Exhibit H

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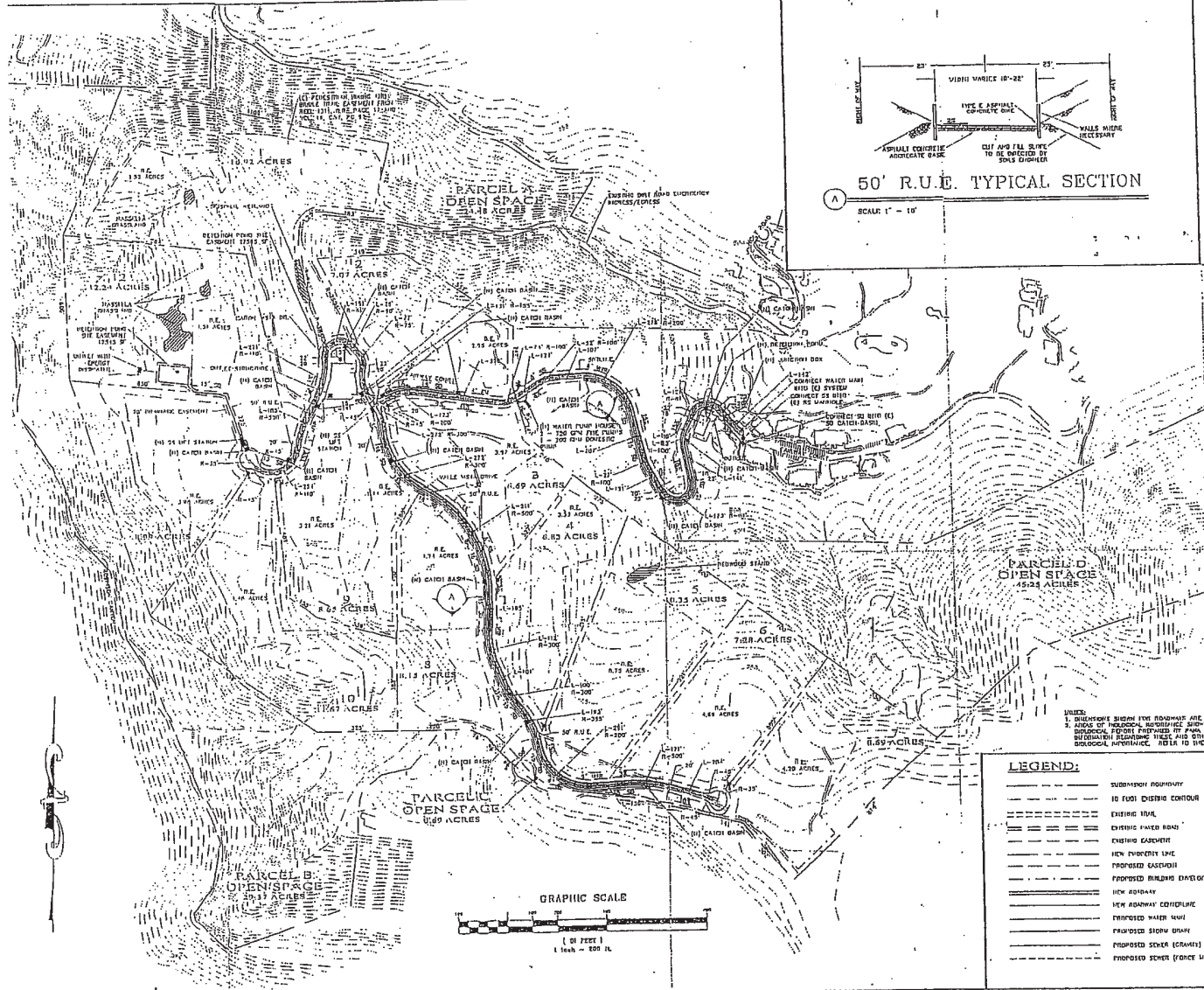

SUBDIVIDER'S STATEMENT:

A. EXISTING ZONING: OPS (OPEN SPACE, HEIGHT CONTROL, SITE PLAN REVIEW) PER CARMEL VALLEY RANCH SPECIFIC PLAN; DENSITY IS 100 UNITS / 300 ACRES EQUIVALENT TO 1 UNIT / 3 ACRES PROPOSED LAND USE: RESIDENTIAL

B. EROSION CONTROL: SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS

C. WATER SUPPLY: DOMESTIC WATER SUPPLY WILL BE PROVIDED BY CAL-AM SEWAGE DISPOSAL: CAL-AM (FORMERLY CSA-30) BY CONNECTING INTO EXISTING SYSTEM IN FARRAGUT COURT (OR AT SOME POINT AND LENGTH DETERMINED IN PRELIMINARY TERMS)

D. TREE PLANTING: TREE REMOVAL (6" AND LARGER) WILL BE MITIGATED BY 3 TO 1 REPLACEMENT PLANTINGS WITH LOCAL CONTROL STOCK TO MEET THE LONG TERM OBJECTIVE OF 1 TO 1 REPLACEMENT AS REQUIRED BY COUNTY ORDINANCE.

E. PARKS AREAS TO BE DEDICATED: NONE
COMMON AREA PROPOSED: OPEN SPACE PARCELS "A" AND "D" TO BE PRIVATELY OWNED AND MAINTAINED BY DRIVERS ASSOCIATION.
SEPTIC EASEMENTS PROPOSED: ON OPEN SPACE PARCELS "A" AND "D" AND AREAS OUTSIDE BUILDING ENVELOPES AND EASEMENTS ON RESIDENTIAL LOTS.

F. MAXIMUM HEIGHT: NOT TO EXCEED COUNTY ZONING LIMITS. STRUCTURE SETBACKS SHALL BE IN ACCORDANCE WITH TITLE 21. EXCEPT AS NOTED ON THE SITE PLAN.

G. PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION. RESIDENTIAL PARCELS WILL BE SOLD AS LOTS. MINIMUM HOMES.

H. PROJECT PHASING: THE SUBDIVISION WILL BE FINAL MAPS IN PHASES AT THE DISCRETION, COMMON AREA PARCEL, CONFIGURATION AND QUARRY WAY BE REVISED TO CONFORM WITH PHASING.

GENERAL

1. SEPTIC EASEMENTS [illegible] LOTS, EXCEPT FOR THE [illegible] EASEMENTS. ALL DEVELOPMENT [illegible] DEVELOPED AREAS EXCEPT [illegible] UTILITIES OR DRAIN EXCEPTIONS [illegible] SEPTIC EASEMENT DEED.
2. THE SIZE, LOCATION AND TYPE OF [illegible] BUILDING AND ANY REASONABLE DATA [illegible] IS TO BE BASED ON RECORDED EVIDENCE [illegible] BY THE TYPE DESIGNATED.
3. NEW DRIVING SHALL BE PLACED [illegible]
4. TYPICAL PUBLIC WORKS [illegible] TO MEET COUNTY STANDARDS TO [illegible] ADVERSE IMPACTS.
5. ALL SURFACE RUN-OFF FROM ROADS SHALL BE CONTROLLED [illegible] DEMAND ON SITE.

SOLAR ACCESS STATEMENT

THE PROPOSED [illegible] SITE IS [illegible] BUILDING SITES TO ALLOW [illegible] SUN [illegible] 10-2 P.M.

CLIMATIC CONDITIONS (FOG, CLOUD COVER) IN THE AREA ARE NOT CONSISTENT WITH [illegible] USE OF SOLAR ENERGY BECAUSE SINCE THE SITE IS DOMINATED BY THE MARINE CLIMATE REFERENCE ORIENTATION OF INDIVIDUAL BUILDINGS WILL HAVE ALMOST NO ENERGY IMPACT.

SEASONAL TEMPERATURE CHANGES IN THE PARKING OF THE CARMEL VALLEY ARE MILD [illegible] AND THE [illegible] REQUIRE THE NEED FOR SPACE COOLING SYSTEMS IN RESIDENTIAL UNITS. THE [illegible] AFTERNOON SUN SHADE [illegible] FOR COOLING SPACE [illegible] PHOTOVOLTAIC [illegible] ENERGY.

PARCEL DATA:

PARCEL A – OPEN SPACE	24.48 ACRES
PARCEL B – OPEN SPACE	20.37 ACRES
PARCEL C – OPEN SPACE	0.89 ACRES
PARCEL D – OPEN SPACE	23.25 ACRES
GROSS PARCEL AREA (A-D)	68.79 ACRES

RESIDENTIAL SUBDIVISION – 12 LOTS	
TOTAL BUILDING ENVELOPE AREA	14.71 ACRES
TOTAL ROAD AND UTILITY EASEMENT AREA	5.91 ACRES
TOTAL PRIVATE, OPEN SPACE WITHIN LOTS	88.16 ACRES
GROSS RESIDENTIAL LOT AREA	118.84 ACRES
GROSS PROJECT AREA WITHIN BOUNDARY	318.83 ACRES
TOTAL ROAD AND UTILITY EASEMENT AREA OUTSIDE OF SUBDIVISION BOUNDARY	2.20 ACRES
GROSS PROJECT AREA	320.83 ACRES

RESIDENTIAL DATA:

NUMBER OF LOTS	12
LOT SIZES	1.69 ACRES TO 10.92 ACRES
AVERAGE LOT SIZE	9.90 ACRES
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SITE DENSITY FORMULA	93

OPEN SPACE SUMMARY:

PARCELS A – D OPEN SPACE	68.78 ACRES
PRIVATE OPEN SPACE WITHIN LOTS	88.16 ACRES
TOTAL OPEN SPACE	156.94 ACRES
(NET OF CROSS AREA WITHIN BOUNDARY)	

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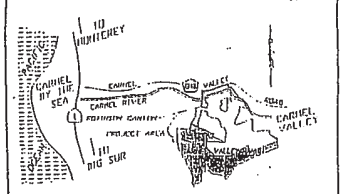
LEGEND:

- SUBDIVISION BOUNDARY
- 10 FOOT EXISTING CONTOUR
- EXISTING TRAIL
- EXISTING PAVED ROAD
- EXISTING EASEMENT
- NEW PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING ENVELOPE
- NEW ROADWAY
- NEW ROADWAY CENTERLINE
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED SEWER (GRAVITY)
- PROPOSED SEWER (FORCE MAIN)
- SLOPE OF ROAD (POINT SLOPE SHOWN)
- SANITARY SEWER LIFT STATION
- WATER PUMP HOUSE
- FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED DETENTION POND
- EXISTING CATCH BASIN
- EXISTING MANHOLE



VICINITY MAP

WWD CORPORATION
ENGINEERING · SURVEYING
PLANNING · CONSULTANTS
2901 MONTEREY - SALINAS HIGHWAY, MONTEREY, CALIFORNIA 93940
TEL: (831) 655-3721 FAX: (831) 655-3425
E-MAIL: MAIL@WWDENGINEERING.COM

OWNER:
CV RANCH L.P.
2265 FARADAY AVENUE, SUITE O
CARLSBAD, CA 92008

DEVELOPER:
WATT COMMERCIAL PROPERTIES
2716 OCEAN PARK BLVD, SUITE 3020
SANTA MONICA, CA 90405

PROJECT GEOTECHNICAL ENGINEER:
HARO, KASUNICH & ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076

VESTING TENTATIVE MAP

CARMEL VALLEY RANCH
12 LOT SUBDIVISION
APN 416-522-020

DRAWN BY:	MS
DESIGNED BY:	RH
DATE:	JUNE 2003
SCALE:	1"=200'
JOB NUMBER:	02-016
LAST REVISED:	N/A
REVISED BY:	N/A

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