

EXHIBIT 1

TENTATIVE TRACT NO. 34760

OWNER/DEVELOPER

RANCHO PASO DE VALENCIA
1233 ENTERPRISE COURT
CORONA, CA 92882
PH: (951) 279-8077 FAX: (951) 279-4889
ATTN: MARCEL VALENCIA

ENGINEER

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1530 CONSUMER CIRCLE, UNIT B
CORONA, CA 92880
PH: (951) 372-8400 FAX: (951) 372-8430
ATTN: DENNIS ARMSTRONG

ASSESSOR'S PARCEL NO.

114-040-019,114-040-020, 275-100-003

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 28201, AS SHOWN BY MAP RECORDED IN BOOK 107, PAGES 40-42, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 1 OF PARCEL MAP 28154, AS SHOWN BY MAP RECORDED IN BOOK 107, PAGES 27-43, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALSO TOGETHER WITH A PORTION OF GOVERNMENT LOT 1 A PART OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PROJECT DATA

GROSS ACREAGE: 65.4 ACRES
CITY OF CORONA: 39.9 ACRES
COUNTY OF RIVERSIDE: 24.4 ACRES
NET ACREAGE (EXCL. RESIDENTIAL): 34.3 ACRES
DENSITY: MAXIMUM ALLOWABLE DU PER GENERAL PLAN: 39.9 AC + 58 DU
CITY OF CORONA - 1.47 DU/AC
COUNTY OF RIVERSIDE - 0.50 DU/AC
TOTAL: 24.4 AC + 12 DU
MAXIMUM AVERAGE DENSITY: 0.88 DU/AC
MAXIMUM PERCENT OF ALLOWABLE DENSITY: 64 DU
PER SLOPE ANALYSIS: 70%
ADJUSTED MAXIMUM ALLOWABLE DU: 44 DU
PROPOSED DWELLING UNITS: 34 DU
PROPOSED DENSITY: 0.53 DU/AC

SOUTH CORONA CFP DATA

VILLAGE NUMBER: 3
CFP PLANNING AREA: (332)
LAND USE: (E) ESTATE (E)

LAND USE / ZONING SUMMARY

Table with columns: DESCRIPTION, GENERAL PLAN, EXISTING ZONING, EXISTING LAND USE, CITY, COUNTY, NORTH, SOUTH, EAST, WEST.

DENSITY / SLOPE ANALYSIS

Table with columns: PROJECT ACREAGE, MAXIMUM PERCENT DU/AVG DENSITY, SLOPE PERCENTAGE, PERCENT OF PROJECT, MAXIMUM PERCENT OF ALLOWABLE DENSITY, ADJUSTED MAXIMUM ALLOWABLE DU/AC.

OPEN SPACE

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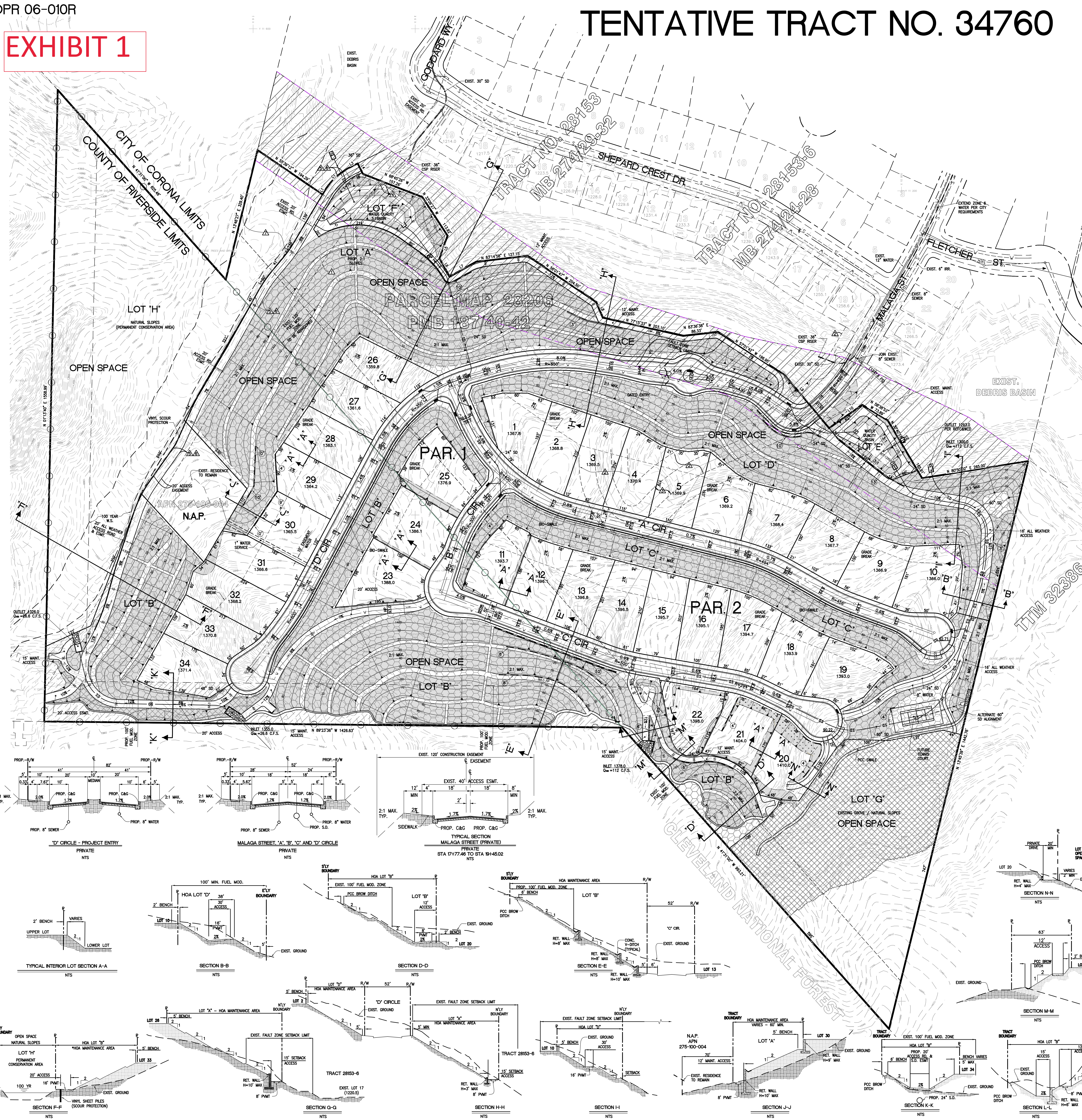
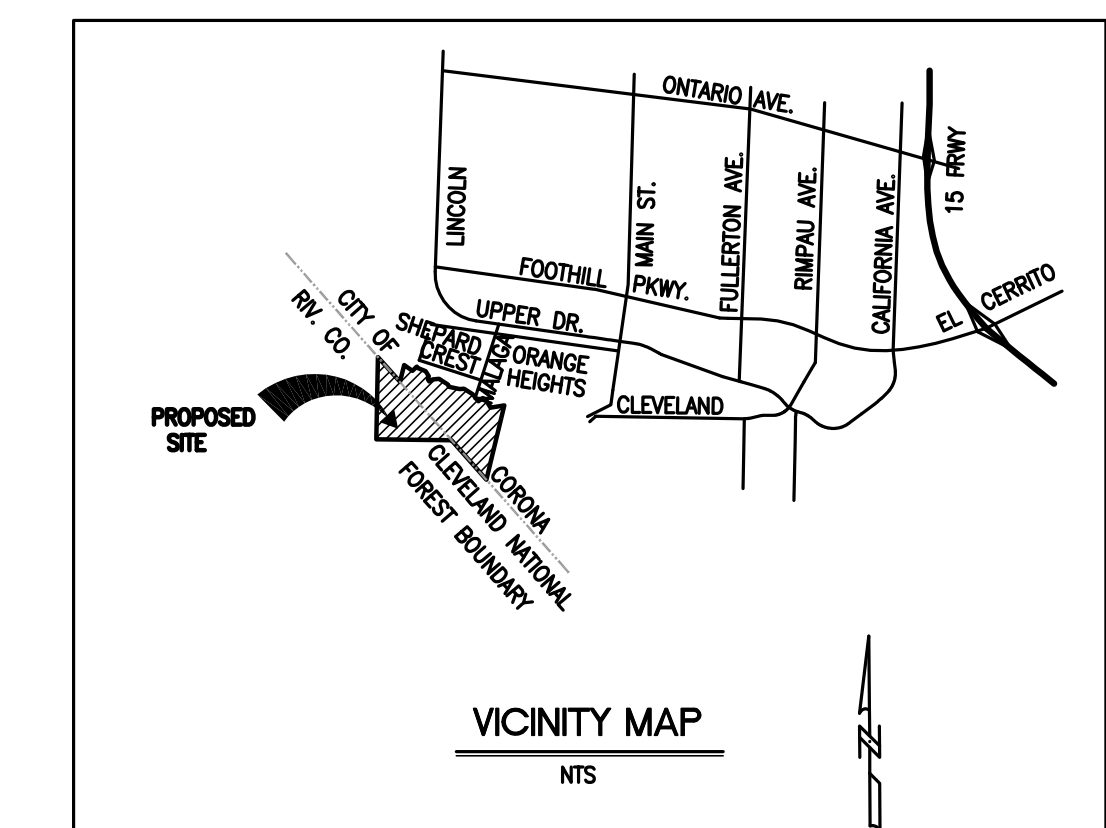
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SLOPE AREAS

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SERVICE PROVIDERS table listing utility and service companies with contact information.

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STREET LINEAR FOOTAGE

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TENTATIVE TRACT NO. 34760 CITY OF CORONA, CA

DATE: 3/2/09 PREPARED BY: ARMSTRONG & BROOKS CONSULTING ENGINEERS

PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES 1530 CONSUMER CIRCLE, SUITE B CORONA, CA 92880

