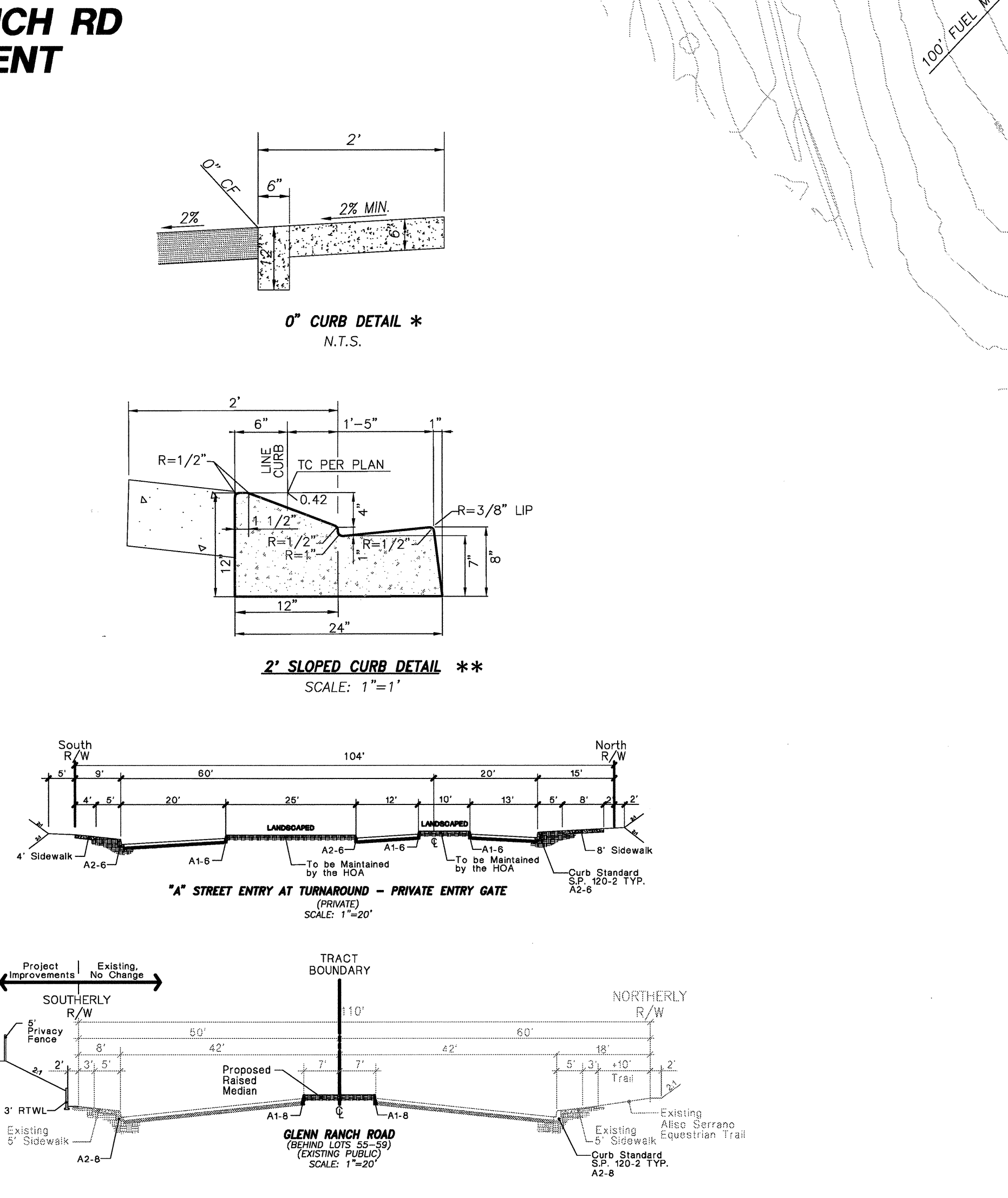
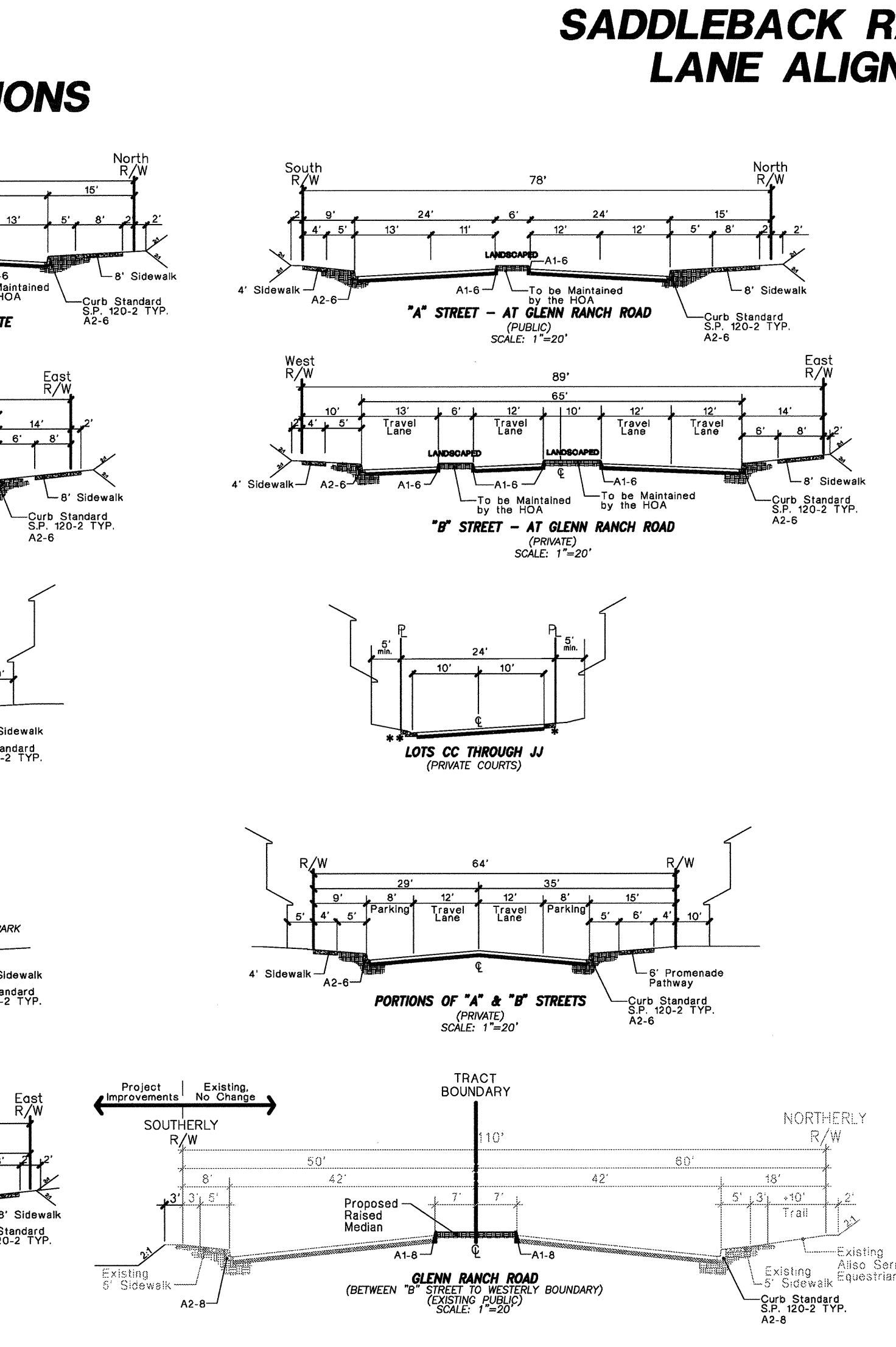
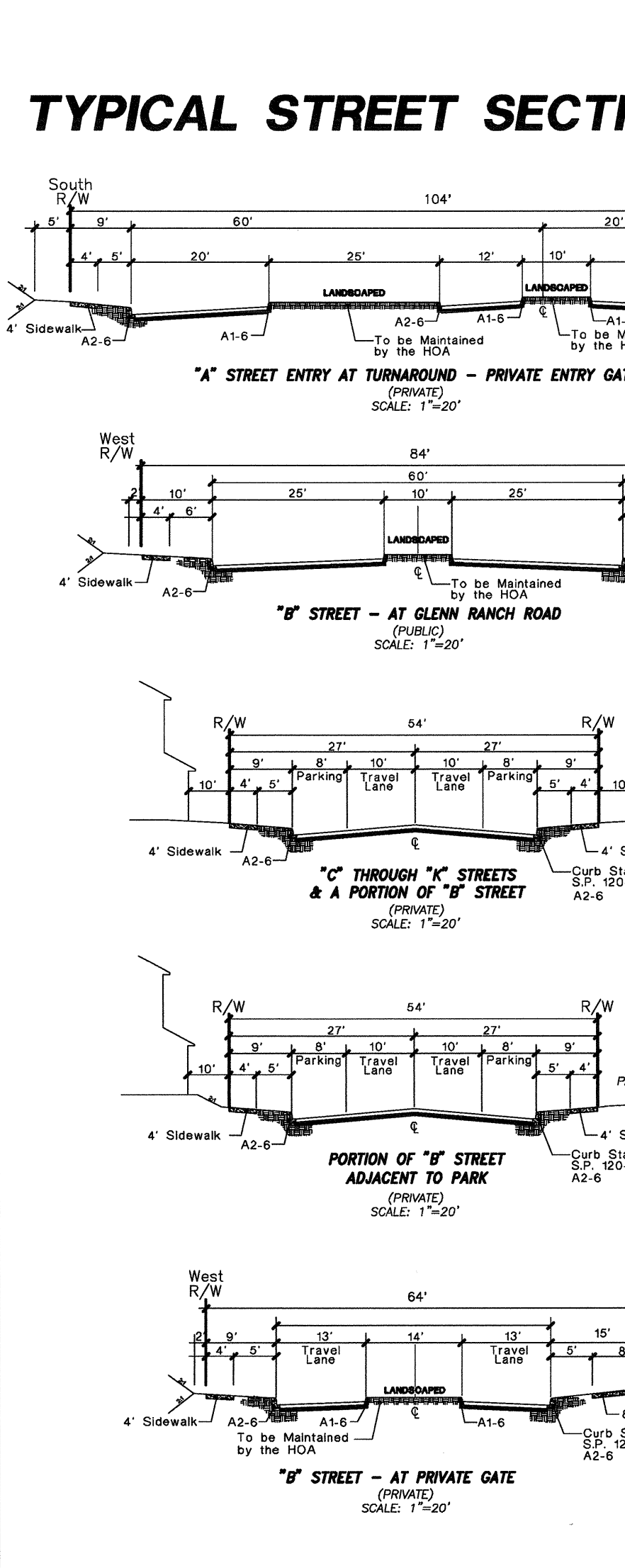
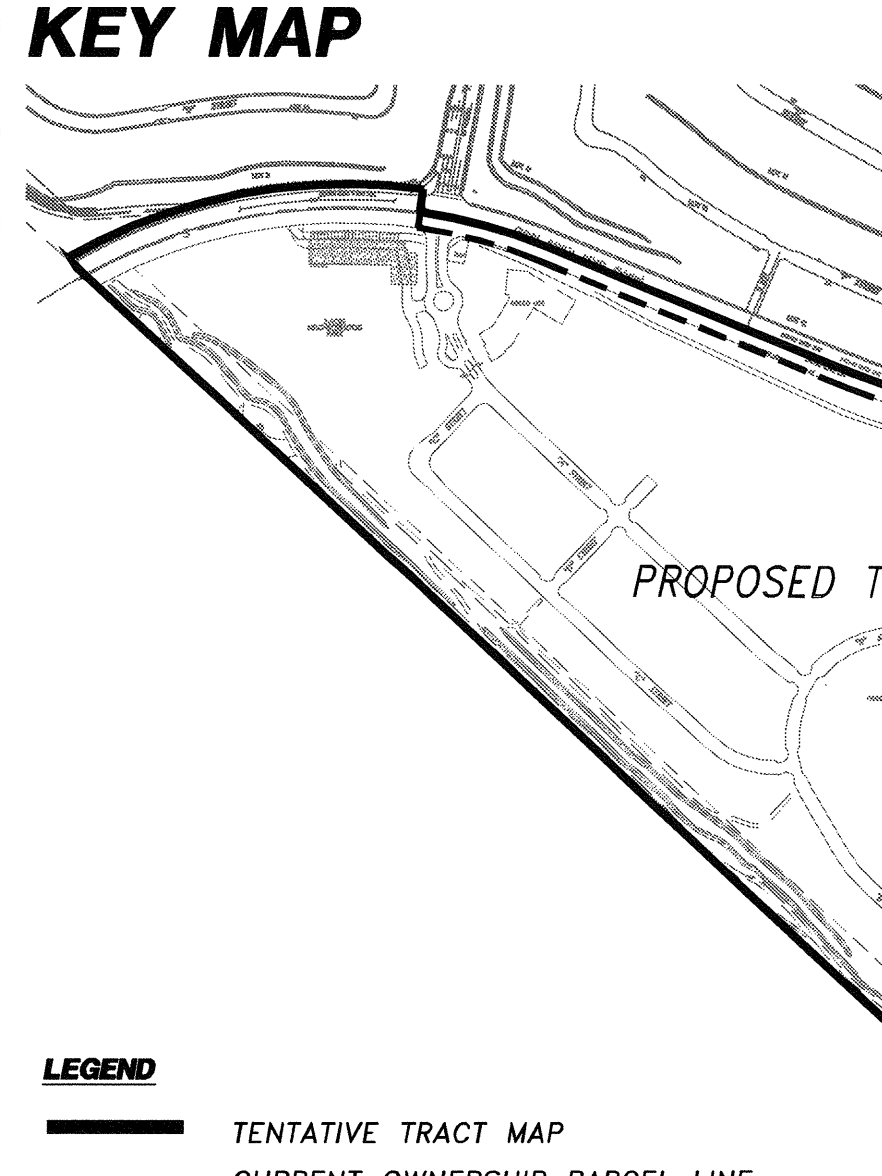


- ### LEGEND
- RETAINING WALL / RETAINING WALL HEIGHT
 - TOP OF SLOPE
 - DITCH
 - MSE WALL
 - WATER QUALITY & HYDROMOD MAINTAINED BY H.O.A.
 - DETENTION BASIN MAINTAINED BY CITY OF LAKE FOREST
 - HYDROMOD MAINTAINED BY H.O.A.
 - 6" TRAIL WITHIN 10' TRAIL WIDTH OWNED AND MAINTAINED BY H.O.A.
 - LANDSCAPE ISLANDS MAINTAINED BY H.O.A.
 - EASEMENT FOR SIGNAL
 - MAINTAINED BY IRWD
 - MAINTAINED BY CITY OF LAKE FOREST
 - MAINTAINED BY HOA
 - F.H. FIRE HYDRANT



PRIVATE DRIVE SUMMARY

Lot No.	S.F.	Acres
MM	89,297	2.04
NN	91,211	2.09
OO	139,257	3.20
PP	90,226	2.07
QQ	60,631	1.39
RR	37,932	0.87
SS	52,682	1.21
TOTAL	552,086	12.7

GATED ENTRY SUMMARY

Lot No.	S.F.	Acres
320	20,674	0.5
TOTAL	34,517	0.8

PRIVATE STREET SUMMARY

Lot No.	S.F.	Acres
AA	17,885	0.41
BB	17,885	0.41
CC	3,818	0.09
DD	3,267	0.07
EE	3,944	0.09
FF	5,996	0.14
GG	4,800	0.11
HH	1,267	0.03
II	2,353	0.05
JJ	3,203	0.07
KK	2,017	0.05
LL	20,817	0.48
MM	527	0.01
NN	8,812	0.20
OO	1,016	0.02
PP	1,512	0.03
QQ	53,759	1.23
RR	141,786	3.24
TOTAL	741,786	17.9

PARK SUMMARY

Lot No.	Gross	Net
318	1.7	1.6
317	1.7	1.6
316	1.7	1.6
315	1.7	1.6
314	1.7	1.6
313	1.7	1.6
312	1.7	1.6
311	1.7	1.6
310	1.7	1.6
309	1.7	1.6
308	1.7	1.6
307	1.7	1.6
306	1.7	1.6
305	1.7	1.6
304	1.7	1.6
303	1.7	1.6
302	1.7	1.6
301	1.7	1.6
TOTAL	432,840	9.9

SLOPE DESIGNATIONS

(A) MAINTAINED BY PUBLIC AGENCY
 (B) MAINTAINED BY HOME OWNERS ASSOCIATION
 (C) MAINTAINED BY PRIVATE OWNERS

SINGLE FAMILY LOT AREA SUMMARY 50'X68' PRODUCT

Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
1	3,990	28	3,493	55	5,648
2	3,666	29	3,484	56	3,527
3	3,579	30	3,468	57	4,456
4	3,490	31	3,493	58	3,403
5	3,546	32	3,440	59	3,682
6	3,542	33	3,410	60	4,654
7	3,528	34	3,473	61	4,334
8	3,551	35	3,487	62	4,581
9	3,400	36	3,487	63	3,699
10	3,400	37	3,487	64	3,700
11	3,400	38	3,486	65	3,700
12	3,400	39	3,823	66	3,700
13	3,820	40	3,993	67	3,659
14	3,700	41	3,781	68	3,509
15	3,700	42	3,720	69	4,400
16	3,700	43	3,651	70	3,400
17	6,236	44	3,601	71	3,445
18	3,400	45	3,583	72	3,537
19	3,400	46	3,468	73	3,527
20	3,400	47	3,672	74	3,675
21	5,883	48	3,651	75	3,675
22	3,814	49	3,713	76	3,675
23	4,000	50	4,093	77	3,675
24	4,354	51	3,750	78	3,675
25	4,427	52	3,749	79	3,694
26	6,108	53	4,089	80	4,021
27	3,488	54	5,340		
TOTAL GROSS	204,699	S.F.			
AVERAGE GROSS	3,671	S.F.			

SINGLE FAMILY LOT AREA SUMMARY 49'X60' PRODUCT (4-PACK)

Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
244	3,383	266	2,975	288	2,975
245	3,370	267	2,975	289	2,975
246	3,483	268	2,975	290	2,975
247	3,366	269	3,338	291	2,975
248	3,429	270	3,337	292	3,222
249	3,362	271	3,337	293	3,222
250	3,375	272	3,337	294	2,975
251	3,336	273	3,337	295	2,975
252	3,336	274	3,336	296	2,975
253	3,222	275	3,336	297	2,975
254	3,247	276	3,356	298	2,974
255	3,200	277	3,627	299	3,640
256	3,232	278	3,142	300	3,641
257	3,106	279	3,142	301	3,641
258	3,106	280	3,627	302	3,640
259	2,975	281	3,553	303	3,640
260	2,975	282	3,331	304	3,888
261	2,975	283	3,331	305	3,546
262	2,975	284	3,331	306	3,142
263	2,975	285	3,331	307	3,143
264	2,975	286	3,317	308	3,291
265	2,975	287	2,975		
TOTAL GROSS	211,104	S.F.			
AVERAGE GROSS	3,248	S.F.			

SINGLE FAMILY LOT AREA SUMMARY 50'X90' PRODUCT

Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
101	4,055	109	4,218	117	3,872
82	4,220	110	4,276	118	4,274
83	4,590	111	4,252	119	5,274
84	3,976	112	4,600	120	5,662
85	4,013	113	5,149	121	4,446
86	4,464	114	4,806	122	4,123
87	4,774	115	4,365	123	4,045
88	4,232	116	4,985	124	3,926
89	3,946	117	4,641	125	3,968
90	3,942	118	4,283	126	3,890
91	4,046	119	4,286	127	3,922
92	5,678	120	3,871	128	4,161
93	4,224	121	3,873	129	3,961
94	4,395	122	3,854	130	3,961
95	4,433	123	3,876	131	4,659
96	4,667	124	3,837	132	4,321
97	7,186	125	4,976	133	4,232
98	3,925	126	5,008	134	4,246
99	3,825	127	4,124	135	4,260
100	3,825	128	3,844	136	4,274
101	5,933	129	3,882	137	4,287
102	5,101	130	4,052	138	4,301
103	3,962	131	3,984	139	4,315
104	4,016	132	3,900	140	4,327
105	4,976	133	3,851	141	5,442
106	4,016	134	3,814	142	5,723
107	4,836	135	4,252	143	5,139
108	4,739	136	5,019		
TOTAL GROSS	366,343	S.F.			
AVERAGE GROSS	4,468	S.F.			

- ### NOTES
- EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: RESIDENTIAL, MIXED USE AND PARK
 - EXISTING ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY SINGLE FAMILY, MULTIFAMILY, MIXED USE, PARK & OPEN SPACE
 - PROPOSED ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY SINGLE FAMILY, MULTIFAMILY, MIXED USE, PARK & OPEN SPACE
 - WATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT
 - SEWAGE SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT
 - ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison COMPANY
 - GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
 - TELEPHONE SERVICE PROVIDED BY: AT&T
 - CABLE SERVICE PROVIDED BY: COX TELECOMMUNICATION
 - SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF: COUNTY OF ORANGE GRADING AND EXCAVATION CODE
 - ENVIRONMENTAL MANAGEMENT AGENCY WASTE MANAGEMENT DEPARTMENT
 - PROJECT IS LOCATED WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT
 - NO BUILDINGS EXIST ON THIS SITE
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND
 - DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE, AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE
 - ALL GRADING, SLOPE TERRACE DRAINAGE AND DOWN DRAINAGE SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE
 - ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED
 - THE PARK REQUIREMENT FOR THIS PROJECT IS 5.0 AC. AND SHALL BE SATISFIED BY A COMBINATION OF PARK LAND AND IMPROVEMENTS ON AND OFF SITE. THE ADJOINING TRACT (17300) WILL BE ALLOWED TO JOINTLY UTILIZE THE SURPLUS PARK CREDIT TO MEET ITS OWN PARK REQUIREMENT.
 - WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS ON SUBJECT TENTATIVE. 20 AP# 606-351-(02,07), & 606-341-(08,09)
 - THE PROJECT C.C. & R.'S SHALL INCLUDE PROVISIONS FOR PARKING, RESTRICTION OF COMMERCIAL VEHICLES, AND PERMITTING ENCROACHMENT FOR LANDSCAPE MAINTENANCE VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020-PERMIT.
 - PER FIRM MAPS 060590317H AND 060590316H, THE PROJECT GRADING DOES NOT RESIDE WITHIN FLOOD HAZARD ZONE LIMITS.
 - MAINTENANCE OF THE UNDERGROUND AND ABOVE GROUND DETENTION BASIN AND PRIVATE STORM DRAINAGE, SHALL BE BY THE HOA. IN LOT 315, 314, 317, 318, AA, D and X.
 - THE UNDERGROUND DETENTION FACILITIES AND STORM DRAIN IN LOT 316 (5-ACRE COMMUNITY PARK) TO BE OWNED AND MAINTAINED BY THE CITY OF LAKE FOREST
 - EARTHWORK - CUT = 2,267,000 CYS, FILL = 2,267,000 CYS, SELECT FILL MATERIAL = 988,000 CYS
 - ISLANDS SHOWN ON PLAN IN CUL-DE-SACS ARE PLANTED AND PER OCCA ATTACHMENT 18.
 - ALL NEW STREETS ARE PRIVATE, EXCEPT FOR A PORTION OF "A" AT SRR. 26. NAP PARCEL OWNED BY IRWD FOR PRESSURE REDUCING STATION

LOT SUMMARY

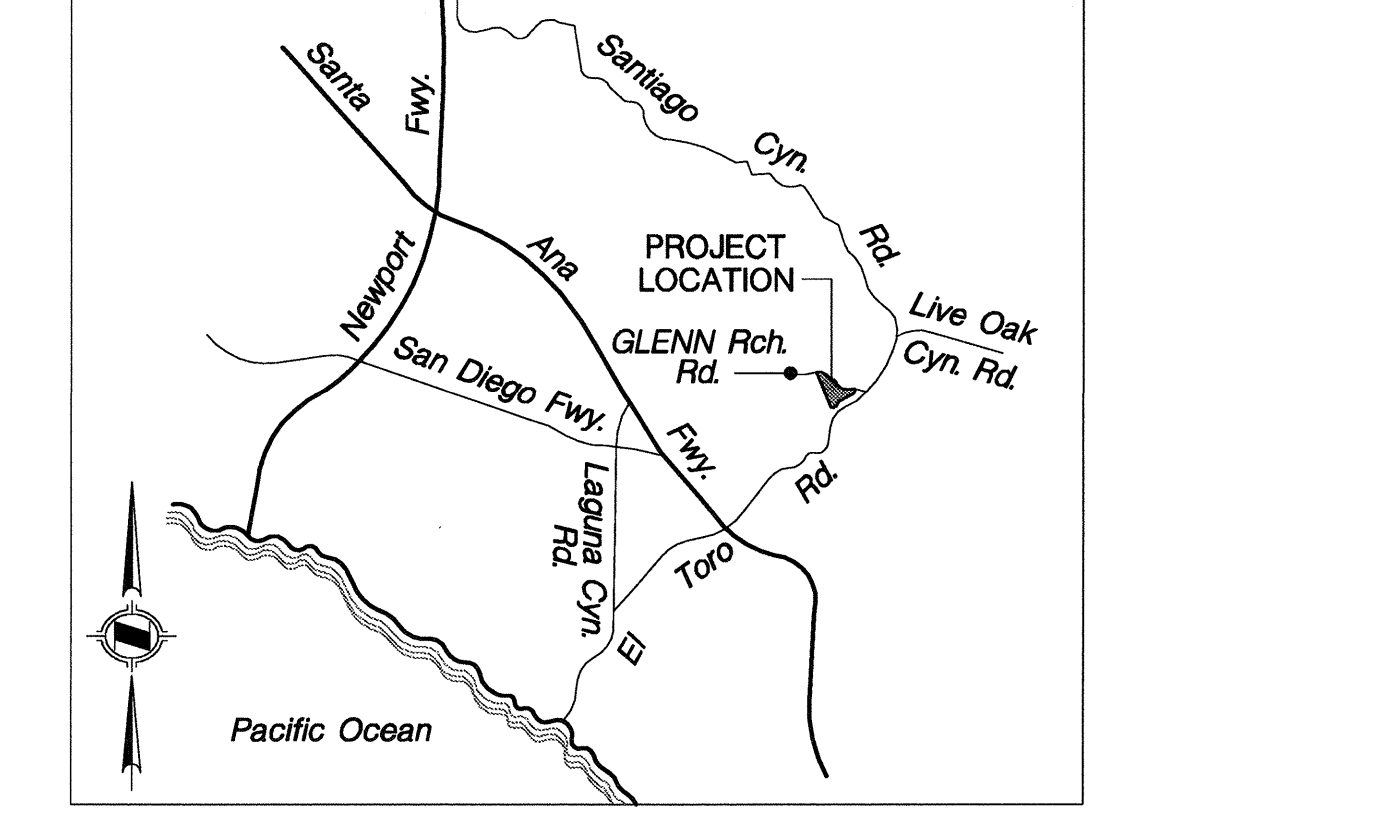
Lot No.	Land Use	Number of Units	Maintenance Responsibility	Acres
314-313	SINGLE FAMILY RESIDENTIAL	313	HOMEOWNER	30.0
314	MULTI-FAMILY (TOWNHOMES)	256	M.F. HOA	13.8
315	COMMERCIAL/MIXED USE	57	M.U. HOA	2.0
316	PARK SITE		CITY	6.3
317	ENVIRONMENTAL MANAGEMENT AGENCY WASTE MANAGEMENT DEPARTMENT		HOA	1.8
318	PARK SITE		HOA	2.8
319	ENTRY GATE (PRIVATE)		HOA	0.3
320	ENTRY GATE (PRIVATE)		HOA	0.5
A-W, Z, TT-HH	OPEN SPACE		HOA	17.0
Y-BB	PUBLIC UTILITY EASEMENTS/FIRE ACCESS & COMMON ACCESS		HOA	0.3
CC-GG, JJ-LL	PRIVATE COURTS		HOA	1.0
MM-SS	PRIVATE INTERIOR STREETS		HOA	12.7
X	PRIVATE STREET WITH PUBLIC ACCESS		HOA	0.5
	Basin with combined use of water quality treatment and hydro-modification		HOA	0.6
	EXISTING GLENN RANCH ROAD		CITY	5.7
TOTALS		626	99.3	

LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF GLENN RANCH ROAD OF TRACT NO. 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 THROUGH 15, INCLUSIVE, AND A PORTION OF LOT 9 OF TRACT NO. 13849, AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 THROUGH 22, INCLUSIVE, BOTH OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LLA 2010-01, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000400178, AND ALL OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LLA 2008-01, RECORDED JULY 28, 2008, AS INSTRUMENT NO. 2008000358439, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATEMENT OF OWNERSHIP

WE, SUNRANCH CAPITAL PARTNERS LLC, DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.



DATE: 10/10/2013
 W.O.: 3751-1
 GROSS AREA: 95.3 AC. ±
 CONTOUR INTERVAL: 2'
 TOTAL LOTS: 320 NUMBERED
 45 LETTERED

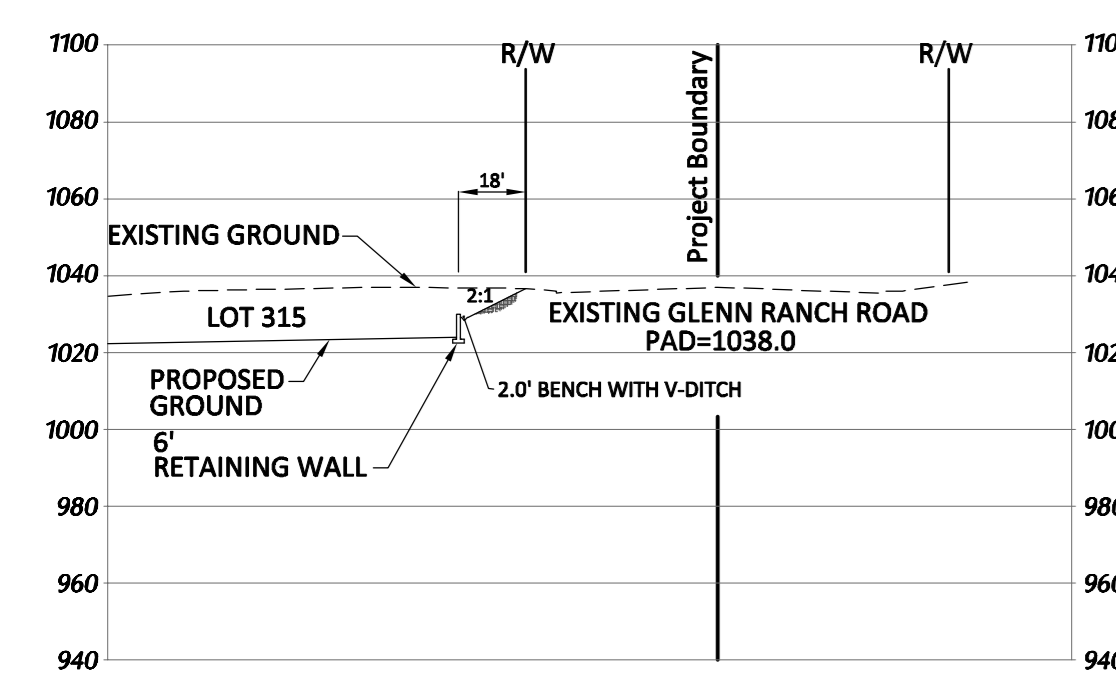
DATE: 10/10/2013
 W.O.: 3751-1
 GROSS AREA: 95.3 AC. ±
 CONTOUR INTERVAL: 2'
 TOTAL LOTS: 320 NUMBERED
 45 LETTERED

PREPARED FOR: CAPITAL PARTNERS LLC
 280 NEWPORT CENTER DRIVE
 SUITE 240
 NEWPORT BEACH, CA 92660

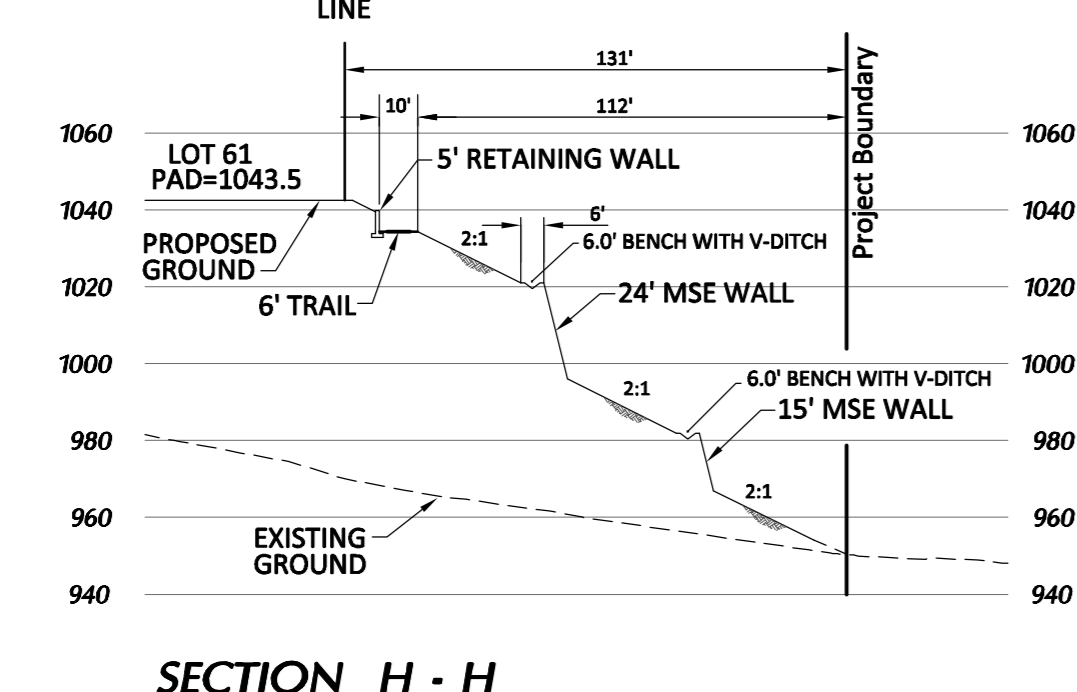
PREPARED BY: HUNSAKER & ASSOCIATES
 PLANNING ENGINEERING SURVEYING
 Three Highways, Suite 200
 Irvine, CA 92618
 PH: (949) 552-2929

TENTATIVE TRACT MAP NO. 15353

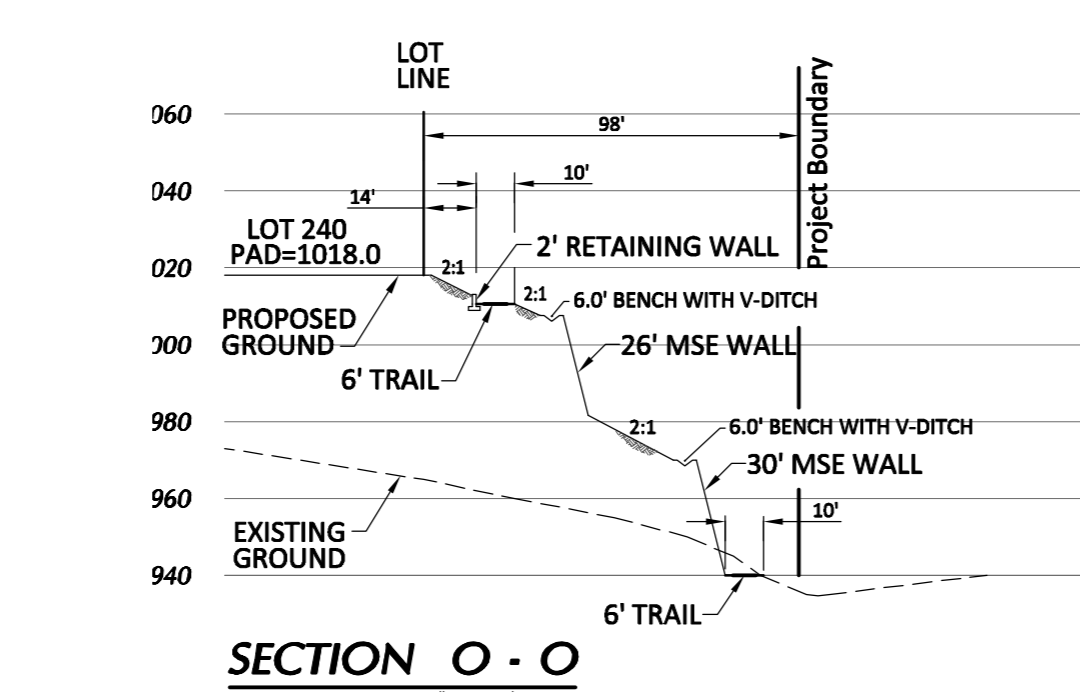
SHEET 1 OF 2



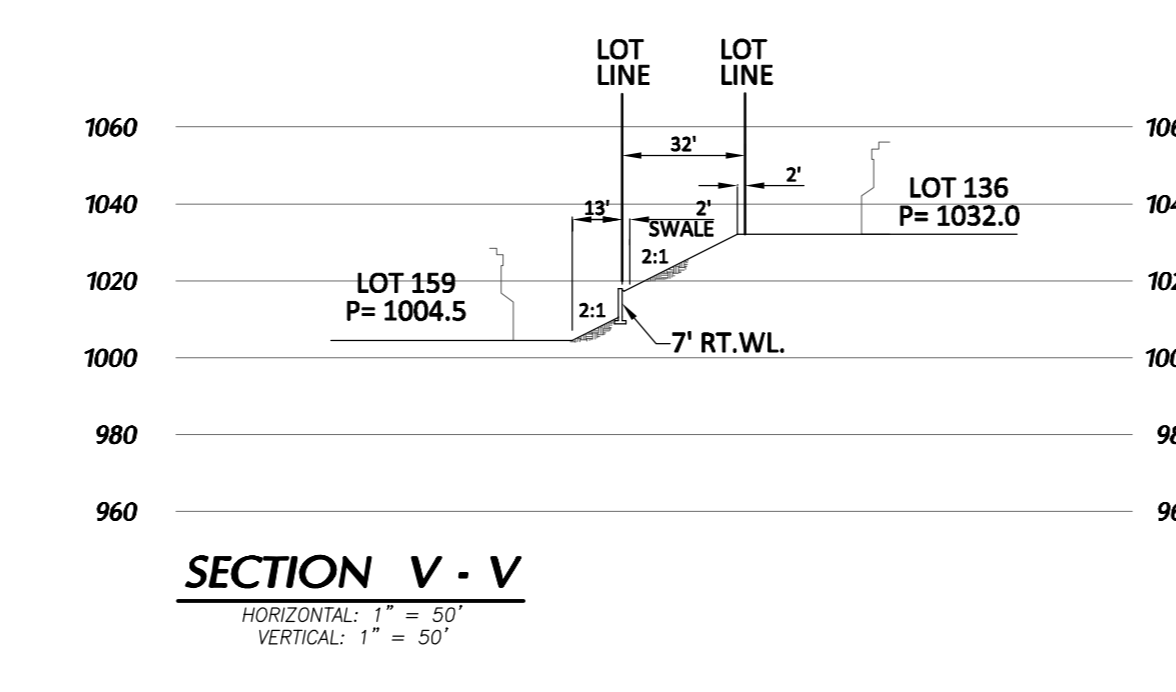
SECTION A - A
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



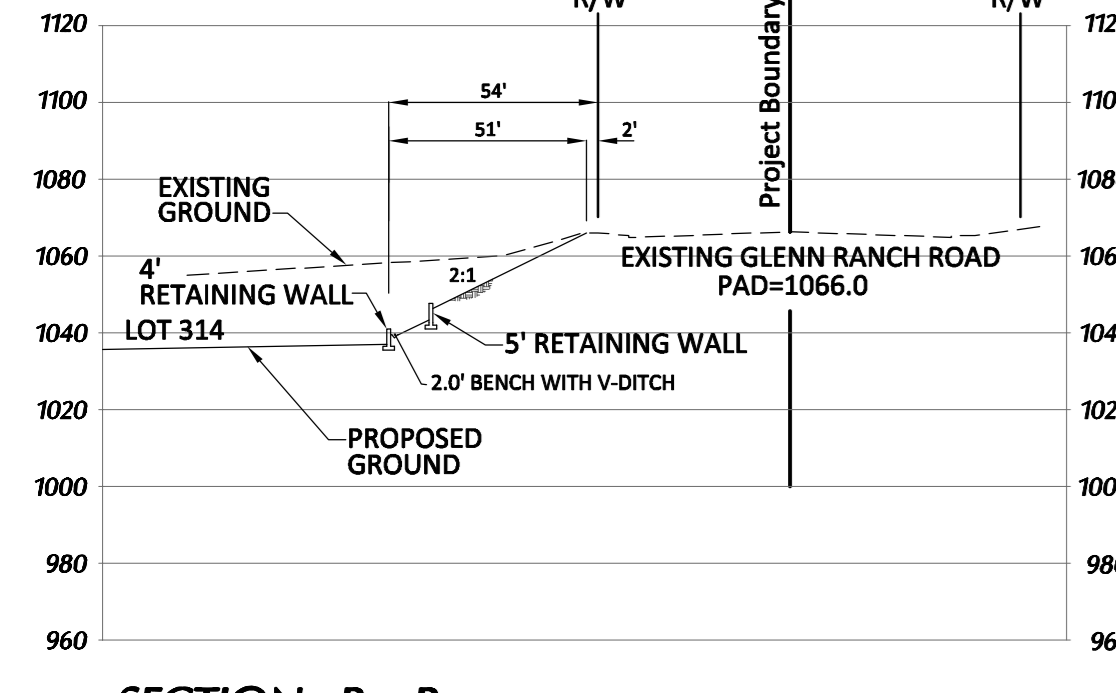
SECTION H - H
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



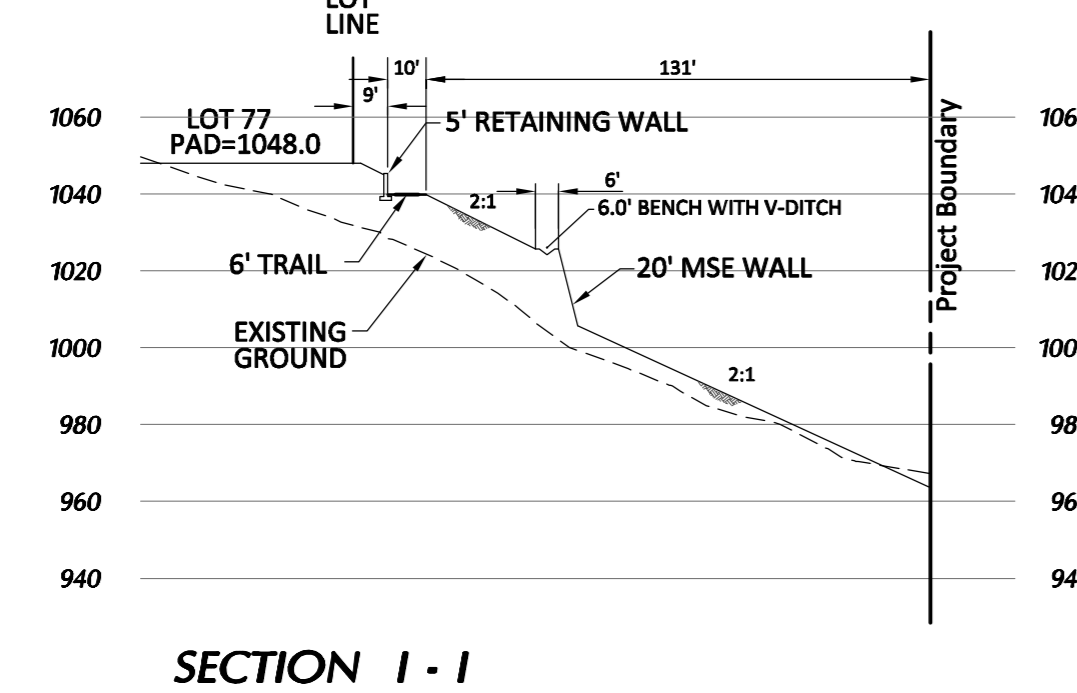
SECTION O - O
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



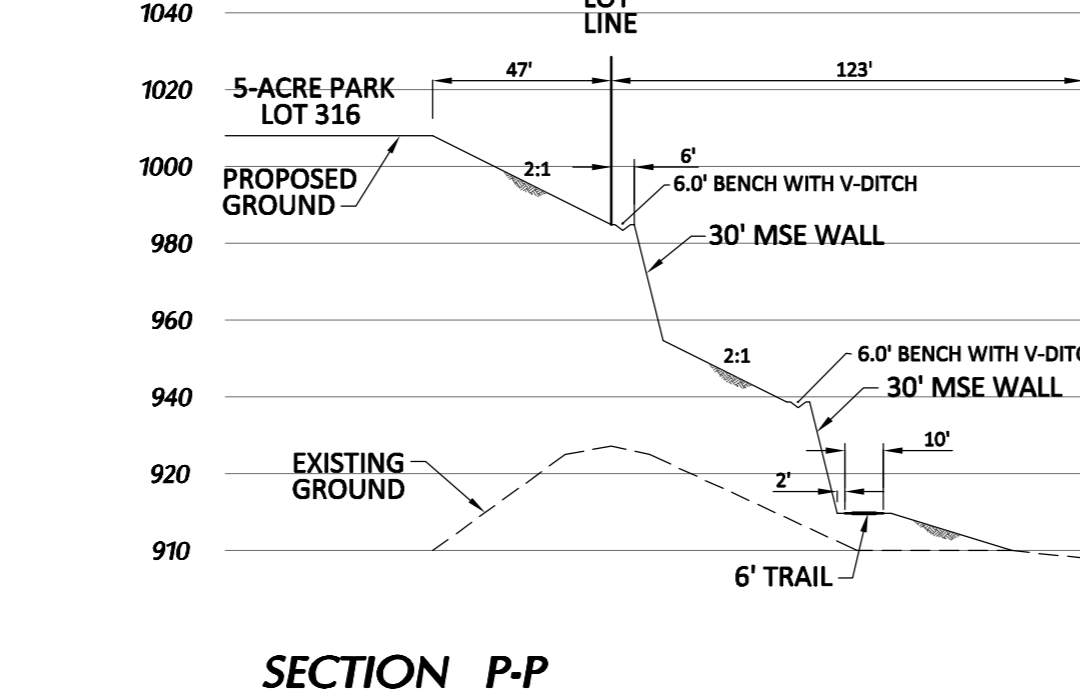
SECTION V - V
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



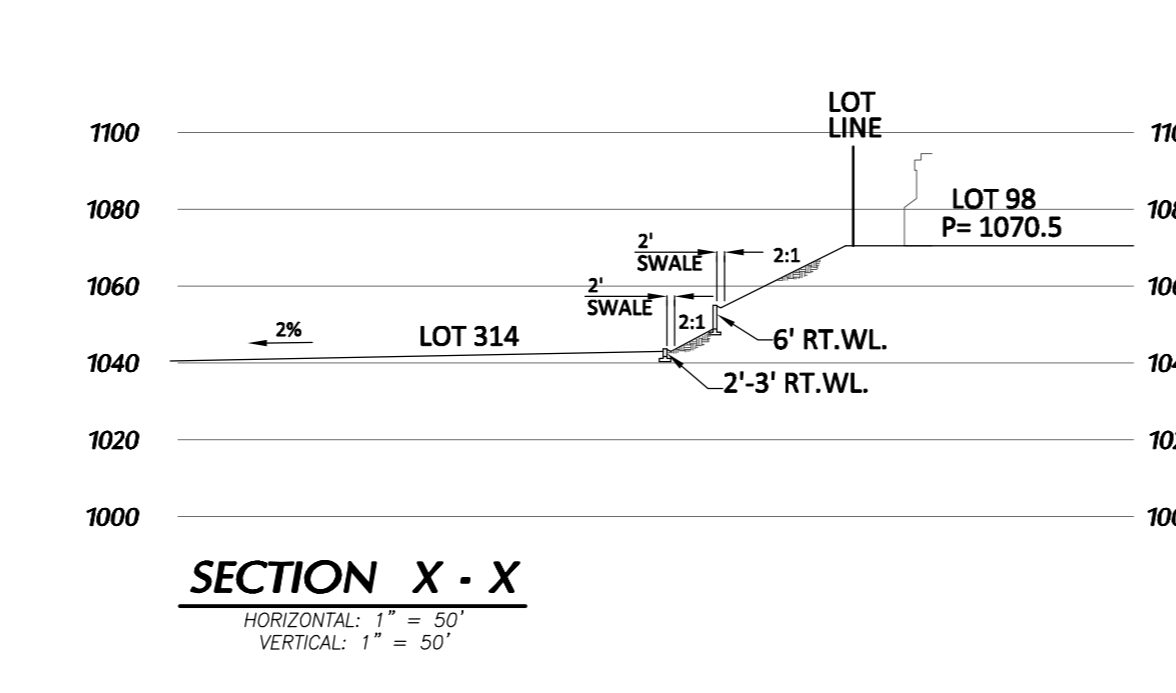
SECTION B - B
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



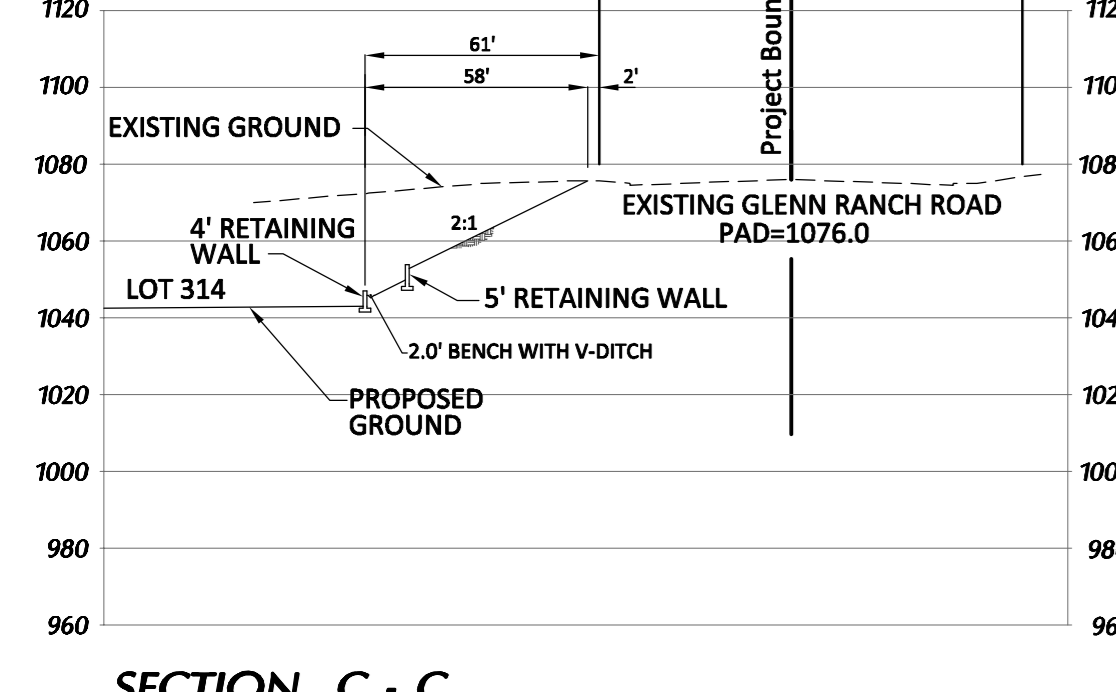
SECTION I - I
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



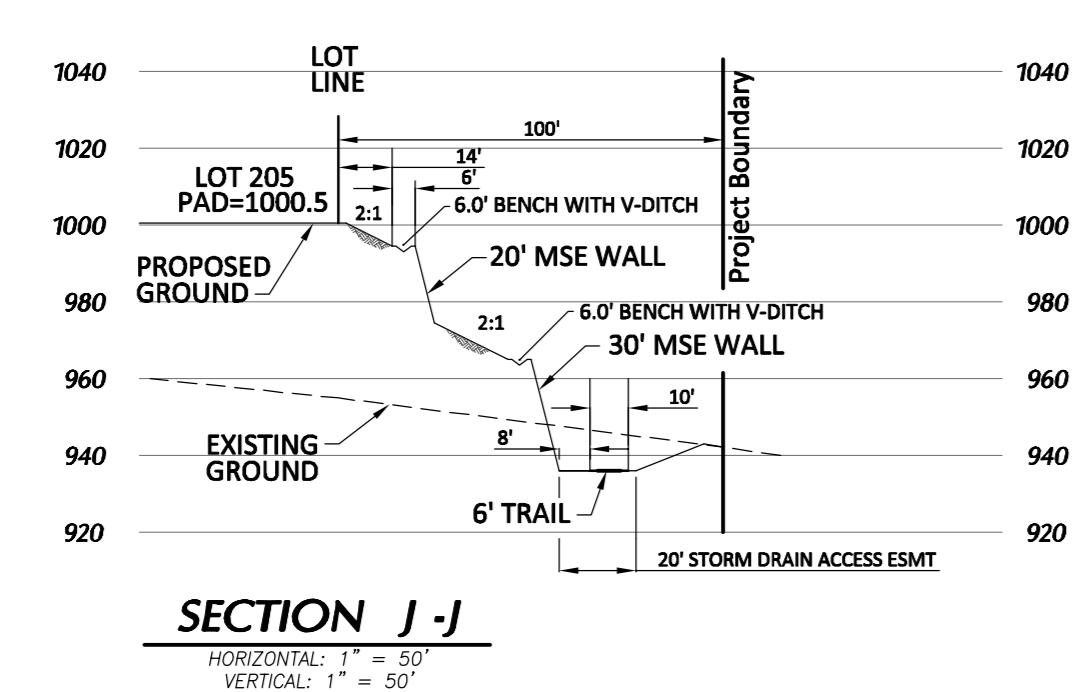
SECTION P - P
HORIZONTAL: 1" = 50'
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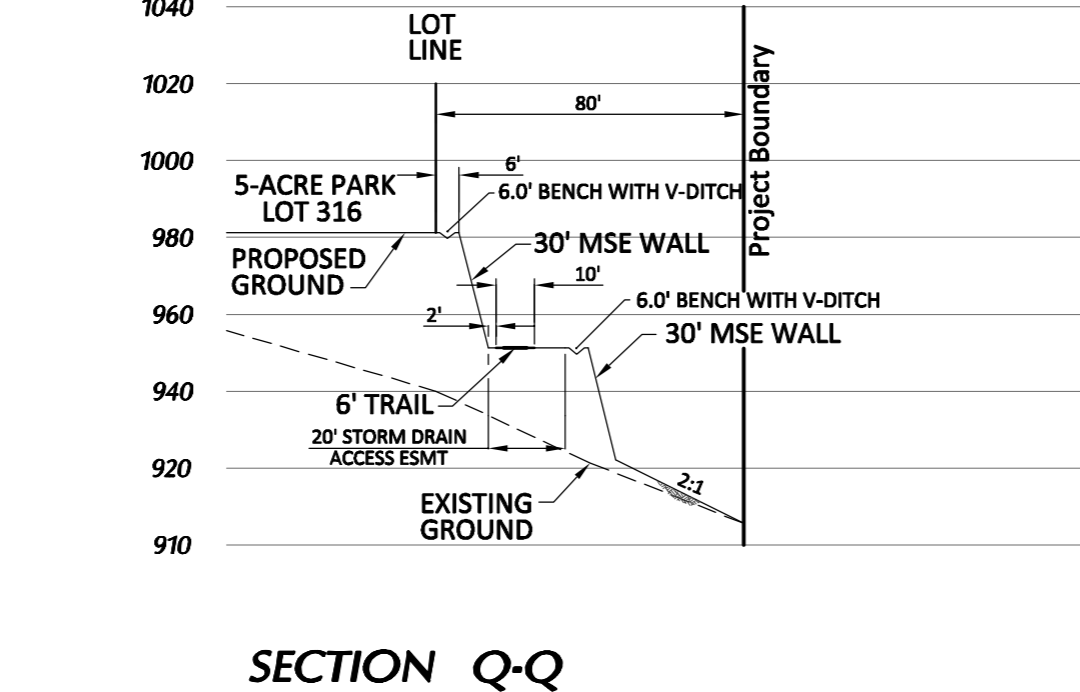
SECTION X - X
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



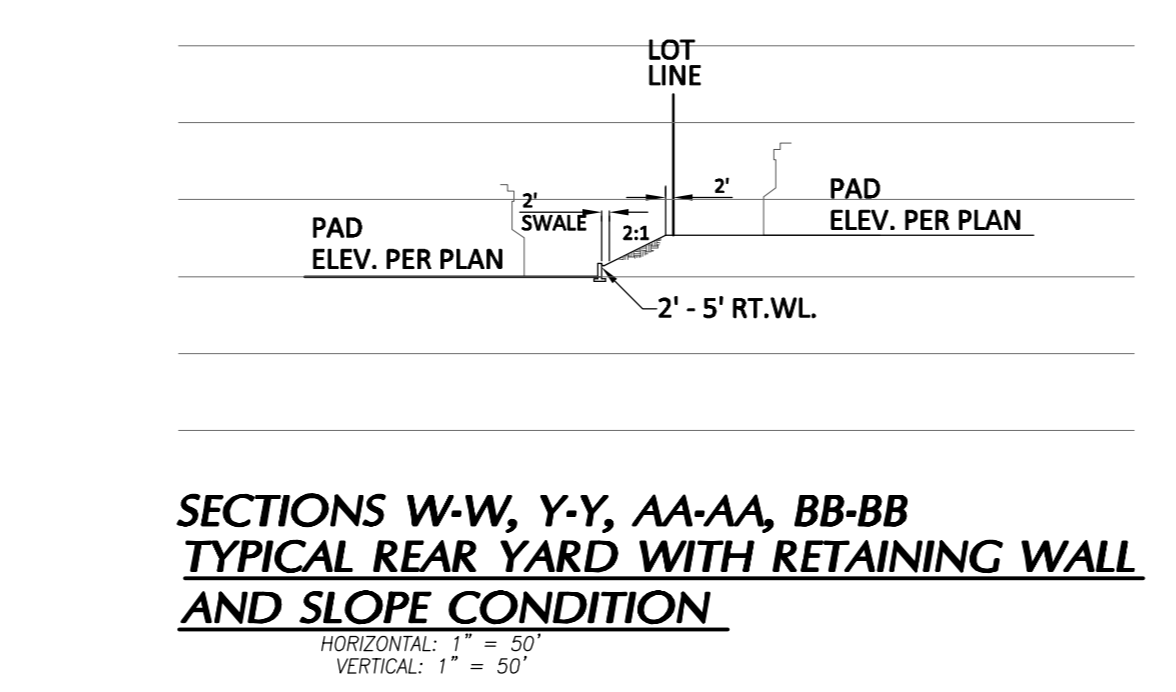
SECTION C - C
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



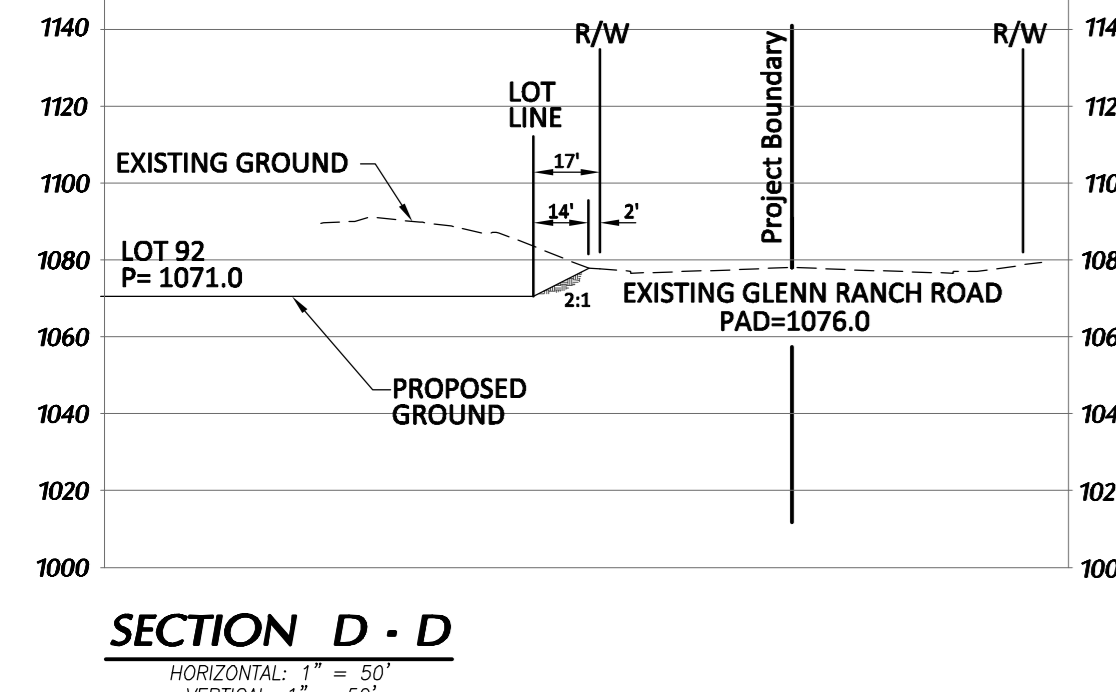
SECTION J - J
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



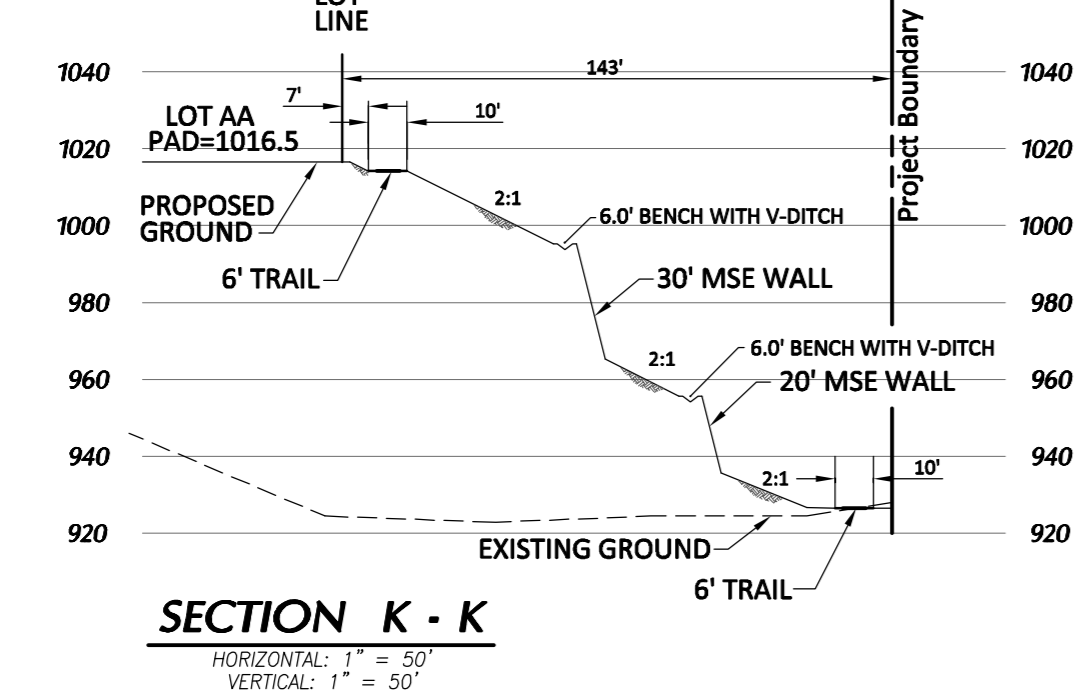
SECTION Q - Q
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



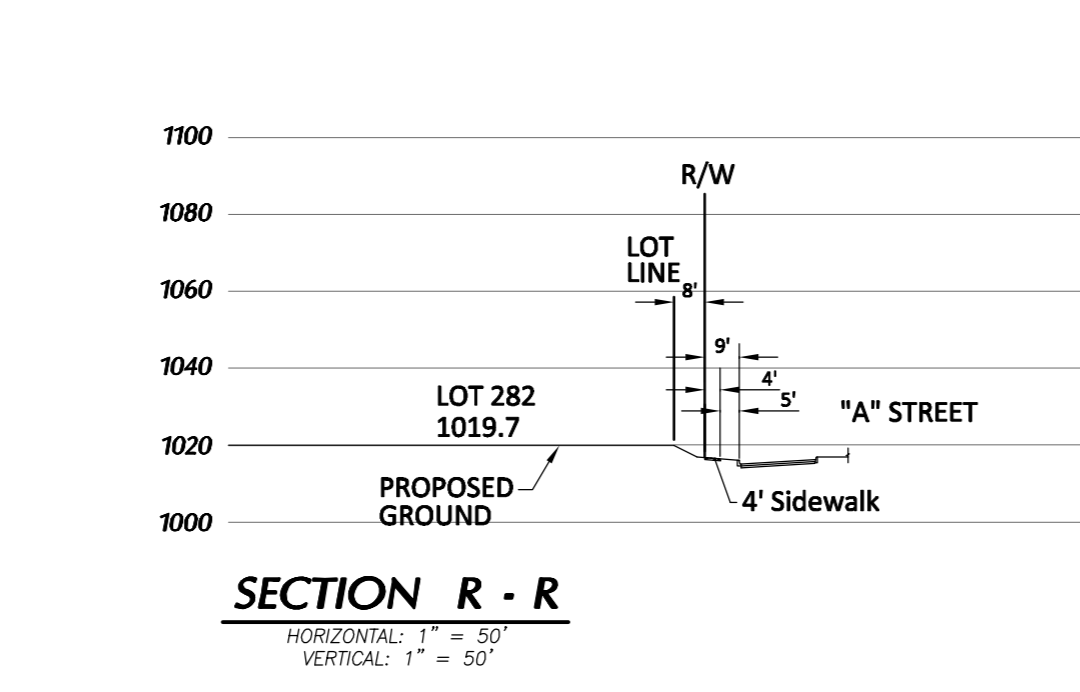
SECTIONS W-W, Y-Y, AA-AA, BB-BB
TYPICAL REAR YARD WITH RETAINING WALL
AND SLOPE CONDITION
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



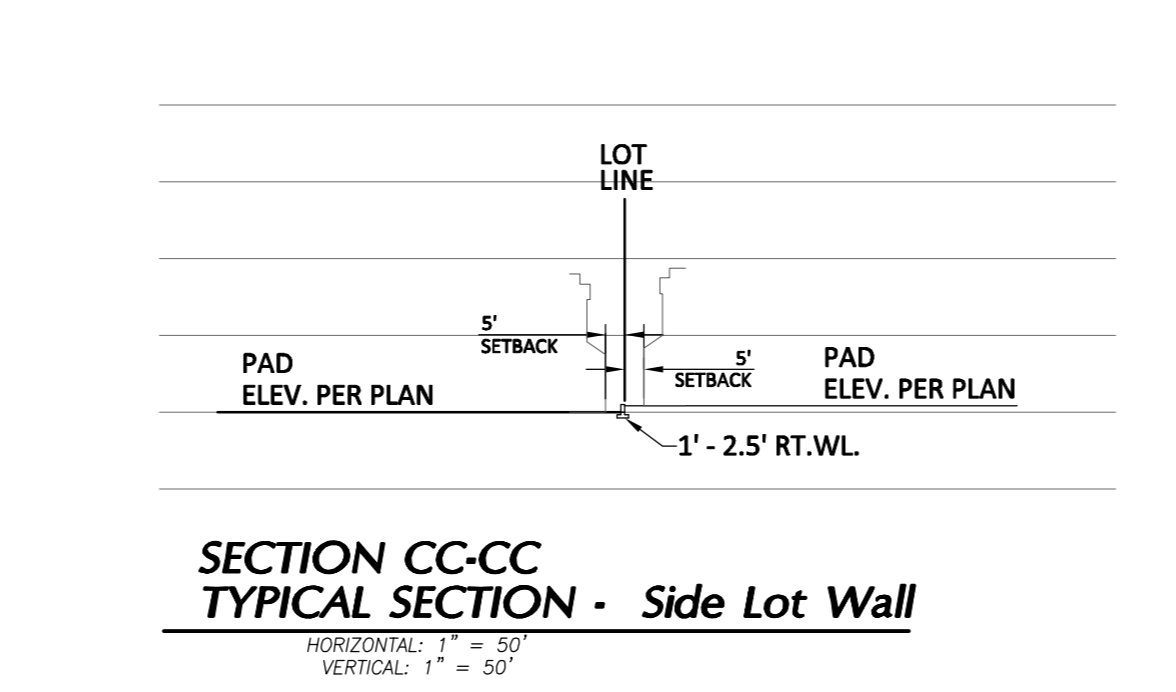
SECTION D - D
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



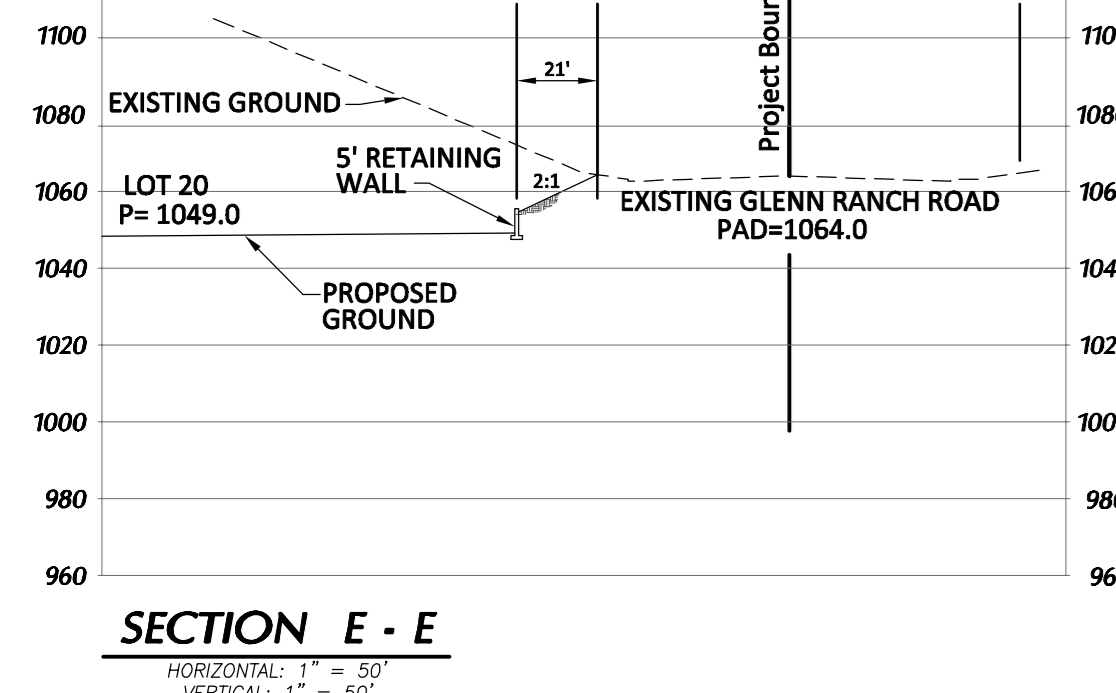
SECTION K - K
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



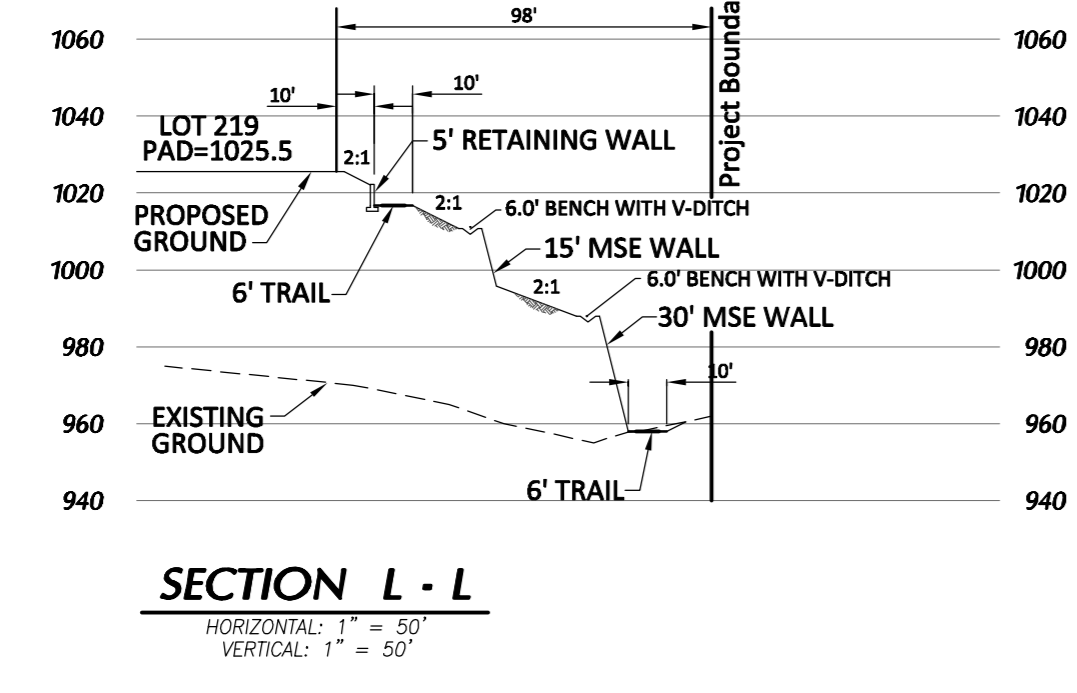
SECTION R - R
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



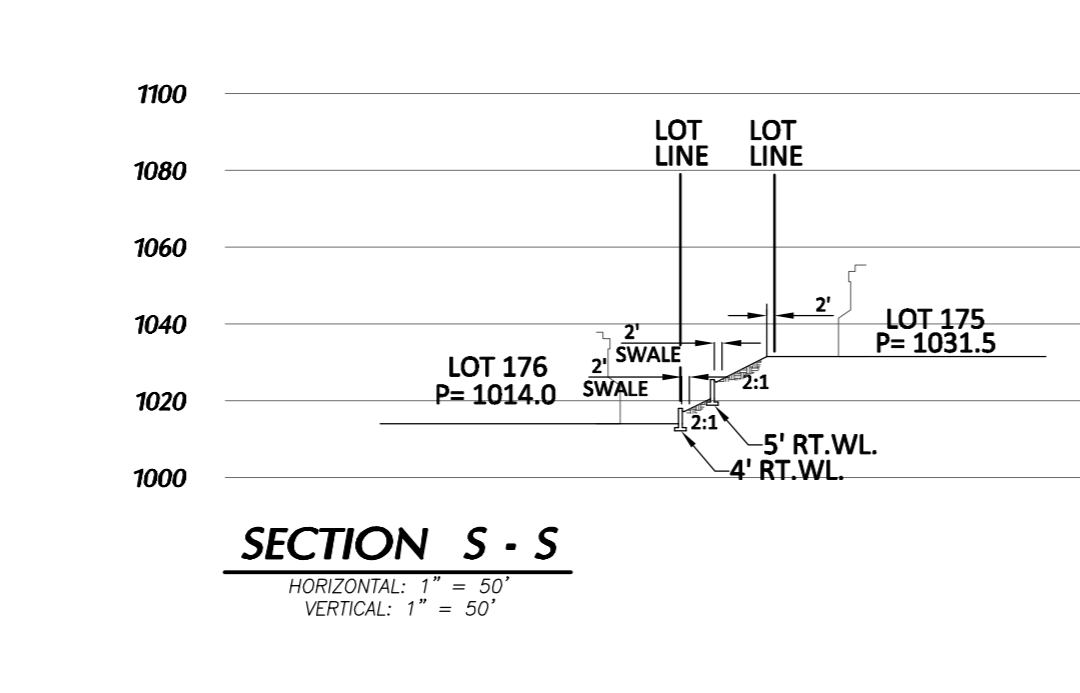
SECTION CC-CC
TYPICAL SECTION - Side Lot Wall With Landscaping
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



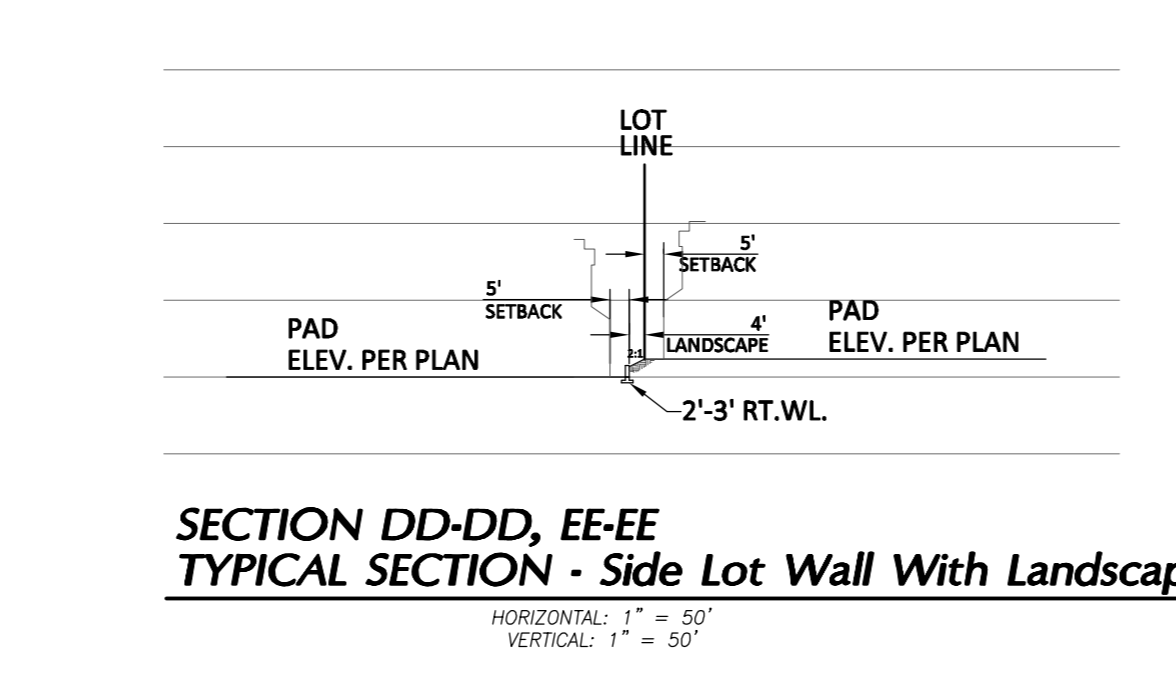
SECTION E - E
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



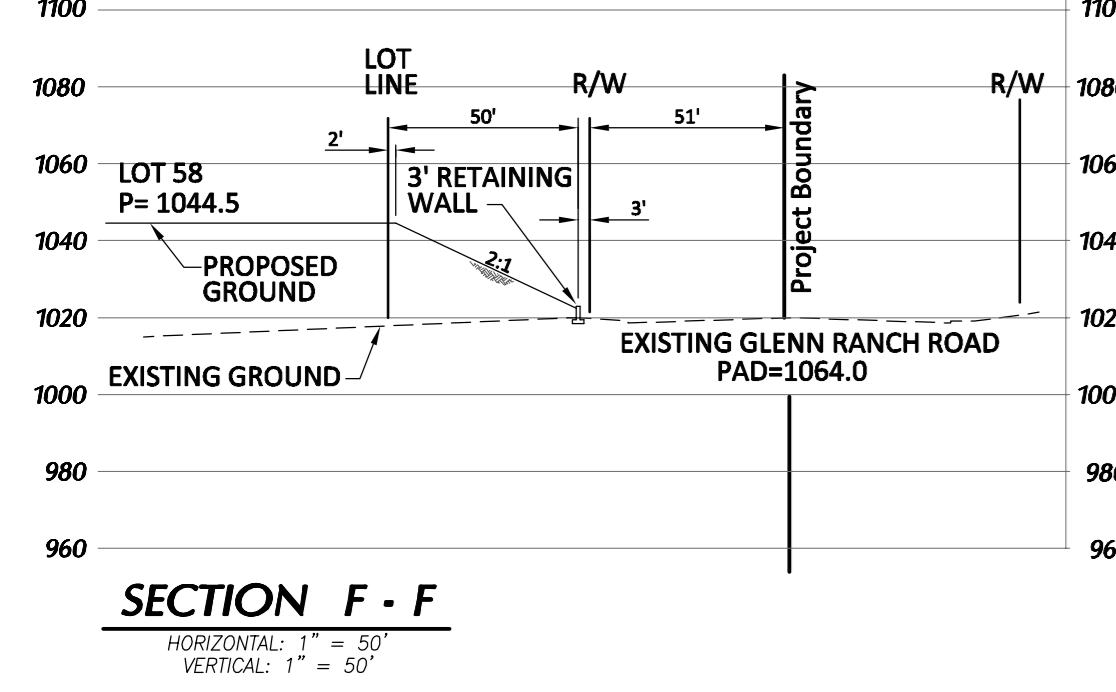
SECTION L - L
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



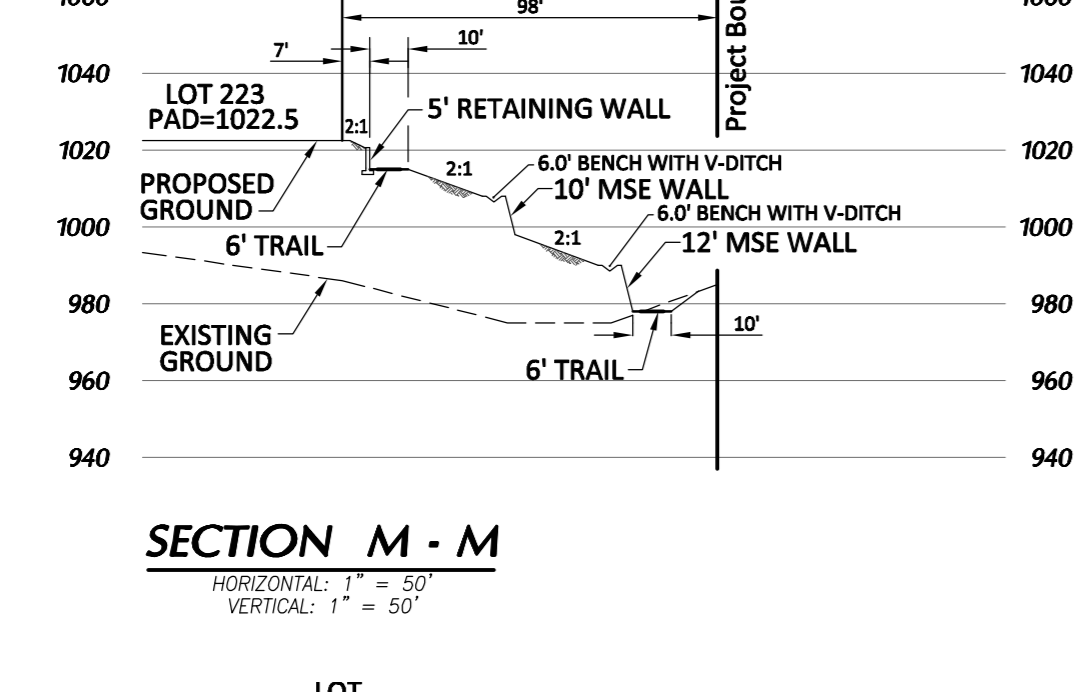
SECTION S - S
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



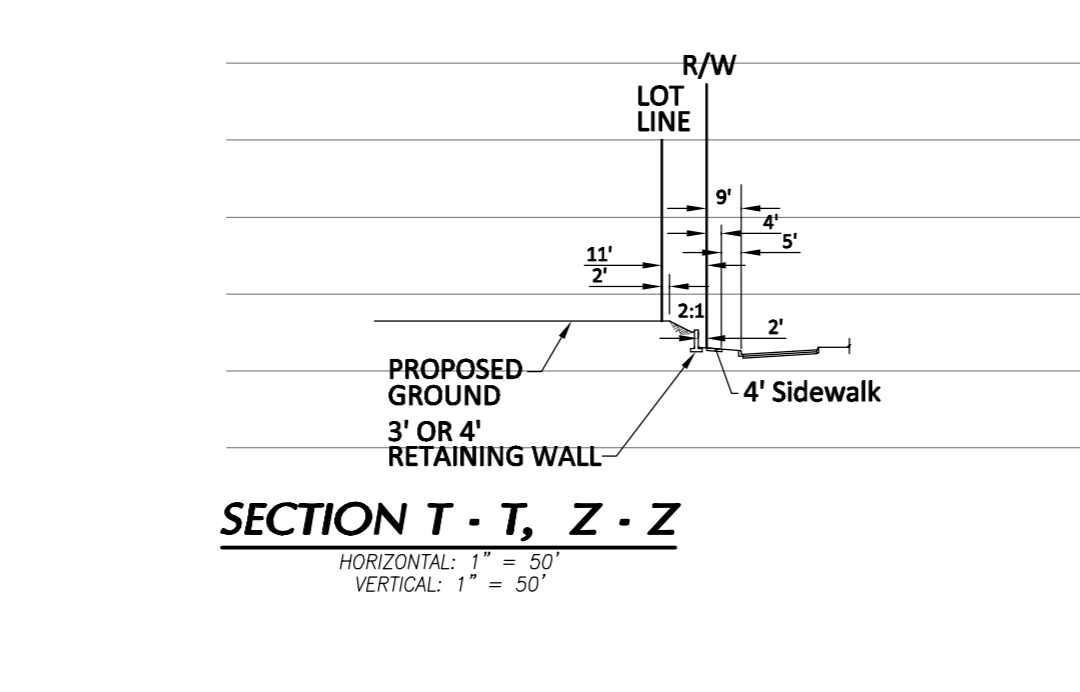
SECTION DD-DD, EE-EE
TYPICAL SECTION - Side Lot Wall With Landscaping
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



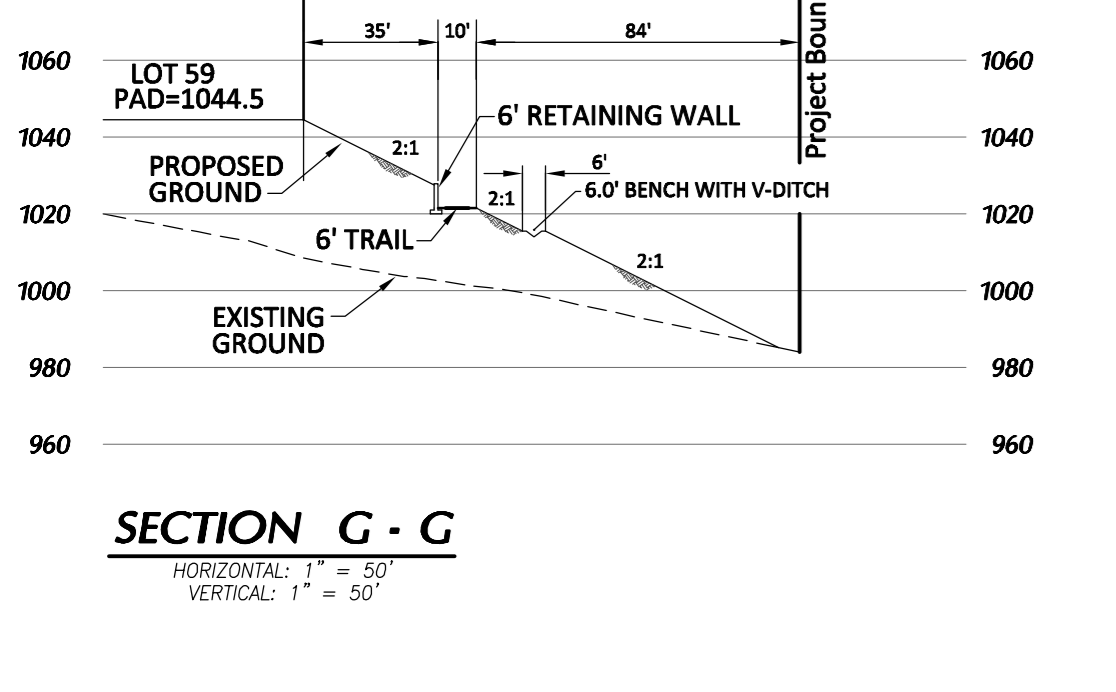
SECTION F - F
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



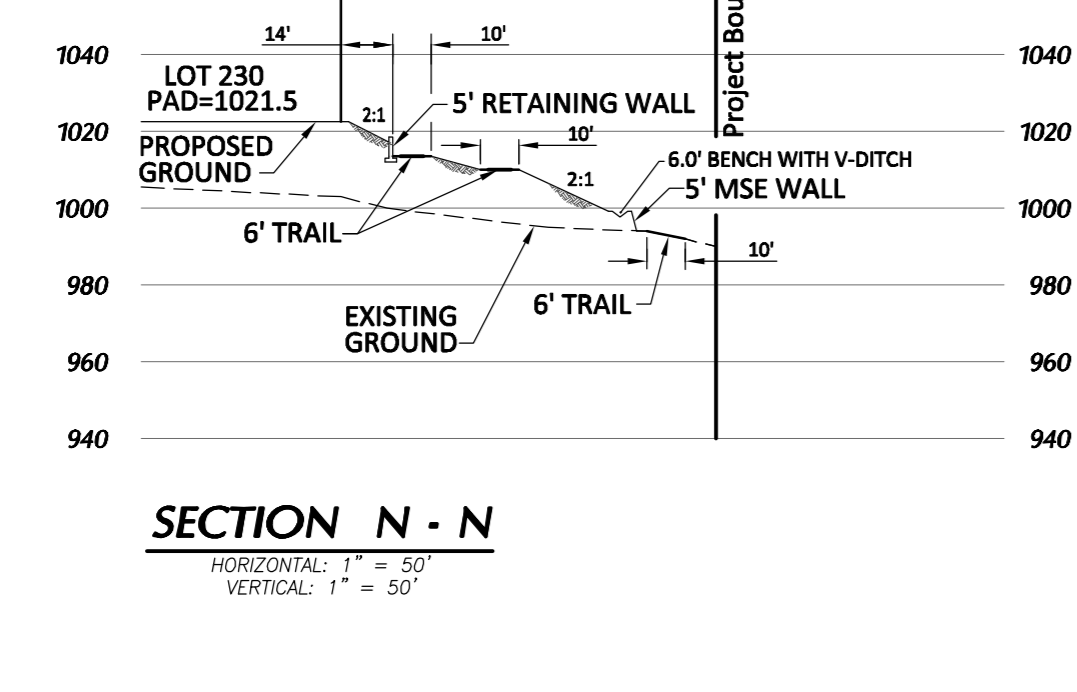
SECTION M - M
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



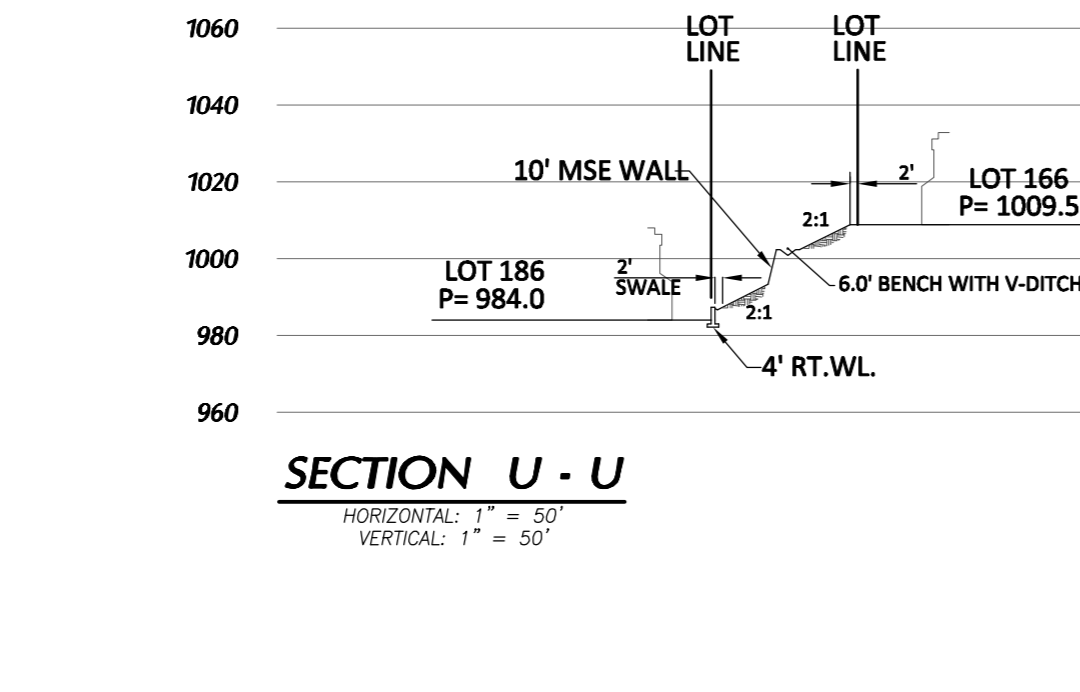
SECTION T - T, Z - Z
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



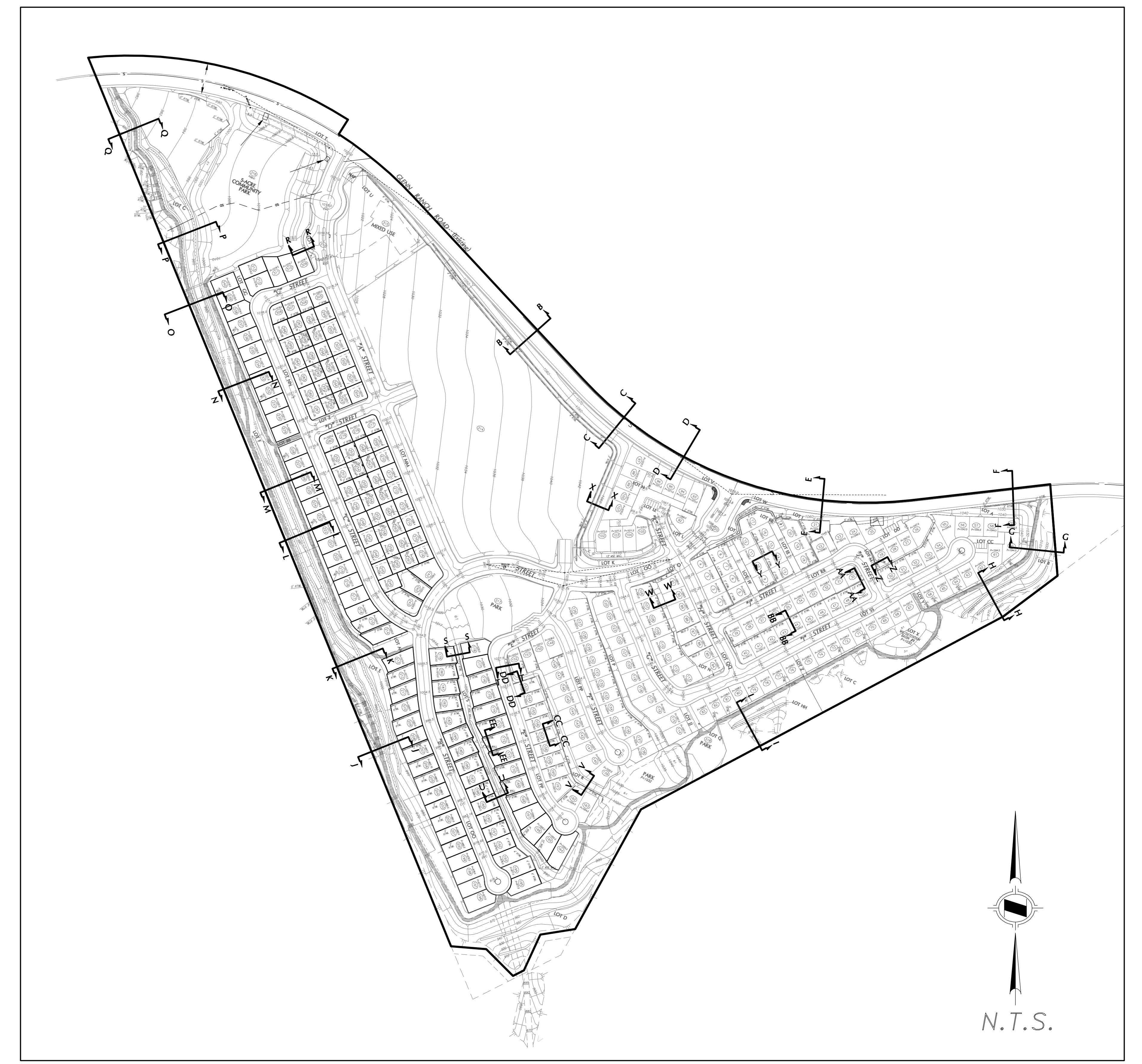
SECTION G - G
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



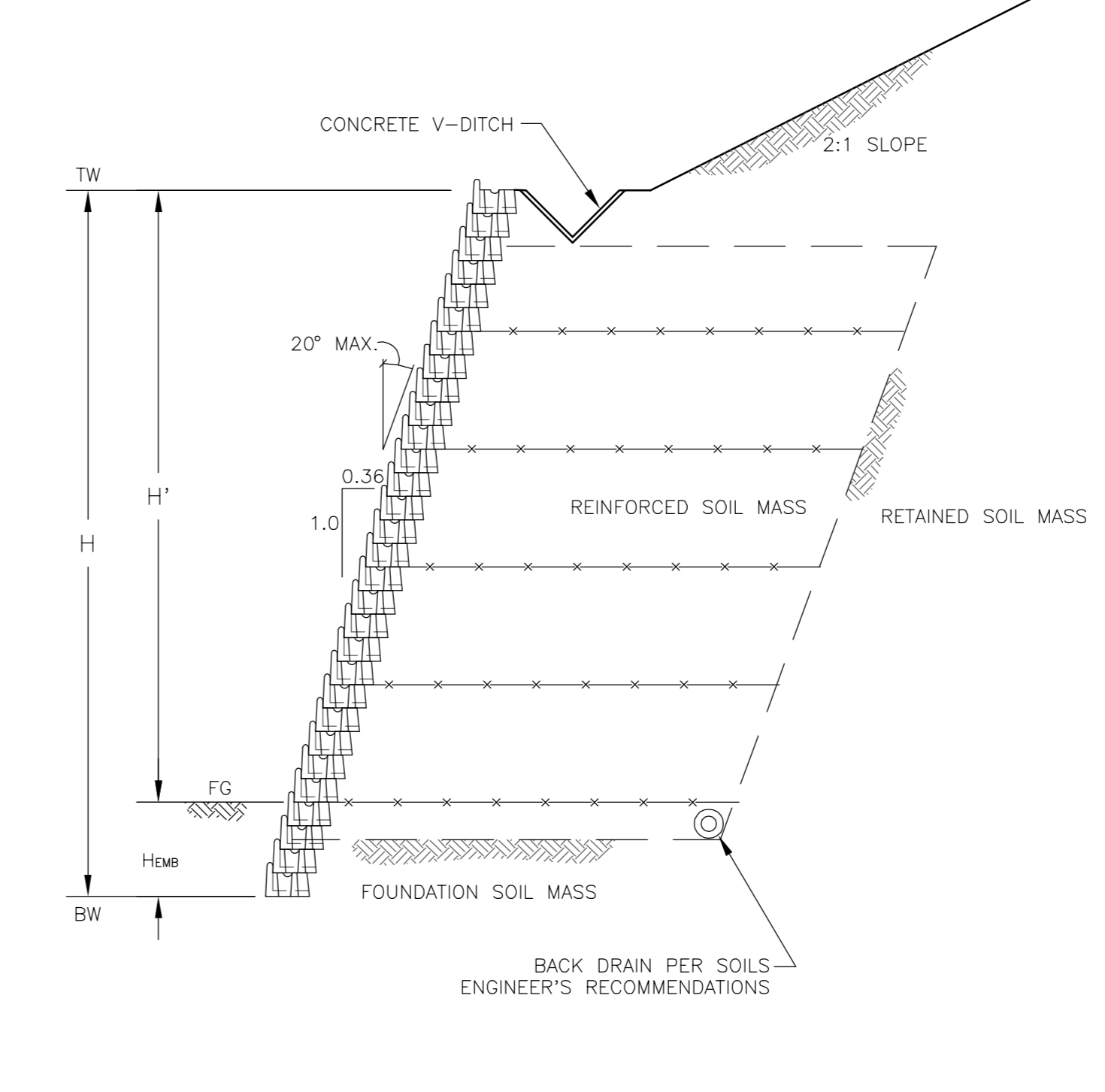
SECTION N - N
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



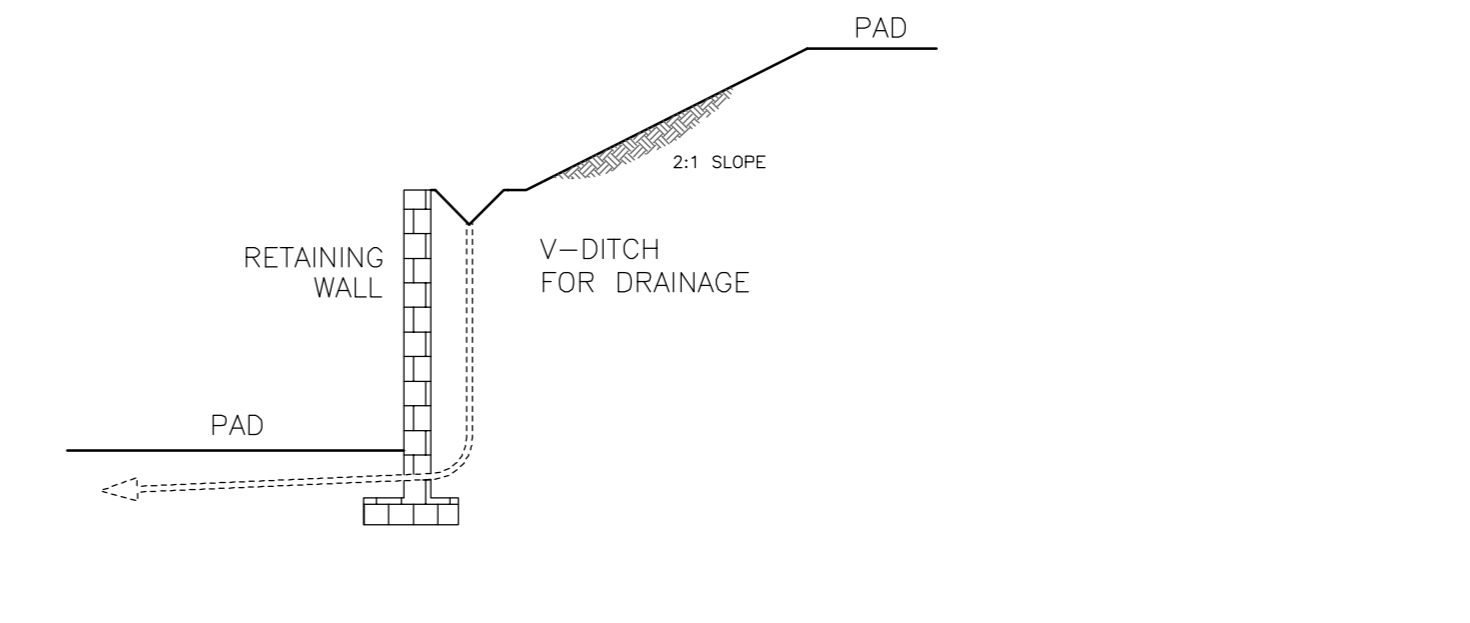
SECTION U - U
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'



KEY MAP



TYPICAL MSE DETAIL*
*CONCEPTUAL DETAIL SHALL BE DESIGNED AND ENGINEERED BY OTHERS.



VERTICAL RETAINING WALL DETAIL FOR WALLS OVER 4'

LEGEND

---	GEOSYNTHETIC REINFORCEMENT
H	OVERALL WALL HEIGHT
H'	EXPOSED WALL HEIGHT
H _{emb}	WALL EMBEDMENT
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL

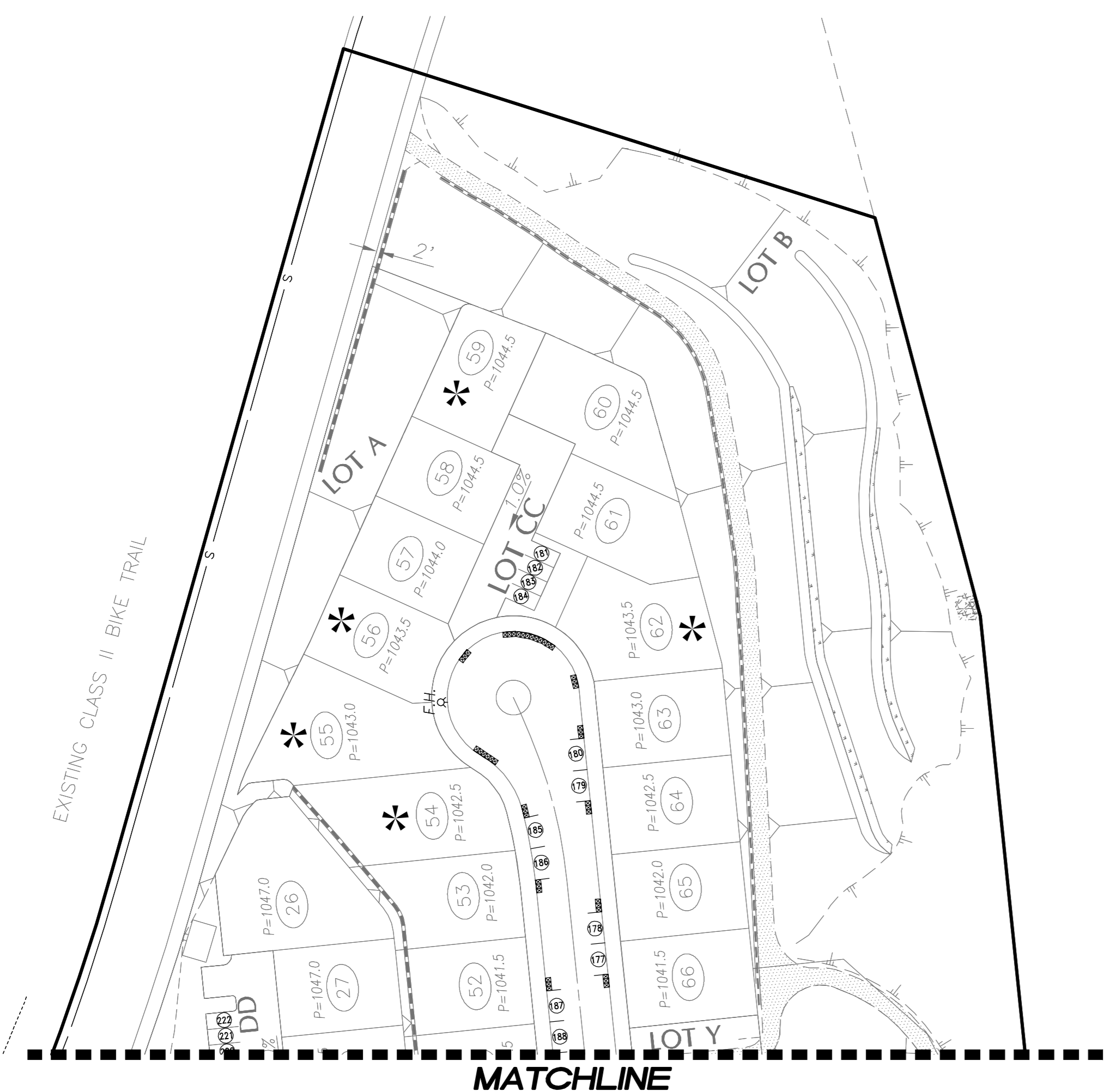
PREPARED FOR:
SUNRANCH
CAPITAL PARTNERS, LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:
H & A
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
Three Eagles Irvine, CA 92618
P: (949) 583-0759 F: (949) 583-9100

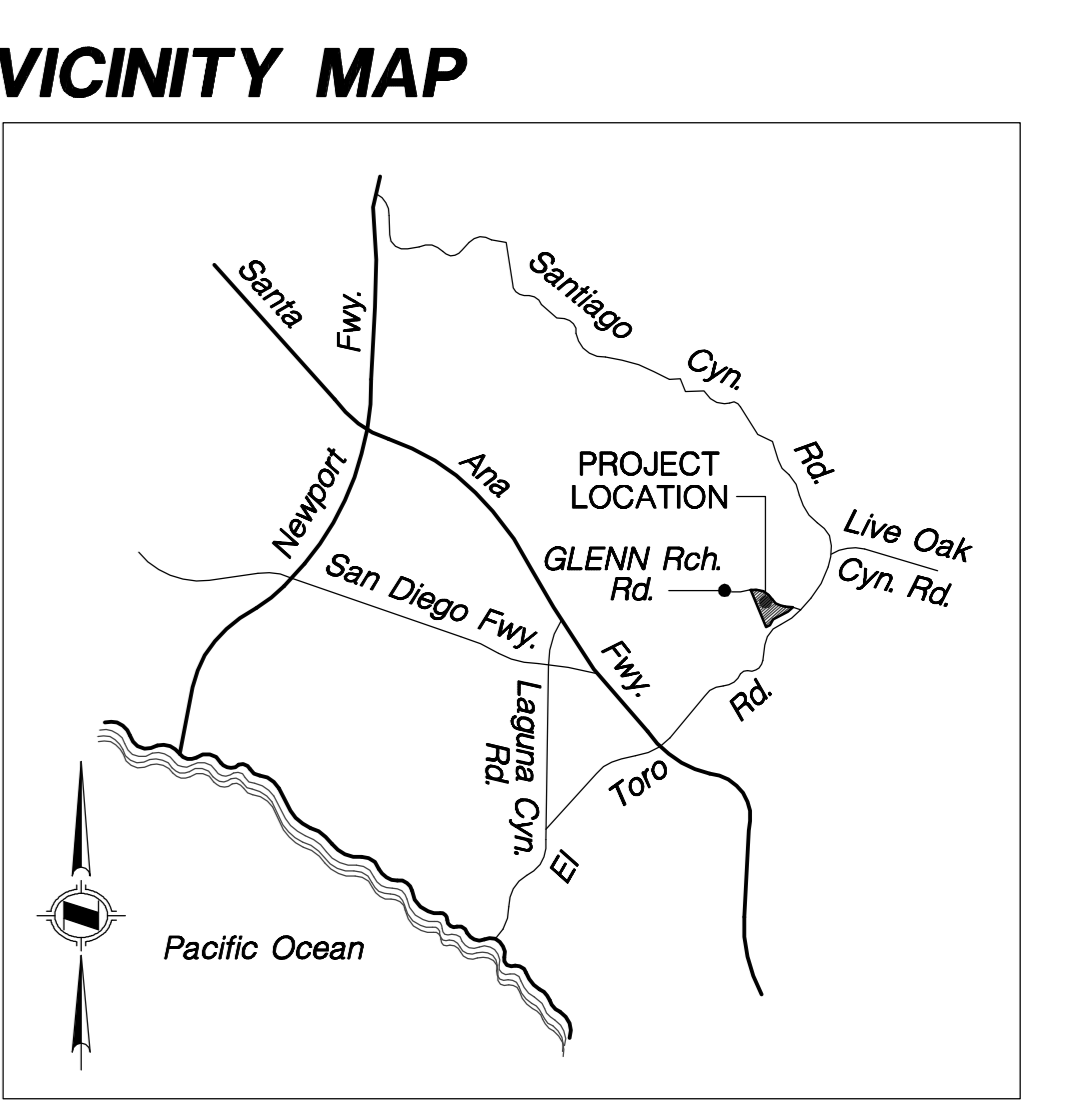
MAP DATE IDENTIFIER

DATE OF MAP DATE	BY
8/7/13	LP
DATE OF THIS SHEET	
09/27/13	

Sections & Profiles
TENTATIVE TRACT
MAP NO. 15353



MATCHLINE



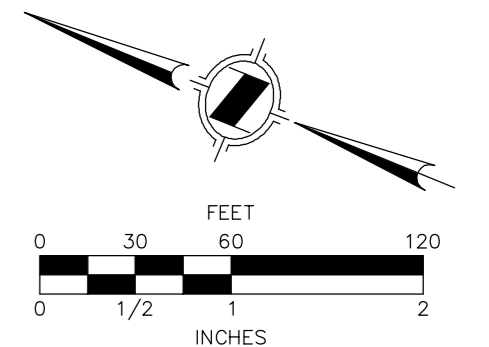
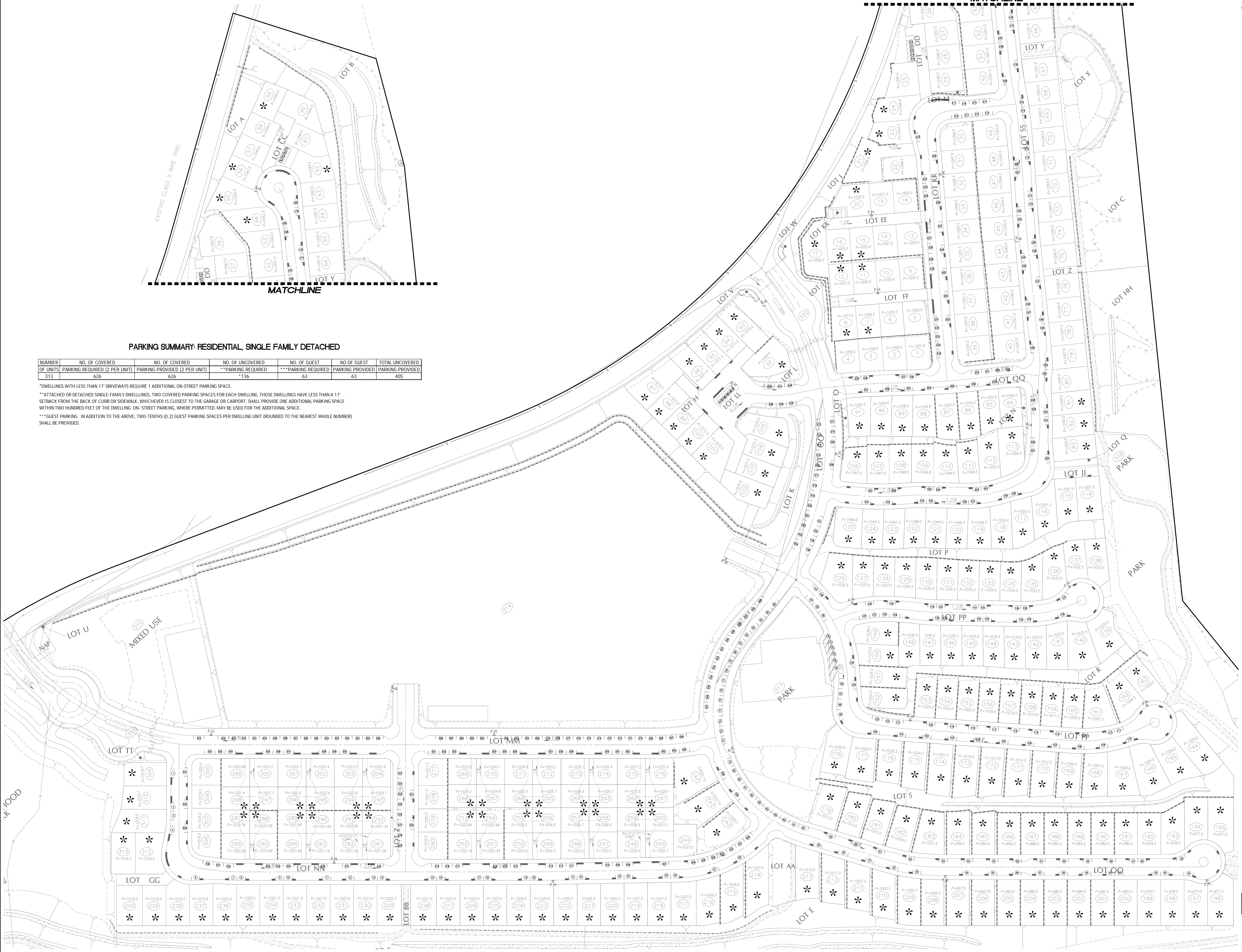
PARKING SUMMARY: RESIDENTIAL, SINGLE FAMILY DETACHED

NUMBER OF UNITS	NO. OF COVERED PARKING REQUIRED (2 PER UNIT)	NO. OF COVERED PARKING PROVIDED (2 PER UNIT)	NO. OF UNCOVERED PARKING REQUIRED	NO. OF GUEST PARKING PROVIDED	TOTAL UNCOVERED PARKING PROVIDED
313	626	626	136	63	405

*DWELLINGS WITH LESS THAN 17' DRIVEWAYS REQUIRE 1 ADDITIONAL ON-STREET PARKING SPACE.
 **ATTACHED OR DETACHED SINGLE-FAMILY DWELLINGS, TWO COVERED PARKING SPACES FOR EACH DWELLING. THOSE DWELLINGS HAVE LESS THAN A 17' SETBACK FROM THE BACK OF CURB OR SIDEWALK, WHICHEVER IS CLOSEST TO THE GARAGE OR CARPORT, SHALL PROVIDE ONE ADDITIONAL PARKING SPACE WITHIN TWO HUNDRED FEET OF THE DWELLING. ON-STREET PARKING, WHERE PERMITTED, MAY BE USED FOR THE ADDITIONAL SPACE.
 ***GUEST PARKING. IN ADDITION TO THE ABOVE, TWO-TENTHS (0.2) GUEST PARKING SPACES PER DWELLING UNIT (ROUNDED TO THE NEAREST WHOLE NUMBER) SHALL BE PROVIDED.

LEGEND

- TRASH CANS
- STALL NO. PARKING SPACE
- CURB PARKING SPACE
- STALL NO. PARKING SPACE
- LOTS WITH DRIVEWAYS THAT MEET OR EXCEED 17'



MAP DATE IDENTIFIER	08/13/13	By: LP
		09/12/13

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 280 NEWPORT CENTER DRIVE
 SUITE 240
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PARKING STUDY
TTM 15353