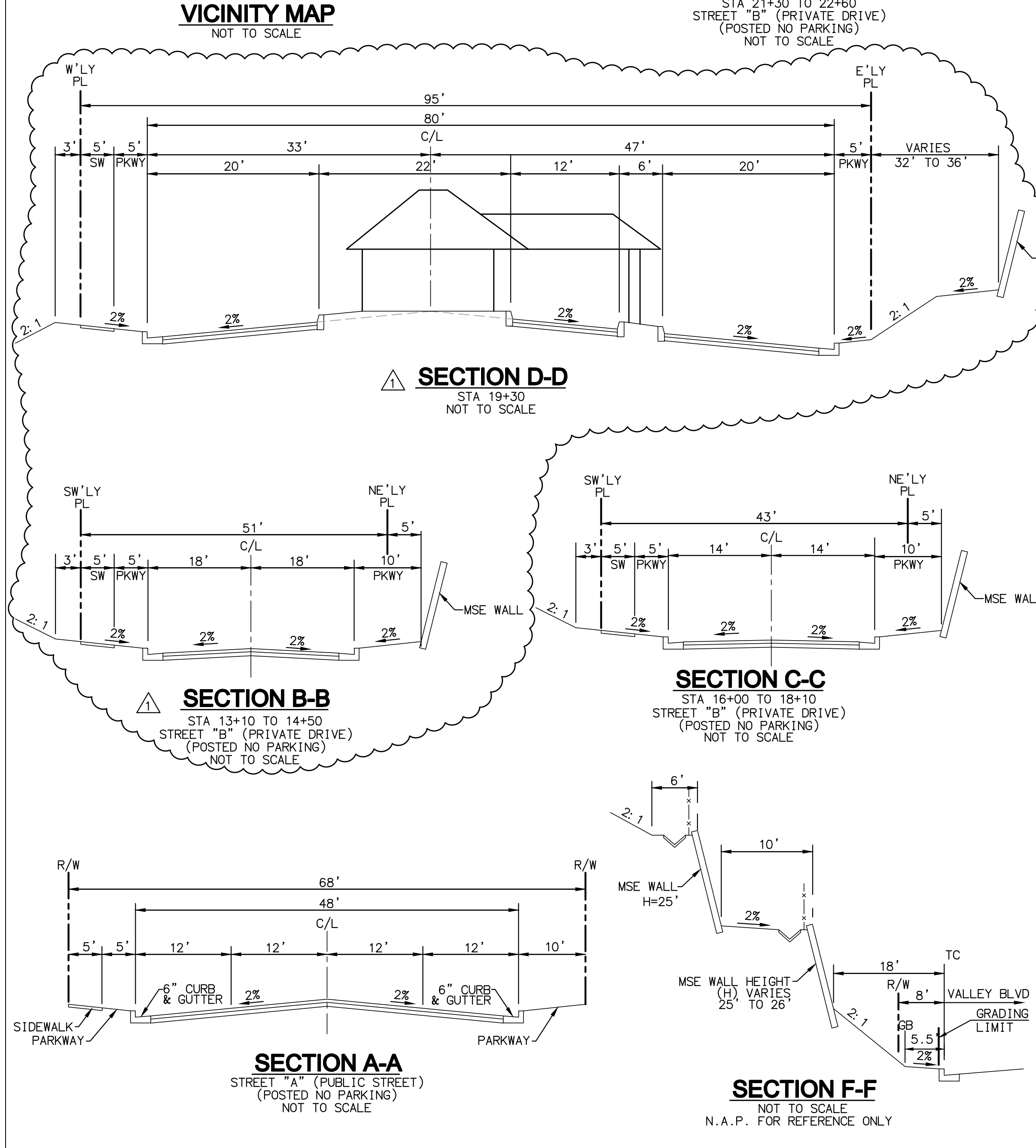
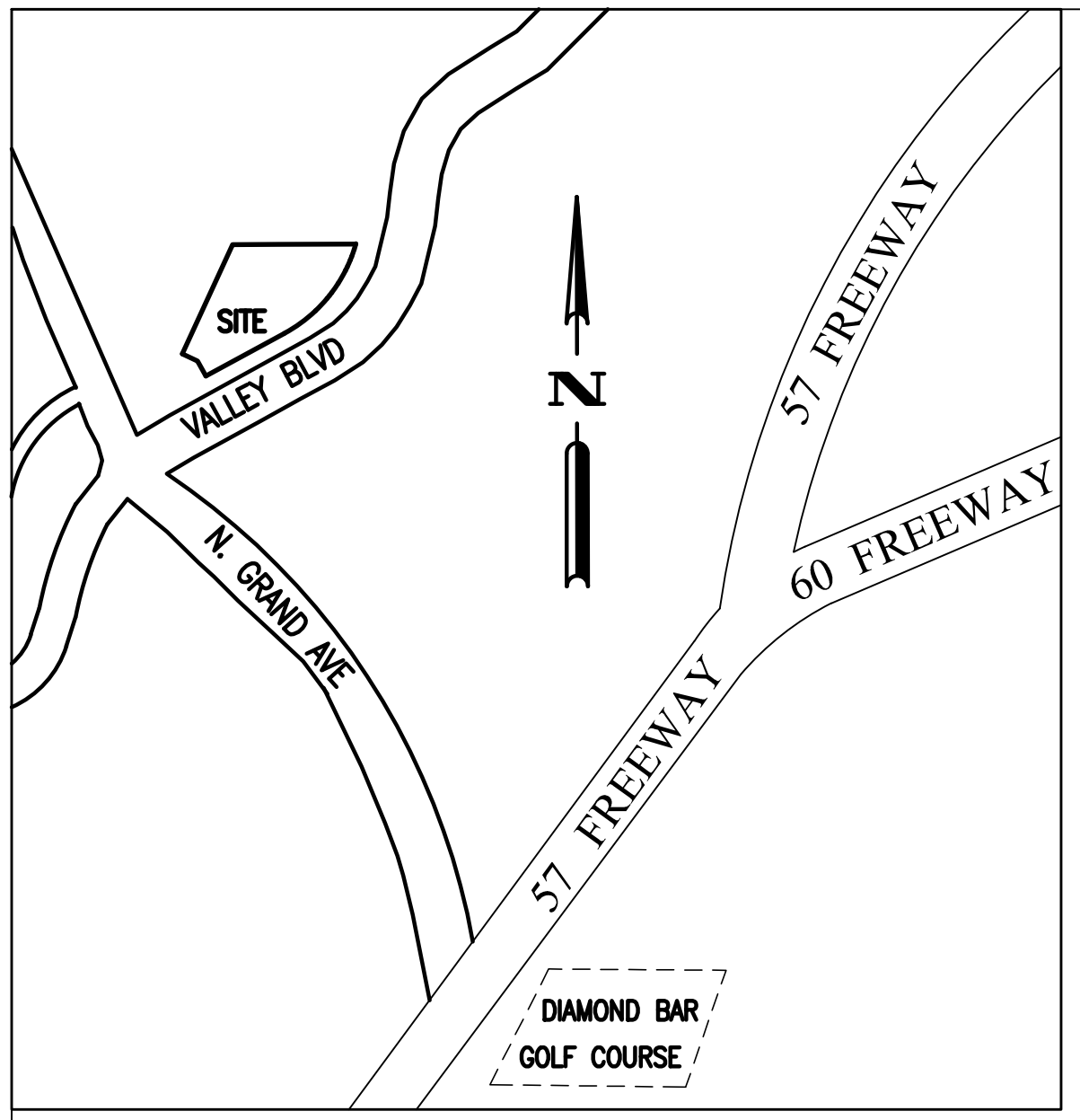


# THE TERRACES AT WALNUT AMENDMENT 1 - TTM No. 78210 - EXHIBIT C

City of Walnut, County of Los Angeles  
State of California



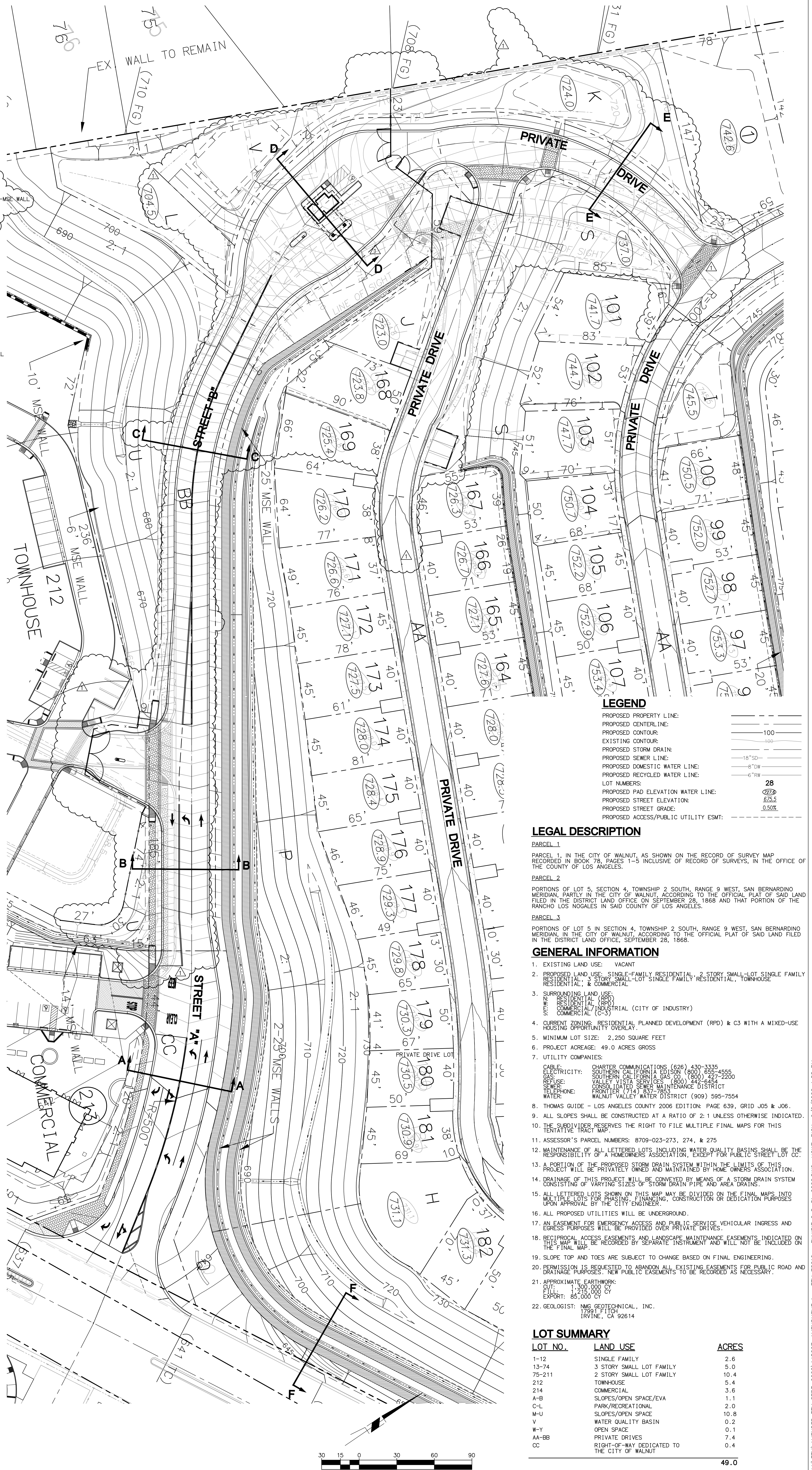
NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 55° 38' 28" W	250.00'	113.53'	57.81'
2	N 29° 36' 58" W	---	87.12'	---
3	N 119° 30' 54" E	190.00'	396.31'	325.86'
4	N 68° 13' 16" E	150.00'	61.27'	---
5	N 29° 13' 14" E	150.00'	76.50'	39.10'
6	N 35° 49' 53" W	---	203.93'	---
7	N 15° 00' 08" E	150.00'	39.28'	19.75'
8	N 50° 50' 01" W	---	14.00'	---
9	N 95° 58' 05" E	25.00'	41.87'	27.75'
10	N 55° 38' 28" W	250.00'	113.53'	57.81'
11	N 29° 36' 58" W	---	87.12'	---
12	N 119° 30' 54" E	190.00'	396.31'	325.86'
13	N 68° 13' 16" E	150.00'	61.27'	---
14	N 29° 13' 14" E	150.00'	76.50'	39.10'
15	N 35° 49' 53" W	---	203.93'	---
16	N 15° 00' 08" E	150.00'	39.28'	19.75'
17	N 50° 50' 01" W	---	14.00'	---
18	N 95° 58' 05" E	25.00'	41.87'	27.75'
19	N 55° 38' 28" W	250.00'	113.53'	57.81'
20	N 29° 36' 58" W	---	87.12'	---
21	N 119° 30' 54" E	190.00'	396.31'	325.86'
22	N 68° 13' 16" E	150.00'	61.27'	---
23	N 29° 13' 14" E	150.00'	76.50'	39.10'
24	N 35° 49' 53" W	---	203.93'	---
25	N 15° 00' 08" E	150.00'	39.28'	19.75'
26	N 50° 50' 01" W	---	14.00'	---
27	N 95° 58' 05" E	25.00'	41.87'	27.75'
28	N 55° 38' 28" W	250.00'	113.53'	57.81'
29	N 29° 36' 58" W	---	87.12'	---
30	N 119° 30' 54" E	190.00'	396.31'	325.86'
31	N 68° 13' 16" E	150.00'	61.27'	---
32	N 29° 13' 14" E	150.00'	76.50'	39.10'
33	N 35° 49' 53" W	---	203.93'	---
34	N 15° 00' 08" E	150.00'	39.28'	19.75'
35	N 50° 50' 01" W	---	14.00'	---
36	N 95° 58' 05" E	25.00'	41.87'	27.75'
37	N 55° 38' 28" W	250.00'	113.53'	57.81'
38	N 29° 36' 58" W	---	87.12'	---
39	N 119° 30' 54" E	190.00'	396.31'	325.86'
40	N 68° 13' 16" E	150.00'	61.27'	---
41	N 29° 13' 14" E	150.00'	76.50'	39.10'
42	N 35° 49' 53" W	---	203.93'	---
43	N 15° 00' 08" E	150.00'	39.28'	19.75'
44	N 50° 50' 01" W	---	14.00'	---
45	N 95° 58' 05" E	25.00'	41.87'	27.75'
46	N 55° 38' 28" W	250.00'	113.53'	57.81'
47	N 29° 36' 58" W	---	87.12'	---
48	N 119° 30' 54" E	190.00'	396.31'	325.86'
49	N 68° 13' 16" E	150.00'	61.27'	---
50	N 29° 13' 14" E	150.00'	76.50'	39.10'
51	N 35° 49' 53" W	---	203.93'	---
52	N 15° 00' 08" E	150.00'	39.28'	19.75'
53	N 50° 50' 01" W	---	14.00'	---
54	N 95° 58' 05" E	25.00'	41.87'	27.75'
55	N 55° 38' 28" W	250.00'	113.53'	57.81'
56	N 29° 36' 58" W	---	87.12'	---
57	N 119° 30' 54" E	190.00'	396.31'	325.86'
58	N 68° 13' 16" E	150.00'	61.27'	---
59	N 29° 13' 14" E	150.00'	76.50'	39.10'
60	N 35° 49' 53" W	---	203.93'	---
61	N 15° 00' 08" E	150.00'	39.28'	19.75'
62	N 50° 50' 01" W	---	14.00'	---
63	N 95° 58' 05" E	25.00'	41.87'	27.75'

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
43	N 35° 49' 53" W	---	203.93'	---
44	N 29° 13' 14" E	150.00'	76.50'	39.10'
45	N 35° 49' 53" W	---	203.93'	---
46	N 163° 21' 02" E	25.00'	71.28'	170.85'
47	N 11° 40' 28" E	60.00'	12.23'	6.13'
48	N 07° 30' 27" W	23.00'	12.00'	---
49	N 18° 10' 58" W	100.00'	15.18'	---
50	N 07° 30' 27" W	23.00'	12.00'	---
51	N 15° 00' 08" E	150.00'	39.28'	19.75'
52	N 59° 22' 00" E	100.00'	68.71'	35.77'
53	N 29° 36' 58" W	---	87.12'	---
54	N 26° 02' 30" E	236.00'	107.27'	54.58'
55	N 55° 38' 28" W	250.00'	113.53'	57.81'
56	N 08° 55' 40" E	50.00'	7.79'	3.90'
57	N 64° 35' 08" W	---	50.00'	---
58	N 45° 29' 05" E	1.00'	3.14'	---
59	N 180° 00' 00" E	---	12.00'	---
60	N 45° 29' 05" E	1.00'	3.14'	---
61	N 26° 02' 30" E	236.00'	107.27'	54.58'
62	N 07° 30' 27" W	23.00'	12.00'	---
63	N 180° 00' 00" E	---	12.00'	---
64	N 116° 41' 21" E	4.00'	8.15'	6.49'

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	11,772	37	3,195	73	3,356	109	2,970
2	10,462	38	3,300	74	3,769	110	3,060
3	10,969	39	3,300	75	4,134	111	3,060
4	9,164	40	3,300	76	3,293	112	3,060
5	11,279	41	3,300	77	3,137	113	3,129
6	13,121	42	3,300	78	3,137	114	3,039
7	7,660	43	3,300	79	3,137	115	3,039
8	7,880	44	3,300	80	3,161	116	3,129
9	7,680	45	3,300	81	3,173	117	3,129
10	7,680	46	3,300	82	3,173	118	3,039
11	7,680	47	3,300	83	3,173	119	3,039
12	8,294	48	3,300	84	3,173	120	3,039
13	4,960	49	3,300	85	3,173	121	3,976
14	3,449	50	4,994	86	3,173	122	3,064
15	3,375	51	4,354	87	3,173	123	3,129
16	3,377	52	3,468	88	3,173	124	3,039
17	3,805	53	3,451	89	3,173	125	3,039
18	3,194	54	4,382	90	3,173	126	3,016
19	3,195	55	3,197	91	3,430	127	3,016
20	3,285	56	3,195	92	3,430	128	3,102
21	3,285	57	3,195	93	3,083	129	3,102
22	3,195	58	3,195	94	3,083	130	3,319
23	3,195	59	3,195	95	3,083	131	3,786
24	3,308	60	3,195	96	3,083	132	4,281
25	3,719	61	3,305	97	3,083	133	4,259
26	5,040	62	3,814	98	3,083	134	3,243
27	3,286	63	3,258	99	3,083	135	3,136
28	3,286	64	3,285	100	3,321	136	3,136
29	4,549	65	3,195	101	4,763	137	3,136
30	4,857	66	3,195	102	4,327	138	3,136
31	3,328	67	3,285	103	3,992	139	3,136
32	3,195	68	3,285	104	3,521	140	3,136
33	3,195	69	3,533	105	3,060	141	3,159
34	3,285	70	3,627	106	2,970	142	3,159
35	3,285	71	3,356	107	2,970	143	3,159
36	3,195	72	3,356	108	2,970	144	3,159

LOT NO.	AREA (SF)	LAND USE	LOT NO.	AREA (SF)	LAND USE
A	9,121	SLOPES/OPEN SPACE/EVA	O	90,423	SLOPES/OPEN SPACE
B	46,190	SLOPES/OPEN SPACE/EVA	P	62,437	SLOPES/OPEN SPACE
C	7,174	PARK/RECREATIONAL	Q	3,863	SLOPES/OPEN SPACE
D	23,993	PARK/RECREATIONAL	R	19,099	SLOPES/OPEN SPACE
E	2,319	PARK/RECREATIONAL	S	20,081	SLOPES/OPEN SPACE
F	9,238	PARK/RECREATIONAL	S-2	7,218	PARK/RECREATIONAL
G	3,073	PARK/RECREATIONAL	T	28,418	SLOPES/OPEN SPACE
H	5,644	PARK/RECREATIONAL	U	74,926	SLOPES/OPEN SPACE
I	4,078	PARK/RECREATIONAL	V	9,709	WATER QUALITY BASIN
J	4,530	PARK/RECREATIONAL	W	1,197	OPEN SPACE
K	12,114	PARK/RECREATIONAL	X	662	OPEN SPACE
L	7,332	PARK/RECREATIONAL	Y	699	OPEN SPACE
M	62,729	SLOPES/OPEN SPACE	AA	228,559	PRIVATE DRIVE
N	108,282	SLOPES/OPEN SPACE	BB	18,159	PRIVATE DRIVE
			CC	18,159	RIGHT OF WAY TO CITY

REV.	DATE	DESCRIPTION	PREPARED BY:
8/31/22		REVISED ALIGNMENT, PROFILE, AND WIDTH OF PRIVATE DRIVE THROUGH LOT BB. ADDED TURN POCKET ON STREET "D" TO SUPPLEMENT ADDED GATED ENTRY INTO TOWNHOUSE LOT 212. ADDED GUARD HOUSE, TURNAROUND, AND GATED ENTRY INTO SINGLE FAMILY HOME PORTION OF TRACT. REVISED PARK, OPEN SPACE, WQ BASIN GRADING OF LOTS J, K, L, V, AND S. REVISED ALIGNMENT AND PROFILE OF PRIVATE DRIVE LOT AA.	Michael Baker International



PROPOSED PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED STORM DRAIN	---
PROPOSED SEWER LINE	---
PROPOSED DOMESTIC WATER LINE	---
PROPOSED RECYCLED WATER LINE	---
LOT NUMBERS	---
PROPOSED PAD ELEVATION WATER LINE	---
PROPOSED STREET ELEVATION	---
PROPOSED STREET GRADE	---
PROPOSED ACCESS/PUBLIC UTILITY ESMT	---

**LEGAL DESCRIPTION**

PARCEL 1  
PORTIONS OF LOT 5, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON SEPTEMBER 28, 1968, AND THAT PORTION OF THE RANCHO LOS NOGALES IN SAID COUNTY OF LOS ANGELES.

PARCEL 2  
PORTIONS OF LOT 5, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 28, 1968.

PARCEL 3  
PORTIONS OF LOT 5 IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 28, 1968.

- GENERAL INFORMATION**
- EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, 2 STORY SMALL-LOT SINGLE FAMILY RESIDENTIAL, 2 STORY SMALL-LOT SINGLE FAMILY RESIDENTIAL, TOWNHOUSE COMMERCIAL AND INDUSTRIAL
  - SURROUNDING LAND USE: SINGLE-FAMILY RESIDENTIAL (CITY OF WALNUT), COMMERCIAL/INDUSTRIAL (CITY OF WALNUT)
  - CURRENT ZONING: RESIDENTIAL PLANNED DEVELOPMENT (RPD) & C3 WITH A MIXED-USE HOUSING OPPORTUNITY OVERLAY
  - MINIMUM LOT SIZE: 2,250 SQUARE FEET
  - PROJECT ACREAGE: 49.0 ACRES GROSS
  - UTILITY COMPANIES:
    - CABLE: CHARTER COMMUNICATIONS (626) 430-3335
    - DRINKING WATER: SOUTHERN CALIFORNIA GAS CO. (800) 455-4555
    - SEWER: SOUTHERN CALIFORNIA GAS CO. (800) 427-2200
    - WASTE: GORDES LIMITED SEWER MAINTENANCE DISTRICT
    - PHONE: WALNUT VALLEY WATER DISTRICT (909) 595-7554
    - WATER: WALNUT VALLEY WATER DISTRICT (909) 595-7554
  - THOMAS GUIDE - LOS ANGELES COUNTY 2006 EDITION; PAGE 639; GRID J05 & J06.
  - ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
  - THE SLOPE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
  - ASSESSOR'S PARCEL NUMBERS: 8709-023-273, 274, & 275
  - MAINTENANCE OF ALL LETTERED LOTS INCLUDING WATER QUALITY BASINS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION, EXCEPT FOR PUBLIC STREET LOT CC.
  - A PORTION OF THE PROPOSED STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
  - ORAINAGE OF THIS PROJECT WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM TO THE CITY OF WALNUT THROUGH EXISTING OR STORM DRAIN PIPES AND AREAS DRAINS.
  - ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE DIVIDED ON THE FINAL MAPS INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
  - ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
  - AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES WILL BE PROVIDED OVER PRIVATE DRIVES.
  - RECIPROCAL ACCESS EASEMENTS AND LANDSCAPE MAINTENANCE EASEMENTS INDICATED ON THIS MAP WILL BE RECORDED BY SEPARATE INSTRUMENT AND WILL NOT BE INCLUDED IN THE FINAL MAP.
  - SLOPE TOP AND TOES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
  - PERMISSION IS REQUESTED TO ABANDON ALL EXISTING EASEMENTS FOR PUBLIC ROAD AND DRAINAGE PURPOSES. NEW PUBLIC EASEMENTS WILL BE RECORDED AS NECESSARY.
  - APPROXIMATE EARTHWORK:
    - CUT: 1,210,000 CY
    - FILL: 1,210,000 CY
    - EXPORT: 85,000 CY
  - GEOLOGIST: NBB GEOTECHNICAL, INC. 1999 110th IRVINE, CA 92614

LOT NO.	LAND USE	ACRES
1-12	SINGLE FAMILY	2.6
13-74	3 STORY SMALL LOT FAMILY	5.0
75-211	2 STORY SMALL LOT FAMILY	10.4
212	TOWNHOUSE	5.4
214	COMMERCIAL	3.6
A-B	SLOPES/OPEN SPACE/EVA	1.1
C-L	PARK/RECREATIONAL	11.2
M-H	SLOPES/OPEN SPACE	10.8
V	WATER QUALITY BASIN	0.2
W-Y	OPEN SPACE	0.1
AA-BB	PRIVATE DRIVES	7.4
CC	RIGHT OF WAY DEDICATED TO THE CITY OF WALNUT	0.4
		<b>49.0</b>

AUGUST 30, 2022

**THE TERRACES AT WALNUT  
AMENDMENT 1 - TTM NO. 78210  
EXHIBIT C**

City of Walnut, County of Los Angeles

**Michael Baker International**  
5 Hutton Centre Dr, Suite 500, Santa Ana, CA 92707  
Phone: (949) 472-3505 - MBAKERINTL.COM

OWNER & DEVELOPER:  
SUNJOINT DEVELOPMENT, LLC  
280 MACHIN CT.  
CITY OF INDUSTRY, CA 91789  
ATTN.: CHEN FENG (KATHY CAO)  
PHONE: (909) 594-7757