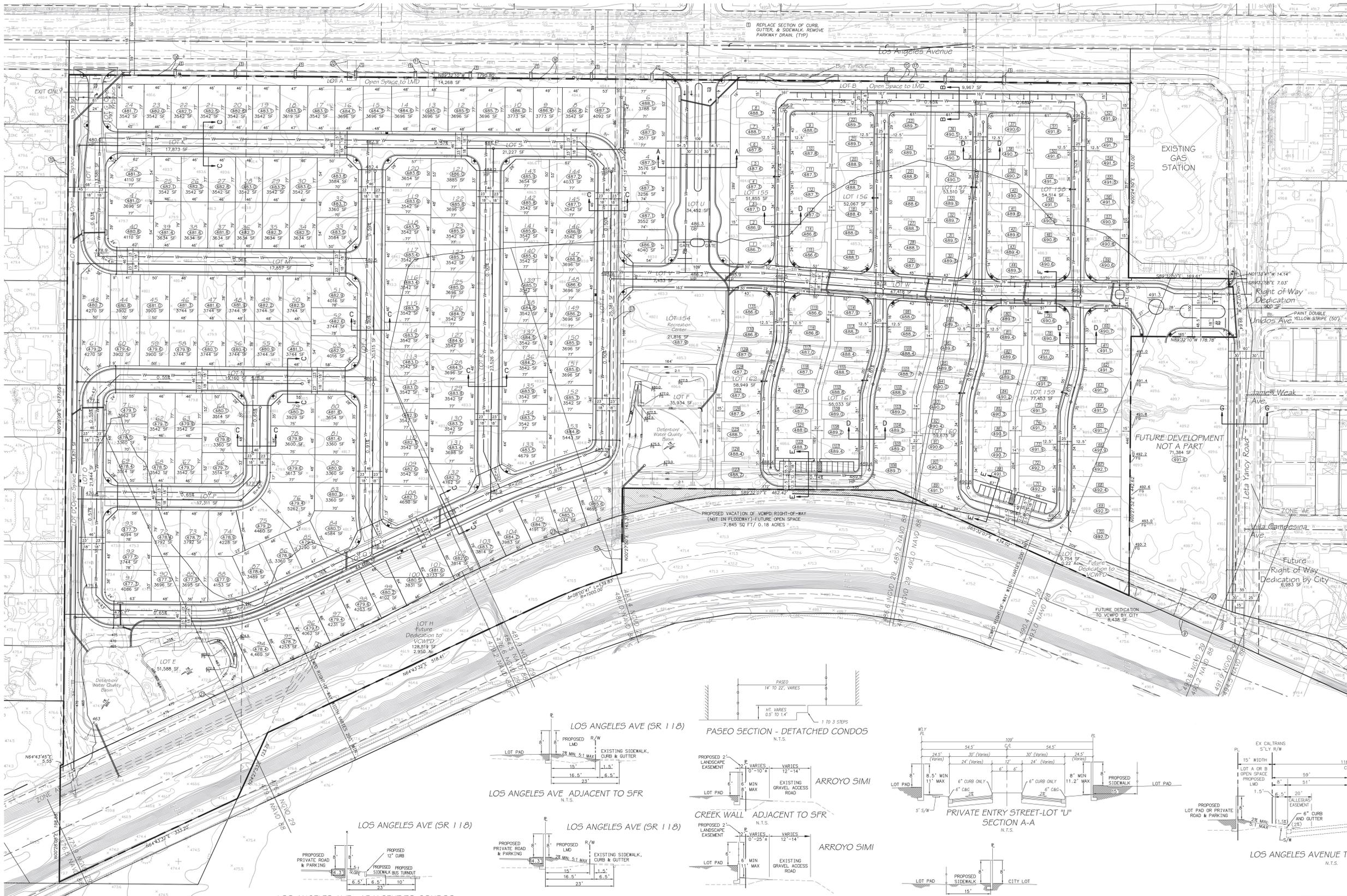
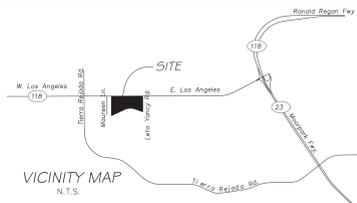
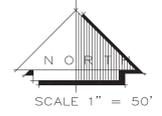


LEGAL DESCRIPTION:
Real Property in the City of Moorpark, County of Ventura, State of California, described as follows:
THAT PORTION OF LOT 4 IN TRACT "Y" OF THE RANCHO SUE, IN THE CITY OF MOORPARK, COUNTY OF VENTURA,
STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.
BEING VENTURA COUNTY ASSessor PARCELS: 506-0-00-180, 205, 245, 255 AND 506-0-00-510, 525.

- EXISTING EASEMENTS**
- Ⓢ Easement for Flood Control Channel, Bank Protection Work and Incidental Purposes.
 - Ⓢ Easement for Public Utilities and Incidental Purposes.
 - Ⓢ Easement for Pipelines and Incidental Purposes.
 - Ⓢ Easement for Drainage Lines and Incidental Purposes.
 - Ⓢ Easement for Meter Conduits and Incidental Purposes.
 - Ⓢ Easement for Underground Sewer Pipelines and Incidental Purposes.
 - Ⓢ Easement for All Purposes of Construction, Maintenance and Operation of Sewer Pipelines and Incidental Purposes.

VESTING TENTATIVE TRACT NO. 5882

IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA



- NOTES:**
- TOTAL AREA = 38.52 ACRES
 - EXISTING ZONING = RPD-7.5U AND RPD-7L CPD
PROPOSED ZONING = RPD-9U AND OPEN SPACE
EXISTING GENERAL PLAN DESIGNATION = HIGH DENSITY (700/AC) AND VERY HIGH DENSITY (1500/AC), C2 GENERAL COMMERCIAL
PROPOSED GENERAL PLAN DESIGNATION = VERY HIGH (15 DU/AC) AND FLOODPLAIN
 - UTILITIES:
SEWER & WATER: VENTURA COUNTY WATER WORKS DISTRICT NO. 1 9400 OAKDALE AVE CHATSWORTH, CA 91331
 - POWER: SD. CALIF. EDISON CO. 5808 Foothill DR THOUSAND OAKS, CA 91361
 - TELEPHONE: AT&T 16201 RAYMER ST. RM 215 SAN MATEO, CA 94069
 - PROJECT IS ELEVATED ABOVE THE BASE FLOOD ELEVATIONS (BFE). (SOURCE: FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 060712, PANEL 0819E, REVISED TO REFLECT LOW WATER EFFECTIVE JUNE 13, 2011)
 - EARTHQUAKE QUANTITY ESTIMATE:
CUT = 79,723 CY FILL = 71,194 CY (RAW QUANTITY)
BALANCE QUANTITY ESTIMATE:
REQUEST A VARIANCE FROM THE COUNTY STANDARDS FOR THE L SHAPE INTERSECTION AS SHOWN ON THIS MAP.
 - PROPOSED LOT USES:
LOTS 1-153 S.F. RESIDENTIAL (3,290 SF MIN) (13.20 AC)
LOT 154 RECREATION CENTER (10.63 AC)
LOTS A-G PRIVATE OPEN SPACE/DETENTION BASINS (3.15 AC)
LOTS H-I FUTURE DEDICATION TO VOPRD (3.17 AC)
LOTS J-M PRIVATE STREETS (7.85 AC)
R.O.W. PUBLIC STREET DEDICATION (LETA YANCY ROAD) (0.92 AC)
 - DENSITY: TOTAL NO. OF DWELLING UNITS: 284 (153 SF, 131 DETACHED CONDOS)
DENSITY = 8.8 DU/AC

NOTE:
Bearings and coordinates as shown hereon are in terms of the California Coordinate System of 1983 (Epoch 2007.0). Zone 5; based locally on the following Continuously Operating Reference Stations as published by CORS and sponsored by NGS:

Name	Northing (ft)	Eastng (ft)	Ellipsoid Hgt.
MPND	1931081.014	6296485.759	626.411
FMVT	1953231.372	6294963.773	2026.515

BENCHMARK (CLIENT PROVIDED TOPD)
Elevations as shown hereon are in terms of the National geodetic Vertical Datum of 1929 based locally upon the following County of Ventura Bench mark:
PID NVD 29 Elev. (ft) Description
146 566.092 NVD 29 Published 1978 K 1188 1968 (566.696 NVD 88 Published 1988)

TOTAL AREA CALCULATIONS

DESCRIPTION	AREA (Ac)
Single Family Units (1-153)	13.20
Detached Condos (Lots 155-162/163-171)	10.63
Private Streets (Lots A-G)	7.85
Clubhouse (Lot 154)	0.50
Open Space (Lots A-G)	3.15
VOPRD Future Dedication (Lots H-I)	3.17
Leta Yancy Road Street Dedication	0.92
PROJECT TOTAL	38.52

AREA CALCULATIONS (CITY)

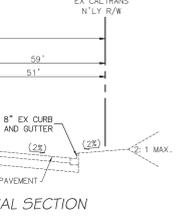
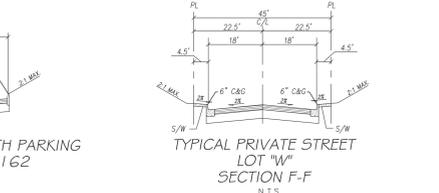
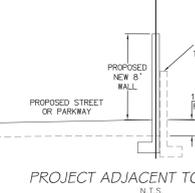
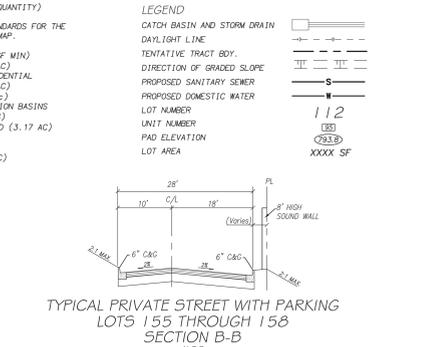
DESCRIPTION	AREA (Ac)
City Service Parcel	1.84
VOPRD Future Dedication	0.19
Leta Yancy Road Street Dedication	0.16

OPEN SPACE CALCULATIONS

DESCRIPTION	AREA (Ac)
Common Open Space	3.15
Clubhouse/Reg Center (Lot 154)	0.50
Open Space Lots A-G	3.15
VOPRD Future Dedication (Lots H-I)	3.17
Common Open Space (Lots 155-162)	2.78
Total Common Open Space	9.58

Private Open Space

Private Open Space (Lots 1-153)	9.33
Private Open Space (Lots 155-162)	18.91
Total Open Space (Common and Private)	18.91
Open Space Percentage of Project Total	49%



VESTING TENTATIVE TRACT NO. 5882
IN THE CITY OF MOORPARK, COUNTY OF VENTURA,
STATE OF CALIFORNIA
JULY 17, 2017 (REVISED)

PREPARED FOR:
PACIFIC COMMUNITIES BUILDING, INC.
1000 DOVE STREET, SUITE 300
NEWPORT BEACH, CA 92660

ANNA C. GRIMES R.C.E. No. 51824 DATE SHEET 1 OF 1

Michael Baker INTERNATIONAL
5051 Ventura Way, Suite 300
Canoga Park, CA 91304
Phone: (805) 383-7373 WWW.MBI.COM

