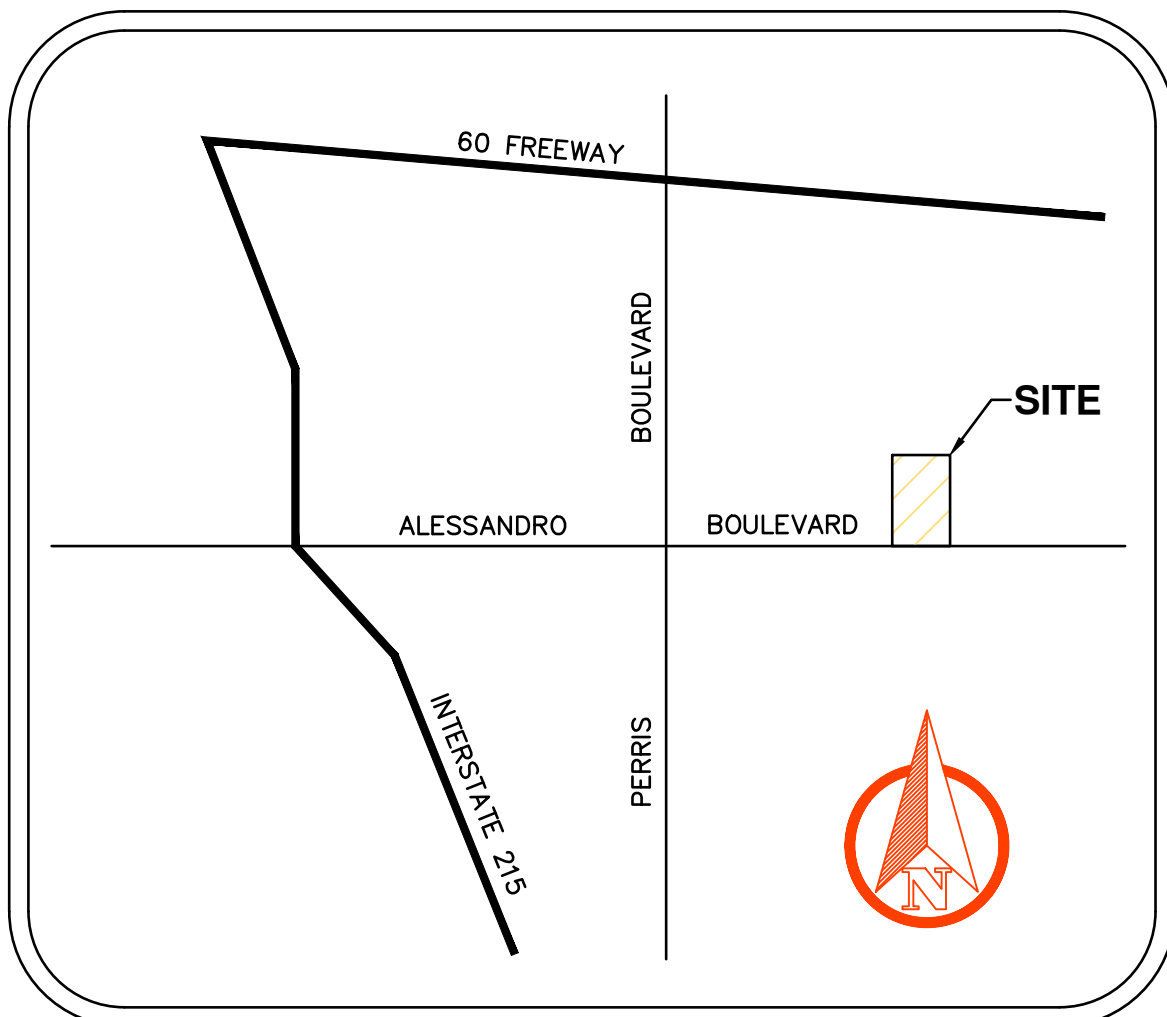


TTM 38265 City of Moreno Valley



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 3 AND 6, BLOCK 104 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN 487-470-022

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION:
 PROPOSED GENERAL PLAN DESIGNATION:
 EXISTING ZONING: MIXED USE
 PROPOSED ZONING: MIXED USE
 EXISTING LANDUSE: Vacant
 PROPOSED LANDUSE: MIXED USE

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 871,638 SF (20.01ac.)
 NET PROJECT SIZE: 800,032 SF (18.365 Ac.)
 NET DENSITY: 12.25 DU/ACRE
 CURRENT & PROPOSED ZONING: MIXED USE
 NUMBER OF LIVE-WORK LOTS: 19
 NUMBER OF RESIDENTIAL LOTS: 206
 225 LOTS TOTAL
 MINIMUM LOT AREA: AS SHOWN ON SHEET C-2
 MINIMUM LOT DEPTH: 42'
 MINIMUM LOT WIDTH: 42'
 LOT SIZE: AS SHOWN ON SHEET C-2

PROJECT PHASING:
 PHASE 1: LOTS 1-19 (19 Lots)
 PHASE 2: LOTS 20-127 (108 Lots)
 PHASE 3: LOTS 128-225 (98 Lots)

DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS
 ALL ONSITE STREETS ARE PRIVATE
 ONSITE SEWER & WATER TO BE PUBLIC SUBJECT TO EMDM EASEMENT REQUIREMENTS
 TOPOGRAPHY SOURCE: Aerial Topographic Mapping

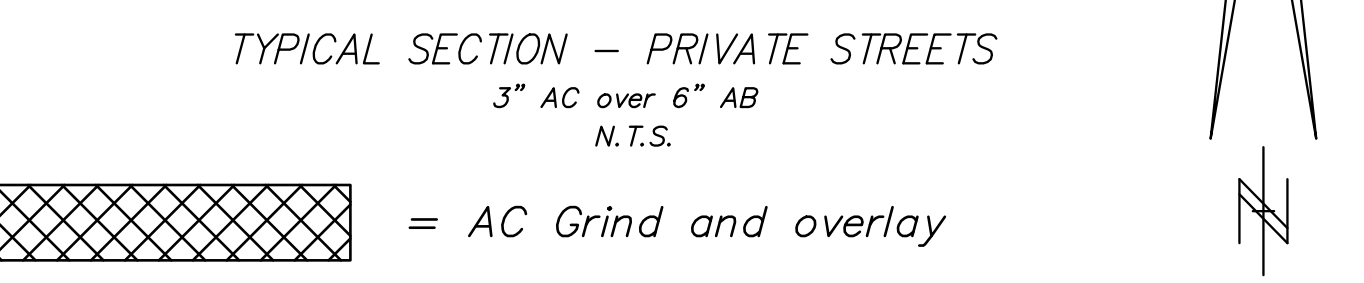
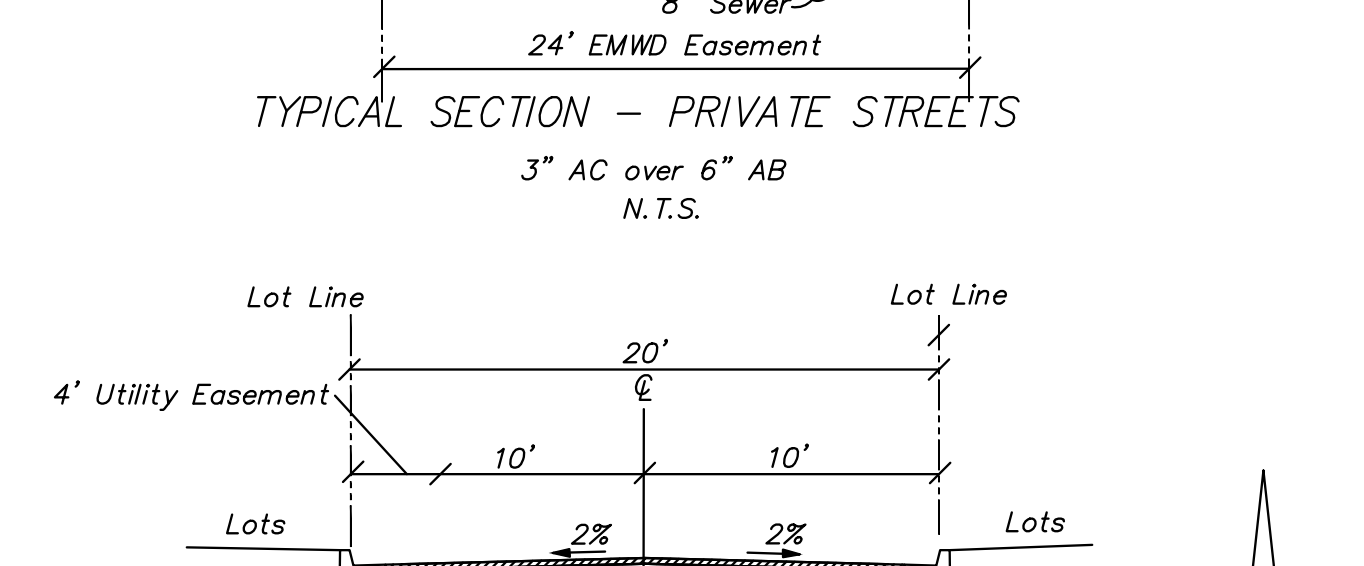
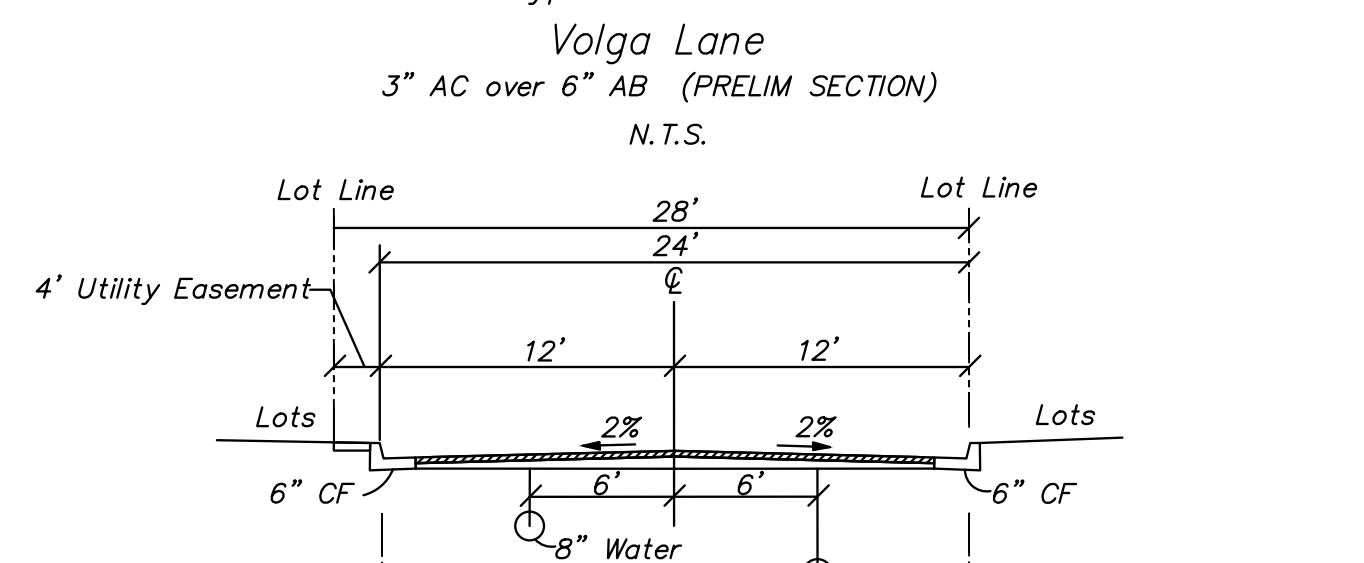
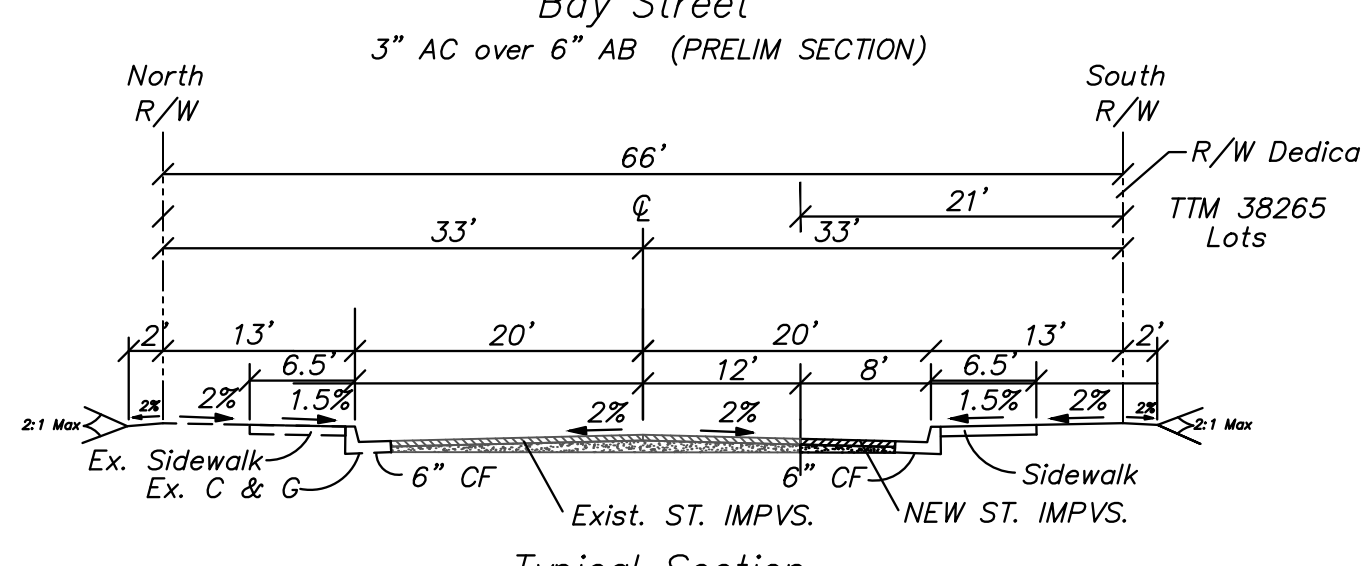
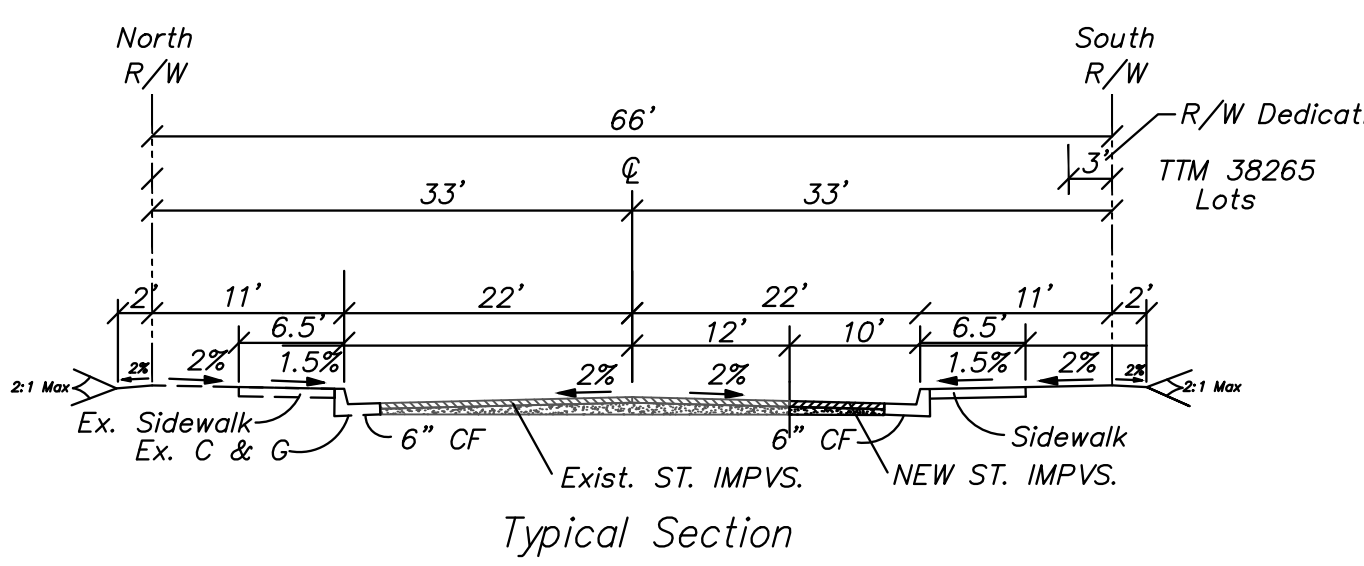
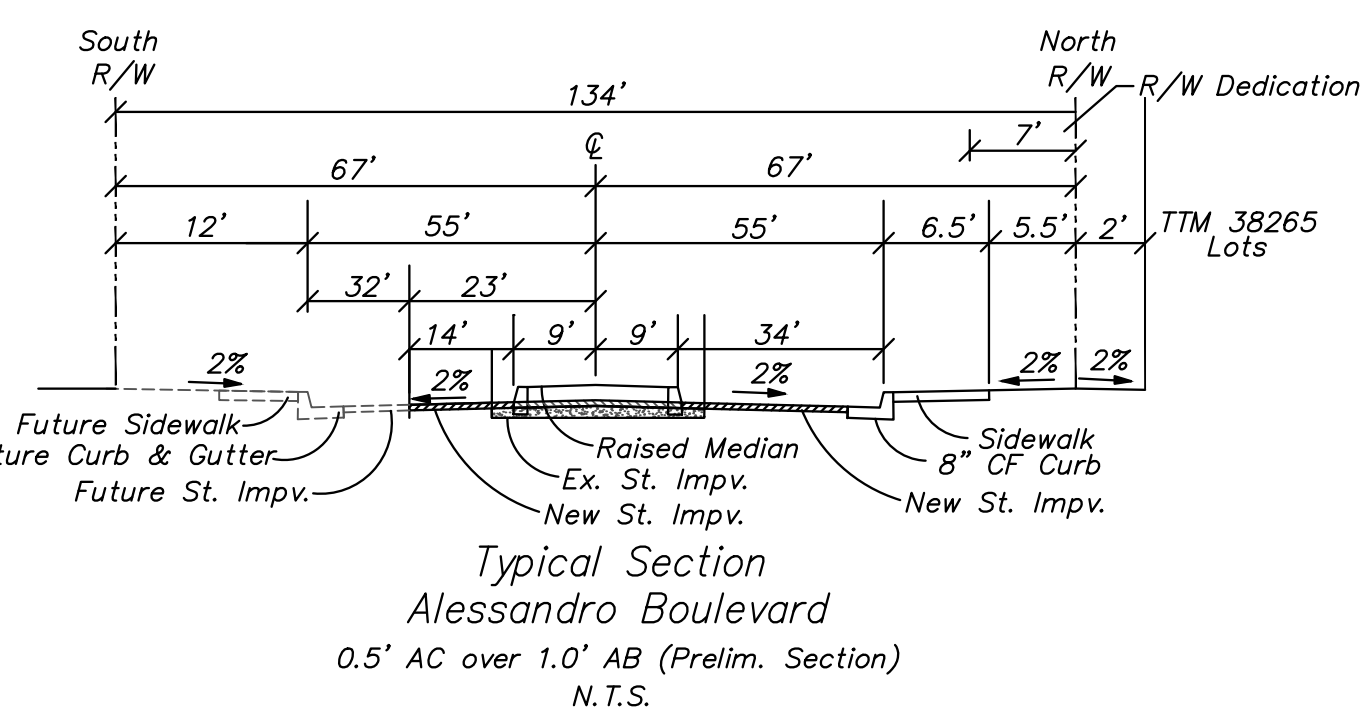
DEVELOPER

Passco Pacifica LLC
 333 City Boulevard West, 17th Floor
 Orange, CA 92669
 ATTN: Oscar Graham
 714-609-7257

OWNER

The Chu Family Trust, dated July 10, 1993; Daniel C. Chu and Li Jung Su Chu as Trustees and Trustees, as to an undivided 1/9 interest; Leslie L. Chu, as Trustee of the Survivor's Trust A, a division of the James & Leslie Chu Trust, created on February 7, 1995, as to an undivided 1/3 interest; A-Yung Su as Trustee under the A-Yung Su Living Trust dated February 23, 2007, as to an undivided 1/9 interest; Pi Yun Su, as Trustee under the Pi Yun Su Living Trust dated July 19, 2006, as to an undivided 1/9 interest; Chin Chu Chen Chang, Trustee, or Successor Trustee, under the Chin Chu Chen Change Survivor's Trust, established under the Tien and Chin Chu Chen Change Family Trust dated April 21, 2008, as to an undivided 27.22% of 1/3 interest; Chin Chu Chen Chang, Trustee, or Successor Trustee, under the Tien Change Exemption Trust, established under the Tien and Chin Chu Chen Change Family Trust dated April 21, 2008, as to an undivided 72.78% of 1/3 interest.

WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: AT&T
 SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT
 CATV: SPECTRUM



ROBERT BEERS
 8175 Limonite Avenue, Suite E
 Jurupa Valley, CA 92509
 Ph. (951) 317-2041 Fax (909) 360-2070
 2022-07-08
 Date Robert M. Beers R.C.E. 39405

PREPARED FOR:
Passco Pacifica LLC
 333 City Boulevard West
 17th Floor
 Orange, CA 92666
 PHONE: (714) 609-7257

TTM 38265
Alessandro Walk
 City of Moreno Valley
 California
 PEN21-0290

DATE July 8, 2022
 JOB NO. _____
 DRAWN BY R.A.H.
 CHECKED BY R.M.B.
 SHEET C-1

SOIL EXPLORATION COMPANY, INC.
 7535 JURUPA AVENUE, UNIT C
 RIVERSIDE, CA 92504
 (951) 688-7200
 Project No. 21203-01
 Dated: 8/11/21
 Cut: 25,350 cy's
 Fill: 19,310 cy's
 Export: 6,040 cy's