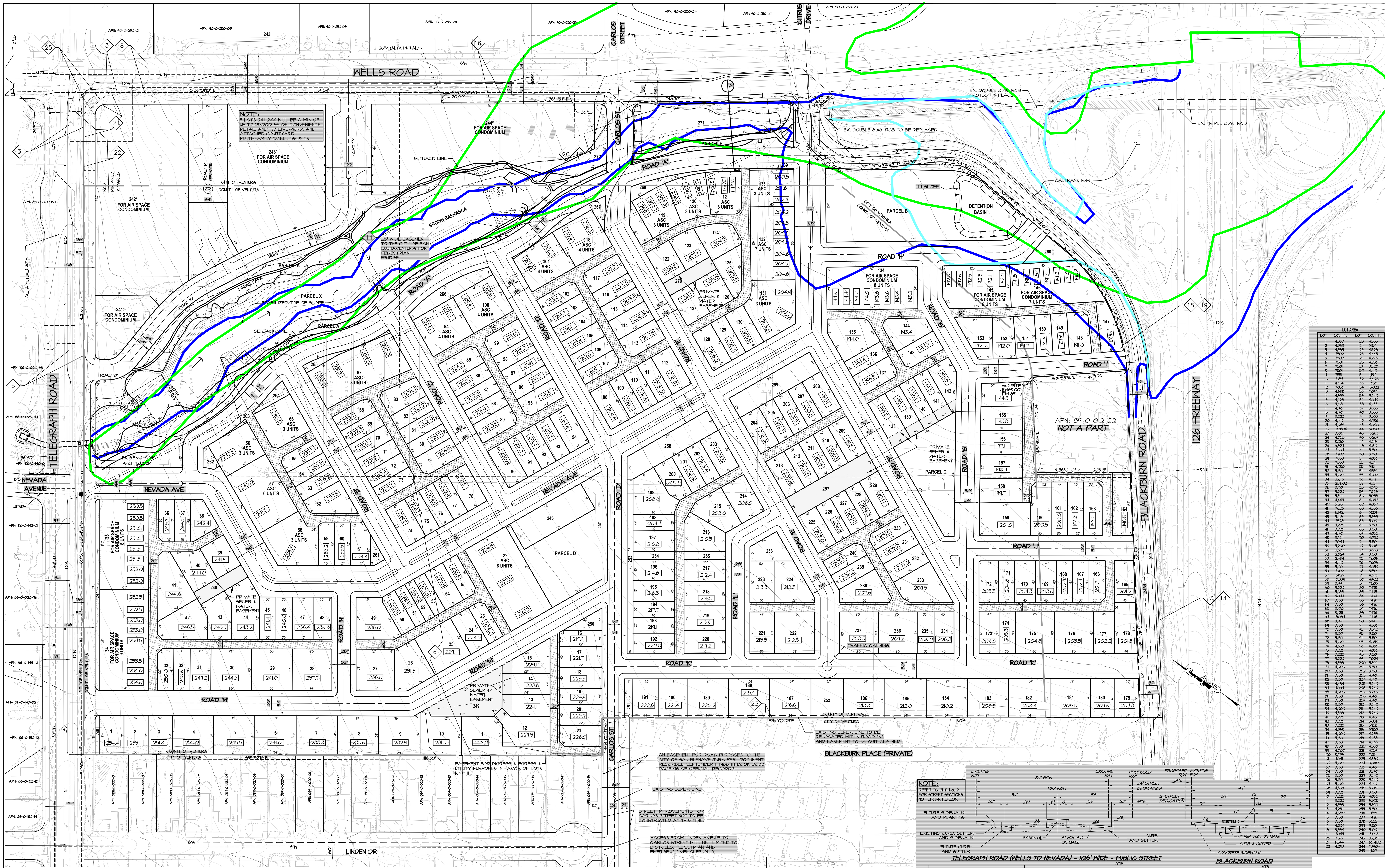
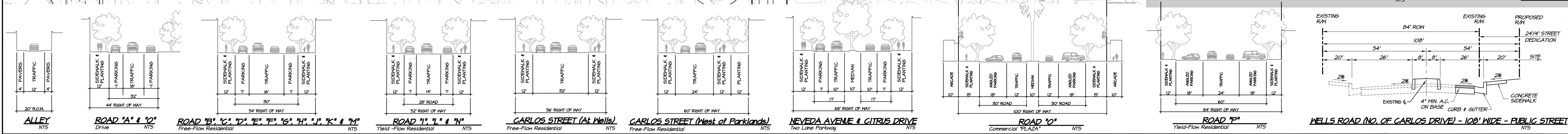




LEGEND:

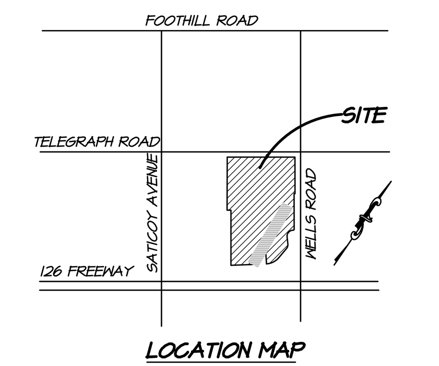
191.0 PAD ELEVATION

LOT NUMBER

LOTS SUMMARY:

SINGLE-FAMILY HOMES: LOTS 1 -21, 23-33, 36-53, 57-63, 66-81, 84-98, 101-116, 1 21-129, 134-143 & 146-232

MULTY-FAMILY: LOTS 22,34, 35, 54, 55, 56, 64, 65, 82, 83, 99, 100, 117-120, 130-133, 144, 145 & 240-244.



LOCATION MAP
SCALE: 1"=2000'

EXISTING EASEMENTS:

1. AN EASEMENT TO FARMERS LAND AND WATER COMPANY FOR WATER DITCH AND RIGHT-OF WAY RECORDED SEPTEMBER 12, 1874 IN BOOK 1, PAGE 160 OF MISCELLANEOUS RECORDS CAN NOT BE PLOTTED FROM AVAILABLE RECORDS.
2. AN EASEMENT TO FARMERS CANAL AND WATER CO. FOR A WATER DITCH, RECORDED JUNE 16, 1875 IN BOOK 3, PAGE 227 OF DEEDS IS BLANKET IN NATURE.
3. AN EASEMENT TO SATICOY WATER COMPANY FOR ROAD PURPOSES, RECORDED AUGUST 31, 1897 IN BOOK 51, PAGE 458 OF DEEDS.
4. AN EASEMENT TO VENTURA COUNTY FOR DITCH OR CANAL PURPOSES RECORDED SEPTEMBER 14, 1916 IN BOOK 151, PAGE 129 OF DEEDS.
5. AN EASEMENT TO VENTURA COUNTY FOR PUBLIC HIGHWAY PURPOSES RECORDED NOVEMBER 23, 1916 IN BOOK 151, PAGE 399 OF DEEDS.
6. AN EASEMENT TO MARY G. TAYLOR AND GRANVILLE L. TAYLOR FOR ALL PUBLIC ROADS AND RIGHTS OF WAY FOR DITCHES RECORDED MARCH 9, 1923 IN BOOK 9, PAGE 101 OF O.R. SAID EASEMENT IS BLANKET IN NATURE.
7. AN EASEMENT FOR RIGHT OF WAY FROM TELEPHONE ROAD TO A WELL AND PUMPING PLANT RECORDED MARCH 9, 1923 IN BOOK 9, PAGE 101 OF O.R. CAN NOT BE PLOTTED FROM AVAILABLE RECORDS.
8. THE FRANCHISE AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, USE REPAIR, REPLACE AND OPERATE A MAIN OR PIPE IN, UPON, UNDER, ALONG AND ACROSS THAT PORTION OF SAID LAND LYING WITHIN TELEPHONE ROAD AND WELLS ROAD, RECORDED JANUARY 2, 1929 IN BOOK 234, PAGE 104 OF O.R.
9. AN EASEMENT TO HELEN BROWN MILICH FOR PIPELINE PURPOSES RECORDED MAY 11, 1956 IN BOOK 1404, PAGE 583 OF O.R.
10. AN EASEMENT FOR PIPELINE PURPOSES AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 20, PAGE 59 OF RECORD OF SURVEY.
11. AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED NOVEMBER 25, 1957 IN BOOK 1569, PAGE 141 OF O.R.
12. TERMS, CONDITIONS, PROVISIONS, EASEMENTS AND COASTS CONTAINED IN THAT CERTAIN AGREEMENT AND DEED BY AND BETWEEN KATE IONE CASNER, HELEN BROWN MILICH, GLADYS DAILY COFFMAN RECORDED AUGUST 27, 1958 IN BOOK 1649, PAGE 147 OF O.R.
13. RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE FREEWAY RECORDED SEPTEMBER 21, 1961 IN BOOK 2050, PAGE 94 OF O.R.
14. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF A FREEWAY IN FAVOR OF THE STATE OF CALIFORNIA RECORDED SEPTEMBER 21, 1961 IN BOOK 2050, PAGE 94 OF O.R.
15. RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE FREEWAY RECORDED OCTOBER 4, 1961 IN BOOK 2055, PAGE 43 OF O.R.
16. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF A FREEWAY IN FAVOR OF THE STATE OF CALIFORNIA RECORDED OCTOBER 4, 1961 IN BOOK 2055, PAGE 43 OF O.R.
17. RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE FREEWAY RECORDED OCTOBER 10, 1961 IN BOOK 2057, PAGE 519 OF O.R.
18. THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE TO THE STATE OF CALIFORNIA RECORDED MAY 31, 1962 IN BOOK 2157, PAGE 237 OF O.R.
19. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF A FREEWAY RECORDED MAY 31, 1957 IN BOOK 2157, PAGE 237 OF O.R. AND MAY 31, 1962 IN BOOK 2157, PAGE 241 OF O.R.
20. SAID LAND IS SUBJECT TO SOUTHERN CALIFORNIA EDISON COMPANY'S AND GENERAL TELEPHONE COMPANY'S EXISTING FACILITIES AS LOCATED AND CONSTRUCTED IN, ON, OVER AND ACROSS A PORTION OF SAID LAND, AS DISCLOSED IN THE DEED RECORDED MARCH 3, 1966 IN BOOK 2952, PAGE 370 OF O.R.
21. AN EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES RECORDED JULY 6, 1966 IN BOOK 3011, PAGE 538 OF O. R.
22. AN EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES RECORDED JULY 6, 1966 IN BOOK 3011, PAGE 541 OF O. R.
23. AN EASEMENT TO THE CITY OF SAN BUENAVENTURA FOR PUBLIC SEWER, RECORDED SEPTEMBER 1, 1966 IN BOOK 3038, PAGE 93 OF O. R.
25. AN EASEMENT TO THE CITY OF SAN BUENAVENTURA FOR STORM DRAINPIPE, DRAINAGE STRUCTURES AND RELATED APPURTENANCES, RECORDED MARCH 9, 1998 AS INSTRUMENT No. 98-033337 O. R.

LOT AREA

LOT	SQ. FT.	LOT	SQ. FT.
1	4,383	123	4,385
2	4,383	124	5,134
3	4,383	125	4,328
4	7,502	126	4,443
5	7,502	127	4,293
6	7,501	128	4,230
7	7,501	129	3,220
8	7,501	130	4,140
9	7,551	131	11,182
10	7,753	132	15,026
11	9,374	133	7,525
12	7,050	134	18,022
13	4,688	135	7,097
14	4,655	136	3,240
15	4,925	137	4,090
16	3,198	138	4,733
17	4,140	139	3,853
18	4,140	140	3,853
19	3,220	141	3,853
20	4,140	142	4,086
21	4,089	143	4,000
22	20,604	144	5,000
23	3,100	145	13,263
24	4,050	146	16,269
25	8,010	147	4,216
26	6,629	148	4,160
27	7,409	149	3,150
28	7,702	150	3,150
29	7,883	151	4,050
30	7,883	152	4,271
31	4,050	153	5,131
32	3,150	154	4,539
33	3,100	155	4,702
34	22,751	156	4,717
35	20,602	157	4,731
36	3,170	158	4,745
37	3,220	159	7,828
38	3,619	160	5,055
39	4,443	161	4,057
40	5,126	162	4,057
41	7,626	163	4,586
42	6,886	164	5,559
43	5,148	165	3,865
44	7,528	166	3,100
45	3,220	167	3,150
46	3,220	168	3,150
47	4,140	169	4,050
48	3,724	170	4,050
49	7,049	171	3,150
50	3,200	172	3,718
51	2,327	173	3,870
52	2,024	174	3,150
53	2,484	175	7,606
54	4,140	176	7,606
55	3,170	177	4,050
56	7,702	178	5,150
57	13,829	179	4,375
58	10,339	180	4,422
59	3,199	181	7,305
60	3,220	182	7,475
61	3,783	183	7,475
62	5,099	184	7,474
63	3,150	185	7,476
64	3,150	186	7,476
65	3,100	187	7,476
66	8,051	188	7,476
67	18,084	189	7,476
68	3,149	190	5,114
69	3,150	191	4,830
70	3,150	192	3,872
71	3,150	193	3,150
72	3,150	194	3,150
73	3,100	195	4,050
74	4,368	196	4,050
75	3,220	197	4,050
76	3,220	198	3,150
77	3,220	199	7,024
78	4,368	200	3,899
79	4,000	201	3,150
80	3,150	202	3,150
81	3,150	203	4,140
82	3,150	204	4,140
83	4,484	205	3,240
84	9,064	206	3,240
85	4,000	207	3,240
86	3,150	208	4,140
87	3,150	209	4,140
88	3,150	210	3,240
89	4,000	211	3,240
90	4,368	212	3,240
91	3,220	213	4,140
92	3,220	214	5,086
93	3,220	215	5,738
94	4,368	216	5,780
95	4,000	217	4,235
96	3,150	218	4,738
97	3,150	219	4,738
98	3,150	220	4,560
99	4,000	221	4,739
100	8,936	222	7,831
101	9,041	223	4,680
102	3,100	224	6,060
103	3,150	225	4,140
104	3,150	226	3,240
105	3,150	227	3,240
106	3,150	228	3,240
107	3,100	229	4,140
108	4,368	230	3,100
109	3,220	231	3,150
110	3,220	232	4,050
111	3,220	233	6,805
112	4,368	234	3,870
113	4,251	235	3,150
114	4,050	236	7,659
115	3,150	237	7,476
116	3,150	238	5,352
117	4,204	239	3,150
118	8,564	240	3,100
119	7,043	241	13,096
120	7,128	242	82,801
121	6,544	243	60,402
122	4,293	244	73,904
		245	11,100

NOTE:

SETBACK LINE FROM TOP OF BANK OF BROWN BARRANCA WAS DETERMINED BY FIELD SURVEY. SETBACK LINE INDICATES AREA WHERE NO BUILDINGS OR ROADWAYS MAY BE BUILT.

DEVELOPER

WESTWOOD COMMUNITIES CORP.
1263 WESTWOOD BLVD., SUITE 210
LOS ANGELES, CA 90024
(310) 474-3300
ATTN: JOHN ASHKAR

ENGINEER

DTR ENGINEERING
1695 MESA VERDE AVENUE, SUITE 150
VENTURA, CALIFORNIA 93003
(805) 676-1533
ATTN: DAVID J. ROSE

LAND USE DESIGNATION

NEIGHBORHOOD LOW 0-8 DWELLING UNITS/ACRE

EXISTING ZONING:

CITY: R-1-7
COUNTY: R-1

PROPOSED ZONING:

PARKLAND SPECIFIC PLAN (CASE No. SP-6)

BENCHMARK

COUNTY BRASS DISK I.D. No. 753 DESIGNATION: K27-100 (11-133 RESET) LOCATED AT SOUTHEASTERLY CORNER, TELEGRAPH ROAD & WELLS ROAD, 51.5' EASTERLY FROM CENTER OF WELLS ROAD, 46.0' SOUTHERLY FROM CENTER OF TELEGRAPH ROAD IN THE M.C. OF CURB.
ELEV. = 73.042 METERS (239.639 FEET), NAVD'88 DATUM

ALL UNDERGROUND FACILITIES OR IMPROVEMENTS OF KNOWN RECORDS ARE SHOWN HEREON.

UTILITIES:

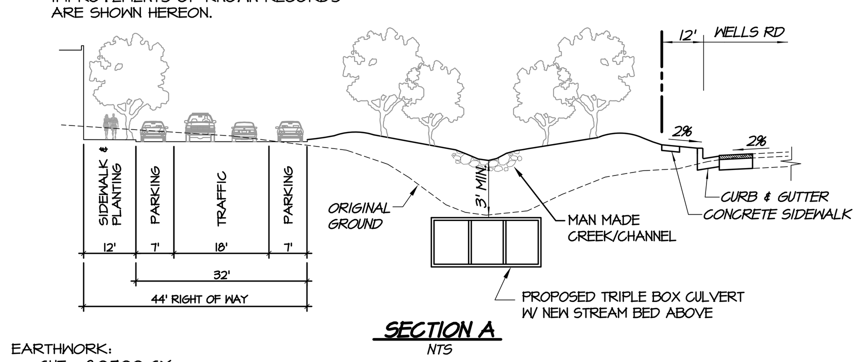
GAS	SOUTHERN CALIFORNIA GAS CO. 9400 OAKDALE AVENUE CHATSWORTH, CA 91311-6511
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO. 10060 TELEGRAPH ROAD VENTURA, CA 93003
TELEPHONE	PACIFIC TELEPHONE CO. 2454 PALMA DRIVE VENTURA, CA 93003
SEWER	CITY OF SAN BUENAVENTURA 501 POLI STREET VENTURA, CA 93001
CABLE TV	CENTURY CABLE TV 6650 CRESCENT DRIVE NO. 11 VENTURA, CA 93003
WATER	CITY OF SAN BUENAVENTURA 501 POLI STREET VENTURA, CA 93001

ASSESSOR'S PARCEL NUMBERS

89-0-012-004, 008, 014, 016, 018, 019, 020 & 021

LAND USE & SITE SUMMARY:

GROSS AREA:	66.7 AC
STREET AREA:	20.7 AC
BUILDING AREA:	16.4 AC
NET AREA: (EXCLUDES STREETS & PARK AREAS)	46.0 AC
SINGLE-FAMILY RESIDENTIAL:	216
CONDOMINIUM	283
DENSITY (499/GROSS AREA):	7.5 UNITS/ACRE



SECTION A
NTS

EARTHWORK:
CUT 80,700 CY
FILL 80,700 CY
SITE IS INTENDED TO BALANCE ONSITE. NO IMPORT NOR EXPORT IS ANTICIPATED AT THIS TIME.

LEGEND
ASC = AIR SPACE CONDOMINIUMS
EFFECTIVE 100 YEAR FLOOD PLAIN
UPDATED 100 YEAR FLOOD PLAIN
PROPOSED 100 YEAR FLOOD PLAIN WHICH WILL PROVIDE PROTECTION FOR ALL PROPOSED UNITS.

ALL ALLEY ENTRANCES COMING FROM A PUBLIC ROAD SHALL BE DESIGNED TO COMPLY WITH CITY STD. DET. No. 104.

HOA OWNED & HOA MAINTAINED PARKS

LOT	AREA(sf)	LOT	AREA(sf)
246	185	261	1,069
247	4,204	262	1,159
248	3,546	263	234
250	2,000	264	1,767
254	1,547	265	1,385
255	1,541	266	5,432
257	9,529	267	2,985
258	10,201	269	325
259	9,629	268	5,059
260	3,348	270	3,486

CITY OWNED & MAINTAINED PARKS

PARCEL A	84,836 SF = 1.95 Ac.
PARCEL B	58,979 SF = 1.35 Ac.
PARCEL C	20,137 SF = 0.46 Ac.
PARCEL D	25,562 SF = 0.59 Ac.
PARCEL E	10,319 SF = 0.24 Ac.

FLOOD CONTROL PARCEL

PARCEL X 128,366 SF = 2.95 Ac.

CITY OWNED & MAD MAINTAINED PARKS

LOT	AREA(sf)	LOT	AREA(sf)
249	9,946	256	3,861
251	1,423	271	25,845
252	5,901	272	6,502
253	4,799		

PRIVATE ROAD

LOT	AREA(sf)
273	30,694

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PARKLANDS

VESTING TENTATIVE TRACT MAP No. 5632

PART OF LOT 43 OF THE RANCHO SANTA PAULA Y SATICOY, A PORTION IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK "A", PAGE 290, MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY).

JUNE 2006, APRIL 2007, AUGUST 2007, OCTOBER 2008