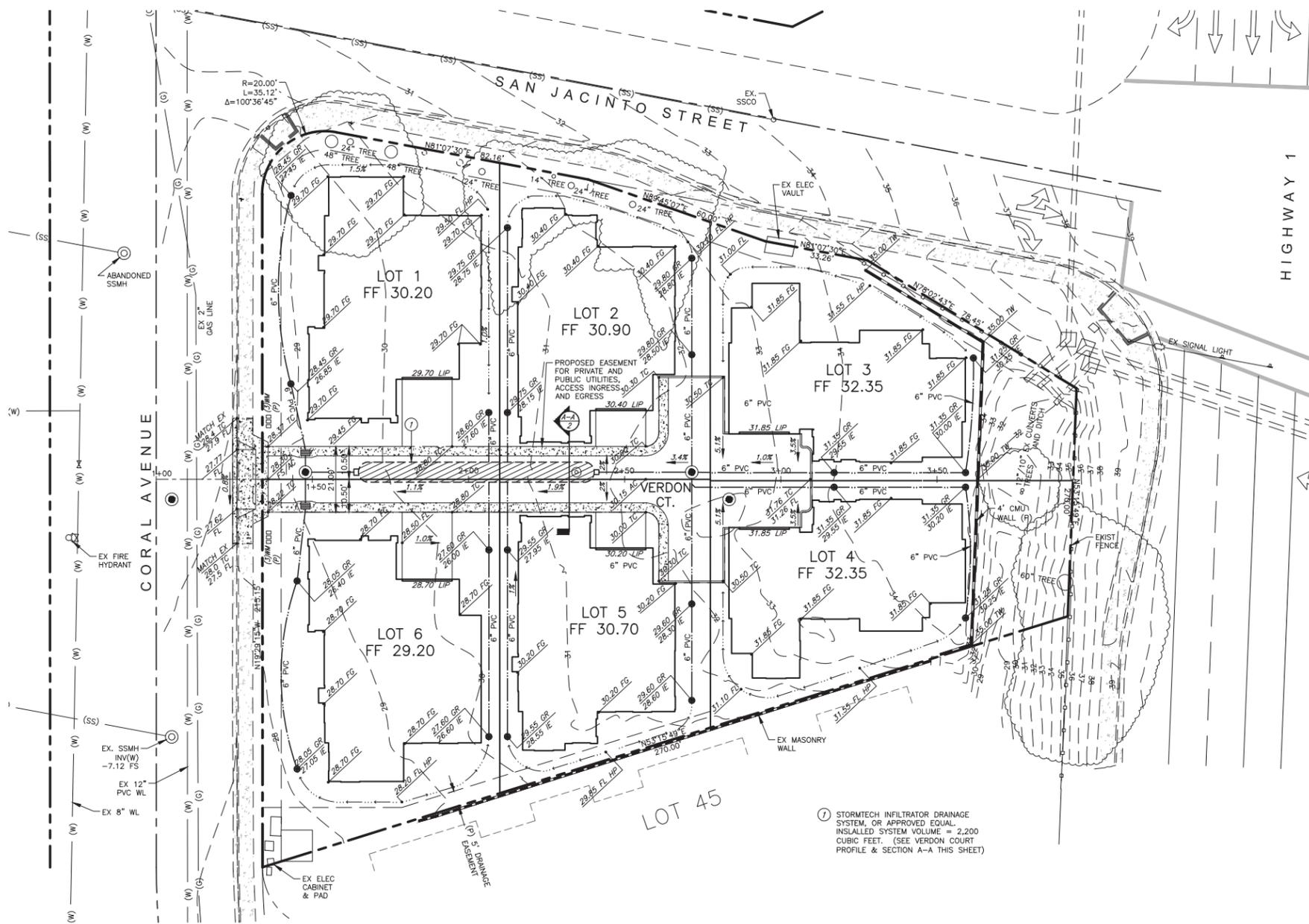
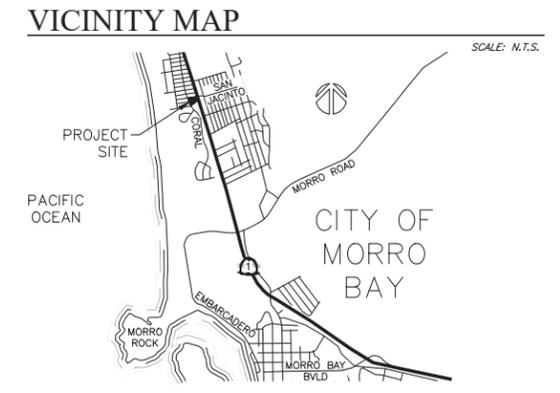


Exhibit B



LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT
- EXISTING CONTOUR
- STREET CENTERLINE
- EXISTING CURB
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED ROLLED CURB
- PROPOSED JOINT TRENCH
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED FLOW LINE
- SANICUT LINE
- EXISTING MASONRY WALL
- PROPOSED MASONRY WALL
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING FIRE HYDRANT
- EXISTING SS MANHOLE
- PROPOSED SS MANHOLE
- PROPOSED WATER METER
- EXISTING WATER VALVE
- CONCRETE - EXISTING
- CONCRETE - PROPOSED



PROJECT DATA

- PROJECT ADDRESS: SE CORNER OF CORAL & SAN JACINTO
- TRACT SIZE: 43,099 SQFT (0.99 AC)
- ASSESSOR'S PARCEL NO.: 065-386-015
- ZONING: COASTAL RESOURCE RESIDENTIAL/ GOLF PLANNED DEVELOPMENT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- WATER SUPPLY: CITY OF MORRO BAY
- SEWAGE DISPOSAL: CITY OF MORRO BAY
- GAS: SOUTHERN CALIFORNIA GAS CO.
- ELECTRICITY: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T
- CABLE: CHARTER CABLE
- FEMA FLOOD ZONE: X ZONE (500 YEAR FLOOD)

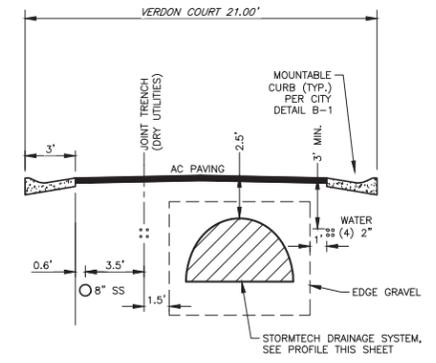
STATISTICS

| LOT # | GROSS AREA | NET AREA |
|-------|-------------------------|-------------------------|
| LOT 1 | 8,093 SQFT (0.19 ACRE) | 7,295 SQFT (0.17 ACRE) |
| LOT 2 | 6,266 SQFT (0.14 ACRE) | 5,187 SQFT (0.12 ACRE) |
| LOT 3 | 7,129 SQFT (0.16 ACRE) | 6,565 SQFT (0.15 ACRE) |
| LOT 4 | 7,032 SQFT (0.16 ACRE) | 6,479 SQFT (0.15 ACRE) |
| LOT 5 | 6,058 SQFT (0.14 ACRE) | 4,973 SQFT (0.11 ACRE) |
| LOT 6 | 8,521 SQFT (0.20 ACRE) | 7,722 SQFT (0.18 ACRE) |
| TOTAL | 43,099 SQFT (0.99 ACRE) | 38,221 SQFT (0.88 ACRE) |

- ### PROJECT NOTES
- ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
 - A COMMON ROAD AGREEMENT SHALL BE CREATED TO MAINTAIN PRIVATE ROAD.
 - ADDITIONAL TREE REMOVAL AND SITE GRADING TO BE DETERMINED AT TIME OF DEVELOPMENT.
 - ALL RESIDENCES CONSTRUCTED SHALL COMPLY WITH CLOISTER'S CC&R'S AND THE CLOISTERS DESIGN GUIDELINES.
 - TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
 - EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

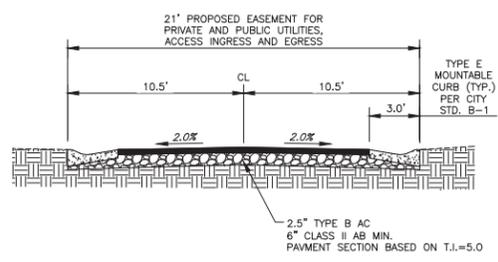
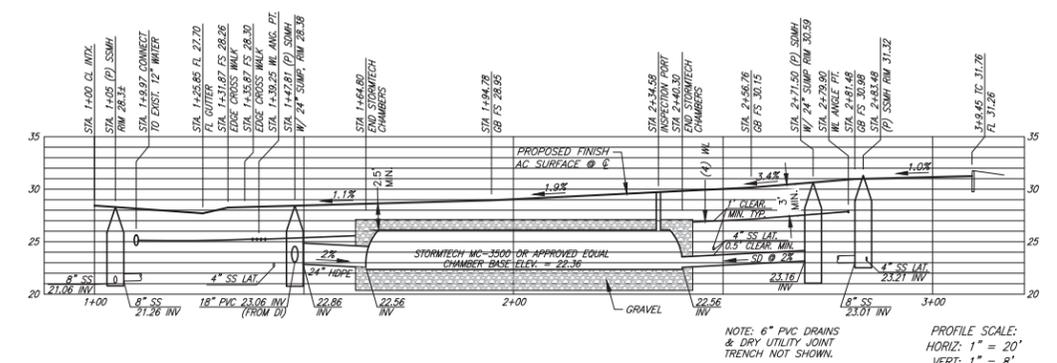
ABBREVIATIONS

| | | | |
|------|------------------|------|-------------------------|
| ABAN | ABANDONED | PUE | PUBLIC UTILITY EASEMENT |
| AC | ASPHALT CONCRETE | P | PROPOSED |
| CL | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| ELEC | ELECTRIC | S | SLOPE |
| ESMT | EASEMENT | SD | STORM DRAIN |
| EX | EXISTING | SDMH | STORM DRAIN MANHOLE |
| FF | FINISHED FLOOR | SS | SANITARY SEWER |
| FG | FINISHED GRADE | SSCO | SANITARY SEWER CLEANOUT |
| FL | FLOW LINE | SSMH | SANITARY SEWER MANHOLE |
| FS | FINISHED SURFACE | S/W | SIDEWALK |
| GR | GRATE | TC | TOP OF CURB |
| HP | HIGH POINT | TW | TOP OF WALL |
| IE | INVERT ELEVATION | TYP | TYPICAL |
| LAT | LATERAL | WL | WATER LINE |



PRELIMINARY GRADING & DRAINAGE PLAN

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS



VERDON COURT PROFILE

TYPICAL ROAD SECTION

VERDON COURT

VESTING TENTATIVE MAP

FOR

TRACT No. 2859

BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996, PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83, INTO SIX RESIDENTIAL PARCELS RANGING IN SIZE FROM 6058 SQ. FT. TO 8521 SQ. FT.

MORRO BAY, CALIFORNIA

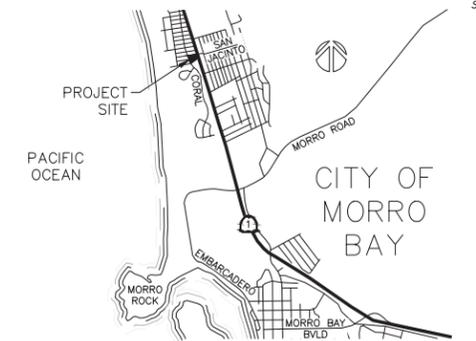
PREPARED FOR: Owners/Applicant: Kevin Huber, Morro Bay Ventures, LLC, 3255 W. March Lane, Suite 400, Stockton, Ca. 95219

PREPARED BY: Engineer: Garing Taylor & Associates, 141 S. Elm Street, Arroyo Grande, CA 93420, (805) 489-1321, Jeffrey J. Emrick, P.E.

Exhibit B

VICINITY MAP

SCALE: N.T.S.



PROJECT DATA

- PROJECT ADDRESS: SE CORNER OF CORAL & SAN JACINTO
- TRACT SIZE: 43,099 SQFT (0.99 AC)
- ASSESSOR'S PARCEL NO.: 065-386-015
- ZONING: COASTAL RESOURCE RESIDENTIAL/
GOLF PLANNED DEVELOPMENT
SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: CITY OF MORRO BAY
- WATER SUPPLY: CITY OF MORRO BAY
- SEWAGE DISPOSAL: SOUTHERN CALIFORNIA GAS CO.
- GAS: PACIFIC GAS & ELECTRIC
- ELECTRICITY: AT&T
- TELEPHONE: CHARTER CABLE
- CABLE: X ZONE (500 YEAR FLOOD)
- FEMA FLOOD ZONE: X ZONE (500 YEAR FLOOD)

STATISTICS

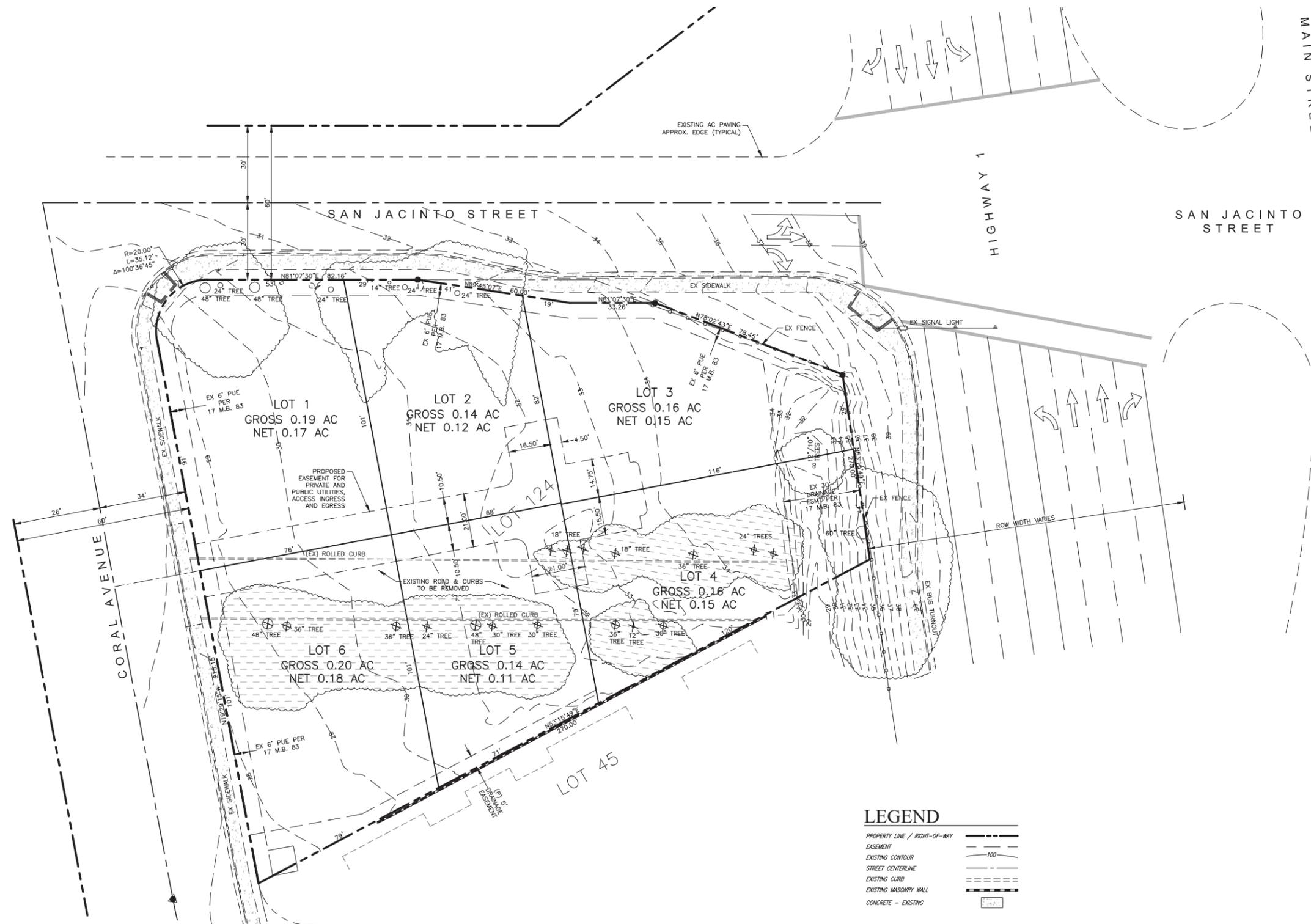
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|-------|-------------------------|-------------------------|
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| LOT 4 | 7,032 SQFT (0.16 ACRE) | 6,479 SQFT (0.15 ACRE) |
| LOT 5 | 6,058 SQFT (0.14 ACRE) | 4,973 SQFT (0.11 ACRE) |
| LOT 6 | 8,521 SQFT (0.20 ACRE) | 7,722 SQFT (0.18 ACRE) |
| TOTAL | 43,099 SQFT (0.99 ACRE) | 38,221 SQFT (0.88 ACRE) |

PROJECT NOTES

- ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
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- TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
- EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

ABBREVIATIONS

| | | | |
|------|------------------|------|-------------------------|
| ABAN | ABANDONED | PUE | PUBLIC UTILITY EASEMENT |
| AC | ASPHALT CONCRETE | P | PROPOSED |
| CL | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| ELEC | ELECTRIC | S | SLOPE |
| ESMT | EASEMENT | SD | STORM DRAIN |
| EX | EXISTING | SDMH | STORM DRAIN MANHOLE |
| FF | FINISHED FLOOR | SS | SANITARY SEWER |
| FG | FINISHED GRADE | SSCO | SANITARY SEWER CLEANOUT |
| FL | FLOW LINE | SSMH | SANITARY SEWER MANHOLE |
| FS | FINISHED SURFACE | S/W | SIDEWALK |
| GR | GRATE | TC | TOP OF CURB |
| HP | HIGH POINT | TW | TOP OF WALL |
| IE | INVERT ELEVATION | TYP | TYPICAL |
| LAT | LATERAL | WL | WATER LINE |



LEGEND

| | |
|------------------------------|--|
| PROPERTY LINE / RIGHT-OF-WAY | |
| EASEMENT | |
| EXISTING CONTOUR | |
| STREET CENTERLINE | |
| EXISTING CURB | |
| EXISTING MASONRY WALL | |
| CONCRETE - EXISTING | |



SCALE: 1" = 20'

VESTING TENTATIVE MAP
EXISTING CONDITIONS

VESTING TENTATIVE MAP
FOR

TRACT No. 2859

BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996,
PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83,
INTO SIX RESIDENTIAL PARCELS RANGING IN SIZE
FROM 6058 SQ. FT. TO 8521 SQ. FT.

MORRO BAY, CALIFORNIA

PREPARED FOR:
Owners/Applicant:

Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:

Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Jeffrey J. Emrick, P.E.

GTA No.: 16-628.000
Plot Date: 7/20/18
File Name: 16-628-BASE.DWG

Sheet 1 of 3

GARING TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 489-1321