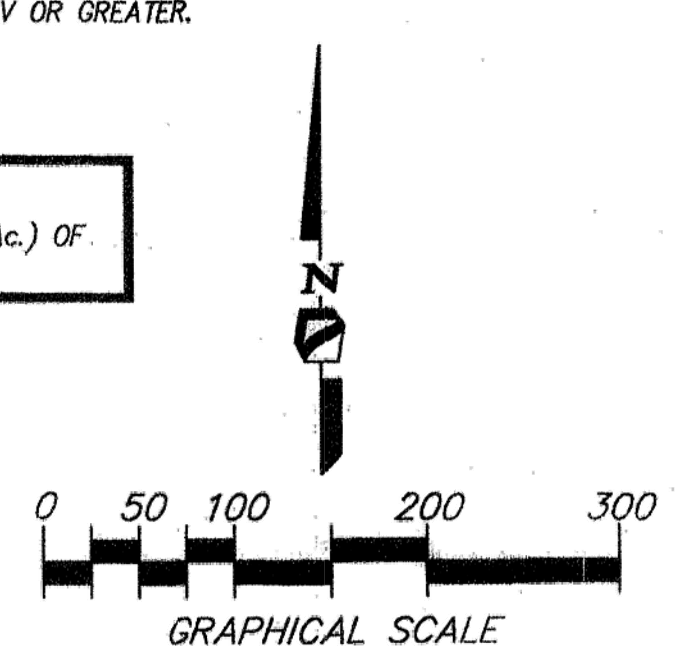


LAND USE SUMMARY

LOT #	LAND USE	TOTAL # OF LOTS	ACRES	MAINTAINED BY
1-71	RESIDENTIAL LOTS	71	14.12 ±	HOME OWNERS
LOT 1 OF LLA	RESIDENTIAL LOT	1	0.46 ± (1.056 W/ PORTION OF A ST.)	HOME OWNERS
LOT 2 OF LLA	EXISTING RESIDENTIAL LOT	1	0.81 ± (1.077 W/ SASSY LANE)	HOME OWNERS
A	DETENTION BASIN/WATER QUALITY	1	0.27 ±	HOA
B, C, D & E	OPEN SPACE	4	0.36 ±	HOA
	STREETS	-	3.52 ±	CITY OF LAKE ELSINORE
TOTAL		78	19.54 ±	

- NOTES
- EXISTING LAND USE: VACANT.
 - EXISTING ZONING: RAMSGATE SPECIFIC PLAN
 - PROPOSED ZONING: RAMSGATE SPECIFIC PLAN, LOW DENSITY (LD).
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
 - EXISTING GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL AND FREEWAY BUSINESS.
 - PROPOSED GENERAL PLAN: RAMSGATE SPECIFIC PLAN
 - ALL STREETS TO BE PUBLIC.
 - PARK REQUIREMENTS TO BE MET BY LAND DEDICATION, IMPROVEMENTS AND/OR FEES IF REQUIRED.
 - ALL MAJOR SLOPES OR COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FIRE BREAKS, HABITAT AREAS, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON AMENITIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR WHO SHALL REVIEW ALL CC & R'S AND RULES FOR THEIR ADEQUACY AND COMPLETENESS. THE CITY ATTORNEY SHALL REVIEW CC & R'S, HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE HOMEOWNERS ASSOCIATION.
 - MINIMUM RESIDENTIAL LOT SIZE: 6,000 SF.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - ALL EXISTING POWER LINES ARE 12KV OR GREATER.
 - NO PHASING IS PROPOSED.

NOTE:
LOT 1 (1.056 Ac.) AND LOT 2 (1.077Ac.) OF LOT LINE ADJUSTMENT No. 5042.

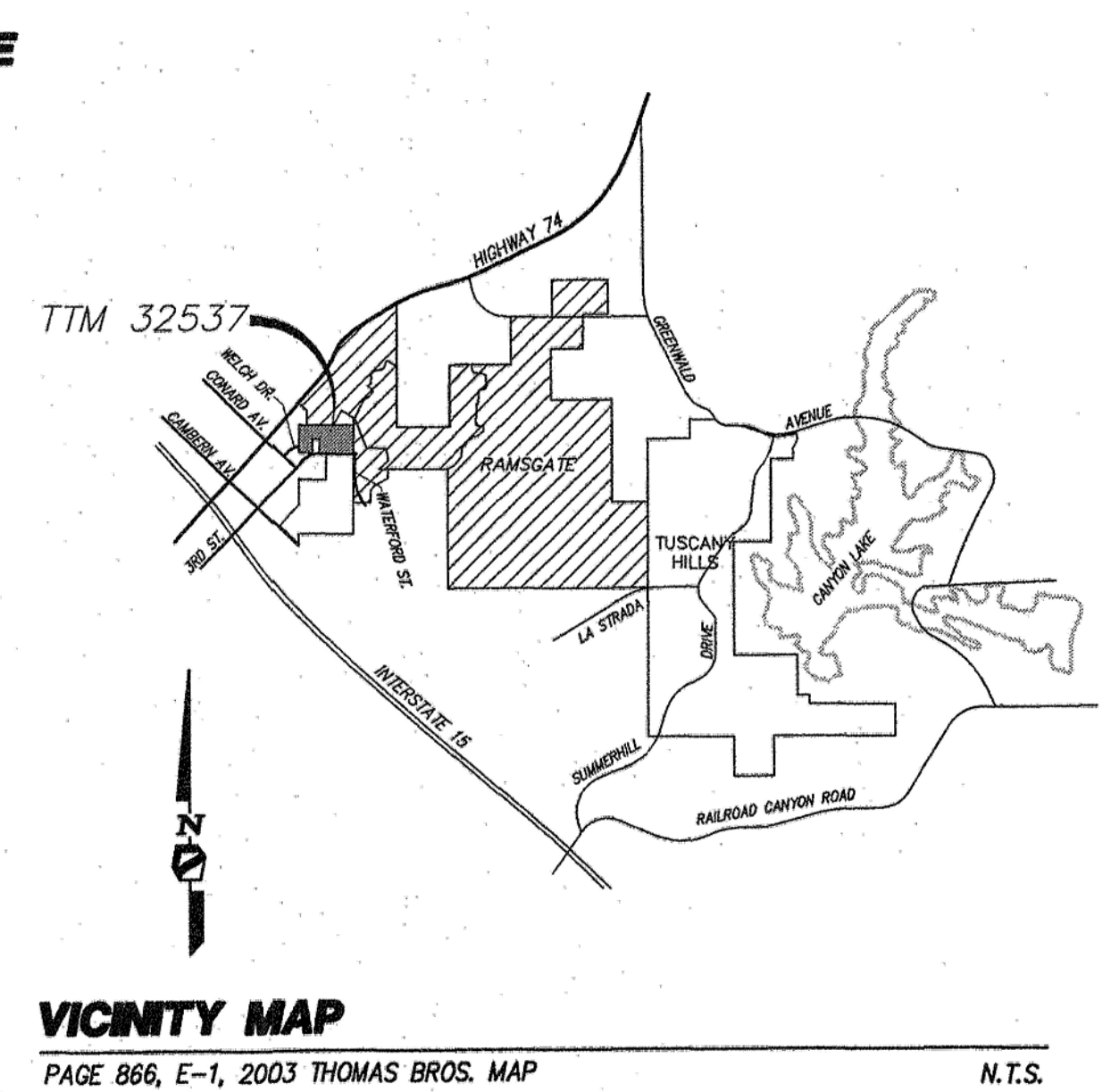


LOT SUMMARY TABLE

Lot No.	Gross S.F.	Lot Front	Lot Width
1	12,338	73	182
2	10,920	77	163
3	8,584	72	138
4	7,137	68	114
5	6,911	69	101
6	6,555	66	100
7	6,815	68	100
8	8,263	83	100
9	10,261	102	102
10	6,681	63	111
11	9,400	81	124
12	7,790	61	130
13	7,905	61	130
14	7,856	61	130
15	7,114	40	131
16	9,210	30	173
17	9,740	30	173
18	6,477	40	129
19	6,522	55	110
20	6,940	62	110
21	7,063	63	111
22	8,690	65	135
23	7,969	55	135
24	7,351	40	125
25	10,661	30	204
26	11,246	30	204
27	7,498	40	135
28	8,326	63	135
29	8,150	60	135
30	9,497	81	120
31	7,608	62	120
32	8,272	60	127
33	8,489	63	142
34	7,763	64	146
35	11,082	115	104
36	6,667	64	104
37	6,417	62	104
38	6,354	61	104
39	7,361	72	104
40	7,864	93	104
41	7,029	66	108
42	7,262	66	112
43	7,935	67	112
44	7,431	68	100
45	6,736	65	100
46	13,112	40	167
47	11,103	40	167
48	9,808	75	153
49	6,105	61	99
50	6,457	65	100
51	6,442	64	100
52	6,466	70	100
53	15,515	165	120
54	7,611	63	120
55	7,386	62	120
56	7,290	66	119
57	16,472	53	129
58	9,538	58	129
59	7,032	63	114
60	6,987	61	114
61	7,470	65	114
62	7,786	80	120
63	7,200	60	120
64	7,200	60	120
65	7,488	60	126
66	7,606	60	129
67	7,658	60	129
68	7,200	60	120
69	7,725	85	120
70	8,089	40	128
71	9,806	89	128
LOT 1	20,037	109	188
LOT 2	35,284	55	254

FIRE ACCESS TABLE

PRIMARY ACCESS	SECONDARY ACCESS
THIRD STREET VIA TRACT 31792	THIRD STREET VIA CONARD AVENUE



EARTHWORK

EARTHWORK VOLUME	CUT	FILL
TOTAL	160,870 CYS	78,022 CYS

NOTE: 1. Please note that these numbers do include Loss and/or Gain base on 7.5% shrink and 10% bulk.
2. Total Area- 19.54 Acres.

- UTILITY CONTACTS
- ELECTRIC..... SOUTHERN CALIFORNIA EDISON
26100 MENEFEE ROAD
ROMULAND, CA 92580
- GAS..... SOUTHERN CALIFORNIA GAS COMPANY
465 SOUTH CORONA MALL
CORONA, CA 91720
- WATER..... ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
- SEWER..... ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
- TELEPHONE..... VERIZON
150 S. JUANITA STREET
HEMET, CA 92543
- CABLE..... COMCAST
LAKE ELSINORE, CA 92530

LEGAL DESCRIPTION

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, 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, AND E PER A MAP RECORDED IN BOOK 83, PAGES 3 AND 4 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 4 IN BLOCK 13 OF NORTH ELSINORE TRACT FILED IN BOOK 5, 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 DATE

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. 37381

SHEET 1 OF 1