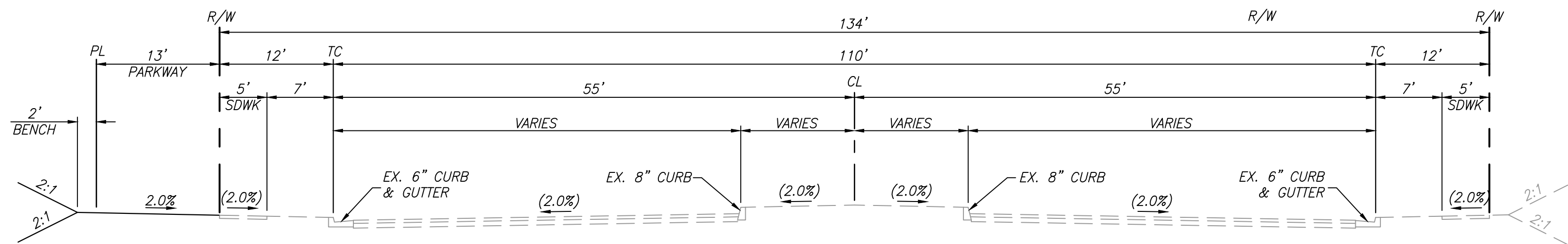


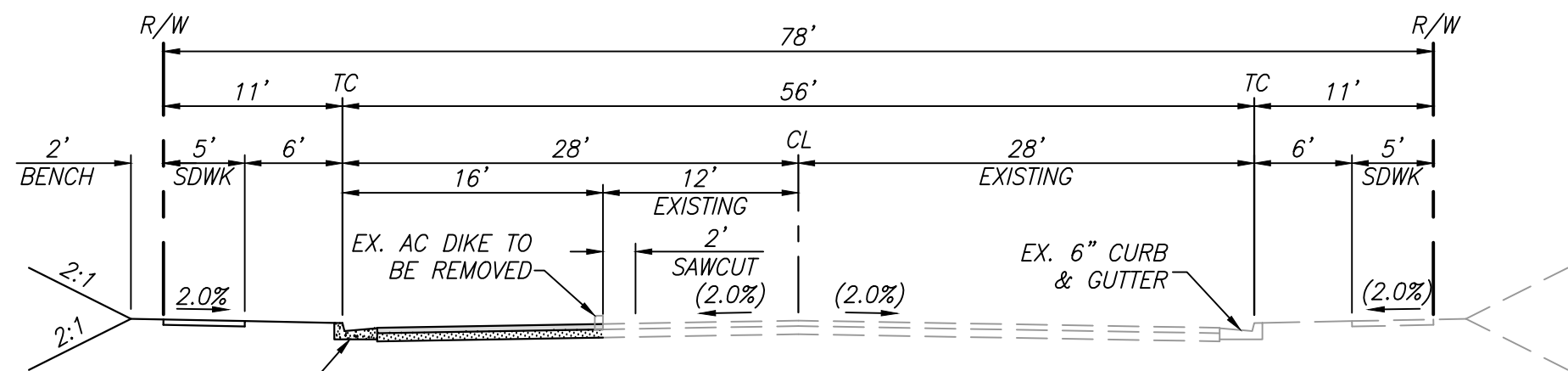
VESTING TENTATIVE TRACT MAP NO. 37509

BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF PARCEL MAP NO. 36336, AS SHOWN ON A MAP RECORDED IN BOOK 239, PAGES 33 THROUGH 39, OF PARCEL MAPS. ALSO PORTIONS OF PARCELS A THROUGH D OF LOT LINE ADJUSTMENT NO PA-15-1434, RECORDED DECEMBER 15, 2015, AS INSTRUMENT NO. 2015-0542234 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA

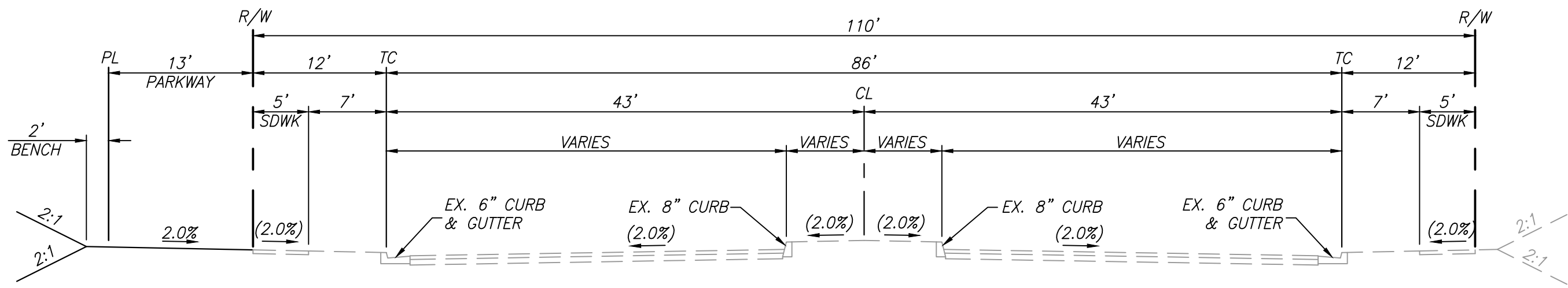
LOTS 1-111 OF THIS MAP ARE TO BE SINGLE-FAMILY.
LOTS 112-142 OF THIS MAP ARE TO BE RESIDENTIAL CONDOMINIUMS AS
DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE.



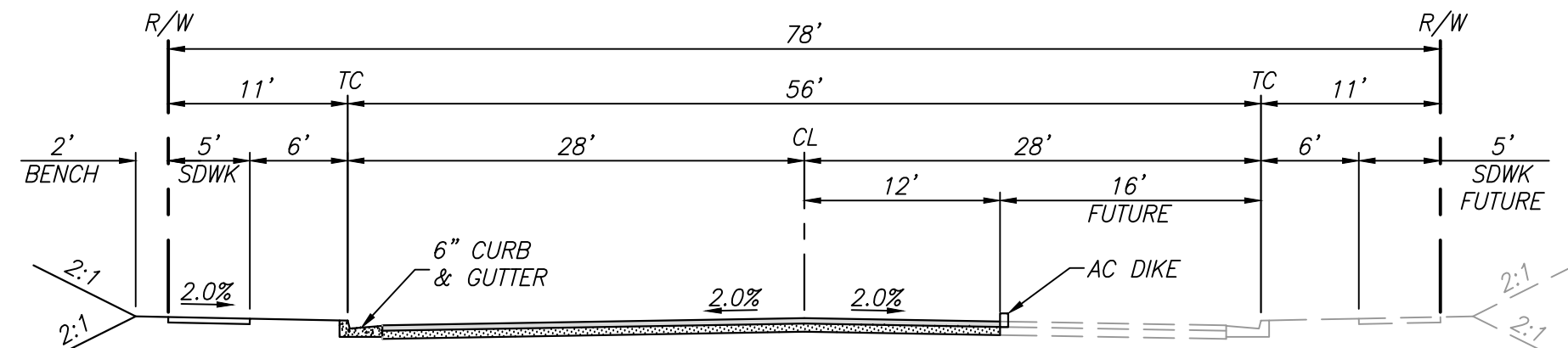
DATE STREET
(EXISTING PUBLIC STREET)
SCALE: 1"=10'



TEMECULA CENTER DRIVE
(EXISTING PRIVATE STREET)
SCALE: 1"=10'



YNEZ ROAD
(EXISTING PUBLIC STREET)
SCALE: 1"=10'



TEMECULA CENTER DRIVE
(PROPOSED PUBLIC STREET)
SCALE: 1"=10'

NUMBER LOT SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
1	2,975	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
2	3,809	0.09	SINGLE FAMILY RESIDENTIAL - DETACHED
3	3,250	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
4	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
5	2,777	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
6	3,484	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
7	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
8	3,007	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
9	3,381	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
10	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
11	2,975	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
12	3,466	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
13	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
14	3,007	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
15	3,381	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
16	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
17	3,210	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
18	3,515	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
19	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
20	3,193	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
21	3,425	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
22	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
23	3,259	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
24	3,359	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
25	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
26	2,980	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
27	3,767	0.09	SINGLE FAMILY RESIDENTIAL - DETACHED
28	2,860	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
29	2,920	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
30	3,115	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
31	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
32	2,777	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
33	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
34	3,121	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
35	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
36	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
37	3,060	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
38	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
39	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
40	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
41	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
42	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
43	3,060	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
44	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
45	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
46	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
47	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
48	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
49	3,060	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
50	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
51	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
52	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
53	2,721	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
54	3,885	0.09	SINGLE FAMILY RESIDENTIAL - DETACHED
55	3,682	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
56	2,937	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED

NUMBER LOT SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
57	2,641	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
58	3,081	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
59	2,842	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
60	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
61	3,486	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
62	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
63	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
64	3,285	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
65	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
66	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
67	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
68	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
69	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
70	3,060	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
71	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
72	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
73	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
74	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
75	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
76	3,060	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
77	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
78	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
79	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
80	2,880	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
81	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
82	3,062	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
83	2,795	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
84	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
85	3,120	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
86	2,950	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
87	3,092	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
88	2,891	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
89	3,341	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
90	3,140	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
91	3,077	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
92	2,670	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
93	3,159	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
94	3,290	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
95	2,648	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
96	3,158	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
97	2,977	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
98	2,639	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
99	3,102	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
100	2,808	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
101	2,639	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
102	3,309	0.08	SINGLE FAMILY RESIDENTIAL - DETACHED
103	2,927	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
104	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
105	3,048	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
106	2,820	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
107	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
108	3,128	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
109	2,967	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
110	2,640	0.06	SINGLE FAMILY RESIDENTIAL - DETACHED
111	3,039	0.07	SINGLE FAMILY RESIDENTIAL - DETACHED
112	14,595	0.34	RESIDENTIAL CONDOMINIUM/TOWNHOME

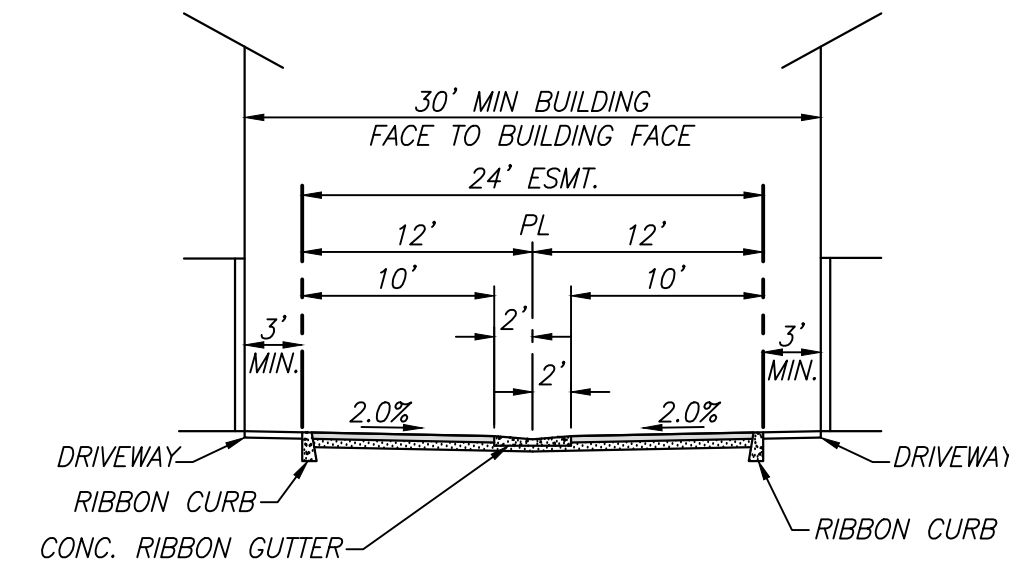
NUMBER LOT SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
113	14,225	0.33	RESIDENTIAL CONDOMINIUM/TOWNHOME
114	14,961	0.34	RESIDENTIAL CONDOMINIUM/TOWNHOME
115	9,334	0.21	OPEN SPACE
116	7,220	0.17	RESIDENTIAL CONDOMINIUM/TOWNHOME
117	14,800	0.34	RESIDENTIAL CONDOMINIUM/TOWNHOME
118	14,872	0.34	RESIDENTIAL CONDOMINIUM/TOWNHOME
119	15,160	0.35	RESIDENTIAL CONDOMINIUM/TOWNHOME
120	6,683	0.15	RESIDENTIAL CONDOMINIUM/TOWNHOME
121	9,887	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
122	9,802	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
123	10,145	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
124	10,143	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
125	10,124	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
126	10,121	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
127	7,982	0.18	RESIDENTIAL CONDOMINIUM/TOWNHOME
128	8,031	0.18	RESIDENTIAL CONDOMINIUM/TOWNHOME
129	8,952	0.21	RESIDENTIAL CONDOMINIUM/TOWNHOME
130	8,839	0.20	RESIDENTIAL CONDOMINIUM/TOWNHOME
131	9,014	0.21	RESIDENTIAL CONDOMINIUM/TOWNHOME
132	8,984	0.21	RESIDENTIAL CONDOMINIUM/TOWNHOME
133	16,305	0.37	RESIDENTIAL CONDOMINIUM/TOWNHOME
134	16,305	0.37	RESIDENTIAL CONDOMINIUM/TOWNHOME
135	16,306	0.37	RESIDENTIAL CONDOMINIUM/TOWNHOME
136	9,031	0.21	RESIDENTIAL CONDOMINIUM/TOWNHOME
137	9,141	0.21	RESIDENTIAL CONDOMINIUM/TOWNHOME
138	9,527	0.22	RESIDENTIAL CONDOMINIUM/TOWNHOME
139	9,974	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
140	10,449	0.24	RESIDENTIAL CONDOMINIUM/TOWNHOME
141	10,160	0.23	RESIDENTIAL CONDOMINIUM/TOWNHOME
142	10,532	0.24	RESIDENTIAL CONDOMINIUM/TOWNHOME

LETTER LOT SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
A	5,694	0.13	PRIVATE ALLEY
AA	793	0.02	OPEN SPACE
AB	18,097	0.42	OPEN SPACE
AC	27,918	0.64	OPEN SPACE
B	2,574	0.06	PRIVATE ALLEY
C	2,574	0.06	PRIVATE ALLEY
D	2,980	0.07	PRIVATE ALLEY
E	2,616	0.06	PRIVATE ALLEY
F	2,594	0.06	PRIVATE ALLEY
G	2,582	0.06	PRIVATE ALLEY
H	7,468	0.17	PRIVATE ALLEY
I	4,117	0.09	OPEN SPACE
J	3,339	0.08	PRIVATE ALLEY
K	3,339	0.08	PRIVATE ALLEY
L	3,341	0.08	PRIVATE ALLEY
M	3,295	0.08	PRIVATE ALLEY
N	3,345	0.08	PRIVATE ALLEY
O	3,290	0.08	PRIVATE ALLEY
P	3,292	0.08	PRIVATE ALLEY
Q	3,291	0.08	PRIVATE ALLEY

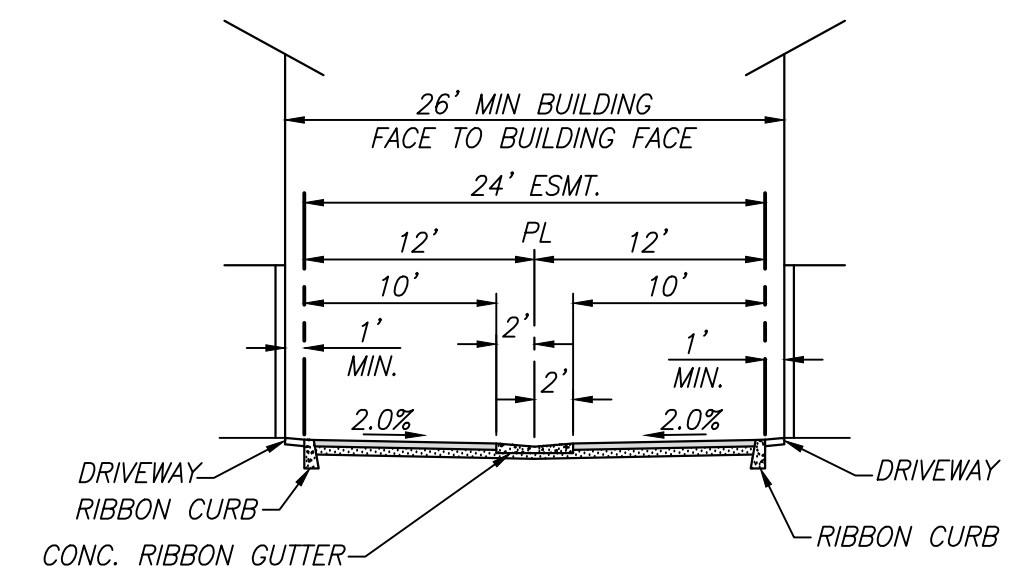
LETTER LOT SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
R	3,292	0.08	PRIVATE ALLEY
S	3,313	0.08	PRIVATE ALLEY
T	14,032	0.32	PRIVATE ALLEY
U	10,253	0.24	OPEN SPACE
V	1,868	0.04	OPEN SPACE
W	87,169	2.00	OPEN SPACE
X	2,327	0.05	OPEN SPACE
Y	205,082	4.71	PRIVATE STREET
Z	811	0.02	OPEN SPACE

PUBLIC STREET SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
1307	108,764	2.50	PUBLIC STREET DEDICATION

TOTAL SITE SUMMARY TABLE			
LOT	AREA(SQ. FT.)	AREA(ACRE)	DESCRIPTION
TOTAL	1,213,442	27.86	TOTAL



PRIVATE ALLEY
DETACHED SINGLE FAMILY
(ALLEYS A, U-X, Y, Z, AA-AL)
SCALE: 1"=10'



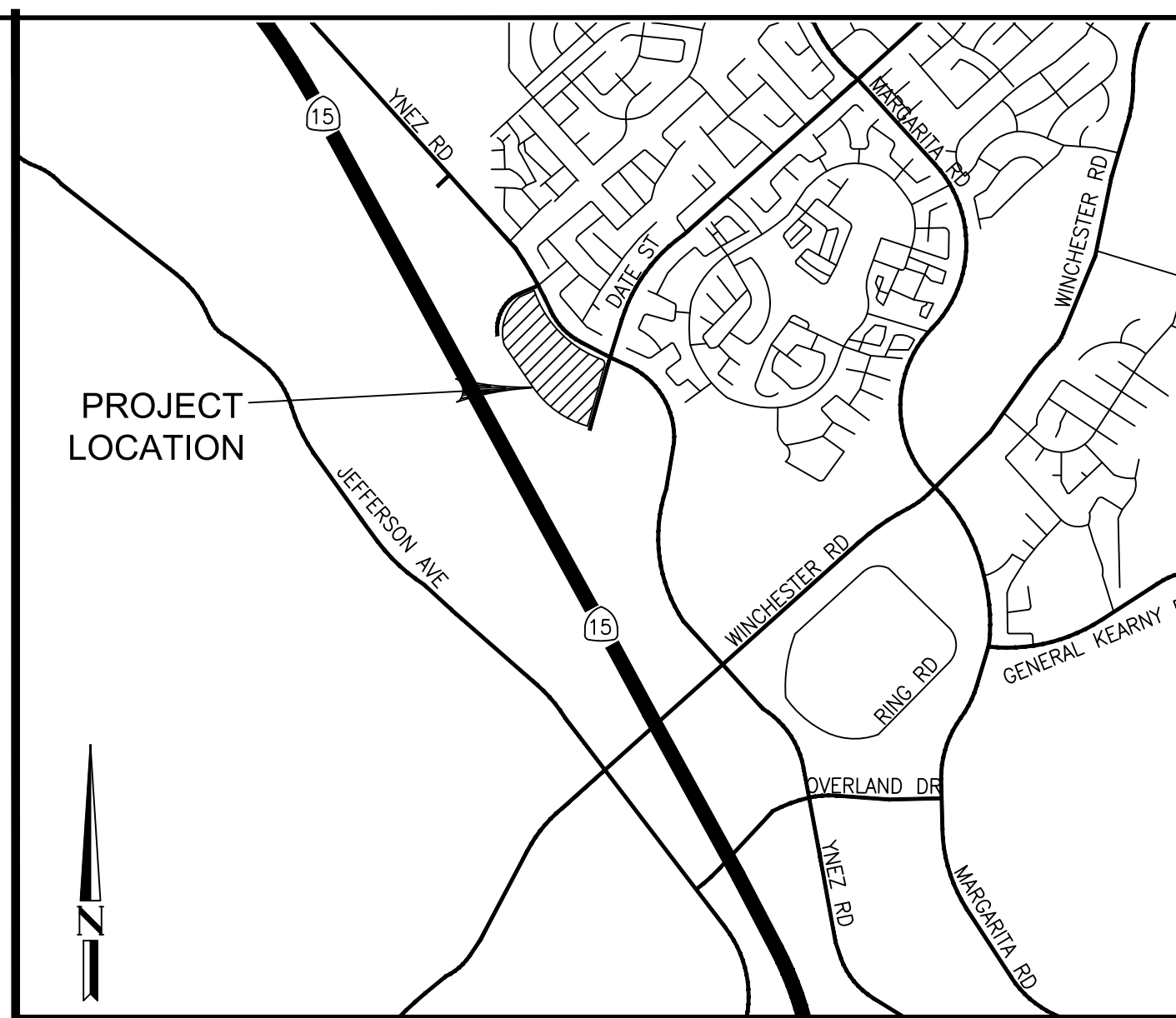
PRIVATE ALLEY
ATTACHED TOWNHOMES
(ALLEYS B-I)
SCALE: 1"=10'

DATA TABLE

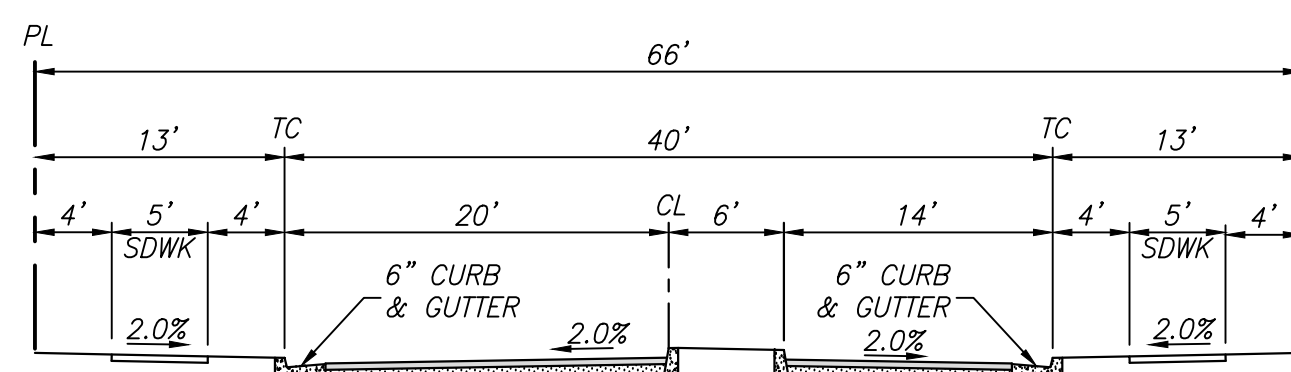
- ASSESSORS PARCEL NUMBER: 916-400-034-1, 916-400-035-2, 916-400-036-3, 916-400-039-6, 919-400-080-4
- LEGAL DESCRIPTION: BEING A SUBDIVISION OF PARCELS 1 THROUGH 6 OF PARCEL MAP NO. 36336, AS SHOWN ON A MAP RECORDED IN BOOK 239, PAGES 33 THROUGH 39, OF PARCEL MAPS, ALSO PORTIONS OF PARCELS A THROUGH D OF LOT LINE ADJUSTMENT NO PA-15-1434, RECORDED DECEMBER 15, 2015, AS INSTRUMENT NO. 2015-0542234 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA
- EXISTING ZONING DESIGNATION: SP (SPECIFIC PLAN)
- PROPOSED ZONING DESIGNATION: SP (SPECIFIC PLAN)
- NUMBER OF LOTS (SINGLE FAMILY RESIDENTIAL-DETACHED): 111
- NUMBER OF LOTS (CONDOMINIUMS): 31
- NUMBER OF OPEN SPACE LOTS: 9
- AVERAGE LOT SIZE (SINGLE FAMILY RESIDENTIAL-DETACHED): 2,989 SQUARE FEET
- MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL-DETACHED): 2,639 SQUARE FEET
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING GENERAL PLAN DESIGNATION: SPECIFIC PLAN IMPLEMENTATION (SPI)
- EXISTING SPECIFIC PLAN IDENTIFICATION: SERVICE COMMERCIAL (SC) WITH RESIDENTIAL OVERLAY
- TOTAL GROSS AREA: 1,213,442 SQUARE FEET, 27.86 ACRES
- TOTAL NET AREA: 1,104,819 SQUARE FEET, 25.36 ACRES (EXCLUDES PROPOSED RIGHT OF WAY FOR TEMECULA CENTER DRIVE)
- APPROXIMATE EARTHWORK QUANTITIES: --- CY CUT, --- CY FILL, --- CY IMPORT

UTILITIES

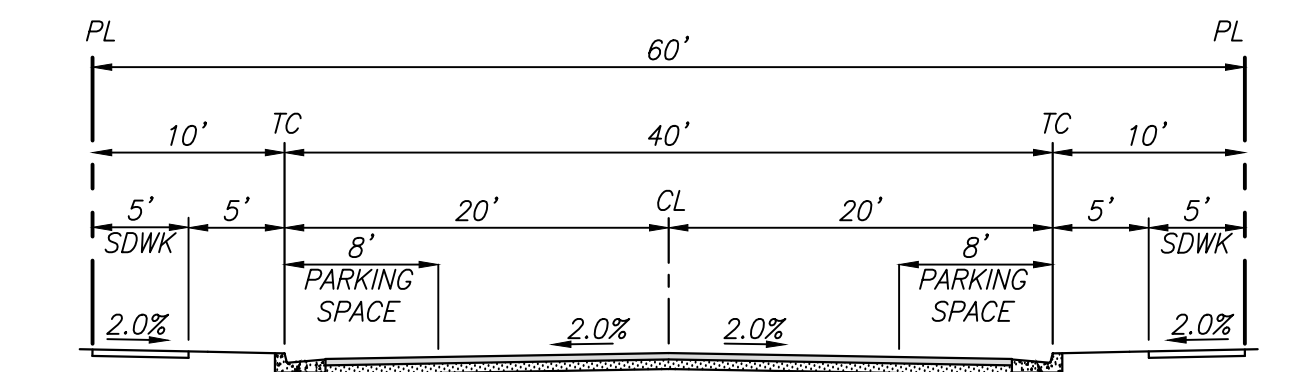
CITY OF TEMECULA PUBLIC WORKS	(951) 694-6411
FRONTIER COMMUNICATIONS	(800) 921-8101
SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 684-8123
COUNTY FIRE DEPARTMENT	(951) 694-6405
RANCHO CALIFORNIA WATER - WATER	(951) 296-6900
EASTERN MUNICIPAL WATER - SEWER	(800) 698-0400



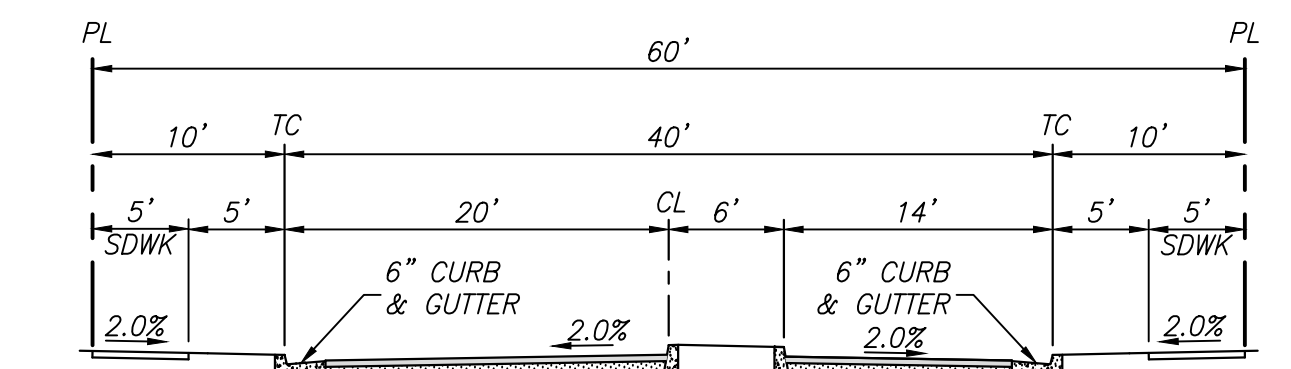
VICINITY MAP
SCALE: NOT TO SCALE



PRIVATE STREET (A)
SCALE: 1"=10'



PRIVATE STREET (B, C, D)
SCALE: 1"=10'



PRIVATE STREET (E)
SCALE: 1"=10'

OWNER:

MLC Holdings, Inc.
5 PETERS CANYON, SUITE 310
IRVINE, CA 92606
CONTACT: AARON TALARICO (949) 372-3309

PREPARED BY:

HUIT-ZOLLARS
Huit-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY

SMC

DRAWN BY

NMA

CHECKED BY

JTO

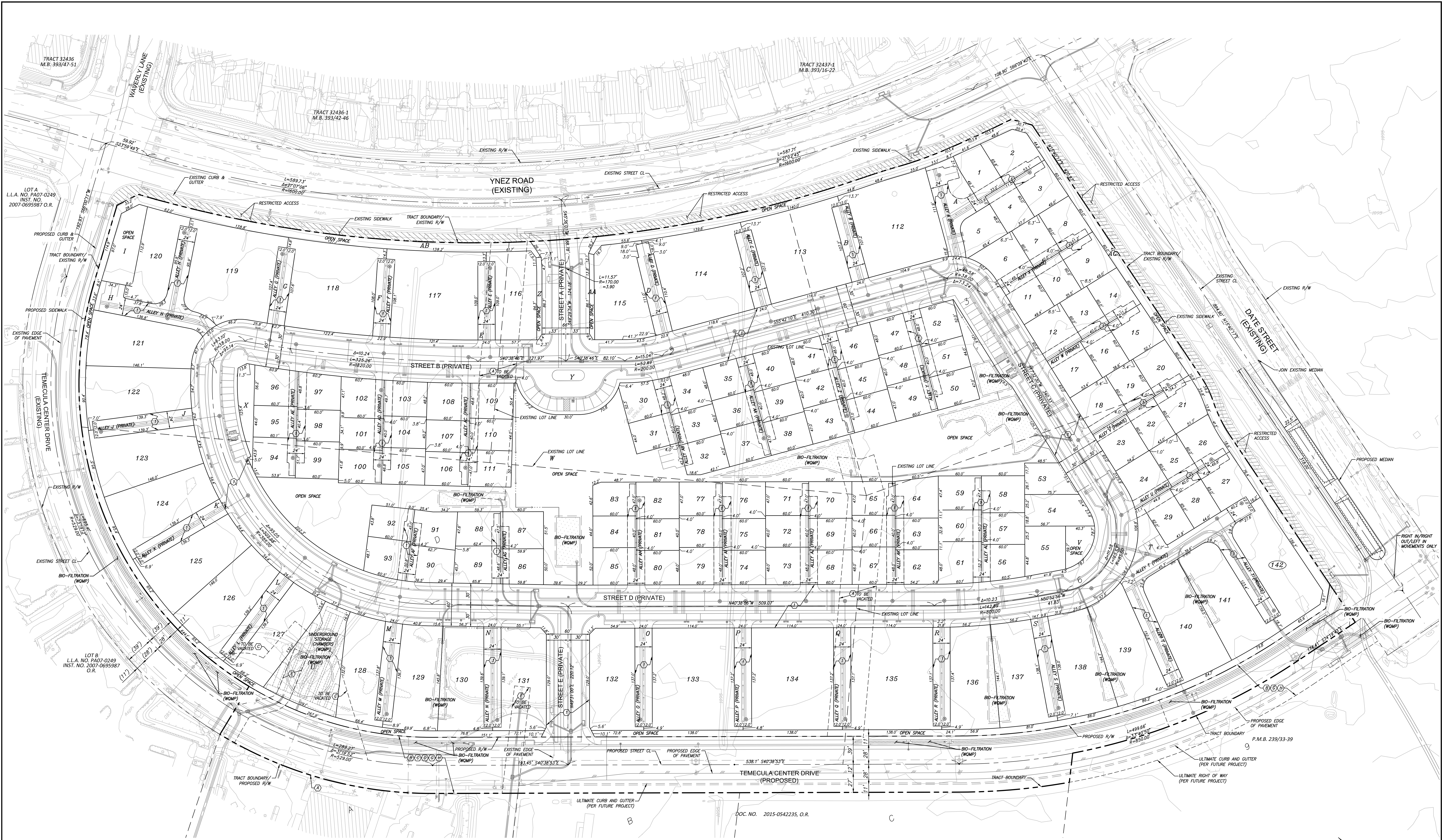
DATE

12/22/20

CITY OF TEMECULA
VESTING TENTATIVE
TRACT MAP NO. 37509
HEIRLOOM FARMS PA16-0662

SHEET

1



EXISTING EASEMENTS

- (A) RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS.
- (B) PUBLIC SEWER TO EMWD PER INSTRUMENT NO. 2016-0158842.
- (C) PUBLIC UTILITY EASEMENT FOR TEMPORARY STORMWATER MANAGEMENT FACILITY PER INSTRUMENT NO. 2014-0131482 (TO BE VACATED).
- (D) PRIVATE ACCESS EASEMENT PER P.M. NO. 36336.
- (E) PRIVATE STORM DRAIN EASEMENT PER INSTRUMENT NO. 2016-0073721 (TO REMAIN).
- (F) PRIVATE STORM DRAIN EASEMENT PER INSTRUMENT NO. 2016-0073722 (TO BE VACATED).
- (G) PUBLIC WATER EASEMENT TO EMWD PER INSTRUMENT NO. 2016-0277692.
- (H) PUBLIC UTILITY EASEMENT TO SCE PER INSTRUMENT NO. 2016-0470147.

PROPOSED EASEMENTS

- (I) RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS.

UTILITY NOTES:
ALL UTILITIES ARE TO BE UNDERGROUND.
IN-TRACT SEWER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA).
IN-TRACT DOMESTIC WATER TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA).

LEGEND

- PROPOSED RIGHT OF WAY/ TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- LOT NUMBERS
- LOT LETTERS
- RESTRICTED ACCESS

OWNER:
MLC Holdings, Inc.
5 PETERS CANYON, SUITE 310
IRVINE, CA 92606
CONTACT: AARON TALARICO (949) 372-3309

PREPARED BY:
HUNT-ZOLLARS
Hunt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY: SMC
DRAWN BY: NMA
CHECKED BY: JTO
DATE: 12/22/20

CITY OF TEMECULA
VESTING TENTATIVE
TRACT MAP NO. 37509
HEIRLOOM FARMS PA18-0662

SHEET
2
OF
2
SHEETS
JOB NO.
R308672.01
PA18-0661