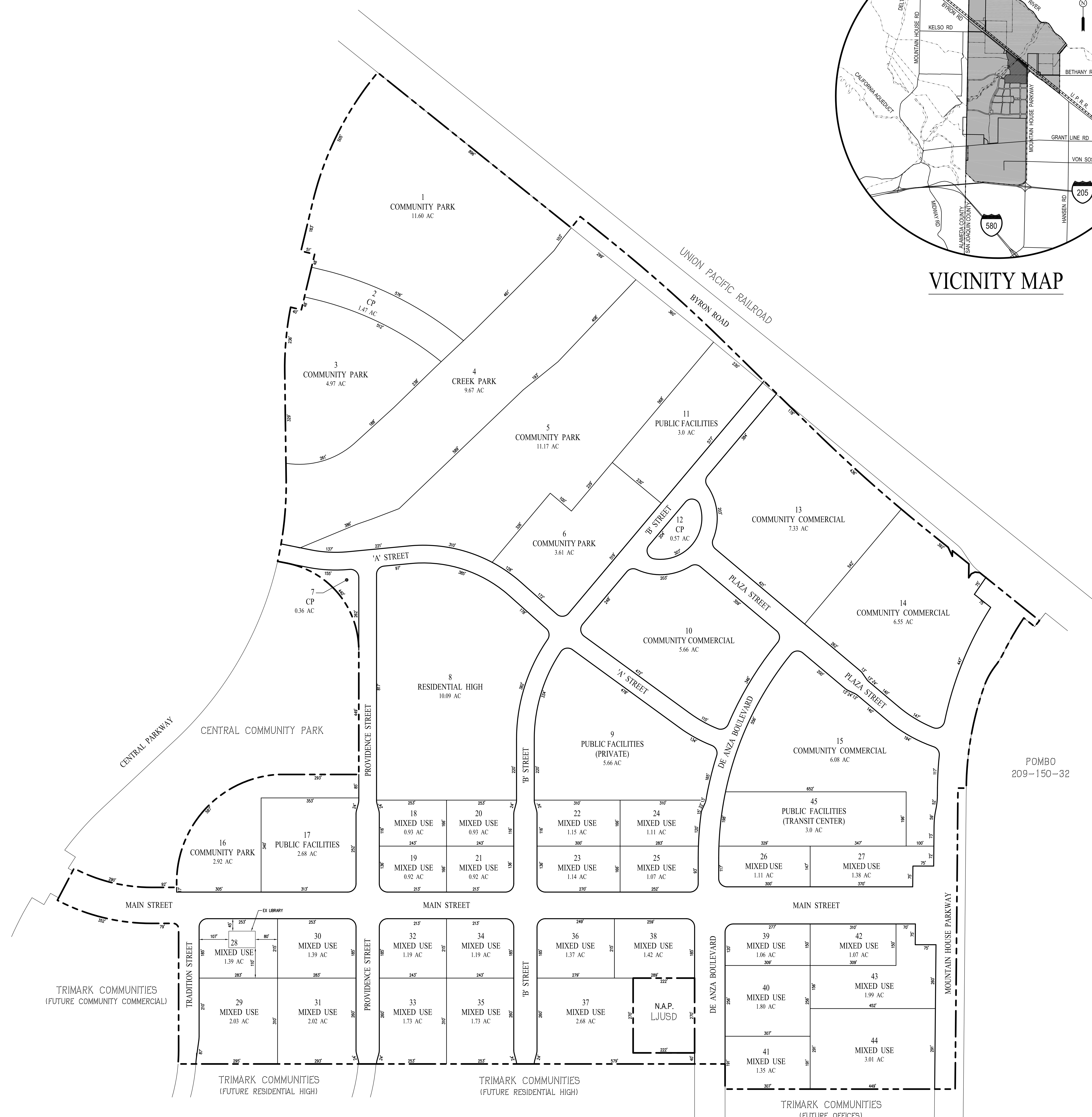


VICINITY MAP



GENERAL NOTES:

- OWNER: MOUNTAIN HOUSE DEVELOPERS, LLC
2580 SHEA CENTER DRIVE
LIVERMORE, CA 94550
(925) 245-3000
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 300
SAN RAMON, CA 94583
(925) 866-0322
- GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
580 N. MIAMI, SUITE A
RIPON, CA 95366
(209) 835-0610
- TOPOGRAPHIC SOURCE: AEROMETRIC SURVEYS
915 SOUTH CLAREMONT STREET
SAN MATEO, CA 94402
(650) 347-7009
- CONTOUR INTERVAL: 1 FOOT
- ASSESSOR'S PARCEL NO.: 209-040-18 209-050-11 209-051-03
209-040-19 209-051-02
- SITE AREA: 164.92 AC±
- EXISTING LAND USE: VACANT LAND AND LIBRARY
- MASTER PLAN DESIGNATION: PUBLIC COMMUNITY PARK COMMERCIAL - COMMUNITY MIXED USE
- ZONING: PUBLIC FACILITIES COMMERCIAL - COMMUNITY MIXED USE RESIDENTIAL HIGH DENSITY
- PROPOSED LAND USE: (SEE TABLES FOR MORE INFORMATION) PUBLIC FACILITIES COMMUNITY PARK COMMERCIAL - COMMUNITY MIXED USE RESIDENTIAL HIGH DENSITY
- NUMBER OF LOTS: 45 PARCELS
- UTILITIES: WATER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
SEWER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
ELECTRIC: MODESTO IRRIGATION DISTRICT
GAS: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST
- A "LARGE LOT" FINAL MAP AND MULTIPLE "SMALL LOT" FINAL MAPS MAY BE FILED ON THE LANDS AS SHOWN ON THIS TENTATIVE MAP. PROJECT MAY BE DEVELOPED IN PHASES.
- EXISTING EASEMENTS THAT ARE REQUIRED TO BE ABANDONED WILL BE ABANDONED PRIOR TO CONSTRUCTION.
- ALL TREES WITHIN THE DEVELOPMENT AREAS WILL BE REMOVED.
- THE PROJECT IS IN FLOOD ZONE DESIGNATION 'C' PER FIRM 060299-0545 B.
- PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MAXIMUM CUT AND FILL SLOPE IS 2:1.
- UTILITIES SHOWN ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.
- EXISTING WELL/SEPTIC TANKS TO BE ABANDONED PER COUNTY REQUIREMENTS.
- 270 RESIDENTIAL TOWN CENTER UNITS AND 275 "ADDITIONAL TOWN CENTER UNITS" ARE RESERVED ON THE MIXED USE PARCELS.
- COMMUNITY PARK AND PUBLIC FACILITIES IMPROVEMENTS TO BE DETERMINED BY MHCSD.
- ALL GRADES ARE BASED ON NAVD 88. TO CONVERT TO NGVD 29, SUBTRACT 2.1' FROM ALL GRADES.

LAND USE SUMMARY

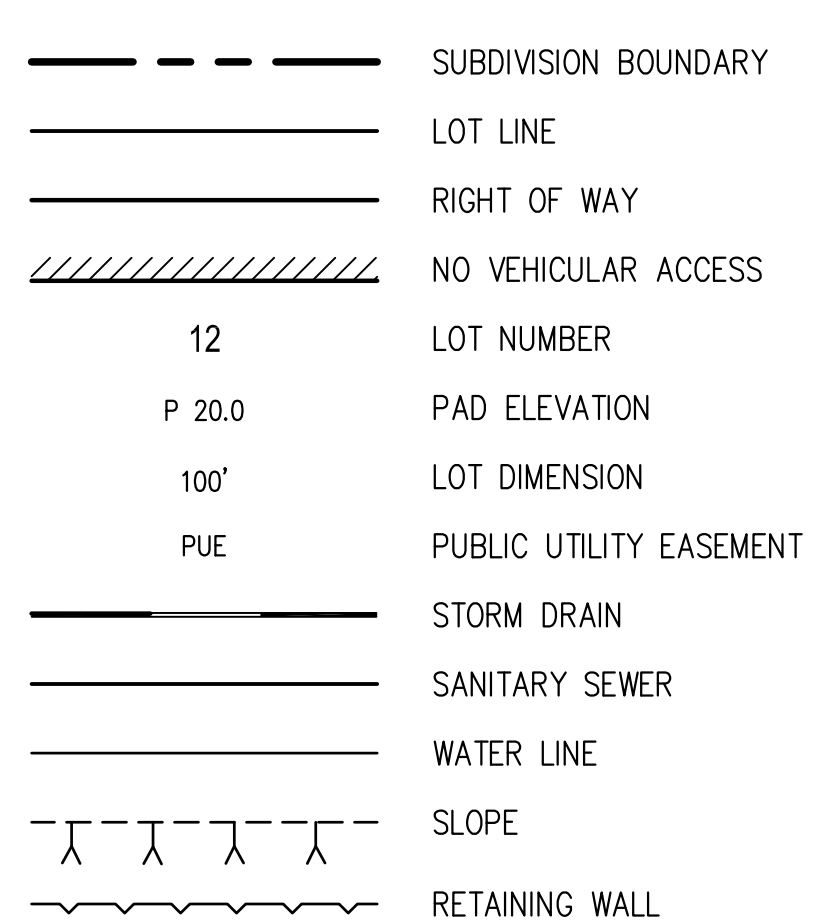
| LAND USE | AC |
|---|--------|
| PUBLIC FACILITIES - COMMUNITY PARK (PP) | 36.67 |
| PUBLIC FACILITIES - CREEK PARK (PP) | 9.67 |
| PUBLIC FACILITIES (PF) | 5.68 |
| PUBLIC FACILITIES - TRANSIT (PF) | 3.00 |
| PUBLIC FACILITIES - PRIVATE (PF) | 5.66 |
| COMMERCIAL - COMMUNITY (CC) | 23.62 |
| MIXED USE (MX) | 39.08 |
| ROADS | 29.45 |
| SUB-TOTAL | 154.83 |
| RESIDENTIAL HIGH (RH) | 10.09 |
| SUB-TOTAL | 10.09 |
| TOTAL | 164.92 |

LOT SUMMARY

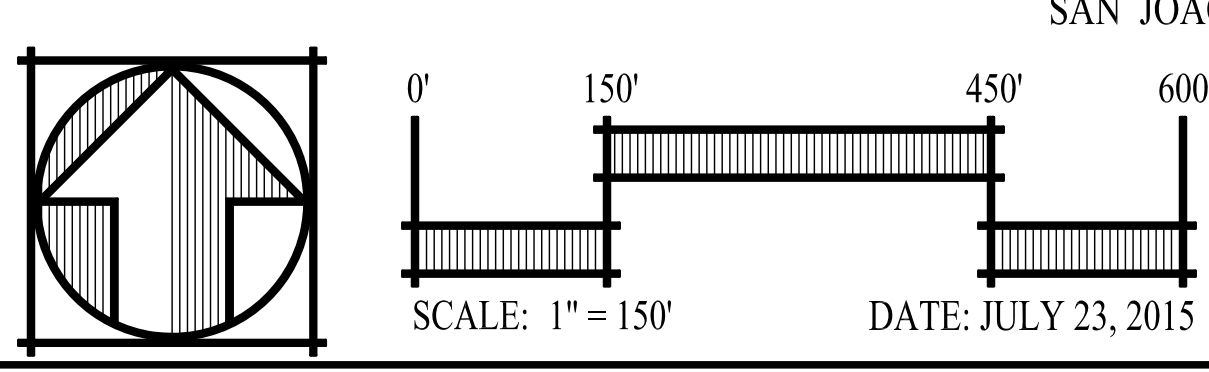
| LOT # | LAND USE | AC |
|-------|-----------------------------|-------|
| 1 | COMMUNITY PARK | 11.60 |
| 2 | COMMUNITY PARK | 1.47 |
| 3 | COMMUNITY PARK | 4.97 |
| 4 | CREEK PARK | 9.67 |
| 5 | COMMUNITY PARK | 11.17 |
| 6 | COMMUNITY PARK | 3.61 |
| 7 | COMMUNITY PARK | 0.36 |
| 8 | RESIDENTIAL HIGH | 10.09 |
| 9 | PUBLIC FACILITIES (PRIVATE) | 5.66 |
| 10 | COMMUNITY COMMERCIAL | 5.66 |
| 11 | PUBLIC FACILITIES | 3.00 |
| 12 | COMMUNITY PARK | 0.57 |
| 13 | COMMUNITY COMMERCIAL | 7.33 |
| 14 | COMMUNITY COMMERCIAL | 6.55 |
| 15 | COMMUNITY COMMERCIAL | 6.08 |
| 16 | COMMUNITY PARK | 2.92 |
| 17 | PUBLIC FACILITIES | 2.68 |
| 18 | MIXED USE | 0.93 |
| 19 | MIXED USE | 0.92 |
| 20 | MIXED USE | 0.93 |
| 21 | MIXED USE | 0.92 |
| 22 | MIXED USE | 1.15 |

| LOT # | LAND USE | AC |
|-------|-----------------------------|------|
| 23 | MIXED USE | 1.14 |
| 24 | MIXED USE | 1.11 |
| 25 | MIXED USE | 1.07 |
| 26 | MIXED USE | 1.11 |
| 27 | MIXED USE | 1.38 |
| 28 | MIXED USE | 1.39 |
| 29 | MIXED USE | 2.03 |
| 30 | MIXED USE | 1.39 |
| 31 | MIXED USE | 2.02 |
| 32 | MIXED USE | 1.19 |
| 33 | MIXED USE | 1.73 |
| 34 | MIXED USE | 1.19 |
| 35 | MIXED USE | 1.73 |
| 36 | MIXED USE | 1.37 |
| 37 | MIXED USE | 2.68 |
| 38 | MIXED USE | 1.42 |
| 39 | MIXED USE | 1.06 |
| 40 | MIXED USE | 1.80 |
| 41 | MIXED USE | 1.35 |
| 42 | MIXED USE | 1.07 |
| 43 | MIXED USE | 1.99 |
| 44 | MIXED USE | 3.01 |
| 45 | PUBLIC FACILITIES (TRANSIT) | 3.00 |

LEGEND:



VESTING TENTATIVE MAP
TOWN CENTER
MOUNTAIN HOUSE
SAN JOAQUIN COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS + SURVEYORS + PLANNERS
2633 CAMINO RAMON, SUITE 300
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbginco.com