

TENTATIVE TRACT NO. 34760

OWNER/DEVELOPER

RANCHO PASO DE VALENCIA
1233 ENTERPRISE COURT
CORONA, CA 92882
PH: (951) 279-8077 FAX: (951) 279-4889
ATTN: MARCEL VALENCIA

ENGINEER

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1530 CONSUMER CIRCLE, UNIT B
CORONA, CA 92880
PH: (951) 372-8400 FAX: (951) 372-8430
ATTN: DENNIS ARMSTRONG

ASSESSOR'S PARCEL NO.

114-040-019, 114-040-020, 275-100-003

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 28201, AS SHOWN BY MAP RECORDED IN BOOK 107, PAGES 40-43, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 1 OF PARCEL MAP 28154, AS SHOWN BY MAP RECORDED IN BOOK 107, PAGES 27-30, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALSO TOGETHER WITH A PORTION OF GOVERNMENT LOT 1 A PART OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PROJECT DATA

GROSS ACREAGE: 65.4 ACRES
CITY OF CORONA: 39.9 ACRES
COUNTY OF RIVERSIDE: 24.4 ACRES
N.A.P. (EXIST. RESIDENTIAL): 1.1 ACRES
NET ACREAGE: 64.3 ACRES
DENSITY: MAXIMUM ALLOWABLE DU PER GENERAL PLAN: 39.9 AC + 58 DU
CITY OF CORONA - 1.47 DU/AC
CO. RIVERSIDE - 0.50 DU/AC
TOTAL: 24.4 AC + 12 DU
TOTAL: 70 DU
MAXIMUM AVERAGE DENSITY: 0.98 DU/AC
MAXIMUM ALLOWABLE DU PER A.P.N. DENSITY: 64 DU
PERCENT OF ALLOWABLE DENSITY: 64 DU
PER SLOPE ANALYSIS: 70%
ADJUSTED MAXIMUM ALLOWABLE DU: 44 DU
PROPOSED DWELLING UNITS: 34 DU
PROPOSED DENSITY: 0.53 DU/AC

SOUTH CORONA CFP DATA

VILLAGE NUMBER: 3
CFP PLANNING AREA: (332)
LAND USE: (E) ESTATE (E)

LAND USE / ZONING SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
GENERAL PLAN RHP	ER ESTATE (1-3 DU/AC) CD: R-R (0.2-0.5 DU/AC)	(E) ESTATE	(S) ESTATE	(E) ESTATE	(O) OPEN SPACE
EXISTING ZONING	ER - CLUSTER CD: (R-R) RURAL RESIDENTIAL	(ER) ESTATE	(ER) ESTATE	(ER) ESTATE	(O) OPEN SPACE
PROPOSED ZONING	ER CLUSTER (SP-89-01)				
EXISTING LAND USE	AVOCADO/CITRUS GROVES	SINGLE FAMILY RESIDENCE	CLEVEDALE NAT'L FOREST	VACANT	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL				

DENSITY / SLOPE ANALYSIS

PROJECT ACREAGE	MAXIMUM PERCENT DU/AVG DENSITY (0.98 DU/AC)	SLOPE PERCENTAGE	PERCENT OF PROJECT	MAXIMUM PERCENT OF ALLOWABLE DENSITY	ADJUSTED MAXIMUM ALLOWABLE DU/AC
14.42	14	0-25%	22.4%	N/A	10
34.59	34	25% TO 100%	53.6%	70%	24
15.29	15	NATURAL STATE	23.6%	N/A	10
TOTAL	64.30		100%	70%	44

OPEN SPACE (NATURAL STATE)

LOT	LOT AREA (ACRES)	LOT DATA
1	1367.8	1367.8
2	1368.8	1368.8
3	1369.4	1369.4
4	1369.9	1369.9
5	1369.9	1369.9
6	1369.2	1369.2
7	1367.4	1367.4
8	1367.7	1367.7
9	1366.9	1366.9
10	1366.0	1366.0
11	1366.1	1366.1
12	1366.1	1366.1
13	1369.6	1369.6
14	1399.5	1399.5
15	1399.7	1399.7
16	1395.1	1395.1
17	1394.7	1394.7
18	1393.9	1393.9
19	1393.0	1393.0
20	1410.0	1410.0
21	1404.0	1404.0
22	1398.0	1398.0
23	1368.0	1368.0
24	1366.1	1366.1
25	1376.9	1376.9
26	1359.8	1359.8
27	1361.8	1361.8
28	1363.1	1363.1
29	1364.2	1364.2
30	1363.5	1363.5
31	1366.6	1366.6
32	1368.2	1368.2
33	1370.8	1370.8
34	1371.4	1371.4
TOTAL	14,003	14,003

WATER QUALITY BASINS (HOA MAINTENANCE)

LOT	LOT AREA (ACRES)	LOT DATA
1	1367.8	1367.8
2	1368.8	1368.8
3	1369.4	1369.4
4	1369.9	1369.9
5	1369.9	1369.9
6	1369.2	1369.2
7	1367.4	1367.4
8	1367.7	1367.7
9	1366.9	1366.9
10	1366.0	1366.0
11	1366.1	1366.1
12	1366.1	1366.1
13	1369.6	1369.6
14	1399.5	1399.5
15	1399.7	1399.7
16	1395.1	1395.1
17	1394.7	1394.7
18	1393.9	1393.9
19	1393.0	1393.0
20	1410.0	1410.0
21	1404.0	1404.0
22	1398.0	1398.0
23	1368.0	1368.0
24	1366.1	1366.1
25	1376.9	1376.9
26	1359.8	1359.8
27	1361.8	1361.8
28	1363.1	1363.1
29	1364.2	1364.2
30	1363.5	1363.5
31	1366.6	1366.6
32	1368.2	1368.2
33	1370.8	1370.8
34	1371.4	1371.4
TOTAL	14,003	14,003

LOT AREAS

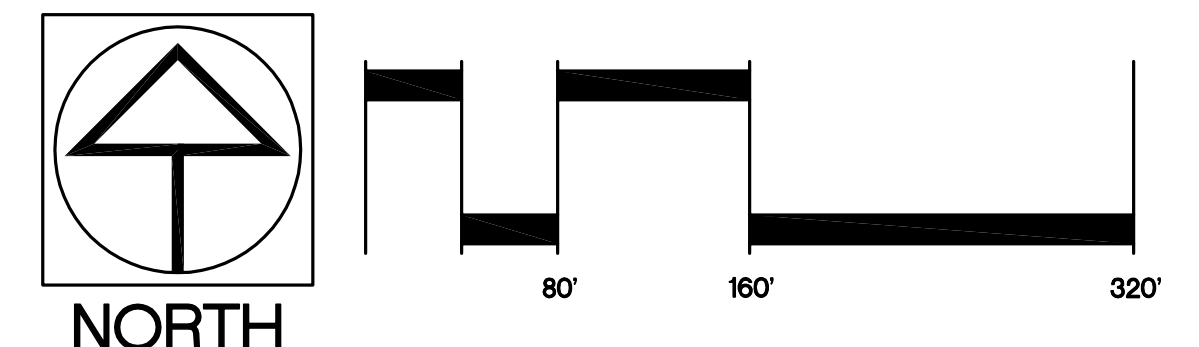
LOT NO.	LOT AREA (ACRES)	WIDTH	DEPTH	PAD AREA (SQ FT)
1	21,299	0.48	127'	21,299
2	20,821	0.47	102'	20,821
3	20,816	0.47	100'	20,816
4	20,886	0.47	107'	20,886
5	20,278	0.46	110'	20,278
6	20,690	0.47	127'	20,690
7	22,245	0.51	140'	22,245
8	21,309	0.48	140'	21,309
9	20,761	0.47	138'	20,761
10	23,854	0.54	143'	23,854
11	20,113	0.46	109'	20,113
12	22,073	0.46	108'	22,073
13	20,348	0.46	109'	20,348
14	22,191	0.50	107'	22,191
15	20,833	0.47	100'	20,833
16	20,921	0.48	100'	20,921
17	21,805	0.50	121'	21,805
18	20,683	0.47	125'	20,683
19	22,422	0.51	140'	22,422
20	20,549	0.48	108'	20,549
21	22,747	0.52	136'	22,747
22	20,111	0.48	129'	20,111
23	23,236	0.53	140'	23,236
24	23,880	0.54	140'	23,880
25	24,711	0.56	134'	24,711
26	20,425	0.46	108'	20,425
27	20,033	0.45	111'	20,033
28	20,192	0.46	109'	20,192
29	20,269	0.46	114'	20,269
30	20,591	0.47	113'	20,591
31	21,814	0.50	132'	21,814
32	22,560	0.51	130'	22,560
33	20,033	0.46	108'	20,033
34	21,899	0.50	114'	21,899
AVG.	21,464	0.48	129'	20,568

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF REIMER J.K. MOSS AND THOMAS MOSS FOR INGRESS AND EGRESS AND UTILITIES PURPOSES, RECORDED JULY 5, 1988 IN BOOK 470, PAGE 100 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT IN FAVOR OF LEONE M. REDDING FOR INGRESS AND EGRESS AND UTILITIES PURPOSES, RECORDED NOVEMBER 19, 1982 IN BOOK 1417, PAGE 17 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR EITHER OR BOTH FULL AND PARTIAL RIGHTS OF EGRESS AND UTILITIES PURPOSES, RECORDED AUGUST 24, 1980 AS INSTRUMENT NO. 75548 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT IN FAVOR OF ED E. WITTE AND HELEN A. WITTE FOR ROADWAY AND UTILITIES PURPOSES, RECORDED MAY 29, 1988 AS INSTRUMENT NO. 49982 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF CORONA FOR WATER PIPES, RECORDED NOVEMBER 5, 1987 IN BOOK 85, PAGE 187 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT GRANTED TO CORONA CITY WATER COMPANY FOR WATER PIPES PURPOSES, RECORDED FEBRUARY 2, 1980 IN BOOK 91, PAGE 351 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES PURPOSES, RECORDED AUGUST 19, 1980 AS INSTRUMENT NO. 73395 OF OFFICIAL RECORDS, WITH NOT ON FILE.
- AN EASEMENT GRANTED TO ADORCE GMS, LLC FOR CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD, RECORDED FEBRUARY 26, 1998 AS INSTRUMENT NO. 66474 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO CORONA CITY FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED FEBRUARY 25, 1989 AS INSTRUMENT NO. 66475 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES PURPOSES, RECORDED MARCH 22, 1989 AS INSTRUMENT NO. 117119 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO ED E. WITTE FOR ACCESS PURPOSES, RECORDED MAY 18, 1999 AS INSTRUMENT NO. 214567 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO BRUCE F. HICKS AND JEFFREY R. MORROWES FOR ACCESS PURPOSES, RECORDED MAY 18, 1999 AS INSTRUMENT NO. 214568 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO CENTER HOMES A NEVADA GENERAL PARTNERSHIP FOR CONSTRUCTION, PLANNING, MAINTENANCE AND USE OF WATER WARDEN AND RELATED IMPROVEMENTS AS REQUIRED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME, RECORDED JUNE 23, 1999 AS INSTRUMENT NO. 274949 OF OFFICIAL RECORDS.

GENERAL NOTES

- ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE PRIVATE.
- STREET GRACES SHALL BE A MINIMUM OF 0.6%.
- ALL PAVED AREAS GREATER THAN 12% SHALL BE CONSTRUCTED WITH CONCRETE PAVING.
- FUEL MODIFICATION REQUIREMENTS PER SEPARATE PLAN.



BOUNDARY LINE DATA

NUMBER	DIRECTION	DISTANCE
1	N 30°49'22" E	6.27'
2	N 83°24'24" E	18.67'
3	N 25°50'18" W	28.50'
4	N 19°40'18" E	59.52'
5	N 29°21'15" W	51.33'
6	N 60°49'18" E	75.42'
7	N 23°20'00" E	41.87'
8	N 39°52'48" W	170.00'
9	N 14°59'42" E	100.00'

BOUNDARY CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
1	32°42'00"	160.02'	81.22'

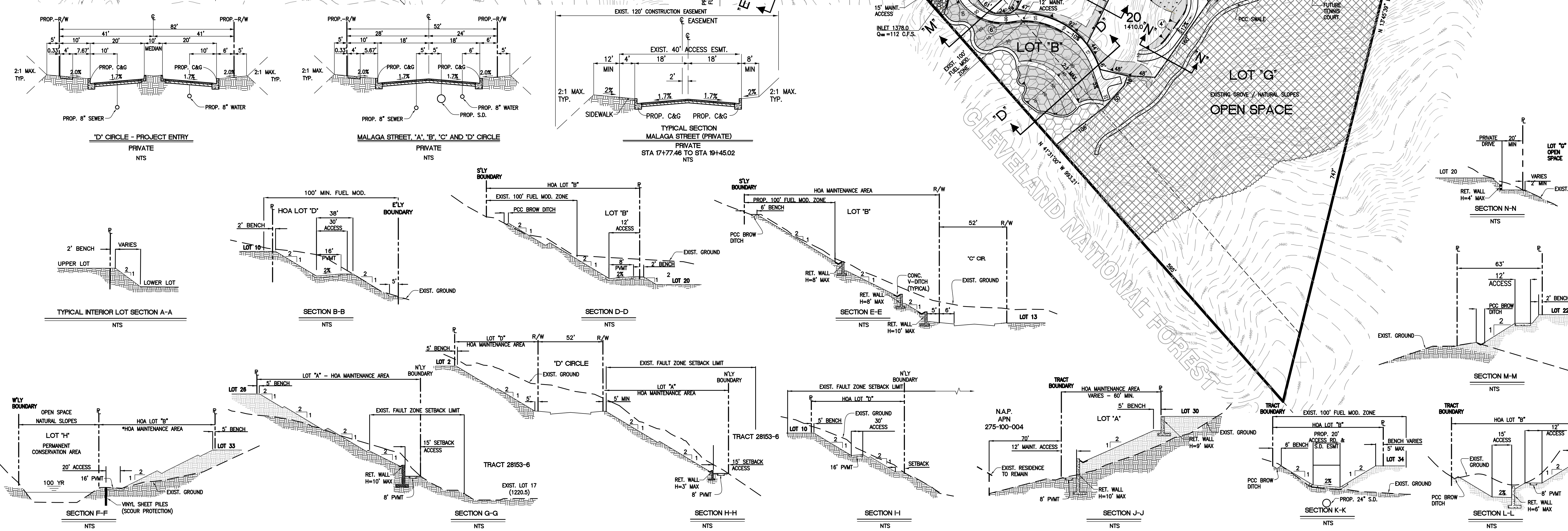
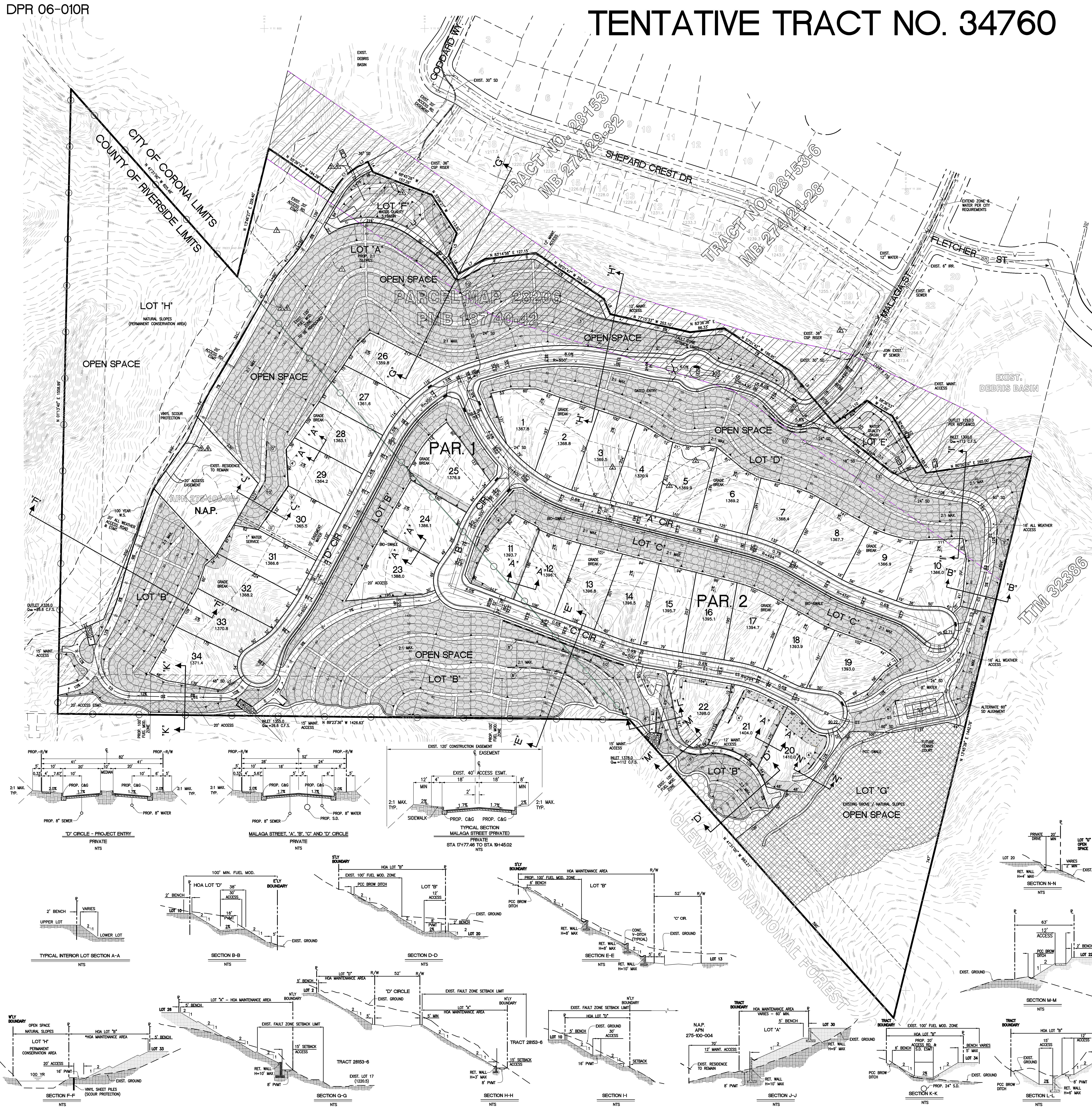


EXHIBIT 1

TENTATIVE TRACT NO. 34760 CITY OF CORONA, CA

DATE: 9/2/09
PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
1530 CONSUMER CIRCLE, SUITE B CORONA, CA 92880
P: 951-372-8400 F: 951-372-8430