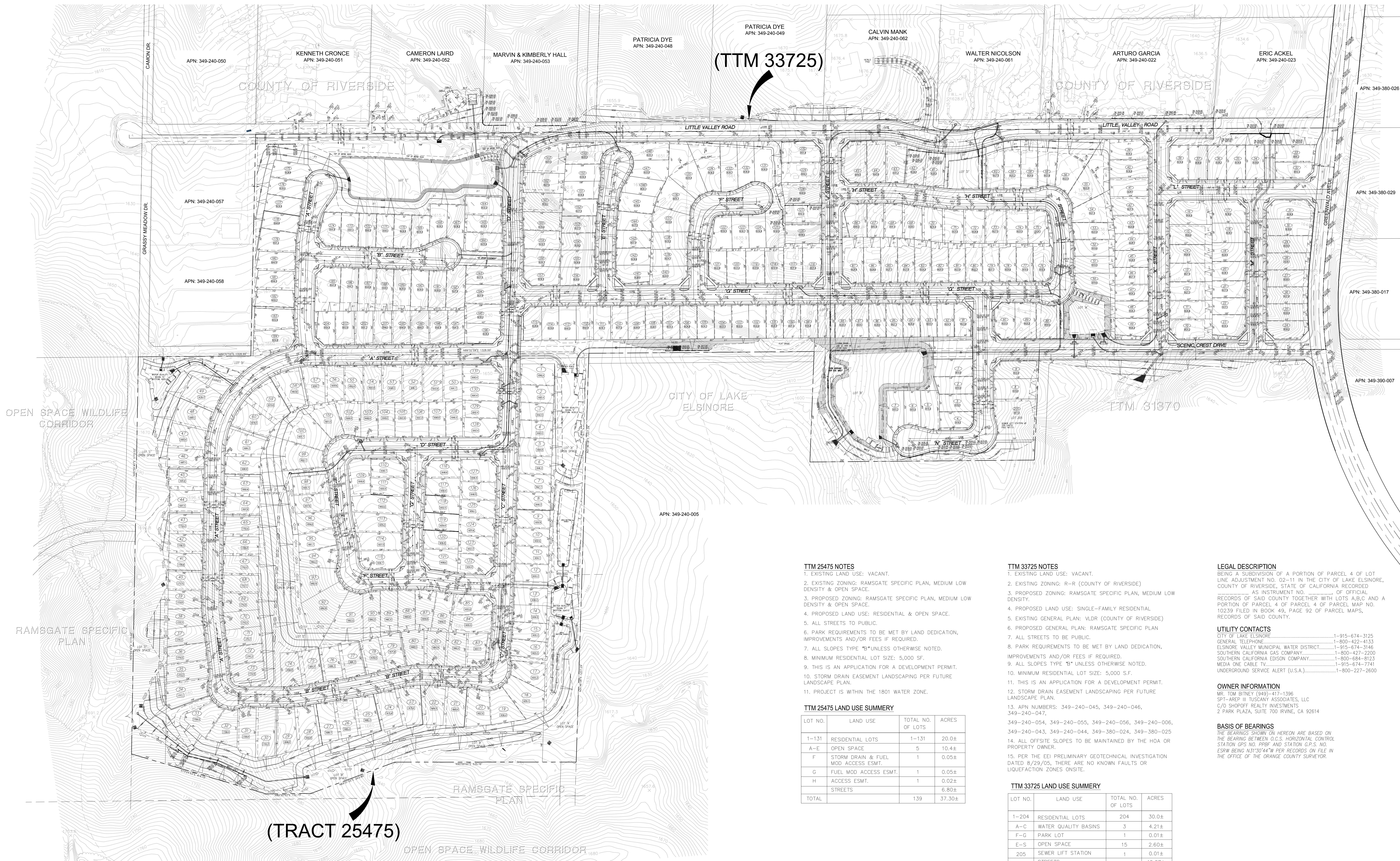


VICINITY MAP
PAGE 836, F-7, 2003 THOMAS BROS. MAP N.T.S.



TTM 25475 NOTES

1. EXISTING LAND USE: VACANT.
2. EXISTING ZONING: RAMSGATE SPECIFIC PLAN, MEDIUM LOW DENSITY & OPEN SPACE.
3. PROPOSED ZONING: RAMSGATE SPECIFIC PLAN, MEDIUM LOW DENSITY & OPEN SPACE.
4. PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE.
5. ALL STREETS TO PUBLIC.
6. PARK REQUIREMENTS TO BE MET BY LAND DEDICATION, IMPROVEMENTS AND/OR FEES IF REQUIRED.
7. ALL SLOPES TYPE "B" UNLESS OTHERWISE NOTED.
8. MINIMUM RESIDENTIAL LOT SIZE: 5,000 SF.
9. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
10. STORM DRAIN EASEMENT LANDSCAPING PER FUTURE LANDSCAPE PLAN.
11. PROJECT IS WITHIN THE 1801 WATER ZONE.

TTM 25475 LAND USE SUMMARY

LOT NO.	LAND USE	TOTAL NO. OF LOTS	ACRES
1-131	RESIDENTIAL LOTS	1-131	20.0±
A-E	OPEN SPACE	5	10.4±
F	STORM DRAIN & FUEL MOD ACCESS ESMT.	1	0.05±
G	FUEL MOD ACCESS ESMT.	1	0.05±
H	ACCESS ESMT.	1	0.02±
	STREETS		6.80±
TOTAL		139	37.30±

TTM 33725 NOTES

1. EXISTING LAND USE: VACANT.
2. EXISTING ZONING: R-R (COUNTY OF RIVERSIDE)
3. PROPOSED ZONING: RAMSGATE SPECIFIC PLAN, MEDIUM LOW DENSITY.
4. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
5. EXISTING GENERAL PLAN: VLD (COUNTY OF RIVERSIDE)
6. PROPOSED GENERAL PLAN: RAMSGATE SPECIFIC PLAN
7. ALL STREETS TO BE PUBLIC.
8. PARK REQUIREMENTS TO BE MET BY LAND DEDICATION, IMPROVEMENTS AND/OR FEES IF REQUIRED.
9. ALL SLOPES TYPE "B" UNLESS OTHERWISE NOTED.
10. MINIMUM RESIDENTIAL LOT SIZE: 5,000 SF.
11. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
12. STORM DRAIN EASEMENT LANDSCAPING PER FUTURE LANDSCAPE PLAN.
13. APN NUMBERS: 349-240-045, 349-240-046, 349-240-047, 349-240-054, 349-240-055, 349-240-056, 349-240-066, 349-240-043, 349-240-044, 349-380-024, 349-380-025
14. ALL OFFSITE SLOPES TO BE MAINTAINED BY THE HOA OR PROPERTY OWNER.
15. PER THE EEL PRELIMINARY GEOTECHNICAL INVESTIGATION DATED 8/29/05, THERE ARE NO KNOWN FAULTS OR LIQUEFACTION ZONES ONSITE.

TTM 33725 LAND USE SUMMARY

LOT NO.	LAND USE	TOTAL NO. OF LOTS	ACRES
1-204	RESIDENTIAL LOTS	204	30.0±
A-C	WATER QUALITY BASINS	3	4.21±
F-G	PARK LOT	1	0.01±
E-S	OPEN SPACE	15	2.60±
205	SEWER LIFT STATION	1	0.01±
	STREETS		15.87±
TOTAL		224	52.70±

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF LOT LINE ADJUSTMENT NO. 02-11 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA RECORDED AS INSTRUMENT NO. OF OFFICIAL RECORDS OF SAID COUNTY TOGETHER WITH LOTS A,B,C AND A PORTION OF PARCEL 4 OF PARCEL 4 OF PARCEL MAP NO. 10239 FILED IN BOOK 49, PAGE 92 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

UTILITY CONTACTS

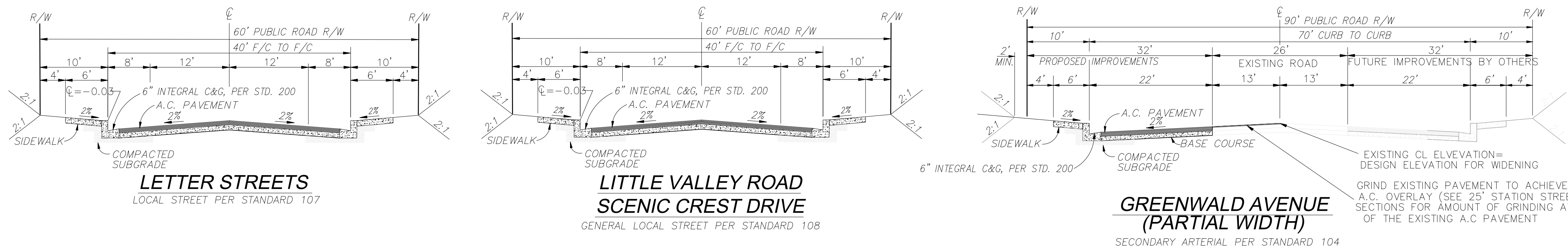
CITY OF LAKE ELSINORE.....1-915-674-3125
GENERAL TELEPHONE.....1-800-422-4133
ELSONORE VALLEY MUNICIPAL WATER DISTRICT.....1-915-674-3146
SOUTHERN CALIFORNIA GAS COMPANY.....1-800-427-2200
SOUTHERN CALIFORNIA EDISON COMPANY.....1-800-684-8123
MEDIA ONE CABLE TV.....1-915-674-7741
UNDERGROUND SERVICE ALERT (U.S.A.).....1-800-227-2600

OWNER INFORMATION

MR. TOM STINEY (949)-417-1396
SPT-AREP III TUSCANY ASSOCIATES, LLC
C/O SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700 IRVINE, CA 92614

BASIS OF BEARINGS

THE BEARINGS SHOWN ON HEREON ARE BASED ON THE BEARING BETWEEN U.C.S. HORIZONTAL CONTROL STATION GPS NO. 1000 AND STATION GPS NO. ESRW BEING N31°30'44"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



TENTATIVE TRACT NO. 25475 AND 33725 EXHIBIT

