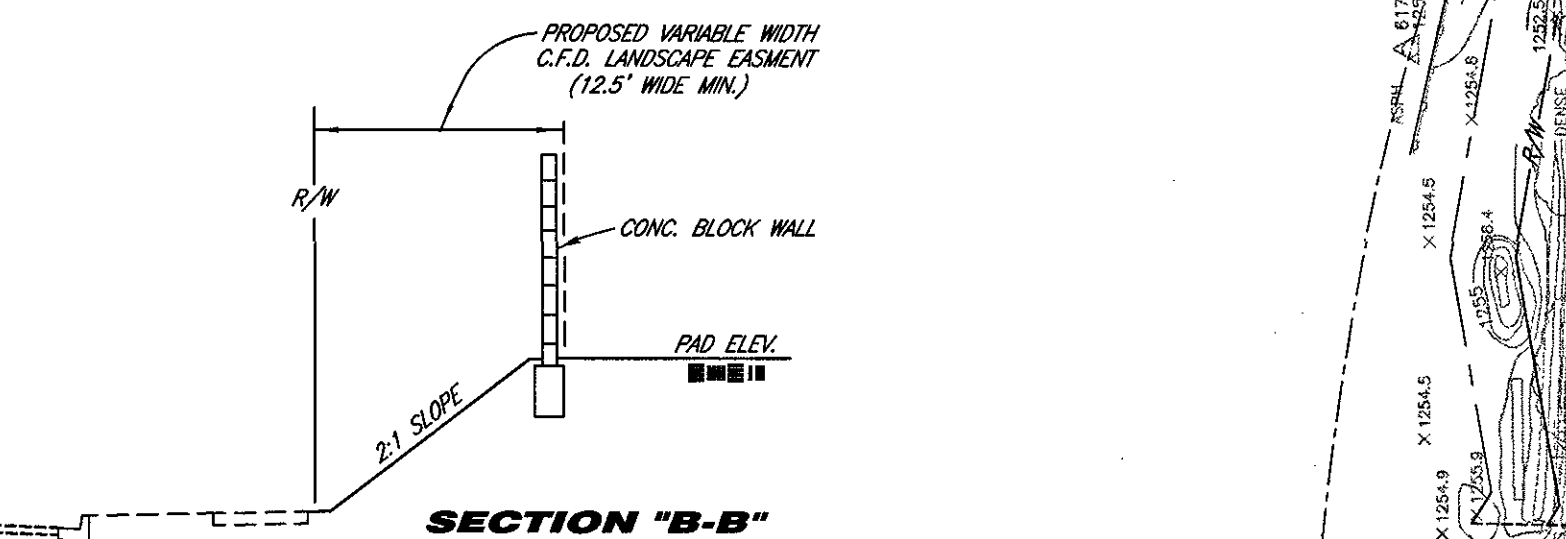
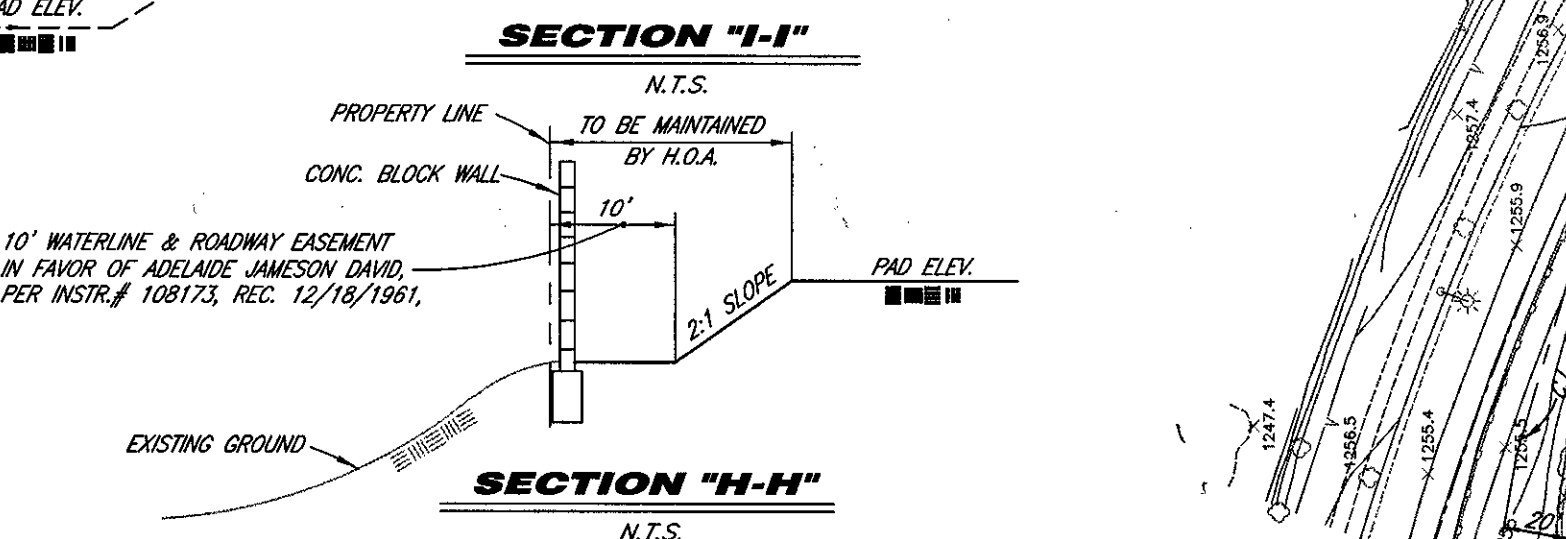
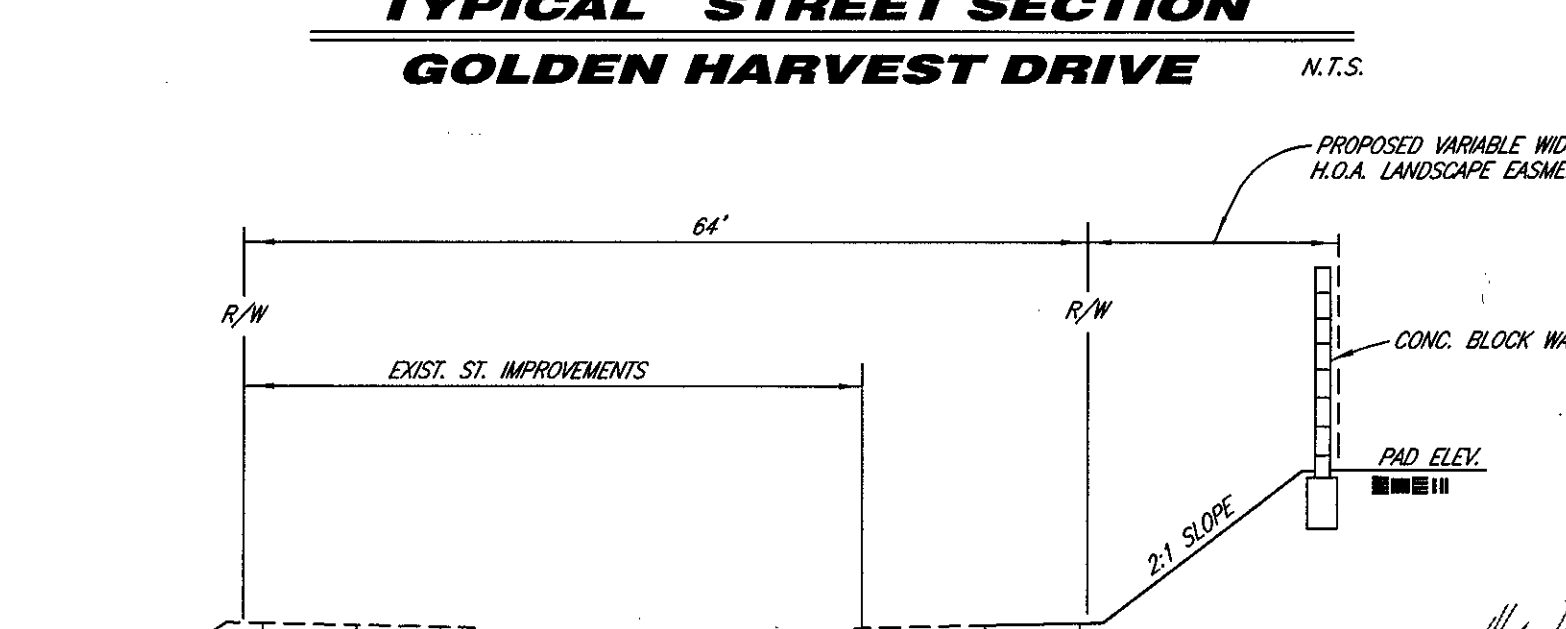
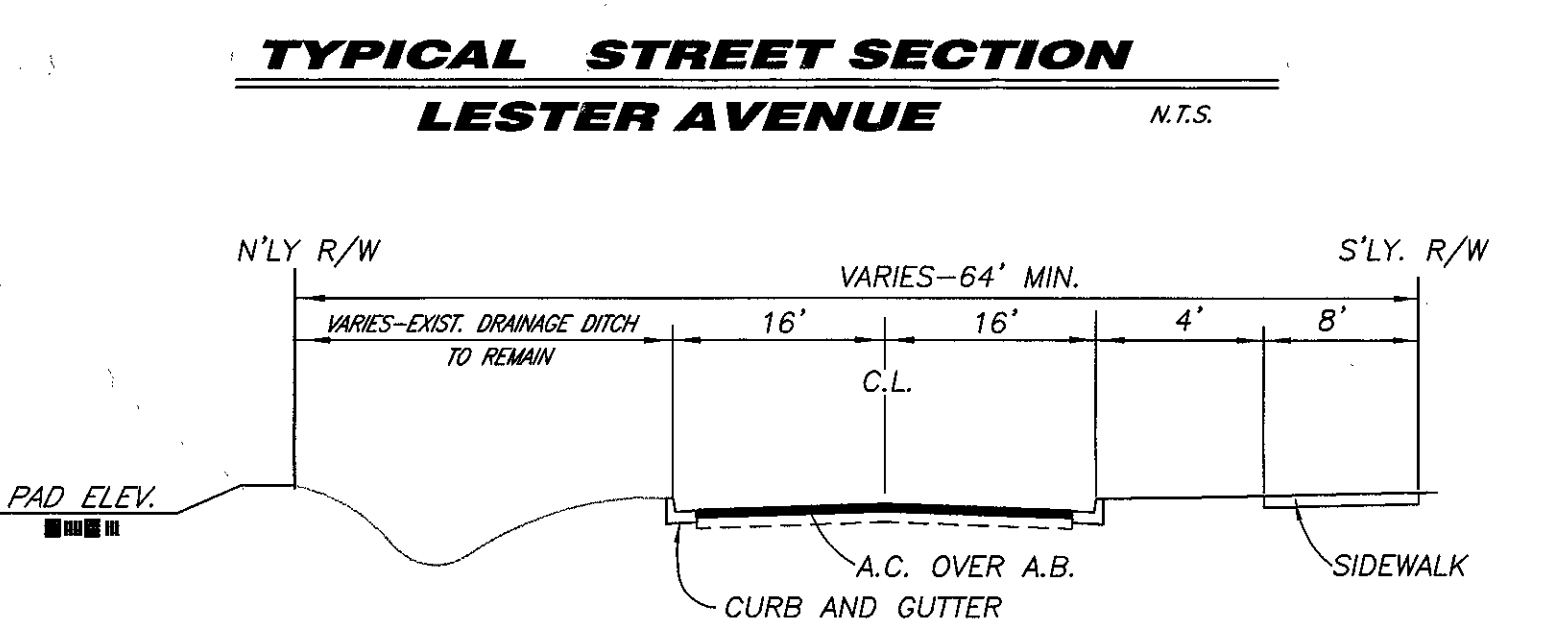
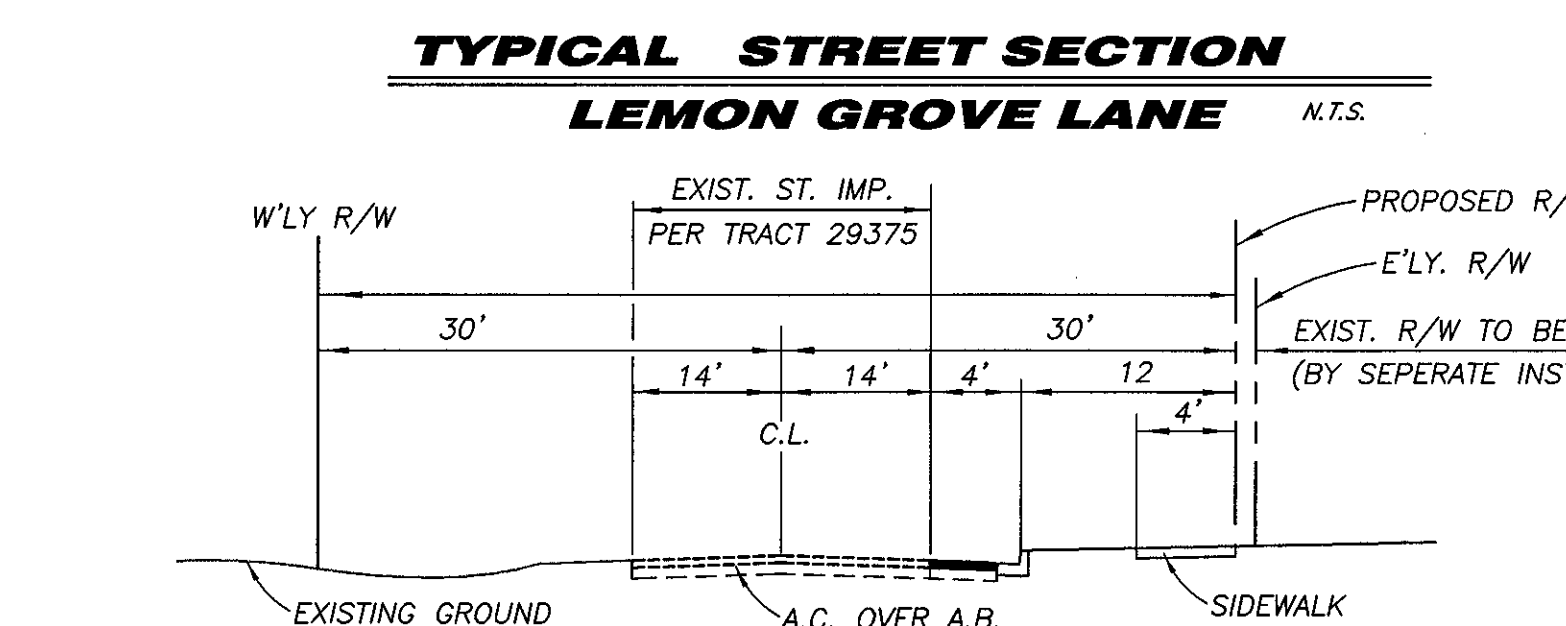
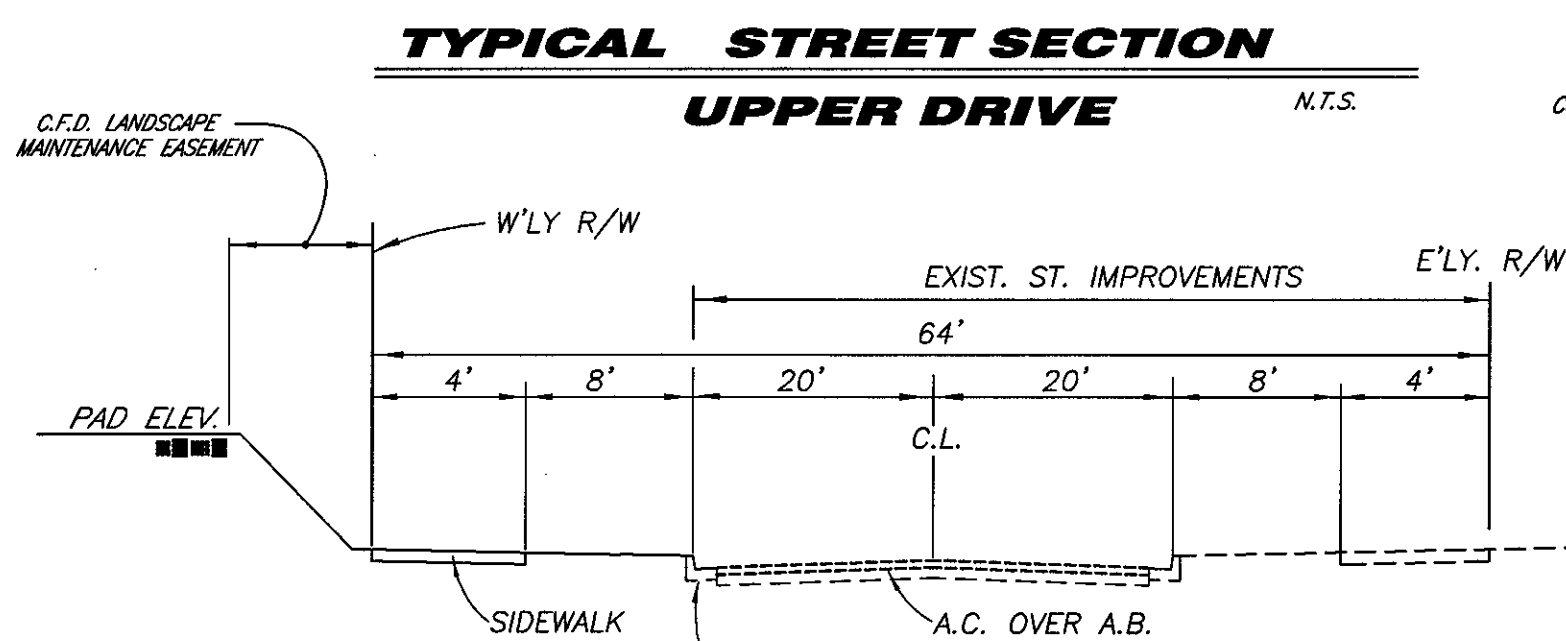
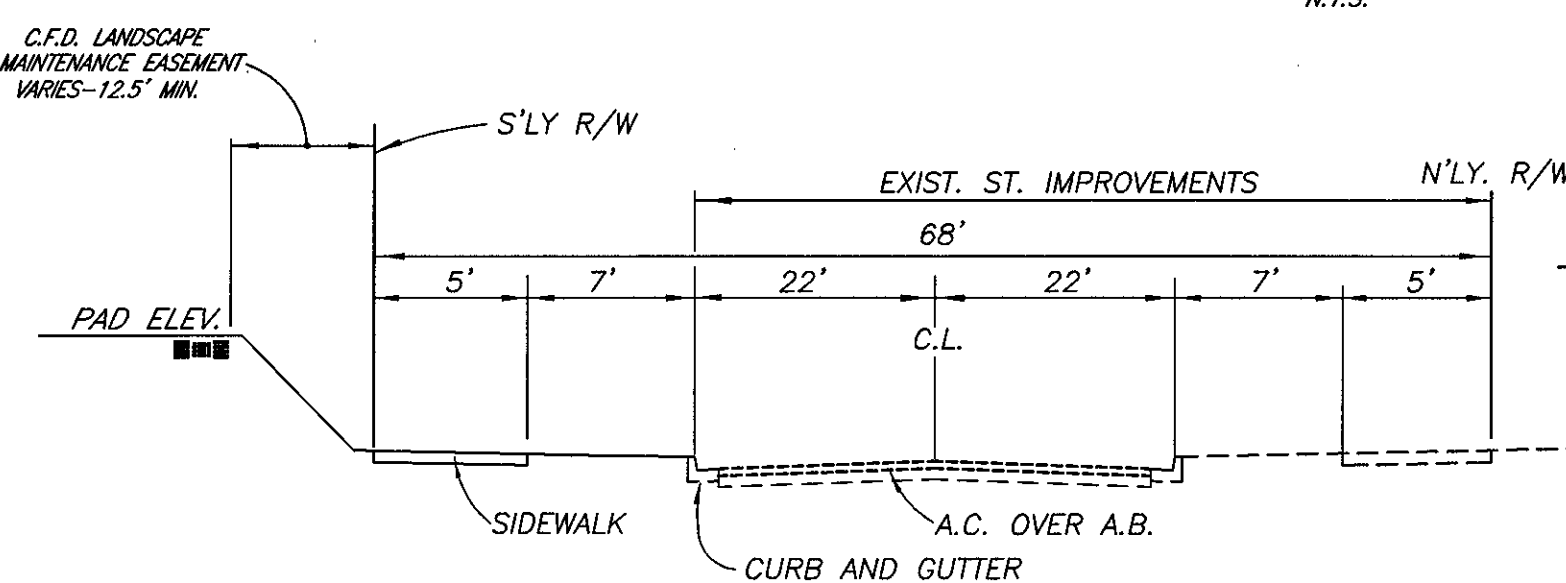
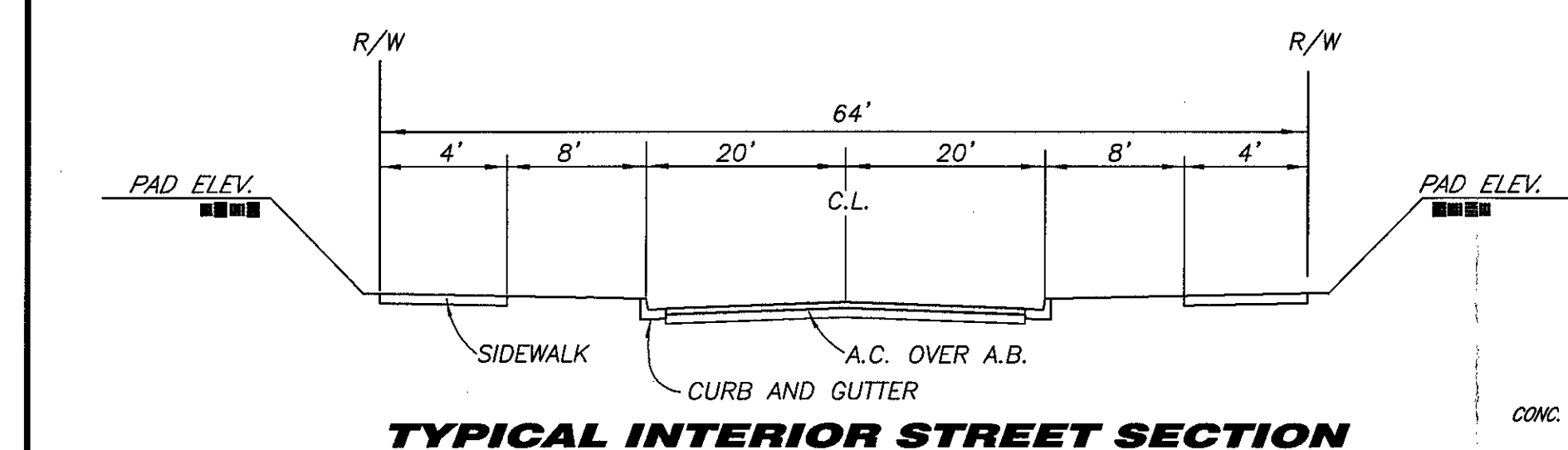


TENTATIVE TRACT MAP 31373

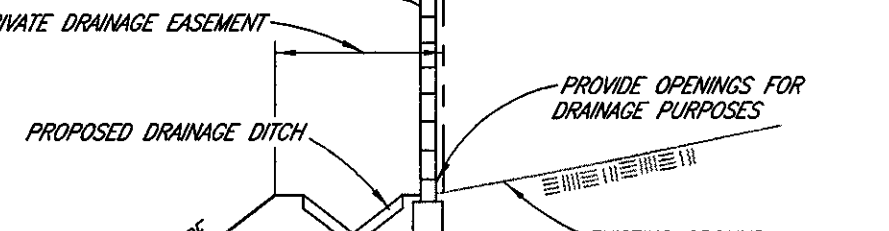
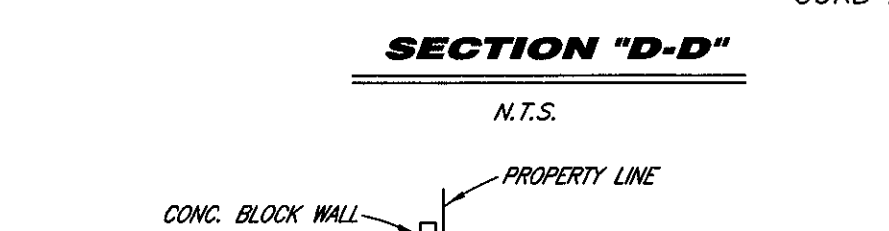
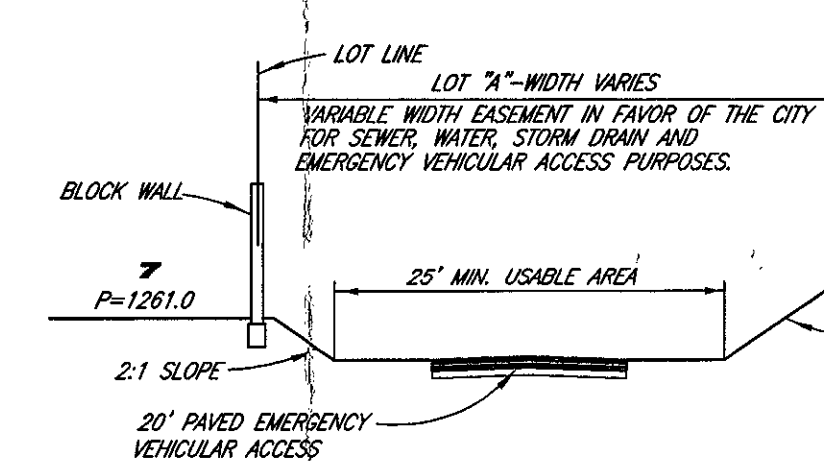
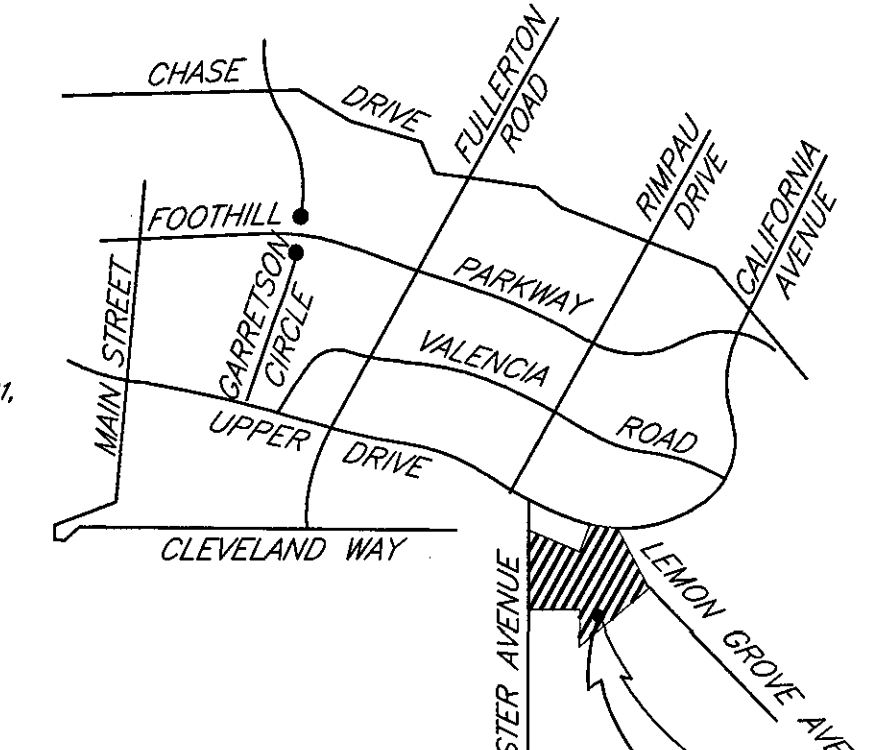
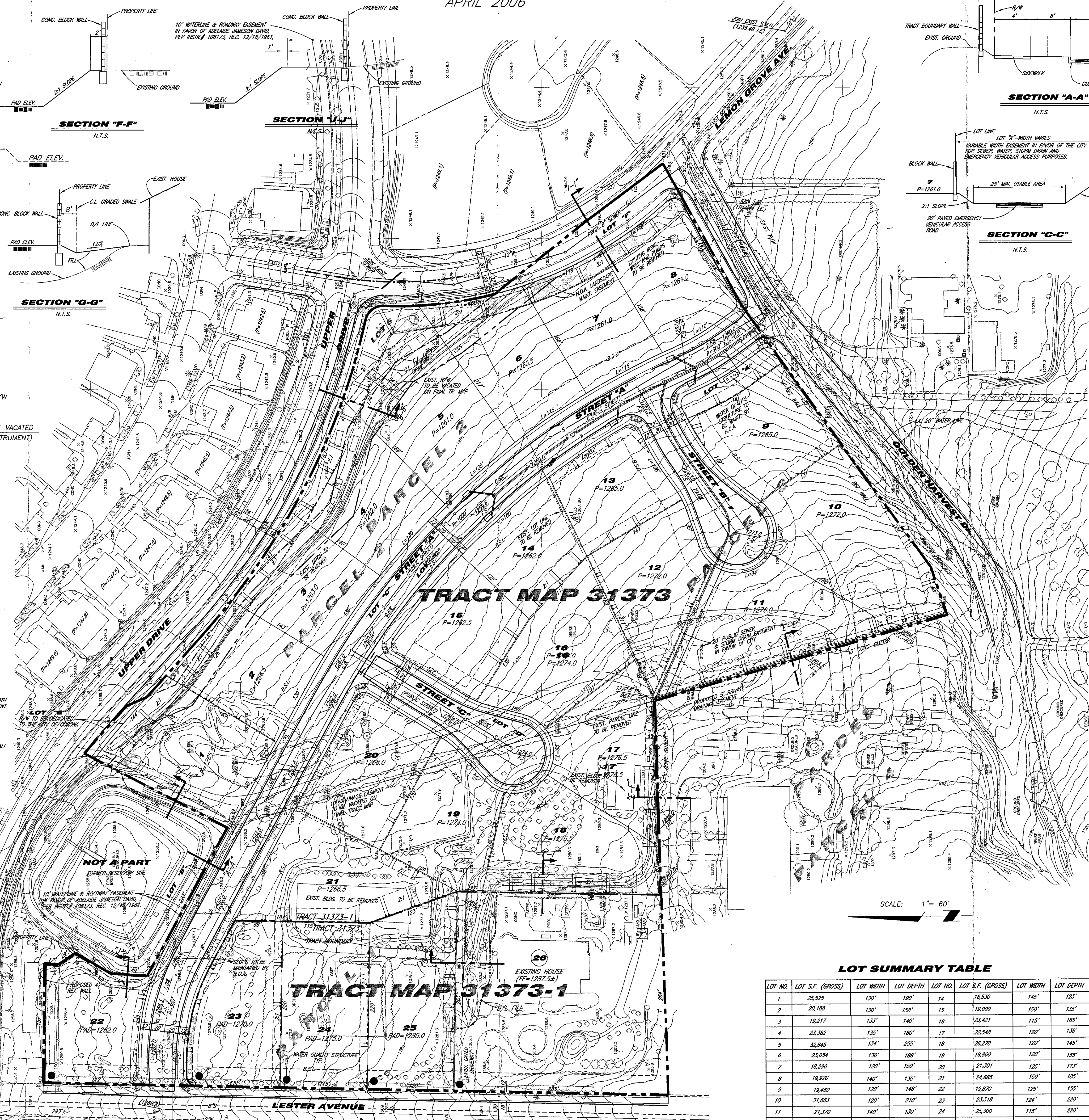
LEGAL DESCRIPTION:

PARCELS 1, 2 AND 3 OF PARCEL MAP 22413, AS PER MAP ON FILE IN BOOK 151, PAGES 15 AND 16, OF PARCEL MAPS, TOGETHER WITH PORTIONS OF LOT 6 OF LOT "W" OF TRACT NO. 24089-R, AS PER MAP ON FILE IN BOOK 254, PAGES 10 THROUGH 23, OF MAPS, INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF CORONA, STATE OF CALIFORNIA.

APRIL 2006



NO.	REVISIONS	DESCRIPTION	BY:	DATE:
1	REVISIONS PER DPR COMMENTS		SP2, INC.	6/03
2	MISC. TTM REV.		SP2, INC.	6/05
3	MISC. TTM REV.		SP2, INC.	8/05
4	REV. PER DPR COMMENTS DATED 10/18/05		SP2, INC.	10/05
5	REV. PER CITY COMMENTS DATED 12/12/05		SP2, INC.	5/06
6	REV. PER CITY COMMENTS DATED 10/24/06		HAL	10/06
7	REV. TTM TO REFLECT C.C. ALT. PROPOSAL		HAL	3/07



NOTES:

- ASSESSORS PARCEL NUMBERS: 116-040-37, 116-040-38 AND 116-040-39
- THOMAS BROTHERS MAP: PAGE 773, GRID F-6
- SPECIFIC PLAN: NONE
- EXISTING ZONING:
 - PARCEL 1: A-14.4
 - PARCELS 2 AND 3: A-14.4
- GENERAL PLAN: ESTATE (0-3 D.U./A.C.)
- PLANNING AREA #: 430
- VILLAGE #: 3
- PROPOSED D.U.'S: 26 LOTS
- PROPOSED LAND USE PER C.F.P.: (E) ESTATE RESIDENTIAL
 - TARGET DENSITY: 1.47 D.U./A.C.
 - PROPOSED DENSITY: 1.44 D.U./A.C.
- UTILITY PURVEYORS:
 - SEWER & WATER: CITY OF CORONA
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 - TELEPHONE: PACIFIC BELL TELEPHONE
 - SCHOOL DISTRICT: CORONA NORCO UNIFIED SCHOOL DISTRICT
- SITE AREA:
 - PARCEL 1: 6.84 GROSS
 - PARCEL 2: 5.58 GROSS (**)
 - PARCEL 3: 6.26 GROSS (**)
 - LOT 6: 0.42 ACRES GROSS (18,220 S.F. ±) NET
- ADJUSTED GROSS AREA: 18.10 ACRES
- (**) AREA TO CENTERLINE OF OLD UPPER DRIVE WHICH WILL BE ABANDONED ON FINAL MAP
- MINIMUM STREET GRADE SHALL BE 0.60%.
- DIMENSIONS, LOT LINES AND LOT AREAS SHOWN HEREON ARE APPROXIMATE.
- TRACT TO BE RECORDED IN TWO PHASES AS FOLLOWS:
 - TRACT MAP 31373-1: LOTS 23, 24, 25, AND 26
 - TRACT MAP 31373: LOTS 1 THROUGH 22
- H.O.A. TO MAINTAIN WATER QUALITY MITIGATION FACILITIES
- LOTS "A" AND "B" TO BE OWNED AND MAINTAINED BY H.O.A.
- LOTS "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" TO BE DEDICATED TO THE CITY OF CORONA FOR ST. & PUBLIC UTILITY PURPOSES

PLAN LEGEND

- STREET LIGHT
- FIRE HYDRANT
- SEWER LINE
- WATER LINE
- P=XXX.X PAD ELEVATION
- WATER QUALITY FACILITY TO BE MAINTAINED BY HOMEOWNER (LOT 22-26)
- STORM DRAIN
- B.S.L.= BUILDING SETBACK LINE
- C/L= STREET CENTERLINE
- EDGE OF PAVEMENT
- RESTRICTED ACCESS RIGHTS GRANTED TO THE CITY OF CORONA
- H.O.A. MAINTAINED AREA

STREET LENGTH DATA

STREET "A" = 1,195 L.F.
STREET "B" = 226 L.F.
STREET "C" = 251 L.F.

ENGINEER:

SP2, INC.
1990 W. CORPORA WAY
ANAHUEN, CA 92801
PH: (951) 990-1600
FAX: (951) 990-1520
CONTACT: HANK LOZANO

APPLICANT/OWNER:

W.R.P. GROUP INTERNATIONAL, INC.
CONTACT: MS. SARA RHEE CHUNG
4075 LESTER AVENUE
CORONA, CA 92881
PH: (909) 737-7334

LOT SUMMARY TABLE

LOT NO.	LOT S.F. (GROSS)	LOT WIDTH	LOT DEPTH	LOT NO.	LOT S.F. (GROSS)	LOT WIDTH	LOT DEPTH
1	25,525	130'	190'	14	16,530	145'	123'
2	20,188	130'	158'	15	19,000	150'	135'
3	19,217	133'	140'	16	23,471	115'	185'
4	23,362	135'	180'	17	22,548	120'	138'
5	32,645	134'	255'	18	26,278	120'	145'
6	23,054	130'	188'	19	19,860	120'	155'
7	18,290	120'	150'	20	21,301	125'	173'
8	18,820	140'	130'	21	24,685	150'	185'
9	19,480	120'	145'	22	19,870	125'	155'
10	31,663	120'	210'	23	23,318	124'	220'
11	21,370	140'	130'	24	25,300	115'	220'
12	16,604	130'	130'	25	28,880	120'	240'
13	16,932	125'	140'	26	73,114	278'	263'

LOT AVERAGE: 22,124 S.F. 134' 162'

(LOT WIDTH AND DEPTH MEASURED PER C.M.C. SECTIONS 17.040.390 AND 17.040.357)

EXHIBIT "A"