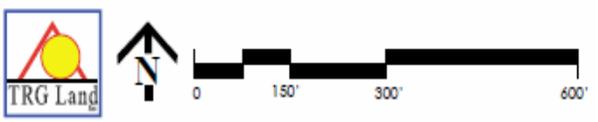


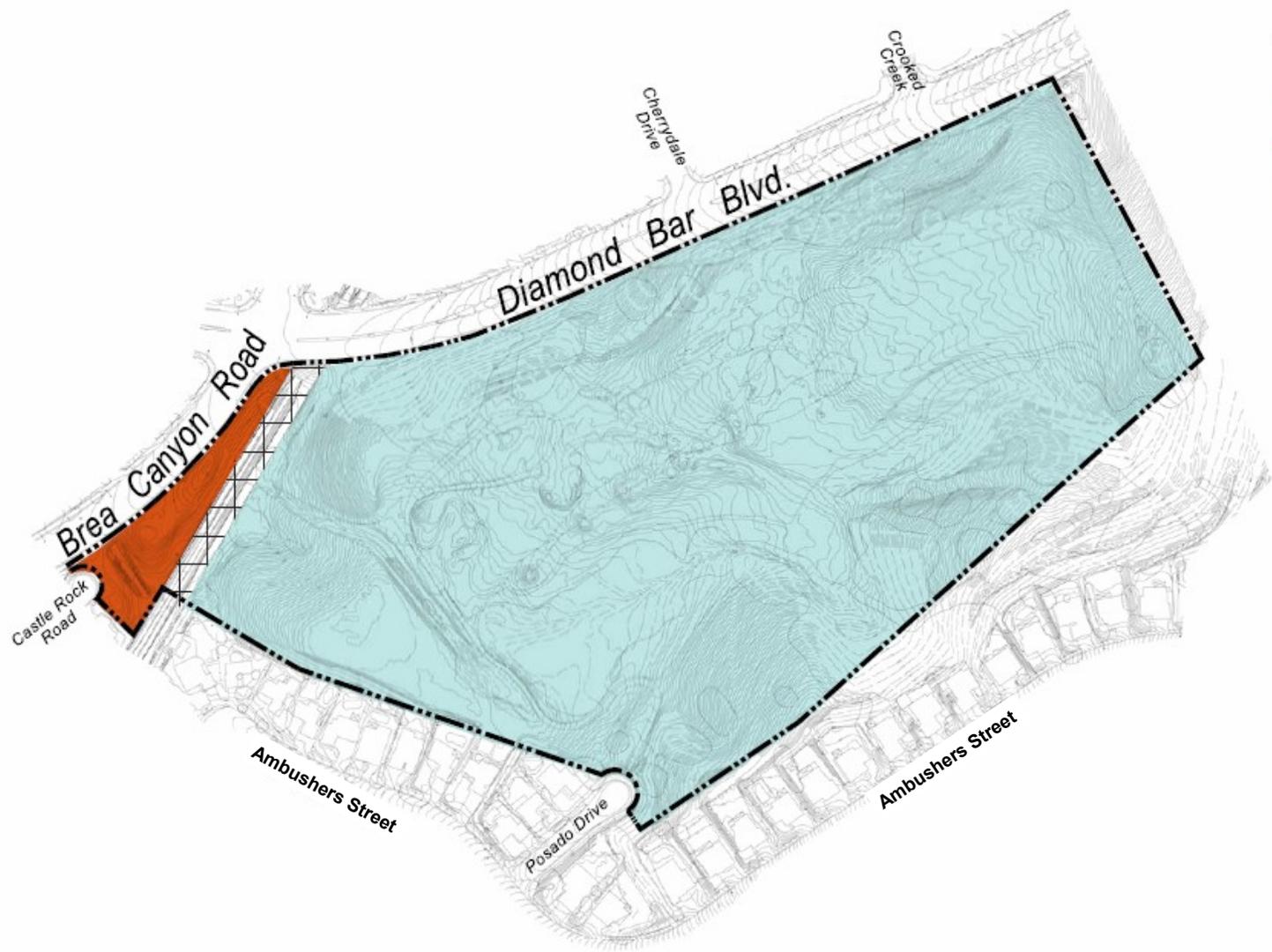
Legend

- Owned by the City of Diamond Bar
- Owned by the Walnut Valley School District (WVUSD)
- Owned by the Los Angeles County Flood Control District (LA CO FCD)

Exhibit 1 OWNERSHIP DIAGRAM

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR

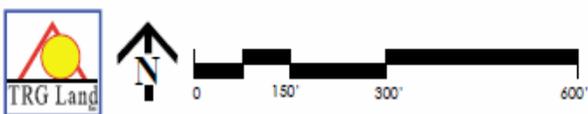




Legend

-  General Commercial (GC)
-  Public Facilities (PF)
-  Owned by the Los Angeles County Flood Control District (LA CO FCD)

Exhibit 2
CITY OF DIAMOND BAR GENERAL PLAN
 WALNUT VALLEY UNIFIED SCHOOL DISTRICT
 AND THE CITY OF DIAMOND BAR



Legend

-  Community Commercial (C-1)
-  Low/Low-Medium Residential (R-1)
-  Owned by the Los Angeles County Flood Control District (LA CO FCD)

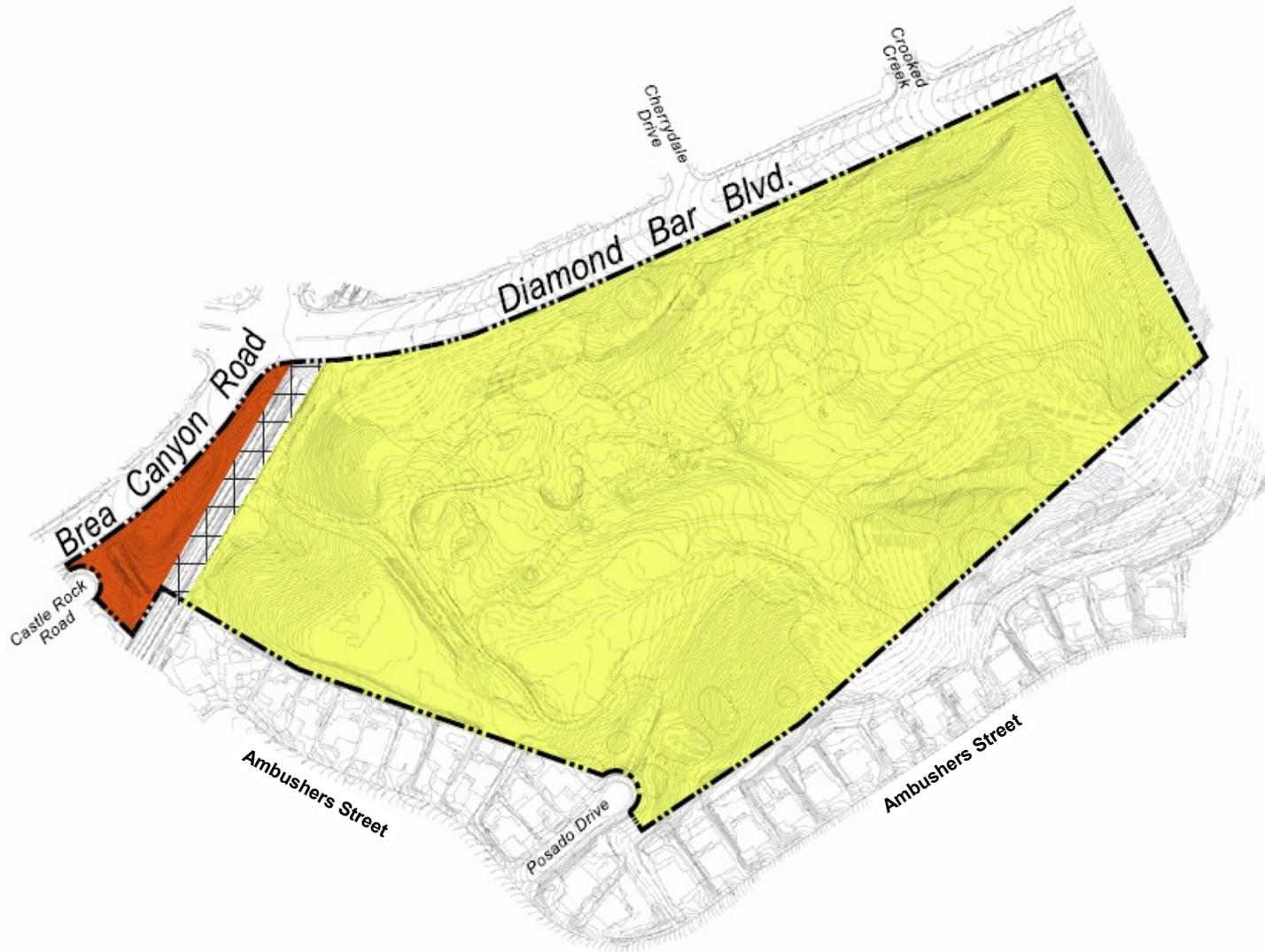


Exhibit 3

CITY OF DIAMOND BAR ZONING MAP

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



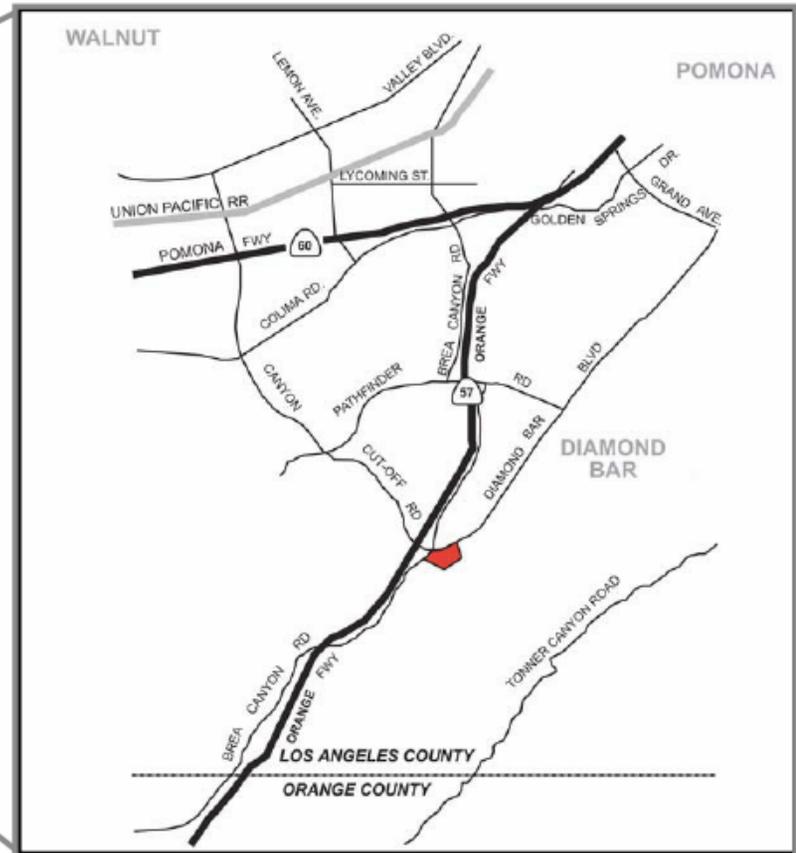
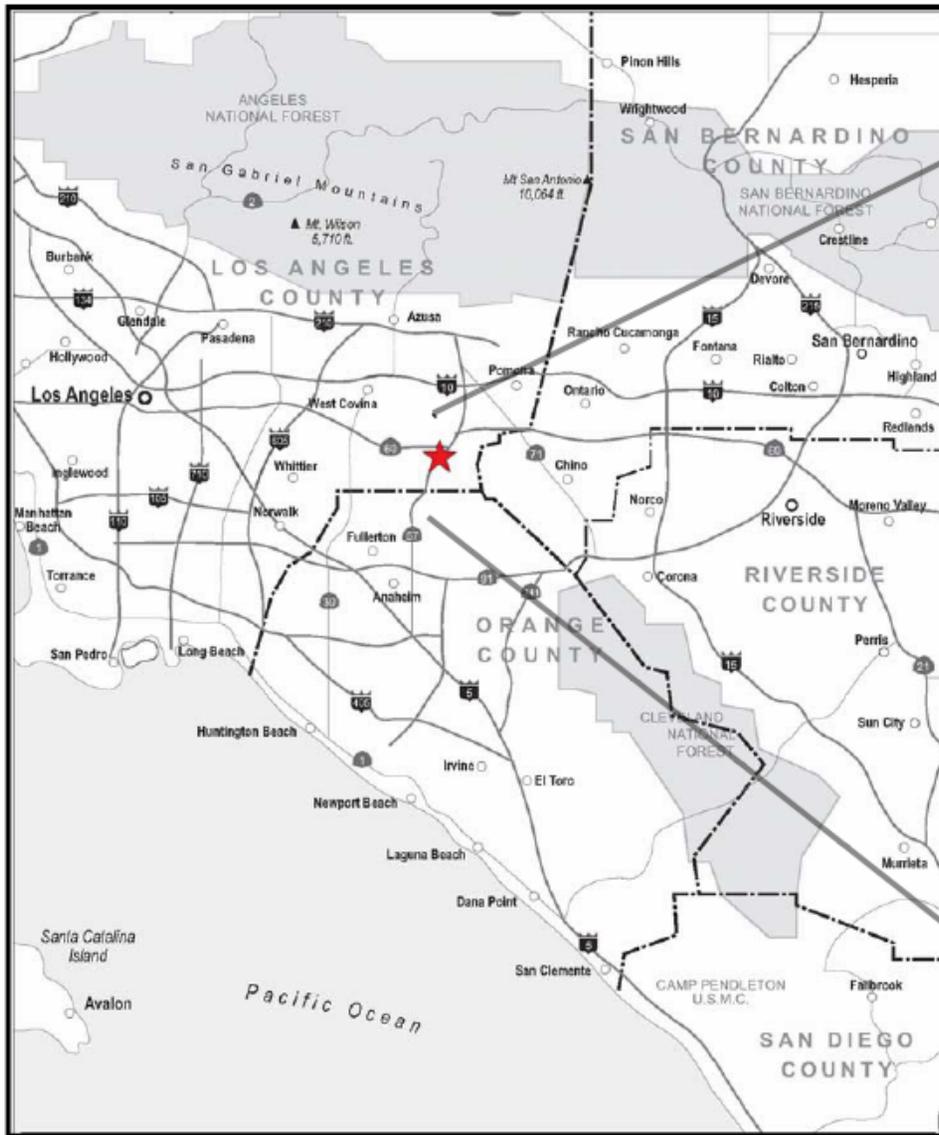


Exhibit 4
REGIONAL LOCATION AND VICINITY MAP
 WALNUT VALLEY UNIFIED SCHOOL DISTRICT
 AND THE CITY OF DIAMOND BAR





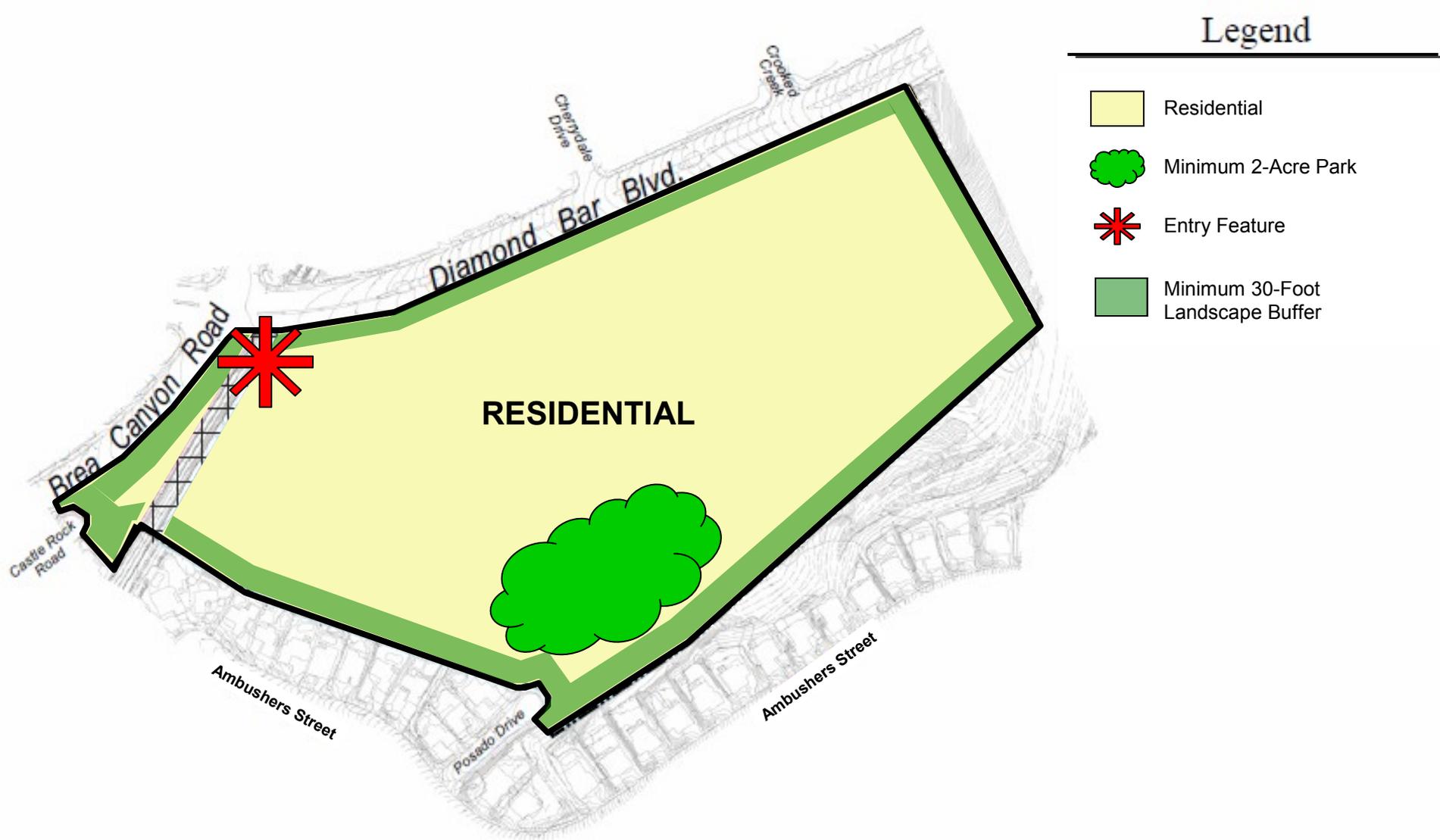
Legend

 Site "D" Property Line

Exhibit 5
SITE AERIAL

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





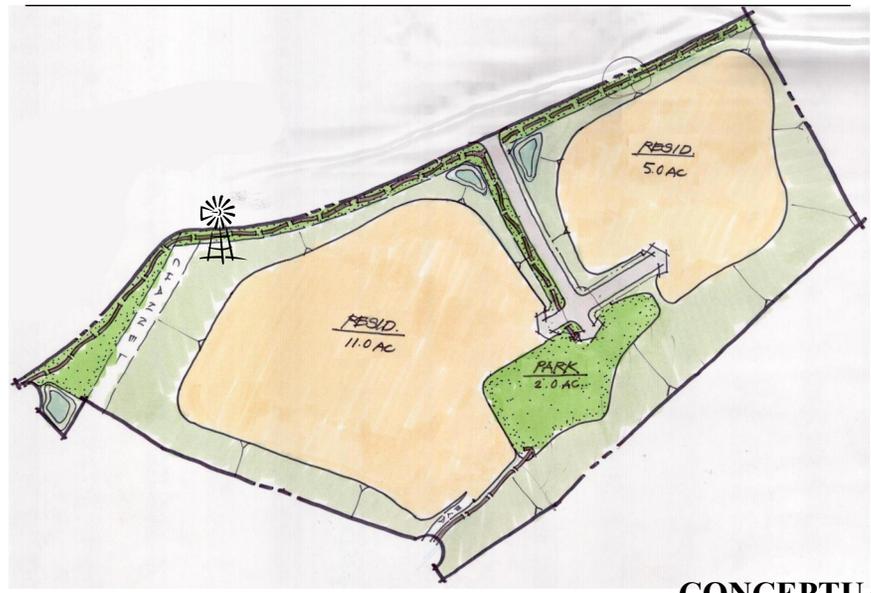
**Exhibit 6
LAND USE PLAN**

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





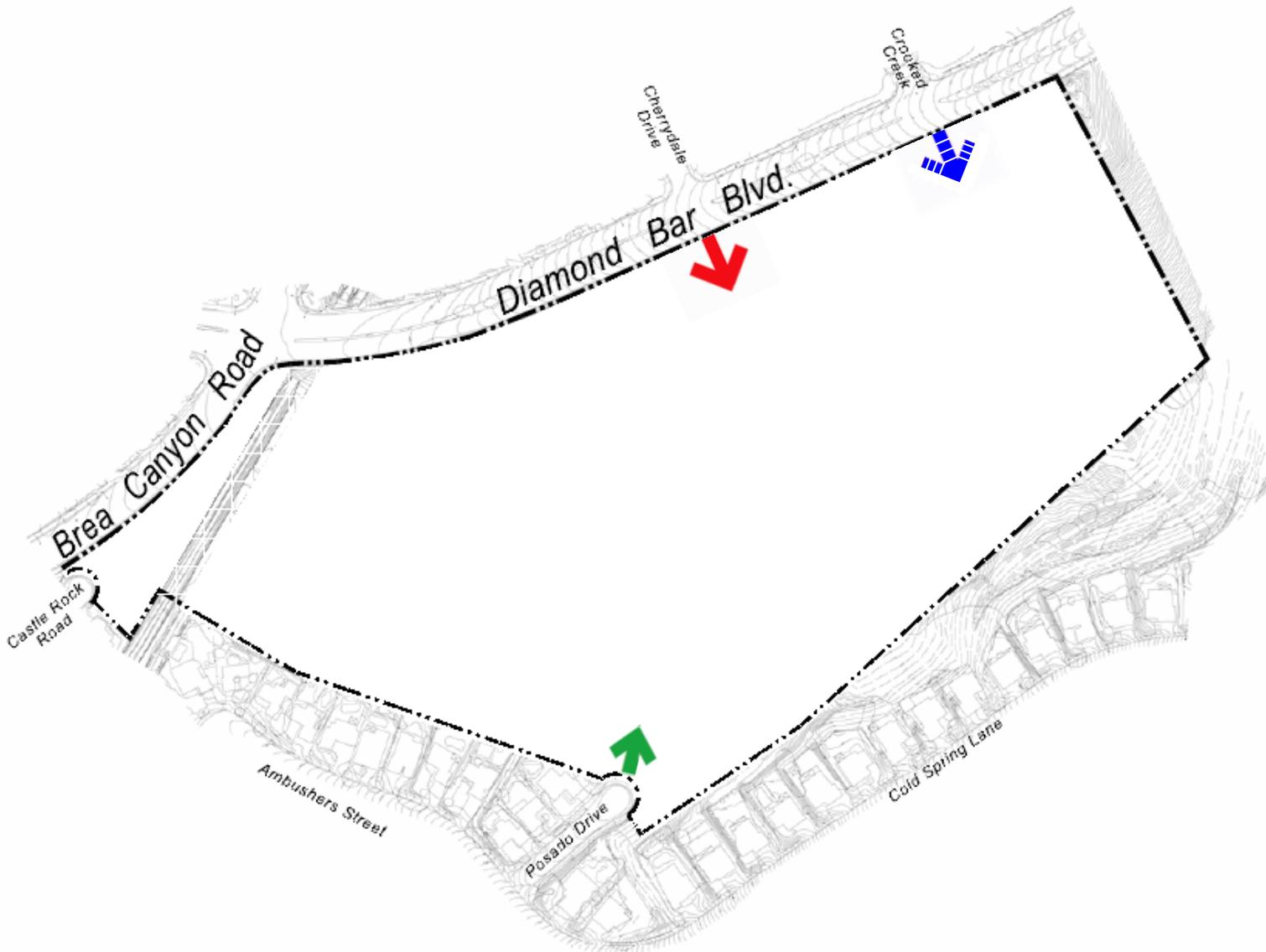
Site Concept 1



Site Concept 2

Exhibit 7
CONCEPTUAL SITE DEVELOPMENT PLANS
WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





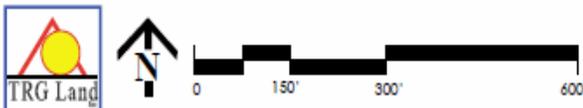
Legend

-  Primary Access
-  Alternative Primary Access
-  Pedestrian Only/
Emergency Vehicle Access

Exhibit 8

CONCEPTUAL CIRCULATION DIAGRAM

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



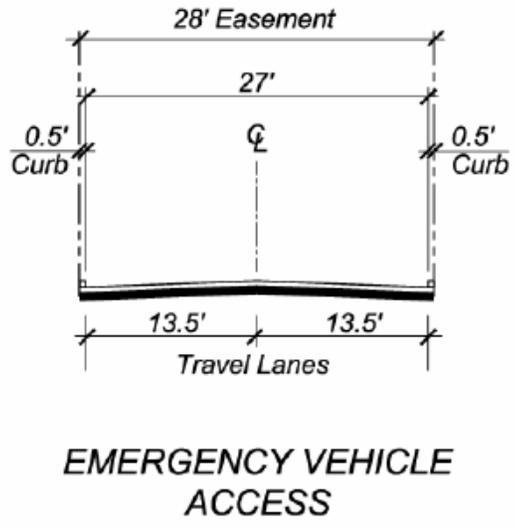
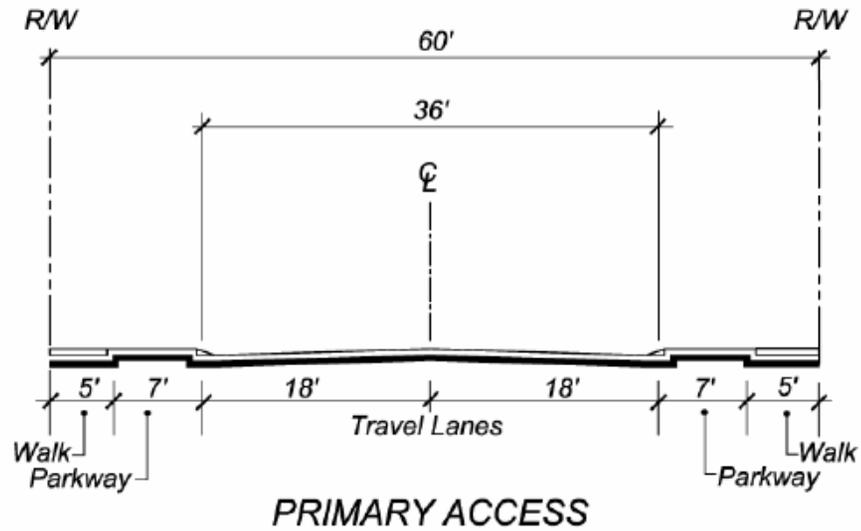


Exhibit 9
TYPICAL STREET SECTIONS

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



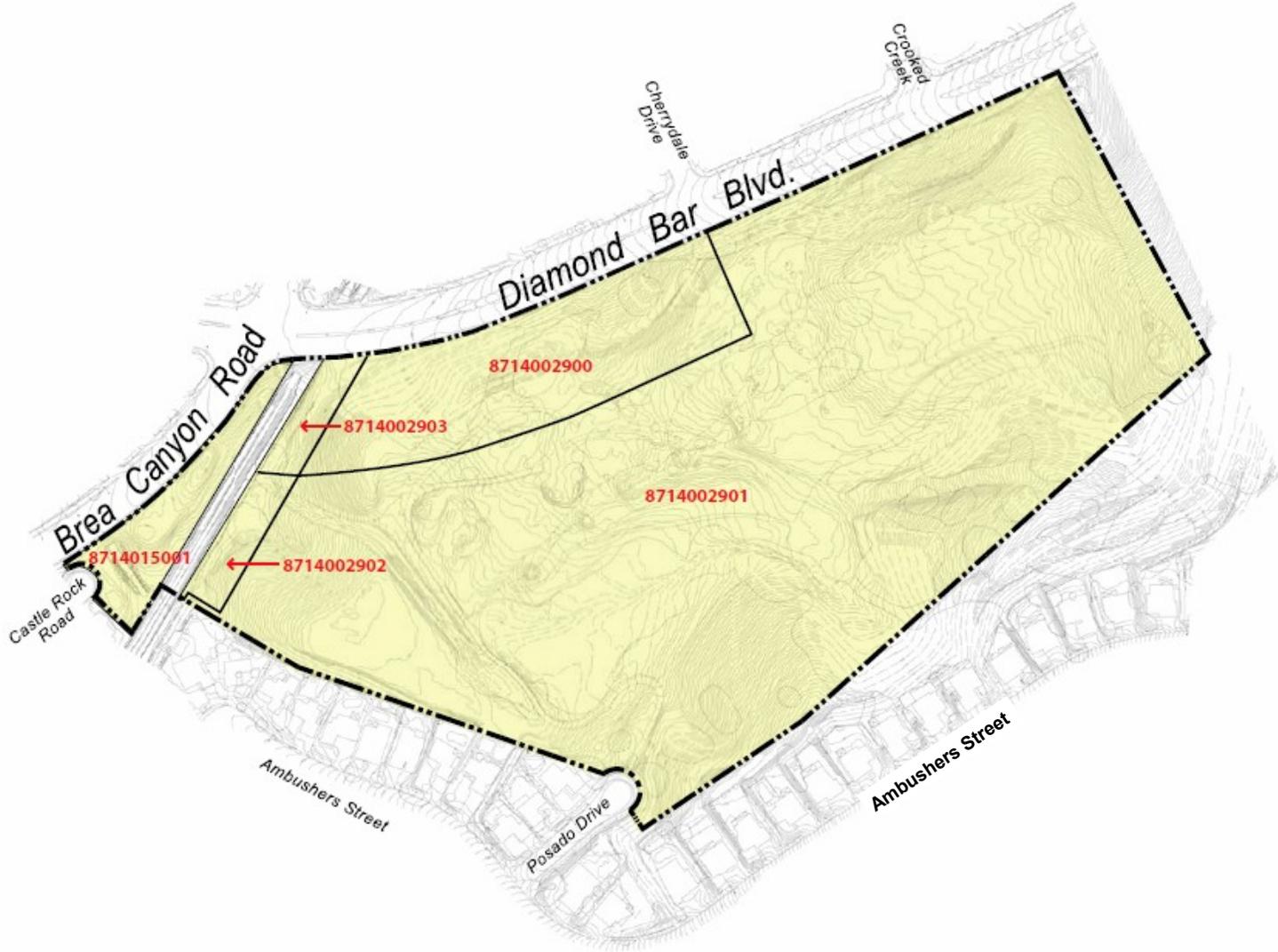


Exhibit 10
ASSESSOR'S PARCEL MAP

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Exhibit 11

RESIDENTIAL ARCHITECTURE IMAGES

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	LOW-MEDIUM DENSITY RESIDENTIAL
<i>Maximum Dwelling Units</i>	200
<i>Permitted Uses</i>	Per Diamond Bar Development Code Section 22.08.030 (RLM Zone)
<i>Maximum Lot Coverage</i>	60%
<i>Minimum Front Yard Setback</i>	Front yard setback to the residential habitable living space of a structure shall be a minimum of 10 feet. Garages shall be setback 19 feet from the back of the sidewalk.
<i>Minimum Rear Setback</i>	15 feet from property line or from buildable pad, whichever is applicable
<i>Minimum Side Yard Setback</i>	10 feet on one side and 5 feet on other
<i>Minimum Street Side Setback</i>	10 feet from public streets on reversed corner lot; 5 feet otherwise
<i>Minimum Distance Between Buildings</i>	10 feet
<i>Maximum Building Height</i>	35 feet, however architectural projection such as chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet
<i>Maximum Wall and Fence Height</i>	Standard Residential Wall - 6 feet Retaining Wall – 4 feet
<i>Hillside Development</i>	As required by Diamond Bar Development Code Section 22.22 (Hillside Management)
<i>Off-Street Parking</i>	Per Diamond Bar Development Code Section 22.30 (Off-Street Parking)
<i>Guest Parking</i>	1 space for every 3 required parking spaces. Spaces shall be dispersed evenly throughout the project and clearly marked for guest parking only
<i>Landscaping</i>	Per Diamond Bar Development Code Section 22.24 (Landscaping Standards)
<i>Exterior Lighting</i>	Per Diamond Bar Development Code Section 22.16.050 (Exterior Lighting)
<i>Solid Waste/Recyclable Materials</i>	Per Diamond Bar Municipal Code Section 8.16

Exhibit 12

