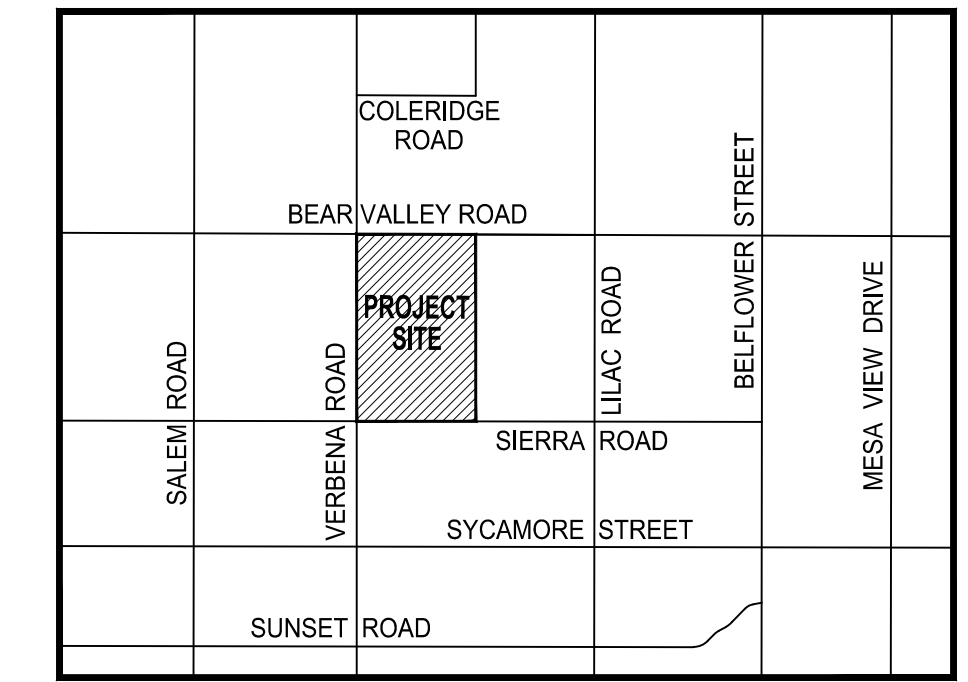


# VESTING TENTATIVE MAP, TRACT NO. 20544

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 2 OF THE NORTHEAST 1/4, SECTION 5, TOWNSHIP 4 NORTH,  
 RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO,  
 STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY SURVEYOR GENERAL'S OFFICE ON JULY 25, 1856.

EXCEPT 1/2 MINERAL RIGHTS IN DEED RECORDED JUNE 19, 1964, AS INSTRUMENT NO. 288, IN BOOK 6173, PAGE  
 515, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 APN NO. 3071-111-01



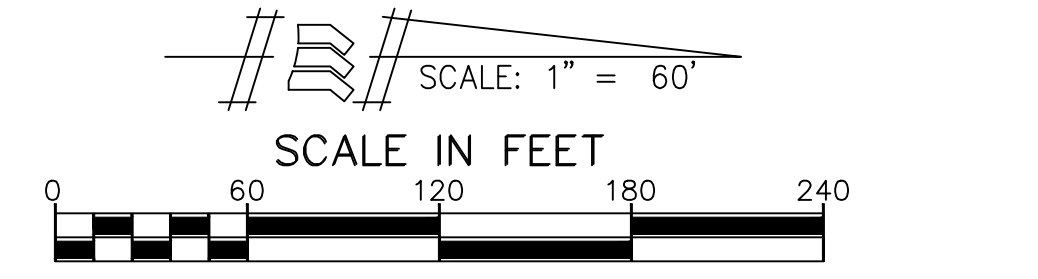
VICINITY MAP  
 NTS

- NOTES:**
- TRACT 20544 ACREAGE 20 +/- ACRES
  - TOTAL NUMBER OF LOTS 61 SINGLE FAMILY
  - 3 LETTERED LOTS (TO BE DEDICATED IN FEE TO CITY)  
 LOTS A AND B - LMAD LANDSCAPE LOTS  
 LOT C - DETENTION BASIN AND PARK
  - LOT AREA MIN. 7,200 S.F. FOR SINGLE FAMILY
  - EXISTING ZONING R1
  - PROPOSED LAND USE SINGLE FAMILY DETACHED
  - EXISTING LAND USE VACANT LAND
  - PUBLIC UTILITIES:
    - WATER SERVICE VICTORVILLE WATER DISTRICT
    - SEWER SERVICE CITY OF VICTORVILLE
    - ELECTRIC SERVICE SOUTHERN CALIFORNIA EDISON
    - GAS SERVICE SOUTHWEST GAS CORPORATION
    - TELEPHONE SERVICE VERIZON
    - CABLE TELEVISION SERVICE CHARTER COMMUNICATION
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

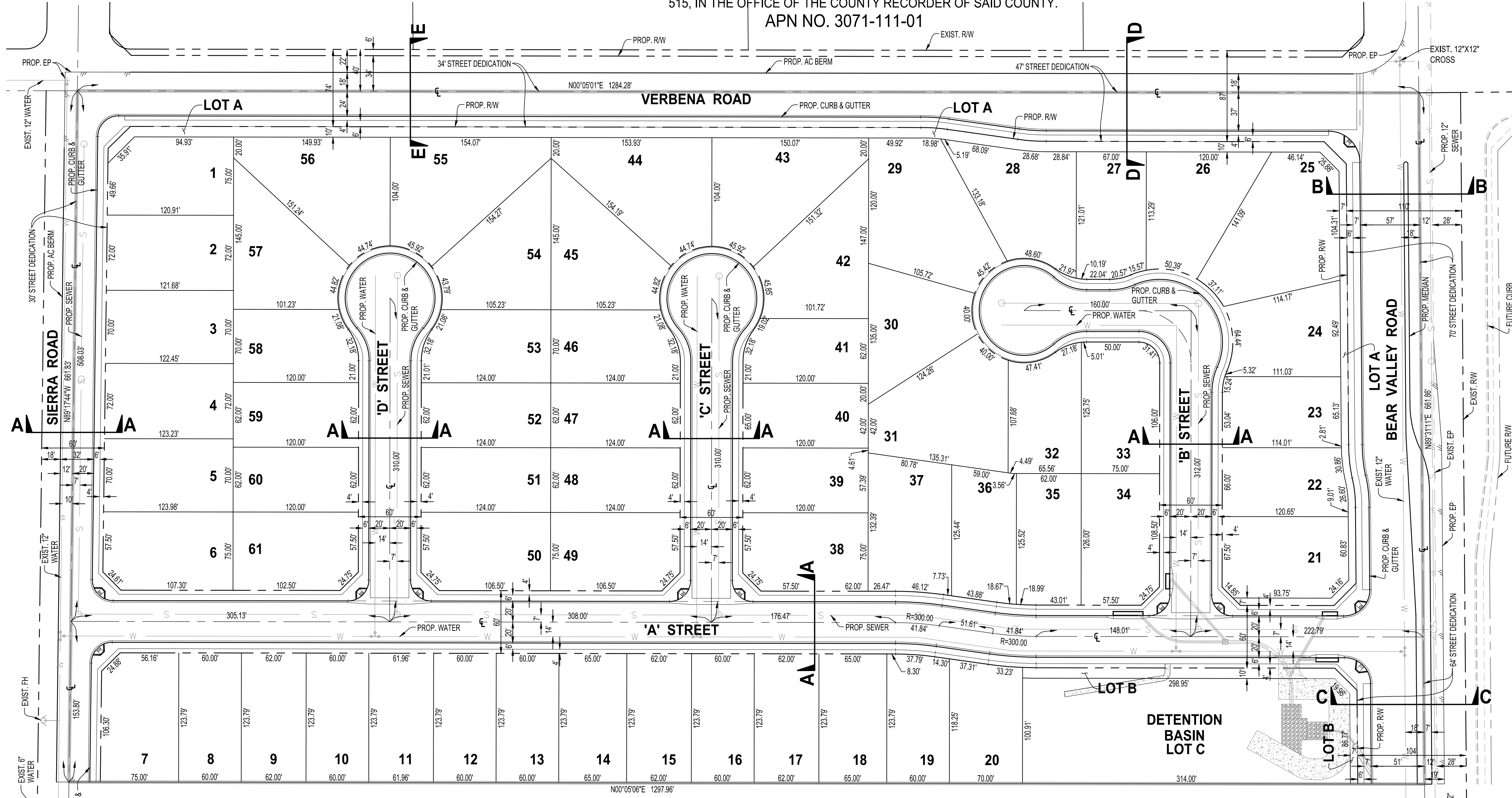
- UTILITIES:**
- ELECTRIC:**  
 SOUTHERN CALIFORNIA EDISON  
 12353 HESPERIA ROAD  
 VICTORVILLE, CA 92392  
 PHONE: (760) 951-3219
- GAS:**  
 SOUTHWEST GAS CORPORATION  
 13471 MARIPOSA ROAD  
 VICTORVILLE, CA 92392  
 PHONE: (760) 957-4044
- TELEPHONE:**  
 VERIZON  
 15055 LA PAZ DRIVE  
 VICTORVILLE, CA 92392  
 PHONE: (760) 243-0200
- WATER:**  
 VICTORVILLE WATER DISTRICT  
 14343 CIVIC DRIVE  
 VICTORVILLE, CA 92392  
 PHONE: (760) 245-6424
- SCHOOL DISTRICT:**  
 SNOWLINE JOINT UNIFIED SCHOOL DISTRICT (K-12)  
 13471 MARIPOSA ROAD  
 PHELAN, CA 92329-6000  
 PHONE: (760) 868-5817
- CABLE:**  
 CHARTER COMMUNICATION  
 12490 BUSINESS CENTER DR., SUITE 2  
 VICTORVILLE, CA 92392  
 PHONE: (866) 499-8080

- OWNER / DEVELOPER:** JACK HERRON  
 BEAR VALLEY 60, LLC  
 2472 CHAMBERS ROAD, SUITE 150  
 TUSTIN, CA 92780  
 PHONE: (949) 633-7103
- ENGINEER:** MADOLE & ASSOCIATES, INC.  
 9302 PITTSBURGH AVENUE, SUITE 230  
 RANCHO CUCAMONGA, CA 91730  
 CONTACT: MARK BERTONE  
 PHONE: (909) 481-6322

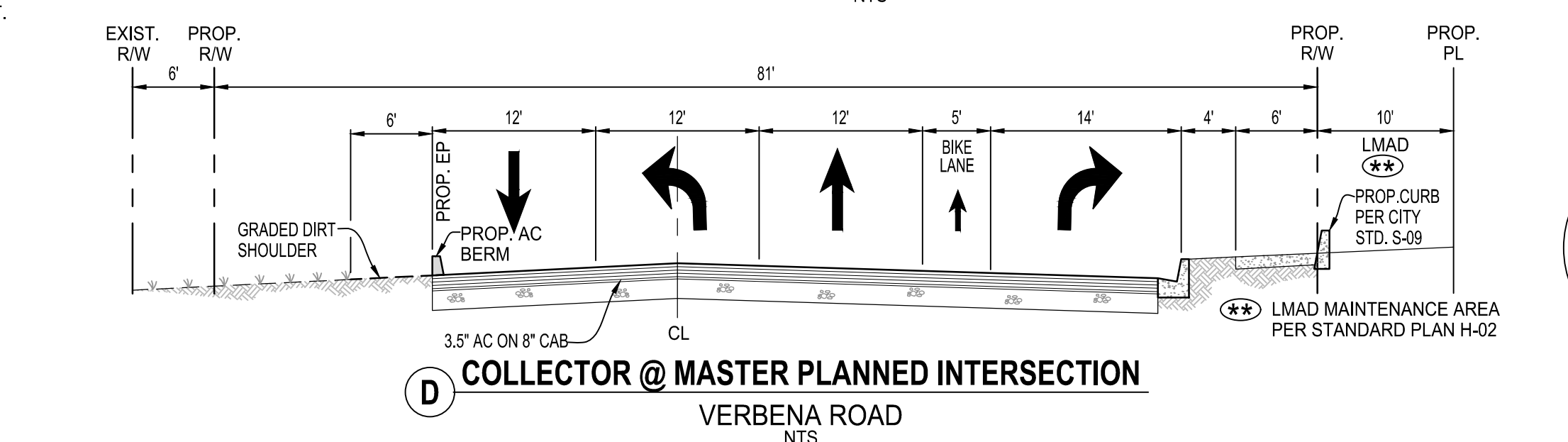
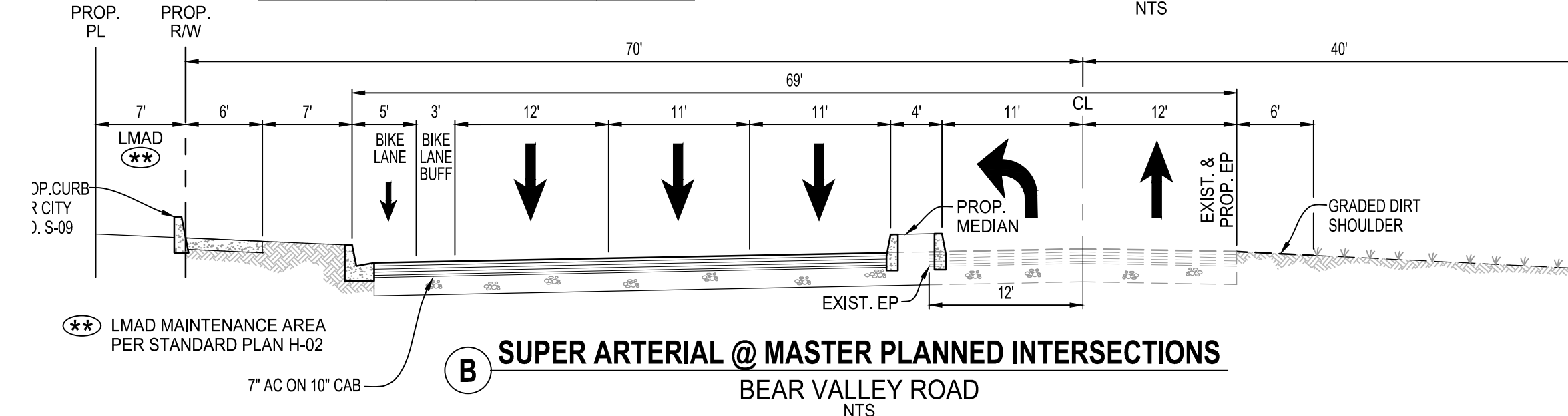
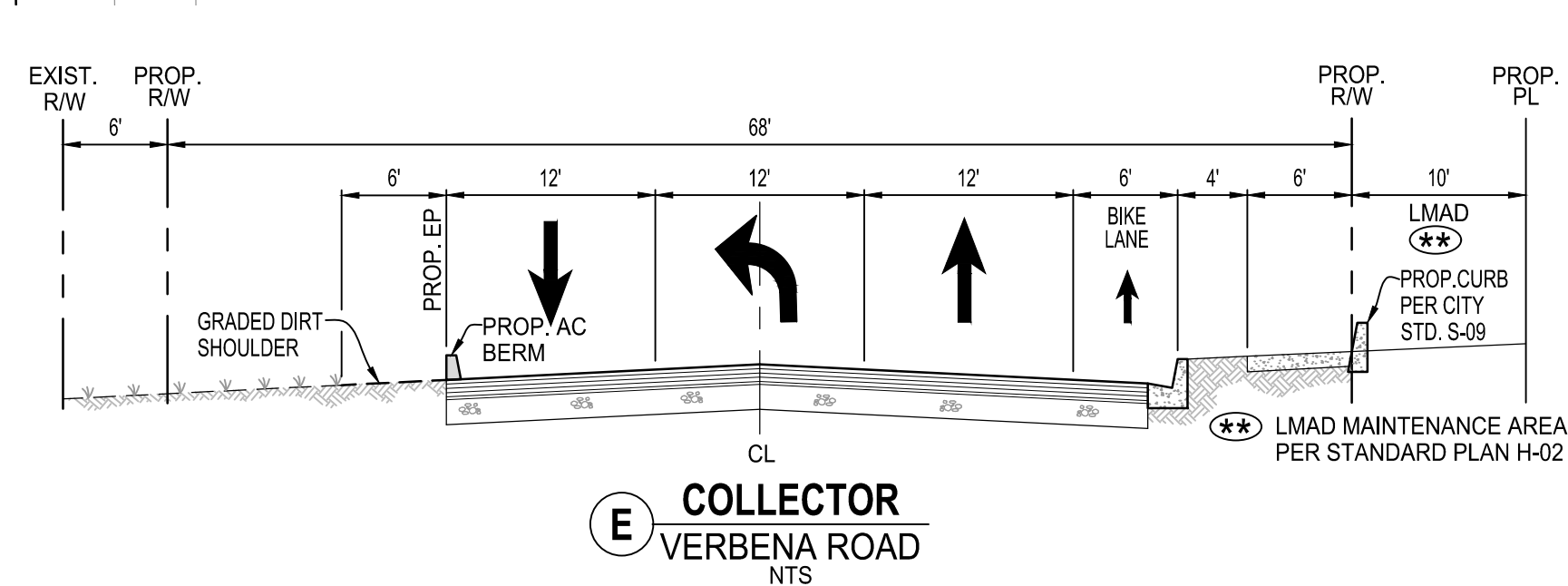
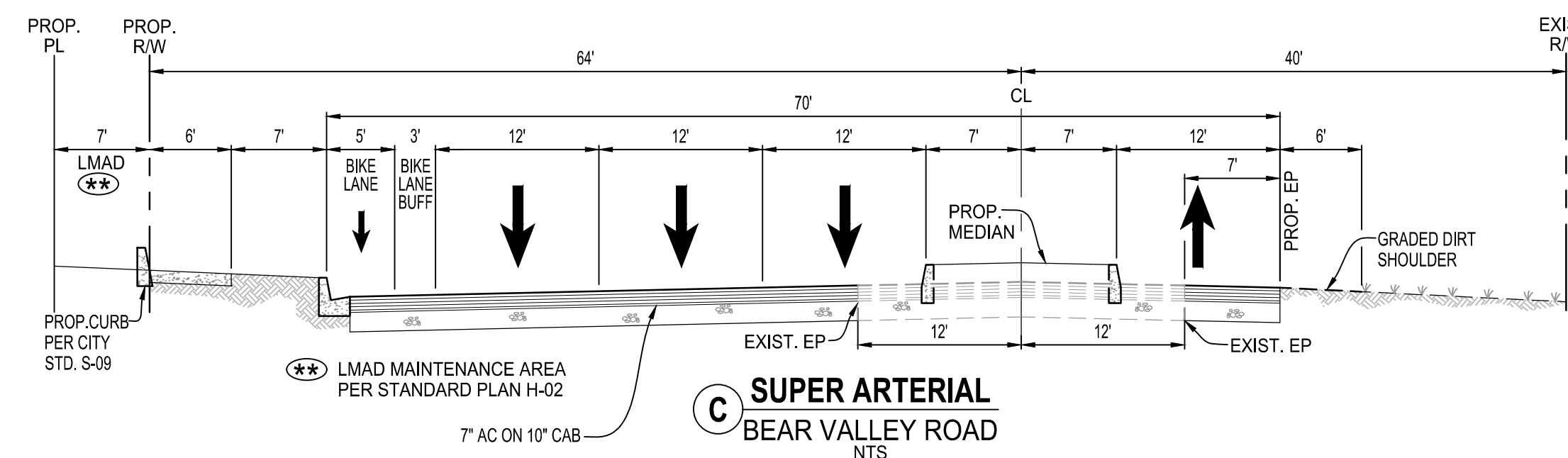
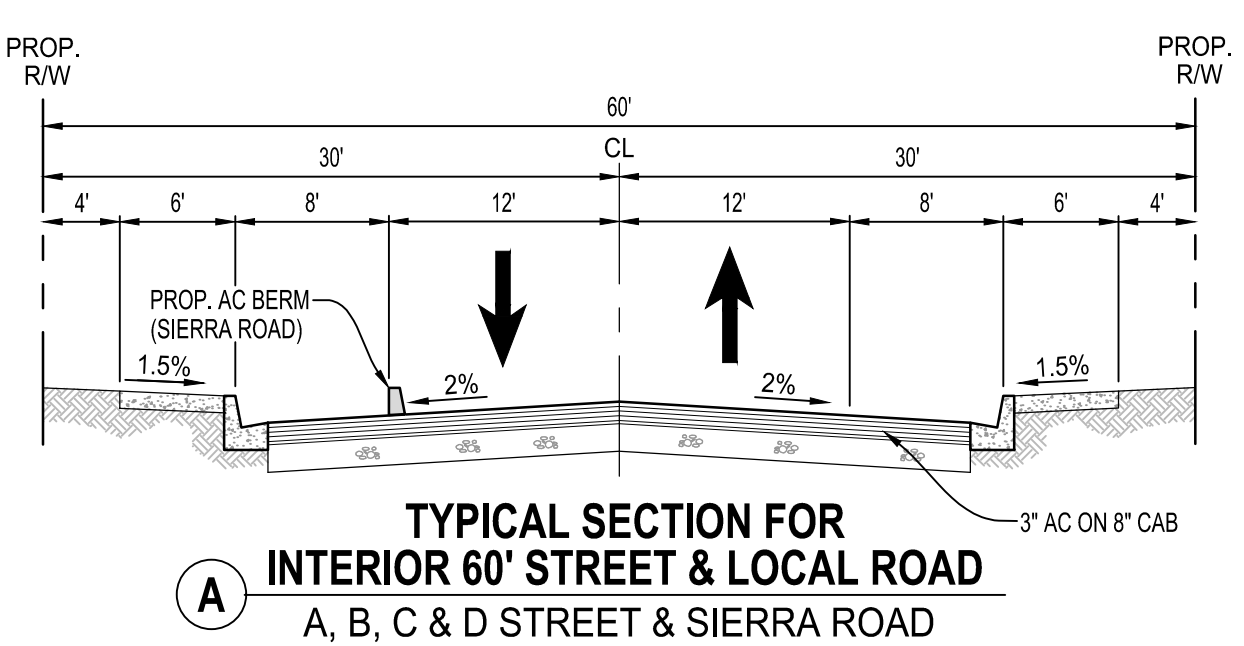
- LEGEND:**
- S SEWER
  - SD STORM DRAIN
  - W WATER



LOT No.	LOT SF
1	8,718
2	8,733
3	8,544
4	8,844
5	8,652
6	9,176
7	9,048
8	7,428
9	7,675
10	7,428
11	7,671
12	7,428
13	8,428
14	8,047
15	7,676
16	7,428
17	7,676
18	8,048
19	7,345
20	8,019
21	9,238
22	7,773
23	7,718
24	8,513
25	13,864
26	9,905
27	8,046
28	10,646
29	13,861
30	8,879
31	12,551
32	7,930
33	9,364
34	9,294
35	7,805
36	7,774
37	10,220
38	8,847
39	7,440
40	7,440
41	7,197
42	10,778
43	12,289
44	12,482
45	10,411
46	8,296
47	7,688
48	7,688
49	9,147
50	9,147
51	7,688
52	7,688
53	8,296
54	10,332
55	12,577
56	12,197
57	10,037
58	8,016
59	7,440
60	7,440
61	8,847



LOT NO.	LOT SF	LOT ACRE	%
TOTAL LOT AREA (1-61)	544,801	12.51	61.14%
LOT A (LMAD) TO CITY	15,614	0.36	1.76%
LOT B (LMAD) TO CITY	3,781	0.09	0.44%
LOT C - BASIN (DUAL USE)	31,508	0.72	3.52%
ONSITE STREET	149,113	3.42	16.72%
OFF-SITE STREET	146,440	3.36	16.42%
<b>TOTAL SITE</b>	<b>891,257</b>	<b>20.46</b>	<b>100.00%</b>



CITY OF VICTORVILLE  
**TENTATIVE TRACT MAP NO. 20544**

**MADOLE & ASSOCIATES, INC.**  
 Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230  
 RANCHO CUCAMONGA, CA. 91730  
 PHONE: 909-481-6322  
 FAX: 909-481-6320

SCALE: AS SHOWN  
 JOB NUMBER: 1028-2913  
 SHEET 1 OF 3

