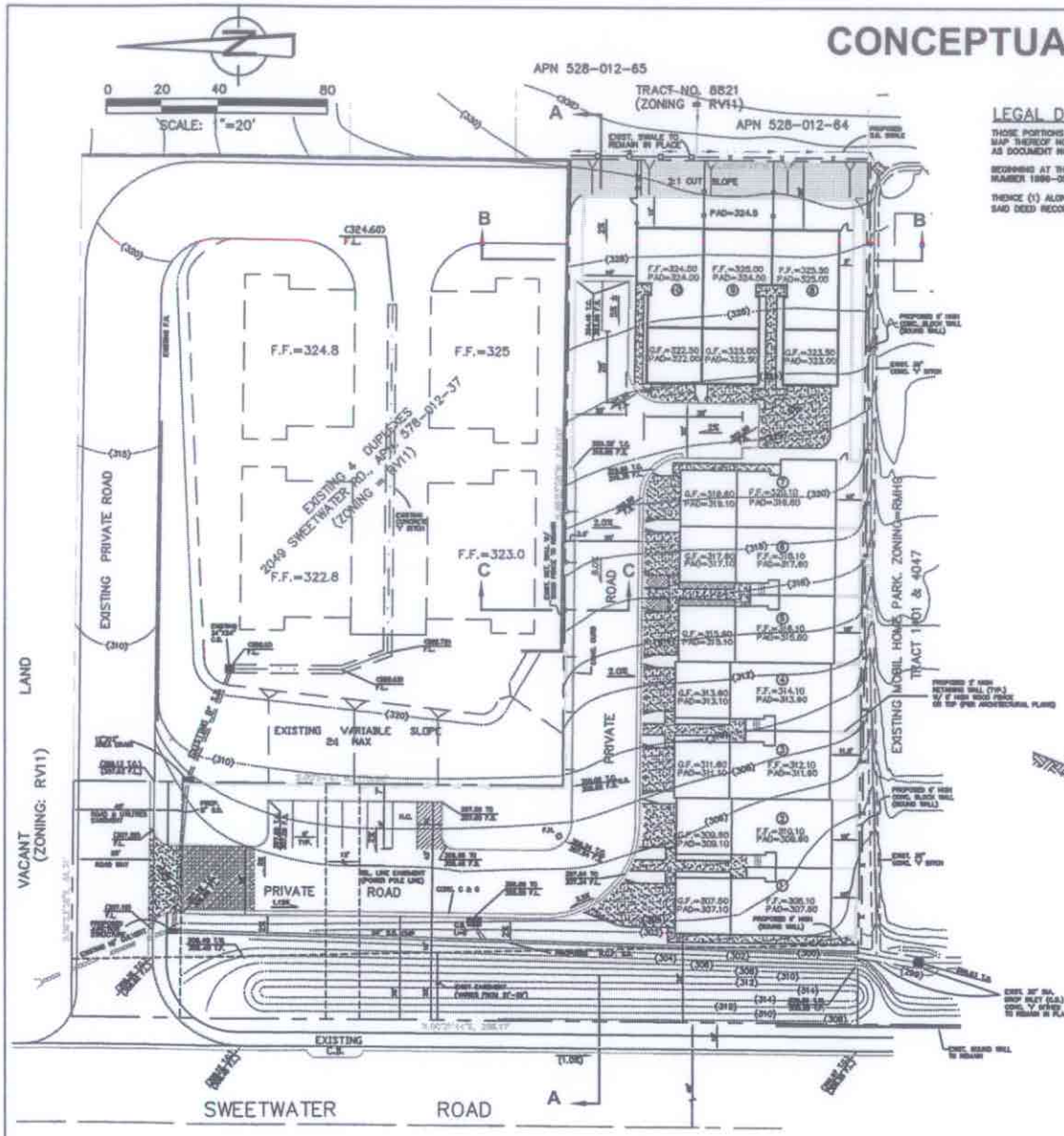
CONCEPTUAL GRADING PLAN TM 5392 RPL 3; STP 04-050

FOR PURPOSES 10 UNITS COMDOMINIUM



LEGAL DESCRIPTION:

THOSE PORTIONS OF THE NORTH 3 ACRES OF LOT 11, AND OF THE WEST HALF OF THE SOUTH 1 ACRE OF LOT 2 OF TRACT 1401 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1401 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 8, 1911 CONVEYED TO THE STATE OF CALIFORNIA IN A DEED RECORDED MARCH 13, 1995, AS DOCUMENT NO. 1995-0106827, FILED IN THE OFFICE OF SAID COUNTY RECORDER, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL 21979-1, AS CONVEYED TO THE STATE OF CALIFORNIA IN A FINAL ORDER OF CONDEMNATION RECORDED ON NOVEMBER 20, 1995 AS DOCUMENT NUMBER 1995-0590034 OF OFFICIAL RECORDS.

THENCE (1) ALONG THE EASTERLY LINE OF SAID PARCEL 21979-1 AND THE SOUTHERLY PROLONGATION THEREOF SOUTH 00°21'44" WEST, 402.25 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED IN SAID DEED RECORDED MARCH 15, 1995, AND THE POINT OF TERMINUS, (ASSESSOR'S PARCEL NO. 578-012-80)

GENERAL PROJECT INFORMATION

EXISTING

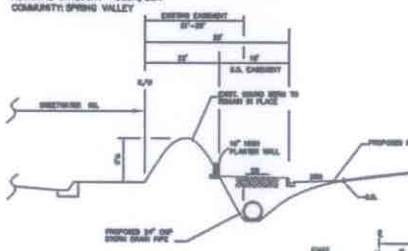
ASSESOR PARCEL NO: 578-012-80
SITE AREA:1.15 ACRES
EXISTING ZONING: RV11
EXISTING USE: VACANT
ASSESSORS TAX RATE AREA = 83171
GENERAL PLAN = (7) RESIDENTIAL
REGIONAL CATEGORY= CUDA/ECA
COMMUNITY: SPRING VALLEY

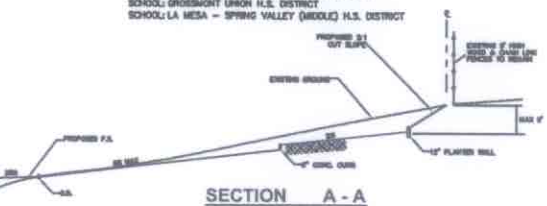
PROPOSED

PROPOSED USE:10 UNITS CONDOMINIUMS
PROPOSED SETBACKS:
FRONT: 20', REAR: 25', SIDE: 10' MIN.
GROSS AREA: 1.15 ACRES
NET AREA: 1.07 ACRES
ZONING: RV11

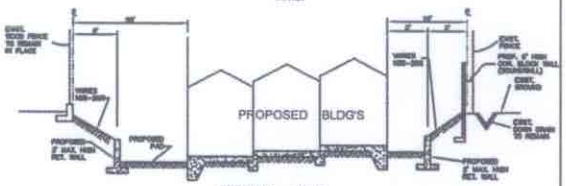
UTILITIE SERVICES

GAS AND ELECTRICSDG & E TEL. (800) 411-7343
SEWER: SPRING VALLEY SANITATION
MAINTENANCE DISTRICT TEL. (619)-660-2007
WATER: HELIX WATER DISTRICT TEL. (619) 527-7482
CABLE: COX COMMUNICATIONS TEL. (800) 221-4188
TELEPHONE: SBC TEL. (800) 855-4299
FIRE: SAN MIGUEL FIRE DEP. TEL. (619) 670-0500
SCHOOL: GROSSMONT UNION H.S. DISTRICT
SCHOOL: LA MESA – SPRING VALLEY (MIDDLE) H.S. DISTRICT



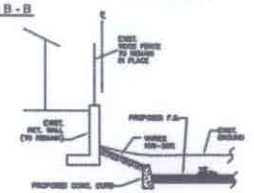


SECTION A - A
H.T.S.

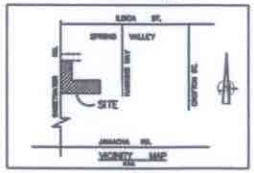


SECTION B - B
H.T.S.

TYPICAL PRIVATE ROAD SECTION
N.T.S.



SECTION C - C
N.T.S.



NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

EASEMENT NOTE:

ANY KNOWN EASEMENTS GREATER THAN 20 FT. WIDTH HAS BEEN SHOWN ON PLAN, AND NONE EXISTS EXCEPT AS SHOWN ON PLAN.

CONDOMINIUM MAP STATEMENT

"THIS IS A MAP OF A CONDOMINIUM PEGJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 10".

AUGUST 30,2005

LEGEND & ABBREVIATIONS

LOT BOUNDARIES
PROPOSED 2:1 SLOPE
EXISTING CONTOUR LINE
PROPOSED CONC. SIDEWALK,CURV.
EXISTING CONCRETE BLOCK WALL
PROPOSED CONCRETE BLOCK WALL W/REC. PER PLAN
GRADE BREAK
CMP CORRUGATED METAL PIPE
T.C. TOP OF CURB
F.L. FLOW LINE
F.F. FINISHED FLOOR
L.P. LOW POINT
C.B. CATCH BASIN
T.S. TOP OF STATE
S.D. STORM DRAIN

ARCHITECT:	OWNER / SUBDIVIDER	BENCH MARK	PREPARED BY:
GEORGE BEHNAM 1150E. ORANGETHOPE #109 PLACENTIA, CA 92807 TEL. (714) 572-2384	A & E SWEET HOMES LLC. 100 S. ANAHEIM BLVD. # 360 ANAHEIM CA 92805 TEL. (714) 991-4411	2" BRASS DISK CBV2 N. PC ILDICA STREET 12' W. ILDICA CT. COUNTY ENGR. ELEVATION = 425.21 FT. (USGS)	HOSS, WILLIAM & ASSOCIATES INC. PLANNERS • CONSULTING ENGINEERS • SURVEYORS 100 SOUTH ANAHEIM BLVD. # 360 ANAHEIM, CA 92805 TEL. (714) 991-4411 FAX (714) 991-4491

CONCEPTUAL GRADING PLAN (TM 5392)
TM 5392 RPL 3; STP 04-050
SWEETWATER ROAD SAN DIEGO

SCALE: 1"=20' SHEET 1 OF 1