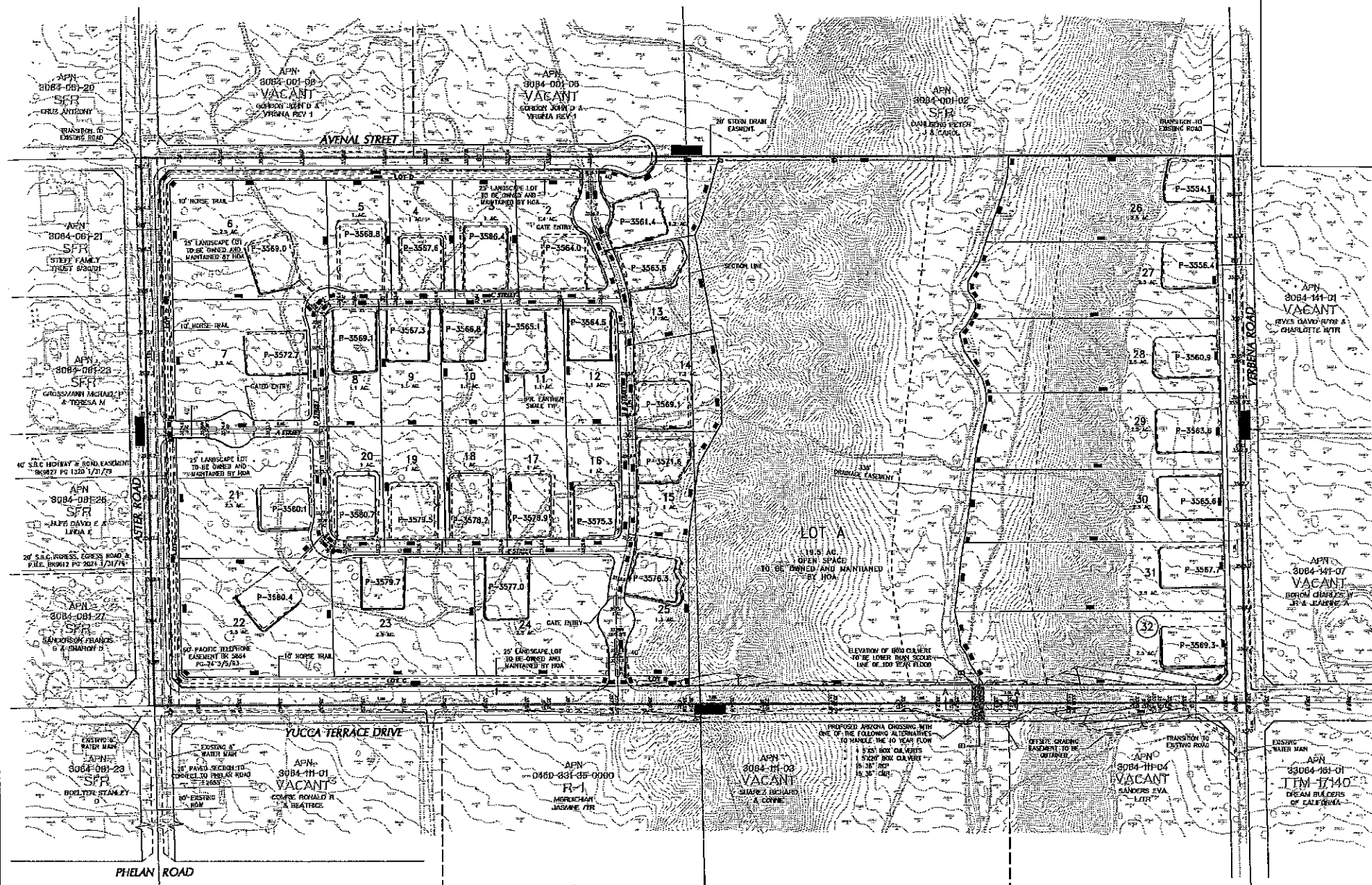


OFFICIAL USE ONLY



APPLICANT:
 OAK HILLS INVESTORS MEMBER ONE LLC
 4712 AMUNDY WAY #204
 MARINA DEL REY, CA 90292-6205
 (760) 404-1900

LAND OWNERS:
 OAK HILLS INVESTORS MEMBER ONE LLC
 4712 AMUNDY WAY #204
 MARINA DEL REY, CA 90292-6205
 (760) 404-1900

ENGINEER/REPRESENTATIVE:
 HANCOCK & ASSOCIATES INC. INC.
 16400 SHERIDAN DRIVE
 ATEN, CA 91701
 4640 PINE PARK DRIVE, SUITE 220
 BREA, CA 92603
 (951) 800-7000
 E-Mail: jh@hancockinc.com

- GENERAL NOTES:**
1. ASSessor's PARCEL NUMBER (APN) 3084-111-01
 2. MAP SCALE: 1" = 400'
 3. MAP PREPARED DATE: 10/23/06
 4. BOUNDARY SURVEY MAP NO. 16544
 5. LEGAL DESCRIPTION: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO AND MERRICK, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE GOVERNMENT SURVEY.
 6. APPROXIMATE AREA: 105.00 ACRES
 7. THE EXISTING TRACT MAP AND DEVELOPMENT PLAN DO NOT CONTAIN THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND COVERED.
 8. SPECIFIC PLANS HEREON.
 9. THERE ARE NO PUBLIC EXISTING WELLS ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
 10. PROVISIONAL SURVEY: ROBERT A. LANG & ASSOCIATES, INC. (DATED 04/02/04) DESIGNED BY HANCOCK & ASSOCIATES.
 11. SETBACK REQUIREMENTS AS PROVIDED FOR THIS SITE.
 12. THE LAND IS NOT LOCATED IN A DESIGNATED HAZARDOUS OVERLAY OR FIRE SAFETY OVERLAY DISTRICT.
 13. FEMA PANEL: 900703-4472-F
 14. NUMBER OF LOTS: 32 SINGLE FAMILY RESIDENTIAL LOTS
 15. SETBACK AND SIDE SETBACKS ON SHEDDING UNITS ON SITE.
 16. THERE ARE NO MOBILE HOME OR RECREATIONAL VEHICLE SPACES EXISTING OR PROPOSED ON SITE.
 17. THE NUMBER OF LEGAL FEET OF NEW STREETS: 3,800' INURBAN PRIVATE STREET
 18. ALL LOTS TO BE OPEN SPACE.
 19. DEVELOPER SHALL OBTAIN A 1/2 MILE OF OPEN SPACE.
 20. LOTS A, B, C, AND D WILL BE OPEN SPACE.
 21. LOTS A, B, C, AND D WILL BE OPEN SPACE AND MAINTAINED.

- PUBLIC UTILITIES/ SERVICES:**
- SCHOOL DISTRICT:**
 SERRANO JOINT UNION ELEMENTARY SCHOOL DISTRICT
 P.O. BOX 200020
 PLEASANTON, CA 94523-0000
 (760) 868-3817
- ELECTRIC:**
 SOUTHERN CALIFORNIA Edison
 P.O. BOX 6000
 PARCHMONT, CALIFORNIA 91722
 (909) 455-1533
- WATER:**
 SAN BERNARDINO COUNTY SPECIAL DISTRICT WATER AND SEWERAGE
 15402 INDUSTRIAL BLVD. BLDG. 4, STATE 6
 VICTORVILLE, CALIFORNIA 92392
 (760) 355-8885
- GAS:**
 SOUTHERN CALIFORNIA GAS
 P.O. BOX 5550
 SAN DIMAS, CA 91773
 (909) 427-2200
- SEWER:**
 ALL LOTS TO BE ON PRIVATE SEWER SYSTEMS
- CABLE:**
 CANTON COMMUNICATIONS
 14900 BUSINESS CENTER DRIVE
 VICTORVILLE, CA 92382
 (760) 945-3300

LAND USE SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
GENERAL PLAN DESIGNATION	OAK HILLS PLANNING AREA	OAK HILLS PLANNING AREA	OAK HILLS PLANNING AREA	OAK HILLS PLANNING AREA	OAK HILLS PLANNING AREA
EXISTING ZONING	RURAL LIVING	RURAL LIVING	RURAL LIVING	RURAL LIVING	RURAL LIVING
PROPOSED ZONING	RURAL LIVING	N/A	N/A	N/A	N/A
EXISTING LAND USE	VACANT	VACANT	VACANT	VACANT	RURAL LIVING
PROPOSED LAND USE	RESIDENTIAL	N/A	N/A	N/A	N/A

PREPARED FOR:
 ALPINE REAL PROPERTY EQUITY GROUP, INC.
 41-800 WASHINGTON STREET, SUITE 3105-220
 BERLUDA DUNES, CA 92203
 (760) 404-1900

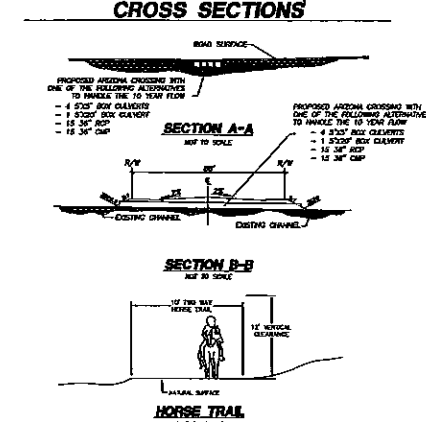
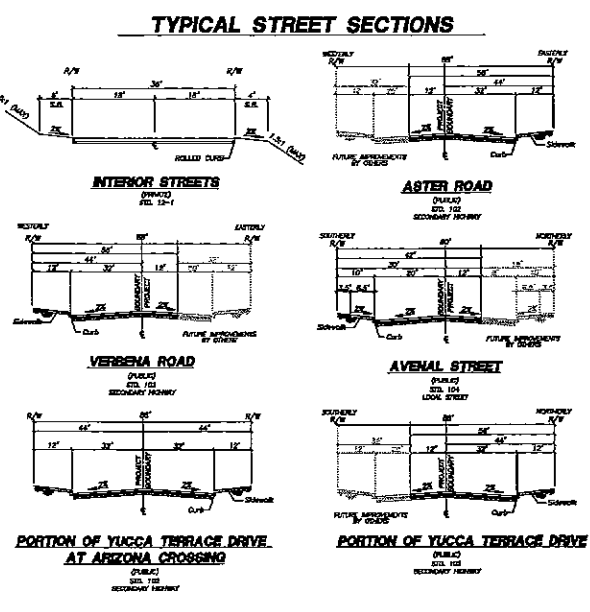
PREPARED BY:

 HANCOCK & ASSOCIATES INC. INC.
 16400 SHERIDAN DRIVE
 ATEN, CALIFORNIA 91701
 (951) 800-7000

PREPARED UNDER THE DIRECTION OF:

 AIDA H. HERCULES NO. C55141
 EXPIRES 06/30/08

TENTATIVE TRACT MAP NO. 16544
SAN BERNARDINO COUNTY, CA



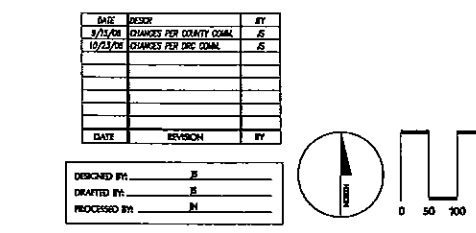
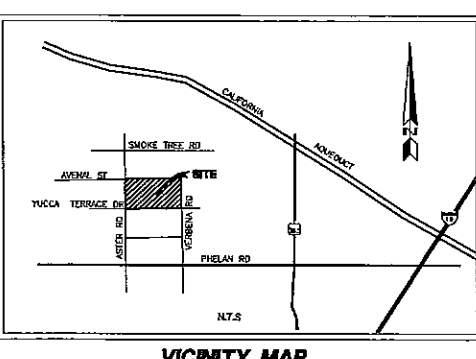
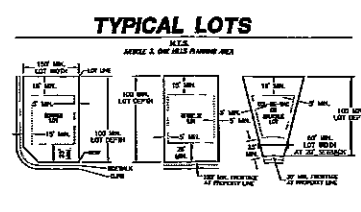
EARTHWORK QUANTITIES

CUT: _____ 82,055 C.Y.
 FILL: _____ 32,005 C.Y.
 BALANCE: _____ 0 C.Y. IMPORT / EXPORT

SCALE: 100
 DATE: 10/23/06
 W.D.: 3078-4
 CROSS AREA: 808±
 CONTOUR INTERVAL: 1
 TOTAL RESIDENTIAL LOTS: 32
 TOTAL OPEN SPACE LOTS: 4

OPEN SPACE LOT SUMMARY TABLE

Lot No.	Area
Lot A	1.5± AC.
Lot B	1.5± AC.
Lot C	1.5± AC.
Lot D	1.5± AC.



Oak Hills