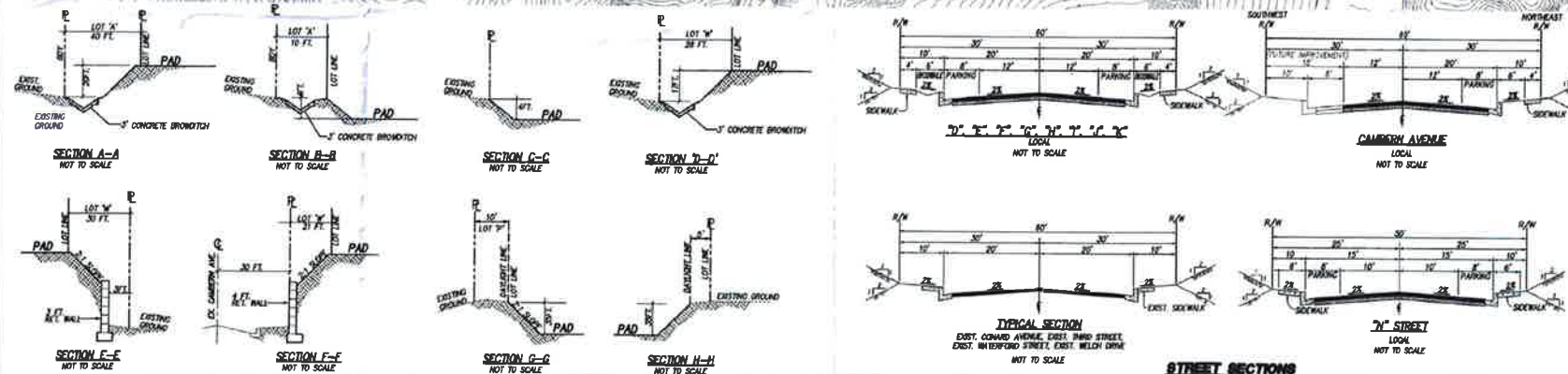




LOT #	LAND USE	TOTAL # OF LOTS	ACRES	MAINTAINED BY
1 - 100	RECREATION LOTS	100	31.73 #	HOME OWNERS
A-2, M-1, S, S-2	OPEN SPACE	18	8.08 #	MOA
O & T	DETENTION BASIN/WATER QUALITY	2	3.56 #	MOA
K & M	ELECTRIC POWER EASEMENT	2	2.18 #	EDISON
	STREETS	-	2.71 #	CITY OF LAKE ELSA
TOTAL		222	50.06 #	

VICINITY MAP
PAGE 808, E-1, 2003 THOMAS BROG. MAP

- # NOTES
- 1. EXISTING LAND USE: AGRICULTURE
 - 2. EXISTING ZONING: RESIDENTIAL AGRICULTURE AND RURAL RESIDENTIAL
 - 3. PROPOSED ZONING: RAU/AGRICULTURE SPECIAL PLAN
 - 4. PROPOSED LAND USE: SINGLE-FAMILY RURAL RESIDENTIAL
 - 5. PROPOSED GENERAL PLAN: PLAN 4400
 - 6. PROPOSED GENERAL PLAN: RAU/AGRICULTURE SPECIAL PLAN
 - 7. ALL STREET LOTS TO BE PLANNED
 - 8. OTHER REQUIREMENTS TO BE MET FOR LAND DEVELOPMENT, IMPROVEMENTS AND/OR REPAIRS IF REQUIRED
 - 9. ALL EXISTING SLOPES AND EXISTING OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FIRE BREAKS, HABITAT AREAS, ROAD ACCESS FACILITIES, AND OTHER CREAN FEATURES MUST BE MAINTAINED BY A HOMEOWNERS ASSOCIATION
 - 10. THE ASSOCIATION SHALL BE REQUIRED TO MAINTAIN THE EXISTING STATE LANDS AND BE SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY AT COMMUNITY DEVELOPMENT DIRECTOR JOHN SHALL REVIEW ALL OF C'S AND S'S AND THEIR ASSOCIATION AND COOPERATE WITH THE CITY ATTORNEY'S REVIEW OF C'S & S'S, HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO COMPLY TIE TO THE HOMEOWNERS ASSOCIATION
 - 11. MINIMUM RESIDENTIAL: 4,000 SQ. FT.
 - 12. THERE IS AN APPLICATION FEE FOR A DEVELOPMENT PERMIT
 - 13. ALL EXISTING POWER LINES ARE 120V OR GREATER
 - 14. PLANNING IS REQUIRED

EARTHWORK VOLUME	CUT	FILL
TOTAL	385,000 C.Y.	418,000

- NOTE: 1. Please note that these numbers do not include building and shrubs.
2. Total Area- 55.08 Acres.

UTILITY CONTACTS

- ELECTRIC..... SOUTHERN CALIFORNIA Edison
28150 MEENEE ROAD
RIVERSIDE, CA 92506
- GAS..... SOUTHERN CALIFORNIA GAS COMPANY
465 SOUTH CORONA MALL
CORONA, CA 92720
- WATER..... ELKSLORE VALLEY MUNICIPAL WATER DISTRICT
31305 CHANEY STREET
LAKE ELKSLORE, CA 92531
- SEWER..... ELKSLORE VALLEY MUNICIPAL WATER DISTRICT
31305 CHANEY STREET
LAKE ELKSLORE, CA 92531
- TELEPHONE..... VERIZON
180 S. AVANITA STREET
HEWITT, CA 92543
- CABLE..... COMCAST
LAKE ELKSLORE, CA 92530

FIRE ACCESS TABLE

PRIMARY ADDRESS	SECONDARY ADDRESS
CAMBERN AVENUE	WATSFORD STREET TRACT 31702

LEGAL DESCRIPTION

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MEXICAN, BEING PORTIONS OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, PARCELS 1 THROUGH 4 AND LETTERED LOTS A, B, C, D, E AND F, PRESENTED IN BOOK 83, PAGE 3 AND 4 OF PARCELS PRESENTED IN THE COUNTY RECORDER OF SAID COUNTY, AND LOT 1 IN BLOCK 13 OF NORTH ELSHORE TRACT FILED IN BOOK 4, PAGE 105 OF MAPS OF SAID COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

RUDY E. NUNEZ

AP #s
347-360-001,002
347-330-022,023,066
347-540-001,002
377-100-006,009,010

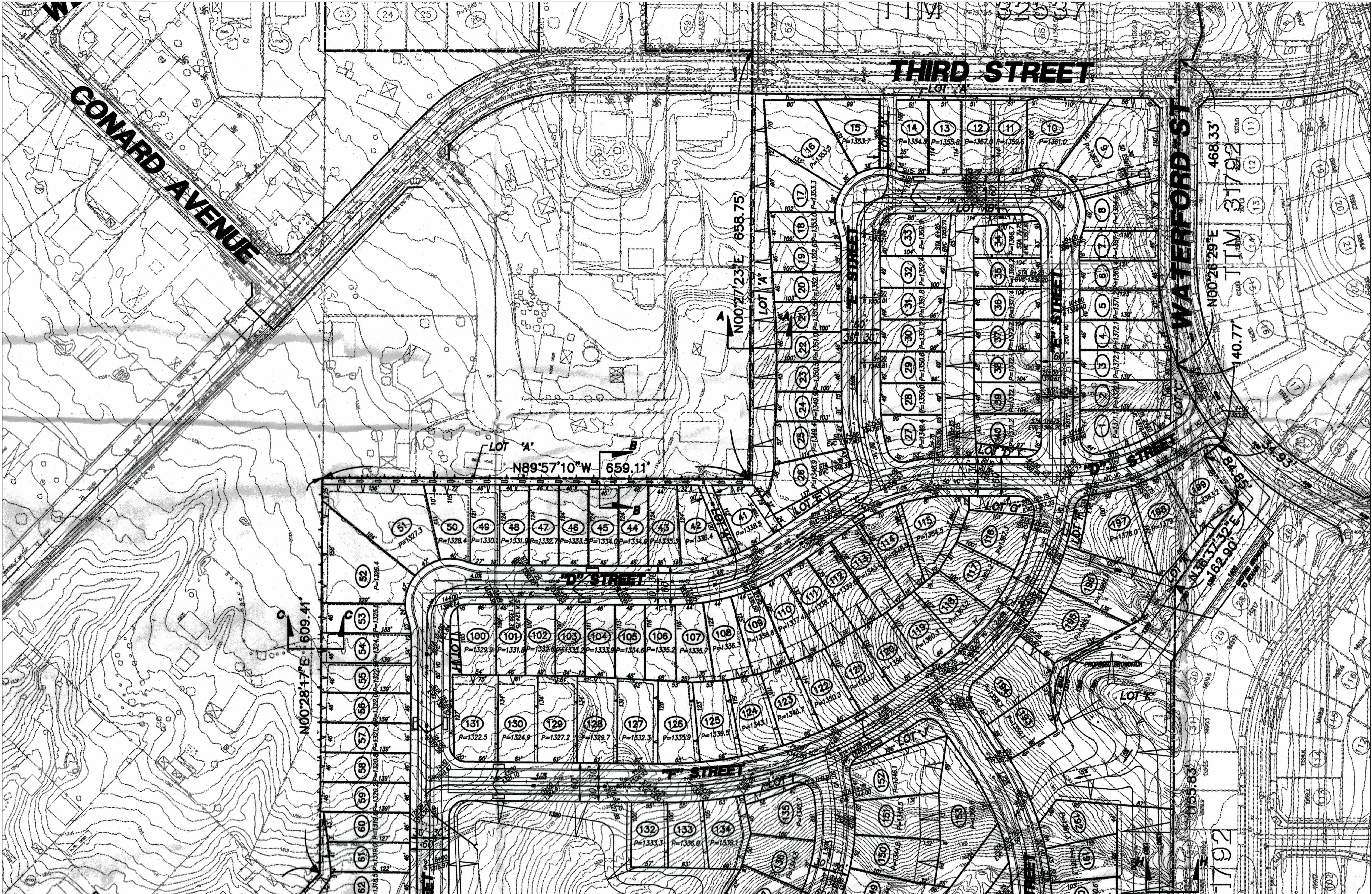
SCALE _____ 1" = 100'
DATE _____ 07/09/07
W/O _____
GROSS AREA _____ 55.06 AC.±
CONTOUR INTERVAL _____ 5'
TOTAL LOTS _____ 199 NUMBERED
23 LETTERED

PREPARED FOR:
AVA KARAS LLC
4030 BIRCH ST.
NEWPORT BEACH, CA 92660
EMAD BOULOS (909) 262-1558

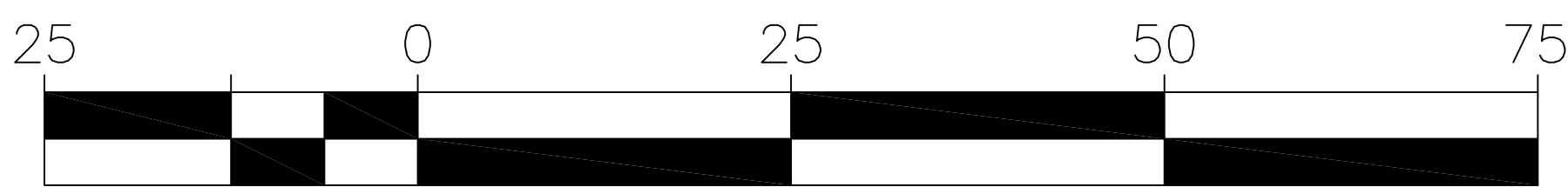
PREPARED BY:
 RENCIVIL ENGINEERING
 25631-B ADDISON ST.
 MURRIETA, CA 92562
 (951) 696-9902

TENTATIVE TRACT
NO. 37382

TENTATIVE TRACT NO. 37382



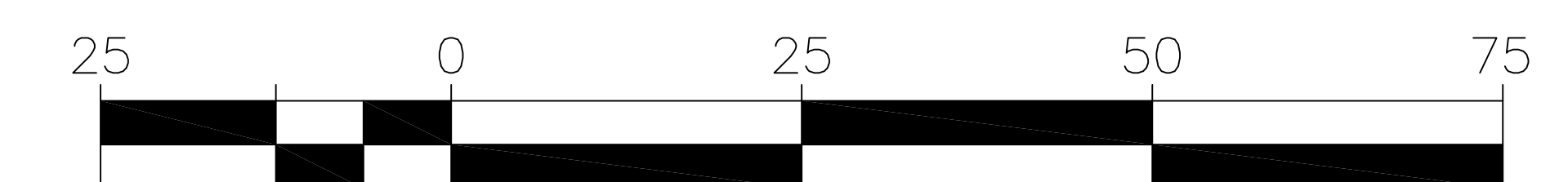
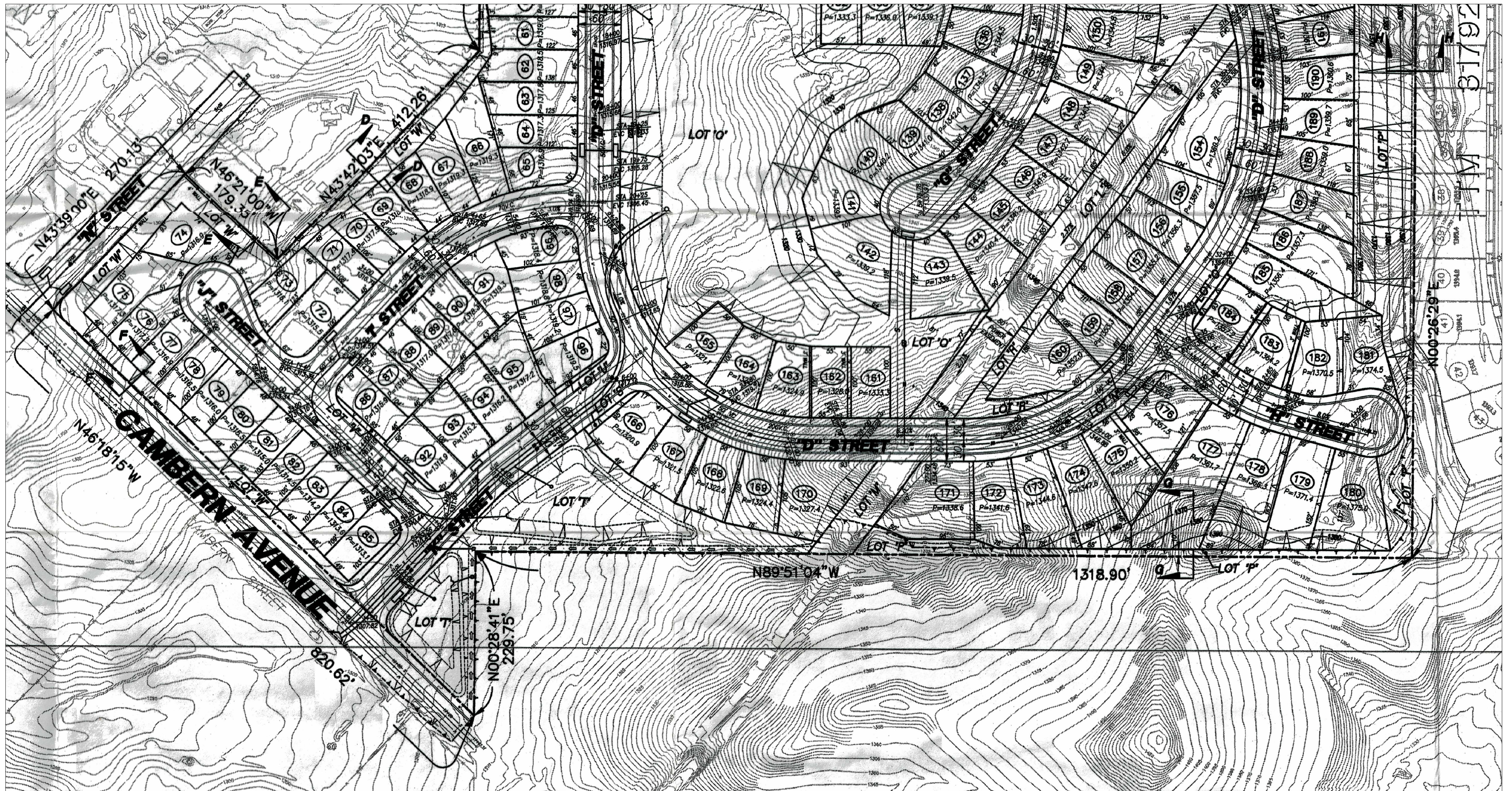
SEE SHEET 3



SCALE: 1"=25'

TENTATIVE TRACT NO. 37382

SEE SHEET 2



SCALE: 1"=25'