUBLIC AGENCY, OR PRIVATE ENTITY. SEE SHEET 3 FOR DETAILED BREAKDOWN.
- A PORTION OF THE PROPOSED STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED.
- A PORTION OF THIS PROJECT IS LOCATED IN FLOOD ZONE AE (BASE FLOOD ELEVATION DETERMINED 1263) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM MAP NO. 0606362066F) EFFECTIVE DATE : AUGUST 18, 2003. HABITABLE STRUCTURES SHALL HAVE A MINIMUM FOUNDATION/BASEMENT ELEVATION OF 1267.0 PER CITY OF LAKE ELSINORE ORDINANCE.
- DRAINAGE OF THIS PROJECT WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF BOX CULVERTS, STORM DRAIN PIPES, AREA DRAINS, AND BROW DITCHES.
- EXISTING IRRIGATION LINES WILL BE CRUSHED IN PLACE, REMOVED, RELOCATED OR PROTECTED IN PLACE
- EXISTING BUILDINGS WILL BE DEMOLISHED IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE APPLICABLE ZONING AND BUILDING CODES.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED
- TOTAL PROJECT ACREAGE IS 706.7 ACRES (GROSS)
- ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE ADJUSTED IN CONFIGURATION AND DIVIDED ON THE FINAL MAP INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
- THE NUMBER AND CONFIGURATION OF THE RESIDENTIAL BUILDING LOTS MAY BE MODIFIED, INCREASED OR DECREASED TO ACCOMMODATE SITE DESIGN CHANGES. ANY MODIFICATION TO THE STREET LAYOUT WILL BE MINOR IN NATURE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER. IN NO CASE WILL THE NUMBER OF BUILDING LOTS EXCEED THE NUMBER OF DWELLING UNITS PERMITTED BY THE CITY ZONING CODE.
- ALL SIDEWALKS SHOWN OUTSIDE PUBLIC STREET RIGHT OF WAY SHALL BE RESERVED AS AN EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN PURPOSES.
- ALL PROPOSED STREETS ARE TO BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF LAKE ELSINORE.
- a. ALL SIDEWALKS, CURB RETURNS AND PEDESTRIAN CROSSINGS MUST MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS  
b. PROPOSED DRAINAGE AND GRADING IMPROVEMENTS WILL BE DESIGNED TO ALLOW REMOVAL OF THE PROJECT AREA FROM THE FIRM FLOOD HAZARD AREA.  
c. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- LOTS AQ, AR, AS, AT, AU, AV, AW, 12, 19, 28, 29, 30, 31, 35, 36, 37 AND 38 SHALL BE OFFERED FOR DEDICATION TO THE CITY OF LAKE ELSINORE.

## LEGEND

|          |                                        |
|----------|----------------------------------------|
| SD       | PROPOSED STORM DRAIN WITH CATCH BASIN  |
| S        | PROPOSED SANITARY SEWER LINE           |
| FM       | PROPOSED SANITARY SEWER FORCE MAIN     |
| DW       | PROPOSED DOMESTIC WATER LINE           |
| RW       | PROPOSED RECLAIMED WATER LINE          |
| SD       | EXISTING STORM DRAIN WITH CATCH BASIN  |
| S        | EXISTING SANITARY SEWER LINE           |
| DW       | EXISTING DOMESTIC WATER LINE           |
| RW       | EXISTING RECLAIMED WATER LINE          |
| ---      | PROPERTY LINE/PROPOSED R/W             |
| ---      | LOT LINE                               |
| ---      | PROJECT BOUNDARY                       |
| ---      | PROPOSED EASEMENT                      |
| ---      | EXISTING EASEMENT                      |
| ---      | EXISTING 100 YEAR FLOOD PLAIN (EL1263) |
| ---      | PROPOSED 100 YEAR FLOOD PLAIN (EL1263) |
| A        | EASEMENT PLOTTED HEREON                |
| PS       | PUMP STATION                           |
| *        | INJECTION WELL SITE                    |
| ☆        | STREET LIGHT                           |
| PARCEL 1 | "A" MAP LOT NUMBERED LOT               |
| I        | "B" MAP LOT NUMBER/LETTER              |

## OWNER/DEVELOPER

**McMILLIN SUMMERLY, LLC**  
4343 VON KARMAN AVE.  
NEWPORT BEACH, CA 92660  
T(619) 794-1252

| NO. | DATE     | REVISIONS                                                                          |
|-----|----------|------------------------------------------------------------------------------------|
| 1   | 03/07/17 | REVISE PARCEL 22, 23, 26 AND 27 RESIDENTIAL LOT SIZES AND REVISE STREET RIGHT WAY. |
| 2   | 1/11/16  | REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23                                     |
| 3   | 03/13/13 | REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS                         |
| 4   | 07/27/04 | REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS                                 |
| 5   | 07/27/04 | REVISED PER CITY COUNCIL ACTION ON 07/27/04                                        |

## DESIGNED BY:

## DRAFTED BY:

## CHECKED BY:

## DATE:



9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

SCOTT M. WILSON

RCE 49884

**TENTATIVE TRACT MAP  
NO. 31920**

DATE: 02/08/18

## PROJECT NO.

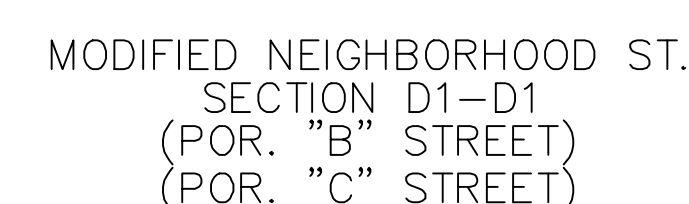
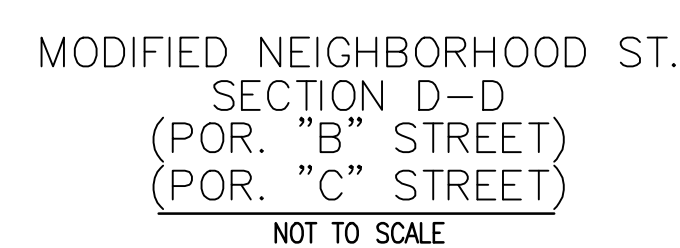
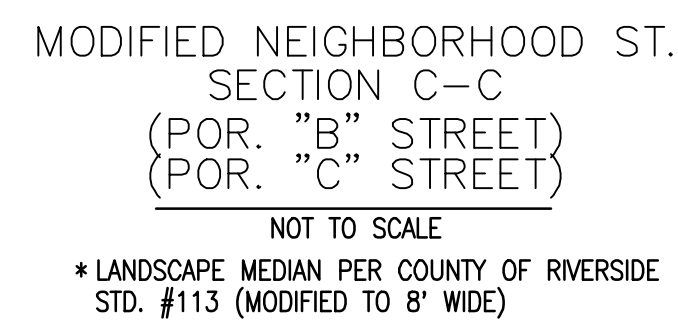
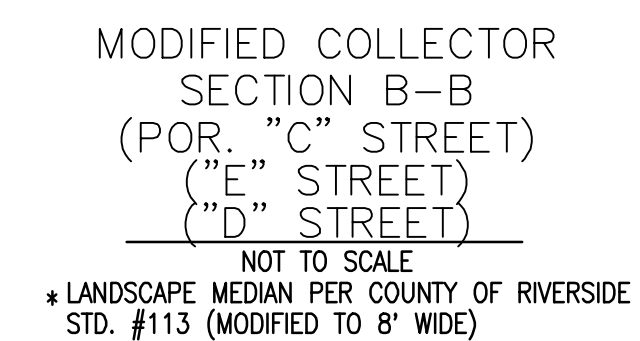
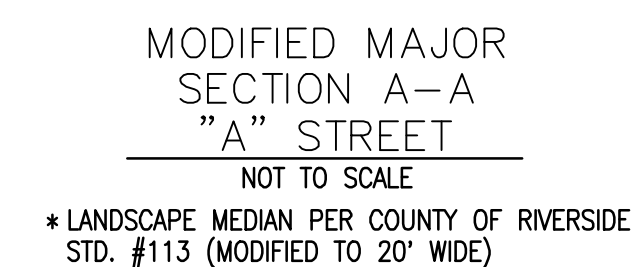
10001.10

## SHEET

1

## OF

10



**WILSON MIKAM  
CORPORATION**

9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

TENTATIVE TRACT MAP  
NO. 31920  
CROSS SECTIONS

DATE: 02/08/18

|             |         |
|-------------|---------|
| PROJECT NO. | 1000110 |
|-------------|---------|

SHEET 2  
OF 10

## "A" MAP SUMMARY

| PHASE 1                      |               | PROPOSED LAND USE | LOT AREA       |                |                |                       |                      |
|------------------------------|---------------|-------------------|----------------|----------------|----------------|-----------------------|----------------------|
|                              |               | D.U.              | MAXIMUM (S.F.) | MINIMUM (S.F.) | AVERAGE (S.F.) | TOTAL LOT AREA (S.F.) | TOTAL LOT AREA (AC.) |
| PRODUCT AREA 1<br>(PARCEL 5) | RESIDENTIAL   | 77                | 11,503         | 7,200          | 8,138          | 626,623               | 14.39                |
|                              | LANDSCAPE LOT |                   |                |                |                | 3,449                 | 0.08                 |
|                              | PUBLIC STREET |                   |                |                |                | 221,526               | 5.08                 |
| PRODUCT AREA 2<br>(PARCEL 6) | RESIDENTIAL   | 72                | 11,678         | 6,000          | 6,933          | 499,178               | 11.46                |
|                              | LANDSCAPE LOT |                   |                |                |                | 4,516                 | 0.10                 |
|                              | PUBLIC STREET |                   |                |                |                | 167,566               | 3.85                 |
| PRODUCT AREA 3<br>(PARCEL 2) | RESIDENTIAL   | 106               | 10,108         | 5,000          | 5,926          | 628,152               | 14.42                |
|                              | LANDSCAPE LOT |                   |                |                |                | 2,714                 | 0.06                 |
|                              | PUBLIC STREET |                   |                |                |                | 194,334               | 4.46                 |
| PRODUCT AREA 4<br>(PARCEL 3) | RESIDENTIAL   | 76                | 11,520         | 5,500          | 6,335          | 481,476               | 11.05                |
|                              | LANDSCAPE LOT |                   |                |                |                | -                     | -                    |
|                              | PUBLIC STREET |                   |                |                |                | 148,273               | 3.40                 |
| PRODUCT AREA 5<br>(PARCEL 4) | RESIDENTIAL   | 74                | 9,556          | 5,000          | 6,011          | 444,797               | 10.21                |
|                              | LANDSCAPE LOT |                   |                |                |                | -                     | -                    |
|                              | PUBLIC STREET |                   |                |                |                | 135,472               | 3.11                 |
| SUBTOTAL                     |               | 405               |                |                |                |                       | 81.67                |

| NUMBERED LOTS | PROPOSED LAND USE                                                                                  | LOT AREA                                                                                    |                                                                                           | MAINTENANCE<br>P = PRIVATE<br>PU = PUBLIC |
|---------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------|
|               |                                                                                                    | TOTAL LOT AREA<br>(S.F.)                                                                    | TOTAL LOT AREA<br>(AC.)                                                                   |                                           |
| PARCEL 1      | COMMERCIAL                                                                                         | 509,049                                                                                     | 11.69                                                                                     | P                                         |
| PARCEL 2      | RESIDENTIAL                                                                                        | 825,200                                                                                     | 18.95                                                                                     | P                                         |
| PARCEL 3      | RESIDENTIAL                                                                                        | 629,743                                                                                     | 14.46                                                                                     | P                                         |
| PARCEL 4      | RESIDENTIAL                                                                                        | 580,219                                                                                     | 13.32                                                                                     | P                                         |
| PARCEL 5      | RESIDENTIAL                                                                                        | 851,598                                                                                     | 19.55                                                                                     | P                                         |
| PARCEL 6      | RESIDENTIAL     | 671,260                                                                                     | 15.41                                                                                     | P                                         |
| PARCEL 7      | RESIDENTIAL                                                                                        | 585,150                                                                                     | 13.43                                                                                     | P                                         |
| PARCEL 8      | RESIDENTIAL                                                                                        | 547,492                                                                                     | 12.57                                                                                     | P                                         |
| PARCEL 9      | RESIDENTIAL                                                                                        | 545,623                                                                                     | 12.53                                                                                     | P                                         |
| PARCEL 10     | RESIDENTIAL                                                                                        | 526,848                                                                                     | 12.09                                                                                     | P                                         |
| PARCEL 11     | RESIDENTIAL                                                                                        | 556,606                                                                                     | 12.78                                                                                     | P                                         |
| PARCEL 12     | CLUBHOUSE                                                                                          | 138,821                                                                                     | 3.19                                                                                      | P                                         |
| PARCEL 13     | RESIDENTIAL                                                                                        | 565,254                                                                                     | 12.98                                                                                     | P                                         |
| PARCEL 14     | RESIDENTIAL                                                                                        | 592,585                                                                                     | 13.60                                                                                     | P                                         |
| PARCEL 15     | RESIDENTIAL                                                                                        | 545,610                                                                                     | 12.53                                                                                     | P                                         |
| PARCEL 16     | RESIDENTIAL                                                                                        | 543,307                                                                                     | 12.47                                                                                     | P                                         |
| PARCEL 17     | RESIDENTIAL                                                                                        | 435,644                                                                                     | 10.00                                                                                     | P                                         |
| PARCEL 18     | RESIDENTIAL     | 598,079                                                                                     | 13.73                                                                                     | P                                         |
| PARCEL 19     |  REC CENTER LOT |  171,067 |  3.93  | P                                         |
| PARCEL 20     | RESIDENTIAL                                                                                        | 518,668                                                                                     | 11.91                                                                                     | P                                         |
| PARCEL 21     | RESIDENTIAL                                                                                        | 537,612                                                                                     | 12.34                                                                                     | P                                         |
| PARCEL 22     | RESIDENTIAL                                                                                        | 441,646                                                                                     | 10.14                                                                                     | P                                         |
| PARCEL 23     | RESIDENTIAL                                                                                        |  595,243 |  13.66 | P                                         |
| PARCEL 24     | RESIDENTIAL                                                                                        | 566,092                                                                                     | 13.00                                                                                     | P                                         |
| PARCEL 25     | RESIDENTIAL                                                                                        | 470,107                                                                                     | 10.79                                                                                     | P                                         |
| PARCEL 26     | RESIDENTIAL     | 341,533                                                                                     |  7.84  | P                                         |
| PARCEL 27     |  RESIDENTIAL    |  512,244 |  11.76 | P                                         |
| PARCEL 28     | COMMUNITY PARK                                                                                     | 412,372                                                                                     | 9.47                                                                                      | PU                                        |
| PARCEL 29     | COMMUNITY PARK                                                                                     | 1,026,253                                                                                   | 23.56                                                                                     | PU                                        |
| PARCEL 30     | GOLF COURSE                                                                                        | 2,567,873                                                                                   | 58.95                                                                                     | PU                                        |
| PARCEL 31     | GOLF COURSE                                                                                        | 4,743,340                                                                                   | 108.89                                                                                    | PU                                        |
| PARCEL 32     | PARK                                                                                               | 43,623                                                                                      | 1.00                                                                                      | P                                         |
| PARCEL 33     | PARK                                                                                               | 38,140                                                                                      | 0.88                                                                                      | P                                         |
| PARCEL 34     | PARK                                                                                               | 42,673                                                                                      | 0.98                                                                                      | P                                         |
| PARCEL 35     | OPEN SPACE                                                                                         | 1,011,677                                                                                   | 23.23                                                                                     | PU                                        |
| PARCEL 36     | OPEN SPACE                                                                                         | 472,161                                                                                     | 10.84                                                                                     | PU                                        |
| PARCEL 37     | OPEN SPACE                                                                                         | 827,293                                                                                     | 18.99                                                                                     | PU                                        |
| PARCEL 38     | OPEN SPACE                                                                                         | 2,253,029                                                                                   | 51.73                                                                                     | PU                                        |
| SUBTOTAL      |                                                                                                    |                                                                                             | 639.14                                                                                    |                                           |

| LETTERED LOTS | PROPOSED LAND USE | LOT AREA                 |                         | MAINTENANCE<br>P = PRIVATE<br>PU = PUBLIC |
|---------------|-------------------|--------------------------|-------------------------|-------------------------------------------|
|               |                   | TOTAL LOT AREA<br>(S.F.) | TOTAL LOT AREA<br>(AC.) |                                           |
| A             | HOA LANDSCAPE LOT | 74,358                   | 1.71                    | P                                         |
| B             | HOA LANDSCAPE LOT | 31,403                   | 0.72                    | P                                         |
| C             | HOA LANDSCAPE LOT | 15,585                   | 0.36                    | P                                         |
| D             | HOA LANDSCAPE LOT | 10,737                   | 0.25                    | P                                         |
| E             | HOA LANDSCAPE LOT | 7,487                    | 0.17                    | P                                         |
| F             | HOA LANDSCAPE LOT | 3,100                    | 0.07                    | P                                         |
| G             | HOA LANDSCAPE LOT | 2,872                    | 0.07                    | P                                         |
| H             | HOA LANDSCAPE LOT | 3,819                    | 0.09                    | P                                         |
| I             | HOA LANDSCAPE LOT | 3,883                    | 0.09                    | P                                         |
| J             | HOA LANDSCAPE LOT | 10,741                   | 0.25                    | P                                         |
| K             | HOA LANDSCAPE LOT | 13,129                   | 0.30                    | P                                         |
| L             | HOA LANDSCAPE LOT | 11,079                   | 0.25                    | P                                         |
| M             | HOA LANDSCAPE LOT | 15,451                   | 0.36                    | P                                         |
| N             | HOA LANDSCAPE LOT | 13,506                   | 0.31                    | P                                         |
| O             | HOA LANDSCAPE LOT | 9,198                    | 0.21                    | P                                         |
| P             | HOA LANDSCAPE LOT | 17,909                   | 0.41                    | P                                         |
| Q             | HOA LANDSCAPE LOT | 4,694                    | 0.11                    | P                                         |
| R             | HOA LANDSCAPE LOT | 5,490                    | 0.13                    | P                                         |
| S             | HOA LANDSCAPE LOT | 4,452                    | 0.10                    | P                                         |
| T             | HOA LANDSCAPE LOT | 3,737                    | 0.09                    | P                                         |
| U             | HOA LANDSCAPE LOT | 4,653                    | 0.11                    | P                                         |
| V             | HOA LANDSCAPE LOT | 3,736                    | 0.09                    | P                                         |
| W             | HOA LANDSCAPE LOT | 3,601                    | 0.08                    | P                                         |
| X             | HOA LANDSCAPE LOT | 4,686                    | 0.11                    | P                                         |
| Y             | HOA LANDSCAPE LOT | 6,354                    | 0.15                    | P                                         |
| Z             | HOA LANDSCAPE LOT | 6,123                    | 0.14                    | P                                         |
| AA            | HOA LANDSCAPE LOT | 4,867                    | 0.11                    | P                                         |
| AB            | HOA LANDSCAPE LOT | 3,473                    | 0.08                    | P                                         |
| AC            | HOA LANDSCAPE LOT | 7,871                    | 0.18                    | P                                         |
| AD            | HOA LANDSCAPE LOT | 5,153                    | 0.12                    | P                                         |
| AE            | HOA LANDSCAPE LOT | 8,557                    | 0.20                    | P                                         |
| AF            | HOA LANDSCAPE LOT | 9,482                    | 0.22                    | P                                         |
| AG            | HOA LANDSCAPE LOT | 8,524                    | 0.20                    | P                                         |
| AH            | HOA LANDSCAPE LOT | 9,191                    | 0.21                    | P                                         |
| AI            | HOA LANDSCAPE LOT | 25,908                   | 0.60                    | P                                         |
| AJ            | HOA LANDSCAPE LOT | 56,850                   | 1.31                    | P                                         |
| AK            | HOA LANDSCAPE LOT | 2,560                    | 0.06                    | P                                         |
| AL            | HOA LANDSCAPE LOT | 50,668                   | 1.17                    | P                                         |
| AM            | HOA LANDSCAPE LOT | 47,645                   | 1.09                    | P                                         |
| AQ            | TRAIL             | 76,181                   | 1.75                    | PU                                        |
| AR            | TRAIL             | 24,442                   | 0.56                    | PU                                        |
| AS            | TRAIL             | 86,464                   | 1.98                    | PU                                        |
| AT            | TRAIL             | 9,676                    | 0.22                    | PU                                        |
| AU            | TRAIL             | 6,860                    | 0.16                    | PU                                        |
| AV            | TRAIL             | 100,933                  | 2.32                    | PU                                        |
| AW            | TRAIL             | 74,653                   | 1.71                    | PU                                        |
| SUBTOTAL      |                   |                          | 20.98                   |                                           |
|               |                   |                          |                         |                                           |
| PUBLIC ROADS  |                   |                          |                         |                                           |
| SUBTOTAL      |                   |                          | 46.60                   |                                           |
|               |                   |                          |                         |                                           |
| GRAND TOTAL   |                   |                          | 706.72                  |                                           |

| STREETS    | PROPOSED LAND USE | LOT AREA                 |                         |
|------------|-------------------|--------------------------|-------------------------|
|            |                   | TOTAL LOT AREA<br>(S.F.) | TOTAL LOT AREA<br>(AC.) |
| "A" STREET | PUBLIC STREET     | 623,848                  | 14.32                   |
| "B" STREET | PUBLIC STREET     | 838,087                  | 19.24                   |
| "C" STREET | PUBLIC STREET     | 253,001                  | 5.81                    |
| "D" STREET | PUBLIC STREET     | 132,396                  | 3.04                    |
| "E" STREET | PUBLIC STREET     | 178,419                  | 4.10                    |
| SUBTOTAL   |                   |                          | 46.51                   |

|                    | VOLUME BETWEEN<br>EL. 1240 AND 1263.3 |         |
|--------------------|---------------------------------------|---------|
| EXISTING CONDITION | 30,525                                | ACRE—FT |
| PROPOSED GRADING   | 30,952                                | ACRE—FT |
| NET                | +427                                  | ACRE—FT |

|                   | CUT        |      | FILL       |      |
|-------------------|------------|------|------------|------|
| MASS EXCAVATION   | 9,489,000  | C.Y. | 8,540,000  | C.Y. |
| OVER EXCAVATION   | 1,949,000  | C.Y. | 1,949,000  | C.Y. |
| SUBTOTAL          | 11,483,000 | C.Y. | 10,534,000 | C.Y. |
| SHRINKAGE/BULKING | (949,000)  | C.Y. | 0          | C.Y. |
| TOTALS            | 10,534,000 | C.Y. | 10,534,000 | C.Y. |

[illegible]

|              |  |
|--------------|--|
| DESIGNED BY: |  |
| DRAFTED BY:  |  |
| CHECKED BY:  |  |
| DATE:        |  |



9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

## DATE: 02/08/18

JECT NO.

3

**10**

# PHASE 1

| LOT NO. | LOT AREA (S.F.) | FRONTAGE (FT.) |
|---------|-----------------|----------------|
| 1       | 7,104           | 50             |
| 2       | 7,400           | 76             |
| 3       | 7,400           | 76             |
| 4       | 8,247           | 98             |
| 5       | 7,200           | 48             |
| 6       | 10,338          | 43             |
| 7       | 7,942           | 81             |
| 8       | 7,270           | 83             |
| 9       | 7,200           | 55             |
| 10      | 10,736          | 50             |
| 11      | 7,930           | 66             |
| 12      | 7,896           | 86             |
| 13      | 7,200           | 72             |
| 14      | 7,200           | 72             |
| 15      | 7,200           | 72             |
| 16      | 7,438           | 70             |
| 17      | 7,582           | 70             |
| 18      | 7,600           | 70             |
| 19      | 7,600           | 70             |
| 20      | 7,600           | 70             |
| 21      | 7,600           | 70             |
| 22      | 7,600           | 70             |
| 23      | 7,600           | 70             |
| 24      | 7,533           | 70             |
| 25      | 7,365           | 74             |
| 26      | 7,501           | 74             |
| 27      | 7,476           | 28             |
| 28      | 7,464           | 30             |
| 29      | 7,382           | 72             |
| 30      | 7,208           | 72             |
| 31      | 6,401           | 88             |
| 32      | 7,216           | 41             |
| 33      | 7,200           | 72             |
| 34      | 7,200           | 72             |
| 35      | 7,350           | 66             |
| 36      | 8,247           | 86             |
| 37      | 7,200           | 72             |
| 38      | 8,021           | 88             |
| 39      | 10,240          | 134            |
| 40      | 9,198           | 47             |
| 41      | 7,274           | 59             |
| 42      | 7,200           | 72             |
| 43      | 7,200           | 72             |
| 44      | 8,407           | 89             |
| 45      | 8,469           | 48             |
| 46      | 7,422           | 67             |
| 47      | 7,200           | 72             |
| 48      | 9,467           | 71             |
| 49      | 9,520           | 46             |
| 50      | 9,405           | 34             |
| 51      | 10,785          | 62             |
| 52      | 7,348           | 116            |
| 53      | 8,335           | 79             |
| 54      | 7,200           | 72             |
| 55      | 7,855           | 72             |
| 56      | 11,503          | 75             |
| 57      | 7,788           | 51             |
| 58      | 8,037           | 57             |
| 59      | 7,308           | 51             |
| 60      | 10,575          | 80             |
| 61      | 8,020           | 61             |
| 62      | 7,200           | 69             |
| 63      | 7,359           | 70             |
| 64      | 10,947          | 72             |
| 65      | 8,417           | 57             |
| 66      | 8,037           | 66             |
| 67      | 9,037           | 56             |
| 68      | 7,996           | 60             |
| 69      | 7,996           | 60             |
| 70      | 8,645           | 71             |
| 71      | 8,012           | 87             |
| 72      | 8,757           | 102            |
| 73      | 8,757           | 102            |
| 74      | 8,757           | 102            |
| 75      | 10,447          | 72             |
| 76      | 10,035          | 64             |
| 77      | 8,219           | 82             |

| LOT NO. | LOT AREA (S.F.) | FRONTAGE (FT.) |
|---------|-----------------|----------------|
| 1       | 6,540           | 44             |
| 2       | 6,362           | 60             |
| 3       | 6,429           | 61             |
| 4       | 6,004           | 61             |
| 5       | 6,098           | 53             |
| 6       | 9,269           | 40             |
| 7       | 6,268           | 58             |
| 8       | 6,058           | 62             |
| 9       | 6,061           | 61             |
| 10      | 6,000           | 60             |
| 11      | 6,000           | 60             |
| 12      | 6,000           | 60             |
| 13      | 6,000           | 60             |
| 14      | 6,000           | 60             |
| 15      | 6,000           | 60             |
| 16      | 6,000           | 60             |
| 17      | 6,838           | 77             |
| 18      | 7,026           | 53             |
| 19      | 9,632           | 41             |
| 20      | 7,263           | 55             |
| 21      | 6,216           | 60             |
| 22      | 6,770           | 60             |
| 23      | 7,467           | 61             |
| 24      | 10,906          | 25             |
| 25      | 6,857           | 25             |
| 26      | 5,142           | 60             |
| 27      | 6,798           | 52             |
| 28      | 6,510           | 43             |
| 29      | 6,229           | 61             |
| 30      | 7,126           | 61             |
| 31      | 8,105           | 64             |
| 32      | 8,066           | 34             |
| 33      | 6,829           | 60             |
| 34      | 6,732           | 60             |
| 35      | 6,758           | 44             |
| 36      | 6,259           | 41             |
| 37      | 6,364           | 60             |
| 38      | 6,681           | 60             |
| 39      | 7,099           | 60             |
| 40      | 7,048           | 49             |
| 41      | 6,366           | 46             |
| 42      | 6,000           | 60             |
| 43      | 6,000           | 60             |
| 44      | 6,000           | 60             |
| 45      | 6,423           | 46             |
| 46      | 6,423           | 46             |
| 47      | 6,000           | 60             |
| 48      | 6,000           | 60             |
| 49      | 6,000           | 60             |
| 50      | 6,144           | 40             |
| 51      | 8,415           | 74             |
| 52      | 6,000           | 60             |
| 53      | 6,000           | 60             |
| 54      | 6,845           | 50             |
| 55      | 6,662           | 34             |
| 56      | 6,521           | 60             |
| 57      | 6,615           | 60             |
| 58      | 7,288           | 60             |
| 59      | 6,516           | 42             |
| 60      | 7,156           | 53             |
| 61      | 6,656           | 50             |
| 62      | 6,835           | 49             |
| 63      | 7,595           | 42             |
| 64      | 9,184           | 56             |
| 65      | 10,127          | 27             |
| 66      | 11,678          | 43             |
| 67      | 8,266           | 61             |
| 68      | 6,805           | 60             |
| 69      | 8,817           | 59             |
| 70      | 7,713           | 96             |
| 71      | 6,259           | 55             |
| 72      | 7,155           | 50             |

| LOT NO. | LOT AREA (S.F.) | FRONTAGE (FT.) |
|---------|-----------------|----------------|
| 1       | 8,565           | 50             |
| 2       | 6,728           | 55             |
| 3       | 5,426           | 55             |
| 4       | 6,102           | 39             |
| 5       | 5,803           | 32             |
| 6       | 5,428           | 40             |
| 7       | 5,745           | 65             |
| 8       | 6,545           | 78             |
| 9       | 5,001           | 50             |
| 10      | 5,008           | 50             |
| 11      | 5,484           | 55             |
| 12      | 5,437           | 55             |
| 13      | 5,789           | 46             |
| 14      | 6,132           | 40             |
| 15      | 5,532           | 40             |
| 16      | 6,074           | 33             |
| 17      | 9,044           | 26             |
| 18      | 8,777           | 26             |
| 19      | 5,467           | 25             |
| 20      | 7,318           | 29             |
| 21      | 7,405           | 32             |
| 22      | 7,168           | 48             |
| 23      | 6,269           | 38             |
| 24      | 6,771           | 37             |
| 25      | 5,963           | 41             |
| 26      | 5,044           | 50             |
| 27      | 5,000           | 50             |
| 28      | 5,000           | 50             |
| 29      | 5,000           | 50             |
| 30      | 5,252           | 55             |
| 31      | 5,650           | 55             |
| 32      | 5,000           | 50             |
| 33      | 5,000           | 50             |
| 34      | 5,000           | 50             |
| 35      | 5,000           | 50             |
| 36      | 6,700           | 56             |
| 37      | 8,043           | 55             |
| 38      | 5,683           | 57             |
| 39      | 5,000           | 50             |
| 40      | 5,000           | 50             |
| 41      | 5,539           | 50             |
| 42      | 5,530           | 57             |
| 43      | 5,680           | 57             |
| 44      | 5,680           | 57             |
| 45      | 5,680           | 57             |
| 46      | 5,680           | 57             |
| 47      | 5,680           | 57             |
| 48      | 5,551           | 57             |
| 49      | 5,547           | 57             |
| 50      | 5,044           | 50             |
| 51      | 5,080           | 50             |
| 52      | 7,072           | 27             |
| 53      | 8,922           | 27             |
| 54      | 5,510           | 30             |
| 55      | 10,108          | 30             |
| 56      | 7,898           | 30             |
| 57      | 5,440           | 66             |
| 58      | 6,475           | 51             |
| 59      | 6,265           | 48             |
| 60      | 5,000           | 55             |
| 61      | 5,000           | 55             |
| 62      | 5,000           | 50             |
| 63      | 5,000           | 50             |
| 64      | 5,000           | 50             |
| 65      | 5,000           | 50             |
| 66      | 5,000           | 50             |
| 67      | 7,597           | 100            |
| 68      | 7,186           | 91             |
| 69      | 5,000           | 50             |
| 70      | 5,000           | 50             |
| 71      | 5,000           | 50             |
| 72      | 5,000           | 50             |
| 73      | 5,823           | 68             |
| 74      | 5,374           | 39             |
| 75      | 8,466           | 36             |
| 76      | 7,612           | 36             |
| 77      | 6,180           | 51             |
| 78      | 5,858           | 68             |
| 79      | 5,000           | 50             |
| 80      | 5,000           | 50             |
| 81      | 5,000           | 50             |
| 82      | 5,000           | 50             |
| 83      | 5,743           | 68             |
| 84      | 5,810           | 36             |
| 85      | 9,284           | 36             |
| 86      | 6,779           | 37             |
| 87      | 5,201           | 46             |
| 88      | 5,868           | 67             |
| 89      | 5,000           | 50             |
| 90      | 5,063           | 52             |
| 91      | 5,082           | 52             |
| 92      | 5,082           | 52             |
| 93      | 5,082           | 52             |
| 94      | 5,082           | 51             |
| 95      | 5,082           | 52             |
| 96      | 6,224           | 74             |
| 97      | 5,104           | 45             |
| 98      | 6,269           | 50             |
| 99      | 8,006           | 36             |
| 100     | 5,195           | 36             |
| 101     | 5,000           | 48             |
| 102     | 5,085           | 50             |
| 103     | 5,444           | 62             |
| 104     | 5,354           | 55             |
| 105     | 6,025           | 50             |
| 106     | 7,065           | 51             |

| LOT NO. | LOT AREA (S.F.) | FRONTAGE (FT.) |
|---------|-----------------|----------------|
| 1       | 5,655           | 55             |
| 2       | 5,500           | 55             |
| 3       | 5,650           | 56             |
| 4       | 8,018           | 32             |
| 5       | 6,260           | 39             |
| 6       | 6,130           | 56             |
| 7       | 5,500           | 55             |
| 8       | 5,500           | 55             |
| 9       | 6,020           | 69             |
| 10      | 8,669           | 41             |
| 11      | 10,215          | 41             |
| 12      | 7,283           | 48             |
| 13      | 7,173           | 37             |
| 14      | 5,500           | 55             |
| 15      | 5,500           | 55             |
| 16      | 5,500           | 55             |
| 17      | 5,500           | 55             |
| 18      | 5,500           | 55             |
| 19      | 5,500           | 55             |
| 20      | 8,669           | 49             |
| 21      | 6,758           | 49             |
| 22      | 6,758           | 49             |
| 23      | 5,836           | 54             |
| 24      | 5,983           | 65             |
| 25      | 5,983           | 65             |
| 26      | 5,649           | 58             |
| 27      | 5,500           | 55             |
| 28      | 6,284           | 72             |
| 29      | 6,454           | 47             |
| 30      | 11,520          | 46             |
| 31      | 7,530           | 46             |
| 32      | 6,061           | 71             |
| 33      | 5,500           | 55             |
| 34      | 5,500           | 55             |
| 35      | 6,266           | 51             |
| 36      | 7,585           | 49             |
| 37      | 7,317           | 49             |
| 38      | 5,500           | 55             |
| 39      | 5,500           | 55             |
| 40      | 5,500           | 55             |
| 41      | 5,500           | 55             |
| 42      | 5,782           | 55             |
| 43      | 5,908           | 60             |
| 44      | 5,500           | 55             |
| 45      | 5,500           | 55             |
| 46      | 5,500           | 55             |
| 47      | 6,373           | 84             |
| 48      | 6,682           | 92             |
| 49      | 5,500           | 55             |
| 50      | 5,500           | 55             |
| 51      | 6,238           | 62             |
| 52      | 5,000           | 50             |
| 53      | 5,518           | 53             |
| 54      | 6,531           | 50             |
| 55      | 8,668           | 44             |
| 56      | 6,296           | 44             |
| 57      | 6,347           | 46             |
| 58      | 5,587           | 63             |
| 59      | 5,937           | 56             |
| 60      | 6,034           | 46             |
| 61      | 7,139           | 46             |
| 62      | 6,018           | 45             |
| 63      | 7,158           | 94             |
| 64      | 6,008           | 71             |
| 65      | 7,893           | 96             |
| 66      | 5,479           | 48             |
| 67      | 5,348           | 41             |
| 68      | 6,353           | 40             |
| 69      | 5,353           | 40             |
| 70      | 5,353           | 40             |
| 71      | 6,114           | 38             |
| 72      | 5,533           | 43             |
| 73      | 5,000           | 50             |
| 74      | 5,408           | 51             |
| 75      | 5,937           | 57             |

# PHASE 2

| LOT NO. | LOT AREA (S.F.) | FRONTAGE (FT.) |
|---------|-----------------|----------------|
| 1       | 5,578           | 51             |
| 2       | 6,164           | 69             |
| 3       | 6,126           | 48             |
| 4       | 8,213           | 37             |
| 5       | 8,307           | 38             |
| 6       | 6,041           | 58             |
| 7       | 5,500           | 55             |
| 8       | 5,500           | 55             |
| 9       | 5,917           | 55             |
| 10      | 5,938           | 55             |
| 11      | 5,868           | 55             |
| 12      | 5,500           | 33             |
| 13      | 6,712           | 25             |
| 14      | 6,290           | 61             |
| 15      | 6,684           | 97             |
| 16      | 6,251           | 57             |
| 17      | 8,434           | 119            |
| 18      | 7,390           | 68             |
| 19      | 8,158           | 57             |
| 20      | 7,560           | 72             |
| 21      | 7,933           | 83             |
| 22      | 6,626           | 86             |
| 23      | 6,711           | 51             |
| 24      | 7,306           | 48             |
| 25      | 6,798           | 56             |
| 26      | 5,923           | 56             |
| 27      | 5,923           | 56             |
| 28      | 5,500           | 55             |
| 29      | 5,500           | 55             |
| 30      | 6,463           | 93             |
| 31      | 10,380          | 24             |
| 32      | 7,771           | 32             |
| 33      | 9,042           | 41             |
| 34      | 11,802          | 32             |
| 35      | 7,935           | 32             |
| 36      | 5,658           | 55             |
| 37      | 5,500           | 55             |
| 38      | 5,500           | 55             |
| 39      | 5,500           | 55             |
| 40      | 5,500           | 55             |
| 41      | 5,500           | 55             |
| 42      | 5,500           | 55             |
| 43      | 5,500           | 55             |
| 44      | 5,500           | 55             |
| 45      | 5,500           | 55             |
| 46      | 5,500           | 55             |
| 47      | 5,507           | 58             |
| 48      | 10,994          | 36             |
| 49      | 9,541           | 36             |
| 50      | 8,961           | 32             |
| 51      | 8,525           | 76             |
| 52      | 6,092           | 75             |
| 53      | 5,500           | 55             |
| 54      | 5,500           | 55             |
| 55      | 5,500           | 55             |
| 56      | 5,500           | 55             |
| 57      | 5,923           | 56             |
| 58      | 5,500           | 55             |
| 59      | 5,500           | 55             |
| 60      | 5,503           | 55             |
| 61      | 6,105           | 55             |
| 62      | 5,500           | 55             |
| 63      | 5,500           | 55             |
| 64      | 7,973           | 80             |

|                              | LOT NO. | LOT AREA | FRONTAGE |
|------------------------------|---------|----------|----------|
|                              |         | (S.F.)   | (FT.)    |
| (PRODUCT AREA 6)<br>PARCEL 7 | 1       | 5,420    | 51       |
|                              | 2       | 5,001    | 50       |
|                              | 3       | 5,625    | 63       |
|                              | 4       | 6,772    | 43       |
|                              | 5       | 8,834    | 31       |
|                              | 6       | 6,073    | 31       |
|                              | 7       | 5,000    | 38       |
|                              | 8       | 6,051    | 73       |
|                              | 9       | 5,110    | 52       |
|                              | 10      | 5,110    | 52       |
|                              | 11      | 5,110    | 52       |
|                              | 12      | 5,001    | 50       |
|                              | 13      | 5,003    | 50       |
|                              | 14      | 5,099    | 57       |
|                              | 15      | 5,107    | 50       |
|                              | 16      | 5,207    | 50       |
|                              | 17      | 5,154    | 50       |
|                              | 18      | 5,000    | 44       |
|                              | 19      | 8,028    | 34       |
|                              | 20      | 8,128    | 37       |
|                              | 21      | 5,283    | 56       |
|                              | 22      | 5,000    | 50       |
|                              | 23      | 5,000    | 50       |
|                              | 24      | 5,000    | 50       |
|                              | 25      | 5,000    | 50       |
|                              | 26      | 5,000    | 50       |
|                              | 27      | 5,000    | 50       |
|                              | 28      | 5,000    | 50       |
|                              | 29      | 5,000    | 50       |
|                              | 30      | 5,000    | 50       |
|                              | 31      | 5,000    | 50       |
|                              | 32      | 5,000    | 50       |
|                              | 33      | 5,000    | 50       |
|                              | 34      | 5,001    | 50       |
|                              | 35      | 9,479    | 35       |
|                              | 36      | 10,012   | 35       |
|                              | 37      | 5,771    | 29       |
|                              | 38      | 10,643   | 30       |
|                              | 39      | 7,443    | 35       |
|                              | 40      | 10,333   | 25       |
|                              | 41      | 6,704    | 26       |
|                              | 42      | 5,988    | 40       |
|                              | 43      | 5,000    | 50       |
|                              | 44      | 5,000    | 51       |
|                              | 45      | 6,296    | 25       |
|                              | 46      | 5,972    | 30       |
|                              | 47      | 5,000    | 56       |
|                              | 48      | 5,067    | 51       |
|                              | 49      | 5,373    | 50       |
|                              | 50      | 8,858    | 51       |
|                              | 51      | 6,609    | 63       |
|                              | 52      | 6,145    | 61       |
|                              | 53      | 7,155    | 50       |
|                              | 54      | 6,042    | 49       |
|                              | 55      | 5,119    | 26       |
|                              | 56      | 5,985    | 28       |
|                              | 57      | 5,342    | 44       |
|                              | 58      | 5,897    | 49       |
|                              | 59      | 6,196    | 65       |
|                              | 60      | 5,000    | 58       |
|                              | 61      | 5,000    | 57       |
|                              | 62      | 5,000    | 57       |
|                              | 63      | 5,000    | 50       |
|                              | 64      | 5,000    | 57       |
|                              | 65      | 5,000    | 51       |
|                              | 66      | 5,524    | 44       |
|                              | 67      | 5,347    | 52       |
|                              | 68      | 5,742    | 50       |
|                              | 69      | 6,078    | 50       |
|                              | 70      | 5,003    | 50       |
|                              | 71      | 5,000    | 50       |
|                              | 72      | 6,088    | 50       |
|                              | 73      | 5,870    | 50       |
|                              | 74      | 5,000    | 56       |
|                              | 75      | 5,300    | 183      |
|                              | 76      | 6,853    | 50       |
|                              | 77      | 5,830    | 50       |
|                              | 78      | 6,237    | 155      |

PHASE 3  
(CONTINUED)

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 3,917              | 47                |
| 2       | 3,729              | 47                |
| 3       | 3,729              | 47                |
| 4       | 3,729              | 47                |
| 5       | 3,729              | 47                |
| 6       | 3,729              | 47                |
| 7       | 3,729              | 47                |
| 8       | 3,625              | 47                |
| 9       | 3,525              | 47                |
| 10      | 6,030              | 36                |
| 11      | 5,653              | 38                |
| 12      | 3,525              | 47                |
| 13      | 3,625              | 47                |
| 14      | 3,616              | 47                |
| 15      | 3,616              | 47                |
| 16      | 3,616              | 47                |
| 17      | 3,616              | 47                |
| 18      | 3,616              | 47                |
| 19      | 3,616              | 47                |
| 20      | 3,597              | 47                |
| 21      | 4,826              | 48                |
| 22      | 7,257              | 32                |
| 23      | 5,578              | 32                |
| 24      | 3,853              | 47                |
| 25      | 3,605              | 47                |
| 26      | 3,686              | 47                |
| 27      | 3,779              | 47                |
| 28      | 3,933              | 47                |
| 29      | 4,149              | 47                |
| 30      | 4,430              | 47                |
| 31      | 4,592              | 50                |
| 32      | 4,271              | 64                |
| 33      | 3,859              | 54                |
| 34      | 3,691              | 49                |
| 35      | 3,652              | 52                |
| 36      | 4,832              | 51                |
| 37      | 4,535              | 51                |
| 38      | 4,278              | 51                |
| 39      | 4,078              | 51                |
| 40      | 3,936              | 51                |
| 41      | 3,854              | 51                |
| 42      | 3,827              | 51                |
| 43      | 4,152              | 62                |
| 44      | 5,640              | 42                |
| 45      | 6,973              | 42                |
| 46      | 4,063              | 48                |
| 47      | 3,627              | 47                |
| 48      | 3,589              | 47                |
| 49      | 3,525              | 47                |
| 50      | 4,080              | 47                |
| 51      | 4,181              | 58                |
| 52      | 3,825              | 51                |
| 53      | 3,825              | 51                |
| 54      | 3,825              | 51                |
| 55      | 3,825              | 51                |
| 56      | 3,825              | 51                |
| 57      | 3,825              | 51                |
| 58      | 5,043              | 51                |
| 59      | 5,464              | 57                |
| 60      | 3,750              | 50                |
| 61      | 3,750              | 50                |
| 62      | 3,750              | 50                |
| 63      | 3,750              | 50                |
| 64      | 3,750              | 50                |
| 65      | 3,750              | 50                |
| 66      | 3,745              | 50                |
| 67      | 4,197              | 59                |
| 68      | 4,895              | 66                |
| 69      | 3,837              | 47                |
| 70      | 3,837              | 47                |
| 71      | 3,837              | 47                |
| 72      | 3,837              | 47                |
| 73      | 3,837              | 47                |
| 74      | 3,770              | 47                |
| 75      | 3,729              | 47                |
| 76      | 3,729              | 47                |
| 77      | 3,919              | 47                |
| 78      | 3,994              | 53                |
| 79      | 3,683              | 50                |
| 80      | 3,733              | 52                |
| 81      | 3,707              | 53                |
| 82      | 4,018              | 56                |
| 83      | 4,018              | 56                |
| 84      | 4,018              | 56                |
| 85      | 4,024              | 56                |
| 86      | 5,023              | 79                |
| 87      | 4,829              | 54                |
| 88      | 3,673              | 47                |
| 89      | 3,673              | 47                |
| 90      | 3,673              | 47                |
| 91      | 4,481              | 53                |
| 92      | 5,692              | 92                |
| 93      | 4,754              | 66                |
| 94      | 6,246              | 83                |
| 95      | 6,981              | 86                |

PHASE 4

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 4,955              | 46                |
| 2       | 5,738              | 36                |
| 3       | 3,818              | 47                |
| 4       | 3,760              | 47                |
| 5       | 3,760              | 47                |
| 6       | 3,760              | 47                |
| 7       | 3,760              | 47                |
| 8       | 3,760              | 47                |
| 9       | 3,760              | 47                |
| 10      | 3,760              | 47                |
| 11      | 3,760              | 47                |
| 12      | 3,760              | 47                |
| 13      | 3,760              | 47                |
| 14      | 3,760              | 42                |
| 15      | 5,113              | 47                |
| 16      | 4,914              | 47                |
| 17      | 4,713              | 47                |
| 18      | 4,511              | 47                |
| 19      | 4,310              | 47                |
| 20      | 4,108              | 47                |
| 21      | 3,907              | 47                |
| 22      | 3,760              | 41                |
| 23      | 3,760              | 47                |
| 24      | 3,760              | 47                |
| 25      | 3,760              | 47                |
| 26      | 3,760              | 47                |
| 27      | 3,760              | 47                |
| 28      | 3,760              | 47                |
| 29      | 3,760              | 47                |
| 30      | 3,760              | 47                |
| 31      | 3,760              | 47                |
| 32      | 4,030              | 53                |
| 33      | 4,716              | 47                |
| 34      | 3,760              | 47                |
| 35      | 3,760              | 47                |
| 36      | 3,761              | 47                |
| 37      | 3,760              | 47                |
| 38      | 3,763              | 47                |
| 39      | 3,868              | 47                |
| 40      | 6,469              | 82                |
| 41      | 5,337              | 70                |
| 42      | 3,760              | 47                |
| 43      | 3,760              | 47                |
| 44      | 3,760              | 47                |
| 45      | 3,760              | 47                |
| 46      | 3,760              | 47                |
| 47      | 3,760              | 47                |
| 48      | 3,760              | 47                |
| 49      | 3,760              | 47                |
| 50      | 3,760              | 41                |
| 51      | 3,760              | 47                |
| 52      | 3,760              | 47                |
| 53      | 3,760              | 47                |
| 54      | 3,760              | 47                |
| 55      | 3,760              | 47                |
| 56      | 3,760              | 47                |
| 57      | 3,760              | 47                |
| 58      | 3,760              | 47                |
| 60      | 5,795              | 65                |

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 6,055              | 55                |
| 2       | 5,500              | 55                |
| 3       | 5,500              | 55                |
| 4       | 5,500              | 55                |
| 5       | 5,500              | 55                |
| 6       | 5,500              | 55                |
| 7       | 5,500              | 55                |
| 8       | 5,500              | 55                |
| 9       | 5,500              | 55                |
| 10      | 5,538              | 55                |
| 11      | 5,500              | 46                |
| 12      | 6,976              | 48                |
| 13      | 10,110             | 49                |
| 14      | 8,002              | 49                |
| 15      | 7,151              | 45                |
| 16      | 7,491              | 60                |
| 17      | 6,583              | 51                |
| 18      | 5,594              | 58                |
| 19      | 5,500              | 55                |
| 20      | 5,500              | 55                |
| 21      | 5,500              | 55                |
| 22      | 5,500              | 55                |
| 23      | 5,810              | 51                |
| 24      | 5,820              | 50                |
| 25      | 5,820              | 50                |
| 26      | 5,811              | 50                |
| 27      | 5,533              | 49                |
| 28      | 6,393              | 48                |
| 29      | 10,134             | 48                |
| 30      | 6,570              | 45                |
| 31      | 5,500              | 46                |
| 32      | 5,500              | 55                |
| 33      | 5,556              | 57                |
| 34      | 5,566              | 57                |
| 35      | 5,566              | 57                |
| 36      | 6,868              | 67                |
| 37      | 9,092              | 60                |
| 38      | 6,982              | 121               |
| 39      | 8,111              | 56                |
| 40      | 7,702              | 55                |
| 41      | 7,388              | 55                |
| 42      | 7,146              | 112               |
| 43      | 6,000              | 65                |
| 44      | 5,765              | 62                |
| 45      | 6,199              | 62                |
| 46      | 6,344              | 62                |
| 47      | 6,435              | 60                |
| 48      | 8,765              | 61                |
| 49      | 6,291              | 55                |
| 50      | 5,764              | 55                |
| 51      | 5,500              | 55                |
| 52      | 5,500              | 55                |
| 53      | 6,298              | 55                |
| 54      | 9,084              | 62                |
| 55      | 8,542              | 46                |
| 56      | 9,199              | 46                |
| 57      | 6,276              | 46                |
| 58      | 7,777              | 49                |

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 6,890              | 84                |
| 2       | 5,356              | 62                |
| 3       | 5,494              | 44                |
| 4       | 6,656              | 40                |
| 5       | 5,000              | 36                |
| 6       | 5,000              | 50                |
| 7       | 5,000              | 50                |
| 8       | 5,000              | 50                |
| 9       | 5,000              | 50                |
| 10      | 5,000              | 50                |
| 11      | 5,000              | 50                |
| 12      | 5,000              | 50                |
| 13      | 5,000              | 50                |
| 14      | 5,000              | 50                |
| 15      | 5,000              | 50                |
| 16      | 5,000              | 50                |
| 17      | 6,406              | 37                |
| 18      | 8,192              | 38                |
| 19      | 5,940              | 30                |
| 20      | 6,061              | 30                |
| 21      | 11,096             | 30                |
| 22      | 7,244              | 48                |
| 23      | 5,484              | 51                |
| 24      | 5,000              | 50                |
| 25      | 5,000              | 51                |
| 26      | 6,155              | 54                |
| 27      | 5,000              | 60                |
| 28      | 6,151              | 30                |
| 29      | 9,154              | 28                |
| 30      | 6,275              | 28                |
| 31      | 8,606              | 28                |
| 32      | 7,250              | 28                |
| 33      | 5,081              | 49                |
| 34      | 5,059              | 52                |
| 35      | 5,059              | 52                |
| 36      | 5,059              | 52                |
| 37      | 5,059              | 52                |
| 38      | 5,059              | 52                |
| 39      | 5,059              | 52                |
| 40      | 5,059              | 52                |
| 41      | 5,059              | 52                |
| 42      | 5,058              | 52                |
| 43      | 5,000              | 53                |
| 44      | 5,584              | 36                |
| 45      | 8,850              | 34                |
| 46      | 6,031              | 33                |
| 47      | 5,000              | 51                |
| 48      | 5,000              | 50                |
| 49      | 5,000              | 50                |
| 50      | 8,831              | 95                |
| 51      | 5,639              | 61                |
| 52      | 5,694              | 50                |
| 53      | 5,000              | 50                |
| 54      | 5,000              | 50                |
| 55      | 5,000              | 50                |
| 56      | 5,000              | 50                |
| 57      | 5,000              | 50                |
| 58      | 7,405              | 68                |
| 59      | 5,000              | 50                |
| 60      | 5,000              | 50                |
| 61      | 5,421              | 67                |
| 62      | 6,005              | 58                |
| 63      | 5,865              | 64                |
| 64      | 5,000              | 34                |
| 65      | 7,244              | 22                |
| 66      | 5,783              | 28                |
| 67      | 5,486              | 28                |
| 68      | 6,953              | 28                |
| 69      | 5,000              | 35                |
| 70      | 5,574              | 58                |
| 71      | 5,922              | 56                |
| 72      | 5,000              | 50                |
| 73      | 5,000              | 50                |
| 74      | 5,770              | 50                |
| 75      | 5,591              | 77                |

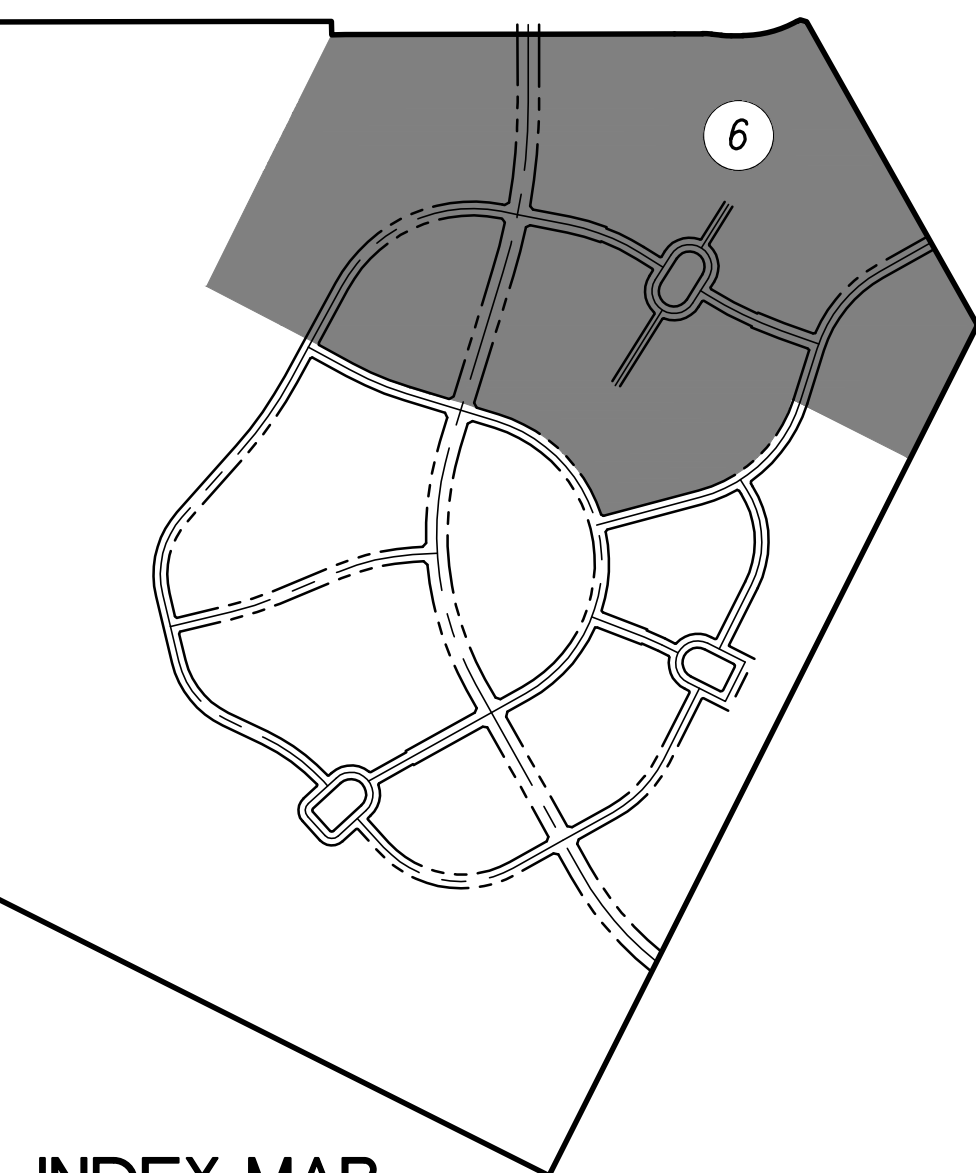
(PRODUCT AREA 19)  
PARCEL 23

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 6,040              | 62                |
| 2       | 5,040              | 54                |
| 3       | 5,582              | 48                |
| 4       | 5,224              | 48                |
| 5       | 4,745              | 48                |
| 6       | 5,492              | 48                |
| 7       | 3,695              | 42                |
| 8       | 5,144              | 57                |
| 9       | 3,982              | 60                |
| 10      | 4,982              | 45                |
| 11      | 4,132              | 41                |
| 12      | 3,329              | 46                |
| 13      | 3,312              | 46                |
| 14      | 3,312              | 46                |
| 15      | 3,312              | 46                |
| 16      | 3,312              | 46                |
| 17      | 3,312              | 46                |
| 18      | 3,312              | 46                |
| 19      | 3,629              | 46                |
| 20      | 3,518              | 46                |
| 21      | 3,543              | 47                |
| 22      | 3,312              | 46                |
| 23      | 3,312              | 46                |
| 24      | 3,312              | 46                |
| 25      | 3,456              | 48                |
| 26      | 3,456              | 48                |
| 27      | 3,456              | 48                |
| 28      | 3,455              | 48                |
| 29      | 3,456              | 48                |
| 30      | 3,454              | 48                |
| 31      | 3,455              | 48                |
| 32      | 3,405              | 53                |
| 33      | 3,969              | 40                |
| 34      | 6,553              | 37                |
| 35      | 4,366              | 30                |
| 36      | 3,721              | 52                |
| 37      | 4,336              | 68                |
| 38      | 3,893              | 60                |
| 39      | 3,460              | 48                |
| 40      | 3,864              | 46                |
| 41      | 4,119              | 46                |
| 42      | 4,943              | 25                |
| 43      | 6,505              | 22                |
| 44      | 5,841              | 29                |
| 45      | 4,140              | 45                |
| 46      | 4,344              | 49                |
| 47      | 5,877              | 59                |
| 48      | 4,117              | 39                |
| 49      | 4,013              | 47                |
| 50      | 3,886              | 37                |
| 51      | 3,496              | 46                |
| 52      | 3,496              | 46                |
| 53      | 3,496              | 46                |
| 54      | 4,562              | 60                |
| 55      | 4,703              | 60                |
| 56      | 5,157              | 67                |
| 57      | 4,090              | 49                |
| 58      | 3,630              | 46                |
| 59      | 3,443              | 38                |
| 60      | 3,752              | 46                |
| 61      | 3,833              | 46                |
| 62      | 3,712              | 47                |
| 63      | 3,643              | 47                |
| 64      | 3,590              | 33                |
| 65      | 3,900              | 57                |
| 66      | 3,387              | 58                |
| 67      | 6,239              | 44                |
| 68      | 5,890              | 33                |
| 69      | 3,776              | 53                |
| 70      | 3,667              | 47                |
| 71      | 3,680              | 46                |
| 72      | 3,680              | 46                |
| 73      | 3,698              | 32                |
| 74      | 3,312              | 30                |
| 75      | 3,312              | 46                |
| 76      | 3,312              | 46                |
| 77      | 3,312              | 46                |
| 78      | 4,800              | 23                |
| 79      | 4,114              | 51                |
| 80      | 6,375              | 32                |
| 81      | 3,691              | 46                |
| 82      | 3,934              | 37                |
| 83      | 5,157              | 49                |
| 84      | 5,422              | 62                |
| 85      | 3,312              | 46                |
| 86      | 3,312              | 46                |
| 87      | 3,312              | 46                |
| 88      | 4,744              | 46                |
| 89      | 3,401              | 47                |
| 90      | 3,312              | 46                |
| 91      | 5,148              | 87                |
| 92      | 4,840              | 85                |
| 93      | 3,960              | 55                |
| 94      | 3,960              | 55                |
| 95      | 3,927              | 49                |
| 96      | 4,130              | 53                |
| 97      | 3,497              | 46                |
| 98      | 3,496              | 46                |
| 99      | 3,558              | 49                |
| 100     | 3,742              | 46                |
| 101     | 3,680              | 46                |
| 102     | 3,680              | 46                |
| 103     | 4,114              | 54                |

(PRODUCT AREA 22)  
PARCEL 20

| LOT NO. | LOT AREA<br>(S.F.) | FRONTAGE<br>(FT.) |
|---------|--------------------|-------------------|
| 1       | 6,738              | 63                |
| 2       | 8,316              | 55                |
| 3       | 6,699              | 55                |
| 4       | 8,918              | 53                |
| 5       | 7,655              | 76                |
| 6       | 6,877              | 80                |
| 7       | 6,370              | 60                |
| 8       | 5,502              | 55                |
| 9       | 5,502              | 55                |
| 10      | 5,502              | 55                |
| 11      | 5,502              | 55                |
| 12      | 6,429              | 61                |
| 13      | 6,420              | 61                |
| 14      | 5,502              | 55                |
| 15      | 5,502              | 55                |
| 16      | 5,502              | 55                |
| 17      | 5,502              | 55                |
| 18      | 6,425              | 61                |
| 19      | 6,420              | 61                |
| 20      | 5,502              | 55                |
| 21      | 5,502              | 55                |
| 22      | 5,502              | 55                |
| 23      | 5,502              | 55                |
| 24      | 6,429              | 61                |
| 25      | 6,313              | 61                |
| 26      | 5,502              | 55                |
| 27      | 5,502              | 55                |
| 28      | 5,502              | 55                |
| 29      | 5,502              | 55                |
| 30      | 6,273              | 61                |
| 31      | 6,035              | 75                |
| 32      | 5,584              | 56                |
| 33      | 5,500              | 55                |
| 34      | 5,500              | 55                |
| 35      | 5,500              | 55                |
| 36      | 5,500              | 55                |
| 37      | 5,500              | 55                |
| 38      | 5,500              | 55                |
| 39      | 5,500              | 55                |
| 40      | 5,500              | 65                |
| 41      | 6,510              | 45                |
| 42      | 8,722              | 34                |
| 43      | 7,402              | 36                |
| 44      | 5,653              | 60                |
| 45      | 5,500              | 55                |
| 46      | 5,500              | 55                |
| 47      | 5,500              | 55                |
| 48      | 5,500              | 46                |
| 49      | 9,926              | 33                |
| 50      | 6,171              | 45                |
| 51      | 7,746              | 66                |
| 52      | 5,922              | 56                |
| 53      | 5,939              | 56                |
| 54      | 5,600              | 56                |
| 55      | 5,600              | 56                |
| 56      | 5,600              | 56                |
| 57      | 5,600              | 56                |
| 58      | 5,600              | 56                |
| 59      | 5,679              | 56                |
| 60      | 9,919              | 54                |
| 61      | 9,919              | 54                |
| 62      | 9,919              | 54                |
| 63      | 9,912              | 54                |
| 64      | 5,750              | 54                |
| 65      | 6,639              | 65                |

INDEX MAP



| NO. | DATE     | REVISIONS                                                  |
|-----|----------|------------------------------------------------------------|
| 1   | 03/07/17 | REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES          |
| 2   | 11/11/16 | REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23             |
| 3   | 03/13/13 | REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS |
| 4   | 07/27/04 | REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS         |
| 5   | 07/27/04 | REVISED PER CITY COUNCIL ACTION ON 07/27/04                |

DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:  
DATE:

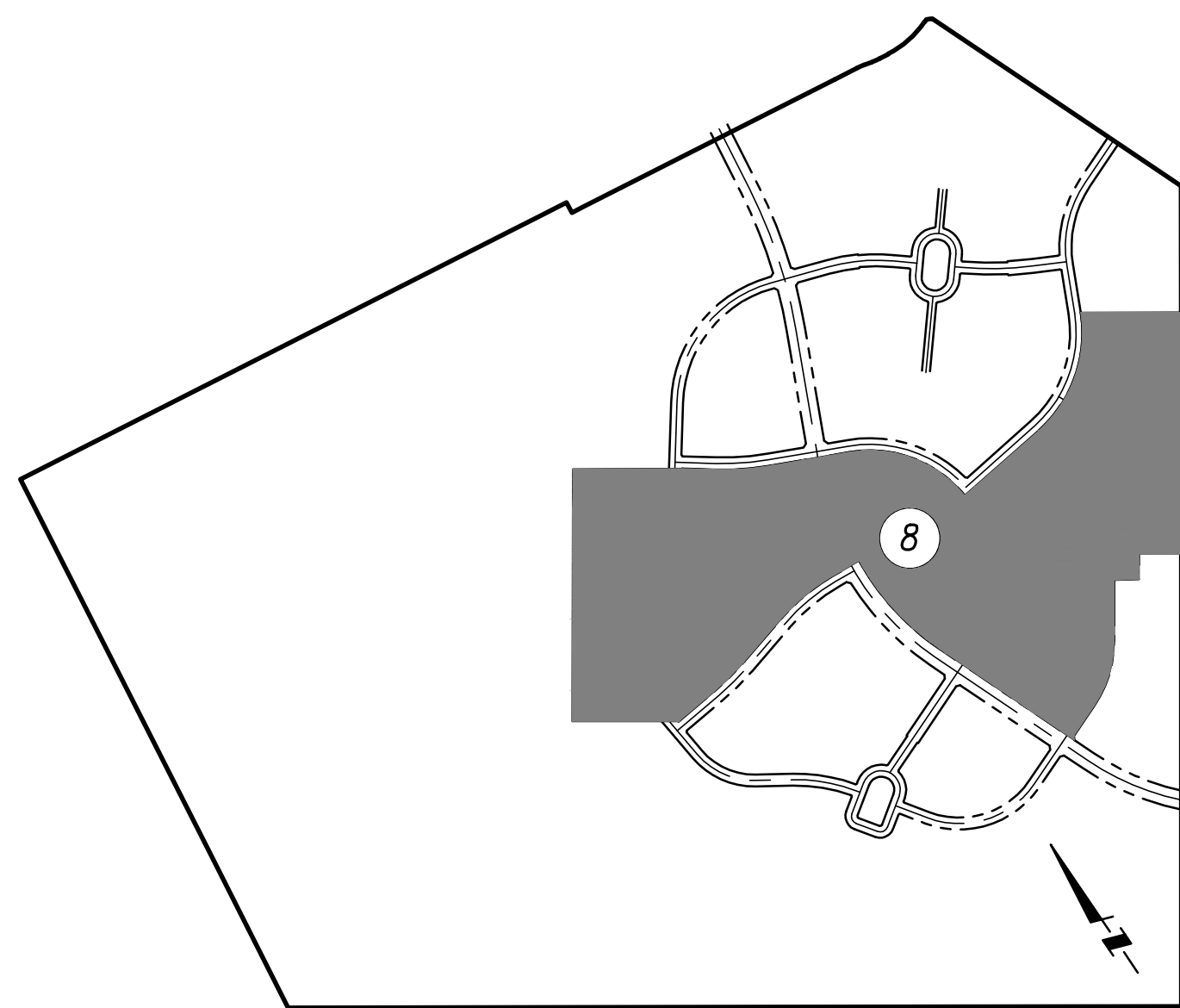


9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

TENTATIVE TRACT MAP  
NO. 31920

PROJECT NO.  
10001.10  
SHEET  
6  
OF  
10

DATE: 03/07/17



INDEX MAP

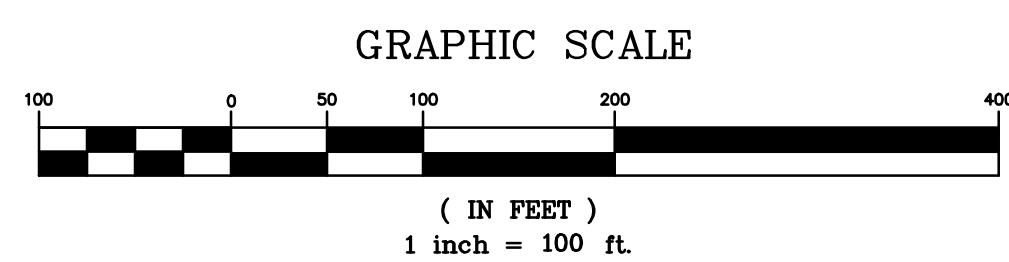
SEE SHEET NO. 6

SEE SHEET NO. 6

SHEET NO. 6

SEE SHEET NO. 8

SEE SHEET NO. 10



|     |          |                                                            |
|-----|----------|------------------------------------------------------------|
| NO. | DATE     | REVISIONS                                                  |
| 1   | 03/07/17 | REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES          |
| 2   | 1/11/16  | REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23             |
| 3   | 03/13/13 | REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS |
| 4   | 07/27/04 | REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS         |
| 5   | 07/27/04 | REVISED PER CITY COUNCIL ACTION ON 07/27/04                |

DESIGNED BY:

DRAFTED BY:

CHECKED BY:

DATE:



9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

TENTATIVE TRACT MAP  
NO. 31920

DATE: 03/07/17

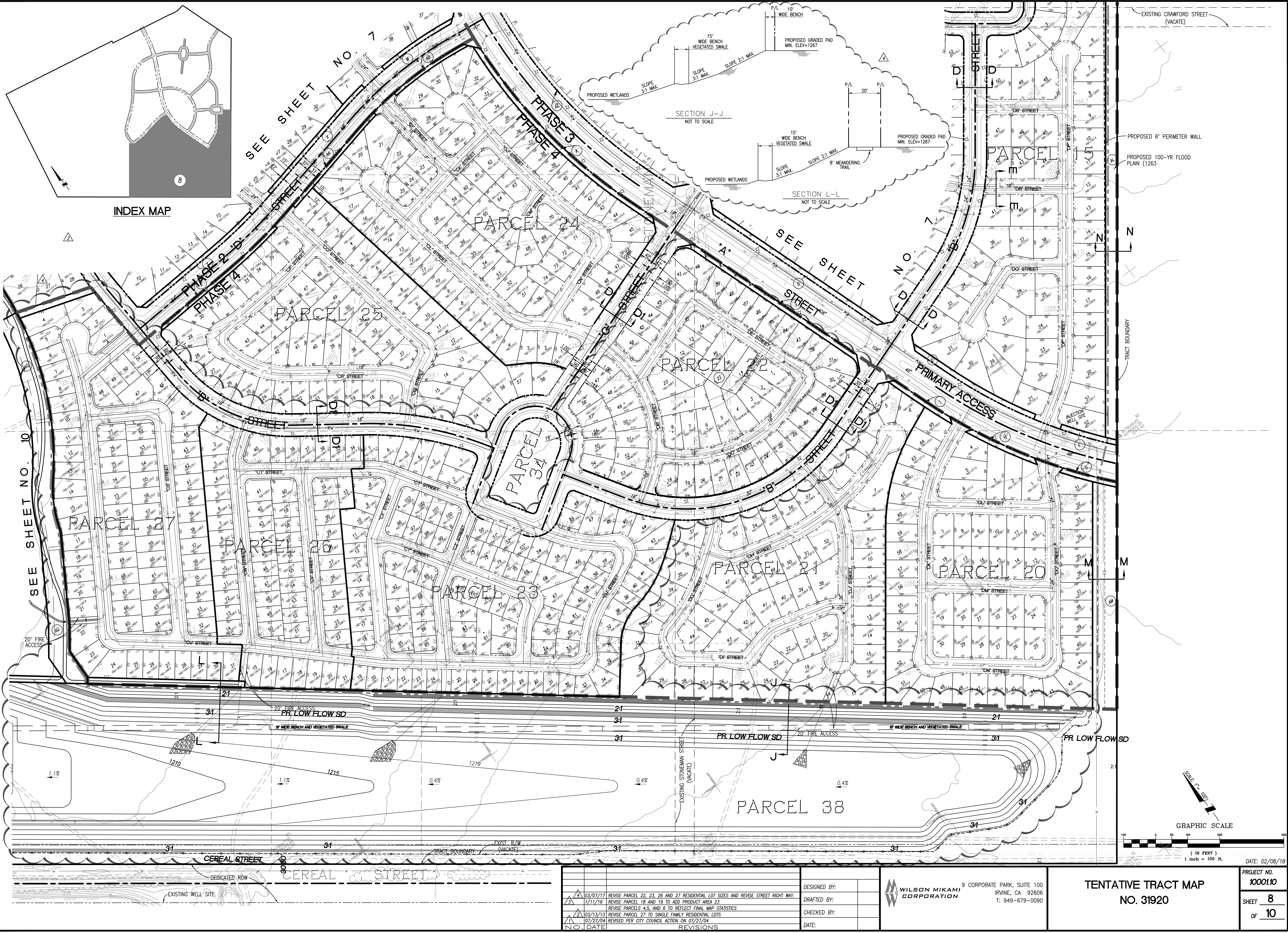
PROJECT NO.

10001.10

SHEET

7

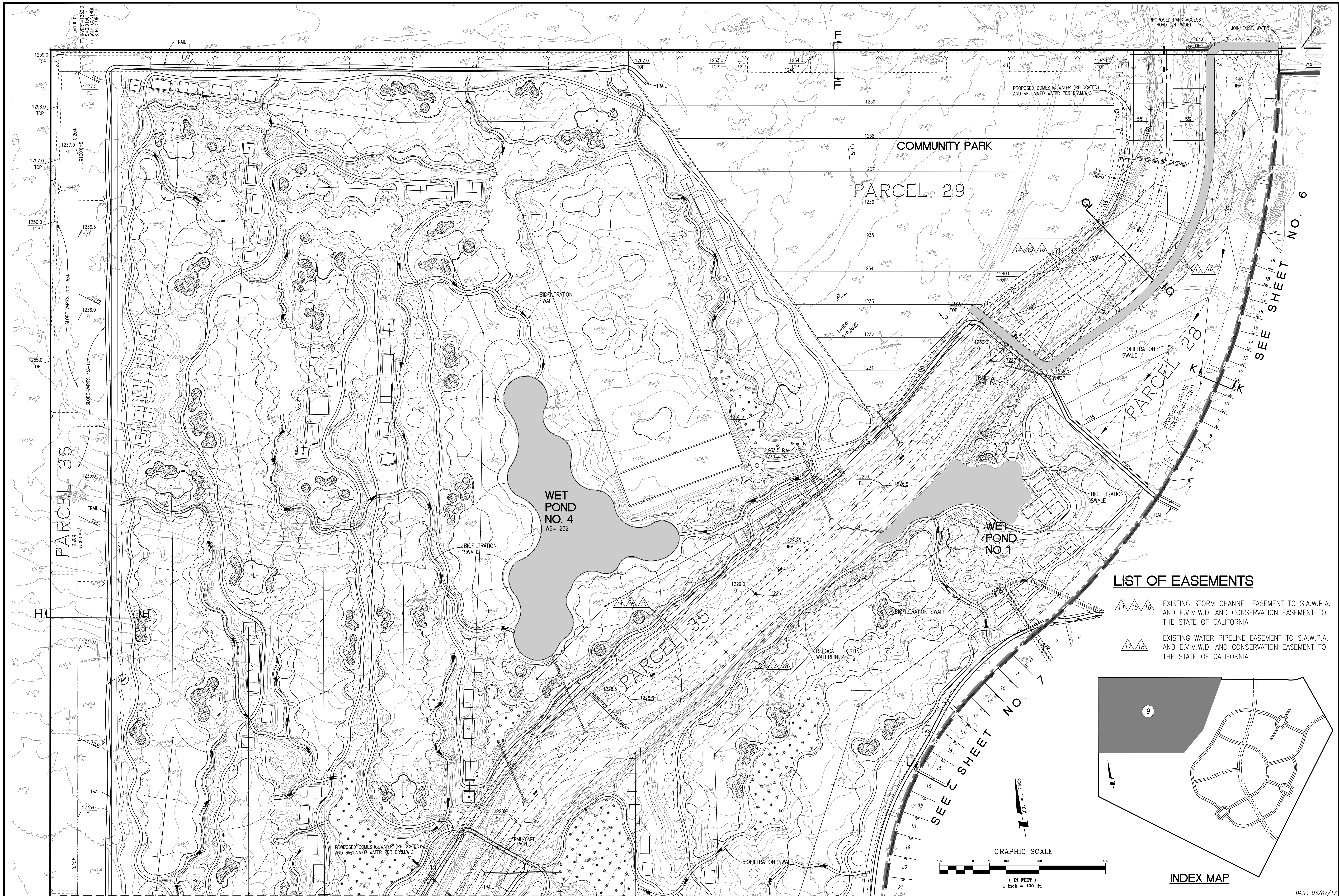
OF 10

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| DESIGNED BY: |  |
| DRAFTED BY:  |  |
| CHECKED BY:  |  |
| DATE:        |  |

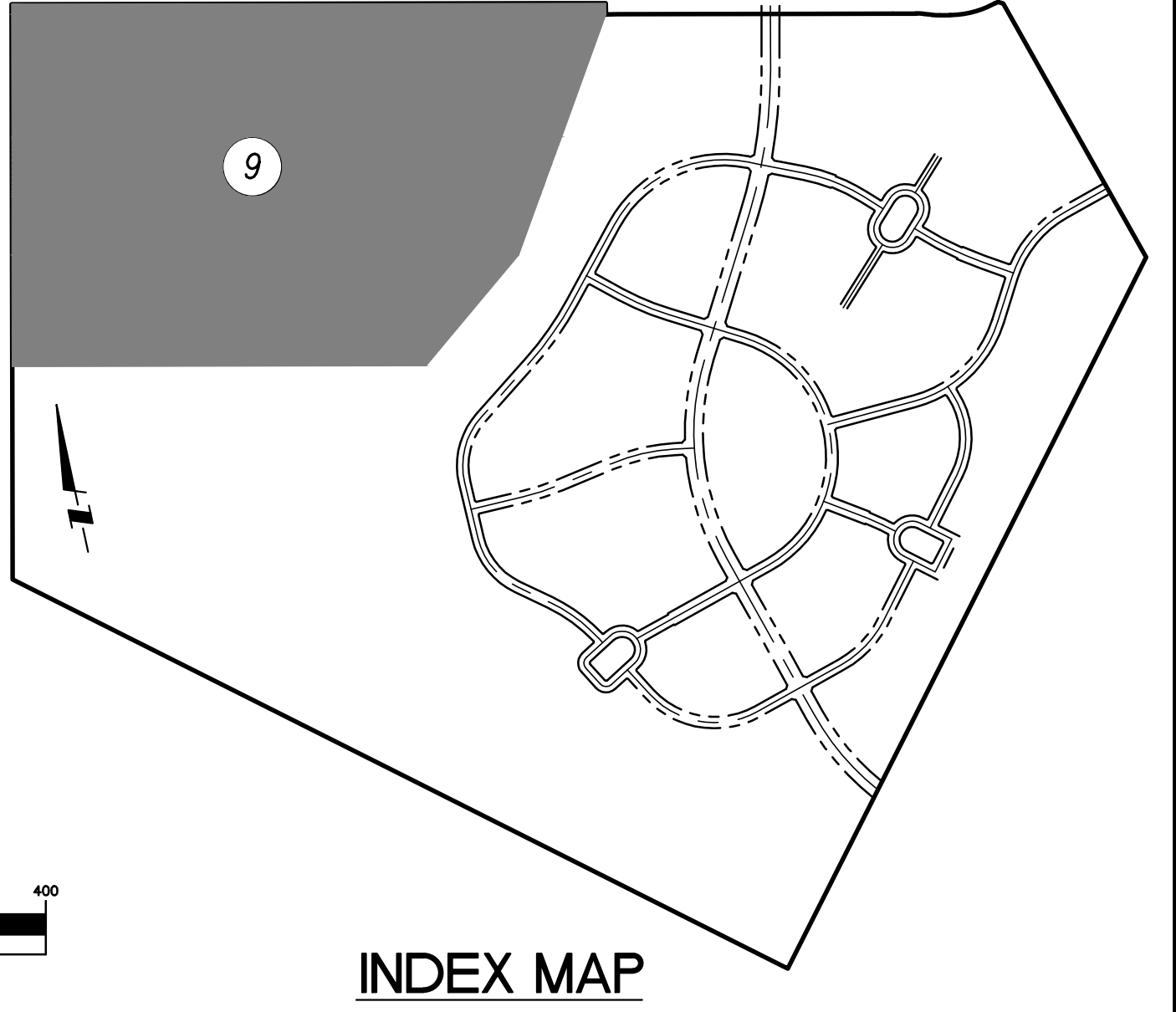
 9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

|                                  |                         |
|----------------------------------|-------------------------|
| TENTATIVE TRACT MAP<br>NO. 31920 | PROJECT NO.<br>10001.10 |
|                                  | SHEET 8<br>OF 10        |



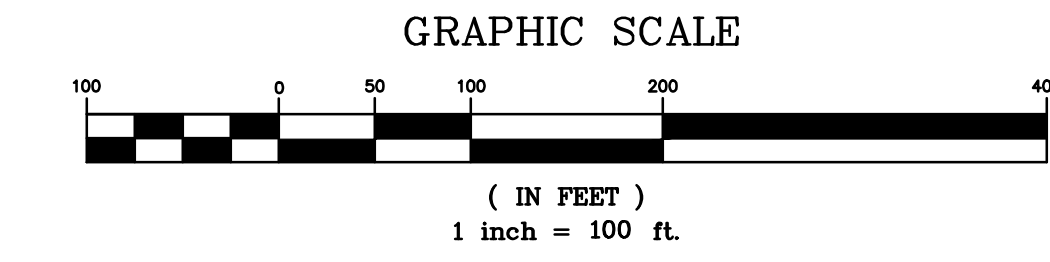
LIST OF EASEMENTS

- 14 15 16 EXISTING STORM CHANNEL EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA
- 17 18 EXISTING WATER PIPELINE EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA



INDEX MAP

SEE SHEET NO. 10



| NO. | DATE     | REVISIONS                                                  |
|-----|----------|------------------------------------------------------------|
| 1   | 03/07/17 | REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES          |
| 2   | 03/13/17 | REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23             |
| 3   | 03/13/17 | REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS |
| 4   | 07/27/04 | REVISED PER CITY COUNCIL ACTION ON 07/27/04                |

DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:  
DATE:

**WILSON MIKAMI CORPORATION**  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

**TENTATIVE TRACT MAP  
NO. 31920**

PROJECT NO.  
**10001.10**  
SHEET  
**9**  
OF  
**10**

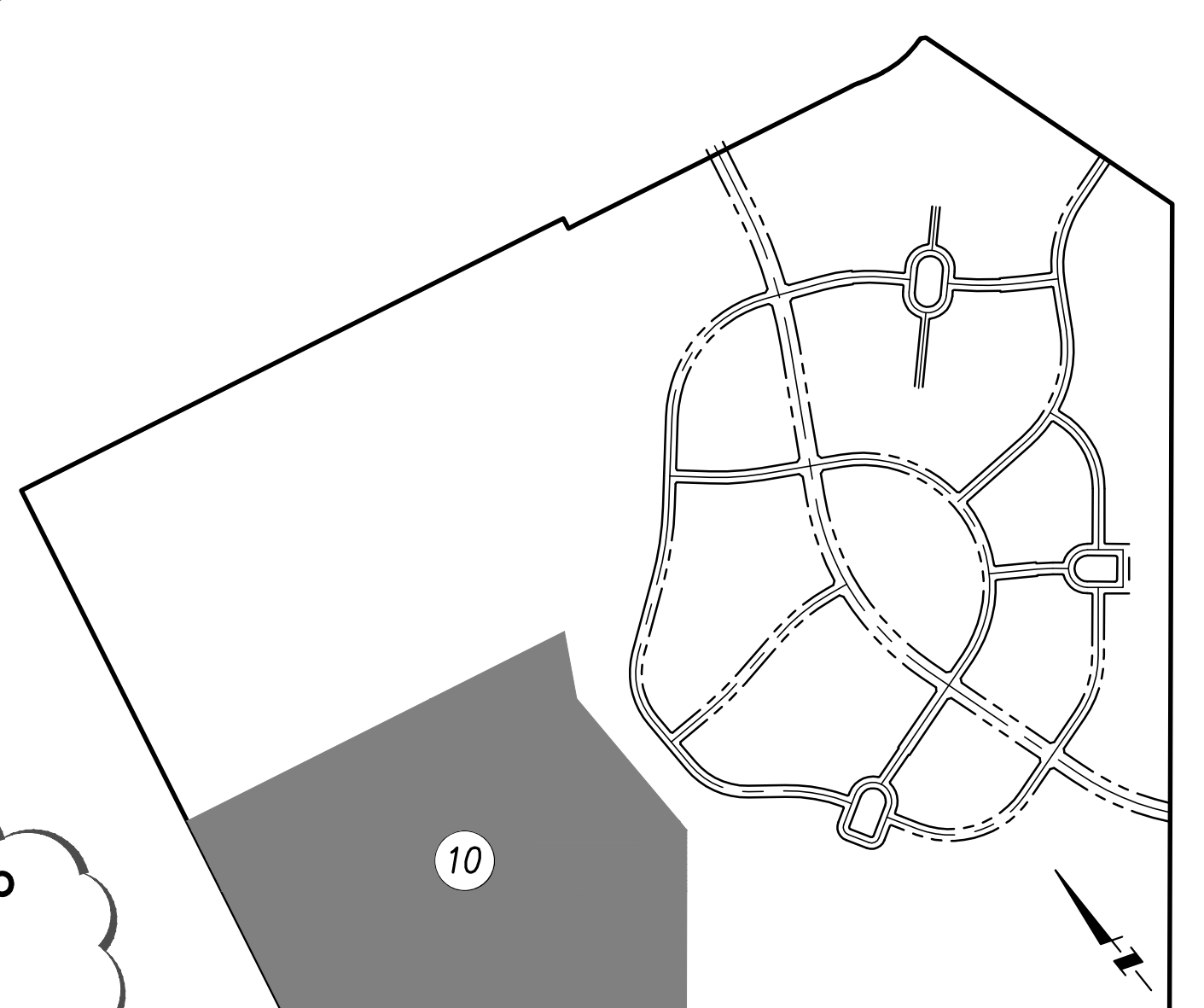
DATE: 03/07/17

SEE SHEET NO. 9

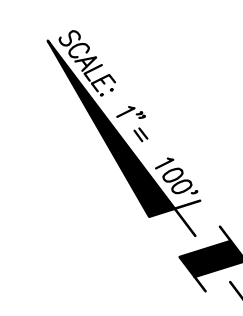
## LIST OF EASEMENTS

- △△△△△△ EXISTING STORM CHANNEL EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA
- △△△△△△ EXISTING WATER PIPELINE EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA

SEE SHEET NO. 8



INDEX MAP



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

DATE: 03/07/17

PROJECT NO.  
10001.10

SHEET  
10  
OF  
10

TENTATIVE TRACT MAP  
NO. 31920

WILSON MIKAMI CORPORATION  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:  
DATE:

| NO. | DATE     | REVISIONS                                                  |
|-----|----------|------------------------------------------------------------|
| 4   | 03/07/17 | REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES          |
| 3   | 1/11/16  | REVISE PARCELS 18 AND 19 TO ADD PRODUCT AREA 23            |
| 2   | 03/13/15 | REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS |
| 1   | 07/27/04 | REVISED PER CITY COUNCIL ACTION ON 07/27/04                |

