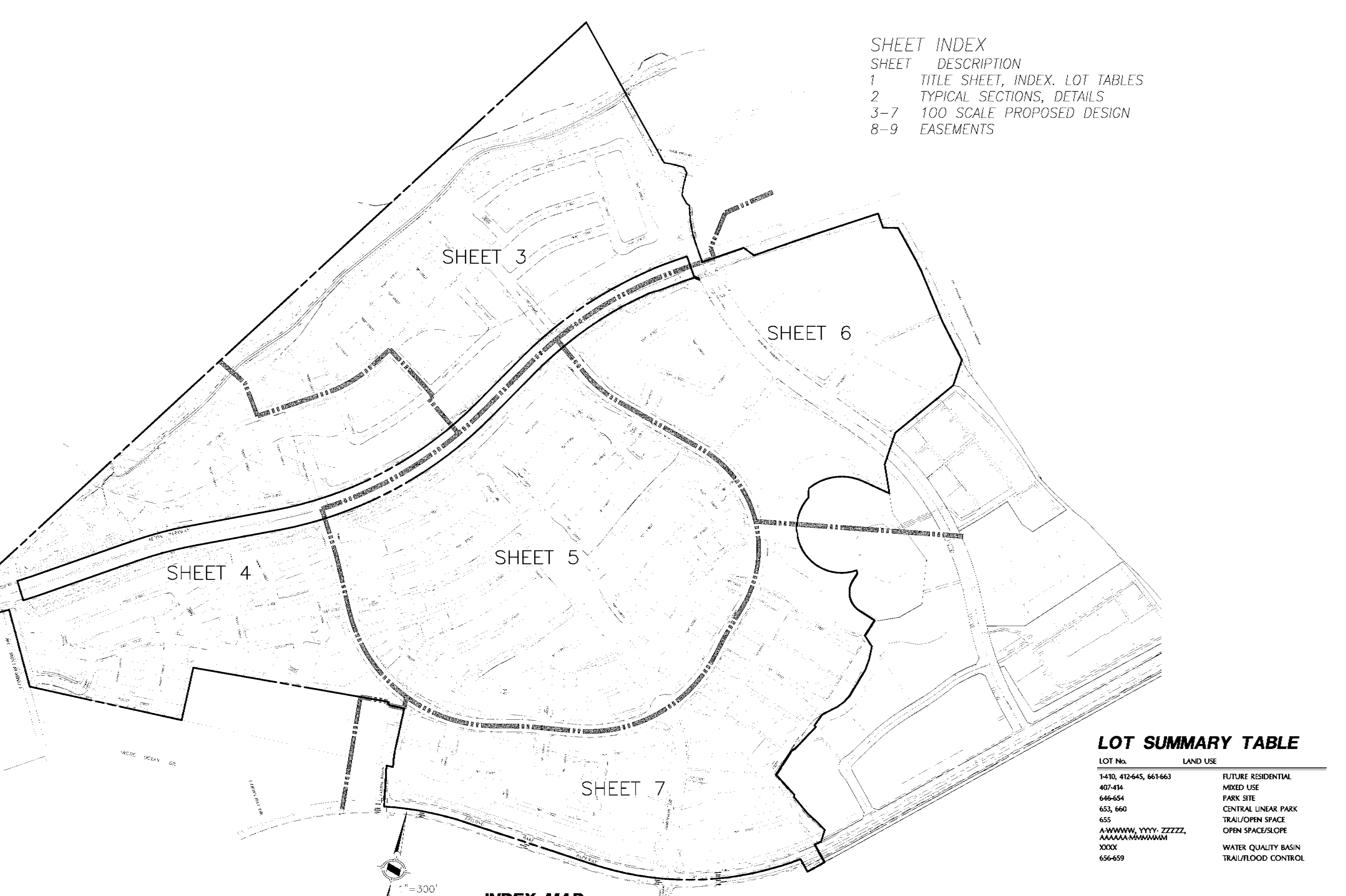


SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET, INDEX. LOT TABLES
2	TYPICAL SECTIONS, DETAILS
3–7	100 SCALE PROPOSED DESIGN
8–9	EASEMENTS

INDEX MAP

NOTES

1. EXISTING LAND USES: VACANT – MASS GRADED PADS, COMMERCIAL NURSERY, OPEN SPACE AND ALTON PARKWAY EXTENSION.
2. PROPOSED LAND USES: RESIDENTIAL, COMMERCIAL AND RETAIL.
3. SURROUNDING LAND USES:
   NORTH: OPEN SPACE AND EXISTING LIGHT INDUSTRIAL/COMMERCIAL DEVELOPMENT
   EAST: EXISTING BUSINESS PARK, WATER RESERVOIRS AND 241 FOOTHILL TRANSPORTATION CORRIDOR
   SOUTH: EXISTING LIGHT INDUSTRIAL/COMMERCIAL DEVELOPMENT
   WEST: OPEN SPACE AND EXISTING LIGHT INDUSTRIAL/COMMERCIAL DEVELOPMENT
4. GENERAL PLAN LAND USE DESIGNATIONS: LOW DENSITY RESIDENTIAL, LOW–MEDIUM DENSITY RESIDENTIAL, LOW–MEDIUM DENSITY RESIDENTIAL WITH PUBLIC FACILITIES OVERLAY, MEDIUM DENSITY RESIDENTIAL, MIXED USE, MIXED USE WITH PUBLIC FACILITIES OVERLAY AND LIGHT INDUSTRIAL.
5. ZONING: BAKER RANCH PLANNED COMMUNITY
6. ASSESSOR PARCEL NUMBERS: 610–421–07 THROUGH 09, 610–422–01, 610–431–01 THROUGH 12, 610–432–01 THROUGH 17, 612–132–01 & 612–134–05.
7. UTILITY PURVEYORS:
   WATER: IRVINE RANCH WATER DISTRICT
   SEWER: IRVINE RANCH WATER DISTRICT
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC: SOUTHERN CALIFORNIA EDISON
   TELEPHONE: AT&T AND COX COMMUNICATIONS
   CABLE: COX COMMUNICATIONS
8. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
9. THE PROJECT SITE IS LOCATED WITHIN SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT.
10. ALL GRADING, DRAINAGE AND EROSION CONTROL SHALL BE CONSISTENT WITH THE LAKE FOREST GRADING AND EXCAVATION CODE AND LAKE FOREST GRADING MANUAL.
11. ALL STREET AND STORM DRAIN IMPROVEMENTS SHALL BE DESIGNED PER THE CITY OF LAKE FOREST'S STANDARD PLANS AND SPECIFICATION. COUNTY DRAINAGE FACILITIES SHALL BE DESIGNED PER O.C.P.W. FLOOD CONTROL SPECIFICATIONS.
12. ALL WATER AND SEWER IMPROVEMENTS SHALL BE DESIGNED PER THE STANDARD DETAIL DRAWINGS AND TECHNICAL SPECIFICATIONS FROM THE RWD CONSTRUCTION MANUAL.
13. A PORTION OF THE PROJECT SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY A 100–YEAR FLOOD AND SHOWN AS ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ON FIRM MAP NUMBERS 06059C0315J AND 06059C0316J, DATED DECEMBER , 2009.
14. THE PROPERTY OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL TRACT MAPS (INCLUDING FINANCE AND CONVEYANCE MAPS) FOR THIS TENTATIVE TRACT MAP.
15. A PORTION OF THIS TENTATIVE TRACT MAP IS FOR CONDOMINIUM PURPOSES AND SHALL PROVIDE THE RIGHT TO CREATE CONDOMINIUM AIR SPACE WITH THE RECORDATION OF A FINAL TRACT MAP AND CONDOMINIUM PLANS.
16. PERMISSION TO GRADE LETTERS FROM ADJACENT PROPERTY OWNERS SHALL BE OBTAINED IF OFF–SITE GRADING IS REQUIRED.
17. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK LOCATED WITHIN PUBLIC RIGHT OF WAY.
18. APPROXIMATE RAW EARTHWORK QUANTITIES:
    CUT: 5,000,000 CUBIC YARDS
    FILL: 5,000,000 CUBIC YARDS
19. ALL LETTERED STREETS AND DIMENSION DRIVE ARE PUBLIC AND ARE TO BE DEDICATED TO THE CITY OF LAKE FOREST. EASEMENTS ARE TO BE DEDICATED OVER LANDSCAPED MEDIANS FOR MAINTENANCE BY THE H.O.A.
20. A PORTION OF EXISTING BAFFIN BAY RIGHT OF WAY IS TO BE ABANDONED.
21. STREET SECTIONS FOR BAKE PARKWAY AND COMMERCENTRE DRIVE ARE BASED ON OCPW STD. SECTIONS. ALTON PARKWAY SECTIONS ARE PER A CITY APPROVED DEVELOPMENT AGREEMENT. ALL OTHER PROPOSED STREET SECTIONS ARE PROJECT SPECIFIC MODIFIED SECTIONS SUBMITTED FOR APPROVAL.
22. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS TO BE APPROVED UNDER THIS MAP IS 2,379.
23. PROPERTY RELINQUISHES ACCESS RIGHTS TO SIDE YARDS AND REAR YARDS ABUTTING PUBLIC STREETS.

LEGAL DESCRIPTION

PORTIONS OF PARCELS 1 THROUGH 3, INCLUSIVE, OF LOT LINE ADJUSTMENT NO. LLA–2006–01 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED MARCH 7, 2007, AS INSTRUMENT NO. 2007000146261 OF OFFICIAL RECORDS OF SAID COUNTY.
PARCEL 2 OF LOT LINE ADJUSTMENT NO. LLA–2002–02 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED OCTOBER 30, 2002, AS INSTRUMENT NO. 20020948495 OF OFFICIAL RECORDS OF SAID COUNTY.
A PORTION OF LOT B OF PARCEL MAP NO. 97–173 AS SHOWN ON A MAP FILED IN BOOK 301, PAGES 43, 44 AND 45, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALL OF TRACT NO. 16224 AS SHOWN ON A MAP FILED IN BOOK 824, PAGES 36 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 8 OF TRACT NO. 14792 AS SHOWN ON A MAP FILED IN BOOK 713, PAGES 12 THROUGH 18, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNERS:

BAKER RANCH PROPERTIES L.L.C.
3 CORPORATE PARK
SUITE 220
IRVINE, CA 92606
(949) 475-0890

SHEA/BAKER RANCH ASSOC. L.L.C.
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
(951) 739-9700

LOT SUMMARY TABLE

LOT No.	LAND USE
1-410, 412-645, 661-663	FUTURE RESIDENTIAL
407-414	MIXED USE
646-654	PARK SITE
653, 660	CENTRAL LINEAR PARK
655	TRAIL/OPEN SPACE
A-WWWW, YYYY- ZZZZZ, AAAAAA-MMMMMM	OPEN SPACE/SLOPE
XXXX	WATER QUALITY BASIN
656-659	TRAIL/FLOOD CONTROL

PLANNING AREA ACREAGE SUMMARY

Planning Area	Gross Acreage
1A	48.38
1B	11.83
1C	36.86
1D	29.53
1E	55.54
1F	40.57
1G	16.92
1H	22.51
1I	30.81
1J	1.18
1K	25.14
1L	38.58
7	14.92
Total	372.77

STATEMENT OF OWNERSHIP

REGISTERED PROFESSIONAL ENGINEER EDWARD A. MANDICH No. 59089 CIVIL STATE OF CALIFORNIA

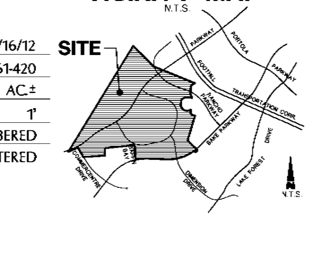
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

______________________ DATE __________

VICINITY MAP

N.T.S.

DATE	03/16/12
W.O.	61-420
GROSS AREA	372.8 AC.±
CONTOUR INTERVAL	1'
TOTAL LOTS	663 NUMBERED
	143 LETTERED



NUMBERED LOTS - Single Family Residential

Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F
1	4,035	52	3,828	105	9,757	156	5,096	209	3,699	260	3,739	311	4,785	362	4,500	436	5,031	497	4,193	548	4,399	599	4,505
2	3,512	53	3,810	106	10,885	157	5,130	210	3,924	261	3,761	312	4,701	363	4,850	437	4,645	498	5,174	549	5,547	600	4,505
3	3,627	54	3,795	107	7,458	158	5,130	211	4,716	262	3,782	313	4,656	364	4,860	438	4,566	499	4,346	550	4,995	601	4,506
4	4,311	55	4,071	108	5,931	159	5,130	212	7,570	263	3,583	314	4,655	365	5,067	439	4,611	500	5,157	551	4,645	602	4,636
5	5,822	56	4,302	109	5,830	160	5,130	213	5,020	264	4,561	315	4,815	366	5,274	440	4,583	501	5,470	552	12,581	603	4,760
6	4,561	57	5,009	110	5,885	161	5,130	214	4,205	265	4,841	316	4,815	367	5,063	441	4,504	502	5,325	553	11,694	604	4,888
7	3,743	58	4,611	111	5,877	162	5,130	215	3,901	266	3,931	317	4,663	368	4,951	442	4,720	503	5,105	554	4,325	605	5,002
8	3,920	59	4,814	112	5,822	163	5,130	216	3,846	267	4,111	318	4,669	369	7,982	443	5,953	504	5,666	555	8,502	606	5,103
9	3,857	60	5,347	113	5,968	164	5,130	217	3,647	268	3,959	319	4,677	370	8,174	444	6,857	505	5,548	556	12,547	607	5,288
10	3,816	61	4,931	114	6,697	165	5,130	218	3,488	269	4,038	320	4,591	371	6,264	445	7,758	506	4,911	557	9,037	608	5,752
11	3,646	62	4,732	115	6,544	166	5,053	219	3,530	270	3,759	321	4,500	372	7,797	446	6,862	507	4,400	558	8,071	609	6,208
12	3,720	63	5,584	116	6,710	167	7,087	220	3,604	271	3,929	322	4,500	373	6,840	447	6,296	508	4,269	559	7,139	610	7,064
13	3,859	64	5,333	117	9,023	168	7,463	221	4,106	272	4,104	323	4,605	374	6,448	448	7,501	509	5,326	560	6,506	611	5,073
14	4,006	65	4,322	118	10,692	169	7,586	222	3,915	273	3,677	324	5,871	375	6,941	449	4,982	510	4,746	561	6,270	612	5,654
15	4,152	66	4,195	119	13,141	170	8,533	223	4,427	274	4,019	325	8,317	376	6,953	450	4,501	511	5,573	562	6,254	613	8,444
16	4,289	67	3,940	120	7,437	171	10,550	224	3,816	275	3,779	326	5,466	377	6,199	451	4,501	512	4,677	563	6,252	614	7,960
17	4,002	68	3,870	121	7,087	172	8,220	225	3,829	276	3,377	327	5,163	378	6,184	452	4,965	513	4,660	564	6,249	615	5,628
18	4,551	69	4,160	122	6,647	173	7,071	226	3,805	277	3,790	328	4,882	379	6,765	453	4,497	514	4,280	565	6,243	616	6,338
19	4,684	70	4,151	123	7,058	174	5,888	227	3,790	278	3,680	329	4,690	380	6,621	454	3,999	515	4,372	566	5,639	617	5,000
20	4,087	71	4,032	124	7,161	175	6,190	228	3,787	279	3,556	330	4,623	381	6,690	455	3,999	516	5,453	567	5,000	618	5,007
21	4,348	72	3,908	125	6,924	176	5,394	229	3,805	280	4,022	331	4,709	382	6,123	456	4,398	517	6,220	568	6,911	619	5,090
22	4,028	73	3,816	126	11,361	177	5,362	230	3,812	281	3,663	332	4,913	383	8,628	457	5,227	518	5,109	569	6,988	620	5,157
23	3,936	74	3,831	127	8,576	178	5,330	231	4,736	282	3,500	333	5,134	384	7,113	458	4,950	519	4,822	570	6,939	621	5,753
24	3,843	75	3,847	128	8,301	179	5,297	232	4,590	283	3,469	334	5,355	385	7,015	459	4,949	520	4,720	571	6,885	622	9,662
25	3,751	76	3,862	129	7,949	180	5,265	233	3,379	284	4,499	335	5,566	386	7,407	460	5,284	521	5,321	572	6,565	623	4,841
26	4,390	77	3,878	130	8,080	181	5,160	234	3,432	285	5,000	336	6,048	387	7,441	461	4,557	522	5,177	573	7,922	624	4,681
27	5,234	78	3,893	131	8,003	182	5,270	235	3,522	286	3,438	337	6,151	388	6,410	462	4,401	523	5,223	574	4,938	625	4,734
28	4,528	79	3,875	132	6,965	183	5,188	236	3,526	287	3,666	338	8,160	389	6,306	463	4,400	524	4,936	575	4,500	625	4,654
29	4,539	80	3,829	133	6,655	184	5,002	237	3,511	288	3,840	339	5,544	390	6,394	464	4,477	525	5,382	576	4,500	627	4,625
30	4,412	81	3,835	134	6,519	185	5,491	238	3,746	289	3,740	340	5,382	391	6,437	465	5,728	526	4,926	577	4,500	628	4,608
31	4,229	82	3,852	135	6,391	186	6,460	239	3,823	290	3,591	341	5,232	392	6,249	466	4,950	527	5,220	578	4,500	629	4,591
32	4,236	83	3,847	136	12,288	187	5,167	240	4,602	291	3,766	342	5,332	393	6,019	467	4,859	528	6,946	579	7,489	630	4,586
33	5,163	84	3,730	137	6,307	188	5,321	241	5,311	292	3,657	343	5,005	394	8,723	468	4,937	529	4,635	580	10,339	631	4,595
34	5,750	85	4,070	138	8,030	189	5,336	242	3,905	293	3,499	344	5,005	395	7,434	469	4,397	530	4,081	581	5,972	632	4,613
35	5,686	88	9,477	139	7,178	190	5,257	243	4,211	294	3,465	345	4,550	396	6,225	470	4,081	531	4,000	582	5,900	633	4,615
36	4,322	89	7,224	140	5,552	191	5,257	244	3,730	295	3,444	346	4,852	397	11,218	471	4,400	532	5,305	583	5,900	634	4,614
37	5,114	90	7,671	141	5,549	192	5,257	245	3,640	296	3,425	347	4,849	421	4,928	472	4,922	533	4,913	584	6,478	635	4,629
38	4,718	91	8,003	142	5,261	193	5,257	246	3,676	297	3,628	348	4,856	422	4,309	473	4,982	534	4,500	585	5,031	636	4,637
39	4,519	92	8,371	143	5,273	194	5,257	247	3,664	298	3,514	349	4,945	423	4,445	474	5,019	535	4,500	586	5,071	637	4,627
40	4,302	93	7,702	144	5,427	195	5,257	248	3,651	299	3,929	350	5,241	424	4,373	475	5,113	536	4,500	587	5,224	638	5,264
41	4,069	94	7,660	145	5,532	196	5,544	249	3,645	300	4,497	351	5,054	425	4,472	476	5,192	537	4,500	588	7,485	639	6,922
42	4,426	95	8,235	146	5,570	197	5,966	250	3,645	301	4,388	352	5,823	426	4,503	477	4,730	538	4,515	589	4,721	640	5,174
43	4,228	96	7,392	147	5,545	198	6,903	251	3,660	302	5,600	353	6,650	427	4,460	478	4,054	539	4,713	590	4,790	641	4,733
44	4,014	97	9,639	148	5,452	199	7,564	252	4,583	303	5,345	354	5,230	428	4,605	479	4,209	540	5,804	591	4,800	642	8,657
45	3,740	98	11,785	149	5,334	200	9,832	253	4,895	304	4,188	355	5,205	429	4,751	480	4,434	541	4,476	592	4,800	643	4,585
46	3,747	99	10,401	150	5,313	203	5,923	254	3,396	305	5,209	356	5,208	430	4,896	491	5,465	542	4,001	593	4,800	644	5,153
47	3,834	100	8,353	151	5,327	204	4,559	255	3,413	306	7,737	357	4,746	431	5,042	492	5,171	543	4,003	594	4,944	645	6,828
48	3,843	101	9,256	152	5,105	205	4,075	256	3,415	307	7,259	358	4,710	432	5,158	493	4,606	544	4,000	595	6,018		
49	4,336	102	11,966	153	6,477	206	3,698	257	3,411	308	9,764	359	4,994	433	5,149	494	4,343	545	4,000	596	5,625		
50	4,477	103	8,155	154	5,442	207	3,638	258	3,400	309	5,546	360	5,107	434	5,167	495	4,284	546	4,000	597	6,865		
51	3,846	104	9,221	155	5,000	208	3,532	259	3,388	310	5,221	361	4,511	435	5,334	496	4,221	547	4,000	598	5,376		

Multi-Family/Parks/Retail

Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE
86	177,220	Low-Med. Density Res.	408	149,056	Mixed-Use*****	482	147,693	Low-Med. Density Res.	651	133,350	Park- H.O.A. maintained***
87	115,158	Low-Med. Density Res.	409	174,405	Mixed-Use*****	483	103,282	Low-Med. Density Res.	652	40,615	Park- H.O.A. maintained***
201	79,981	Low-Med. Density Res.	410	253,443	Mixed-Use*****	484	116,230	Low-Med. Density Res.	653	323,877	Park- H.O.A. maintained***
202	89,962	Low-Med. Density Res.	411	130,112	Mixed-Use*****	485	221,849	Low-Med. Density Res.	654	32,520	Park- H.O.A. maintained***
398	78,431	Low-Med. Density Res.	412	217,502	Mixed-Use*****	486	46,292	Low-Med. Density Res.	655	14,397	Trail/Open Space - H.O.A. maint.
399	99,637	Low-Med. Density Res.	413	404,084	Mixed-Use	487	69,990	Low-Med. Density Res.	656	15,630	Trail/Flood Control - H.O.A. maint.
400	98,595	Low-Med. Density Res.	414	39,460	Mixed-Use	488	116,896	Low-Med. Density Res.	657	42,047	Trail/Flood Control - H.O.A. maint.
401	49,532	Low-Med. Density Res.	415	131,526	Med. Density Res.	489	44,299	Low-Med. Density Res.	658	85,750	Trail/Flood Control - H.O.A. maint.
402	82,053	Low-Med. Density Res.	416	93,027	Med. Density Res.	490	117,889	Low-Med. Density Res.	659	61,961	Trail/Flood Control - H.O.A. maint.
403	90,807	Low-Med. Density Res.	417	193,408	Med. Density Res.	646	110,984	Park- H.O.A. maintained***	660	32,639	Park- H.O.A. maintained***
404	99,977	Low-Med. Density Res.	418	101,570	Med. Density Res.	647	324,751	Park- City maintained ****	661	42,137	Low-Med. Density Res.
405	175,969	Low-Med. Density Res.	419	135,343	Med. Density Res.	648	34,636	Park- H.O.A. maintained***	662	67,964	Low-Med. Density Res.
406	86,856	Low-Med. Density Res.	420	142,477	Med. Density Res.	649	96,811	Park- H.O.A. maintained***	663	68,777	Low-Med. Density Res.
407	124,272	Mixed-Use*****	481	91,205	Low-Med. Density Res.	650	82,385	Park- H.O.A. maintained***			

*** HOA maintained parks will include an easement for public access and shall be accessible to the public with the exception of the private HOA recreation centers

**** City community park will be dedicated in fee to the city of Lake Forest

***** Lots 407-412 are subject to potential dedication to the City of Lake Forest for affordable housing purposes as defined in the Development Agreement dated October 20, 2010

Lettered Lots (H.O.A. Maintained unless otherwise noted)

Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE	Lot No.	S.F	USE
A	3,787	Open Space/Slope	V	3,068	Open Space/Slope	QQ	12,688	Open Space/Slope	LLL	1,980	Open Space/Slope	GGGG	466	Open Space/Slope	BBBBB	1,454	Open Space/Slope	WWWWWW	2,040	Open Space/Slope
B	14,551	Open Space/Slope	W	2,101	Open Space/Slope	RR	39,609	Open Space/Slope	MMM	1,915	Open Space/Slope	HHHH	612	Open Space/Slope	CCCCC	1,056	Open Space/Slope	XXXXX	5,253	Open Space/Slope
C	27,431	Open Space/Slope	X	29,296	Open Space/Slope	SS*	94,379	Open Space/Slope	NNN	773	Open Space/Slope	IIII	696	Open Space/Slope	DDDDD	6,105	Open Space/Slope	YYYYY	1,733	Open Space/Slope
D	802	Open Space/Slope	Y	96,020	Open Space/Slope	TT	7,169	Open Space/Slope	OOO	1,600	Open Space/Slope	JJJJ	3,351	Open Space/Slope	EEEEE	6,177	Open Space/Slope	ZZZZZ	25,796	Open Space/Slope
E	791	Open Space/Slope	Z	28,199	Open Space/Slope	UU	24,303	Open Space/Slope	PPP	3,369	Open Space/Slope	KKKK	967	Open Space/Slope	FFFFF	15,508	Open Space/Slope	AAAAAA	25,935	Open Space/Slope
F	704	Open Space/Slope	AA	2,038	Open Space/Slope	VV	27,956	Open Space/Slope	QQQ**	115,603	Open Space/Slope	LLLL	14,563	Open Space/Slope	GGGGG	915	Open Space/Slope	BBBBBB	87,810	Open Space/Slope
G	748	Open Space/Slope	BB	700	Open Space/Slope	WW	17,048	Open Space/Slope	RRR	32,668	Open Space/Slope	MMMM	20,507	Open Space/Slope	HHHHH	944	Open Space/Slope	CCCCCC	18,898	Open Space/Slope
H	47,789	Open Space/Slope	CC	640	Open Space/Slope	XX	27,692	Open Space/Slope	SSS	11,215	Open Space/Slope	NNNN	514	Open Space/Slope	IIIII	11,002	Open Space/Slope	DDDDDD	25,034	Open Space/Slope
I	6,470	Open Space/Slope	DD	777	Open Space/Slope	YY	13,931	Open Space/Slope	TTT	34,705	Open Space/Slope	OOOO	10,580	Open Space/Slope	JJJJJ	4,796	Open Space/Slope	EEEEEE	25,696	Open Space/Slope
J	5,131	Open Space/Slope	EE	2,172	Open Space/Slope	ZZ**	43,904	Open Space/Slope	UUU**	75,125	Open Space/Slope	PPPP	59,371	Open Space/Slope	KKKKK	1,106	Open Space/Slope	FFFFFF	86,024	Open Space/Slope
K	25,435	Open Space/Slope	FF	1,402	Open Space/Slope	AAA	28,206	Open Space/Slope	VVV	1,234	Open Space/Slope	QQQQ	12,970	Open Space/Slope	LLLLL	1,495	Open Space/Slope	GGGGGG	24,931	Open Space/Slope
L	23,757	Open Space/Slope	GG	53,259	Open Space/Slope	BBB	63,165	Open Space/Slope	WWW	2,398	Open Space/Slope	RRRR	102,179	Open Space/Slope	MMMMM	5,327	Open Space/Slope	HHHHHH	12,050	Open Space/Slope
M	1,640	Open Space/Slope	HH	16,049	Open Space/Slope	CCC	13,330	Open Space/Slope	XXX	21,562	Open Space/Slope	SSSS	52,340	Open Space/Slope	NNNNN	124,988	Open Space/Slope	IIIIII	6,799	Open Space/Slope
N	2,769	Open Space/Slope	II	2,031	Open Space/Slope	DDD	16,921	Open Space/Slope	YYY	1,725	Open Space/Slope	TTTT	81,555	Open Space/Slope	OOOOO	2,206	Open Space/Slope	JJJJJJ	10,489	Open Space/Slope
O	63,638	Open Space/Slope	JJ	8,141	Open Space/Slope	EEE	26,979	Open Space/Slope	ZZZ	4,625	Open Space/Slope	UUUU	123,742	Open Space/Slope	PPPPP	2,161	Open Space/Slope	KKKKKK	1,094	Open Space/Slope
P	12,764	Open Space/Slope	KK	968	Open Space/Slope	FFF**	325,754	Open Space/Slope	AAAA	720	Open Space/Slope	VVVV	43,815	Open Space/Slope	QQQQQ	3,464	Open Space/Slope	LLLLLL	1,184	Open Space/Slope
Q	516	Open Space/Slope	LL	1,983	Open Space/Slope	GGG	900	Open Space/Slope	BBBB	1,093	Open Space/Slope	WWWW	3,589	Open Space/Slope	RRRRR	1,280	Open Space/Slope	MMMMMM	726	Open Space/Slope
R	1,507	Open Space/Slope	MM	5,715	Open Space/Slope	HHH	1,824	Open Space/Slope	CCCC	1,192	Open Space/Slope	XXXX*	188,759	Open Space/Slope	SSSSS	5,258	Open Space/Slope			
S	852	Open Space/Slope	NN	35,837	Open Space/Slope	III	1,980	Open Space/Slope	DDDD	1,104	Open Space/Slope	YYYY	14,297	Open Space/Slope	TTTTT	1,370	Open Space/Slope			
T	43,803	Open Space/Slope	OO	724	Open Space/Slope	JJJ	1,009	Open Space/Slope	EEEE	74,011	Open Space/Slope	ZZZZ	1,537	Open Space/Slope	UUUUU	3,983	Open Space/Slope			
U	9,372	Open Space/Slope	PP	16,993	Open Space/Slope	KKK	1,018	Open Space/Slope	FFFF	1,089	Open Space/Slope	AAAAA	1,324	Open Space/Slope	VVVVV	2,816	Open Space/Slope			

* City maintained lots

** Borrego Wash- maintained by Fish & Game or Conservancy

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

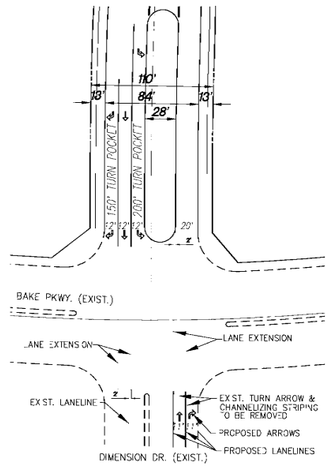
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

WO: 0061–420 RM: 269 BIN: 317–A DOC: 68610
PLOTTED BY: Dien Vu DATE: Mar. 29, 2012 11:31:45 AM FILE: F:\0418\Engineering\TR_16466\TTM 16466\TTM 16466 Sheet 1.dwg

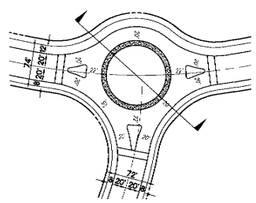
STREET SECTIONS

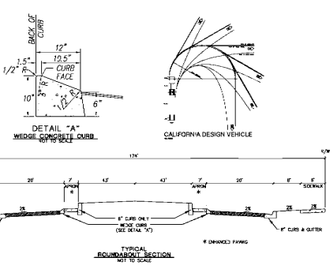
NOTE: STREET SECTIONS FOR BAKE PKWY. AND COMMERCENTRE DR. ARE BASED ON OCPW STD. SECTIONS. ALTON PKWY. SECTIONS ARE PER A CITY APPROVED DEVELOPMENT AGREEMENT. ALL OTHER PROPOSED STREET SECTIONS ARE PROJECT SPECIFIC MODIFIED SECTIONS SUBMITTED FOR APPROVAL



DIMENSION DRIVE/BAKE PKWY. INTERSECTION DETAIL

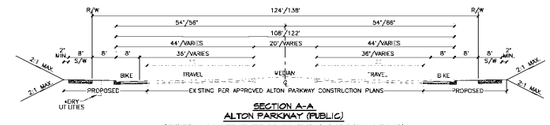
SCALE 1"=50'





ROUNDABOUT DETAIL

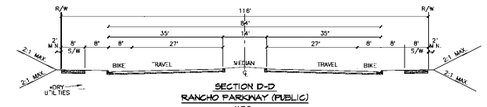
NTS



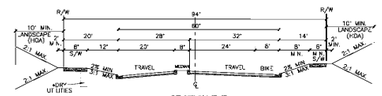
SECTION A-A
ALTON PARKWAY (PUBLIC)
('124' R/W - COMMERCENTRE DR. TO 450' W'LY OF RANCHO PKWY.)
('138' R/W - FROM 450' W'LY OF RANCHO PKWY. TO RANCHO PKWY.)
N.T.S.

SECTION B-B
ALTON PARKWAY (PUBLIC)
(EXISTING-E'LY OF RANCHO PARKWAY)
N.T.S.

SECTION C-C
BAKE PARKWAY (PUBLIC)
N.T.S.

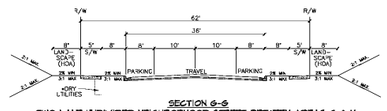


SECTION D-D
RANCHO PARKWAY (PUBLIC)
N.T.S.

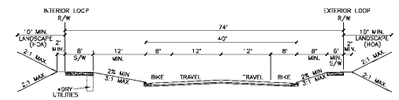


SECTION E-E
LOOP ROAD
PORTION OF "A", "B", "UU" & "NNN" STREETS (PUBLIC)
FROM INTERSECT ON ℄ ALTON PARKWAY TO APPROXIMATEL.' 200 SOUT-ERLY
N.T.S.

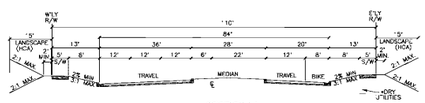
SECTION F-F
COMMERCENTRE DRIVE (PUBLIC)
(EXISTING PER APPROVED CONST. PLANS)
N.T.S.



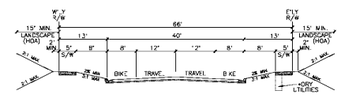
SECTION G-G
TWO-LANE UNDIVIDED NEIGHBORHOOD STREET BETWEEN AREAS G & H
PORTION OF "VV" STREET (PUBLIC)
"NN" STREET - "UU" STREET (PUBLIC)
(PARKING BOTH SIDES)
N.T.S.



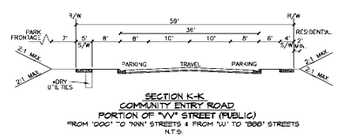
SECTION H-H
LOOP ROAD
PORTION OF "A" & "B" STREETS
FROM 150' NORTH OF "R" STREET INTERSECTION TO 200' NORTH OF "SS" STREET INTERSECTION
A PORTION OF "UU" & "NNN" STREETS (PUBLIC)
N.T.S.



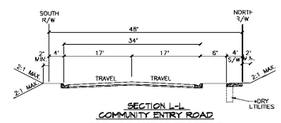
SECTION I-I
COMMUNITY ENTRY ROAD (AT BAKE PKWY.)
"DIMENSION DRIVE" (PUBLIC)
N.T.S.



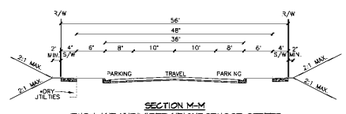
SECTION J-J
COMMUNITY ENTRY ROAD
PORTION OF "DIMENSION DRIVE" (PUBLIC)
N.T.S.



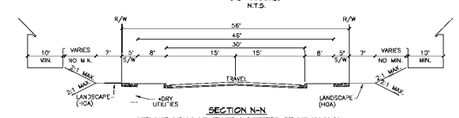
SECTION K-K
COMMUNITY ENTRY ROAD
PORTION OF "VV" STREET (PUBLIC)
*FROM "DDD" TO "NNN" STREETS & FROM "W" TO "BBB" STREETS
N.T.S.



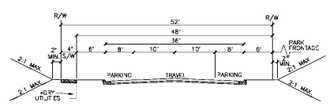
SECTION L-L
COMMUNITY ENTRY ROAD
FROM COMMERCENTRE DRIVE
"HHHH" STREET (PUBLIC)
(NO PARKING)
N.T.S.



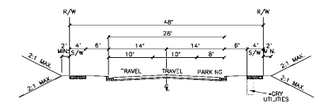
SECTION M-M
TWO-LANE UNDIVIDED NEIGHBORHOOD STREET
PORTION OF "G", "K", "M", "N", & "VV" STREETS (PUBLIC)
"D", "E", "F", "H", "J", "O", "P", "Q", "S"-"X", "AA", "CC"- "FF", "HH"-"NN"
"PPP"-"SS","WW"-"YYYY", "DDD", "GGG", "RRRR","TTTT", "VVVV"-"BBBB", "DDDD"-"GGGG", & "IIII"
(PARKING BOTH SIDES)
N.T.S.



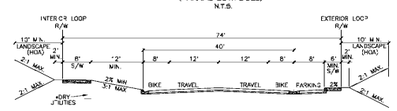
SECTION N-N
NEIGHBORHOOD ENTRY STREET SECTION N-N
PORTION OF "C", & "S" STREETS (PUBLIC)
& "I", "R", "Y", "Z", "BB", "SS", "CC", "TT", & "UU" STREETS (PUBLIC)
(NO PARKING)
N.T.S.



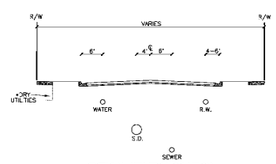
SECTION O-O
TWO-LANE UNDIVIDED NEIGHBORHOOD STREET (MODIFIED)
PORTION OF "C", "K", "M", "N", "JJ" & "MM" STREETS & "L" STREET (PUBLIC)
(PARKING BOTH SIDES)
N.T.S.



SECTION P-P
SINGLE LOADED NEIGHBORHOOD STREET
"PPP" & CCCC" STREETS (PUBLIC)
(PARK NO ONE SIDE ONLY)
N.T.S.



SECTION S-S
LOOP ROAD
A PORTION OF "B" STREET (PUBLIC)
FROM 70' SOUTH OF "MM" STREET INTERSECTION TO 400' SOUTH
PARALLEL PARKING ADJACENT TO PARK
N.T.S.



TYPICAL UTILITY LOCATION
N.T.S.

TYPICAL UTILITY LOCATION

* DRY UTILITY LOCATION SHOWN IS A TYPICAL LOCATION, ACTUAL PLACEMENT OF DRY UTILITIES MAY BE ON ONE OR BOTH SIDES OF STREET AS DETERMINED BY UTILITY PROVIDERS.

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING • ENGINEERING • SURVEYING
Steve Hughes - Irvine, CA 92618
FX: (949) 583-0758 - PH: (949) 583-1010

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

WO: 0061-420 PM: 269 BIN: 317-A DOC: 66610
PLOTTED BY: Dee Vu DATE: Mar. 20, 2012 08:53:25 AM FILE: F:\0418\Engineering\TR_16466\TM 16466\TM 16466 Sheet 2.dwg

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.

NOTE: SEE SHEET 2 FOR STREET SECTIONS "A" THROUGH "P"

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

SHEET 3 OF 9

WO: 0061-420 RM: 269 BIN: 317-A DOC: 68610

PLOTTED BY: Dan Vu DATE: Mar. 20, 2012 09:47:02 AM FILE: F:\0418\Engineering\IR_16466\TM 16466\TM 16466 Sheet 3.dwg

NOTE: SEE SHEET 2 FOR STREET SECTIONS "A" THROUGH "P"

GRAPHIC SCALE: 1"=100'

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

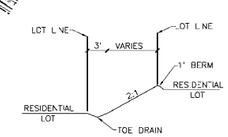
HUNSAKER & ASSOCIATES IRVINE, INC.

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

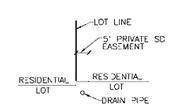
SHEET 4 OF 9

WO: 0061-420 RM: 269 BIN: 317-A DOC: 68610

PLOTTED BY: Dien Vu DATE: Mar. 29, 2012 10:26:59 AM FILE: F:\0418\Engineering\TR_16466\TTM 16466\TTM 16466 Sheet 4.dwg



SECTION U-U
N.T.S.



SECTION V-V
N.T.S.

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING · ENGINEERING · SURVEYING
Three Hughes · Irvine, CA 92618
PH: (949) 583-1010 · FX: (949) 583-0759

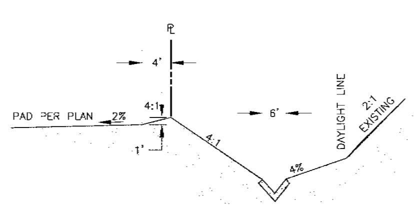
NOTE: SEE SHEET 2 FOR STREET SECTIONS "A" THROUGH "P"

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

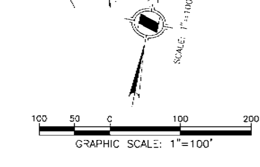
SHEET 5 OF 9

PLOTTED BY: Dae Vo DATE: Mar. 20, 2012 08:52:48 AM FILE: F:\0418\Engineering\TR_16466\TM 16466\TM 16466 Sheet 5.dwg

WO: 0061-420 PM: 269 BIN: 317-A DOC: 58610



SECTION R - R



NOTE: SEE SHEET 2 FOR STREET SECTIONS "A" THROUGH "P"

PREPARED FOR:

SHEA/BAKER RANCH
ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

H&A
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

WO: 0061-420 RM: 269 BIN: 317-A DOC: 68610

PLOTTED BY: Dien Vu DATE: Mar. 21, 2012 08:24:03 AM FILE: F:\0418\Engineering\TR_16466\TTM 16466\TTM 16466 Sheet 6.dwg

NOTE: SEE SHEET 2 FOR STREET SECTIONS "A" THROUGH "P"

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

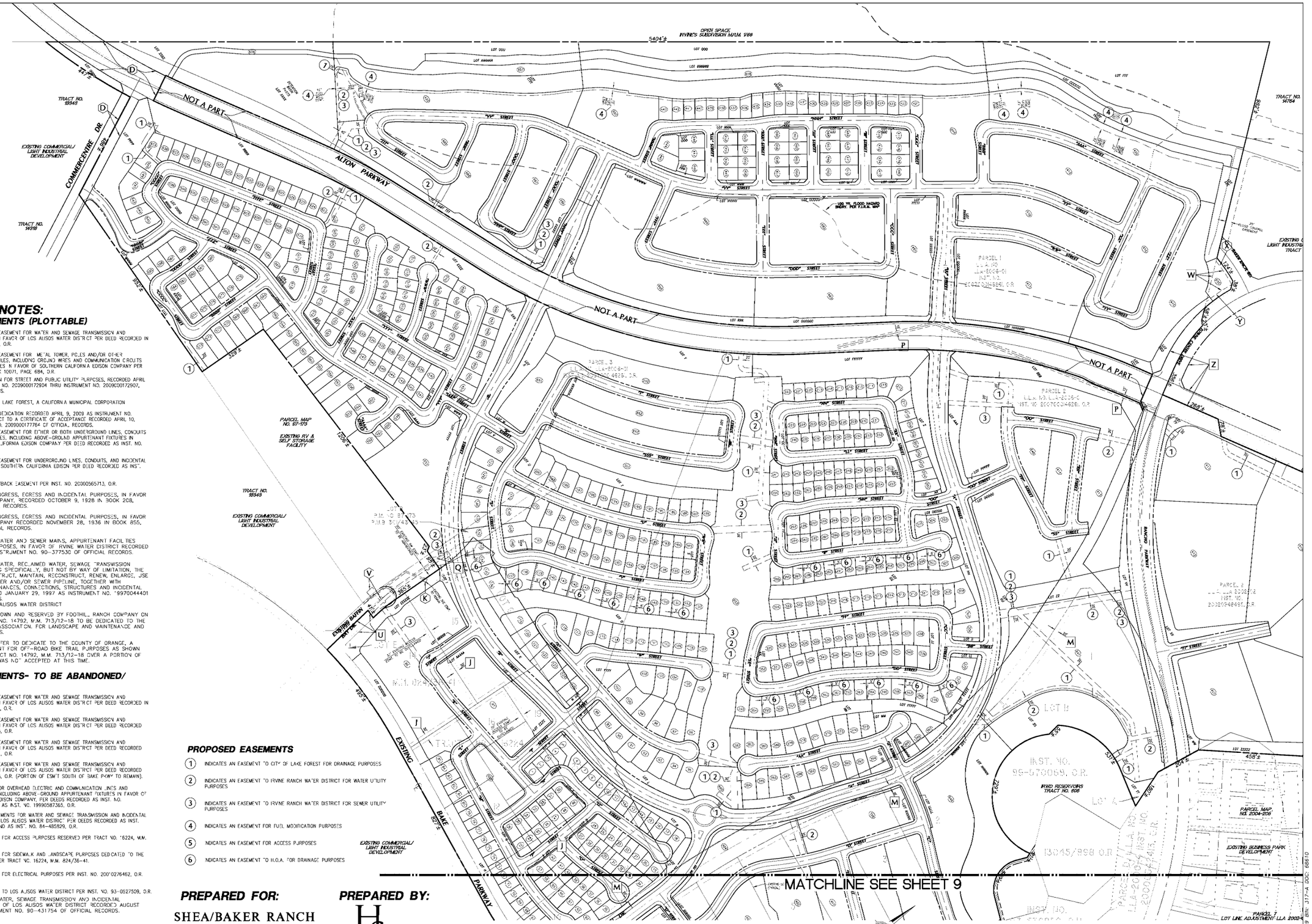
HUNSAKER & ASSOCIATES IRVINE, INC
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
PH: (949) 583-1010 FX: (949) 583-0759

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

SHEET 7 OF 9

WO: 0061-420 PM: 269 BIN: 317-A DOC: 686610

PLOTTED BY: Dan Vu DATE: Mar. 20, 2012 09:50:03 AM FILE: F:\0418\Engineering\TR_16466\TTM 16466\TTM 16466 Sheet 7.dwg



EASEMENT NOTES:

EXISTING EASEMENTS (PLOTTABLE)

(B) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED IN BOOK 13404, PAGE 1021, O.R.

(C) INDICATES AN EXISTING EASEMENT FOR METAL TOWER, POLES AND/OR OTHER STRUCTURES, WIRES, CABLES, INCLUDING GROUND WIRES AND COMMUNICATION CIRCUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED IN BOOK 10071, PAGE 684, O.R.

(D) AN OFFER OF DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED APRIL 9, 2009 AS INSTRUMENT NO. 2009000172904 THRU INSTRUMENT NO. 2009000172907, ALL OF OFFICIAL RECORDS.

TO: CITY OF LAKE FOREST, A CALIFORNIA MUNICIPAL CORPORATION

THE ABOVE OFFER FOR DEDICATION RECORDED APRIL 9, 2009 AS INSTRUMENT NO. 2009000172905 IS SUBJECT TO A CERTIFICATE OF ACCEPTANCE RECORDED APRIL 10, 2009 AS INSTRUMENT NO. 2009000177764 OF OFFICIAL RECORDS.

(K) INDICATES AN EXISTING EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED AS INST. NO. 93-529677, O.R.

(L) INDICATES AN EXISTING EASEMENT FOR UNDERGROUND LINES, CONDUITS, AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DEED RECORDED AS INST. NO. 91-635627, O.R.

(N) INDICATES A FUTURE SETBACK EASEMENT PER INST. NO. 20000565713, O.R.

(R) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE WHITING COMPANY, RECORDED OCTOBER 9, 1928 IN BOOK 208, PAGE 81 OF OFFICIAL RECORDS.

(S) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE WHITING COMPANY RECORDED NOVEMBER 28, 1936 IN BOOK 855, PAGE 318 OF OFFICIAL RECORDS.

(T) AN EASEMENT FOR WATER AND SEWER MAINS, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF IRVINE WATER DISTRICT RECORDED JULY 18, 1990 AS INSTRUMENT NO. 90-377530 OF OFFICIAL RECORDS.

(V) AN EASEMENT FOR WATER, RECLAIMED WATER, SEWAGE TRANSMISSION PURPOSES, INCLUDING SPECIFICALLY, BUT NOT BY WAY OF LIMITATION, THE RIGHT TO LAY, CONSTRUCT, MAINTAIN, RECONSTRUCT, RENEW, ENLARGE, USE AND OPERATE A WATER AND/OR SEWER PIPELINE, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS, STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 19970044401 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ALISOS WATER DISTRICT

(X) AN EASEMENT AS SHOWN AND RESERVED BY FOOTHILL RANCH COMPANY ON THE MAP OF TRACT NO. 14792, M.M. 713/12-18 TO BE DEDICATED TO THE FOOTHILL BUSINESS ASSOCIATION FOR LANDSCAPE AND MAINTENANCE AND INCIDENTAL PURPOSES.

(Y) THE IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF ORANGE, A RECREATION EASEMENT FOR OFF-ROAD BIKE TRAIL PURPOSES AS SHOWN ON THE MAP OF TRACT NO. 14792, M.M. 713/12-18 OVER A PORTION OF LOT B. SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

EXISTING EASEMENTS- TO BE ABANDONED/ REDEDICATED

(A) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED IN BOOK 13404, PAGE 1049, O.R.

(E) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 90-431755, O.R.

(F) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 90-378041, O.R.

(G) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 89-030148, O.R. (PORTION OF ESMT SOUTH OF BAKE PKWY TO REMAIN).

(H) INDICATES EASEMENTS FOR OVERHEAD ELECTRIC AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEEDS RECORDED AS INST. NO. 19990587364, O.R., AND AS INST. NO. 19990587365, O.R.

(I) INDICATES EXISTING EASEMENTS FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEEDS RECORDED AS INST. NO. 84-485828, O.R., AND AS INST. NO. 84-485829, O.R.

(J) INDICATES AN EASEMENT FOR ACCESS PURPOSES RESERVED PER TRACT NO. 16224, M.M. 824/36-41.

(M) INDICATES AN EASEMENT FOR SIDEWALK AND LANDSCAPE PURPOSES DEDICATED TO THE CITY OF LAKE FOREST PER TRACT NO. 16224, M.M. 824/36-41.

(P) INDICATES AN EASEMENT FOR ELECTRICAL PURPOSES PER INST. NO. 2007027646 2, O.R.

(Q) INDICATES AN EASEMENT TO LOS ALISOS WATER DISTRICT PER INST. NO. 93-0527509, O.R.

(U) AN EASEMENT FOR WATER, SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED AUGUST 15, 1990 AS INSTRUMENT NO. 90-431754 OF OFFICIAL RECORDS.

(W) AN EASEMENT FOR SEWAGE LIFT STATION, SEWER AND WATER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF IRVINE RANCH WATER DISTRICT RECORDED OCTOBER 2, 1993 AS INSTRUMENT NO. 93-0719309 OF OFFICIAL RECORDS.

(Z) AN EASEMENT FOR PUBLIC ROAD, HIGHWAY RIGHT OF WAY (ALTON PARKWAY AND TOWN CENTRE DRIVE) AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1998 AS INSTRUMENT NO. 19980035008 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LAKE FOREST, A CALIFORNIA MUNICIPAL CORPORATION

PROPOSED EASEMENTS

(1) INDICATES AN EASEMENT TO CITY OF LAKE FOREST FOR DRAINAGE PURPOSES

(2) INDICATES AN EASEMENT TO IRVINE RANCH WATER DISTRICT FOR WATER UTILITY PURPOSES

(3) INDICATES AN EASEMENT TO IRVINE RANCH WATER DISTRICT FOR SEWER UTILITY PURPOSES

(4) INDICATES AN EASEMENT FOR FUEL MODIFICATION PURPOSES

(5) INDICATES AN EASEMENT FOR ACCESS PURPOSES

(6) INDICATES AN EASEMENT TO H.O.A. FOR DRAINAGE PURPOSES

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

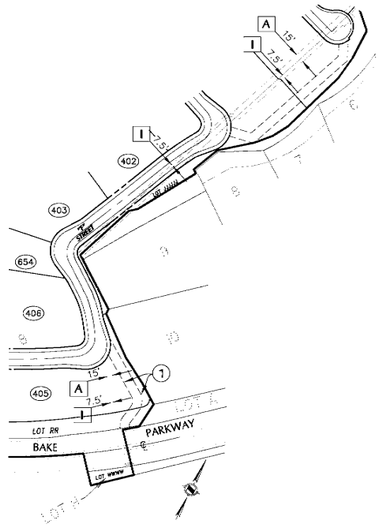
HUNSAKER & ASSOCIATES
I R V I N E , I N C
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
Ph: (949) 583-1010 • Fx: (949) 583-0759

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

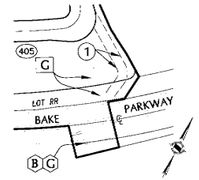
SHEET 8 OF 9

WO: 0061-420 PM: 269 BIN: 317-A DOC: 68610

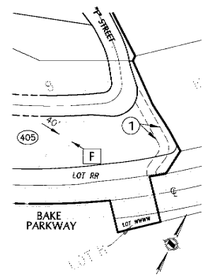
PLOTTED BY: Dae Vu DATE: Mar. 20, 2012 09:56:35 AM FILE: F:\0418\Engineering\TR_16466\TM 16466\TM 16466 Sheet 8.dwg



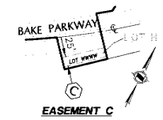
EASEMENTS A & I



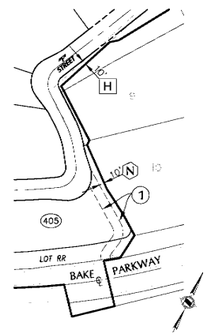
EASEMENTS B & G



EASEMENT F



EASEMENT C

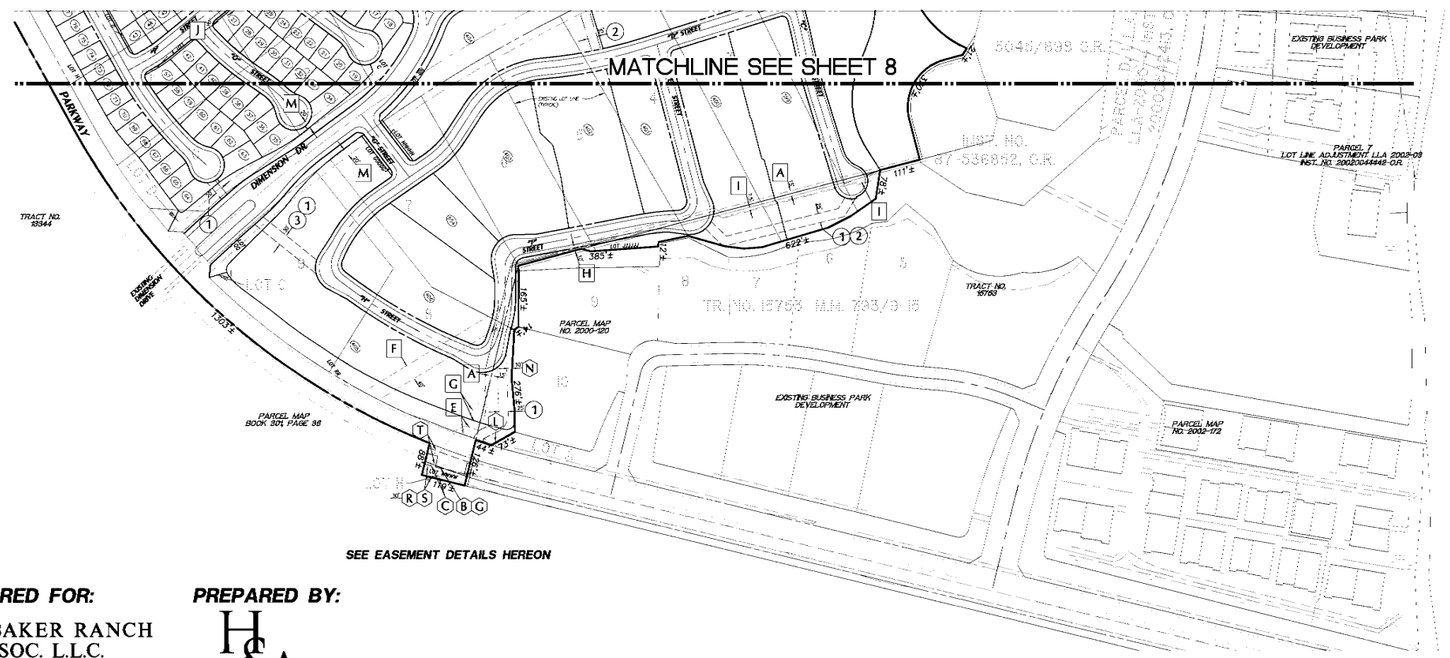


EASEMENTS H & N

EASEMENT E

EASEMENT L

EASEMENT DETAILS
NOT TO SCALE



EASEMENT NOTES:

EXISTING EASEMENTS (PLOTTABLE)

(B) INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED IN BOOK 13404, PAGE 1021, O.R.

(C) INDICATES AN EXISTING EASEMENT FOR METAL TOWER, POLES AND/OR OTHER STRUCTURES, WIRES, CABLES, INCLUDING GROUND WIRES AND COMMUNICATION CIRCUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED IN BOOK 10071, PAGE 684, O.R.

(D) AN OFFER OF DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED APRIL 9, 2009 AS INSTRUMENT NO. 20090001172904 THRU INSTRUMENT NO. 20090001172907, ALL OF OFFICIAL RECORDS.

TO: CITY OF LAKE FOREST, A CALIFORNIA MUNICIPAL CORPORATION

THE ABOVE OFFER FOR DEDICATION RECORDED APRIL 9, 2009 AS INSTRUMENT NO. 20090001172905 IS SUBJECT TO A CERTIFICATE OF ACCEPTANCE RECORDED APRIL 10, 2009 AS INSTRUMENT NO. 20090001177784 OF OFFICIAL RECORDS.

(K) INDICATES AN EXISTING EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED AS INST. NO. 93-529677, O.R.

(L) INDICATES AN EXISTING EASEMENT FOR UNDERGROUND LINES, CONDUITS, AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DEED RECORDED AS INST. NO. 91-635627, O.R.

(N) INDICATES A FUTURE SETBACK EASEMENT PER INST. NO. 20020565713, O.R.

(R) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE WHITING COMPANY, RECORDED OCTOBER 9, 1928 IN BOOK 208, PAGE 81 OF OFFICIAL RECORDS.

(S) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE WHITING COMPANY RECORDED NOVEMBER 28, 1936 IN BOOK 855, PAGE 318 OF OFFICIAL RECORDS.

(T) AN EASEMENT FOR WATER AND SEWER MAINS, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF IRVINE WATER DISTRICT RECORDED JULY 18, 1990 AS INSTRUMENT NO. 90-377530 OF OFFICIAL RECORDS.

(V) AN EASEMENT FOR WATER, RECLAIMED WATER, SEWAGE TRANSMISSION PURPOSES, INCLUDING SPECIFICALLY, BUT NOT BY WAY OF LIMITATION, THE RIGHT TO LAY, CONSTRUCT, MAINTAIN, RECONSTRUCT, RENEW, ENLARGE, USE AND OPERATE A WATER AND/OR SEWER PIPELINE, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS, STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 19970044401 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ALISOS WATER DISTRICT

(X) AN EASEMENT AS SHOWN AND RESERVED BY FOOTHILL RANCH COMPANY ON THE MAP OF TRACT NO. 14792, M.M. 713/12-18 TO BE DEDICATED TO THE FOOTHILL BUSINESS ASSOCIATION, FOR LANDSCAPE AND MAINTENANCE AND INCIDENTAL PURPOSES.

(Y) THE IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF ORANGE, A RECREATION EASEMENT FOR OFF-ROAD BIKE TRAIL PURPOSES AS SHOWN ON THE MAP OF TRACT NO. 14792, M.M. 713/12-18 OVER A PORTION OF LOT B. SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

EXISTING EASEMENTS- TO BE ABANDONED/ REDEDICATED

[A] INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED IN BOOK 13404, PAGE 1049, O.R.

[E] INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 90-431755, O.R.

[F] INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 90-37804, O.R.

[G] INDICATES AN EXISTING EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEED RECORDED AS INST. NO. 89-030148, O.R. (PORTION OF ESMT SOUTH OF BAKE PKWY TO REMAIN).

[H] INDICATES EASEMENTS FOR OVERHEAD ELECTRIC AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEEDS RECORDED AS INST. NO. 19980567364, O.R., AND AS INST. NO. 19980567365, O.R.

[I] INDICATES EXISTING EASEMENTS FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES IN FAVOR OF LOS ALISOS WATER DISTRICT PER DEEDS RECORDED AS INST. NO. 84-485828, O.R., AND AS INST. NO. 84-485829, O.R.

[J] INDICATES AN EASEMENT FOR ACCESS PURPOSES RESERVED PER TRACT NO. 16224, M.M. 824/36-41.

[M] INDICATES AN EASEMENT FOR SIDEWALK AND LANDSCAPE PURPOSES DEDICATED TO THE CITY OF LAKE FOREST PER TRACT NO. 16224, M.M. 824/36-41.

[P] INDICATES AN EASEMENT FOR ELECTRICAL PURPOSES PER INST. NO. 20010276462, O.R.

[Q] INDICATES AN EASEMENT TO LOS ALISOS WATER DISTRICT PER INST. NO. 93-0527509, O.R.

[U] AN EASEMENT FOR WATER, SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF LOS ALISOS WATER DISTRICT RECORDED AUGUST 15, 1990 AS INSTRUMENT NO. 90-431754 OF OFFICIAL RECORDS.

[W] AN EASEMENT FOR SEWAGE LIFT STATION, SEWER AND WATER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF IRVINE RANCH WATER DISTRICT RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 93-0719309 OF OFFICIAL RECORDS.

[Z] AN EASEMENT FOR PUBLIC ROAD, HIGHWAY RIGHT OF WAY (ALTON PARKWAY AND TOWN CENTRE DRIVE) AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1998 AS INSTRUMENT NO. 19980035008 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LAKE FOREST, A CALIFORNIA MUNICIPAL CORPORATION

PROPOSED EASEMENTS

(1) INDICATES AN EASEMENT TO CITY OF LAKE FOREST FOR DRAINAGE PURPOSES

(2) INDICATES AN EASEMENT TO IRVINE RANCH WATER DISTRICT FOR WATER UTILITY PURPOSES

(3) INDICATES AN EASEMENT TO IRVINE RANCH WATER DISTRICT FOR SEWER UTILITY PURPOSES

(4) INDICATES AN EASEMENT FOR FUEL MODIFICATION PURPOSES

(5) INDICATES AN EASEMENT FOR ACCESS PURPOSES

PREPARED FOR:

SHEA/BAKER RANCH ASSOC. L.L.C.

1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92789
(951) 739-9700

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
PH: (949) 583-1010 • FX: (949) 583-0759

SCALE 1"=150'

FEET 0 75 150 300
INCHES 0 1/2 1 2

TENTATIVE TRACT MAP NO. 16466
FOR CONDOMINIUM PURPOSES

WO: 0051-420 RM: 769 BN: 317-A DOC: 68610

PLOTTED BY: Dien Vu DATE: Mar. 20, 2012 09:39:32 AM FILE: F:\0418\Engineering\TR_16466\TTM 16466\TTM 16466 Sheet 9.dwg