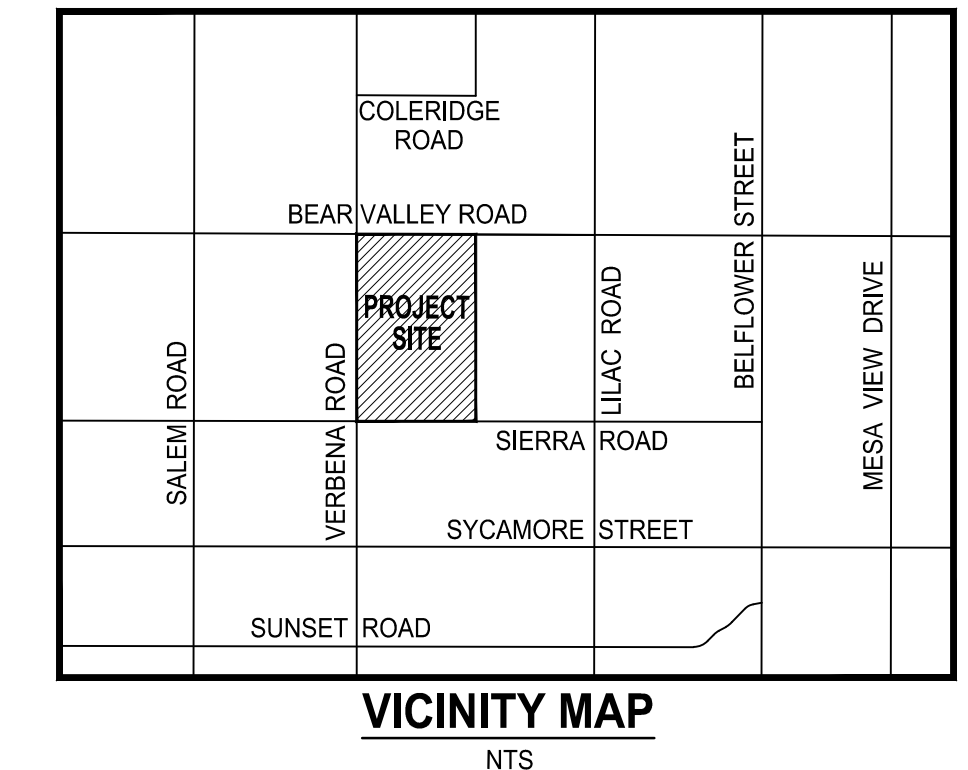
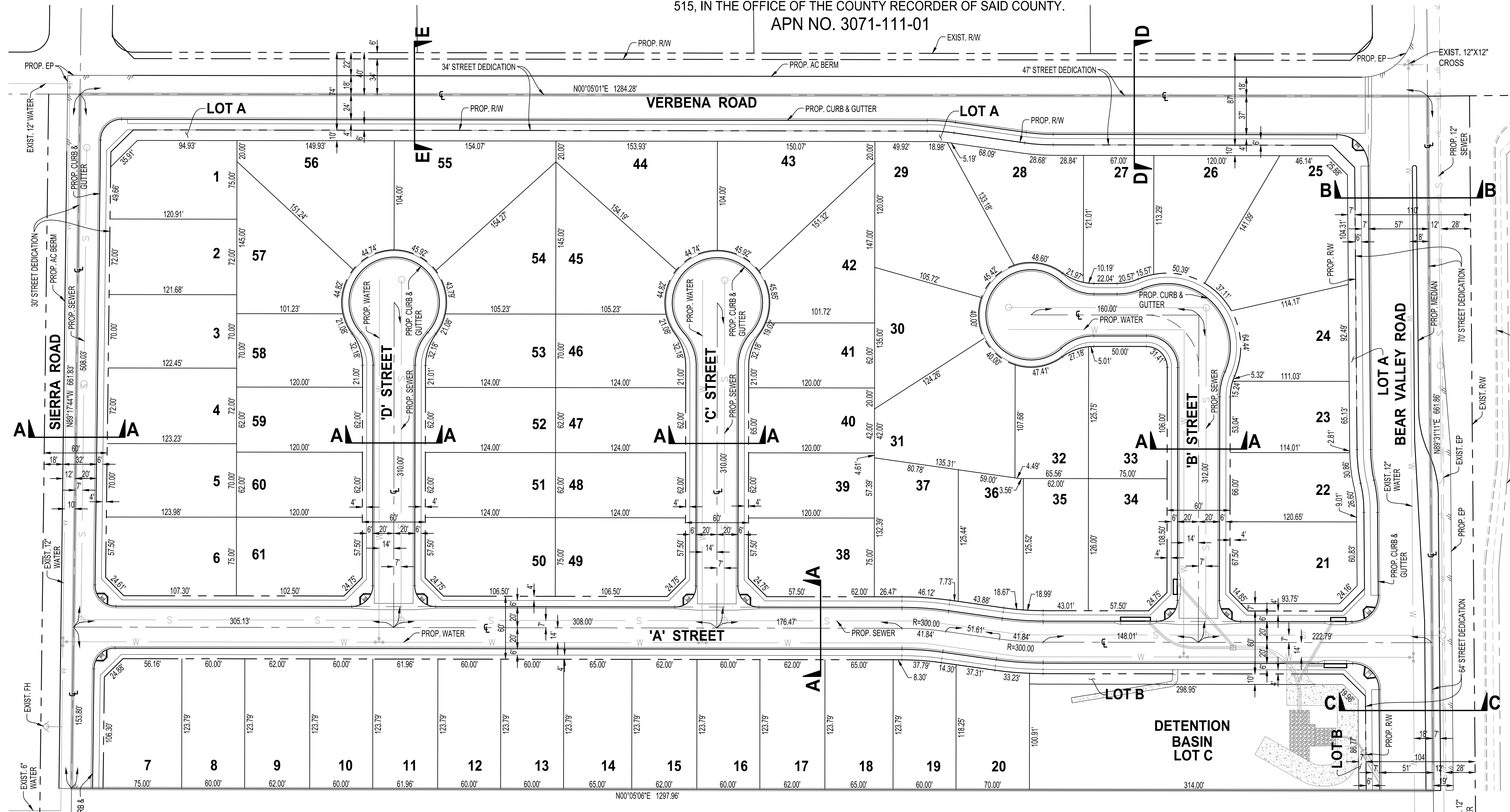


VESTING TENTATIVE MAP, TRACT NO. 20544

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

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

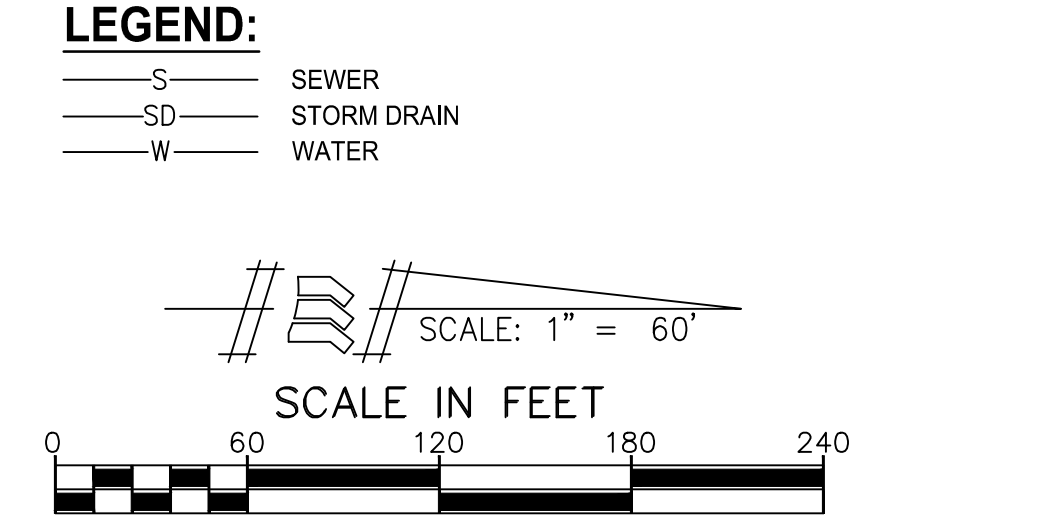


- NOTES:**
- TRACT 20544 ACREAGE 20 +/- ACRES
 - TOTAL NUMBER OF LOTS 61 SINGLE FAMILY
 - 3 LETTERED LOTS (TO BE DEDICATED IN FEE TO CITY)
 LOTS A AND B - LMAD LANDSCAPE LOTS
 LOT C - DETENTION BASIN AND PARK
 - LOT AREA MIN. 7,200 S.F. FOR SINGLE FAMILY
 - EXISTING ZONING R1
 - PROPOSED LAND USE SINGLE 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.

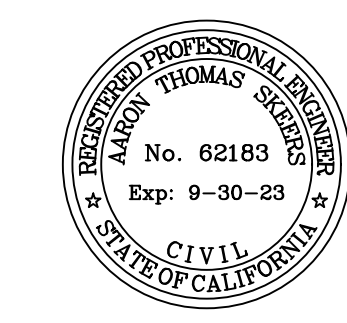
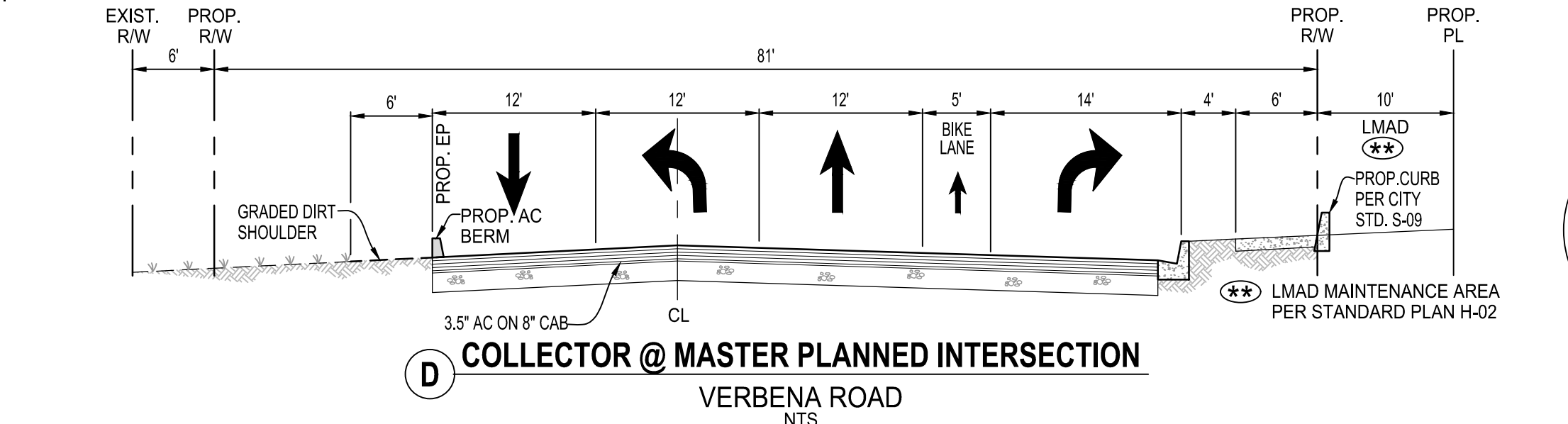
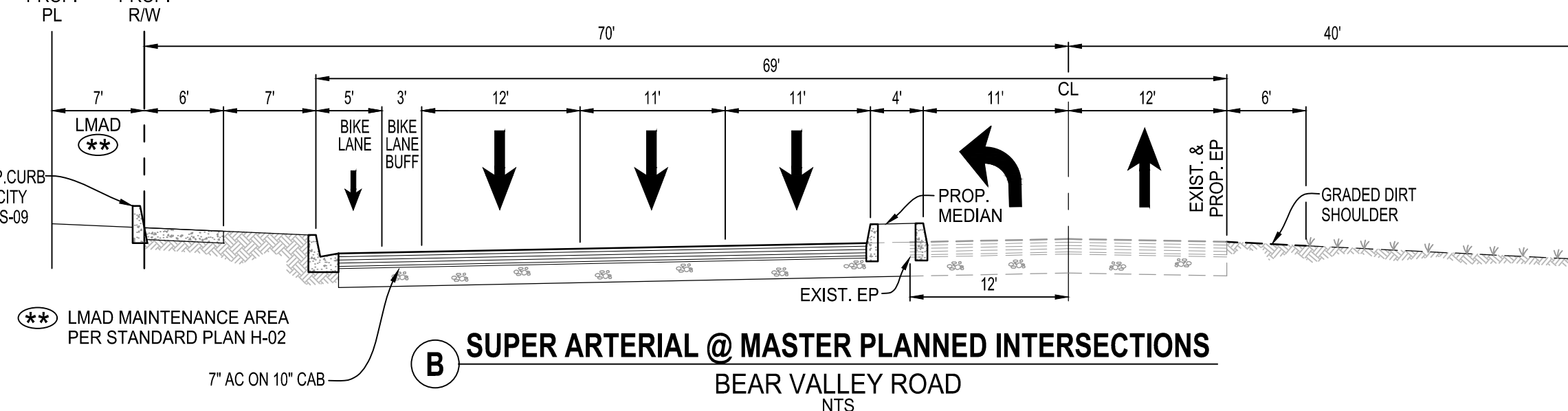
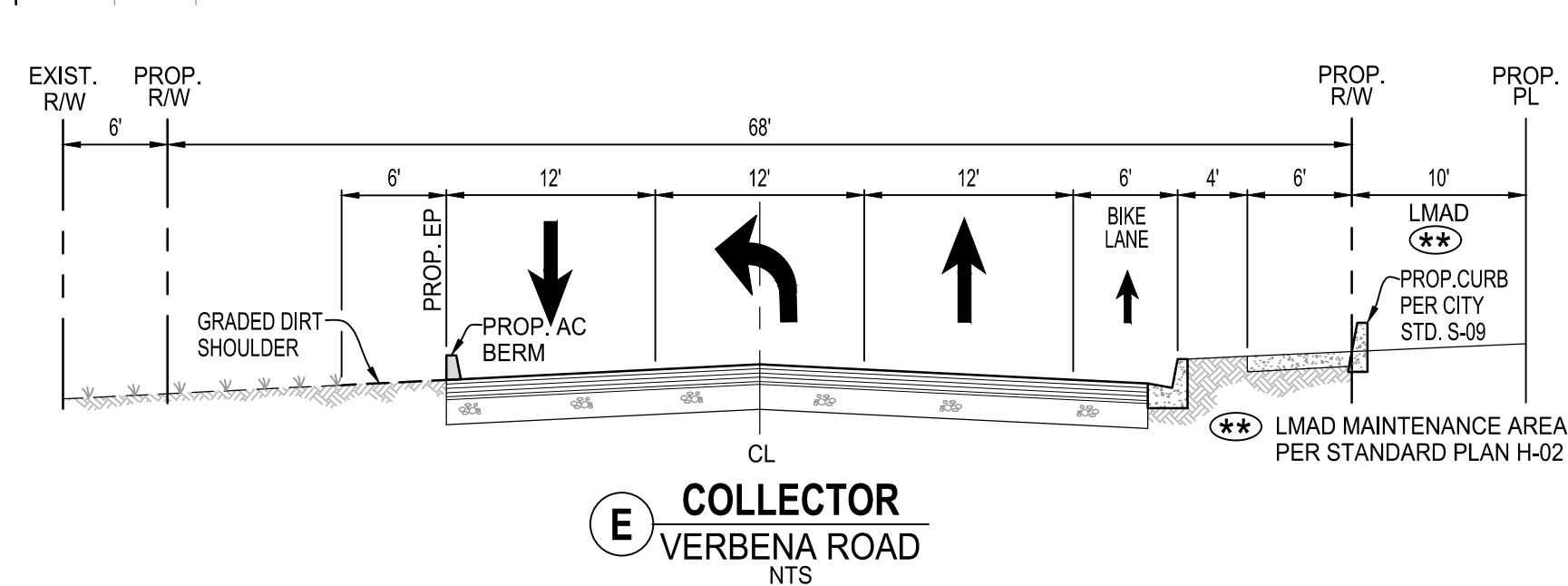
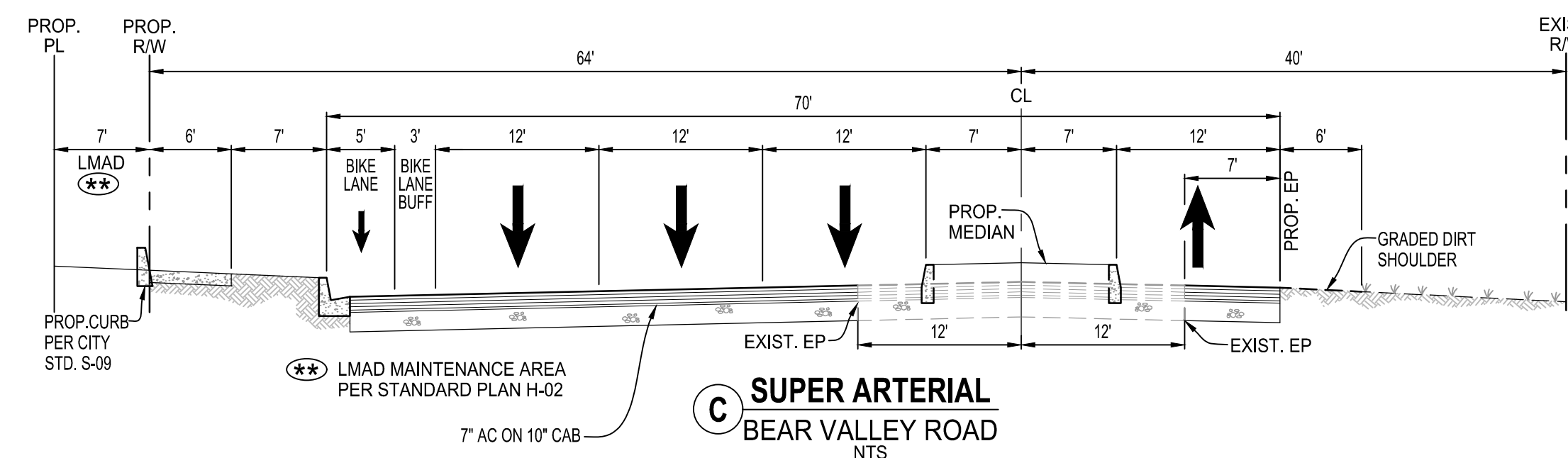
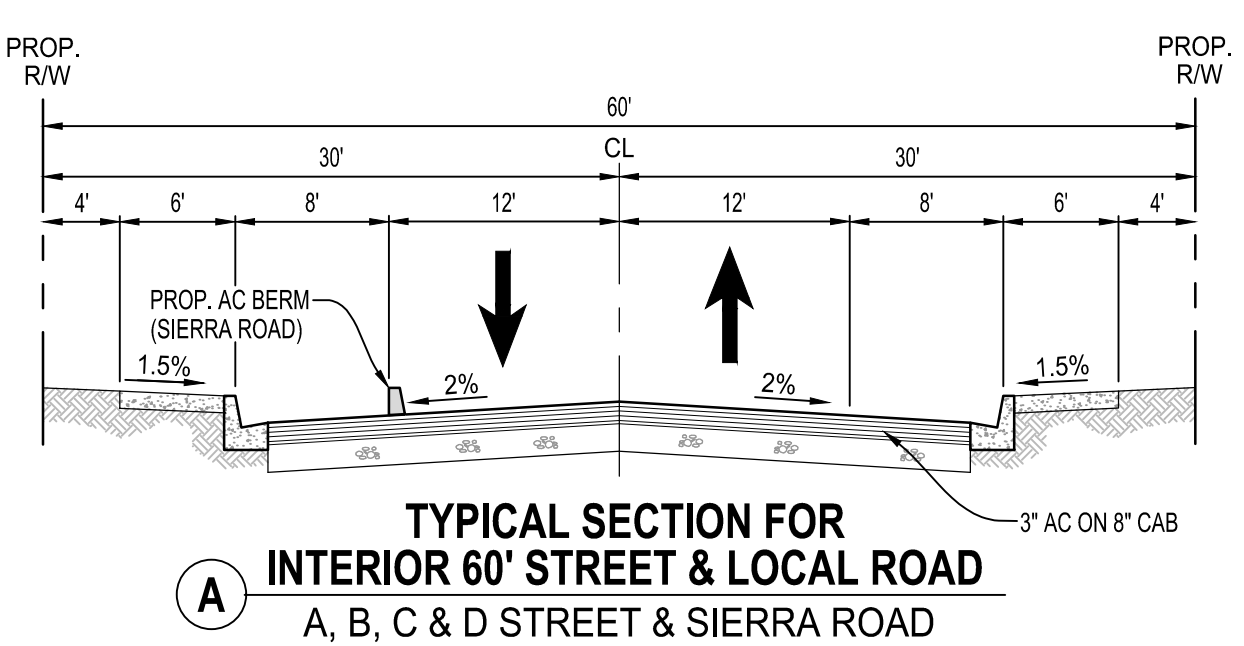
- UTILITIES:**
- ELECTRIC:**
 SOUTHERN CALIFORNIA EDISON
 12353 HESPERIA ROAD
 VICTORVILLE, CA 92392
 PHONE: (760) 951-3219
- GAS:**
 SOUTHWEST GAS CORPORATION
 13471 MARIPOSA ROAD
 VICTORVILLE, CA 92392
 PHONE: (760) 957-4044
- TELEPHONE:**
 VERIZON
 15055 LA PAZ DRIVE
 VICTORVILLE, CA 92392
 PHONE: (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



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%
TOTAL SITE	891,257	20.46	100.00%

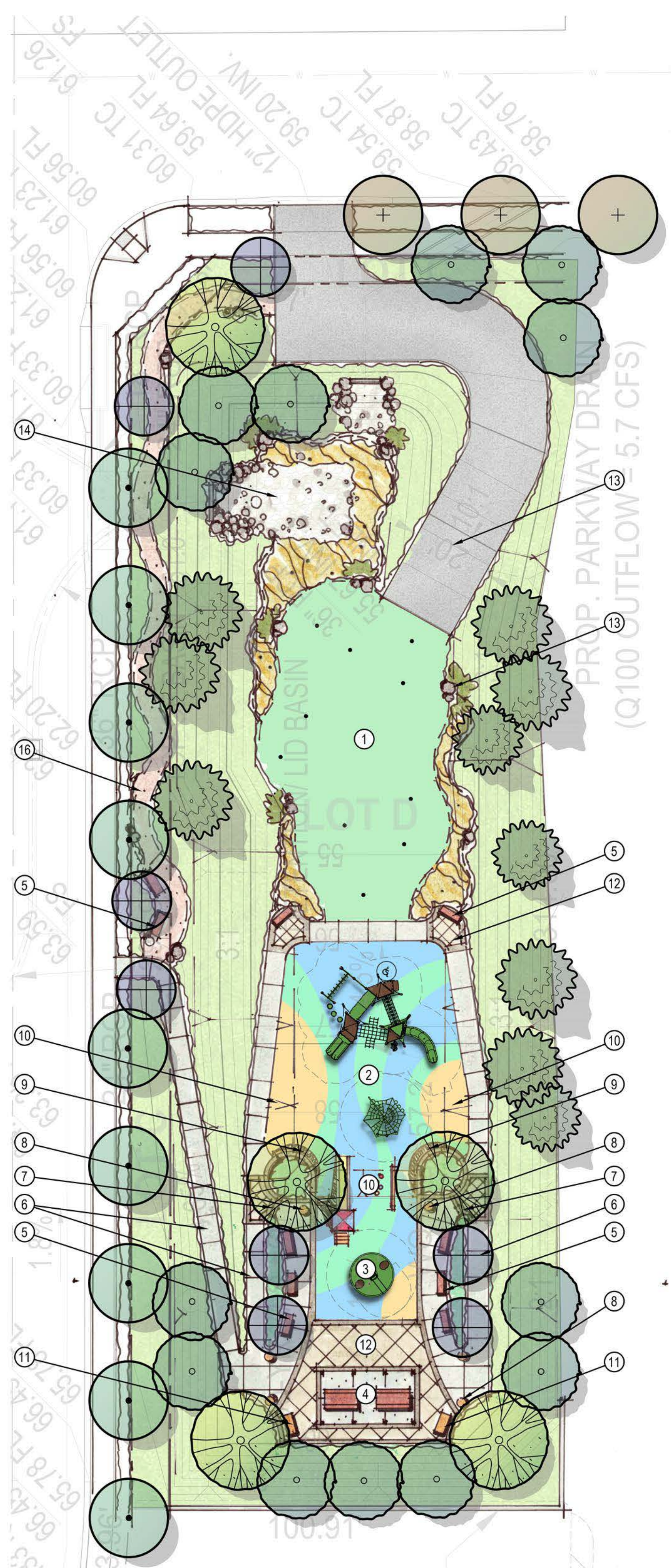


CITY OF VICTORVILLE
TENTATIVE TRACT MAP NO. 20544

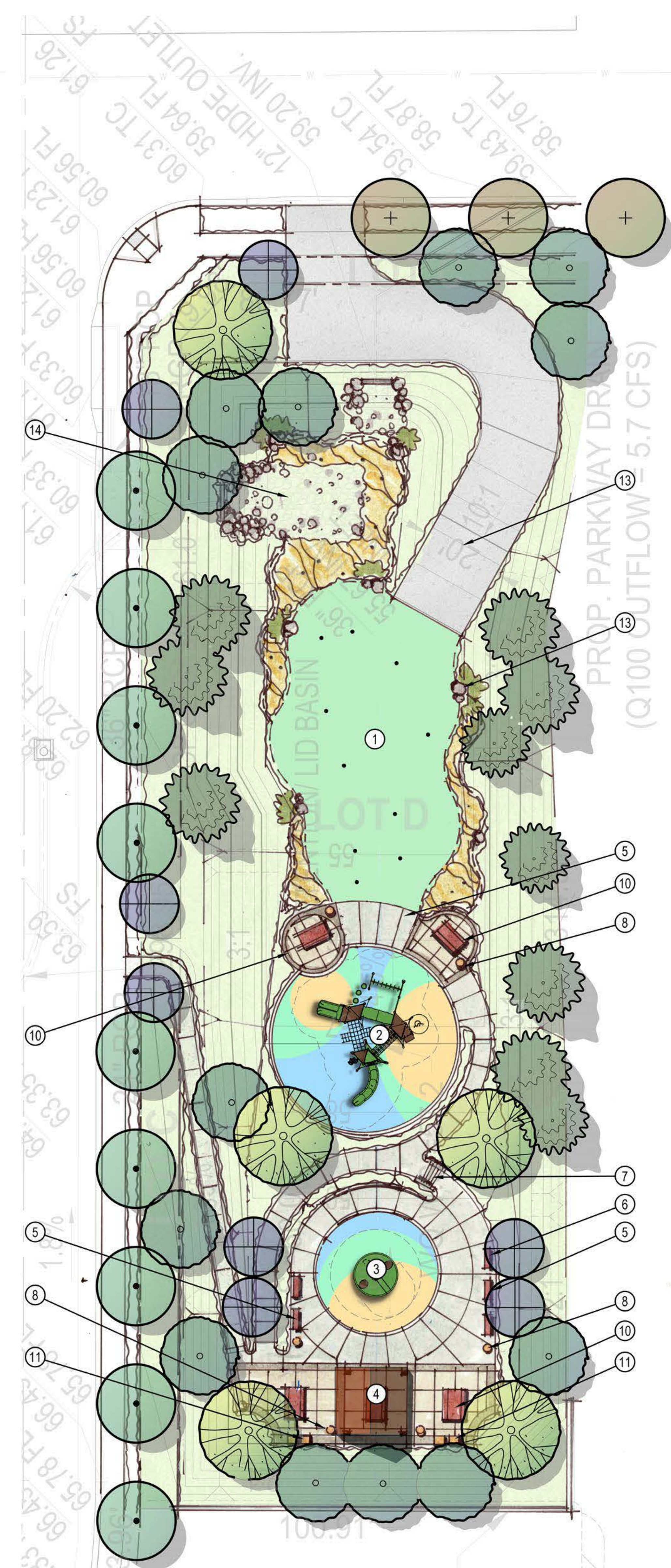
MADOLE & ASSOCIATES, INC.
 Engineering Communities for Life

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



ALTERNATIVE 1



ALTERNATIVE 1

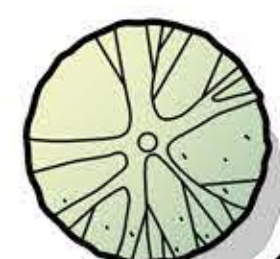
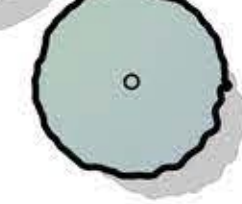

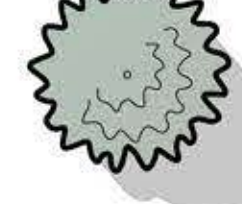
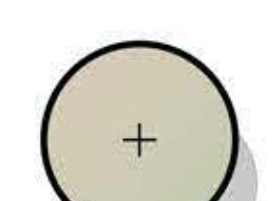

FEATURE LEGEND: ALTERNATIVE 1

- ① Open Turf Play Area with Shovel Cut Edging.
- ② Lower Level, Children's Tot-Lot with 5-12 Year Old Age Group Play Equipment on Rubber Surfacing.
- ③ Upper Level, Children's Tot-Lot with 2-5 Year Old Age Group Play Equipment on Rubber Surfacing and Slide and Climber Transition to Lower Playground.
- ④ Ramada with Precast Concrete Picnic Tables (2 Total).
- ⑤ Bench Seating (10 Total).
- ⑥ 5' Wide Medium Broom Natural Color Concrete Accessible Path.
- ⑦ Detention Basin Inlet / Outlet with Rip-Rap Stones. Per Civil Engineer's Plans.
- ⑧ Trash Receptacle.
- ⑨ Low Block Planter Wall with Cap.
- ⑩ Rubber Surface on Slope.
- ⑪ Precast Family Barbeque Grill with Precast Side Table.
- ⑫ Enhanced Permeable Paving with 12" Concrete Band.
- ⑬ Maintenance Vehicle Asphalt Road. Per Civil Engineer's Plan.
- ⑭ Rip-Rap. Per Civil Engineer's Plans.
- ⑮ Landscape Boulders.
- ⑯ Decomposed Granite Path with Steel Edging.

FEATURE LEGEND: ALTERNATIVE 2

- ① Open Turf Play Area with Shovel Cut Edging.
- ② Lower Level, Children's Tot-Lot with 5-12 Year Old Age Group Play Equipment on Rubber Surfacing.
- ③ Upper Level, Children's Tot-Lot with 2-5 Year Old Age Group Play Equipment on Rubber Surfacing.
- ④ Ramada with Precast Concrete Picnic Table.
- ⑤ Bench Seating (5 Total).
- ⑥ 5' Wide Medium Broom Natural Color Concrete Accessible Path.
- ⑦ Concrete Step Risers with Handrail.
- ⑧ Trash Receptacle.
- ⑨ Low Block Planter Wall with Cap.
- ⑩ Picnic Node with Precast Concrete Picnic Table (4 Total).
- ⑪ Precast Family Barbeque Grill and Hot Coal Receptacle.
- ⑫ Enhanced Permeable Paving with 12" Concrete Band.
- ⑬ Maintenance Vehicle Asphalt Road. Per Civil Engineer's Plan.
- ⑭ Rip-Rap. Per Civil Engineer's Plans.
- ⑮ Landscape Boulders.

PLANT PALETTE:

TREES	
	SPECIMEN TREE <i>Cercidium 'Desert Museum'</i> • Desert Museum Palo Verde
	EVERGREEN SCREENING TREE <i>Melaleuca quinquenervia</i> • Cajuput Tree
	SMALL FLOWERING ACCENT <i>Chilopsis linearis</i> • Desert Willow
	PINE TREE <i>Pinus halepensis</i> • Aleppo Pine
	STREET TREES <i>Pistacia chinensis</i> • Chinese Pistache
	<i>Rhus lancea</i> • African Sumac
SHRUBS AND GROUNDCOVER	
DROUGHT TOLERANT PLANTING	
<i>Baccharis p. 'Pigeon Point'</i>	• Coyote Bush
<i>Baileya multiradiata</i>	• Desert Marigold
<i>Callistemon 'Little John'</i>	• Dwarf Bottlebrush
<i>Hesperaloe parviflora 'Desert Flamenco'</i>	• Red Yucca
<i>Juniperus h. 'Blue Chip'</i>	• Blue Chip Juniper
<i>Leucophyllum l. 'Lynn's Legacy'</i>	• Texas Ranger
<i>Rosmarinus o. 'Huntington Carpet'</i>	• Rosemary
<i>Salvia greggii</i>	• Autumn Sage
SLOPE PLANTING	
<i>Artemisia 'Powis Castle'</i>	• Powis Castle Artemisia
<i>Baccharis p. 'Pigeon Point'</i>	• Coyote Bush
<i>Cotoneaster horizontalis</i>	• Rock Cotoneaster
<i>Eriogonum fasciculatum</i>	• California Buckwheat
<i>Rosmarinus o. 'Huntington Carpet'</i>	• Rosemary
<i>Simmondsia chinensis</i>	• Jojoba
ACCENT GRASSES	
<i>Bouteloua gracilis</i>	• Blue Grama
<i>Leymus c. 'Canyon Prince'</i>	• Canyon Prince Wild Rye
<i>Muhlenbergia dumosa</i>	• Bamboo Muhly
TURF	
<i>Buchloe dactyloides</i>	• Buffalo Grass



AMENITIES



8' PICNIC TABLE SEATING



TRASH RECEPTACLES



PRECAST BENCH



FAMILY BBQ WITH SIDE TABLE

RAMADA



SOLID ROOF MONOSLOPE STEEL STRUCTURE

WATER BASIN AND SLOPE EXAMPLE



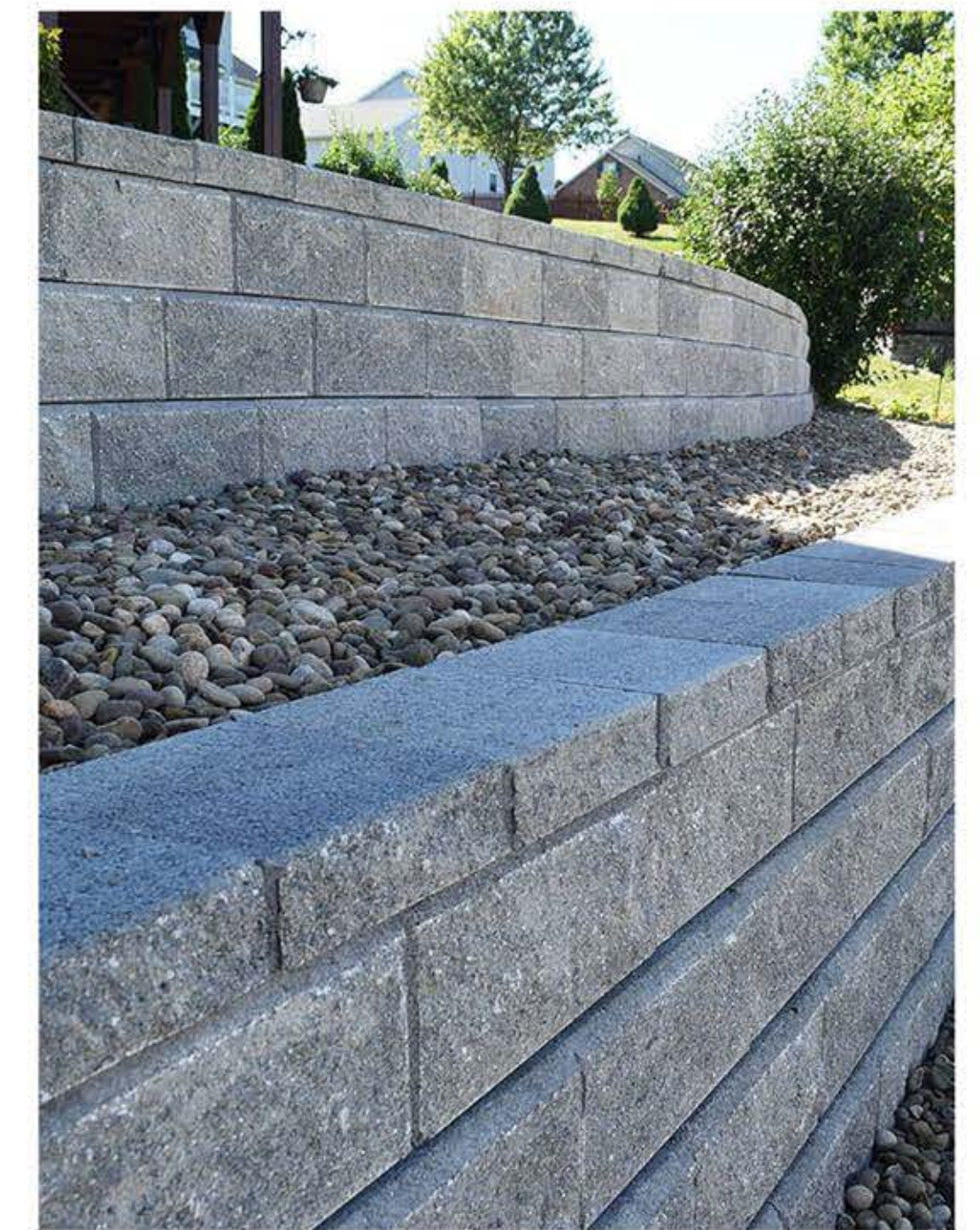
NATURE PLAY THEME CHILDREN'S TOT-LOT WITH RUBBER SURFACEING



DECOMPOSED GRANITE PATH



LOW BLOCK WALL



SPLIT-FACE BLOCK WITH CAP

HERRON TRUST
BASIN / PARK DESIGN - MATERIALS BOARD AND CONCEPT IMAGES
TTM 20544, Victorville, Ca.

TREES

SPECIMEN TREE



Cercidium 'Desert Museum'
• Desert Museum Palo Verde

EVERGREEN SCREENING TREE



Melaleuca quinquenervia
• Cajeput Tree

SMALL FLOWERING ACCENT



Chilopsis linearis
• Desert Willow

PINE TREE



Pinus halepensis
• Aleppo Pine

SHRUBS AND GROUNDCOVER

DROUGHT TOLERANT PLANTING



Baccharis p. 'Pigeon Point'
• Coyote Bush



Baileya multiradiata
• Desert Marigold



Callistemon 'Little John'
• Dwarf Bottlebrush



Hesperaloe parviflora
'Desert Flamenco'
• Red Yucca



Juniperus h. 'Blue Chip'
• Blue Chip Juniper



Leucophyllum l. 'Lynn's Legacy'
• Texas Ranger



Rosmarinus o. 'Huntington Carpet'
• Rosemary



Salvia greggii
• Autumn Sage

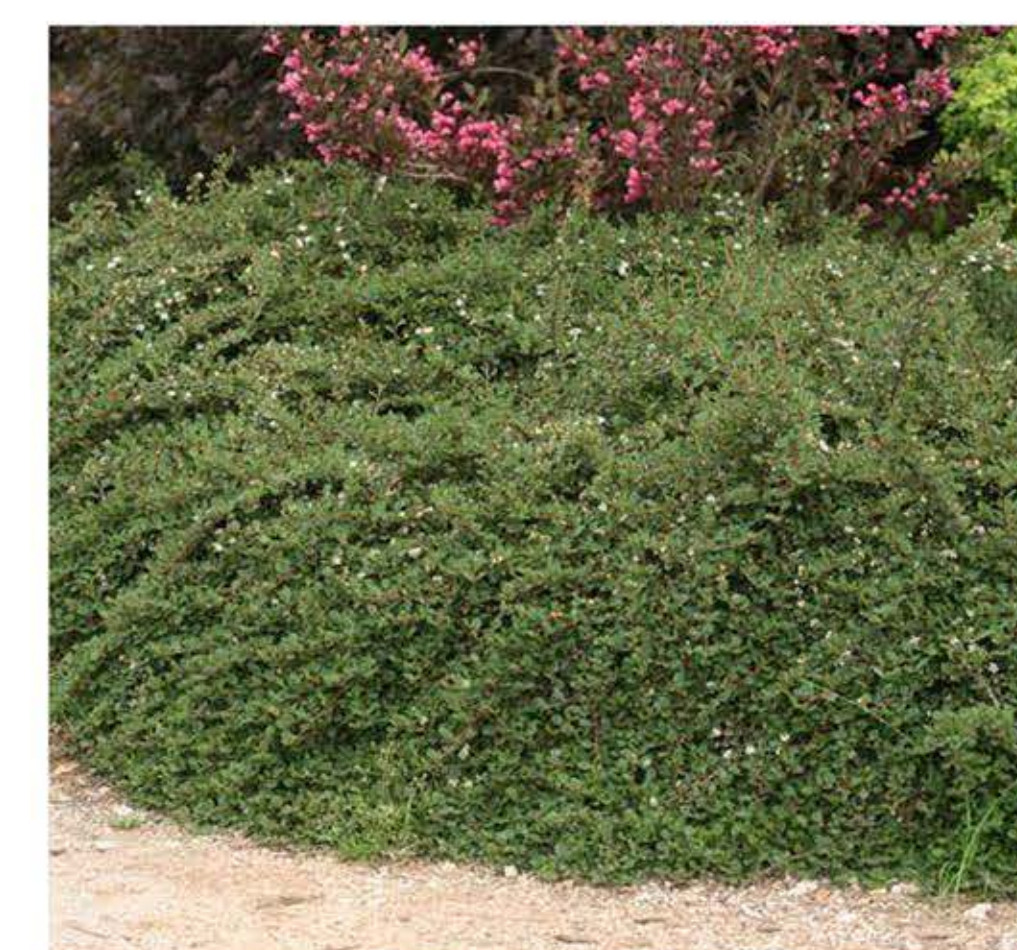
SLOPE PLANTING



Artemisia 'Powis Castle'
• Powis Castle Artemisia



Baccharis p. 'Pigeon Point'
• Coyote Bush



Cotoneaster horizontalis
• Rock Cotoneaster



Eriogonum fasciculatum
• California Buckwheat



Leucophyllum frutescens 'Compacta'
• Texas Ranger

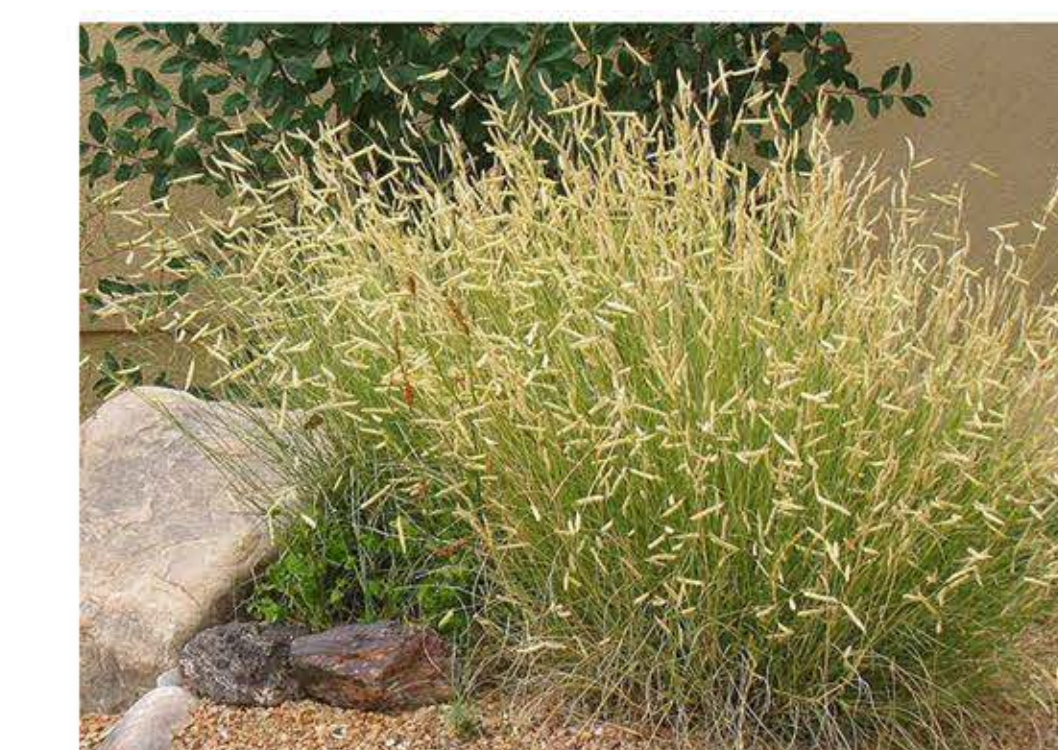


Rosmarinus o. 'Huntington Carpet'
• Rosemary



Simmondsia chinensis
• Jojoba

ACCENT GRASSES



Bouteloa gracilis
• Blue Grama



Leymus c. 'Canyon Prince'
• Canyon Prince Wild Rye



Muhlenbergia dumosa
• Bamboo Muhly

HERRON TRUST

BASIN / PARK DESIGN - MATERIALS BOARD AND CONCEPT IMAGES - PLANT PALETTE

TTM 20544, Victorville, Ca.