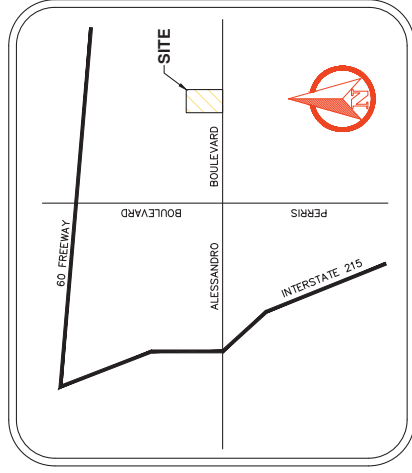


TTM 38265 City of Moreno Valley



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A portion of Block 104 of the Alessandro Tract, created on February 7, 1995, as to an undivided 1/3 interest; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APN 487-470-022

GENERAL PLANNING/LANDUSE

EXISTING GENERAL PLAN (RESIDENTIAL)
 PROPOSED GENERAL PLAN (RESIDENTIAL)
 PROPOSED ZONING: MIXED USE
 EXISTING ZONING: Mixed Use
 PROPOSED LANDUSE: Mixed Use

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 871,638 SF (19,014 AC.)
 NET PROJECT SIZE: 800,032 SF (18,365 AC.)
 NET DENSITY: 12.25 DU/ACRE
 CURRENT & PROPOSED ZONING: MIXED USE
 NUMBER OF LOTS: 206
 NUMBER OF RESIDENTIAL LOTS: 206
 MINIMUM LOT AREA: AS SHOWN ON SHEET C-2
 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 ON-SITE STREETS ARE PRIVATE

TOPOGRAPHY SOURCE: Aerial Topographic Mapping

PROJECT IS SITED - Gate At Entry Street shall be 60' minimum from Alessandro Ave ROW

DEVELOPER

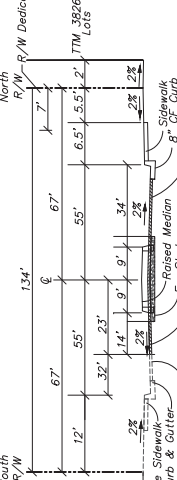
Passco Pacifica LLC
 8175 Limonite Avenue, Suite E
 Jurupa Valley, CA 92509
 ATTN: Oscar Graham
 714-609-7257

OWNER

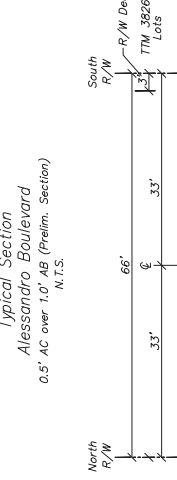
The Chu Family Trust, dated July 10, 1993, Daniel C. Chu and Li Jung Su, Chu as Trustee of the Survivor's Trust A, a Division of the James & Leslie Chu Trust, created on February 7, 1995, as to an undivided 1/3 interest; and the A-Ling Su Living Trust dated February 23, 2007, as to an undivided 1/3 interest; and the Pi Yun Su, as Trustee under the Pi Yun Su Living Trust dated July 19, 2006, as to an undivided 1/3 interest; and the Change Survivor's Trust, established under the Ten and Chin Chu Change Family Trust dated April 21, 2008, as to an undivided 27.22% of 1/3 interest; and the Exemption Trust, established under the Ten and Chin Chu 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
 SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: AT&T
 ELECTRICITY: AT&T
 SCHOOL: MORENO VALLEY UNITED SCHOOL DISTRICT
 CATV: SPECTRUM

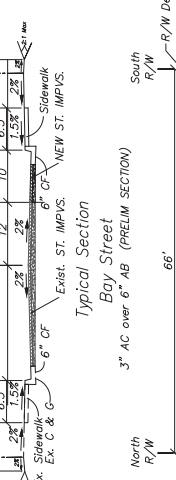
TYPICAL SECTION - PRIVATE STREETS



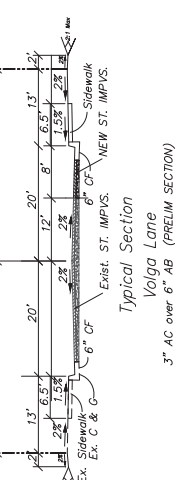
TYPICAL SECTION - BAY STREET



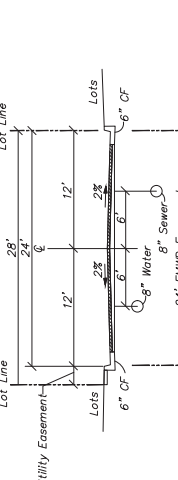
TYPICAL SECTION - VOLGA LANE



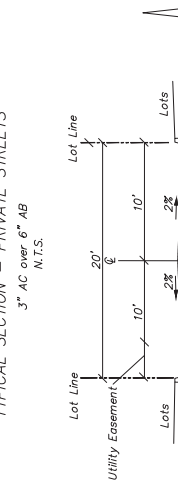
TYPICAL SECTION - PRIVATE STREETS



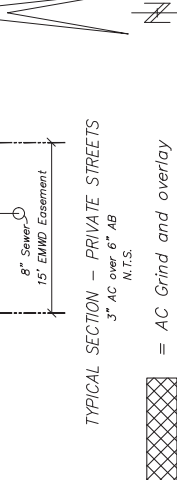
TYPICAL SECTION - PRIVATE STREETS



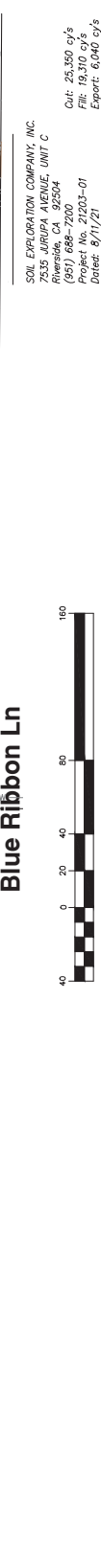
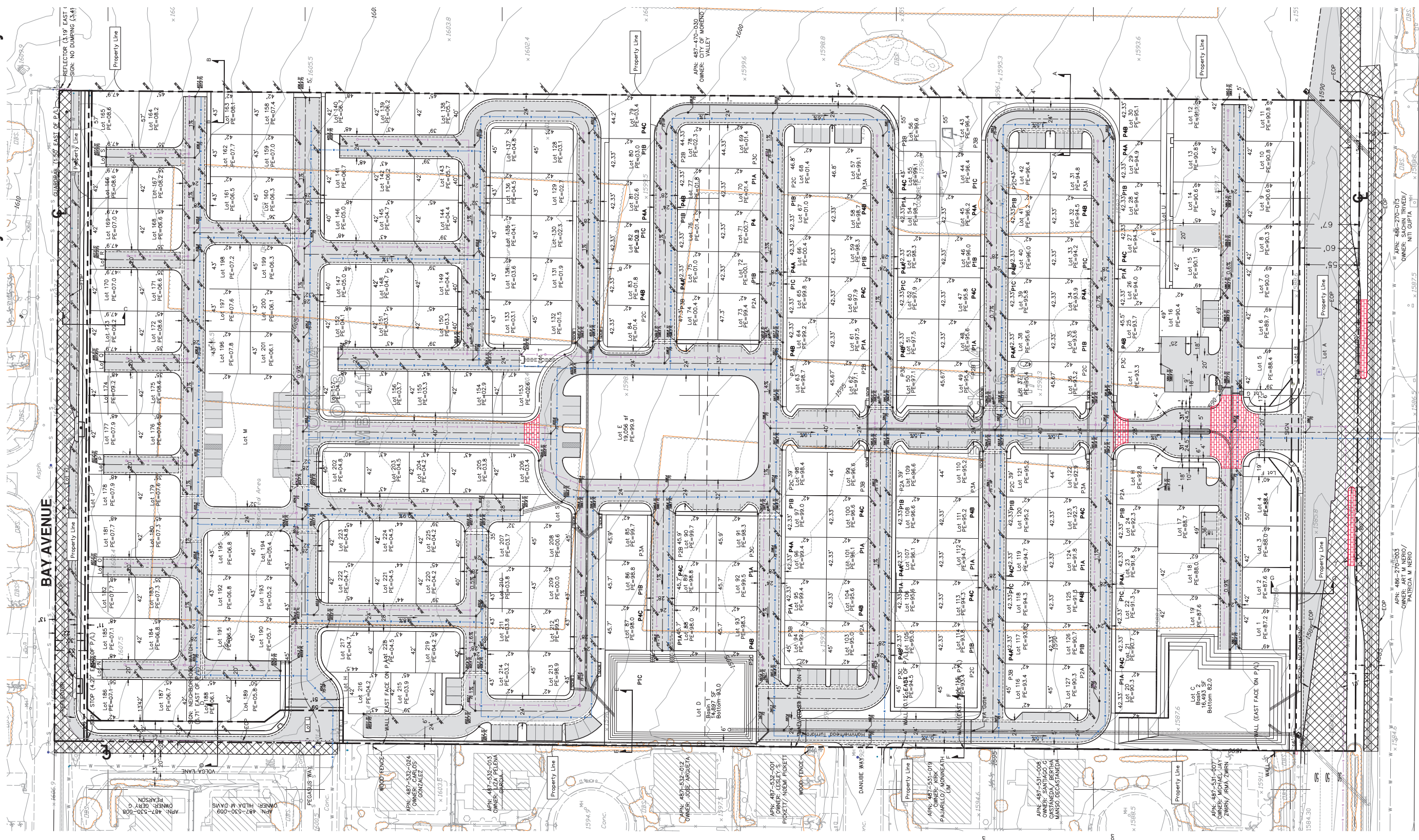
TYPICAL SECTION - PRIVATE STREETS



TYPICAL SECTION - PRIVATE STREETS



= AC Grind and overlay



DATE: June 8, 2022
 JOB NO.:
 DRAWN BY: B.A.H.
 CHECKED BY: E.M.B.
 SHEET C-1

SOIL EXPLORATION COMPANY, INC.
 7255 JARIPA AVENUE, UNIT C
 RIVERSIDE, CA 92504
 PROJECT NO. 21024-01
 DATE: 8/11/21
 O.A. 26,389 sq ft
 P.A. 19,310 sq ft
 EXPERT: 6,640 sq ft

PREPARED FOR:
ROBERT BEERS
 8175 Limonite Avenue, Suite E
 Jurupa Valley, CA 92509
 Ph. (951) 317-2070 Fax (909) 360-2070
 4744X119 Robert M. Beers
 DATE: R.C.E. 39405

PROJECT NO. 21024-01
TTM 38265
 Alessandro Walk
 City of Moreno Valley
 California
 PEN21-0280

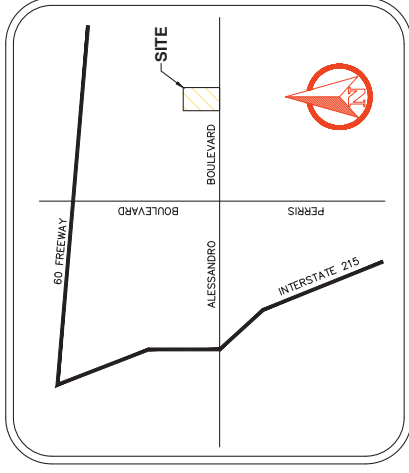
TTM 38265
City of Moreno Valley

| Lot Number | Use | Area (sf) |
|------------|------------|-----------|
| A | Alessandro | 39,018 |
| B | Alessandro | 4,640 |
| C | WQMP Basin | 16,494 |
| D | WQMP Basin | 16,494 |
| F | Park | 19,046 |
| F | Landscape | 634 |
| G | Landscape | 518 |
| II | Landscape | 2,526 |
| I | Voljo | 2,730 |
| J | Buy | 1,979 |
| K | Buy | 19,900 |
| L | Park | 11,315 |
| M | Landscape | 2,773 |
| N | Landscape | 3,448 |
| Subtotal | | 140,447 |

| Residential Lots | | | | Planning Area 3 | | | |
|------------------|------------|------------|-----------|-----------------------------------|------------|------------|-----------|
| Lot Number | Width (ft) | Depth (ft) | Area (sf) | Lot Number | Width (ft) | Depth (ft) | Area (sf) |
| 128 | 41 | 42 | 1,880 | 129 | 43 | 47 | 1,806 |
| 130 | 43 | 47 | 1,806 | 131 | 43 | 47 | 1,806 |
| 141 | 43 | 47 | 1,806 | 142 | 43 | 47 | 1,806 |
| 142 | 45 | 47 | 1,886 | 143 | 45 | 47 | 1,886 |
| 133 | 45 | 42 | 1,886 | 144 | 45 | 42 | 1,886 |
| 134 | 43 | 42 | 1,806 | 145 | 43 | 42 | 1,806 |
| 135 | 43 | 42 | 1,806 | 146 | 46 | 42 | 2,012 |
| 136 | 43 | 42 | 1,806 | 147 | 48 | 42 | 2,012 |
| 137 | 45 | 42 | 1,886 | 148 | 43 | 47 | 1,806 |
| 138 | 45 | 42 | 1,886 | 149 | 45 | 47 | 1,886 |
| 139 | 43 | 42 | 1,806 | 150 | 45 | 47 | 1,886 |
| 140 | 48 | 42 | 2,016 | 151 | 43 | 47 | 1,806 |
| 141 | 48 | 47 | 2,016 | 152 | 48 | 42 | 2,016 |
| 142 | 43 | 42 | 1,806 | 153 | 43 | 42 | 1,845 |
| 143 | 45 | 42 | 1,886 | 154 | 43 | 42 | 1,806 |
| 144 | 45 | 42 | 1,886 | 155 | 43 | 42 | 1,806 |
| 145 | 43 | 42 | 1,806 | 156 | 43 | 42 | 1,806 |
| 146 | 46 | 42 | 2,012 | 157 | 48 | 42 | 2,016 |
| 147 | 48 | 42 | 2,012 | 158 | 43 | 42 | 1,806 |
| 148 | 43 | 47 | 1,806 | 159 | 43 | 47 | 1,806 |
| 149 | 45 | 47 | 1,886 | 160 | 45 | 47 | 1,886 |
| 150 | 45 | 47 | 1,886 | 161 | 45 | 47 | 1,886 |
| 151 | 43 | 47 | 1,806 | 162 | 43 | 47 | 1,806 |
| 152 | 48 | 42 | 2,016 | 163 | 43 | 47 | 1,806 |
| 153 | 43 | 42 | 1,845 | 164 | 45 | 57 | 2,542 |
| 154 | 43 | 42 | 1,806 | 165 | 47.9 | 57 | 2,732 |
| 155 | 43 | 42 | 1,806 | 166 | 47.9 | 42 | 2,014 |
| 156 | 43 | 42 | 1,806 | 167 | 45 | 42 | 1,806 |
| 157 | 48 | 42 | 2,016 | 168 | 45 | 42 | 1,806 |
| 158 | 43 | 42 | 1,806 | 169 | 47.9 | 42 | 2,014 |
| 159 | 43 | 42 | 1,806 | 170 | 47.9 | 42 | 2,014 |
| 160 | 45 | 47 | 1,886 | 171 | 45 | 47 | 1,806 |
| 161 | 45 | 47 | 1,886 | 172 | 45 | 47 | 1,806 |
| 162 | 43 | 47 | 1,806 | 173 | 47.9 | 47 | 2,014 |
| 163 | 43 | 47 | 1,806 | 174 | 47.9 | 47 | 2,014 |
| 164 | 45 | 57 | 2,542 | 175 | 45 | 47 | 1,806 |
| 165 | 47.9 | 57 | 2,732 | 176 | 45 | 47 | 1,806 |
| 166 | 47.9 | 42 | 2,014 | 177 | 45 | 47 | 1,806 |
| 167 | 45 | 42 | 1,806 | 178 | 45 | 47 | 1,806 |
| 168 | 45 | 42 | 1,806 | 179 | 45 | 47 | 1,806 |
| 169 | 47.9 | 42 | 2,014 | 180 | 45 | 42 | 1,806 |
| 170 | 47.9 | 42 | 2,014 | 181 | 47.9 | 42 | 2,014 |
| 171 | 45 | 47 | 1,806 | 182 | 47.9 | 42 | 2,014 |
| 172 | 45 | 47 | 1,806 | 183 | 45 | 47 | 1,806 |
| 173 | 47.9 | 47 | 2,014 | 184 | 45 | 47 | 1,806 |
| 174 | 47.9 | 47 | 2,014 | 185 | 48 | 47 | 2,014 |
| 175 | 45 | 47 | 1,806 | 186 | 46 | 47 | 2,014 |
| 176 | 45 | 47 | 1,806 | 187 | 45 | 47 | 1,806 |
| 177 | 47.9 | 42 | 2,014 | 188 | 45 | 42 | 1,806 |
| 178 | 47.9 | 42 | 2,014 | 189 | 50 | 45 | 2,001 |
| 179 | 45 | 42 | 1,806 | 190 | 45 | 42 | 2,201 |
| 180 | 45 | 42 | 1,806 | 191 | 47 | 42 | 1,888 |
| 181 | 47.9 | 42 | 2,014 | 192 | 43 | 42 | 1,806 |
| 182 | 47.9 | 42 | 2,014 | 193 | 43 | 42 | 1,806 |
| 183 | 45 | 47 | 1,806 | 194 | 45 | 47 | 1,886 |
| 184 | 45 | 47 | 1,806 | 195 | 45 | 47 | 1,886 |
| 185 | 48 | 47 | 2,014 | 196 | 43 | 47 | 1,806 |
| 186 | 46 | 47 | 2,014 | 197 | 43 | 47 | 1,806 |
| 187 | 45 | 47 | 1,806 | 198 | 45 | 47 | 1,886 |
| 188 | 45 | 42 | 1,806 | 199 | 45 | 47 | 1,886 |
| 189 | 50 | 45 | 2,001 | 200 | 43 | 42 | 1,806 |
| 190 | 45 | 42 | 2,201 | 201 | 43 | 42 | 1,806 |
| 191 | 47 | 42 | 1,888 | 202 | 43 | 42 | 1,806 |
| 192 | 43 | 42 | 1,806 | 203 | 43 | 42 | 1,806 |
| 193 | 43 | 42 | 1,806 | 204 | 43 | 42 | 1,806 |
| 194 | 45 | 47 | 1,886 | 205 | 43 | 42 | 1,806 |
| 195 | 45 | 47 | 1,886 | 206 | 42 | 47 | 1,991 |
| 196 | 43 | 47 | 1,806 | 207 | 45 | 47 | 1,968 |
| 197 | 43 | 47 | 1,806 | 208 | 45 | 47 | 1,940 |
| 198 | 45 | 47 | 1,886 | 209 | 43 | 47 | 1,806 |
| 199 | 45 | 47 | 1,886 | 210 | 43 | 47 | 1,806 |
| 200 | 43 | 42 | 1,806 | 211 | 43 | 42 | 1,806 |
| 201 | 43 | 42 | 1,806 | 212 | 43 | 42 | 1,806 |
| 202 | 43 | 42 | 1,806 | 213 | 45 | 42 | 1,888 |
| 203 | 43 | 42 | 1,806 | 214 | 45 | 42 | 1,888 |
| 204 | 43 | 42 | 1,806 | 215 | 45 | 42 | 1,890 |
| 205 | 43 | 42 | 1,806 | 216 | 43 | 42 | 1,806 |
| 206 | 42 | 47 | 1,991 | 217 | 43 | 42 | 2,171 |
| 207 | 45 | 47 | 1,968 | 218 | 43 | 47 | 1,806 |
| 208 | 45 | 47 | 1,940 | 219 | 45 | 47 | 1,806 |
| 209 | 43 | 47 | 1,806 | 220 | 45 | 47 | 1,806 |
| 210 | 43 | 47 | 1,806 | 221 | 44 | 47 | 1,844 |
| 211 | 43 | 42 | 1,806 | 222 | 45 | 47 | 1,890 |
| 212 | 43 | 42 | 1,806 | 223 | 45 | 47 | 1,890 |
| 213 | 45 | 42 | 1,888 | 224 | 44 | 42 | 1,888 |
| 214 | 45 | 42 | 1,888 | 225 | 45 | 42 | 1,892 |
| 215 | 45 | 42 | 1,890 | Subtotal PA3 Residential Lot Area | | | 186,401 |
| 216 | 43 | 42 | 1,806 | Total Residential Lot Area | | | 422,775 |
| 217 | 43 | 42 | 2,171 | Average Lot Size | | | 1,838 |
| 218 | 43 | 47 | 1,806 | | | | |
| 219 | 45 | 47 | 1,806 | | | | |
| 220 | 45 | 47 | 1,806 | | | | |
| 221 | 44 | 47 | 1,844 | | | | |
| 222 | 45 | 47 | 1,890 | | | | |
| 223 | 45 | 47 | 1,890 | | | | |
| 224 | 44 | 42 | 1,888 | | | | |
| 225 | 45 | 42 | 1,892 | | | | |

| Residential Lots | | | | Planning Area 2 | | | |
|------------------|------------|------------|-----------|-----------------------------------|------------|------------|-----------|
| Lot Number | Width (ft) | Depth (ft) | Area (sf) | Lot Number | Width (ft) | Depth (ft) | Area (sf) |
| 21 | 42.33 | 42 | 1,778 | 101 | 42.33 | 42 | 1,778 |
| 22 | 42.33 | 42 | 1,778 | 102 | 42.33 | 42 | 1,778 |
| 23 | 42.33 | 42 | 1,778 | 103 | 42.33 | 42 | 1,778 |
| 24 | 42.33 | 42 | 1,778 | 104 | 42.33 | 42 | 1,778 |
| 25 | 45.5 | 42 | 1,911 | 105 | 42.33 | 42 | 1,778 |
| 26 | 42.33 | 42 | 1,778 | 106 | 42.33 | 42 | 1,778 |
| 27 | 42.33 | 42 | 1,778 | 107 | 42.33 | 42 | 1,778 |
| 28 | 42.33 | 42 | 1,778 | 108 | 42.33 | 42 | 1,778 |
| 29 | 42.33 | 42 | 1,778 | 109 | 44 | 42 | 1,854 |
| 30 | 42.33 | 42 | 1,778 | 110 | 44 | 42 | 1,854 |
| 31 | 43 | 42 | 1,806 | 111 | 42.33 | 42 | 1,778 |
| 32 | 42.33 | 42 | 1,778 | 112 | 42.33 | 42 | 1,778 |
| 33 | 42.33 | 42 | 1,778 | 113 | 42.33 | 42 | 1,778 |
| 34 | 42.33 | 42 | 1,778 | 114 | 42.33 | 42 | 1,778 |
| 35 | 42.33 | 42 | 1,778 | 115 | 45 | 42 | 1,890 |
| 36 | 45.67 | 42 | 1,898 | 116 | 45 | 42 | 1,890 |
| 37 | 45.67 | 42 | 1,898 | 117 | 42.33 | 42 | 1,778 |
| 38 | 42.33 | 42 | 1,778 | 118 | 42.33 | 42 | 1,778 |
| 39 | 42.33 | 42 | 1,778 | 119 | 42.33 | 42 | 1,778 |
| 40 | 42.33 | 42 | 1,778 | 120 | 42.33 | 42 | 1,778 |
| 41 | 42.33 | 42 | 1,778 | 121 | 44 | 42 | 1,854 |
| 42 | 43 | 42 | 1,806 | 122 | 44 | 42 | 1,854 |
| 43 | 45 | 42 | 2,310 | 123 | 42.33 | 42 | 1,778 |
| 44 | 43 | 42 | 1,806 | 124 | 42.33 | 42 | 1,778 |
| 45 | 42.33 | 42 | 1,778 | 125 | 42.33 | 42 | 1,778 |
| 46 | 42.33 | 42 | 1,778 | 126 | 42.33 | 42 | 1,778 |
| 47 | 42.33 | 42 | 1,778 | 127 | 45 | 42 | 1,890 |
| 48 | 42.33 | 42 | 1,778 | Subtotal PA2 Residential Lot Area | | | 195,815 |
| 49 | 45.67 | 42 | 1,898 | | | | |
| 50 | 45.67 | 42 | 1,898 | | | | |
| 51 | 42.33 | 42 | 1,778 | | | | |
| 52 | 42.33 | 42 | 1,778 | | | | |
| 53 | 42.33 | 42 | 1,778 | | | | |
| 54 | 42.33 | 42 | 1,778 | | | | |
| 55 | 43 | 42 | 1,806 | | | | |
| 56 | 45 | 42 | 2,310 | | | | |
| 57 | 46.8 | 42 | 2,375 | | | | |
| 58 | 42.33 | 42 | 1,778 | | | | |
| 59 | 42.33 | 42 | 1,778 | | | | |
| 60 | 42.33 | 42 | 1,778 | | | | |
| 61 | 42.33 | 42 | 1,778 | | | | |
| 62 | 45.67 | 42 | 1,898 | | | | |
| 63 | 45.67 | 42 | 1,898 | | | | |
| 64 | 42.33 | 42 | 1,778 | | | | |
| 65 | 42.33 | 42 | 1,778 | | | | |
| 66 | 42.33 | 42 | 1,778 | | | | |
| 67 | 42.33 | 42 | 1,778 | | | | |
| 68 | 46.8 | 42 | 2,375 | | | | |
| 69 | 42.33 | 42 | 1,778 | | | | |
| 70 | 42.33 | 42 | 1,778 | | | | |
| 71 | 42.33 | 42 | 1,778 | | | | |
| 72 | 42.33 | 42 | 1,778 | | | | |
| 73 | 47.3 | 42 | 1,988 | | | | |
| 74 | 47.3 | 42 | 1,988 | | | | |
| 75 | 42.33 | 42 | 1,778 | | | | |
| 76 | 42.33 | 42 | 1,778 | | | | |
| 77 | 42.33 | 42 | 1,778 | | | | |
| 78 | 44.33 | 42 | 1,867 | | | | |
| 79 | 44.2 | 42 | 1,854 | | | | |
| 80 | 42.33 | 42 | 1,778 | | | | |
| 81 | 42.33 | 42 | 1,778 | | | | |
| 82 | 42.33 | 42 | 1,778 | | | | |
| 83 | 42.33 | 42 | 1,778 | | | | |
| 84 | 42.33 | 42 | 1,778 | | | | |
| 85 | 45.9 | 42 | 1,928 | | | | |
| 86 | 45.7 | 42 | 1,919 | | | | |
| 87 | 45.7 | 42 | 1,919 | | | | |
| 88 | 45.7 | 42 | 1,919 | | | | |
| 89 | 45.7 | 42 | 1,919 | | | | |
| 90 | 45.9 | 42 | 1,928 | | | | |
| 91 | 45.9 | 42 | 1,928 | | | | |
| 92 | 45.7 | 42 | 1,919 | | | | |
| 93 | 45.7 | 42 | 1,919 | | | | |
| 94 | 45 | 42 | 1,800 | | | | |
| 95 | 42.33 | 42 | 1,778 | | | | |
| 96 | 42.33 | 42 | 1,778 | | | | |
| 97 | 42.33 | 42 | 1,778 | | | | |
| 98 | 44 | 42 | 1,854 | | | | |
| 99 | 44 | 42 | 1,854 | | | | |
| 100 | 42.33 | 42 | 1,778 | | | | |
| 101 | 42.33 | 42 | 1,778 | | | | |
| 102 | | | | | | | |

Preliminary Grading Plan TTM 38265 City of Moreno Valley



VICINITY MAP
N.T.S.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOTS 3 AND 5, BLOCK 104 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CIVIL 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 ZONING: M2D USE
EXISTING LANDUSE: Incent
PROPOSED LANDUSE: M2D USE

PROJECT NOTES

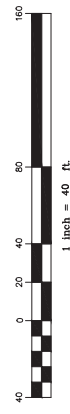
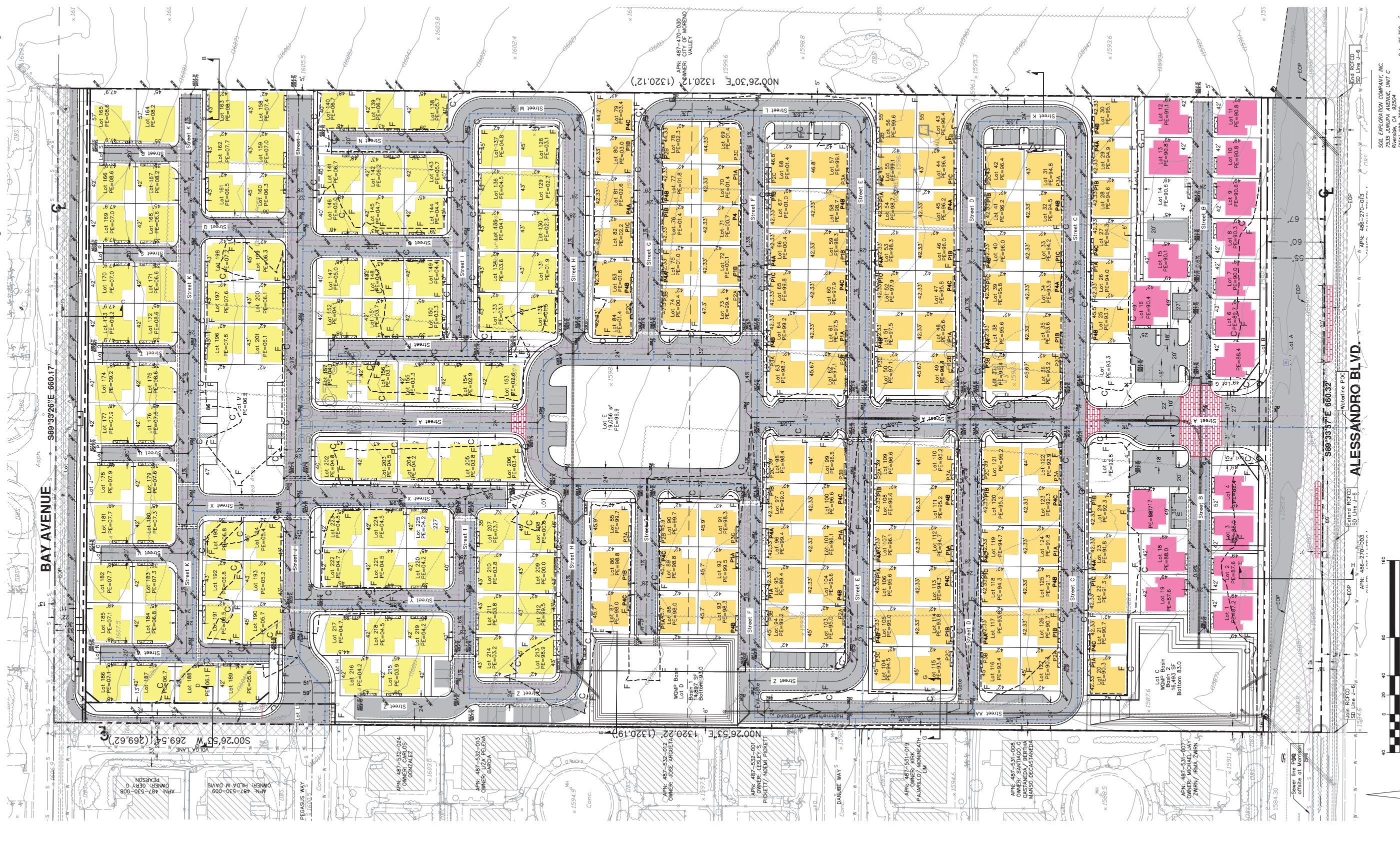
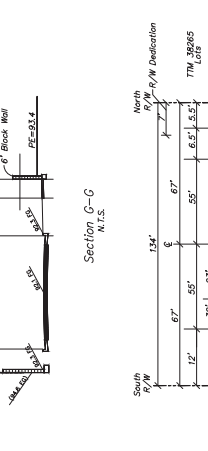
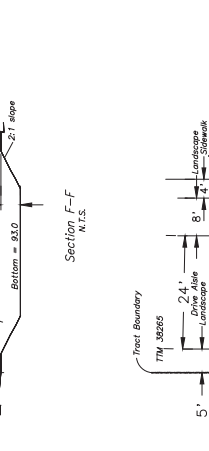
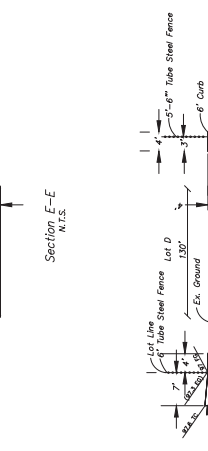
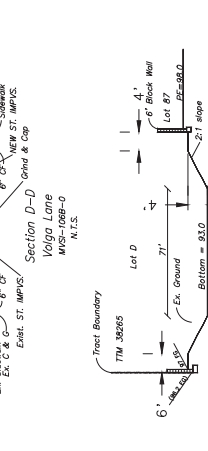
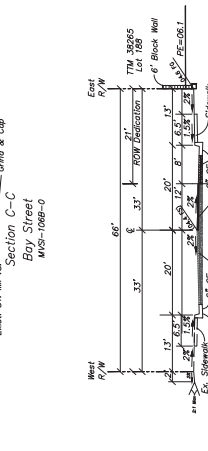
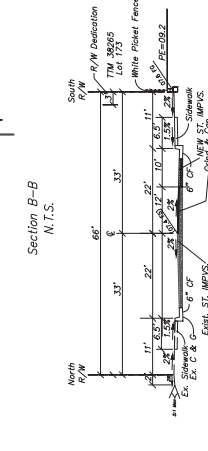
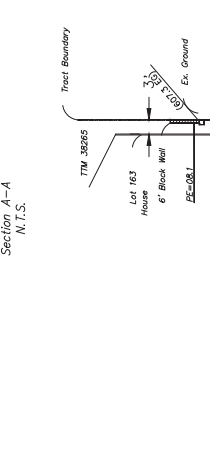
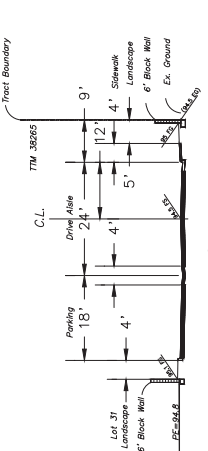
TOTAL GROSS PROJECT SIZE: 871,638 SF (20.01Ac.)
NET GROSS PROJECT SIZE: 871,638 SF (20.01Ac.)
NET DENSITY: 1225 DU/ACRE
ALL ONSITE STREETS ARE PRIVATE
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
Front and side yard setbacks: 3'

See Sheet C-1 for other project notes

AC Grind and overlay

Emment Note: A non-exclusive easement to Moreno Valley Utility for ingress and egress for the purpose of operation, maintenance, facility repair and meter reading shall be granted over the property on the final map.

Point of connection for MUY electric at Manhole No. 1405 on the north side of Alessandro Blvd. east of Morrison.



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

PREPARED FOR:
Passco Pacifica LLC
333 City Boulevard West
Orange, CA 92866
PHONE: (714) 609-7257

TTM 38265
Alessandro Walk
Preliminary Grading Plan
City of Moreno Valley
California
FBN21-0280

DATE: June 8, 2022
JOB NO.:
DRAWN BY: B.A.H.
CHECKED BY: J.M.B.
SHEET C-3

SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVENUE, UNIT C
RIVERSIDE, CA 92504
Project No. 21024-01
Date: 8-11-21
City: PE 389.0
FBI: 19.310 cfs
Import: 6.040 cfs

