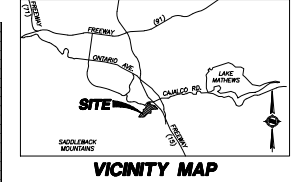


TENTATIVE TRACT MAP NO. 37644 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 9 AND "C" OF TRACT NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
EXCEPTING THEREFROM LOT "T" OF TRACT NO. 37030, FILED IN BOOK 458, PAGES 100 THROUGH 117,
INCLUSIVE, OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA.

RESIDENTIAL LOTS

Lot No.	S.F.	Acres	Land Use	Product Type	Lot No.	S.F.	Acres	Land Use	Product Type
1	20,180	0.46	Residential	SFD	24	30,777	0.71	Residential	TRIPLEX
2	24,107	0.55	Residential	SFD	25	31,400	0.72	Residential	TRIPLEX
3	27,248	0.63	Residential	SFD	26	31,000	0.72	Residential	TRIPLEX
4	28,518	0.66	Residential	SFD	27	30,780	0.71	Residential	TRIPLEX
5	27,287	0.63	Residential	SFD	28	31,400	0.72	Residential	TRIPLEX
6	28,884	0.66	Residential	SFD	29	31,000	0.72	Residential	TRIPLEX
7	28,660	0.66	Residential	SFD	30	31,400	0.72	Residential	TRIPLEX
8	42,081	0.97	Residential	SFD	31	26,791	0.61	Residential	B-PACK
9	84,975	1.94	Residential	SFD	32	21,239	0.48	Residential	B-PACK
10	30,096	0.70	Residential	SFD	33	24,440	0.56	Residential	B-PACK
11	36,459	0.84	Residential	SFD	34	40,762	0.93	Residential	B-PACK
12	26,382	0.60	Residential	S-PACK	35	20,816	0.48	Residential	B-PACK
13	19,409	0.45	Residential	G-PACK	36	21,381	0.53	Residential	B-PACK
14	19,409	0.45	Residential	G-PACK	37	21,381	0.53	Residential	B-PACK
15	19,409	0.45	Residential	G-PACK	38	21,381	0.53	Residential	B-PACK
16	13,254	0.30	Residential	G-PACK	39	10,562	0.24	Residential	TOWNHOUSES
17	20,180	0.46	Residential	G-PACK	40	10,562	0.24	Residential	TOWNHOUSES
18	20,181	0.46	Residential	G-PACK	41	10,562	0.24	Residential	TOWNHOUSES
19	12,150	0.28	Residential	G-PACK	42	10,562	0.24	Residential	TOWNHOUSES
20	13,254	0.30	Residential	G-PACK	43	10,562	0.24	Residential	TOWNHOUSES
21	13,254	0.30	Residential	G-PACK	44	10,562	0.24	Residential	TOWNHOUSES
22	13,254	0.30	Residential	G-PACK	45	10,562	0.24	Residential	TOWNHOUSES
23	20,180	0.46	Residential	G-PACK	46	10,562	0.24	Residential	TOWNHOUSES



LETTER LOTS

Letter	S.F.	Acres	Land Use	Letter	S.F.	Acres	Land Use
A	53,935	1.23	Park	Q	18,275	0.42	Private Street
B	28,071	0.64	Open Space	R	25,004	0.58	Private Street
C	24,813	0.57	Open Space	S	15,893	0.36	Private Street
D	28,924	0.66	Open Space	T	12,956	0.30	Private Street
E	12,288	0.28	Open Space	U	15,000	0.34	Private Street
F	5,596	0.13	Open Space	V	12,264	0.28	Private Street
G	1,468	0.03	Open Space	W	43,288	0.99	Private Street
H	16,257	0.37	Trail	X	48,312	1.11	Private Street
I	22,626	0.52	Open Space	Y	24,796	0.57	Private Street
J	22,462	0.51	Open Space	Z	40,992	0.94	Private Street
K	4,223	0.10	Open Space	AA	41,864	0.96	Private Street
L	9,747	0.22	Open Space	BB	41,867	0.96	Private Street
M	3,592	0.08	Private Street	CC	24,284	0.56	Private Street
N	10,176	0.23	Private Street	DD	19,008	0.44	Private Street
O	17,639	0.41	Private Street	EE	34,068	0.78	Private Street
P	18,700	0.43	Private Street	FF	20,142	0.46	Private Street

SUMMARY OF PRODUCT ALL LOTS

LAND USE	TOTAL AREA (AC)	PRODUCT	UNITS
RESIDENTIAL	34.52	HOUSE	66
PARK	1.26	TRIPLEX (2 STORY)	66
TRAIL	0.62	TRIPLEX (2 STORY)	78
OPEN SPACE	3.65	TOWNHOUSES (2 STORY)	103
STREET	0.60	TRIPLEX (2 STORY)	103
TOTAL	51.15	SUB-TOTAL	66

DENSITY SUMMARY

Land Use	Average	Units	Density	Range
PA-98 - LDR	18.4	18	4.8	3 to 6
PA-9 - MDR	10.7	125	11.7	6 to 15
PA-10 - HR	21.4	277	12.9	15 to 36

EARTHWORK SUMMARY

CUT: 154,492 CYTS
FILL: 154,492 CYTS

PROPOSED EASEMENTS

- 1' 24" WGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
- 2' 24" EASEMENT FOR PUBLIC UTILITY PURPOSES.
- 2' 24" EASEMENT FOR STORM DRAIN PURPOSES.

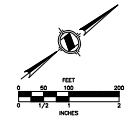
EXISTING EASEMENTS

- 1) A DRAINAGE EASEMENT AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294 AND MUST BE PAID PROOF TO BUILDING PERMIT ISSUANCE INST. NO. 2017-028507, TO BE OBTAINED.
- 2) A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294 AND MUST BE PAID PROOF TO BUILDING PERMIT ISSUANCE INST. NO. 2017-028507, TO BE OBTAINED.

LEGEND

- RIGHT OF WAY
- W.O.
- TRAIL BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- PLANNING AREA BOUNDARY

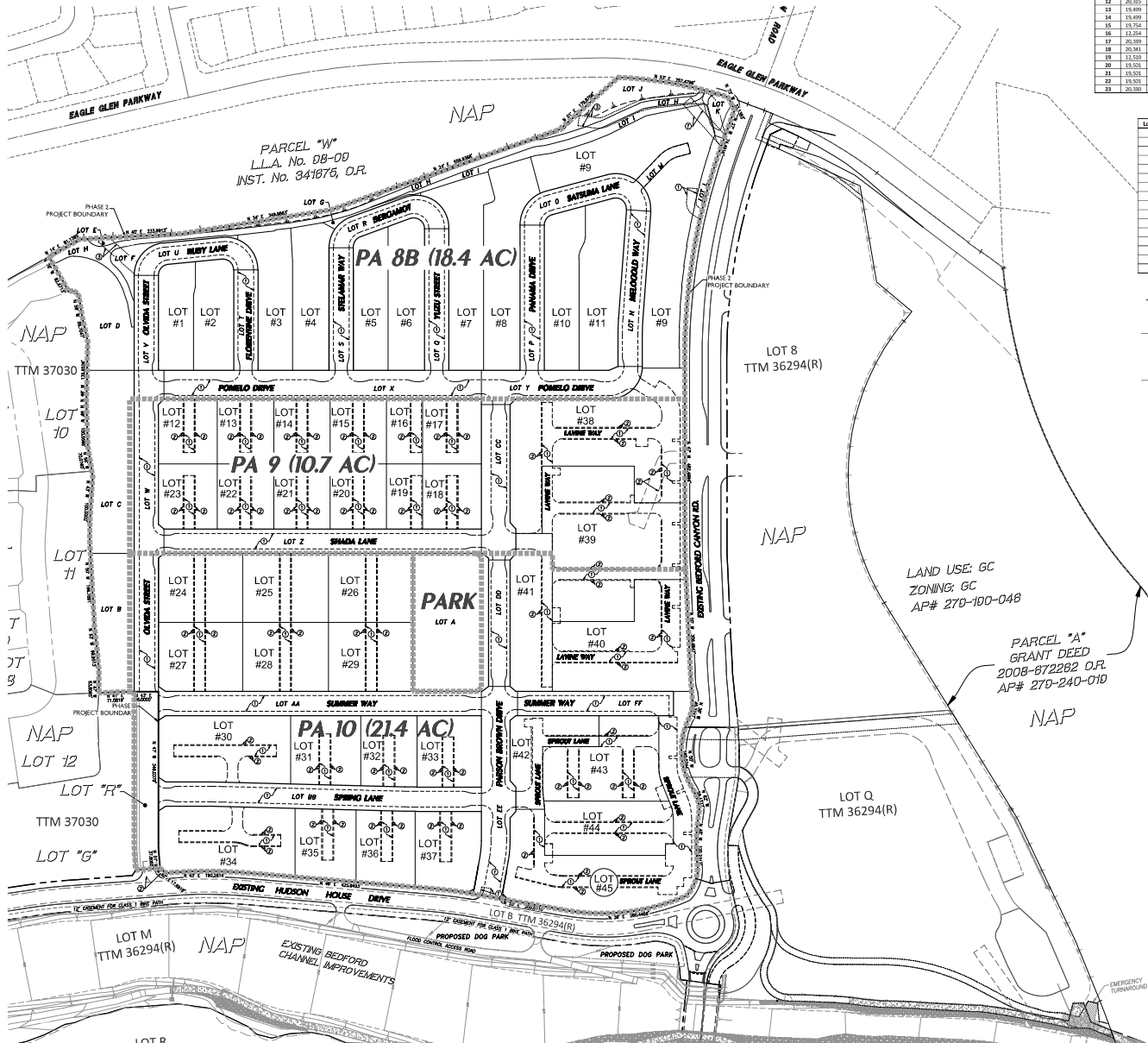
DATE: 06-13-2019
W.O.: 2749-36
GROSS AREA: 51.15 ±
CONTOUR INTERVAL: 5'
NUMBERED LOTS: 45
LETTERED LOTS: 32



STATEMENT OF OWNERSHIP

I HEREBY STATE 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.

Paula Smith DATE: 06/13/2019



1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS	DRAWN BY:	LP	PREPARED FOR:	OWNER:
			DESIGNED BY:	DS	THE NEW HOME COMPANY	ARANTINE HILLS HOLDINGS, LP
			CHECKED BY:	DS	85 ENTERPRISE, SUITE 450	85 ENTERPRISE, SUITE 450
					ALISO VIEJO, CA 92656	ALISO VIEJO, CA 92656
					(949) 282-2768	(949) 282-2768

<p>HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 302-9700 • FX (949) 302-0739</p>	<p>TENTATIVE TRACT NO. 37644 FOR CONDOMINIUM PURPOSES City of Corona</p>	<p>SHEET 1 OF 12</p>
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EXHIBIT "1"